



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, April 15th, 2013
Time: Following the Public Hearing
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER			
	(a)	Meeting called to order by Mayor Facio	
2. INTRODUCTION OF LATE ITEMS			
3. APPROVAL OF AGENDA			
4. ADOPTION OF COUNCIL MINUTES			
<input type="checkbox"/> Regular Council Meeting Minutes of April 2, 2013 <input type="checkbox"/> Committee of the Whole Meeting Minutes of March 11, 2013		<p>THAT the Regular Council Meeting Minutes of April 2, 2013 be adopted.</p> <p>THAT the Committee of the Whole Meeting Minutes of March 11, 2013 be adopted.</p>	<p>Item 4.1 Page 1</p> <p>Item 4.2 Page 7</p>
5. BUSINESS ARISING FROM THE MINUTES			
6. CONSENT AGENDA			
i. Bylaw		Village of Harrison Hot Springs Sewer Regulation and Fee Amendment Bylaw No. 1032, 2013; and Village of Harrison Hot Springs Water Regulation and Fee Amendment Bylaw No. 1034, 2013.	<p>Item 6.i Page 13</p> <p>Page 17</p>
ii. Agreements			Item 6.ii
iii. Committee/ Commission Minutes		Advisory Planning Commission Minutes of February 12, 2013.	Item 6.iii Page 19

iv. Correspondence		Item 6.iv
7. DELEGATIONS		
		Item 7.1
8. CORRESPONDENCE		
Healthier Community Partnerships		Item 8.1 Page 23
9. BUSINESS ARISING FROM CORRESPONDENCE		
10. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS		
11. REPORTS FROM MAYOR		
L. Facio – verbal		
12. REPORTS FROM STAFF		
<input type="checkbox"/> Liquor Primary and Liquor Primary Club Structural Change Application	Report of Deputy Chief Administrative Officer/Corporate Officer – April 10, 2013 Re: Liquor Primary and Liquor Primary Club Structural Change Application Recommendation: THAT Council approve the endorsement of the Old Settler Pub's Liquor Primary and Liquor Primary Structural Change Application.	Item 12.1 Page 25
<input type="checkbox"/> GE Remote Monitoring and Diagnostics Agreement	Report of Operations Manager – April 15, 2013 Re: GE Remote Monitoring and Diagnostics Agreement Recommendation: THAT Council authorize staff to renew the Agreement with GE for 5 years; AND THAT the Mayor and Corporate Officer be the authorized signatories for the necessary documents.	Item 12.2 Page 35
<input type="checkbox"/> Lagoon Breach Contract Award	Report of Operations Manager – April 15, 2013 Re: Lagoon Breach Contract Award Recommendation: THAT the contract for the Lagoon Breach repair be awarded to Timbro Contracting in the amount of \$28,000.00;	Item 12.3 Page 41

	AND THAT the Mayor and Corporate Officer be authorized as signatories for any necessary documents.	
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13. BYLAWS

<p><input type="checkbox"/> Village Core Revitalization Tax Exemption Bylaw No. 1033, 2013</p> <p><input type="checkbox"/> 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, 66845, 66846, 70213</p>	<p>Report of Manager of Planning and Community Services – April 5, 2013 Re: Village Core Revitalization Tax Exemption Bylaw No. 1033, 2013</p> <p>Recommendation:</p> <p>THAT the Revitalization Tax Exemption Bylaw No. 1033, 2013 receive second and third reading.</p> <p>Report of Manager of Planning and Community Services – April 5, 2013 Re: 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, 66845, 66846, 70213</p> <p>Recommendation:</p> <p>THAT the Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1027, 2013 be read a third time;</p> <p>AND THAT the Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1028, 2013 be read a third time.</p>	<p>Item 13.1 Page 43</p> <p>Item 13.2 Page 57</p>
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14. QUESTIONS FROM THE PUBLIC

15. ADJOURNMENT

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

DATE: April 2, 2013
TIME: 7:00 p.m.
PLACE: Council Chambers,
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE:

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

CAO, Ted Tisdale
DCAO/CO, Debra Key

Recording Secretary

1.

CALL TO ORDER

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

2.

INTRODUCTION OF LATE ITEMS

3.

APPROVAL OF AGENDA

Moved by Councillor Jackson
Seconded by Councillor Reyerse

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**

4.

ADOPTION AND RECEIPT OF MINUTES

Regular Council Meeting
Minutes – March 18, 2013

Moved by Councillor Jackson
Seconded by Councillor Reyerse

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

**CARRIED
UNANIMOUSLY**

5.

BUSINESS ARISING FROM THE MINUTES

6. **CONSENT AGENDA**

7. **DELEGATIONS**

8. **CORRESPONDENCE**

Letter from District of Invermere dated March 15, 2013
Re: UBCM Executive needs to take action on the concept of towns with no people appointed councils.

Letter from the District of Kent dated March 15, 2013
Re: Support for Assessment Act – Farm Class Business Amendment at the Lower Mainland Local Government Association Conference.

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

Moved by Councillor Jackson
Seconded by Councillor Kiss

That the correspondence from the District of Invermere dated March 15, 2013, requesting support of their resolution regarding the need to take action on the concept of towns with no people appointed councils be received; and further, that a letter of support be forwarded to Union of British Columbia Municipalities in this regard.

**CARRIED
UNANIMOUSLY**

Moved by Councillor Jackson
Seconded by Councillor Buckley

That the correspondence from the District of Kent dated March 15, 2013, requesting support of their Resolution #R2013-079 with respect to the proposed amendment to the Assessment Act regarding Farm Class Business be received; and further, that a letter of support be forwarded to the Lower Mainland Local Government Association Annual General Meeting in this regard.

**CARRIED
UNANIMOUSLY**

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

Councillor Jackson reported on the restructuring of the Fraser Valley Regional Library.

11.

REPORTS FROM MAYOR FACIO

Reminded the public of the announcement by the Federal and Provincial Governments regarding infrastructure funding for Harrison Hot Springs. The announcement will be made in Council Chambers on Wednesday, April 3, 2013 at 9:30 a.m.

Harrison Paddle Club seeking youth to form another group.

Invitation to the launch of the Chehalis Flats and Bald Eagle and Salmon Preserve to be held on Saturday, April 6, 2013 at 10:00 a.m. at the Harrison Mills Community Hall.

Ecystation Compost Centre Grand Opening to be held Friday, April 19, 2013 from 11:00 a.m. to 2:30 p.m., the location is opposite the Gas Bar on the Lougheed Highway

12.

REPORTS FROM STAFF

Photographs Policy – 2.15

Moved by Councillor Buckley
Seconded by Councillor Reverse

THAT “Photographs Policy” 2.15 be adopted.

CARRIED
OPPOSED BY COUNCILLOR KISS

Business Support and Engagement Session

Moved by Councillor Jackson
Seconded by Councillor Buckley

That the report from the Manager, Planning and Community Services dated March 26, 2013, regarding “Business Support and Engagement Session” be received for information.

CARRIED
UNANIMOUSLY

Acquisition of New Vehicles

Moved by Councillor Jackson
Seconded by Councillor Reverse

That Option 2, “Lease to Own with the Municipal Finance Authority”, with respect to the acquisition of 2 new vehicles be supported.

CARRIED
UNANIMOUSLY

13.

BYLAWS

Bylaw No. 1032 Sewer
Regulation Amendment

Moved by Councillor Jackson
Seconded by Councillor Reverse

THAT Sewer Regulation and Fee Amendment Bylaw No. 1032, 2013
receive first, second and third reading.

**CARRIED
UNANIMOUSLY**

Bylaw No. 1034 Water
Regulation Amendment

Moved by Councillor Buckley
Seconded by Councillor Kiss

THAT Water Regulation and Fee Amendment Bylaw No. 1034, 2013
receive first and second reading.

