



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, January 19, 2015
Time: 7:00 p.m.
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER	
Meeting called to order by Mayor Facio	
2. INTRODUCTION OF LATE ITEMS	
3. APPROVAL OF AGENDA	
4. ADOPTION OF COUNCIL MINUTES	
THAT the Minutes of the Regular Council Meeting held on December 15, 2014 be adopted.	Item 4a Page 1
THAT the Minutes of the Special Council Meeting held on December 23, 2014 be adopted.	Item 4b Page 9
5. BUSINESS ARISING FROM THE MINUTES	
6. CONSENT AGENDA	
i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	
iv. Correspondence	
7. DELEGATIONS	
<ul style="list-style-type: none"> • Cherie Enns Consulting – Age Friendly Plan 	Item 7
8. CORRESPONDENCE	
<ul style="list-style-type: none"> • Letter dated January 7, 2015 (and supporting documentation) from Mayor Johansson, District of Hudson’s Hope re renewal of request for resolution to support a one year moratorium and BCUC consideration of Proposed Site C Dam Project 	Item 8 Page 11

9. BUSINESS ARISING FROM CORRESPONDENCE									
10. REPORTS FROM COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS									
11. REPORTS FROM MAYOR									
<ul style="list-style-type: none">• Presentation of plaques to winners of Christmas Lighting Contest Residential First Place – Bruce and Cindy Malfait Commercial First Place – Harrison Hot Springs Resort & Spa Honourable Mention Residential – Wilfred and Bonnie Armstrong Commercial – Harrison Post Office	Item 11								
12. REPORTS FROM STAFF									
<p>Report of Manager of Development and Community Services – January 15, 2015 Re: Development Variance Permit and Development Permit for 180 Esplanade Ave (Black Forest Restaurant)</p> <p>Recommendation:</p> <ol style="list-style-type: none">1. THAT Council approve the issuance of Development Variance Permit 02/2014 with respect for the property located at 180 Esplanade Avenue;2. AND THAT Council approve the issuance of Development Permit 03/2014 with respect for the property located at 180 Esplanade Avenue.	Item 12a Page 25								
<p>Report of Deputy Chief Administrative Officer/Corporate Officer - January 12, 2015 Re: Council Liaison Appointments</p> <p>Recommendation:</p> <p>THAT members of Council be appointed as a liaison to organizations as follows:</p> <table><tr><td>Fraser Health</td><td>Councillor Samantha Piper</td></tr><tr><td>Agassiz-Harrison Healthy Communities</td><td>Councillor John Hansen</td></tr><tr><td>Agassiz-Harrison Chamber of Commerce</td><td>Councillor Sonja Reyerse</td></tr><tr><td>Tourism Harrison</td><td>Councillor John Buckley</td></tr></table>	Fraser Health	Councillor Samantha Piper	Agassiz-Harrison Healthy Communities	Councillor John Hansen	Agassiz-Harrison Chamber of Commerce	Councillor Sonja Reyerse	Tourism Harrison	Councillor John Buckley	Item 12b Page 41
Fraser Health	Councillor Samantha Piper								
Agassiz-Harrison Healthy Communities	Councillor John Hansen								
Agassiz-Harrison Chamber of Commerce	Councillor Sonja Reyerse								
Tourism Harrison	Councillor John Buckley								

Report of Director of Finance – January 12, 2015

Re: Bylaw No. 1063, 2015 Miami River Dike Pump Station Upgrade Temporary Borrowing

Item 13a
Page 43

Recommendation:

THAT Council give three readings to the Miami River Dike Pump Station Upgrade Temporary Borrowing Bylaw No. 1063, 2015.

DISCUSSIONS FROM THE PUBLIC

(pertaining to agenda items only)

ADJOURNMENT

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

DATE: December 15, 2014
TIME: 7:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
Councillor John Buckley
Councillor Sonja Reyerse
Councillor Samantha Piper

Chief Administrative Officer, Ian Crane
Deputy Chief Administrative Officer/CO, Debra Key
Manager of Development and Community Services, Lisa Grant

ABSENT: Councillor John Hansen

Recording Secretary: Lana Taylor

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**

4. **ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Reverse
Seconded by Councillor Buckley

THAT the Minutes of the Regular Council Meeting held on November 17,
2014 be adopted.

**CARRIED
UNANIMOUSLY**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
December 15, 2014*

Moved by Councillor Reverse
Seconded by Councillor Buckley

THAT the Minutes of the Inaugural Council Meeting held on December 1, 2014 be adopted.

**CARRIED
UNANIMOUSLY**

5. BUSINESS ARISING FROM THE MINUTES

None

6. CONSENT AGENDA

- i. Bylaws
- ii. Agreements
- iii. Committee/
Commission
Minutes
- iv Correspondence

Letter dated December 2, 2014 from Ministry of Jobs, Tourism and Skills Training and Minister Responsible for Labour re RMI and Destination BC

Moved by Councillor Reverse
Seconded by Councillor Buckley

THAT the Consent Agenda be approved.

