



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**Date:** Monday, March 18<sup>th</sup>, 2013  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, 495 Hot Springs Road  
 Harrison Hot Springs, British Columbia

<b>1. CALL TO ORDER</b>			
	(a)	Meeting called to order by Mayor Facio	
<b>2. INTRODUCTION OF LATE ITEMS</b>			
<b>3. APPROVAL OF AGENDA</b>			
<b>4. ADOPTION OF COUNCIL MINUTES</b>			
<input type="checkbox"/> Regular Council Meeting Minutes of March 4, 2013		THAT the Regular Council Meeting Minutes of March 4, 2013 be adopted.	Item 4.1 Page 1
<b>5. BUSINESS ARISING FROM THE MINUTES</b>			
<b>6. CONSENT AGENDA</b>			
<b>i. Bylaw</b>			Item 6.i
<b>ii. Agreements</b>			Item 6.ii
<b>iii. Committee/ Commission Minutes</b>		Joint Emergency Program Committee Minutes of December 5, 2012.	Item 6.iii Page 7
<b>iv. Correspondence</b>		Community Social Services Awareness Month.	Item 6.iv Page 15

<b>7. DELEGATIONS</b>		
<input type="checkbox"/> Fraser Health	Fraser Health – Brenna Ayliffe.	Item 7.1 Page 17
<b>8. CORRESPONDENCE</b>		
<b>9. BUSINESS ARISING FROM CORRESPONDENCE</b>		
<b>10. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS</b>		
<b>11. REPORTS FROM MAYOR</b>		
L. Facio – verbal		
<b>12. REPORTS FROM STAFF</b>		
<input type="checkbox"/> Communities in Bloom Committee	<p><b>Report of Deputy Chief Administrative Officer/ Corporate Officer – March 12, 2013</b>  Re: Communities in Bloom Committee</p> <p>Recommendation:</p> <p>THAT the registration for the Communities in Bloom 2013 National Edition and attendance of the Judges be cancelled.</p>	Item 12.1 Page 31
<input type="checkbox"/> 2013-Resolutions for Annual General Meeting - LMLGA	<p><b>Report of Deputy Chief Administrative Officer/ Corporate Officer – March 14, 2013</b>  Re: 2013-Resolution for Annual General Meeting - LMLGA</p> <p><b><u>Resolution #1</u></b></p> <p>WHEREAS the municipality was issued a Public Health Order under s. 26 of the <i>Drinking Water Protection Act</i> to treat the Village’s finished water supply to a specific standard, and to achieve that standard, the Village of Harrison Hot Springs must construct a water treatment facility; possibly requiring a loan authorization bylaw and approval of the electorate.</p> <p>AND WHEREAS, if the order is issued under s. 25, Public approval is not required.</p> <p>THEREFORE be it resolved that an order issued by a Ministry Official or Health Authority be exempt from a public approval process.</p> <p><b><u>Resolution #2</u></b></p> <p>WHEREAS under the HST program, Municipalities received a rebate of 75% of the Provincial portion of the HST.</p>	Item 12.2 Page 33

<p><input type="checkbox"/> Fleet Vehicle Replacement</p>	<p>AND WHEREAS with the reintroduction of the GST/PST program Municipalities will not earn rebates under the PST which will significantly reduce the budgets and purchasing power of Municipalities.</p> <p>THEREFORE be it resolved that the Provincial Government introduce legislation to provide Municipalities the same level of PST rebate that is available under the HST program.</p> <p><b>Report of Operations Manager – March 18, 2013</b> Re: Fleet Vehicle Replacement</p> <p>Recommendation:</p> <p>THAT Council approves the leasing of two (2) ½ ton pickup trucks.</p>	<p>Item 12.3 Page 37</p>
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**13. BYLAWS**

<p><input type="checkbox"/> OCP and Rezoning Amendment Bylaw No. 1027, 2013 and 1028, 2013</p>	<p><b>Report of Manager of Planning and Community Services – March 13, 2013</b> Re: OCP and Rezoning Amendment Bylaw No. 1027, 2013 and 1028, 2013</p> <p>Recommendation:</p> <p>THAT the Official Community Plan Amendment Bylaw No. 1027, 2013 and the Zoning Bylaw Amendment Bylaw No. 1028, 2013 be read a second time;</p> <p>AND THAT a Public Hearing be schedule for April 15, 2013 for the Official Community Plan Amendment Bylaw No. 1027, 2013 and the Zoning Amendment Bylaw No. 1028, 2013.</p>	<p>Item 13.1 Page 39</p>
<p><input type="checkbox"/> Sewer Regulation Amendment Bylaw No. 1032, 2013</p>	<p><b>Report of Manager of Revenue Services – March 18, 2013</b> Re: Sewer Regulation Amendment Bylaw No. 1032, 2013</p> <p>Recommendation:</p> <p>THAT Sewer Regulation Bylaw No. 980, 2011 be amended to read: “Village of Harrison Hot Springs Sewer Regulation and Fee Bylaw No. 980, 2011;</p> <p>AND THAT Schedule “A” to Sewer Regulation Bylaw No. 980, 2011 be hereby repealed in its entirety and replaced with Schedule “A” attached hereto and forming part of this bylaw.</p>	<p>Item 13.2 Page 61</p>
<p><input type="checkbox"/> Village Core Revitalization Tax Exemption Bylaw No. 1033, 2013</p>	<p><b>Report of Manager of Planning and Community Services – March 13, 2013</b> Re: Village Core Revitalization Tax Exemption Bylaw No. 1033, 2013</p> <p>Recommendation:</p> <p>THAT Council read the Village Core Revitalization Tax Exemption Bylaw No. 1033, 2013 for a first time;</p> <p>AND THAT pursuant to s. 227 of the <i>Community Charter</i>, public notice be given in accordance with s. 94 of the <i>Community Charter</i>.</p>	<p>Item 13.3 Page 69</p>

<p><b>Water Regulation Amendment Bylaw No. 1034, 2013</b></p>	<p><b>Report of Manager of Revenue Services – March 18, 2013</b> Re: Water Regulation Amendment Bylaw No. 1034, 2013</p> <p>Recommendation:</p> <p>THAT Water Regulation Bylaw No. 967, 2011 be amended to read: “Village of Harrison Hot Springs Water Regulation and Fee Bylaw No. 967, 2011;</p> <p>AND THAT on page 4 under Section 4 Service Connection and Disconnection 4.2 be amended by adding “If the owner does not connect, a user fee will be applied against that property, on the same basis of similar class properties connected to the Village’s water system;”</p> <p>AND FURTHER THAT Schedule “A” to Water Regulation Bylaw No. 967, 2011 be hereby repealed in its entirety and replaced with Schedule “A” attached hereto and forming part of this bylaw.</p>	<p><b>Item 13.4</b> <b>Page 83</b></p>
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**14. QUESTIONS FROM THE PUBLIC**

**15. ADJOURNMENT**

VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE REGULAR MEETING OF COUNCIL

4.1

**DATE:** March 4, 2013  
**TIME:** 7:00 p.m.  
**PLACE:** Council Chambers,  
495 Hot Springs Road, Harrison Hot Springs

**IN ATTENDANCE:**

Mayor Leo Facio  
Councillor Sonja Reyerse  
Councillor John Buckley  
Councillor Zoltan Kiss  
Councillor Allan Jackson

CAO, Ted Tisdale  
Manager of Planning and Community Services,  
Andre Isakov  
Ian Crane, Manager of Development Services

Recording Secretary, Krystal Sobie

**ABSENT:**

**1. CALL TO ORDER**

Mayor Facio called the meeting to order at 7:00 p.m.

**2. INTRODUCTION OF LATE ITEMS**

- 12.6 Resort Municipality Initiative Agreement
- 12.7 Boat Launch Operating Agreement

**3. APPROVAL OF AGENDA**

**Moved by Councillor Jackson**  
**Seconded by Councillor Buckley**

**THAT** the agenda be approved as amended.

**CARRIED  
UNANIMOUSLY**

4. **ADOPTION AND RECEIPT OF MINUTES**

Regular Council Meeting  
Minutes – February 18, 2013

**Moved by Councillor Kiss**  
**Seconded by Councillor Reyerse**

THAT the minutes of the Regular Council Meeting of February 18, 2013  
be adopted.

**CARRIED  
UNANIMOUSLY**

5. **BUSINESS ARISING FROM THE MINUTES**

6. **CONSENT AGENDA**

**i. Bylaws**

Miscellaneous Fee Bylaw  
No. 1024

**ii. Agreements**

**iii. Committee/  
Commission  
Minutes**

**iv. Correspondence**

7. **DELEGATIONS**

BC Assessment – Ramaish Shah

Ramaish Shah provided a power point presentation providing an  
overview of the 2013 property assessments.

Fire Department – Don Labossiere

Fire Chief, Don Labossiere provided a power point presentation  
regarding the 2012 Fire Department Annual Report. Deputy Fire Chief,  
Don Driedger provided a brief report on the training that the members  
have completed to date and what they plan to focus on in the 2013 year.

8. **CORRESPONDENCE**

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

10. **REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE  
AND COMMISSIONS**

11. **REPORTS FROM MAYOR FACIO**

Councillor Kiss and Councillor Buckley attended the Health Integration Planning Project for St'ailes.

Unfortunately last week we had two local residents pass away, Paul Inkman and Sheila Perry.

Monday February 25, 2013 attended the interviews for the OIC for the Upper Fraser Valley RCMP, along with Manager of Development Services, Ian Crane, Mayor Johnston from Hope, Mayor Van Laerhoven from Kent and Mayor Gaetz from Chilliwack.

March 2, 2013 attended the Chamber Excellence awards.

February 26, 2013, attend the Fraser Valley Regional District Meeting. Patricia Ross (Councillor in Abbotsford) attended a waste to energy conference in San Francisco.

All Councillors are invited to attend the opening ceremony of Healing Village/Welcome Building on March 22, 2013 from 10:00 a.m. until late afternoon.

12. **REPORTS FROM STAFF**

Approval of Street Closure  
– Maple Street – Festival of  
the Arts

**Moved by Councillor Kiss**  
**Seconded by Councillor Jackson**

THAT Council approve the requests from the Festival of the Arts to use public properties in support of the Festival including the closure of Maple Street for the period of July 6 to 14, 2013.

**CARRIED  
UNANIMOUSLY**

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
March 4, 2013*

Council Remuneration and  
Expense Allowance Policy  
Amendment

**Moved by Councillor Buckley**  
**Seconded by Councillor Jackson**

THAT Council approve Policy 1.4 “Council Remuneration and Expense Allowance Policy,” as amended.

**CARRIED  
UNANIMOUSLY**

Aquatic Safety Audit  
Program Amendment

**Moved by Councillor Jackson**  
**Seconded by Councillor Buckley**

THAT the report with respect to the “Aquatic Safety Audit Program Amendment” be received for information.

**CARRIED  
UNANIMOUSLY**

Pay Parking

**Moved by Councillor Kiss**  
**Seconded by Councillor Reyerse**

THAT the Pay Parking proposal for the Village core and beachfront not be approved.

**CARRIED  
OPPOSED BY COUNCILLOR JACKSON  
OPPOSED BY MAYOR FACIO**

EMBC DFA Repair Project  
Funds

**Moved by Councillor Buckley**  
**Seconded by Councillor Reyerse**

THAT Council authorize the allocation of \$60,000.00 to fund the Village’s portion of the “Lagoon Breakwater and WWTP Road Restoration Project.”

**CARRIED  
UNANIMOUSLY**

RMI Agreement

**Moved by Councillor Buckley**  
**Seconded by Councillor Kiss**

THAT Council approve the Transfer Under Agreement between the Province and the Village of Harrison Hot Springs.

**CARRIED  
UNANIMOUSLY**



*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
March 4, 2013*

□ Boat Launch Operation Agreement

**Moved by Councillor Reyerse**  
**Seconded by Councillor Jackson**

THAT Council approve the Boat Launch Operation Agreement with the Fraser Valley Regional District;

AND THAT the Mayor and Corporate Officer be authorized to sign the Agreement.

**CARRIED  
UNANIMOUSLY**

13.

**BYLAWS**

14.

**QUESTIONS FROM THE PUBLIC**

Q. A member of the public asked who is responsible of the boat launch washrooms. Would it be possible to get a copy of the details/submission for the proposal for the Boat Launch Operations?

A. Follow up will be done with the Corporate Officer, Debra Key.

Q. What is the \$260,000.00 being spent on to repair the breach?

A. The Village's cost associated with the breach is \$60,000.00 which includes repairing the fallen rock on the outside all the way to the treatment plant.

15.

**ADJOURNMENT**

**Moved by Councillor Jackson**  
**Seconded by Councillor Reyerse**

THAT the meeting be adjourned at 7:57 p.m.

**CARRIED  
UNANIMOUSLY**

\_\_\_\_\_  
Leo Facio  
Mayor

\_\_\_\_\_  
Debra Key  
Corporate Officer

A Meeting of the Kent-Harrison Joint Emergency  
Program Committee in the Council Chambers  
Municipal Hall, Harrison Hot Springs, BC  
On Wednesday, December 5, 2012 at 11:35 a.m.