**CARRIED
UNANIMOUSLY**

Moved by Councillor Buckley
Seconded by Councillor Kiss

That Water Regulation and Fee Amendment Bylaw No. 1034, 2013 be
amended in Section 2.b by deleting the following words:

*“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.”*

**AMENDMENT CARRIED
UNANIMOUSLY**

Moved by Councillor Reverse
Seconded by Councillor Buckley

THAT Water Regulation and Fee Amendment Bylaw No. 1034, 2013
receive third reading, as amended.

**CARRIED
UNANIMOUSLY**

14.

QUESTIONS FROM THE PUBLIC

Nil

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
April 2, 2013*

15.

ADJOURNMENT

Moved by Councillor Jackson
Seconded by Councillor Buckley

THAT the meeting be adjourned at 7:25 p.m.

**CARRIED
UNANIMOUSLY**

Leo Facio
Mayor

Debra Key
Corporate Officer

DRAFT

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING**

DATE: March 11, 2013
TIME: 10:00 a.m.
PLACE: Council Chambers

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

CAO, Ted Tisdale
DCAO/CO, Debra Key
Manager of Revenue Services, Peggy Parberry
Operations Manager, Ian Gardner
Manager of Planning and Community Services,
Andre Isakov
Manager of Development Services, Ian Crane

ABSENT:

Recording Secretary, Krystal Sobie

1.

CALL TO ORDER

2.

INTRODUCTION OF LATE ITEMS

- Council Procedure Bylaw Item 4.13

3.

APPROVAL OF AGENDA

Moved by Councillor Buckley
Seconded by Councillor Jackson

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
MARCH 11, 2013**

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4.

ITEMS FOR DISCUSSION

Cenotaph Location and Cost

Councillor Kiss would like to see the cenotaph placed at Memorial Hall but would like to make sure that the Remembrance Day Ceremony in Harrison Hot Springs will not take away from the service in Agassiz.

Councillor Buckley would like to see the cenotaph placed at the Memorial Hall.

Councillor Jackson is not concerned with the location but would like information as to what will be placed on the cenotaph.

Campbell Lake Trail

There has been no update from the District of Kent as to the status of the application to Mountain Prison for the clean-up of the Campbell Lake Trail.

Councillor Kiss would like Council to consider renaming the trail to Sasquatch Trail.

Streetscape Benches

Mayor Facio suggested that the benches which will be placed on Esplanade Block 1 could be offered as Memorial Benches.

Councillor Buckley and Councillor Kiss are in favour of the benches for Esplanade Block 1 being offered to the public as Memorial Benches.

Councillor Jackson suggested that once the tree locations for Esplanade Block 1 have been decided the Village Office should advertise for donations. Trees donated could have a plaque placed on them with the names of the donator(s).

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
MARCH 11, 2013**

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Councillor Reyerse joined the meeting at 10:10 a.m.

Councillor Reyerse suggested that the benches along Esplanade Block 1 should be backless to allow for more seating capacity.

Beach Signage

Barbequing signs should somehow indicate where Randall Park is located.

Councillor Reyerse commented that an off leash area for dogs and barbequing cannot be in the same place. It was suggested that Randall Park should only be for barbequing and the North side of the lagoon during particular hours be permitted as an off leash dog area.

Councillor Kiss would not like to see the off leash dog area moved from Rendall Park.

Ted Tisdale, Chief Administrative Officer will speak with Devlin Onucki, Bylaw Enforcement Officer, regarding enforcement of barbequing on the beach and eliminating the off leash dog area.

Councillor Reyerse commented that all signage should be on one board at each stairwell to the beach.

Councillor Buckley suggested that there is no off leash dog area during peak times of the year.

Councillor Jackson is not in favour of an off leash dog area.

Councillor Kiss would like to see the off leash dog area be permitted in Rendall Park during specific hours.

Staff is currently looking into the price of wrap a round's for the hydro box near the plaza. Councillor Reyerse will approach the Chamber of Commerce at the next Director's meeting and ask if they would consider a donation towards the hydro box instead of the Christmas lights this year.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
MARCH 11, 2013**

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Spring Park Bowling

When the bowling area is ready for the public an ad should go in the newspaper to inform the public of the availability.

Update on Trail Maintenance

The trail near Naismith could use some maintenance on the bridge.

Spirit Trail has two fallen trees that are blocking the path.

Rendall Park

Mayor Facio asked if staff had ever received any comments with regards to a shower in Randall Park. Staff will look into the costing.

Beach Improvements

The breach should be getting started at the end of march.

Tax Revitalization Bylaw

Andre Isakov, Manager of Planning and Community Services, presented to Council the draft Tax Revitalization Bylaw and asked for their input on the proposed figures and the areas included.

Council discussed a category that will encourage business to clean up the aesthetics of the building.

Ian Crane, Manager of Development Services, suggested that Council consider another category of \$100, 000.00 and allow the exemption for 2 years. This is all based on the assessed value.

A member of the public asked why 398 Hot Springs Road is not included in the Tax Revitalization Bylaw.

Councillor Jackson noted that commercial and residential property should be defined in the bylaw.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
MARCH 11, 2013**

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Ian Crane, Manager of Development Services noted that this type of bylaw is only effective if you only focus on specific areas where you want to encourage development.

Councillor Reyerse would not like to see the blue section included in the bylaw at this time.

Andre Isakov, Manager of Planning and Community Services commented that at this time staff would recommend just starting with the red section with the option of adding one of the other three sections.

Councillor Kiss would like to follow the OCP with the red section. He believes that the commercial was extended to 398 Hot Springs Road. Along with including the green section on Lillooet and the Yacht Club.

Family Day

Mayor Facio asked Council if they would be interested in holding a family/community day in the Village sometime in the summer months.

Councillor Reyerse and Councillor Jackson believe it is a great idea if volunteers would like to put it on but would not like to see the Village staff taking it on.

Councillor Kiss would like to see it fit in with the Multi-Cultural Celebration or BC Day and put on by the Events Coordinator.

Councillor Reyerse left the meeting at 11:24 a.m.

Other Sources of Revenue

Mayor Facio asked if any of the Councillors had suggestions for other sources of revenue. He suggested next year to implement 2 hour parking.

Foreshore Lease Update

There is no update at this time.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
MARCH 11, 2013**

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Council Procedure Bylaw

Councillor Kiss would like to see calling for the question to be only permitted after all members of Council have had at least one opportunity to speak on the matter.

5.

PUBLIC QUESTIONS

A member of the public asked if Council aware that the Tall Grass Trail has been closed by Village Staff?

A member of the public asked where the opportunity for anybody who is an advocate for trails to have an input into this process and trail management and planning?

If all goes well the trail management will be taken care of by the Regional District in the East Sector. We have no jurisdiction over trails on private property.

6.

ADJOURNMENT

Moved by Councillor Jackson
Seconded by Councillor Buckley

THAT the meeting be adjourned.

The meeting adjourned at 11:34 a.m.

**CARRIED
UNANIMOUSLY**

**Leo Facio
Mayor**

**Debra Key
Corporate Officer**



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 2nd DAY OF APRIL, 2013

READ A SECOND TIME THIS 2nd DAY OF APRIL, 2013

READ A THIRD TIME THIS 2nd DAY OF APRIL, 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
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 .62m³

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
(\$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

BYLAW NO. 1034

A bylaw to amend the Water Regulation Bylaw No. 967

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 to read:

"After a water service is available to any class of property, the owner must make application to connect within one year after completion of that water main extension project.", 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 2nd DAY OF APRIL, 2013

READ A SECOND TIME THIS 2nd DAY OF APRIL, 2013

READ A THIRD TIME. AS AMENDED, THIS 2nd DAY OF APRIL, 2013

ADOPTED THIS DAY OF APRIL, 2013

Mayor

Corporate 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
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 Marks

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

HEALTHIER COMMUNITY PARTNERSHIPS



You are invited to attend the
2013 Healthy Living Trade Show
"Building Better Health Together"

This Trade Show will build upon the foundation established last year and serve to inspire more collaborative action in creating a healthier community.