**CARRIED
UNANIMOUSLY**

7. DELEGATIONS

None

8. CORRESPONDENCE

Letter dated December 2, 2014 from Mayor Johansson, District of Hudson's Hope re referral of Proposed Site C Dam Project

Moved by Councillor Buckley
Seconded by Councillor Reverse

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
December 15, 2014*

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

None

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

None

11. **REPORTS FROM MAYOR LEO FACIO**

- Mayor Facio presented a Commemorative Plaque to former Councillor Zoltan Kiss, thanking him for his 3 years of service for the Village of Harrison Hot Springs.
- Former Councillor Allan Jackson was also presented with a Commemorative Plaque in absentia in recognition of his 9 years of service with the Village of Harrison Hot Springs.
- Reported that an invitation from Seabird Island First Nation was received inviting council to their annual festival in May 2015.
- Attended the Magic of Christmas at Memorial Hall on December 13, 2014
- Received a letter from the Municipality of Lac-Megantic, Quebec thanking the Village for its letter of support regarding the tragic events of July 6, 2013
- Attended the Harrison-Kent Community Singers event December 6, 2014
- Reported on a letter dated December 2014, received from BC Transit, regarding opportunities to partner with the communities on public transportation.
- Reported that a letter of thanks was received November 26, 2014 from Minister Shirley Bond regarding discussions of Village issues during the annual UBCM convention.
- Announced Fraser Health's recent appointment of their new President and CEO, Michael Marchbank.

12.

REPORTS FROM STAFF

**Report of Deputy Chief Administrative Officer/Corporate Officer-
December 15, 2014**

Re: 2015 Regular Council Meeting Schedule

**Moved by Councillor Reverse
Seconded by Councillor Piper**

THAT the proposed Regular Council meeting schedule for 2015 be approved as submitted.

**CARRIED
UNANIMOUSLY**

**Report of Deputy Chief Administrative Officer/Corporate Officer-
December 15, 2014**

Re: Signing Authorities, authorization of document execution, Village's financial institution, municipal auditor and municipal solicitors

**Moved by Councillor Reverse
Seconded by Councillor Piper**

THAT one of each of the following groups be authorized as signing officers for the Village of Harrison Hot Springs:

Mayor Leo Facio, Councillors John Buckley, Sonja Reyerse, John Hansen and Samantha Piper; and

Chief Administrative Officer, Ian Crane, Deputy Chief Administrative Officer/Corporate Officer, Debra Key; Director of Finance, Dale Courtice; Manager of Revenue Services, Cindy Richardson, and

THAT Council authorize document execution by the Mayor and Corporate Officer for all official documents; and

THAT Council appoint Prospera Credit Union as the Financial Institution, McConnell, Voelkl as the Municipal Auditor and Murdy & McAllister as the Municipal Solicitors for the Village of Harrison Hot Springs.

**CARRIED
UNANIMOUSLY**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
December 15, 2014*

**Report of Deputy Chief Administrative Officer/Corporate Officer-
December 15, 2014**

Re: Fraser Valley Regional District Board, Fraser Valley Regional District Hospital Board Directors and Alternates and Fraser Valley Aboriginal Relations Committee

**Moved by Councillor Piper
Seconded by Councillor Reyerse**

THAT Mayor Leo Facio be appointed to fulfil the role as municipal director for the Fraser Valley Regional District and Hospital Boards; and

THAT Councillor John Buckley be appointed to fulfil the role as alternate municipal director for the Fraser Valley Regional District and Hospital Boards.

**CARRIED
UNANIMOUSLY**

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

THAT Councillor Samantha Piper be appointed to the Fraser Valley Aboriginal Relations Committee; and

FURTHER THAT Councillor John Hansen be appointed as alternate to the Fraser Valley Aboriginal Relations Committee.

**CARRIED
UNANIMOUSLY**

**Report of Deputy Chief Administrative Officer/Corporate Officer-
December 15, 2014**

Re: Appointment of Fraser Valley Regional Library Board representative and alternate for 2015

**Moved by Councillor Buckley
Seconded by Councillor Piper**

THAT Council appoint Councillor Sonja Reyerse to fulfil the role as municipal director for the Fraser Valley Regional Library Board for 2015; and

THAT Council appoint Councillor John Hansen to fulfil the role as alternate municipal director for the Fraser Valley Regional Library Board for 2015.