## MINUTES

Present: District of Kent

Mr. J. Van Laerhoven, Mayor  
Mr. H. Schwichtenberg, Councillor  
Mr. W. Mah, Chief Administrative Officer (Chair)  
Mr. M. Thiessen, Director of Engineering Services  
Ms. C. Lee, Director of Corporate Services

Village of Harrison Hot Springs

Mr. L. Facio, Mayor  
Mrs. D. Key, Deputy Chief Administrative Officer/Corporate Officer  
Mr. I. Crane, Manager of Development Services  
Mr. I. Gardner, Operations Manager  
Ms. K. Sobie, Recording Secretary

Others

Mr. G. Basten, Kent-Harrison Deputy Emergency Program Coordinator  
Mr. S. Falebrinza, Sergeant, RCMP Agassiz Detachment  
Mr. R. Williamson, Kent Harrison Search and Rescue  
Mr. S. Watchorn, School District No. 78

Regrets: Mr. R. Poulton, Kent-Harrison Emergency Program Coordinator

### 1 Call to Order

The Chair called the meeting to order at 11:35 a.m.

**2 Approval of Agenda**

FACIO/

THAT the Agenda for the Kent-Harrison Joint Emergency Program Committee meeting of December 5, 2012 be approved.

CARRIED

**3 Adoption of Minutes****3.1 Kent-Harrison Joint Emergency Program Committee of September 12, 2012**

VAN LAERHOVEN/

Kent-Harrison Joint Emergency Program Committee of September 12, 2012.

CARRIED

**4 Business Arising from the Minutes****4.1 Follow up Sheet****From the Meeting of May 30, 2012**

6.2 Mayor Facio wanted to confirm that the siren at the Harrison Fire Department was still operational. I. Gardner, Operations Manager informed the Committee that the siren is tested annually.

7.4 Joint letter to the Provincial and Federal governments re-funding cuts to emergency management programs went out under the Mayor's signatures.

**From the Meeting of September 12, 2012**

3.1 Minutes have been corrected

4.2 Contact information for new Unit Chief of BCAS and Deputy Fire Chief for the Village have been added

6.1 Great BC ShakeOut registration was completed

6.2 Due to time constraints Mayor Facio advised that the proposed emergency evacuation route was not discussed with the Minister at the UBCM Convention. It was agreed that a political decision still needs to be made and that the two Councils would continue to lobby the MLA and Provincial Government.

**From the Meeting of November 3, 2010**

4.1 Village of Harrison Hot Springs has completed table sheets

**4.2 Delegation Matrix for the Village of Harrison Hot Springs**

As included in the Agenda package, the Delegation of Powers Matrix has been completed by the Village of Harrison Hot Springs.

4.3 Committee Contact List

FACIO/

THAT the Committee Contact List be received.

CARRIED

5 Delegations

6 Reports

6.1 Deputy Emergency Program Coordinator – September to November, 2012

G. Basten reported that there have been no incidents requiring activation of the Emergency Operations Centre (EOC).

The position of Emergency Social Service Coordinator had been filled but now is vacant again. This position will be filled as soon as possible in the New Year

The grant application to Farm Credit Canada (FCC) for the purchase of Radio Communication Radio has been denied. The team will be looking for alternative ways to fund the equipment.

GARDNER/

THAT the Deputy Emergency Program Coordinator Report – September to November 2012 be received.

CARRIED

6.2 Chief Administrative Officer (Verbal)

W. Mah, Chief Administrative Officer, thanked R. Poulton for his many years of dedicated work. G. Basten will be taking over the role of Director of Emergency Operations for both municipalities, effective January 1, 2013; however, R. Poulton has agreed to continue to be part of the Joint Emergency Program as the Deputy Emergency Director for succession training and planning. Letters of appreciation from both municipalities as well as a small token were presented to R. Poulton.

S. Watchorn suggested that the Committee provide R. Poulton with a plaque to acknowledge his years of service.

GARDNER/

THAT a plaque be presented to Mr. R Poulton to acknowledge his years of service in emergency services.

CARRIED

## 7 Correspondence (Receive for information)

GARDNER/

THAT the following correspondence be received:

- 7.1 Letter dated October 31, 2012 from the Deputy Solicitor General – *Earthquake/Tsunami Event on October 27, 2012*
- 7.2 Letter dated April 11, 2012 from Farm Credit Canada – *FCC AgriSpirit Fund Application*

CARRIED

## 8 New Business/Other Business

Item 8.2 was discussed at this point of the meeting.

*The meeting recessed at 12:06 p.m. for lunch.*

*The meeting reconvened at 12:17 p.m.*

### 8.1 Tabletop Exercise

The Deputy Emergency Program Coordinator distributed the Table Top Exercise: Blizzard Emergency attached hereto as Appendix "A" and advised that a similar situation occurred in 1996.

Discussion related to the questions in the handout:

1. What actions should the municipalities have taken early in the afternoon in order to reduce the number of motorists becoming stuck?
  - Crews out sanding and salting the roads along with snow removal equipment;
  - Contact major employers in the area to coincide plow crews with shift changes;
  - EOC should be set up in advance along with a PEP task number as we were aware of the weather forecasts.
  
2. What actions can be taken to rescue stranded motorists?
  - RCMP is better equipped to handle stranded motorists;
  - Utilizing Search and Rescue and Fire Departments to conduct vehicle to vehicle contact;
  - Contacting Public Works crew in assisting emergency vehicles;
  - Establishing the EOC as one central communication point;
  - Use flagging crews.

It was noted that the municipalities have the ability to close local roads; however, we would need approval from the Province to close the highway.

3. What arrangements can be made to provide shelter for motorists who have abandoned their vehicles?
  - Opening Municipal halls and buildings with blankets and beds;
  - Utilizing hotels with back up generators.
4. How will emergency information concerning the storm and survival techniques be disseminated to residents?
  - Consider using Twitter site if there is still power and internet;
  - The Sunshine Coast has a mobile communication centre powered by a generator with satellite.
5. What consideration must be given to the hotel/motel guests in Harrison?
  - Try to encourage themselves and guests to stay in place and keep everyone informed of the conditions.
6. What procedures will be implemented to facilitate the delivery of emergency services such as medical treatment, firefighting, and law enforcement?
  - RCMP members and municipal staff that live out of town may limit the numbers of people available;
  - Issue of snow clearing in the parking lot of the RCMP Detachment as it is a Provincial building; however, the District may assist with snow removal during emergency situations;
  - Emergency service buildings to be stocked with non-perishable foods in the event of overnight stays.
7. When should the EOC be activated and at stage?
  - When you are aware of the severe weather conditions start with a level 1 and increase as needed.
8. Will all the positions in the matrix be filled? And if not, what will need to be filled?
  - Not all positions will be filled
  - EOC Director, Liaisons, Mayor, Communication Officer
  - EOC Director – Wallace Mah, DOK Ted Tisdale, Harrison
  - Liaisons – Clair Lee, DOK, Debra Key, Harrison
  - Public Information Officer – Clair Lee, DOK, Debra Key, Harrison
  - Operational Section – Mick Thiessen, DOK, Ian Gardner, Harrison
  - Finance – Wallace Mah, DOK, Dale Courtice, Harrison
  - Planning – Darcey Kohuch, DOK Andre Isakov, Harrison
  - Logistics – M. Thiessen, DOK, Ian Gardner, Harrison

9. Are emergency generators in place? And is there adequate fuel for multiple days?

- EOC has fuel available for eight hours and a tidy tank needs to be purchased for 40 to 50 gallons;
- Search and Rescue has two tidy tanks – one diesel and one gas;
- RCMP has a generator for the office.

Discussion regarding the fuel required to keep equipment moving and having a generator at the Harrison Fire Hall.

**Mayor Facio excused himself from the meeting at 12:51 p.m.**

10. What are the primary concerns early in the incident?

- Duration of the incident;
- Continual forecasting;
- Collateral damage.

11. What are the concerns facing the EOC staff by Friday morning 6:00 a.m.?

- Monitoring weather conditions and keeping things open.

12. Should a state of local emergency be declared? And if so, when?

- Yes it should have been done by now but once the freezing rain has started and power outages

13. What should be considered in the recovery plan?

- Complete assessment of all damaged buildings and equipment;
- Damage to private property;
- Costs covered by PEP – recommended to keep detailed records and photographs;
- Debrief the event.

## 8.2 Emergency Preparedness Forum

Mayor Facio suggested that a joint emergency preparedness forum be held for the residents of Harrison Hot Springs and the District of Kent. There are 72 hour checklists available for residents to provide awareness. The Provincial Emergency Preparedness Week is held annually during the first week of May.

FACIO/

THAT an Emergency Preparedness Forum be held in the District of Kent on May 4, 2013 from 10:00 a.m. – 2:00 p.m. to coincide with Emergency Preparedness Week.

CARRIED

9 **Adjournment**

GARDNER  
THAT the meeting be adjourned at 12:56 p.m.

CERTIFIED CORRECT:

\_\_\_\_\_  
W. Mah, Chairman  
Joint Emergency Program Committee

\_\_\_\_\_  
D. Key, DCAO/Corporate Officer  
Village of Harrison Hot Springs



MAR 04 2013

6.14



February 28, 2013

**RE: Community Social Services Awareness Month**

Dear Mayor and Council:

Each year, around this time, we write to your municipality seeking your council's endorsement of March as **Community Social Services Awareness Month**. Last year, more than 50 municipal councils in B.C. passed such resolutions—a meaningful public acknowledgement of the value and contribution of the sector.

Each day, across our province, some of our most vulnerable citizens need assistance with basic life issues. Women and children fleeing domestic violence. Immigrants and refugees looking for work or coping with language and settlement issues. People with disabilities who need help with speech, occupational or physical therapies. Parents who need child care or infant development assistance. People who are unemployed, seeking job training or skills development. People living in poverty, or with addictions, who need supported social housing or counseling. And aboriginal families, who have culturally specific needs around one or more of these issues.

When people need this kind of help, they turn to one or more community social service agencies. Most of us know someone who, at some time, has relied on these services to keep house and home together, to maintain basic health, or even to survive. It's reassuring to know the services are there.

But B.C. community social services cannot survive without the government's recognition of the crucial role of these services—and the caring professionals who provide them.

Sadly, for nearly 15 years, government mandated program cuts, wage freezes, and agency closures have left the sector chronically under-funded. Since 2004, the sector has been cut by more than \$300 million—with more cuts to come, according to the recent provincial budget.

The consequences are obvious. Cuts to health care, mental health services, women's services, and now services for adults with developmental disabilities have only increased the pressure on an already overstressed community social services sector. Workers are dealing with unsustainable workloads due to service cuts, program closures, growing wait lists, and chronic underfunding. Recruitment and retention of skilled workers remain a serious challenge, with many dedicated professionals forced to hold down two or three jobs in order to make ends meet. This is not sustainable.

March is Community Social Services Awareness Month. Sector workers from across B.C. will be engaging in a range of public awareness activities. Some of these events may take place in your community, such as information booths at shopping centres, libraries, and other venues. We are enclosing an assortment of print materials that will be displayed and distributed at these events throughout the month.

This year, in recognition of Community Social Services Awareness Month, we are respectfully requesting that your council bring forward a resolution highlighting the current challenges faced by the sector as well as the unique value that community social services contribute to your municipality. We further ask you to share this resolution or letter with the Premier and/or the Minister of Social Development as an expression of the urgent need for the provincial government to reinvest in B.C.'s community social services sector.

If you would like additional posters, postcards, or brochures, we would be pleased to mail them to you. As well, we would appreciate receiving a copy of your approved resolution or letter so that we can post it on the CSS Month section of our website ([www.communitysocialservicesmatter.ca](http://www.communitysocialservicesmatter.ca)). Requests for print materials and copies of resolutions/letters can be sent to: Emet Davis, Staff Representative, Research and Campaigns, BCGEU, 4911 Canada Way, Burnaby, BC V5G 3W3 (or by email: [emet.davis@bcgeu.ca](mailto:emet.davis@bcgeu.ca)).

Thank you for your continued support.

Yours truly

Darryl Walker, President  
B.C. Government and Service Employees' Union

Victor Elkins, President  
Hospital Employees' Union

Barry O'Neill, President  
BC Division of the Canadian Union of Public Employees BC

Reid Johnson, President  
Health Sciences Association

FILE #	DATE		
0230-01	Mar 4/13		
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> CO		
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN/ FINANCE		
<input type="checkbox"/> DIRF	<input type="checkbox"/> B/L ENF		
<input type="checkbox"/> MGR REV SVCS	<input checked="" type="checkbox"/> MAYOR		
<input type="checkbox"/> CEDO	<input checked="" type="checkbox"/> COUNCIL		
<input type="checkbox"/> OP. MGR			
ITEM	A	B	C
COUNCIL AGENDA			
DATE	March 18/13		
	INITIAL <input checked="" type="checkbox"/>		
(ITEMS: A-REQ, ACTION: B - INFO - WRSP; C - INFO ONLY)			

**HARRISON HOT SPRINGS**

*Naturally Refreshed*

**VILLAGE OF HARRISON HOT SPRINGS**

Request to Appear as a Delegation

In order to make a presentation to Council at a Council Meeting, you are required to submit a written request to the Corporate Officer no later than 4:30 p.m. on the Wednesday before the regular meeting. The request can either be a copy of this completed form or a separate letter that you have written which contains the information requested on this form. Any background materials are appreciated and will be circulated to the Mayor and Council with the agenda. You can submit your request in person, by mail at PO Box 160 Harrison Hot Springs, BC V0M 1K0, fax at 604-796-2192 or e-mail at [dkey@harrisonhotsprings.ca](mailto:dkey@harrisonhotsprings.ca).