Join together with mayors, councillors, senior municipal and health leaders, municipal staff (including Recreation, Parks and Culture, Engineering, Human Resources, Planning and Communications Departments) and community partners to celebrate and share the collaborative work being supported in our communities to advance healthy living, healthy public policy and healthier community partnerships.

*Friday, May 24, 2013
1:00 pm – 3:30 pm*

*Langley Events Centre
7888 - 200 Street,
Langley, BC*

*Space is limited. Please RSVP before May 8th, 2013
with your name & community to: rosalynn.oraas@fraserhealth.ca*

Participating Communities

Abbotsford
Anmore
Belcarra
Burnaby
Chilliwack
Coquitlam
Delta
District of Kent (Agassiz)
Harrison Hot Springs
Hope
City of Langley
Township of Langley
Maple Ridge
Mission
New Westminster
Pitt Meadows
Port Coquitlam
Port Moody
Surrey
White Rock





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: April 10, 2013
FROM: Debra Key, Deputy Chief Administrative Officer/Corporate Officer FILE: 4320-50
SUBJECT: Liquor Primary and Liquor Primary Club Structural Change Application

ISSUE:

Approval of updated Liquor Licence from old Patron Capacity Method for determining Customer Load to the standardized Building Occupant Load.

BACKGROUND:

A request has been received from the Old Settler Pub for their application to the Liquor Control and Licencing Branch to have its current Liquor Licence brought up to date with the current BCLB Licencing Methods.

The Pub is requesting a change to update their Liquor Licence from Patron Capacity Method to a standardized Building Occupant Load. The current licence area as shown on the liquor licence is 85 based on capacity method. The new occupant load for all areas as determined is 179 which includes all patrons, employees and patio in the determination of capacity.

The Fire Inspector has approved the new Occupancy Load.

RECOMMENDATION:

THAT Council approve the endorsement of the Old Settler Pub's Liquor Primary and Liquor Primary Club Structural Change Application.

Respectfully submitted for your consideration;

[Signature of Debra Key]
Debra Key
Deputy Chief Administrative Officer/
Corporate Officer

DIRECTOR OF FINANCE COMMENTS:

[Signature of Dale Courtice]
Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

FOR [Signature of Ted Tisdale]
Ted Tisdale
Chief Administrative Officer



Box 239 - 222 Cedar Ave. Harrison Hot Springs - British Columbia, Canada - V0M 1K0
Telephone: (604) 796-9722 Fax: (604) 796-1034 Email: oldsettler@uniserve.com
Website: oldsettler.com

April 9, 2013

To: Village of Harrison Hot Springs

Re: Update current Liquor License to reflect Building Occupancy Load as used in all new Licensing applications.

The Old Settler Pub is applying to the Liquor Control and Licensing Branch to have its current Liquor License brought up to date with current BCLB Licensing Methods used for all New Applications.

We are applying to go from the old Patron Capacity Method for determining Customer Load, to the standardized Building Occupant Load, as used in all applications for the past 10 years.

The Occupant Load now includes all Patrons, Employees, and Patio in the Determination of Capacity.

This License application requires local Government input.

Kent Lucki
Owner Old Settler Pub

Trent Lucki
Owner Old Settler Pub



Liquor Primary and Liquor Primary Club

Structural Change Application

Liquor Control and Licensing Form LCLB 012a

INSTRUCTIONS:

Complete all applicable fields then submit with payment as outlined in Part 8 of this application form. You may complete this form online, then print.

- If you have any questions about this application, call the Liquor Control and Licensing Branch (LCLB) toll-free at: **1 866 209-2111**
- LCLB forms and supporting materials referred to in this document can be found at: **www.pssg.gov.bc.ca/lclb**

Licensee Information

Licence # affected: 152,684

Licensee name [as shown on licence]: L.T.K. Investments Ltd.

Establishment name [as shown on licence]: Old Settler Pub

Establishment

Location address: 222 Cedar Ave.
(as shown on licence)

Street

Harrison Hot Springs

City

BC

Province

V0M 1K0

Postal Code

Business Tel with area code: (604) 796-8522

Business Fax with area code: (604) 796-1034

Business e-mail: oldsettler@uniserve.com

Business

Mailing address: Box 239
(if different from above)

Street

Harrison Hot Springs

City

BC

Province

V0M 1K0

Postal Code

Contact Name: Kent Lucki

last / first / middle

Contact number: (604) 796-8522

Type of Change Requested

Please check appropriate box(es) below:

Sub- Job Number
Office Use ONLY

1.	<input type="checkbox"/> New Outdoor Patio: see Part 1	Outdoor Patio (C3-LIC) _____
This section is for golf courses only.		
2.	<input type="checkbox"/> A Kiosk <input type="checkbox"/> Take-out Window <input type="checkbox"/> Beverage Cart Service (one cart permitted per 9 holes) <input type="checkbox"/> Playing Area of the golf course to allow liquor service from the interior LP liquor service bar.	Structural - no capacity change (Golf Kiosk/take-out) (C4-LIC) _____ Structural - no capacity change (Golf Cart) (C6-LIC) _____
3.	<input checked="" type="checkbox"/> Structural Alterations/Renovations or Addition of New Licensed Area or Removal of an Existing Licensed Area: see Part 3	Structural - capacity change (C3-LIC) _____ Structural - no capacity change (C4-LIC) _____

PART 1: Addition of New Outdoor Patio

Fee: \$440

C3 - LIC

The addition of a licensed outdoor patio must be approved by the Liquor Control and Licensing Branch. Floor plans must have sufficient detail to be acceptable to the branch. Please be advised that the applicant is responsible for complying with any local bylaws related to the licensed establishment patios. **The application requires a local government/First Nation resolution.**

Provide the following:

- One 11" x 17" and one 8.5" x 11" floor plan detailing furniture layout of the entire establishment and the proposed patio area(s). The occupant load of the establishment and proposed patio area(s) must be marked/stamped ON the plans by fire or building authorities. An alternate qualified architect or design professional may be used in locations where fire and building authorities do not have jurisdiction to provide an occupant load. Written confirmation must be provided by local government/First Nations.
- Occupant load of patio(s) from above plans, if provided separately and not included in calculation of main interior occupant load.
Patio #1: _____ Patio #2: _____
- Provide evidence of valid interest in the patio property if the patio is on different property than the licensed establishment, such as a patio located on a public sidewalk adjacent to the licensed interior. Evidence of valid interest may be in the form of a lease, letter of authorization or other agreement document.

1. Describe the patio perimeter that is designed to control patron entry/exit. (i.e., railing, fencing, planters, hedging, etc.)

2. Will your servers have to carry liquor through unlicensed areas to get to the patio? Yes No *If Yes, please explain:*

3. Is the patio located immediately adjacent or contiguous to the interior licensed area? Yes No *If No, please explain:*

4. Describe how your staff will manage and control the patio from the interior licensed area

Attach a photo if the patio is already built.

IMPORTANT: You must request a local government/First Nation resolution commenting on the application. Local government must complete **Part 5** of this form. For further information on local government resolutions, read Part 4.

...Also complete Parts 7 and 8

PART 2: Golf Courses Only - Licensing the Playing Area

Fee: \$440
(each)

C4 - LIC

C6 - LIC

Applies to: Golf courses with a Liquor-Primary or Liquor-Primary Club Licence.

For all changes, including Beverage Cart (C6), please provide a map of the entire golf course that identifies the following:

- Label the holes (1-9 or 1-18 as applicable)
- Label any road ways (public or private) that may divide the golf course playing area (as applicable)
- Label the location of any existing licensed areas that fall under an LP or FP (as applicable)
- Label the parking area, club house, other businesses and any other external buildings on the playing area of the golf course.