**CARRIED
UNANIMOUSLY**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
December 15, 2014*

**Report of Deputy Chief Administrative Officer/Corporate Officer-
December 15, 2014**

Re: Deputy Mayor Appointments

**Moved by Councillor Buckley
Seconded by Councillor Piper**

THAT the following members of Council be appointed as Deputy Mayor for 2015:

January - March	Councillor Sonja Reyerse
April - June	Councillor John Hansen
July - September	Councillor John Buckley
October - December	Councillor Samantha Piper

**CARRIED
UNANIMOUSLY**

**Report of Deputy Chief Administrative Officer/Corporate Officer-
December 15, 2014**

Re: Celebrate Canada Funding Application – July 1, 2015

**Moved by Councillor Reyerse
Seconded by Councillor Piper**

THAT approval be given for staff to apply for funding from the Canadian Heritage Celebrate Canada program for the purpose of Canada Day celebrations for 2015.

**CARRIED
UNANIMOUSLY**

**Report of Deputy Chief Administrative Officer/Corporate Officer-
December 15, 2014**

Re: Village Tenure - Application for Replacement Renewal Lease No. 232337 over District Lot 6265, Group 1, New Westminster District, for community and cultural use for Civic Plaza (non-commercial) purposes

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

THAT council authorize staff to make application to renew the current 30 year tenure over District Lot 6265, Group 1, New Westminster District, for community and cultural use for Civic Plaza (non-commercial) purposes.

**CARRIED
UNANIMOUSLY**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
December 15, 2014*

Report of Manager of Development and Community Services – December 15, 2014

Re: Development Variance Application for 480 Hot Springs Road

Moved by Councillor Buckley
Seconded by Councillor Reverse

THAT Council approve the issuance of Development Variance Permit 2014/01 with respect to the property located at 480 Hot Springs Road.

**CARRIED
UNANIMOUSLY**

13. BYLAWS

None

14. QUESTIONS FROM THE PUBLIC

Q: A member of the public asked if there would be any changes to the OCP and would the value of the property increase to benefit the Village?

A: CAO commented that there would be no changes to the OCP and that the value is determined by BC Assessment

Q: A member of the public asked whether the Village would be seeking contributions for the pathway through the parkland.

A: The CAO stated that this wasn't an amendment to the OCP and the zoning allows for single family dwelling.

15. ADJOURNMENT

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT the meeting be adjourned at 7:28 p.m.

**CARRIED
UNANIMOUSLY**

Leo Facio
Mayor

Debra Key
Corporate Officer

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

DATE: Tuesday, December 23, 2014
TIME: 10:00 a.m.
PLACE: Council Chambers, 495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
Councillor John Buckley
Councillor Sonja Reyerse
Councillor John Hansen
Councillor Samantha Piper

Chief Administrative Officer, Ian Crane
Deputy Chief Administrative Officer/CO, Debra Key

Recording Secretary: Debra Key

ABSENT:

1.

CALL TO ORDER

Mayor Facio called the meeting to order at 10:00 a.m.

2.

INTRODUCTION OF LATE ITEMS

None

3.

APPROVAL OF AGENDA

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**

4.

REPORTS FROM STAFF

Deputy Chief Administrative Officer/Corporate Officer (verbal) –
December 23, 2014
Re: Special Council meeting minutes of April 29, 2014

Moved by Councillor Buckley
Seconded by Councillor Hansen

THAT the minutes of the Special Council Meeting minutes of April 29,
2014 be adopted.

**CARRIED
UNANIMOUSLY**

*Village of Harrison Hot Springs
Minutes of the Special Council Meeting
December 23, 2014*

5. **BYLAWS**

None

6. **QUESTIONS FROM THE PUBLIC**

None

7. **ADJOURNMENT**

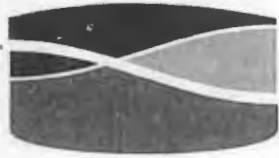
Moved by Councillor Reverse
Seconded by Councillor Piper

THAT the meeting be adjourned at 10:05 a.m.

**CARRIED
UNANIMOUSLY**

Leo Facio
Mayor

Debra Key
Corporate Officer



**HUDSON'S
HOPE**
PLAYGROUND OF THE PEACE

Box 330
9904 Dudley Drive
Hudson's Hope BC V0C 1V0
Telephone 250-783-9901
Fax: 250-783-5741

8

January 7, 2015

Mayor Leo Facio
Harrison Hot Springs
Box 160
Harrison Hot Springs BC V0M 1K0

Re: Referral of Proposed Site C Dam Project to BC Utilities Commission

Dear Leo Facio,

On December 2, 2014 we wrote to provide you with information regarding the proposed Site C Dam Project. We also sought your support for a one year moratorium to allow time to refer Site C to the BC Utilities Commission for independent review of the need, cost and alternatives to Site C.

The Province's December 16th, 2014 announcement that it has approved Site C only reinforces that need for independent BCUC review. For example, the capital-cost estimate for Site C has increased by almost \$ 1 billion dollars to \$8.8 billion.

Importantly, the Province has delayed the start of construction for six months until summer 2015. This allows time for additional consultation on construction permits, remaining Treasury Board approvals, and initial hearings of the 6 court challenges to Site C.

Clearly, it is open to the Province to delay construction for a further six months until winter 2015 to allow time for BCUC review.