The Administration Department will advise you when you are scheduled to appear before Council. Council meetings commence at 7:00 p.m. in the Village's Council Chambers at 495 Hot Springs Road, Harrison Hot Springs, BC.

You are limited to a maximum of 10 minutes to present your material, regardless of the number of presenters in your delegation.

Date: March 6, 2013 Requested Meeting Date: March 18 or April 2

Organization Name (if applicable): Fraser Health

Name of Presenter: Brenna Ayliffe

Name of Applicant if Other than Above: \_\_\_\_\_

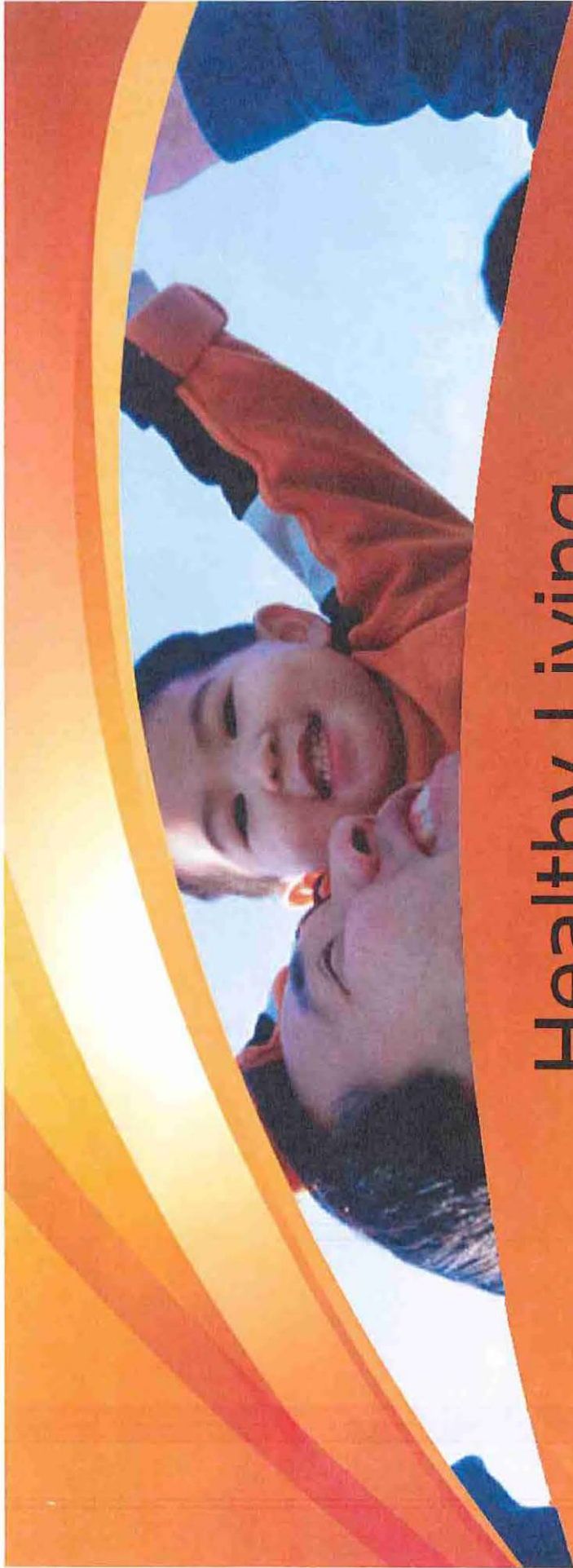
Contact Phone Number & E-Mail: 604 316 7614 brenna\_ayliffe@fraserhealth.ca

Mailing Address with Postal Code: 45470 Menahay, Chuck, V2P 1M2

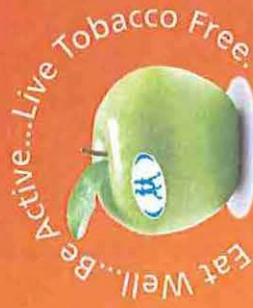
Audio/Visual requirements: laptop, powerpoint projector

Topic: Healthier Community Partnership

Action you wish Council to take: Determine if HHS would like to have a baseline assessment of the current activities of the Village in the key areas of chronic disease prevention



# Healthy Living for Healthier Communities



Municipalities and Healthier Communities

# Why Communities Should be Concerned

## Personal and economic costs:

- Decreased productivity
- Increased absenteeism
- Increased disability
- Lowered self-esteem
- Decreased quality of life



More money to  
health care means  
less money  
for other budgets



# Communities Can Help

## Collaborate to address preventable risk factors

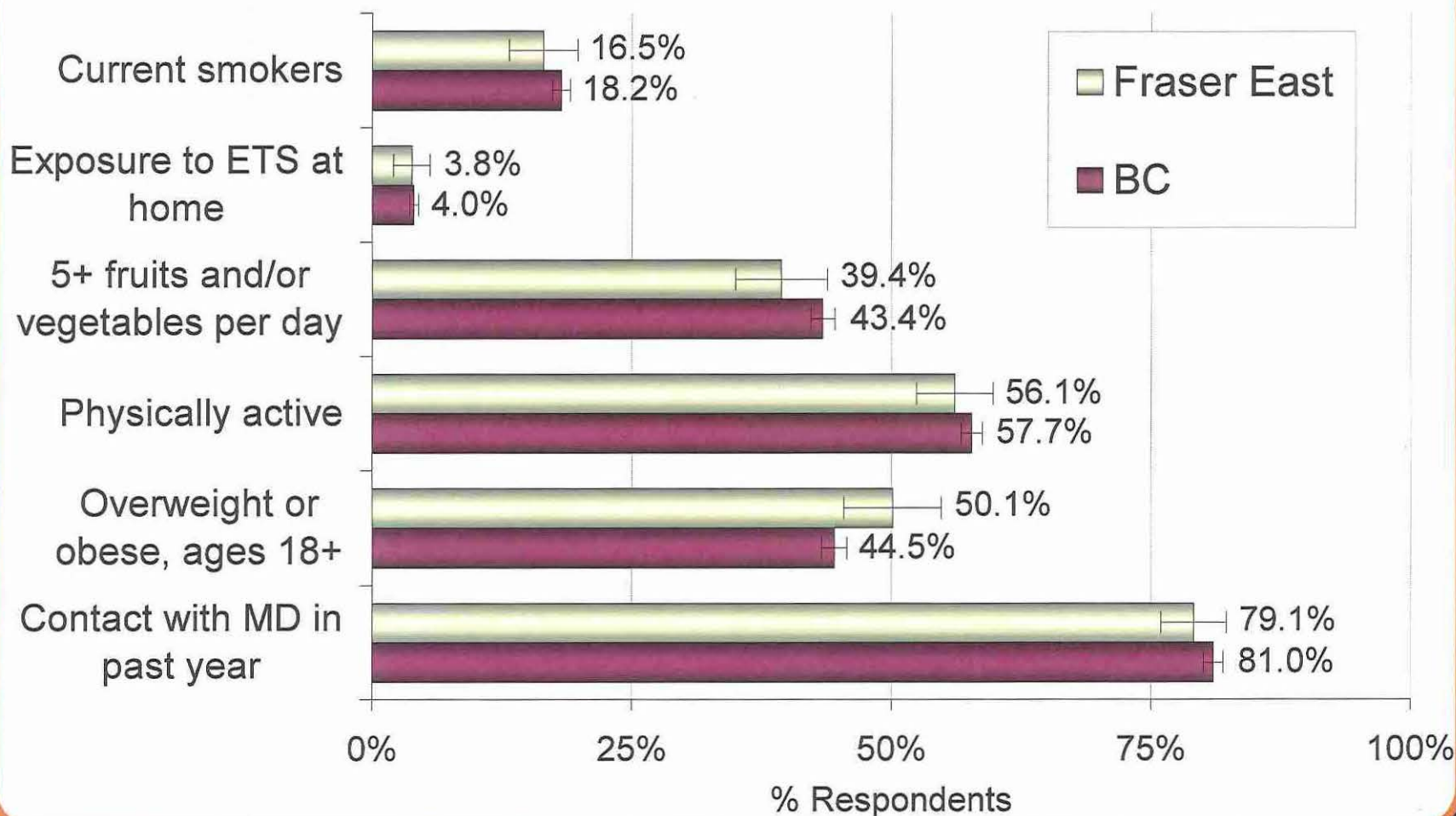
- Healthy eating
- Physical activity
- Tobacco free living

***"health is everyone's business"***



# Health Practices of our Citizens

## Health Practices, Fraser East & BC, Ages 12+ 2007-2008<sup>‡</sup>



Fraser East



# Healthier Community Partnerships

- Partnership between Fraser Health, municipalities and community stakeholders
- Focus on health promotion by creating a healthier environment
- Executive Director, Medical Health Officer and Community Health Specialist



# Municipal Role in Healthier Communities

- To provide *leadership* in the community
  - partner with Fraser Health
  - partner with community organizations

**"communities that work together can effect change"**



# Municipal Role in Healthier Communities

## Municipalities can . . .

- Consider healthy living strategies when developing by-laws, zoning and other policies
- Incorporate healthy living strategies in OCP and other community planning
- Conduct social marketing and education campaigns



# What's being done

- Municipal food policy implemented
- Work hours altered to facilitate employee fitness
- New tobacco by-laws implemented



# Strategies

- Healthy Eating
- Physical Activity
- Tobacco Reduction
- Healthy Built Environment
- Vulnerable Citizens and Neighbourhoods



By working together,  
change can happen

***"healthy communities require healthy environments"***





Mike Keefe for THE DENVER POST 07/02/06





# VILLAGE OF HARRISON HOT SPRINGS

## REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** March 12, 2013

**FROM:** Debra Key, Deputy Chief Administrative Officer/CO **FILE:** 0360-20-03

**SUBJECT:** Communities in Bloom Committee

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**ISSUE:** To cancel the registration for the CIB Committee members to participate in the National Communities in Bloom Competition.

**BACKGROUND:**

On January 21, 2013, Council approved the registration for the Communities in Bloom 2013 National Edition.

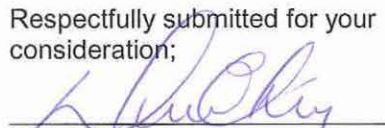
The Communities in Bloom Committee members met and have now made a decision not to compete in the 2013 National Communities in Bloom competition and will therefore not require the judges to travel to Harrison Hot Springs.

Accordingly, staff is recommending Council approval for the Communities in Bloom Committee to cancel the registration.

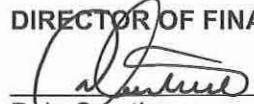
**RECOMMENDATION:**

THAT the registration for the Communities in Bloom 2013 National Edition and attendance of the Judges be cancelled.

Respectfully submitted for your consideration;

  
 \_\_\_\_\_  
 Debra Key  
 Deputy Chief Administrative Officer/CO

**DIRECTOR OF FINANCE COMMENTS:**

  
 \_\_\_\_\_  
 Dale Courtice  
 Director of Finance

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**

  
 \_\_\_\_\_  
 Ted Tisdale  
 Chief Administrative Officer





- On August 17, 2007, Fraser Health attached the above noted terms and conditions on the Village's Operating Permit. Each subsequent year, Fraser Health advised the Village of its terms and conditions and asked for progress reports to be submitted on the action it has taken to comply with the treatment outcome expectations. Fraser Health continued to be supportive in allowing the Village extensions while it researched all options to achieve an acceptable outcome.
- Since 2009, Council researched options to treat the existing surface water or changing its water supply through ground water. On February 6, 2011, Council approved treatment of surface water of its existing water supply from Harrison Lake.
- Council approved the construction of a water treatment plant in order to achieve treatment of the water as required under the current Operating Permit.
- On May 29, 2012, Council authorized staff to apply for grant funding for a water quality upgrade, including the construction of a water treatment plant and associated works under the Gas Tax Agreement General Strategic Priorities Fund(GSPF) and Innovations Fund (IF). The Village applied for the grant funding for a Water Quality Upgrade that included the construction of a Water Treatment Plant, intake upgrade and sampling pedestals and sediment clearing in the amount of \$1,038,812.98.
- In the event the Village was not successful, the Village also prepared a Loan Construction Authorization Bylaw based upon the liability to be incurred for the purpose of complying with an order of a drinking water officer under the *Drinking Water Protection Act* that expressly requires the municipality to install treatment works. This bylaw received three readings and it was forwarded to the inspector for approval.
- RFEI's were prepared by the Village.
- Under section 26 of the *Drinking Water Protection Act*, the engineer sought proponents' interest in the construction of a water treatment plant. Under the *Drinking Water Protection Act*, the Drinking Water Officer has authority to issue an order to a person if they have reason to believe that the municipality is in contravention of the Act or Regulations made under the Act.
- On October 16, 2012, Fraser Health issued an Order under the *Drinking Water Protection Act*, ordering the Village to comply with the requirements to treat the finished water.