Note: Putting green and driving ranges are not permitted to be licensed.

For Take-out Window (C4), also provide:

- Provide interior floor plan layout detailing the location of the take-out window and where liquor will be served.
Note: The take-out window must be in a location such that patrons do not have to walk through a food primary licensed area in order to access the window AND that is sufficiently close to the golf course so that patrons do not walk through an unlicensed area with their liquor in order to access the golf playing area.
- If the window is an existing structure, provide a recent photo of the interior and exterior area.

For Kiosk (C4), also provide

- Detail the exact location of the kiosk(s).
- If the kiosk is an existing structure, provide a recent photo of the interior area and exterior area.

For Playing Area only (no kiosk, beverage cart, or take-out window) (C6), also provide:

- Identify any unlicensed interior or exterior areas between the interior LP liquor service bar and the playing area.
Note: If applying for just the playing area to be licensed, there must be an interior LP licensed area with a liquor service bar located within the LP red-lined area

...Also complete Parts 7 and 8

PART 3: Other Structural Alterations/Renovations or an Addition of a Licensed Area or Removal of an Existing Licensed Area (Not construction of new patios)

Fee: \$440

C3 - Cap Ch.

C4 - No Cap Ch.

Please check Alteration Addition Removal Other (please detail in the box below)

- Describe the proposed alterations or addition, including the general construction proposal, e.g. if exits will be added, full height or pony walls to be removed or added, a change to the bar location, washrooms, etc.

Capacity Increase to Occupant Load including Patio and Staff

Provide the following:

- One 11" x 17" and one 8.5" x 11" floor plan detailing furniture layout of the entire establishment. The occupant load of the establishment and proposed patio area(s) must be marked/stamped ON the plans by fire or building authorities. An alternate qualified architect or design professional may be used in locations where fire and building authorities do not have jurisdiction to provide an occupant load. Written consent must be provided by local government/First Nations.

A. Current total of all licensed areas (as shown on the liquor licence): 85

B. Occupant load for all **new** areas, as determined by building or fire authorities on the submitted plans: 179

IMPORTANT: If the alteration or addition results in an **increase** to your current occupant load, see "Licensee Responsibilities" in Part 4.

...Also complete Parts 7 and 8

PART 4: Local Government/First Nation Resolutions: Information for the Applicant

A resolution from your local government or First Nation commenting on the application is required for the following change types:

- Part 1: Addition of a new patio
- Part 3: Any alteration/addition, when the change increases the physical size of the establishment and the occupant load calculation.

Licensee responsibilities:

- Fill out applicable sections of this form.
- **Request your local government/First Nation to sign and date Part 5 of the original form.**
- Provide a photocopy of this form to the local government/First Nation and request that a resolution be provided within 90 days and sent directly to the Liquor Control and Licensing Branch, Victoria Head Office.
- Send the original form and application fees to the branch.
- The Liquor Control and Licensing Branch will follow up with the local government/First Nation if a resolution has not been received by the Branch within 90 days of the local government's receipt of your request.

Your local government/First Nation may decide that it does not wish to provide comment on your change request. However, they must still provide a resolution stating this decision and this resolution must be submitted directly to the Liquor Control and Licensing Branch.

For more information on resolutions regarding B.C. liquor licences, please visit the LCLB website publication index to consult the guide *Role of Local Government and First Nation* at <http://www.pssg.gov.bc.ca/lclb/> under "Publications, Legislation & Resources".

PART 5: Local Government/First Nation Confirmation of Receipt of Application

This is to be filled out by your local government/First Nation office in relation to Parts 1 and 3. Applies to Liquor Primary and Liquor Primary Club licences.

Local government/First Nation (name): _____

Name of Official: _____ Title/Position: _____
(last / first / middle)

Date of receipt of application: _____ Phone: _____
(day / month / year)

Signature of Official: _____

This application serves as notice from the Liquor Control and Licensing Branch that an application for a permanent change to a liquor licence is being made within your community. The Liquor Control and Licensing Branch (LCLB) requests that a resolution commenting on the application be sent to the LCLB Victoria Head Office within 90 days of the above date of receipt.

If more than 90 days is required to provide a resolution, please contact the branch to make a request to the general manager for an extension. If the local government/First Nation decides not to provide comment, a resolution indicating this decision must be provided to the branch.

All of the items outlined below in points (a) through (d) must be addressed in the resolution in order for the resolution to comply with section 53 of the Liquor Control and Licensing Regulation. Any report presented by an advisory body or sub-committee to the council or board may be referenced in and attached to the resolution.

- (a) The potential for noise if the application is approved (provide comments).**
- (b) The impact on the community if the application is approved (provide comments).**
- (c) If the amendment may affect nearby residents, the local government or first nation must gather the views of residents in accordance with 11.3(2)(c) of the Act.**
 - If the local government or first nation gathered the views of residents, they must provide:
 - (i) the views of the residents
 - (ii) the method used to gather the views of the residents, and
 - (iii) its comments and recommendations respecting the views of the residents.**(Residents includes residents and business owners)**
 - If the views of residents were not gathered, provide reasons.
- (d) Its recommendation with respect to whether the amendment should be approved.**

For more information on resolutions regarding B.C. liquor licences, please visit the LCLB website publication index to consult the guide *Role of Local Government and First Nation* at <http://www.pssg.gov.bc.ca/lclb/> under "Publications, Legislation & Resources".

PART 6: Floor Plan Guidelines

A floor plan is a view of each floor as seen if you were to remove the roof or ceiling and all construction above. Floor plans must show acceptable levels of detail to the Liquor Control and Licensing Branch for your application to be processed.

Floor plans should meet the following requirements:

- Must be clear, legible and of sufficient size and detail
- OCCUPANT LOAD(S) MUST BE CLEARLY MARKED/STAMPED ON THE PLANS by provincial (or designate) fire or building authorities. An alternate qualified professional may be used in locations where fire and building authorities are not available to provide an occupant load, if accompanied by local government/First Nation written consent.
- Dimensions of rooms, partial height walls, planters, location of doors and windows, stairs showing direction of travel, etc.
- Clearly mark the washrooms, kitchen, bars, patio(s), furniture layout of tables, chairs and barstools, entrances and exits, as applicable.

PART 7: Declaration of Signing Authority Including Valid Interest

My signature, as Applicant, indicates that, with respect to the establishment:

- I am the owner of the business to be carried on at the establishment or the portion of the establishment to be licensed.
- I am the owner or lessee of the establishment or portion of the establishment to be licensed. If I have an option/offer to lease the establishment, or portion of the establishment to be licensed, prior to a licence being issued, I will obtain a completed lease that will not expire for a minimum of 12 months after the date the licence is issued.
- I understand that the general manager has the right to request the following documentation supporting valid interest at any time and I agree to provide the requested documentation in a timely manner upon request:
 - If the applicant owns the property, a Certificate of Title in the applicant's name.
 - If the applicant is renting or leasing, a fully executed lease or assignment/offer of lease which does not expire for at least 12 months from the date the licence is issued. An offer for rent/lease must show rent paid, have a term and an expiry date and be signed by both the applicant and the property owner.
 - If the applicant is buying the land and the building(s), a copy of the offer or option to purchase the property and building(s). An offer must show price paid, have a term and expiry date, and be signed by both the applicant and the property owner.
- I understand that loss of valid interest at any time while holding a licence is reason for the general manager to consider cancelling the licence.
- I understand that I must advise the branch immediately if at any time the potential exists to lose valid interest either during the licensing process or once a licence has been issued.
- I understand that the name(s) on documentation demonstrating valid interest must be identical to the applicant name(s).
- As the licensee, I will be accountable for the overall operation, for all activities within the establishment and will not allow another person to use the licence without having first obtained a written approval from the general manager.
- I understand that a licence can only be renewed if I am the owner of the business carried on at the licensed establishment and I am the owner or lessee of the licensed portion of the establishment.