This is the largest public infrastructure project in BC history. Local Governments, and the BC ratepayers and taxpayers we represent, should reasonably expect independent review of Site C by the BCUC.

We request an update regarding review of our December 2, 2014 letter and attachments and renew our request for a resolution supporting a one year moratorium and BCUC consideration of Site C.

Please contact me at 250-783-9901 if you have any questions or would like me to speak to our request.

Yours truly,

Mayor Gwen Johansson

Link to Recent Site C News Coverage:

www.theglobeandmail.com/globe-debate/big-hydros-big-days-are-behind-it/article22288577/



HUDSON'S
HOPE
PLAYGROUND OF THE PEACE

9904 Dudley Drive
Hudson's Hope BC V0C 1V0
Telephone 250-783-9901
Fax: 250-783-5741

Via E-mail

December 2, 2014

Dear Mayor and Council Members

Re: Referral of Proposed Site C Dam Project to BC Utilities Commission

Now that the November 2014 local government elections are complete, I am pleased to forward you a copy of our letter dated November 18th, 2014 regarding the proposed Site C Dam Project.

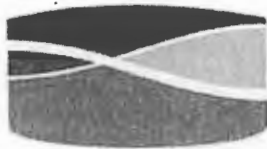
Site C would add about \$8 billion dollars to the provincial debt leaving the province with much less ability to contribute to important local government infrastructure projects in areas such as transit, water, sewer, and housing. Finance Minister Mike De Jong is quoted in the attached article as saying, "It [Site C] will likely crowd out many other projects."

The District of Hudson's Hope and the Peace River Regional District are calling on the BC government to place a one year moratorium on deciding whether to proceed with Site C. This will allow time to refer Site C to the BC Utilities Commission (BCUC) for an inquiry and public hearing into its economic effects, including potentially less costly alternatives. Adoption of a less costly alternative would free up provincial borrowing capacity to support important local government infrastructure priorities.

We ask you to review our November 18th, 2014 letter and to consider resolving to support our request for a one year moratorium and BCUC consideration of less expensive alternatives to Site C.

Yours truly,

Mayor Gwen Johansson



**HUDSON'S
HOPE**
PLAYGROUND OF THE PEACE

Box 330
9904 Dudley Drive
Hudson's Hope BC V0C 1V0
Telephone 250-783-9901
Fax: 250-783-5741

Open Letter to BC Minister of Energy and Mines Bill Bennett

Via E-mail

November 18, 2014

The Honourable Bill Bennett
Minister of Energy and Mines and
Minister Responsible for Core Review
Government of British Columbia
PO Box 9041 Stn. Prov. Govt.
Victoria, BC V8W 9E1

Dear Minister Bennett:

Re: Referral of Proposed Site C Dam Project to BC Utilities Commission

I am writing in response to your letter dated October 31, 2014 received on November 12, 2014.

The District of Hudson's Hope, a community of 1,100 people in the heart of the Peace River Valley, will be more adversely impacted than any other municipality by the proposed Site C dam.

We have reviewed your letter and respectfully remain firmly of the view that the BC Utilities Commission should hold an inquiry and public hearing on the economic effects of the proposed Site C Dam Project ("Site C") prior to Executive Council making a final decision on Site C, especially in view of key recommendations #46 to #49 of the Joint Review Panel.

The Joint Review Panel noted in its report that it did not have the information and analysis to fully, properly and transparently assess the economic effects of Site C:

The Panel cannot conclude on the likely accuracy of Project cost estimates because it does not have the information, time or resources. This affects all further calculations of unit costs, revenue requirements, and rates. [Page 280]

The Panel concludes that, basing a \$7.9 billion Project on a 20-year demand forecast without an explicit 20-year scenario of prices is not good practice. Electricity prices will strongly affect demand, including Liquefied Natural Gas facility demand. [Page 287]

The Panel concludes that demand management does not appear to command the same degree of analytic effort as does new supply. [Page 291]

The Panel concludes that **methodological problems in the weighing and comparison of alternatives** render unitized energy costs only generally reliable as a guide to investment...Uncosted attributes such as the ability to follow load, geographical diversity, or the ability to assist with the integration of intermittent sources need more analytic attention. [Page 298]

The Panel concludes that a **failure to pursue research over the last 30 years into B.C's geothermal resources** has left BC Hydro without information about a resource that BC Hydro thinks may offer up to 700 megawatts of firm, economic power with low environmental costs. [Page 299]

The Panel concludes that the Proponent has **not fully demonstrated the need for the Project on the timetable set forth**. [Page 306] *[emphasis added]*

As a result, Hudson's Hope, along with other participants in the Joint Review Panel public hearing, did not have an opportunity to review key information and analysis on Site C's economic effects.

The federal/provincial agreement governing the environmental assessment of Site C and the Panel's terms of reference highlight the importance of:

- (a) thorough review, and
- (b) meaningful participation of the public and interested groups through a public hearing,

to achieve a full, proper and transparent assessment of Site C.