- Under the *Municipalities Liabilities Regulation* – Drinking water protection orders – installation of treatment works, it creates certain exceptions from the electoral approval requirement.

8 Approval of the electors is not required under section 175(2) [*liabilities under agreements*] or 180 (1) [*loan authorization bylaws*] of the *Community Charter* if:

- (a) The liability is to be incurred for the purpose of complying with an order of a drinking water officer under the *Drinking Water Protection Act* that expressly requires the municipality to install treatment works, **and**
  - (b) The inspector of municipalities approves the proposed liability.
- The Ministry rejected this bylaw and advised that the Village must undertake the Alternate Approval Process because the Order did not meet the criteria. They advised that the Order did not specify the type of water treatment that will be constructed, nor exactly what kind of treatment the water will undergo to achieve the required outcome expectations of the Ministry of Health.
  - On October 31, 2012 the Village obtained a legal opinion which advised that the Ministry's requirements did not appear to have a clear answer of the inspector's position.

## **Resolution #2**

When British Columbia changed from the old GST/PST system to the HST in 2010, municipalities in BC were able to claim a new rebate on the Provincial portion of the HST (75% of 7%) as well as the 100% rebate on the Federal portion (5%). Prior to the HST, BC municipalities were only eligible to claim the 100% rebate on the GST with no rebate on PST. In reverting back to a GST/PST system, BC municipalities will lose out on the rebate of the PST (75% of the 7%) as it was in the GST/PST system prior to the introduction of the HST. This equates to a substantial increase to municipal budgets.

## **RECOMMENDATION:**

### **Resolution #1**

WHEREAS the municipality was issued a Public Health Order under s. 26 of the *Drinking Water Protection Act* to treat the Village's finished water supply to a specific standard, and to achieve that standard, the Village of Harrison Hot Springs must construct a water treatment facility; possibly requiring a loan authorization bylaw and approval of the electorate.

AND WHEREAS, if the order is issued under s. 25, Public approval is not required.

THEREFORE be it resolved that an order issued by a Ministry Official or Health Authority be exempt from a public approval process.

**Resolution #2**

WHEREAS under the HST program, Municipalities received a rebate of 75% of the Provincial portion of the HST.

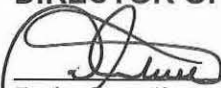
AND WHEREAS with the reintroduction of the GST/PST program Municipalities will not earn rebates under the PST which will significantly reduce the budgets and purchasing power of Municipalities.

THEREFORE be it resolved that the Provincial Government introduce legislation to provide Municipalities the same level of PST rebate that is available under the HST program.


Respectfully submitted for your consideration;

  
\_\_\_\_\_  
Debra Key  
Deputy Chief Administrative Officer/ Corporate Officer

**DIRECTOR OF FINANCE COMMENTS:**

  
\_\_\_\_\_  
Dale Courtice  
Director of Finance

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**

  
\_\_\_\_\_  
Ted Tisdale  
Chief Administrative Officer



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** March 18, 2013  
**FROM:** Ian Gardner  
Operations Manager **FILE:** 1280-01  
**SUBJECT:** Fleet Vehicle Replacement

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#### ISSUE:

Replacement of out of service fleet vehicles.

#### BACKGROUND:

As Council is aware, from previous meetings, the public works fleet has seen a decrease by three (3) vehicles, with one (1) additional unit on limited duty. The limited duty unit has now been parked, as of March 8, 2013, and is out of service. We are now having staff shuffled around, which has reduced effective staff time and productivity.


The necessity of replacing two (2) of the vehicles is at hand. We are at the front edge of our busy season and two (2) vehicles are required to fill the immediate need to function at a minimal level of service to the community.

I believe the proposed budget will support this requirement.

#### RECOMMENDATION:


THAT Council approve leasing of two (2) ½ ton pick up trucks.

Respectfully submitted for your  
consideration;

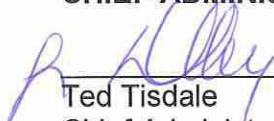


Ian Gardner  
Operations Manager

**DIRECTOR OF FINANCE COMMENTS:**

  
\_\_\_\_\_  
Dale Courtice  
Director of Finance

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**

  
\_\_\_\_\_  
Ted Tisdale  
Chief Administrative Officer



**VILLAGE OF HARRISON HOT SPRINGS**

**REPORT TO COUNCIL**

**TO:** Mayor and Council **DATE:** March 13, 2013

**FROM:** Andre Isakov **FILE:** 3360-20-21/  
6520-20-10

Manager, Planning and Community Services

**SUBJECT: OCP AMENDMENT AND REZONING APPLICATION**  
 Section 13, TP 4, R 29, W6M, NWD Portion Fractional Except Plan PT subdivided  
 by Plan 251 and except PT subdivided by PL 9656, 9786, 27133, 38836, 48818,  
 53383, 66843, 66844, 66845, 66846, 70213.

---

**ISSUE:**

Staff are seeking Council direction on the Official Community Plan Amendment Bylaw No. 1027, 2013 and Zoning Bylaw Amendment Bylaw No. 1028, 2013.

**BACKGROUND:**

The Village of Harrison Hot Springs has received an application for an OCP amendment and rezoning for a property located on the east side, parallel Rockwell drive (please refer to maps attached to Bylaws).

The proposal seeks to amend the designation of the outlined lands within the OCP from Resource to Low Density Residential and to also rezone the outlined lands from Resource Reserve (RR) Zone to Low Density Residential 3 Zone (Small Lot). The OCP amendment and rezoning would allow for development of up to 3 single family homes on the land following the development permit and/or subdivision process.

The property in question is within the Geotechnical Hazard Development Permit Area as outlined within Section 9 of the OCP. As such, the property will be required to have a site specific Geotechnical Report provided by a certified geotechnical engineer at a later subdivision or building permit stages. The issues of property access and servicing would also have to be addressed at building permit or subdivision stage. Note that R-3 Zone dwellings are required to have Community Sewer and Community Water System connections.

At the February 4<sup>th</sup> 2013 Regular Council Meeting both Bylaws received a first reading and the motion was passed that both Bylaws be referred to:

- a) the Village Engineer;
- b) the Fire Chief;
- c) the Advisory Planning Commission;
- d) the Ministry of Transportation and Infrastructure;
- e) the School District; and
- f) the Fraser Valley Regional District,

for comment pursuant to the consultation requirements of Section 879 of the Local Government Act prior to the bylaws being considered for second reading.

The referrals did not identify any major issues or concerns that would not allow the OCP amendment and the rezoning application to proceed. The comments from the Ministry of Transportation and Infrastructure did communicate geotechnical concerns that will be taken into account. Also, the comments from the Fraser Valley Regional District pointed out that the subject property is located outside the FVRD Urban Growth Boundary but given the property's location and low density the FVRD did not consider this a major issue or a barrier to the proposal.

The Advisory Planning Commission (APC) reviewed the proposed OCP and rezoning application at the February 12, 2013 APC meeting. The APC is recommending the proposed OCP amendment and the rezoning application to Council.

**Attachments:**

- 1. Official Community Plan Amendment Bylaw No. 1027;
- 2. Zoning Bylaw Amendment Bylaw No. 1028;
- 3. Sustainable Harrison Strategic Question Assessment;
- 4. Referral responses.

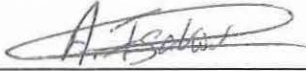
**RECOMMENDATION:**

THAT the Official Community Plan Amendment Bylaw No. 1027, 2013 and the Zoning Bylaw Amendment Bylaw No. 1028, 2013 be read a second time;

AND THAT a Public Hearing be scheduled for April 15, 2013 for the Official Community Plan Amendment Bylaw No. 1027, 2013 and the Zoning Bylaw Amendment Bylaw No. 1028, 2013.

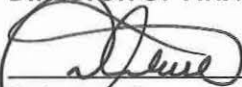


**Respectfully submitted for your  
consideration;**



Andre Isakov  
Manager, Planning and Community Services

**DIRECTOR OF FINANCE COMMENTS:**



Dale Courtice  
Director of Finance

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**



Ted Tisdale  
Chief Administrative Officer



**VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1027**

**A bylaw to amend Village of Harrison Hot Springs  
Official Community Plan Bylaw 864, 2007**

---

**WHEREAS** the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, the Official Community Plan Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2007;

**NOW THEREFORE** in open meeting assembled, the Mayor and Council of the Village of Harrison Hot Springs enacts as follows:

**I. CITATION**

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1027, 2013".

**II. TEXT AMENDMENT**

A. That Schedule 1-A, the Official Community Plan Text of the Village of Harrison Hot Springs Official Community No. 864, be amended by including the following sections:

1. Section 8.3.6 - "Resource land designations will be reviewed and amended to respond to current information or changing conditions."

**III. MAP AMENDMENT**

A. That Schedule 1-B, the Future Land Use Designation Map of the Village of Harrison Hot Springs Official Community No. 864, be amended by redesignating a portion of the lands located on the north section of the lands, adjacent to Rockwell Drive, legally described as Section 13, TP 4, R 29, W6M, NWD Portion Fractional Except Plan PT subdivided by Plan 251 and except PT subdivided by PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213, as outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Resource** to **Low Density Residential**.

**IV. READINGS AND ADOPTION**

READ A FIRST TIME THIS 4<sup>th</sup> DAY OF FEBRUARY, 2013

READ A SECOND TIME THIS    DAY OF    , 2013

A PUBLIC HEARING WAS HELD ON THE    DAY OF    , 2013

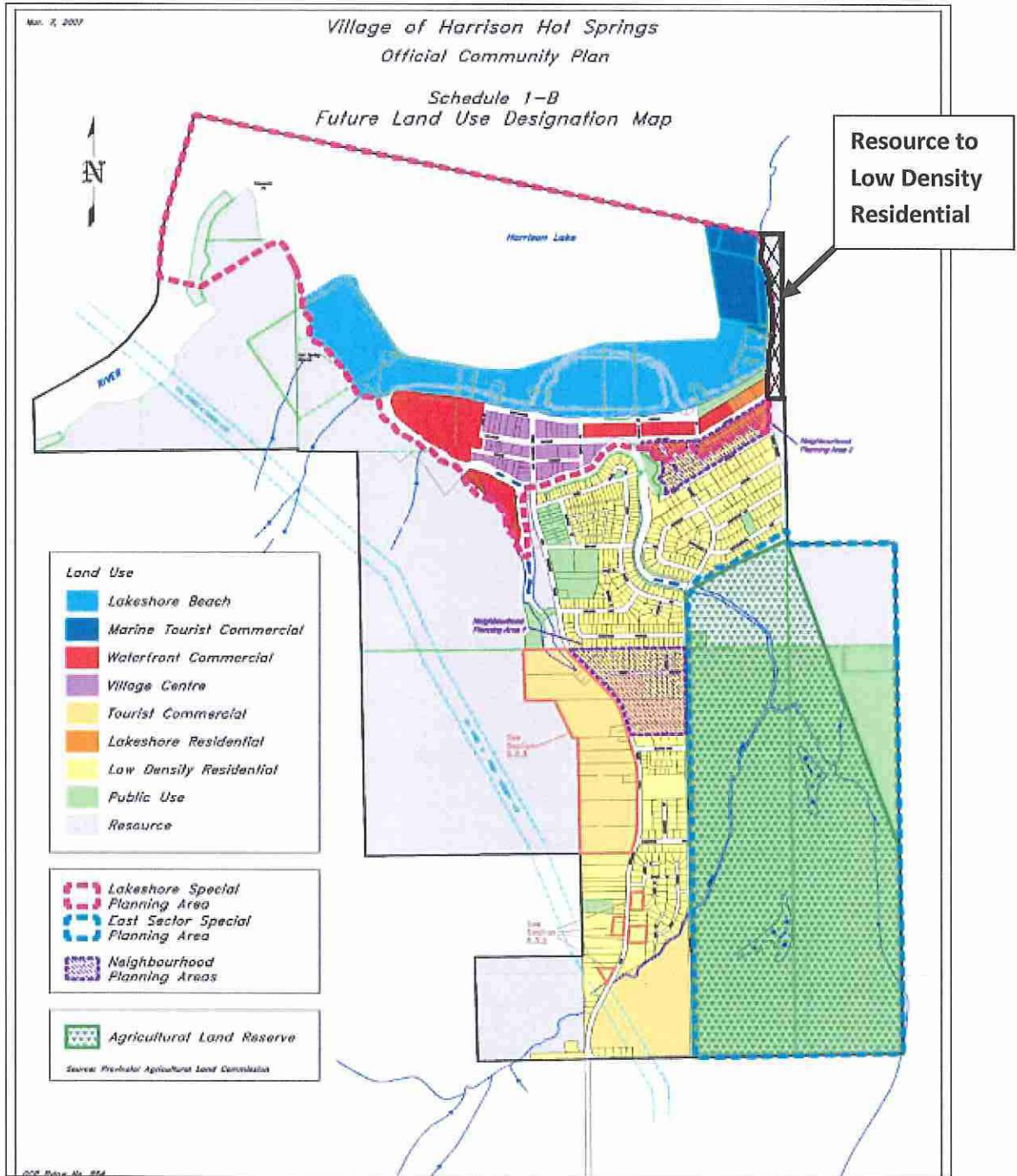
READ A THIRD TIME THIS    DAY OF    , 2013

ADOPTED THIS    DAY OF    , 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

# Bylaw 1027 Schedule 1





**VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1028**

**A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw 1020, 2012**

---

**WHEREAS** the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1020, 2012, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted January 7, 2013;

**NOW THEREFORE** in open meeting assembled, the Mayor and Council of the Village of Harrison Hot Springs enacts as follows:

**I. CITATION**

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 1028, 2013".