I solemnly declare that the statements in this declaration are true.

(Signature of any shareholder of a private corporation, signing officer of a public corporation or society, sole proprietor or **all** individuals in a partnership is required below):

Note: An agent, lawyer, resident manager or third party operator **may not** sign the declaration on behalf of the applicant.

Name of Official: Lucki / Kent / Anthony Position: Owner Date: 04/04/2013
(last / first / middle) (Day/Month/Year)

Signature: _____

Name of Official: Lucki / Trent / Paul Position: Owner Date: 04/04/2013
(last / first / middle) (Day/Month/Year)

Signature: _____

Name of Official: _____ Position: _____ Date: _____
(last / first / middle) (Day/Month/Year)

Signature: _____

Name of Official: _____ Position: _____ Date: _____
(last / first / middle) (Day/Month/Year)

Signature: _____

Section 15(2) of the Liquor Control and Licensing Act states: "A person applying for the issue, renewal, transfer, or amendment of a licence who fails to disclose a material fact required by the form of application or makes a false or misleading statement in the form of application commits an offence".

False declaration of valid interest is reason for the general manager to consider terminating the licence application and/or cancelling the licence.

PART 8: Application Fees - Payment Options

Fees may be paid by cheque, money order, debit or credit card and are non-refundable. Debit transactions can only be made in person at the Victoria Head Office. Submit the payment with the application form. Do not mail cash.

Fee: (non-refundable):

TOTAL FEE Submitted: \$ 440

Payment is by (check) one:

cheque, payable to Minister of Finance (if cheque is returned, non-sufficient funds, a \$20 fee will be charged)

money order, payable to Minister of Finance

VISA MasterCard AMEX

If paying by credit card, please provide credit card details below . . .

Credit card Number: _____ Expiry Date: _____ / _____

Name of cardholder (as it appears on card): _____

Signature of cardholder: _____

Or you may send in the application without credit card information, but you must telephone LCLB Head Office directly to provide the credit card number details. If so, please confirm by checking the box below:

I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 to provide credit card information and understand that *no action can proceed with my application until the application fee is paid in full.*

Contact Information

**Ministry of Public Safety and Solicitor General
Liquor Control and Licensing Branch**

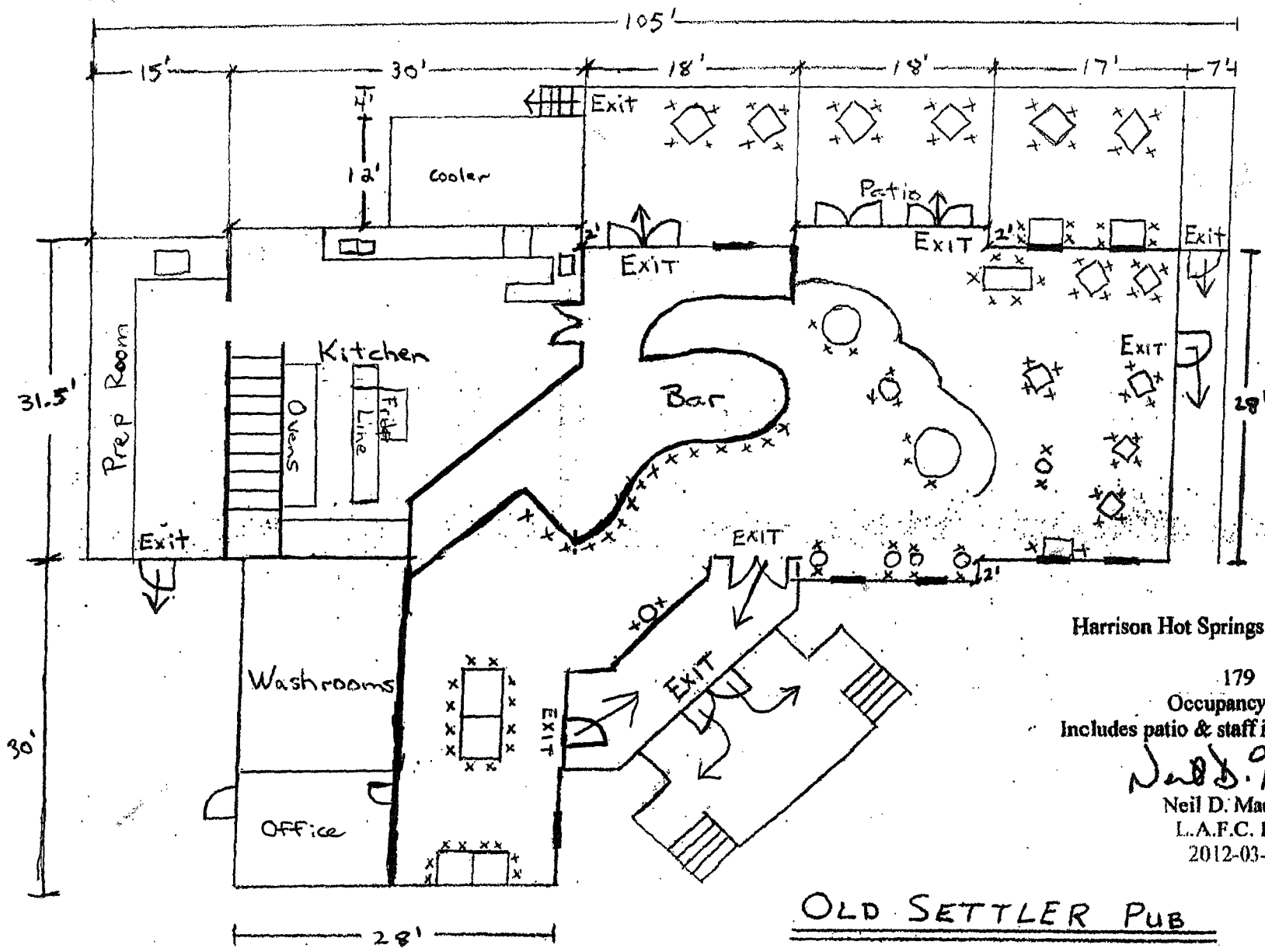
Location: 4th Floor, 3350 Douglas St., Victoria BC V8Z 3L1

For Mail Only: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8

Phone: 250 952-5787 **Web:** www.pssg.gov.bc.ca/lclb **E-mail:** liquor.licensing@gov.bc.ca

Note: To ensure legibility, this application and supporting material cannot be faxed to the branch. !

Freedom of Information and Privacy Act - The information requested on this form is collected for the purpose of obtaining or making changes to a liquor licence application. All personal information is collected under the authority of Section 15 of the Liquor Control and Licensing Act (RSBC 1996, c.267). Questions should be directed to: Liquor Control and Licensing Branch, Freedom of Information Officer, PO Box 9292 STN PROV GOVT, Victoria, BC V8W 9J8. Ph: In Victoria, 250 952-5787 Outside Victoria, 1 866 209-2111. Fax: 250 952-7066



Harrison Hot Springs Fire Department

179
Occupancy Load
Includes patio & staff in overall formula

Neil D. MacLean
Neil D. MacLean
L.A.F.C. 1758
2012-03-24

OLD SETTLER PUB

Total Building Square Footage
= 4106.50 sq. ft



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council

DATE: April 15, 2013

FROM: Ian Gardner
Operations Manager

FILE: 2240-20-02-16

SUBJECT: GE Remote Monitoring and Diagnostics Agreement

ISSUE:

Renewing the existing agreement with GE for Remote Monitoring and Diagnostics, as well as, 24/7 Technical Support.

BACKGROUND:

With the construction of the new Wastewater Treatment Facility, a RM&D and 24/7 Tech support agreement was include for the first year of operation. That agreement ends May 31, 2013. This is an integral part of the day to day operation of the Treatment Facility.