Since the Joint Review Panel's release of its report on May 1st, 2014, interested parties including BC Hydro, the Ministry of Energy and Mines, other provincial government ministries and agencies, KPMG, the District of Hudson's Hope, and Clean Energy BC have prepared, or are preparing new information, analysis, reports, studies, forecasts and research ("New Material") in an effort to address the above concerns and recommendations of the Joint Review Panel. This New Material includes further examination of potentially less costly alternatives to Site C and the implications of Site C for the province's triple-A rating which has been given a negative outlook by Moody's.

However, unlike previous information and analysis on the environmental, economic, social, health and heritage effects of Site C, this New Material has been largely kept confidential. Most importantly, the New Material has not been the subject of independent and expert assessment and a public hearing as the terms of reference of the Joint Review Panel would have required. It is clear that further analysis of Site C is needed before Executive Council makes a final decision. As recently as November 13th, 2014, the Select Standing Committee on Finance and Government Services unanimously agreed that further fiscal and environmental review of Site C was needed. The issue is whether that additional analysis should include independent and expert review and a public hearing.

We continue to believe that the BC Utilities Commission ("BCUC") offers the best avenue for further independent, expert review and a public hearing regarding the economic effects of Site C. A review under section 5 of the *Utilities Commission Act* could be structured in a way that addresses all of your stated concerns with a BCUC review.

The Task Force conducting the independent review of the BC Utilities Commission highlighted the efficacy of the section 5 review approach¹ in their October 2014 interim report:

This [section 5] provides the **benefit of a public process and independent verification of projects and plans** but reserves the final decision on plans and projects that have broader public interest criteria to be decided by elected officials. [page 37] *[emphasis added]*

We are enclosing draft section 5 terms of reference to illustrate how a BCUC review could be structured. Please note:

- The final decision on Site C still rests with Executive Council,
- BCUC is given a deadline of November 30, 2015 to complete its work²,
- The BCUC review is focused on new information and analysis regarding the economic effects of Site C to minimize duplication of previous assessment work, and
- Funding could be set aside by BC Hydro³ or the BC Government in 2015/2016 to ensure BCUC has the necessary resourcing to complete this work in a timely manner.

Site C is estimated to cost \$7.9 billion which would make it the largest provincial public expenditure of the next 20 years. It is essential to public confidence in Executive Council's final decision on Site C, that a full, proper and transparent assessment of New Material on the economic effects of Site C is conducted. Further, that the assessment and analysis should come through an inquiry and public hearing, just as there was for previous information and analysis on Site C.

¹ As the Task Force noted –

Section 5 requires the BCUC, on Cabinet's request, to provide advice on any matter regardless of whether it is in the Commission's jurisdiction. Section 5 also allows Cabinet to issue Terms of Reference for the inquiry. Government, rather than exempting projects and/or plans through direction and legislation, could direct these projects be subject to a section 5 review and recommendation to Cabinet. This provides the benefit of a public process and independent verification of projects and plans but reserves the final decision on plans and projects that have broader public interest criteria to be decided by elected officials.

Broader use of section 5 is similar to the approach taken by the Federal government in its recent amendments to the National Energy Board Act. These amendments redefined the role of the Board, which is now mandated not to decide on applications for pipeline certificates, but to instead make a recommendation to the Federal Cabinet.

² There is time for this additional work: "The Panel concludes that, under the Low Liquefied Natural Gas Case, available resources could provide adequate energy and capacity until at least 2028" [Page 304 Joint Review Panel Report]

³ The funding required to support a BCUC inquiry and public hearing would be modest in comparison to the over \$300 million expended by BC Hydro to date on Site C.

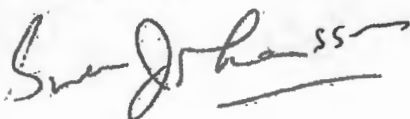
For a project of this size and importance, we agree with the independent Joint Review Panel – the proper course of action is to refer Site C to the BC Utilities Commission.

In closing, we formally request that Executive Council

1. Place a one year moratorium on deciding whether to proceed with Site C, and
2. Refer the economic effects of Site C to the BC Utilities Commission for an inquiry and public hearing.

I request an opportunity to meet with you to discuss this letter before Executive Council decides whether or not to proceed with Site C.

Yours truly,

A handwritten signature in black ink, appearing to read "Gwen Johansson", with a horizontal line underneath.

Gwen Johansson
Mayor

Cc: BC Government Executive Council Members
BC Opposition Party Leaders
UBCM Membership

Encl.