**II. MAP AMENDMENT**

A. That Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, be amended by rezoning a portion of the lands located on the north section of the lands, adjacent to Rockwell Drive, legally described as Section 13, TP 4, R 29, W6M, NWD Portion Fractional Except Plan PT subdivided by Plan 251 and except PT subdivided by PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213, outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Resource Reserve (RR)** zone to **Low Density Residential 3 (Small Lot) – R-3** zone.

B. That the map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

**III. READINGS AND ADOPTION**

READ A FIRST TIME THIS 4<sup>th</sup> DAY OF FEBRUARY, 2013

READ A SECOND TIME THIS     DAY OF     , 2013

A PUBLIC HEARING WAS HELD ON THE     DAY OF     , 2013

READ A THIRD TIME THIS             DAY OF             , 2013

ADOPTED THIS                     DAY OF                     , 2013

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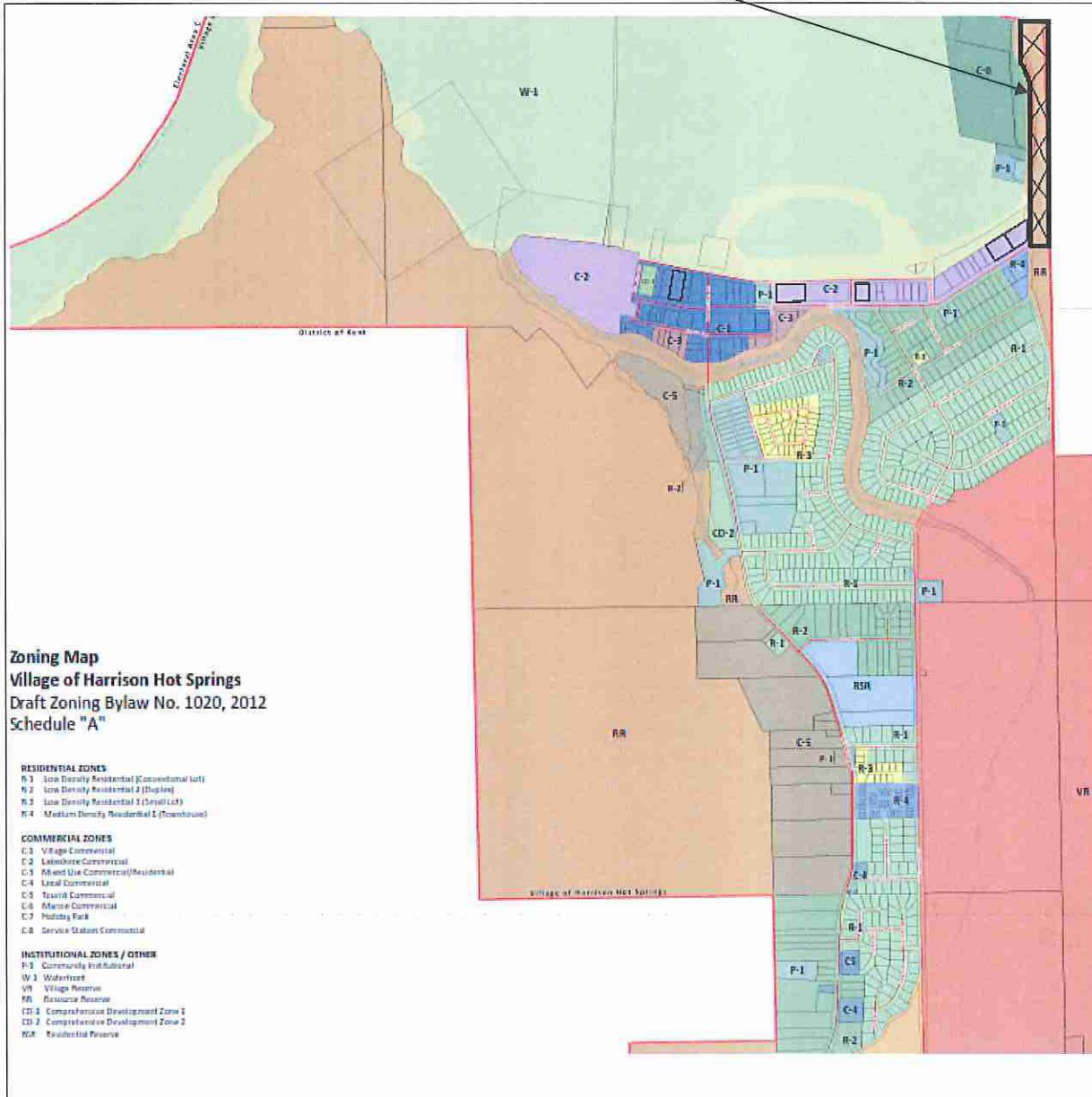
Mayor

---

Corporate Officer

### Bylaw 1028 Schedule 1

Resource Reserve (RR) Zone to  
Low Density Residential 3 Zone (Small Lot)



## SustainableHarrison Strategic Question Assessment

### 1. Does the project move Harrison toward our shared Vision of Success ?

This project is most directly associated with moving Harrison toward which of the following Community Priorities?

- Enriching Community Life  
 Enhancing the Visitor Experience  
 Ensuring Economic Viability  
 Protecting the Environment

*Choose all that apply.*

Which Descriptions of Success most strongly support the implementation of your proposed project:

Buildings and Sites 1st Statement

A diverse mix and adequate supply of housing provides livable options for residents of all ages, incomes and needs.

Land Use and Natural Areas 4th Statement

Compact, livable and mixed-use development is promoted and supported.

Buildings and Sites 8th Statement

Buildings and sites avoid continuous encroachment on nature and protect natural areas within and around them as much as possible.

#### Descriptions of Success - Reference Links

Arts, Culture, Recreation & Leisure  
 Buildings and Sites  
 Economy and Tourism  
 Education, Health & Social Services  
 Energy, Waste and Water Systems

	DOS
	DOS
	DOS
	DOS
	DOS

Food	DOS
Land Use and Natural Areas	DOS
Transportation and Mobility	DOS

Which Descriptions of Success potentially conflict with the implementation of your proposed project:

Buildings and Sites 8th Statement

Buildings and sites avoid continuous encroachment on nature and protect natural areas within and around them as much as possible.

Select DOS Statement

n/a

Select DOS Statement

n/a

Are there potential mitigations for these apparent conflicts?  Yes  No

R-3 Zoning is proposed to increase the density and to minimize the impact on the environment and to minimize the ecological footprint.

### 2. Does the project move Harrison toward our Sustainability Objectives?

- To reduce, and eventually eliminate Harrison's contribution to the systematic increase in the build up of substances taken from the earth's crust. Examples away
- To reduce, and eventually eliminate Harrison's contribution to the systematic increase in the build up of substances produced by society. Examples toward slowly
- To reduce, and eventually eliminate Harrison's contribution to the systematic degradation of natural systems by physical means. Examples toward slowly
- To reduce, and eventually eliminate Harrison's contribution to systematically Examples toward slowly

### 3. Does the project ensure flexibility for further movement toward SustainableHarrison?

*This project incorporates long-term flexibility by encouraging small lot development.*

### 4. Does the project ensure that financial resources are applied strategically?

If possible, place a value on the increased level of service that this project would provide to residents, businesses and institutions e.g. what are they willing to pay for it through fees or taxes? \$ n/a

Will the project reduce/increase current operating or maintenance expenses? Estimate the annual savings or costs (-) \$ n/a

Considering new revenue/savings and additional operational costs /savings what is the approximate simple pay-back period on the invested capital? n/a

Are there other justifications for this project being considered a particularly good financial investment? e.g. ROI, IRR, mandatory for compliance etc.

*The development will result in DCC revenue, and ongoing tax revenue for the community.*

Given the long-term costs/savings, revenue streams and enduring benefits associated with the proposed project, please confirm whether or not you feel that the proposed concept is a good use of limited financial resources.  Yes  No

## Andre Isakov

---

**From:** Alison Stewart <Astewart@fvrd.bc.ca>  
**Sent:** March-01-13 3:16 PM  
**To:** Andre Isakov  
**Cc:** Margaret Thornton; Siri Bertelsen  
**Subject:** RE: OCP Amendment Bylaw No. 1027, 2013 and Zoning Bylaw Amendment Bylaw No. 1028, 2013

Good afternoon,

Thank you for your referral regarding the Village of Harrison Hot Springs OCP Amendment Bylaw No. 1027, 2013 and Zoning Bylaw Amendment Bylaw No. 1028, 2013. The following are comments from the Fraser Valley Regional District.

**Electoral Area Services:**

No comments

**Regional Growth Strategy:**

The subject property is located outside of the FVRD Urban Growth Boundary, however given the property's location, abutting the municipal boundary with Kent, and proposed density (3 lots) this is not considered a significant concern with respect to the Regional Growth Strategy. As part of the ongoing RGS review, as the opportunity arises, you may wish to consider adjusting the Urban Growth Boundary to reflect this change.

Thank you again for the opportunity to review and comment on the proposed amendments to the OCP and Zoning Bylaw. Please note that these are staff comments and have not been reviewed by the Regional Board. Please do not hesitate to contact me if you have any comments or concerns.

Sincerely,

Alison Stewart  
Senior Planner  
Strategic Planning and Initiatives  
Fraser Valley Regional District  
Tel: 604.702.5054  
Toll Free: 1.800.528.0061  
www.fvrd.bc.ca  
astewart@fvrd.bc.ca

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Your File #: File:3360-20-22/6520-20-11  
eDAS File #: 2013-00897  
Date: Feb/26/2013

Harrison Hot Springs  
495 Hot Springs Road  
PO Box 160  
Harrison Hot Springs  
British Columbia V0M 1K0

Attention: Andre Isakov, Manager of Planning and Community Services

**Re: Proposed General Referral Approval Application for: OCP and Rezoning of Section 13, TP 4, R 29, W6M, NWD Portion Fractional Except Plan PT subdivided by Plan 251 and Except PT subdivided by PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213**

**Map: 1307506.34,485728.261**

The Ministry of Transportation and Infrastructure would like to recommend that the Rockwell Drive road is dedicated sufficiently to maintain its current width and allowances.

The Ministry of Transportation and Infrastructure has observed that Rockwell Drive has a great deal of Geotechnical concerns, as well as there have been rocks sighted on the roadside.

The Ministry of Transportation and Infrastructure recommends that any future subdivision of the lots or access requests for the lots along Rockwell Drive would be subject to a full Geotechnical review and that all accesses would need to be engineered to assure the safety of the public.

If you have any questions please feel free to call James A Ferguson at (604) 795-8213.