We have the option of a 5 year renewal with the cost being locked in for the 5 years. The cost for the two services is:


RM&D - \$ 8,213.00/year
24/7 Tech support - \$ 2,470.00/year
Total - \$10,683.00/year

RECOMMENDATION:

THAT Council authorize staff to renew the agreement with GE for 5 years;

AND THAT the Mayor and Corporate Officer be the authorized signatories for the necessary documents.

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

Monitor Service

Enjoy peace of mind having a GE process expert as a key member of your operating team

What is Monitor Service?

Monitor Service pairs you with a GE process expert and provides you a level of personal attention that is currently not available in the market.

Your process expert is specifically assigned to your plant and will monitor key parameters using GE's remote monitoring & diagnostics (RM&D) platform.

Your process expert will be in touch frequently with the key members of your operations team to discuss performance, process and operational details. While supporting your team with day-to-day operations, the process expert will use the RM&D platform to focus on long-term trends and provide you with insights and recommendations that will help increase membrane life and reduce costs.

Your process expert will provide you with process and performance review reports that contain insights and recommendations to help you improve performance, optimize your process parameters and avoid operational downtime.



Your process expert will use the new RM&D platform to monitor your plant and provide you with key insights.



Your process expert will work hard to improve membrane performance, optimize process parameters and avoid operational downtime for you.

The GE Process Expert Team

The process expert team that will connect with you and monitor your plant is comprised of water technologists and engineers. The process experts come from various roles within GE's water and process business and can provide you with practical recommendations based on strong theoretical understanding.

As a Monitor Service customer, you will be able to connect with your process expert via phone, email or video web-chat. When required, site visits can be arranged as well.

When the need for troubleshooting does arise, you will have a process expert already familiar with your system ready to help you.

The process expert team has a wide breadth of knowledge and is providing Monitor Service for over 150 customers operating various ultrafiltration, MBR, Reverse Osmosis, and electro-separation-based GE systems.

Find a contact near you by visiting www.ge.com/water and clicking on "Contact Us".
* Trademark of General Electric Company, may be registered in one or more countries.
©2012, General Electric Company. All rights reserved.

The Performance Report

Performance reports are typically provided on a biweekly or monthly basis, depending on your needs. The process expert will gather information from the RM&D platform and from discussions with your operations team.

The report will include analysis of key operational data from site, a review and discussion of the trends, and practical recommendations to help optimize operations, reduce costs and increase performance.

The performance reports are an excellent source of information and provide your operations team with key process and product specific insights from your GE expert.

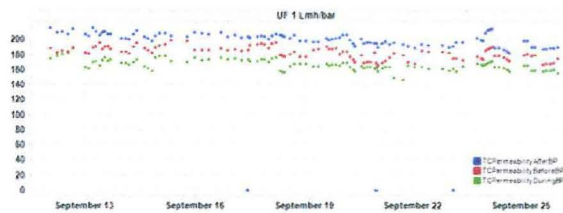
Twice a year you will receive a management report reviewing operations over the past six months. This report will focus on membrane performance, membrane cleaning and long-term trends.

Plant Summary

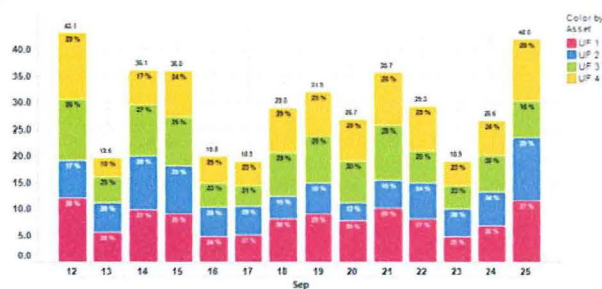
During the last biweekly period, total daily plant permeate flow ranged from 19 MLD to 43 MLD with an average of approximately 30 MLD. Both production and backpulse flux remained well within their acceptable design limits, which indicates that the plant is operating under optimum conditions.

TC Permeability Trends By Train

Membrane performance was excellent throughout the last two weeks of production. Following the recovery cleans performed during the last biweekly period, temperature corrected permeability, shown in the graphs below, improved for all four trains. Going forward I think that recovery cleans should be initiated whenever a train reaches a TC Permeability of 110 lmh/bar (not 120 lmh/bar as indicated in the previous report) or every 60 days, whichever arrives first.



Daily Permeate Flow



An excerpt taken from a performance report

Parameter and Set Point Control

While your process expert is able to view and monitor your trends remotely, you have complete control of all plant, set point and operational decisions. You, as the customer, remain in full control and own all of the data being collected.

The process expert will advise you on optimizing and fine tuning your parameters and set points; however, only you have the ability to make changes locally at your site.

Monitor Service Scope

The RM&D platform does not log data in real time, but rather it gathers data every few hours. As a result, the RM&D platform and Monitor Service do not replace the need for an on-site operations staff.

Monitor Service provides your operations staff with a GE process expert that can advise them and help ensure a high level of system performance in the long run.

The process expert will log in and check your site's data frequently. When one of your plant parameters falls outside its normal operating range, an alarm is automatically sent to your process expert.

As a Monitor Service customer, you too will have full access to the remote monitoring & diagnostics platform.

Take Action

For more information about Monitor Service and for all your water treatment needs, contact your Regional Sales Manager or Regional Lifecycle Manager to your discuss options.

24/7 Technical Support

A team of technical support specialists available
24 hours a day, 7 days a week



What is 24/7 Technical Support?

A technical support line that:

- Responds to customer calls day or night
- Resolves technical issues to minimize downtime
- Tracks customer issues to ensure timely resolution
- Connects customers to GE Process, Controls and Field Service teams

How can 24/7 Support help me?

- Peace of mind knowing that a highly skilled GE technical support specialist is only a phone call away 24/7/365.
- Improves productivity; our technical support team will resolve your issue quickly to minimize downtime using our Customer Issue Tracking system.
- Access to expertise; the technical support line is your first step to accessing GE's complete knowledge base.
- Detect and troubleshoot problems; our specialists will not only help resolve your issue, they will look for the root cause in order to prevent the issue from happening again.

Who will be answering my call?

- A team of technical support specialists with real world experience in all aspects of water treatment process and control.
- Our team of specialists can help resolve issues with UF, MBR, RO, ED, EDR, EDI, E-Cell, pumps, filters and membranes.
- Our team can help you resolve process, mechanical, electrical and programming issues.
- Our team of specialists is comprised of technicians, technologists and engineers with years of field service and commissioning experience.

What is Customer Issuing Tracking (CIT)?

CIT provides simple and effective issue management to drive quick issue resolution:

- A single tracking system that is accessible to all GE's water & process technologies employees worldwide.
- All customer issues, warranty claims and technical support questions are entered into the CIT system and given a CIT tracking number.
- The technical support specialist enters issue information into CIT and forwards the issue to all GE employees that can help resolve the issue.
- An issue manager is chosen to take ownership of the issue and engage GE staff to deliver a resolution to the customer quickly.

How Will CIT Help Drive Issue Resolution Faster?

- The issue manager tracks the issue to ensure a timely resolution and provides the customer with frequent updates on progress.
- Customers can call for an update on their issue and reference their CIT tracking number.
- Each CIT issue has a notes and file transfer section that GE staff use as a central communication tool. These sections provide more effective communication and collaboration than emails.
- A team of CIT specialists monitor every issue that is open and provide the issue manager with support to resolve the issue.
- Issues that are taking long to resolve are automatically escalated to upper management for review and support.