DRAFT TERMS OF REFERENCE

IN THE MATTER OF the *Utilities Commission Act* (the *Act*)

and

IN THE MATTER OF an Inquiry under Section 5 of the *Act* relating to the Site C Clean Energy Project

BACKGROUND

1. British Columbia Hydro and Power Authority (the "Proponent") proposes to develop and operate a third dam and hydroelectric generating station on the Peace River in northern British Columbia which would provide up to 1,100 MW of capacity and about 5,100 gigawatt (GWh) of energy each year (the "Project").
2. The Project is estimated to cost \$7.9 billion which would make it the largest provincial public expenditure of the next 20 years.
3. In August 2013, the federal and provincial governments named a Joint Review Panel (the "Panel") to conduct an independent and expert assessment of the environmental, economic, social, health, and heritage effects of the Project.
4. The federal/provincial agreement governing environmental assessment of the Project and the terms of reference for the Panel (the "Panel Terms of Reference") required the Panel to hold a public hearing in order to provide opportunities for timely and meaningful participation of aboriginal groups, the public, governments, the Proponent and other interested groups (the "Participants") in the assessment of the Project.
5. The Panel Terms of Reference provide that the objective of the public hearing is to provide the Panel with relevant information from Participants, in a fair manner, to enable the Panel to conduct a thorough and timely review of the Project.
6. A public hearing conducted in accordance with the principles of procedural fairness inherently contributes to a full, proper and transparent assessment of the Project.
7. The Panel Terms of Reference require the Panel to consider the economic effects of the Project including:
 - (a) the need for the Project,
 - (b) alternatives to the Project,
 - (c) the economic effects of the Project,
 - (d) the significance of the economic effects of the Project,
 - (e) the value of electricity generated by the Project,
 - (f) initial capital construction cost and operating cost estimates,
 - (g) impacts on government revenue, and

(h) impacts on gross domestic product.

(the "Economic Effects")

8. The Panel Terms of Reference require the Panel to prepare and deliver a Joint Review Panel Report on the Project (the "Report") to the federal and provincial government who in turn are required to publish the Report.
9. On May 1st, 2014, the Panel delivered its Report to the federal and provincial government and the Report was published.
10. The Panel did not have the information, analysis, reports, studies, forecasts, and research to fully, properly and transparently assess the Economic Effects of the Project. In its Report the Panel notes:

"The Panel cannot conclude on the likely accuracy of Project cost estimates because it does not have the information, time or resources. This affects all further calculations of unit costs, revenue requirements, and rates." [Page 280]

"The Panel concludes that, basing a \$7.9 billion Project on a 20-year demand forecast without an explicit 20-year scenario of prices is not good practice. Electricity prices will strongly affect demand, including Liquefied Natural Gas facility demand." [Page 287]

"The Panel concludes that demand management does not appear to command the same degree of analytic effort as does new supply." [Page 291]

"The Panel concludes that methodological problems in the weighing and comparison of alternatives render unitized energy costs only generally reliable as a guide to investment...Uncosted attributes such as the ability to follow load, geographical diversity, or the ability to assist with the integration of intermittent sources need more analytic attention." [Page 298]

"The Panel concludes that a failure to pursue research over the last 30 years into B.C.'s geothermal resources has left BC Hydro without information about a resource that BC Hydro thinks may offer up to 700 megawatts of firm, economic power with low environmental costs." [Page 299]

"The Panel concludes that the Proponent has not fully demonstrated the need for the Project on the timetable set forth." [Page 306]

11. As a result, Participants in the Joint Review Panel Public Hearing did not have an opportunity to review key information, analysis, reports, studies, forecasts, and research necessary to a full, proper and transparent assessment of the Economic Effects of the Project.
12. The Panel made several recommendations to address the lack of a full, proper and transparent assessment of the Economic Effects of the Project:

RECOMMENDATION 46

“If it is decided that the Project should proceed, a first step should be the referral of the Project costs and hence unit energy costs and revenue requirements to the BC Utilities Commission for detailed examination.”

RECOMMENDATION 47

“The Panel recommends that BC Hydro construct a reasonable long-term pricing scenario for electricity and its substitutes and update the associated load forecast, including Liquefied Natural Gas demand, and that this be exposed for public and Commission comment in a BC Utilities Commission hearing, before construction begins.”

RECOMMENDATION 48

“The Panel recommends, regardless of the decision taken on Site C, that BC Hydro establish and research and development budget for the resource and engineering characterization of geographically diverse renewable resources, conservation techniques, the optimal integration of intermittent and firm sources, and climate-induced changes to hydrology, and that an appropriate allowance in its revenue requirements be approved by the BC Utilities Commission.”

RECOMMENDATION 49

“The Panel recommends that, if Ministers are inclined to proceed, they may wish to consider referring the load forecast and demand side management plan details to the BC Utilities Commission.”