Yours truly,

James A Ferguson  
Area Development & Operations Technician

Local District Address
Chilliwack Area Office 45890 Victoria Avenue Chilliwack, BC V2P 2T1 Canada Phone: (604) 795-8211 Fax: (604) 795-8214

①



**HARRISON HOT SPRINGS**

*Naturally Refreshed*

RECEIVED

**COPY**

February 12, 2013

File: 3360-20-22/  
6520-20-11

Don Labossiere, Fire Chief  
Harrison Hot Springs Fire Department  
P.O. Box 160  
Harrison Hot Springs, BC V0M 1K0

②  
ANORE  
I HAVE REVIEWED  
THE PROPOSAL AND  
SUPPORT IT.  
FOR THE  
DON LABOSSIERE  
Fire Chief  
12/02/13

Dear Mr. Labossiere:

**Subject: OCP AMENDMENT AND REZONING APPLICATION – Section 13, TP 4, R 29, W6M, NWD Portion Fractional Except Plan PT subdivided by Plan 251 and except PT subdivided by PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213.**

The Village of Harrison Hot Springs is currently reviewing and discussing Official Community Plan (OCP) Amendment Bylaw No. 1027, 2013 and Zoning Bylaw Amendment Bylaw No. 1028, 2013. At the Regular Council meeting of February 4, 2013 Council passed the following resolution:

*THAT Official Community Plan Amendment Bylaw No. 1027, 2013 be read for a first time;*

*AND THAT Zoning Bylaw Amendment No. 1028, 2013 be read a first time;*

*AND FURTHER THAT Official Community Plan Amendment Bylaw No. 1027, 2013 and Zoning Bylaw Amendment Bylaw No. 1028, 2013 be referred to:*

- a) The Village Engineer;*
- b) The Fire Chief;*
- c) The Advisory Planning Commission;*
- d) The Ministry of Transportation and Infrastructure;*
- e) The School District; and*
- f) The Fraser Valley Regional District.*

*for comment pursuant to the consultation requirements of Section 879 of the Local Government Act prior to the bylaws being considered for second reading.*

**VILLAGE OF HARRISON HOT SPRINGS  
ADVISORY PLANNING COMMISSION MEETING**

**DATE:** February 12, 2013  
**TIME:** 2:00 p.m.  
**PLACE:** Council Chambers,  
495 Hot Springs Road

**IN ATTENDANCE:**

Danny Crowell, Chair  
Brian Bignell  
Sigrid Borchert  
Freddy Marks  
Frank Peters

Andre Isakov, Manager of Planning and  
Community Services  
Ian Crane, Manager of Development  
Services

Recording Secretary Krystal Sobie

**ABSENT:**

Andrew Baziuk

1. **CALL TO ORDER**

The meeting was called to order at 2:00 p.m.

2. **LATE ITEMS**

3. **APPROVAL OF AGENDA**

**Moved by Sigrid Borchert**  
**Seconded by Freddy Marks**

**THAT** the agenda be approved.

**CARRIED  
UNANIMOUSLY**

4. **ADOPTION OF MINUTES**

**Moved by Freddy Marks**  
**Seconded by Brian Bignell**

**THAT** the Advisory Planning Minutes of November 13, 2012 be  
adopted.

**CARRIED  
UNANIMOUSLY**

**VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING  
FEBRUARY 12, 2013  
PAGE (2)**

**DELEGATIONS/PETITIONS**

None.

**5. CHAIRPERSON REPORT**

**6. ITEMS FOR DISCUSSION**

Rezoning  
Application – 775 Hot  
Springs Road - Update

Andre Isakov, Manager of Planning and Community Services, informed the Advisory Planning Commission that the Zoning Bylaw 1020, 2012 was adopted.

Andre Isakov, Manager of Planning and Community Services, updated the Commission on the rezoning application for 775 Hot Springs Road. A public Hearing was held on February 4, 2013 and is going to Council on February 18, 2013 for adoption.

OCP and Zoning  
Amendment  
Application – Section  
13, TP 4, R 29, W6M  
NWD Portion  
Fractional Except Plan  
PT Subdivided by Plan  
251 and except PT  
Subdivided by PL  
9656, 9786, 27133,  
38836, 48818, 53383,  
66843, 66844, 66845,  
66846, 70213

Andre Isakov, Manager of Planning and Community Services provided the Commission with the background information regarding the OCP and Zoning Amendment for the property legally described as Section 13, TWP 4, R 29, W6M NWD Portion Fractional Except Plan PT Subdivided by Plan 251 and except PT Subdivided by PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213.

The property is presently zoned as Resource Reserve (RR) Zone and the amendment is to change to Low Density Residential 3 (Small Lot) – R-3 Zone.

**Moved by Frank Peters**  
**Seconded by Freddy Peters**

THAT the Advisory Planning Commission recommends the Official Community Plan Amendment Bylaw No. 1027, 2013 application for the property legally described as Section 13, TP 4, R 29, W6M, NWD Portion Fractional Except Plan PT Subdivided by Plan 251 and except PT Subdivided by PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213.

**CARRIED  
UNANIMOUSLY**

**VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING  
FEBRUARY 12, 2013  
PAGE (3)**

**Moved by Freddy Marks**  
**Seconded by Sigrid Borchert**

THAT the Advisory Planning Commission supports the Zoning Amendment Bylaw No. 1028, 2013 application for the property legally described as Section 13, TP 4, R 29, W6M, NWD Portion Fractional Except Plan PT Subdivided by Plan 251 and except PT Subdivided by PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213.

**CARRIED  
UNANIMOUSLY**

7. **ADJOURNMENT**

**Moved by Frank Peters**  
**Seconded by Sigrid Borchert**

**THAT** the meeting be adjourned at 2:24 p.m.

**CARRIED  
UNANIMOUSLY**

\_\_\_\_\_  
Danny Crowell  
Chair

\_\_\_\_\_  
Krystal Sobie  
Recorder



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: March 18, 2013  
 FROM: Peggy Parberry  
 Manager of Revenue Services FILE: 3900-01

SUBJECT: Bylaw No. 1032, 2013 to Amend Sewer Regulation Bylaw No. 980, 2011

ISSUE:

To amend the title of the bylaw and certain fees included in Schedule "A" of Sewer Regulation Bylaw No. 980 and to add a User Fee description not addressed in the fee schedule.

BACKGROUND:

In order to recover the actual cost of providing the service of connecting a property to the municipal sewer system, staff is recommending the fee be amended to actual cost of performing the requested service.

Also, staff is requesting the addition of a Sewer User Fee category of 'Secondary Suite' to Schedule "A". The suggested amount of the Fee would be 50% of the fee for a Residential Unit.

Staff is suggesting that Schedule "A" of Sewer Regulation Bylaw No.980 be amended by adding:

<u>Section 2</u>	<u>User Fee Description</u>	<u>Rate</u>
	<u>Each Secondary Suite</u>	\$ 112.50

'Secondary Suite' means an additional *dwelling unit*:  
 (a) having a total floor space of not more than 90 m<sup>2</sup> in area,  
 (b) having a floor space less than 40% of the habitable floor area of the *building*,  
 (c) located within a *building of residential occupancy* containing only one other *dwelling unit*.

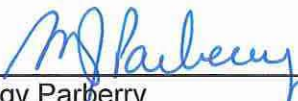
Amending:

Section 3 B.	Duplex, Each Unit	\$1,500.00 plus tax
Section 3 C	Multi Family and Commercial Actual cost plus tax	
		(\$1,500.00 deposit)


**RECOMMENDATION:**

- a. THAT Sewer Regulation Bylaw No. 980, 2011 be amended to read: "Village of Harrison Hot Springs Sewer Regulation and Fee Bylaw No. 980, 2011; and
- b. THAT Schedule "A" to Sewer Regulation Bylaw No. 980, 2011 be hereby repealed in its entirety and replaced with Schedule "A" attached hereto and forming part of this bylaw.

Respectfully submitted for your consideration;

  
\_\_\_\_\_  
Peggy Parberry  
Manager of Revenue Services

**DIRECTOR OF FINANCE COMMENTS:**

  
\_\_\_\_\_  
Dale Courtice  
Director of Finance

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**

  
\_\_\_\_\_  
Ted Tisdale  
Chief Administrative Officer

**BYLAW NO. 1032  
SCHEDULE A**

Pursuant to *Section 194 of the Community Charter* the following annual fees and charges (January 1 – December 31) are imposed in accordance with the terms and conditions approved by Council:

**1. Sanitary Sewer Service Utility Fee:**

All properties identified by folio numbers that are or can be connected to the sanitary sewer system will pay the following fee based on the actual length of the property that abuts the sewer collection main.

RATE	MINIMUM	MAXIMUM
\$9.28/metre	18 metres	30metres

**2. User Fee:**

All properties connected to the sanitary sewer system will pay the user fees as follows:

<u>Description</u>	<u>Rate</u>
<b>1. Each Residential Unit</b>	\$ 225.00
<b>2. <i>Each Secondary Suite</i></b> <i>(As per definition in Zoning Bylaw No. 1020, 2012)</i>	<b>\$ 112.50</b>

**Commercial:**

1. Hotel/Motel (per room)	\$ 129.00
2. Campground	
Per Campsite	\$ 89.50
Sani-dumps	\$ 89.50
Washroom fixtures	\$ 89.50
3. Church	\$ 210.00
4. Barbershop, Beauty Salon	\$ 531.00
5. Laundry	\$8,053.00
6. Coin Laundry (per machine)	\$ 56.40
7. Commercial Pool	\$3,291.00
8. Spa	\$1,320.75
9. Licensed Establishment (per seat)	\$ 21.60
10. Restaurant, Café (per seat)	\$ 21.60
11. School (per classroom)	\$ 258.00
12. Retail Establishment	\$ 210.00
13. Service Station	\$ 421.00
14. Office	\$ 210.00
15. Repair Shop	\$ 210.00
16. Storage/Maintenance Shop	\$ 150.00

**Pools/Spas that discharge water** .62m<sup>3</sup>



**3. Service Connection Fee:**

- |    |                                    |  |
|----|------------------------------------|--|
| a. | Single Family Residential          | \$1,500.00 plus tax                                  |
| b. | <i>Duplex, Each Unit</i>           | <i>\$1,500.00 plus tax</i>                           |
| c. | <i>Multi Family and Commercial</i> | <i>Actual cost plus tax<br/>(\$1,500.00 deposit)</i> |

**4. Service Disconnection Fee:**

Actual cost

**5. Service Reconnection Fee:**

\$1,500.00 plus tax

6. Fees will be billed quarterly.
7. A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.
8. Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.



## VILLAGE OF HARRISON HOT SPRINGS

### BYLAW NO. 1032

#### A bylaw to amend the Sewer Regulation Bylaw No. 980

**WHEREAS** the Village of Harrison Hot Spring has deemed it advisable to amend Sewer Regulation Bylaw No. 980, 2011;

**NOW THEREFORE** in open meeting assembled, the Mayor and Council of the Village of Harrison Hot Springs enacts as follows:

**1. CITATION**

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Sewer Regulation and Fee Amendment Bylaw No. 1032, 2013".

**2. TEXT AMENDMENT**

a. THAT Sewer Regulation Bylaw No. 980, 2011 be amended to read: "Village of Harrison Hot Springs Sewer Regulation and Fee Bylaw No. 980, 2011; and

b. THAT Schedule "A" to Sewer Regulation Bylaw No. 980, 2011 be hereby repealed in its entirety and replaced with Schedule "A" attached hereto and forming part of this bylaw.

**3. REPEAL**

THAT Sewer Regulation and Fee Amendment Bylaw No. 1000, 2012 and Sewer Regulation and Fee Amendment Bylaw No. 1017, 2012 hereby be repealed in their entirety.

**4. READINGS AND ADOPTION**

READ A FIRST TIME THIS      DAY OF MARCH, 2013

READ A SECOND TIME THIS      DAY OF MARCH, 2013

READ A THIRD TIME THIS      DAY OF MARCH, 2013

ADOPTED THIS      DAY OF APRIL, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

**BYLAW NO. 1032  
SCHEDULE "A"**

Pursuant to *Section 194 of the Community Charter* the following annual fees and charges (January 1 – December 31) are imposed in accordance with the terms and conditions approved by Council:

**1. Sanitary Sewer Service Utility Fee:**

All properties identified by folio numbers that are or can be connected to the sanitary sewer system will pay the following fee based on the actual length of the property that abuts the sewer collection main.

RATE	MINIMUM	MAXIMUM
\$9.28/metre	18 metres	30 metres

**2. User Fee:**

All properties connected to the sanitary sewer system will pay the user fees as follows:

<u>Description</u>	<u>Rate</u>
1. Each Residential Unit	\$ 225.00
2. Each Secondary Suite (As per definition in Zoning Bylaw No. 1020, 2012)	\$ 112.50
<b>Commercial:</b>	
1. Hotel/Motel (per room)	\$ 129.00
2. Campground	
Per Campsite	\$ 89.50
Sani-dumps	\$ 89.50
Washroom fixtures	\$ 89.50
3. Church	\$ 210.00
4. Barbershop, Beauty Salon	\$ 531.00
5. Laundry	\$8,053.00
6. Coin Laundry (per machine)	\$ 56.40
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12. Retail Establishment	\$ 210.00
13. Service Station	\$ 421.00
14. Office	\$ 210.00
15. Repair Shop	\$ 210.00
16. Storage/Maintenance Shop	\$ 150.00

**Pools/Spas that discharge water** .62m<sup>3</sup>

**3. Service Connection Fee:**

- |    |                             |   |
|----|-----------------------------|---|
| a. | Single Family Residential   | \$1500.00 plus tax                          |
| b. | Duplex, Each Unit           | \$1500.00 plus tax                          |
| c. | Multi Family and Commercial | Actual cost plus tax<br>(\$1500.00 deposit) |

**4. Service Disconnection Fee:**

Actual cost

**5. Service Reconnection Fee:**

\$1,500.00 plus tax

6. Fees will be billed quarterly.
7. A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.
8. Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.

**VILLAGE OF HARRISON HOT SPRINGS****REPORT TO COUNCIL**

**TO:** Mayor and Council **DATE:** March 13, 2013

**FROM:** Andre Isakov,  
Manager, Planning & Community Services **FILE:** 3900-01

**SUBJECT:** Village Core Revitalization Tax Exemption Bylaw

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**ISSUE:** The Village Core Revitalization Tax Exemption Bylaw No. 1033 is before Council for review, discussion and input.