GE Power & Water Canadian Office
Oakville, Ontario, Canada
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F: 905 465 3050

Global Headquarters
Trevose, PA, USA
T: 215 355 3300
www.ge.com/water

Europe/Middle East/Africa
Heverlee, Belgium
T: 32 16 40 20 00

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Shanghai, China
T: 86 (0) 411 8366 6489



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 15, 2013
FROM: Ian Gardner
Operations Manager **FILE:** 6340-03
SUBJECT: Lagoon Breach Contract award

ISSUE: Awarding of Contract for the repair of the Lagoon Breach

BACKGROUND:

A request for quotes was issued for the Lagoon Breach repair April 4, 2013 and closed April 11, 2013 at 5:00 pm. Three quotes were received by the Village's Engineering Consultant. One proponent was disqualified. The other two proponents equally met the quote criteria. The recommendation is based on the submitted criteria and price.

RECOMMENDATION:

THAT the contract for the Lagoon Breach repair be awarded to Timbro Contracting in the amount of \$28,000.00; and

THAT the Mayor and Corporate Officer be authorized as signatories for any necessary documents.

Respectfully submitted for your consideration;

Ian Gardner
Operations Manager

DIRECTOR OF FINANCE COMMENTS:

Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Fac. _____
Ted Tisdale
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 5, 2013

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

SUBJECT: Village Core Revitalization Tax Exemption Bylaw

ISSUE:

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

BACKGROUND:

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. 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 you are not losing any property tax revenues. Instead, you are foregoing property tax increases for a period of time following redevelopment for the purposes of gaining development and tax revenues long-term.

The Village Core Revitalization Tax Exemption Bylaw No. 1033 was read a first time at a Regular Council Meeting on March 18, 2013. Subsequently, the Advisory Planning Commission reviewed and provided comments on the Bylaw at the Special APC meeting on March 27, 2013. The APC overall supported the implementation of the Bylaw but recommended that the Revitalization

Area as outlined within Schedule A of the Bylaw be expanded to include the property located at 398 Hot Springs Road. As well, the APC discussed the possibility of including the Village owned lands located adjacent from 480 Hot Springs Road within the Revitalization Area.

The Village also hosted an information drop-in session for the Bylaw on April 4, 2013. The meeting did not provide new insight.

OPTIONS

- 1. THAT Council amend the bylaw by extending the Revitalization Area as outlined within Schedule A of Bylaw No. 1033 to include the property located at 398 Hot Springs Road and/or the Village owned lands located adjacent from 480 Hot Springs Road; and

THAT the Village Core Revitalization Tax Exemption Bylaw No. 1033 be read a second and third time.

- 2. THAT the Village Core Revitalization Tax Exemption Bylaw No. 1033 be read a second and third time.

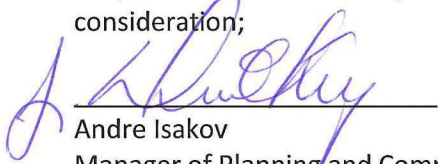
ATTACHMENTS:

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

RECOMMENDATION:

THAT the Village Core Revitalization Tax Exemption Bylaw No. 1033 be read a second and third time.

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:

for



Ted Tisdale
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1033

VILLAGE CORE REVITALIZATION TAX EXEMPTION

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 18th DAY OF MARCH, 2013

READ A SECOND TIME THIS DAY OF , 2013

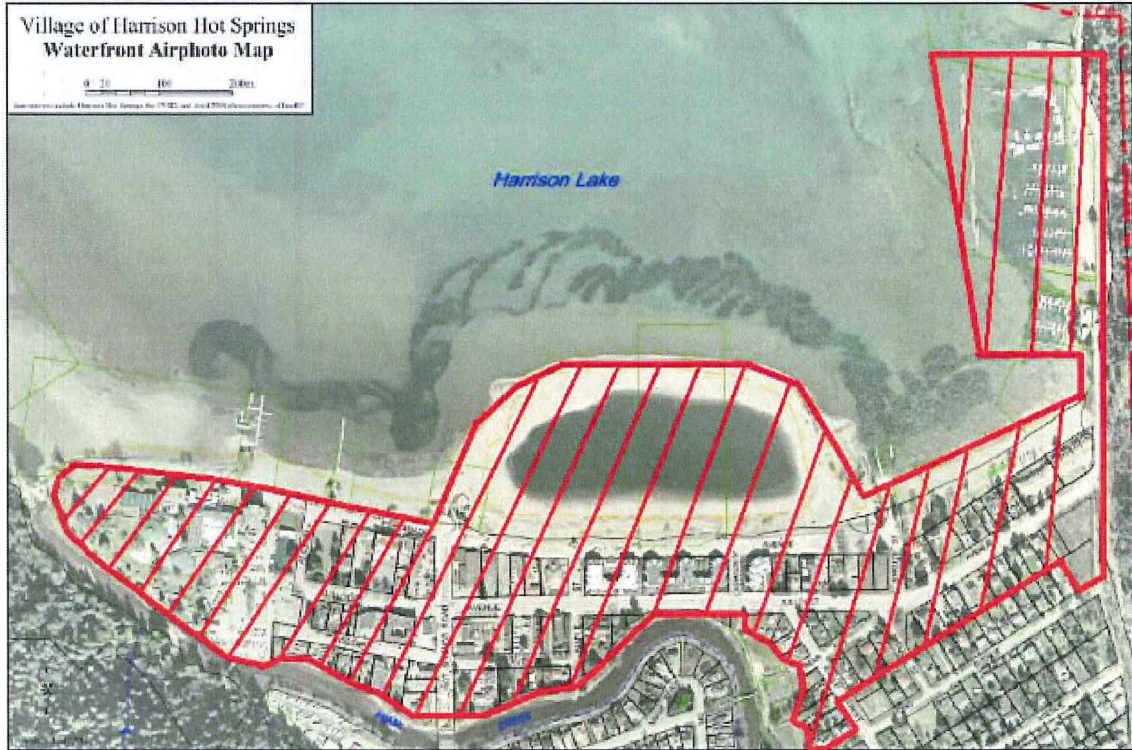
READ A THIRD TIME THIS DAY OF , 2013

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.

VOM 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:** April 5, 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 questions 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 stage. The issues of property access and servicing would also have to be addressed at building permit or subdivision stages. Note that R-3 Zone dwellings are required to have Community Sewer and Community Water System connections.

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

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

Official Community Plan Amendment Bylaw No. 1027, 2013 and the Zoning Bylaw Amendment Bylaw No. 1028, 2013 were read a second time at the Regular Council Meeting on March 18, 2013. The Public Hearings for both bylaws are scheduled for April 15, 2013. The proponent has also provided more details about the driveway access to the property. The proponent will be required to provide the municipality with a complete site specific Geotechnical Report in conformance with the Development Permit Area 4 (Geotechnical Hazard Development Permit).

Attachments:


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

RECOMMENDATION:

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

THAT the Zoning Bylaw Amendment Bylaw No. 1028, 2013 be read a third time.