13. Since the Joint Review Panel Report was released on May 1, 2014, Participants including BC Hydro, the BC Ministry of Energy and Mines, other provincial government ministries and agencies, the District of Hudson’s Hope, and Clean Energy BC have prepared, are preparing, or could prepare new information, analysis, reports, studies, forecasts, and research on the Economic Effects of the Project (the “New Material”) in an effort to address the concerns and recommendations of the Joint Review Panel set out in paragraphs 10 and 12 above.
14. However, unlike previous information and analysis on the environmental, economic, social, health, and heritage effects of the Project, this New Material is largely confidential and has not been the subject of independent and expert assessment and a public hearing as the Panel Terms of Reference would have required.
15. On October 14, 2014, the Minister of Environment and the Minister of Forests, Lands and Natural Resource Operations issued an environmental assessment certificate to BC Hydro allowing the Project to proceed, subject to remaining authorizations including that of Executive Council, without addressing how to ensure a full, proper and transparent assessment of the Economic Effects of the project, and without addressing Panel recommendations #46 to #49.

16. Before Executive Council makes a final decision on whether or not to proceed with this \$7.9 billion Project, Executive Council wishes to ensure that New Material is the subject of an independent and expert assessment and a public hearing, and by doing so seeks to ensure that there is a full, proper and transparent assessment of the Economic Effects of the Project, including the matters referenced in Panel recommendations #46 to #49.
17. Section 5 of the *Act* provides that the Lieutenant Governor in Council may ask the BC Utilities Commission (the "Commission") for advice on any matter, and further that the Lieutenant Governor in Council may specify terms of reference requiring and empowering the Commission to inquire into the matter.

REQUEST FOR ADVICE ON THE PROJECT AND TERMS OF REFERENCE

NOW THEREFORE the Lieutenant Governor in Council requests the advice of the Commission on the Economic Effects of the Project pursuant to subsection 5(1) of the *Act* and specifies the following Terms of Reference for the Commission's inquiry into the Project pursuant to subsection 5(2) of the *Act*:

1. The purpose of this inquiry is for the Commission to make an assessment of the Economic Effects of the Project, including the matters referenced in Panel recommendations #46 to #49.
2. The Commission must hold a public hearing in accordance with standard Commission policy and practice on the Economic Effects of the Project, including the matters referenced in Panel recommendations #46 to #49.
3. For the purpose of conducting this inquiry and public hearing, the Commission:
 - (a) must invite and consider submissions, evidence and presentations on the Economic Effects of the Project including the New Materias from any interested person, including without limitation, aboriginal groups, the public, governments, the Proponent, other utilities, power producers, ratepayer groups and other interested groups;
 - (b) must hold the public hearing in accordance with the Commission's Public Hearing Guidelines, except that the Commission will make recommendations to the Lieutenant Governor in Council rather than making determinations; and
 - (c) may use all of the powers provided to it under the *Act*.
4. The Commission must prepare a report and recommendations on its assessment of the Economic Effects of the Project, including the results of the public hearing and any implications of its assessment for the Project, BC Hydro ratepayers and BC taxpayers. The report must be provided to the Minister of Energy and Mines by November 30, 2015.
5. The Minister of Energy and Mines must publish the report within 10 days of receipt.

November 18, 2014

Vaughn Palmer: On power, fork in the road is a dam dilemma

Site C vs. independent power producers, debt vs. multi-year contractual obligations

BY VAUGHN PALMER, VANCOUVER SUN COLUMNIST NOVEMBER 28, 2014



Energy Minister Bill Bennett chats with First Nations representatives at the All Chiefs Summit held at the Hotel Vancouver a year ago. First Nations considerations are one of the many factors the B.C. Liberals consider as they ponder green-lighting Site C.

Photograph by: Kim Stallknecht, Vancouver Sun

VICTORIA — As decision day approaches, the B.C. Liberals face two main choices to meet the province's future electricity needs, both controversial.

"I can tell you that we're down now to essentially two options, one of which is Site C and one of which is the independent power project option," Energy Minister Bill Bennett told reporters recently.

The first option would see BC Hydro construct a last-of-its-kind hydroelectric dam at Site C on the Peace River.

The second would entail Hydro contracting with private operators to build smaller-scale power projects — wind, run of river, perhaps biomass and geothermal — that would be scattered around the province.

In disclosing the final two options, Bennett tacitly confirmed that the Liberals have dropped

consideration of building either a new gas-fired generating plant or refurbishing the little-used thermal plant on Burrard Inlet.

Each of the two remaining options has its proponents and — no surprise, this being British Columbia — each also raises ferocious objections. Anything one might say on this file is debatable, including this statement.

The pluses for Site C, as the government sees them, are that hydro is the proven method of electrical generation in this province and it provides some of the cheapest rates on the continent. Once the construction cost has been paid out, hydro dams are reliable for the long-term and there's no need to estimate the future cost of fuel, as with a gas-fired plant.

For the Liberals, independent power projects have their good points too. "I don't think there's any issue around the reliability of the independent power industry," Bennett told reporters. "It's a good industry. We're actually very proud to have it. We get 25 per cent of our electricity today in the province from the IPP industry."