**BACKGROUND:**

Over the last few years, there have been several exploratory initiatives into several programs that could assist with the revitalization of the Village core in Harrison Hot Springs. Among the ideas that were explored are: the formation of the Business Improvement Association, the development of the Facade Improvement Program, and the establishment of the Tax Revitalization Bylaw. All of these potential initiatives aim at the same goal –they provide tools and support for revitalization and development within the village core. The Village Core Revitalization Tax Exemption Bylaw was identified as one of the tools of particular interest to Harrison.

Under the provisions of Section 226 of the *Community Charter* the Council may by bylaw adopt a tax exemption program for the purpose of encouraging revitalization in a portion of the municipality. Simply put, tax revitalization bylaw provides tax incentives to develop certain areas in a particular way. Various municipalities have taken advantage of this provision such as the City of Parksville, City of Chilliwack, District of Sooke, City of Salmon Arm, District of Maple Ridge to name a few. The levels of incentives always vary from municipality to municipality, and generally the tax revitalization bylaws are established to fit and meet local conditions and needs. However, the basic premise is the same –municipalities try to encourage development by offering to freeze the property taxes at the pre-development level for a period of 5 to 10 years.

**POLICY CONSIDERATIONS:**

It is difficult to estimate budget implications of the Village Core Revitalization Tax Exemption Bylaw as there are several factors that will have an effect on this – factors such as the length of the program, the scope of incentives, the size of the designated revitalization area, the popularity of the program, etc. However, it is important to remember that with this program, the municipality is not losing any property tax revenues. Instead, it forgoes property tax increases for a period of time following redevelopment for the purposes of gaining development and tax revenues long-term.

**ATTACHMENTS:**

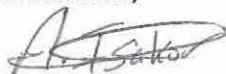
- 1) Village Core Revitalization Tax Exemption Bylaw No. 1033

**RECOMMENDATION:**

THAT the Village Core Revitalization Tax Exemption Bylaw No. 1033 be received for first reading; and

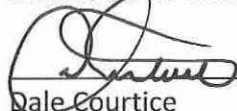
THAT pursuant to s. 227 of the *Community Charter*, public notice be given in accordance with s. 94 of the *Community Charter*.

Respectfully submitted for your consideration;



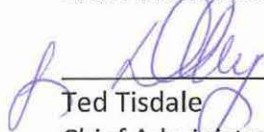
\_\_\_\_\_  
Andre Isakov  
Manager of Planning and Community Services

**DIRECTOR OF FINANCE COMMENTS:**



\_\_\_\_\_  
Dale Courtice  
Director of Finance

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**



\_\_\_\_\_  
Ted Tisdale  
Chief Administrative Officer



# VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1033

## VILLAGE CORE REVITALIZATION TAX EXEMPTION

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**WHEREAS** under the provisions of Section 226 of the *Community Charter* the Council may by bylaw adopt a tax exemption program for the purpose of encouraging revitalization in a portion of the municipality;

**AND WHEREAS** the *Community Charter* provides that a revitalization tax exemption program bylaw may only be adopted after notice of the proposed bylaw has been given in accordance with Section 227 of the *Community Charter* and this notice has been given;

**NOW THEREFORE** the Council of the Village of Harrison Hot Springs, in open meeting assembled enacts as follows:

**I. CITATION**

This Bylaw may be cited for all purposes as the "Revitalization Tax Exemption No. 1033, 2013".

**II. INTERPRETATION**

**1.** In this bylaw:

"Approving Officer" means the person appointed by Council as the Chief Administrative Officer (CAO) or their designate;

"Base Amount" means an assessed value of land and improvements used to calculate municipal property tax payable on a parcel located in the Revitalization Area during the Base Amount Year;

"Base Amount Year" means the calendar year prior to the first calendar year in respect of which an Agreement set out in Schedule "B" applies to a parcel in the Revitalization Area set out in Schedule "A";

"Full Assessment" means the amount of municipal property tax that would be payable in respect of a parcel in the revitalization area after the calendar year during which an Agreement set out in Schedule "B" is made, as if the Agreement had never been made;

“Basic Development Project” means a set of conditions which a standard level of revitalization tax exemption will apply;

“Green Development Project” means a set of conditions under which an extended level of revitalization tax exemption will apply, these projects must have LEED certification of Silver, Gold, or Platinum;

“Revitalization Area” means an area designated and shown on Schedule “A”;

“Commercial Property” means a property which is zoned for commercial use under the Village’s Zoning Bylaw No. 1020.

“Residential Property” means a property with four or more family dwelling units.

2. There is an established a revitalization tax exemption program which includes the following:

- (1) Property tax exemptions prescribed by this bylaw in respect of
  - (a) a construction of a new improvement in excess of \$200,000.00, or
  - (b) exterior alteration of an existing improvement where the alteration has a value in excess of \$200,000.00.
- (2) The maximum exemption under this bylaw must not exceed the increase in the assessed value of land and improvements on the parcel between:
  - (a) the year before the construction or alteration began, and
  - (b) the year in which the tax exemption certificate under this bylaw is issued.
- (3) The amounts of exemptions and terms provided under this Bylaw are such that the municipality property tax payable, in Schedule “A” Revitalization Area Map, is as follows:
  - (a) Basic Development Project of value between \$200,000 and \$500,000
    - Years 1-4: base amount;
    - Year 5: base amount plus 50% of the difference;
    - Year 6: full assessment.
  - (b) Basic Development Project of value between \$500,000 and \$1.5 million
    - Years 1-5: base amount;
    - Year 6: base amount plus 50% of the difference;
    - Year 7: base amount plus 75% of the difference;
    - Year 8: full assessment.
  - (c) Basic Development Project of value over \$1.5 million
    - Years 1-6: base amount;
    - Year 7: base amount plus 50% of the difference;
    - Year 8: base amount plus 75% of the difference;
    - Year 9: full assessment.



(d) Green Development Project of value between \$200,000 and \$500,000

Years 1-5: base amount;  
Year 6: base amount plus 50% of the difference;  
Year 7: full assessment.

(e) Green Development Project of value between \$500,000 and \$1.5 million

Years 1-6: base amount;  
Year 7: base amount plus 50% of the difference;  
Year 8: base amount plus 75% of the difference;  
Year 9: full assessment.

(f) Green Development Project of value over \$1.5 million

Years 1-7: base amount;  
Year 8: base amount plus 50% of the difference;  
Year 9: base amount plus 75% of the difference;  
Year 10: full assessment.

3. To be eligible for consideration for a Revitalization Tax Exemption under this bylaw the following conditions must be met:
- (1) With regard to the Basic Development Project:
    - (a) the parcel is located within the Revitalization Area shown on Schedule "A";
    - (b) a construction of a new improvement or an alteration of an existing exterior improvement where the construction has a value in excess of \$200,000.00;
    - (c) the owner of the parcel has entered into an Agreement with the Village.
  - (2) With regard to the Green Development Project:
    - (a) all conditions specified for the Basic Development Project exemption in paragraph 3(1), and
    - (b) the building has received a LEED certification of Silver, Gold, or Platinum.
4. This bylaw does not apply to a revitalization project unless:
  - (a) the property that is being revitalized is a commercial property, or
  - (b) a residential property with four or more dwelling units at the completion of the improvement.
5. Once the conditions established under Section 3 and the Agreement set out in Schedule "B" have been met, a revitalization tax exemption certificate must be issued for the parcel in accordance with the Agreement.
6. The revitalization tax exemption certificate must, in accordance with the conditions established in Section 3 and the Agreement set out in Schedule "B", specify the following:
  - (1) the amount of the tax exemption or the formula for determining the exemption;
  - (2) the term of the tax exemption;

- (3) the conditions on which the tax exemption is provided;
- (4) that a recapture amount is payable if the certificate is cancelled and how that amount is to be determined.

7. If an Owner wishes a tax exemption under the bylaw, the Owner must apply to the Chief Administrative Officer in writing, prior to October 31 of the preceding year and must submit the following with the application:

- (1) a certificate that all taxes assessed and rates, charges, and fees imposed on the Lands have been paid, and where taxes, rates, or assessments are payable by instalments, that all instalments owing at the date of the certificate have been paid;
- (2) a completed written application in a form prescribed by Council and available in the Village office,
- (3) description of the new improvements or the alteration of the existing improvement that would be eligible under the bylaw for a municipal tax exemption with supporting documentation;
- (4) an examination fee in the amount of \$100.00;
- (5) a copy of the Agreement duly executed by and on behalf of the Owner.

In compliance with section 227 of the *Community Charter*, public notice was given March 22, 2013 and March 29, 2013 in accordance with section 94 of the *Community Charter*.

**III. READINGS AND ADOPTION**

READ A FIRST TIME THIS DAY OF , 2013

READ A SECOND TIME THIS DAY OF , 2013

READ A THIRD TIME THIS DAY OF , 2013

ADOPTED THIS DAY OF , 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

# Schedule A - Revitalization Area



**SCHEDULE "B"**  
**Revitalization Tax Exemption Agreement**

THIS AGREEMENT dated for reference the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

BETWEEN

[INSERT name and address of owner of parcel in respect of which the revitalization exemption will apply]

("Owner")

AND

Village of Harrison Hot Springs  
P.O. Box 160, 495 Hot Springs Road,  
Harrison Hot Springs, B.C.  
V0M 1K0

**GIVEN THAT**

- A. The Village has under the Bylaw defined in this Agreement established a revitalization tax exemption program for the purpose of encouraging revitalization of an area of the municipality,
- B. The Lands that are the subject of this Agreement are located in an area designated by the Village's Council as a revitalization area,
- C. The Owner is a registered Owner of the Lands defined in this Agreement,
- D. This Agreement contains the terms and conditions respecting the provision of a municipal property tax exemption under the bylaw defined in this Agreement,
- E. The Owner and the Municipality wish to enter into this Agreement and register it against the title to the Lands as a covenant under Section 219 of the *Land Title Act*,

THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements contained in this Agreement and the payment by the Owner to the Village of consideration in the amount of \$10.00 (Ten) Dollars, the receipt and sufficiency of which are acknowledged by the Village, the Village and Owner covenant and agree with each other as follows:

## DEFINITIONS

1. In this Agreement the following words have the following meanings:

“Agreement” means this Agreement, including the standard charge terms contained in this Agreement, together with the General Instrument defined in this Agreement;

“Assessed Value” means the most recent assessed value of the Lands as determined by the assessment authority in the area in which the Lands are located; if such value is not available then the assessed value means the highest price in terms of money that the real property will fetch under all conditions requisite to a fair sale with the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus as estimated by a real estate appraiser accredited in the jurisdiction in which the Lands are located;

“Bylaw” means “Revitalization Tax Exemption Bylaw No. 1033”, in force from time to time;

“CPI” means the All Items Consumer Price Index for Vancouver, British Columbia, published from time to time by Statistics Canada, or its successor in function, where the base amount year, defined in this Agreement, equals 100;

“Dispose” means to transfer by any method and includes assign, give, sell, grant, charge, convey, bequeath, devise, lease, rent or sublet, divest, release or agree to do any of those things;

“General Instrument” means the Form C under the Land Title (Transfer Forms) Regulation as amended, and all schedules and addenda to the Form C charging the Lands and citing the terms and conditions of this Agreement as the “standard charge terms” for the purposes of the Form C;

“Lands” means the lands legally described in Item 2 of the General Instrument and any part into which the Lands are subdivided;

“LTO” means the New Westminster Land Title Office or its successor;

“Owner” means the transferor described in the General Instrument and any subsequent owner of the Lands or any parts into which the Lands are subdivided, and includes any person who is a registered owner in fee simple of the Lands from time to time;

“Prime Rate” means the annual rate of interest, expressed as a percentage, used as a reference rate by the Prospera Credit Union.

## TERM

2. The Owner covenants and agrees with the Village that the term of this Agreement is:

(1) [Insert the applicable term from Section 3.(4) of the Bylaw]

### **APPLICABLE IMPROVEMENTS**

3. The tax exemption provided for under the bylaw applies in respect of

- (1) a construction of a new improvement in excess of \$200,000.00 on the Lands, or
- (2) the exterior alteration of an existing improvement, where the value of the alteration referred to in the building permit is in excess of \$200,000.00

on the Lands.

### **REVITALIZATION TAX EXEMPTION CERTIFICATE**

4. (1) Once the Owner has completed the construction of the new improvement or alteration of an existing improvement referred to in Section 3, and the Village has issued an occupancy permit under the Village's Building Regulation Bylaw, in force from time to time, in respect of the new improvement or alteration of an existing improvement, the Village's Council must issue a revitalization tax exemption certificate to the Owner for the Lands if the Owner and the Lands are otherwise in compliance with this Agreement.
- (2) An interim certificate may be issued.
- (3) A revitalization tax exemption certificate must, in accordance with the Bylaw and this Agreement, specify the following:
  - (a) the amount of the tax exemption or the formula for determining the exemption;
  - (b) the term of the tax exemption;
  - (c) the conditions on which the tax exemption is provided;
  - (d) that a recapture amount is payable if the certificate is cancelled and how that amount is to be determined.