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 4th DAY OF FEBRUARY, 2013

READ A SECOND TIME THIS 18th DAY OF MARCH, 2013

A PUBLIC HEARING WAS HELD ON THE 15th DAY OF APRIL, 2013

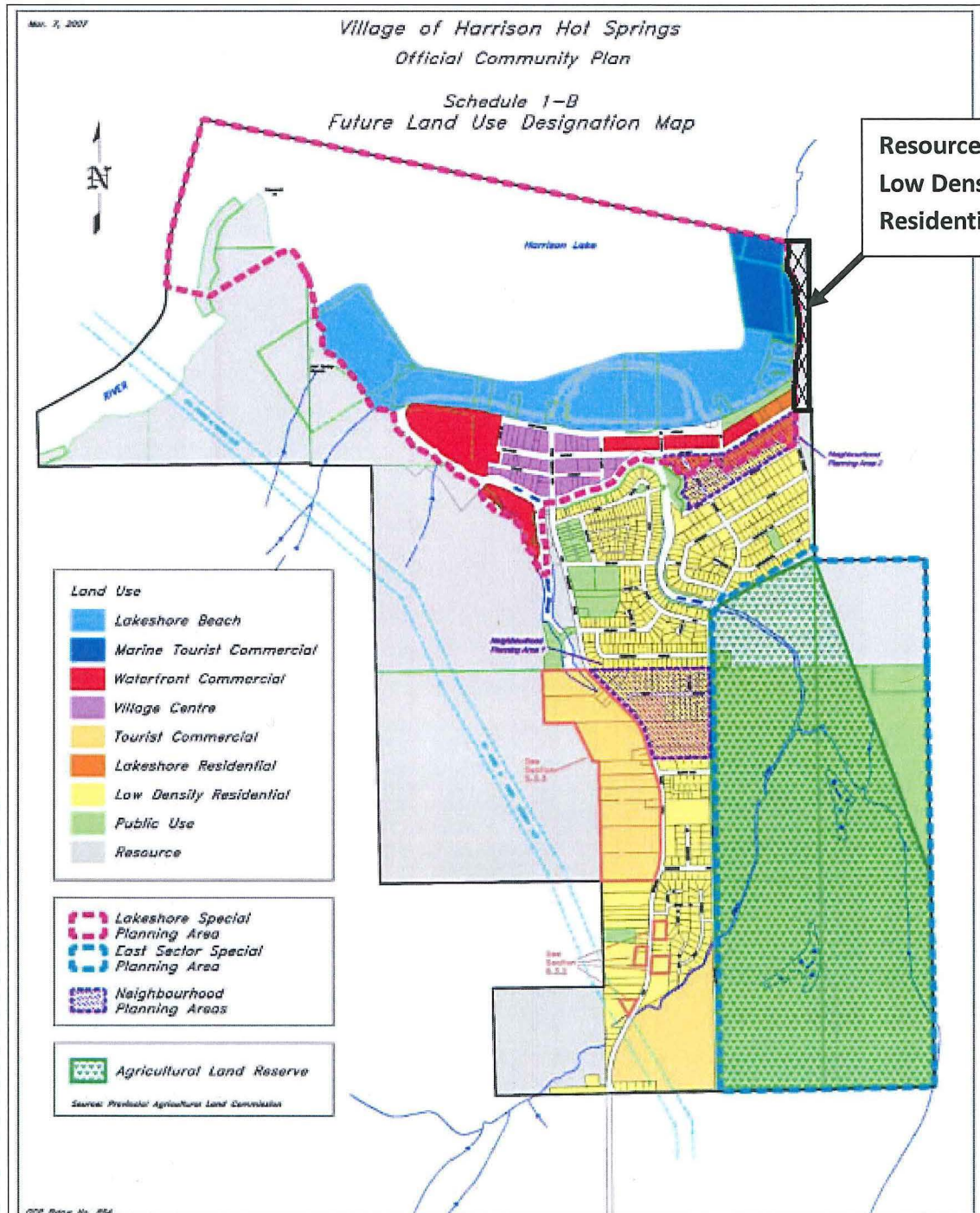
READ A THIRD TIME THIS DAY OF , 2013

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 4th DAY OF FEBRUARY, 2013

READ A SECOND TIME THIS 18th DAY OF MARCH, 2013

A PUBLIC HEARING WAS HELD ON THE 15th DAY OF APRIL, 2013

READ A THIRD TIME THIS DAY OF , 2013

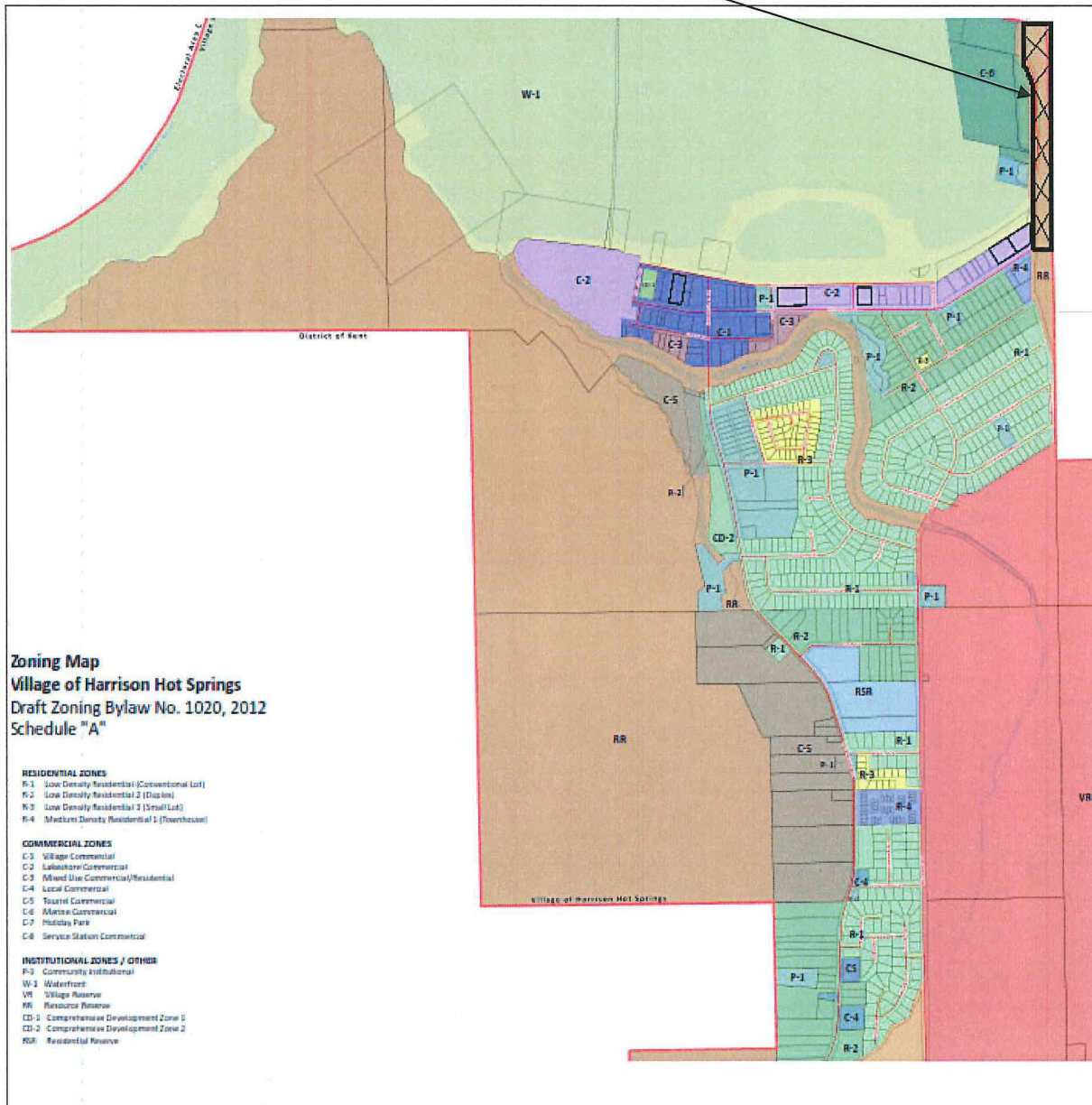
ADOPTED THIS DAY OF , 2013

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 Ensuring Economic Viability
 Enhancing the Visitor Experience 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, liveable 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.

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.

Land Use and Natural Areas Select DOS Statement

n/a

Buildings and Sites Select DOS Statement

n/a

Descriptions of Success - Reference Links

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





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

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

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?

- 1  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
- 2  To reduce, and eventually eliminate Harrison's contribution to the systematic increase in the build up of **substances produced by society**. Examples
- 3  To reduce, and eventually eliminate Harrison's contribution to the systematic **degradation of natural systems by physical means**. Examples
- 4  To reduce, and eventually eliminate Harrison's contribution to systematically **degrade natural resources**. Examples

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? \$

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

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

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