### **TAX EXEMPTION**

5. So long as a revitalization tax exemption certificate in respect of the Lands has not been cancelled, the Lands are exempt, to the extent, for the period and subject to the conditions provided in the certificate, from municipal property taxation.
6. The revitalization tax exemption certificate may be cancelled by the Council of the Village
  - (1) on the request of the Owner, or
  - (2) if any of the conditions in the certificate are not met.

## **OWNERS OBLIGATIONS**

7. The Owner must pay to the Village the cost of all tie-ins of works and services associated with the new improvements or alteration to improvements, to existing storm and sanitary sewers, water mains, water meters, driveways, and other municipal services.
8. The Owner must comply with
  - (1) all enactments, laws, statutes, regulations and Orders of any authority having jurisdiction, including bylaws of the Village, and
  - (2) all federal, provincial, municipal and environmental licenses, permits and approvals required under applicable enactments.

## **OBLIGATIONS OF VILLAGE**

9. The Village must issue a revitalization tax exemption certificate to the Owner in respect of the Lands once the Owner has applied for and obtained an occupancy permit from the Village under the Village's Building Regulation Bylaw, in force from time to time, in relation to the new improvements or alterations to an existing improvement, so long as the Owner and the Lands are otherwise in compliance with the Bylaw and this Agreement.

## **VILLAGE'S RIGHTS AND POWERS**

10. Nothing contained or implied in this Agreement prejudices or affects the Village's rights and powers in the exercise of its functions or its rights and powers under any public and private statutes, bylaws, orders, or regulations to the extent the same are applicable to the Lands, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner.

## **GENERAL PROVISIONS**

11. It is mutually understood, agreed, and declared by and between the parties that Harrison Hot Springs has made no representations, covenants, warranties, guarantees, promises, or agreements (oral or otherwise), express or implied, with the Owner other than those expressly contained in this Agreement.
12. The Owner covenants and agrees to use best efforts to do or cause to be done, at the expense of the Owner, all acts reasonably necessary to grant priority to this Agreement as a covenant over all charges and encumbrances which may have been registered against the title to the Lands in the New Westminster/Vancouver Land Title Office, save and except those specifically approved in writing by the Village or in favour of the Village.
13. The covenants set forth in this Agreement shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be covenants the burden of which shall run with the Lands and bind the Lands and every part or parts thereof, and every part to which the Lands may be divided or subdivided, whether by subdivision plan, strata plan, or otherwise.

14. The covenants set forth in this Agreement shall not terminate if and when a purchaser becomes an owner in fee simple of the Lands or any portion thereof, but shall charge the whole of the interest of such purchaser and shall continue to run with the Lands and bind the Lands and all future owners for the time being of the Lands or any portion thereof, except the Owner will be entitled to a partial discharge of this Agreement with respect to any subdivided parcel of the Lands on acceptance of the works and on compliance by the Owner with all requirements under this Agreement with respect to the subdivided portion of the Lands.
15. It is further expressly agreed that the benefit of all covenants made by the Owner herein shall accrue solely to the Village and this Agreement may only be modified by agreement of the Village with the Owner, or discharged by the Village pursuant to the provisions of Section 219 of the *Land Title Act* and this Agreement. All of the costs of the preparation, execution, and registration of any amendments or discharges shall be borne by the Owner.
16. This Agreement shall enure to the benefit of and is binding on the parties and their respective heirs, executors, administrators, successors and assigns.
17. The Owner shall, on the request of the Village, execute and deliver or cause to be executed and delivered, all such further transfers, agreements, documents, instruments, easements, statutory rights of way, deeds and assurances, and do and perform or cause to be done and performed, all such acts and things as may be, in the opinion of the Village necessary to give full effect to the intent of this Agreement.
18. Time is of the essence of this Agreement.
19. This Agreement constitutes the entire agreement between the Owner and the Village with regard to the subject matter hereof and supersedes all prior agreements, understandings, negotiations, and discussions, whether oral or written of the Village with the Owner.
20. Any notice or other communication required or contemplated to be given or made by any provision of this Agreement shall be given or made in writing and either delivered personally (and if so shall be deemed to be received when delivered) or mailed by prepaid registered mail in any Canada Post Office (and if so, shall be deemed to be delivered on the sixth business day following such mailing except that, in the event of interruption of mail service notice shall be deemed to be delivered only when actually received by the party to whom it is addressed), so long as the notice is addressed as follows:

**to the Owner at:**  
**[insert name]**  
**[insert address]**  
**Attention: [insert contact]**

and:

to the Village at:  
Village of Harrison Hot Springs  
P.O. Box 160, 495 Hot Springs Road,  
Harrison Hot Springs, B.C.  
V0M 1K0  
Attention: CAO



or to such other address to which a party hereto from time to time notifies the other parties in writing.

21. (a) No amendment or waiver of any portion of this Agreement shall be valid unless in writing and executed by the parties to this Agreement.  
  
(b) Waiver of any default by a party shall not be deemed to be a waiver of any subsequent default by that party.
22. This Agreement is not intended to create a partnership, joint venture, or agency between the Owner and the Village.
23. This Agreement shall be construed according to the laws of the Province of British Columbia.
24. A reference in this Agreement to the Village or the Owner includes their permitted assigns, heirs, successors, officers, employees, and agents.
25. This Agreement is effective from and after the reference date in this Agreement, but only if this Agreement has been executed and delivered by the Developer and executed by the Village.
26. The parties intend, by their execution and delivery of this Agreement, to create a covenant granted to the Village under Section 219 of the *Land Title Act*, a contract, and a deed executed and delivered to the Village under seal.
27. Unless otherwise expressly provided in this Agreement, whenever the Village is permitted to make or give any decision, direction, determination, or consent, the Village may act in its sole discretion, but will act reasonably.
28. Unless otherwise expressly provided in this Agreement, the expense of performing the obligations and covenants of the Owner contained in this Agreement, and of all matters incidental to them, is solely that of the Owner.
29. The Owner represents and warrants to the Village that
  - (1) all necessary corporate actions and proceedings have been taken by the Owner to authorize its entry into and performance of this Agreement;
  - (2) upon execution and delivery on behalf of the Owner, this Agreement constitutes a valid and binding contractual obligation of the Owner;
  - (3) neither the execution and delivery, nor the performance, of this Agreement shall breach any other Agreement or obligation, or cause the Owner to be in default of any other Agreement or obligation, respecting the Lands; and
  - (4) the Owner has the corporate capacity and authority to enter into and perform this Agreement.



Village of Harrison Hot Springs  
SCHEDULE "C"  
REVITALIZATION TAX EXEMPTION APPLICATION

Date \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Application No. \_\_\_\_\_  
Property Owner/Applicant \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_ Fax No. \_\_\_\_\_ Cell No. \_\_\_\_\_

**Subject Property:**

Roll No. \_\_\_\_\_ Civic Address \_\_\_\_\_  
Legal Description \_\_\_\_\_  
Zoning Designation \_\_\_\_\_  
Current Use \_\_\_\_\_  
Current Assessed Value \_\_\_\_\_  
Description of Proposed Revitalization \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Year(s) Applying For: \_\_\_\_\_  
Value of Construction: \_\_\_\_\_ Building Permit No. \_\_\_\_\_

Note: Additional Information may be required.  
I hereby certify that the above information is to my knowledge accurate, and that I have received and read the Revitalization Tax Exemption Bylaw No. 1033 and applicable schedules.

\_\_\_\_\_  
Signature Property Owner/Applicant Date



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: March 18, 2013  
 FROM: Peggy Parberry FILE: 3900-01  
 Manager of Revenue Services

SUBJECT: Bylaw No. 1034, 2013 to Amend Water Regulation Bylaw No. 967, 2011

**ISSUE:**

To amend the title of the bylaw, amend text and certain fees included in Schedule "A" of Water Regulation Bylaw No. 967 and to add a User Fee description not addressed in the fee schedule.

**BACKGROUND:**

Staff is requesting the addition of a Water User Fee category of 'Secondary Suite' to Schedule "A". The suggested amount of the Fee would be 50% of the fee for a Residential Unit.

Staff is suggesting that Schedule "A" of Sewer Regulation Bylaw No.980 be amended by adding:

<u>Section 2</u>	<u>User Fee Description</u>	<u>Rate</u>
	<u>Each Secondary Suite</u>	\$ 155.50

'Secondary Suite' means an additional *dwelling unit*:  
 (a) having a total floor space of not more than 90 m<sup>2</sup> in area,  
 (b) having a floor space less than 40% of the habitable floor area of the *building*,  
 (c) located within a *building of residential occupancy* containing only one other *dwelling unit*.

2. Amend page 4 Section 4 Service Connection and Disconnection 4.2 by adding "If the owner does not connect, a user fee will be applied against that property, on the same basis of similar class properties connected to the Village's water system."

**RECOMMENDATION:**

- a. THAT Water Regulation Bylaw No. 967, 2011 be amended to read: "Village of Harrison Hot Springs Water Regulation and Fee Bylaw No. 967, 2011; and
- b. THAT on page 4 under Section 4 Service Connection and Disconnection 4.2 be amended by adding "If the owner does not connect, a user fee will be applied against that property, on the same basis of similar class properties connected to the Village's water system."
- c. THAT Schedule "A" to Water Regulation Bylaw No. 967, 2011 be hereby repealed in its entirety and replaced with Schedule "A" attached hereto and forming part of this bylaw.

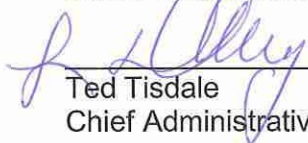
Respectfully submitted for your consideration;

  
\_\_\_\_\_  
Peggy Parberry  
Manager of Revenue Services

**DIRECTOR OF FINANCE COMMENTS:**

  
\_\_\_\_\_  
Dale Courtice  
Director of Finance

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**

  
\_\_\_\_\_  
Ted Tisdale  
Chief Administrative Officer

**BYLAW NO. 1034  
SCHEDULE "A"**

Pursuant to *Section 194 of the Community Charter* the following annual fees and charges (January 1 – December 31) are imposed in accordance with the terms and conditions approved by Council:

**1. Water Service Utility Fee**

All properties identified by folio numbers that are connected or can be connected to the water system will pay the following fee based on the actual length of the property that abuts the water distribution main.

RATE	MINIMUM	MAXIMUM
\$11.14/metre	18 metres	30 metres

**2. User Fees**

All properties connected to the water system will pay the user fees as follows:

A. Each Residential Unit	\$311.00/per year
B. Each Secondary Suite	\$155.50/per year
C. Commercial	\$0.51/cu m
D. Residential Swimming Pool	\$311.00/per year

**3. Water Connection Fee**

A. Single Family	\$1500.00 plus tax
B. Duplex (each unit)	\$1500.00 plus tax
C. Multi-Family & Commercial	Actual cost plus tax (\$1500.00 deposit)

**4. Disconnection Fee**

A. Disconnection Fee	\$150.00 plus tax
B. Inspection	\$ 50.00 plus tax
C. Water Turn on/off Fee	\$150.00 plus tax

**5. Meter Test**

A. Residential	\$150.00 plus tax
B. Commercial	\$250.00 plus tax

6. The user rates will be billed quarterly.
7. A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.
8. Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1034

**A bylaw to amend the Water Regulation Bylaw No. 967**

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**WHEREAS** the Village of Harrison Hot Spring has deemed it advisable to amend Water Regulation Bylaw No. 967, 2011;

**NOW THEREFORE** in open meeting assembled, the Mayor and Council of the Village of Harrison Hot Springs enacts as follows:

**1. CITATION**

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Water Regulation and Fee Amendment Bylaw No. 1034, 2013".

**2. TEXT AMENDMENT**

- a. THAT Water Regulation Bylaw No. 967, 2011 be amended to read: "Village of Harrison Hot Springs Water Regulation and Fee Bylaw No. 967, 2011; and
- b. THAT on page 4 under Section 4 Service Connection and Disconnection 4.2, be amended by adding 'If the owner does not connect, a user fee will be applied against that property, on the same basis of similar class properties connected to the Village's water system.', and
- c. THAT Schedule "A" to Water Regulation Bylaw No. 967, 2011 be hereby repealed in its entirety and replaced with Schedule "A" attached hereto and forming part of this bylaw.

**3. REPEAL**

THAT Water Regulation and Fee Amendment Bylaw No. 999, 2012 and Water Regulation and Fee Amendment Bylaw No. 1018, 2012 hereby be repealed in their entirety.

**4. READINGS AND ADOPTION**

READ A FIRST TIME THIS DAY OF MARCH, 2013

READ A SECOND TIME THIS DAY OF MARCH, 2013

READ A THIRD TIME THIS DAY OF MARCH, 2013

ADOPTED THIS DAY OF APRIL, 2013

---

Mayor

---

Corporate Officer

**BYLAW NO. 1034  
SCHEDULE "A"**

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