The industry, in a recent analysis (the one prepared, then withdrawn by KPMG), cited some other advantages of smaller-scale projects over the all-or-nothing aspect of Site C. IPPs could be phased in over time and spread around the province. Hydro could contract for range of power sources, including unproven-for-B.C. options such as geothermal.

Bennett, for his part, insists that the deciding factor between the two options should be the impact of each on future electricity rates. "We have to make a decision here that will have implications for many, many decades to the people who live in the province, to the businesses that operate here. We have to try to do everything we can to keep rates down, and that's the basis upon which we'll make this choice."

But having seen competing analyses on that score over the years, I doubt there's an indisputable answer to the question raised by Bennett. It all depends on the assumptions one makes going in and going forward.

Besides, other considerations have to be weighed, including the veto-in-all-but-name that First Nations exercise over resource development in this province.

One advantage for independent power involves the emerging role in such projects for First Nations as partners, developers and suppliers of services. By comparison, natives in the Peace River region have mounted a strong legal case that Site C would cause irreparable damage to aboriginal rights, title and interests.

Another factor is the impact on the provincial debt. IPPs don't entail a lot of provincial borrowing. They are underwritten in large measure by long-term contracts, which by verdict of the independent auditor general (applying generally accepted accounting principles) are listed in the public accounts as \$56 billion-and-counting worth of multi-year contractual obligations but not as debt.

Not so with BC Hydro. Because of the corporation's already hefty debt load, and the government's practice of raiding its accounts for dividends, the giant utility will have to borrow much of what it estimates to be the cost of Site C, namely \$8 billion.

The province is already constrained in how much more it can borrow, according to Finance Minister Mike de Jong. "I don't think we have a lot of room to move at this point," he told me during an interview Thursday on Voice of B.C. on Shaw TV.

"Those rating agencies that assess us increasingly look at other variables and other measures ... The distinction that has historically been made by these agencies between taxpayer-supported debt and the debt incurred by agencies like BC Hydro, which is self-supporting, is beginning to blur in the minds of some of these bodies. So I'm saying we have to be cautious."

Plus if Hydro is green-lighted to borrow billions for Site C, there will be that much less borrowing room for everything else. "It will likely crowd out many other projects," de Jong continued.

Not to say that debt-loading or First Nations will trump all other considerations. Only that when the Liberals say this is one of the toughest and most expensive decisions they've faced, they mean it.

As to timing, Premier Christy Clark told reporters Thursday that BC Hydro, as proponent for Site C, is pressing for a "yes" by the end of the year in order to take full advantage of the 2015 construction season.

But she also left open the possibility that the decision, being contentious, could spill over into next year.

vpalmer@vancouversun.com

[Click here to report a typo](#) or visit vancouversun.com/typo.

Is there more to this story? We'd like to hear from you about this or any other stories you think we should know about. [CLICK HERE](#) or go to vancouversun.com/moretostory

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VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 15, 2015

FROM: Lisa Grant **FILE:** 3090-20-2014/02
 Manager of Development and Community Services

SUBJECT: Development Variance Permit and Development Permit for 180 Esplanade Ave (Black Forest Restaurant)

ISSUE:

To consider a Development Variance Permit application to relax the minimum front and side setbacks, and also a Development Permit application addressing form and character to facilitate an addition and deck extension for 180 Esplanade Ave (Black Forest Restaurant).

BACKGROUND:

The property owner has applied for a Development Variance Permit to reduce the minimum required setback from the front and side property lines for the second storey of a building, and a Development Permit to permit the construction of an addition and deck extension on their existing restaurant.

The subject property is located at 180 Esplanade Ave. The owners operate the Black Forest Restaurant and are proposing to add additional seating with a second storey deck extension on the front of the building and a rear addition at the back of the property that will include an accessory residence on the upper floor with owner parking and loading spaces on the ground floor. A location map and site plan are provided as Attachment A and B.

The subject property is approximately 852 m² (0.21 acres) in size and is zoned Village Commercial C-1. It is located on the lakefront, adjacent to the Harrison Beach Hotel to the west, and a Mall to the east, and the post office at the rear of the property. The Official Community Plan land use designation is Lakeshore Commercial.

DISCUSSION:

As described above, the owner is proposing to expand the second storey deck on the front of the building to increase seating and to construct an addition to the rear of the building to accommodate a residence and provide storage, parking (for the

residence) and loading spaces on the main floor. Proposed building elevations are attached as Schedule C for your information.

Zoning Bylaw and Proposed Variances

The C-1 Zone permits a restaurant use and accessory residential use. It also allows for the first storey of a building to be located at the property line. However, the Zoning Bylaw requires that any storey above the first storey be stepped back by 3.6 m (12 ft). Currently, the building is located at the property line (0 m) for both the first and second storey. The proposed addition on the eastern side of the property is tying into the main structure. The building on the adjacent property is a two-storey structure that is also located at the property line. From a construction and design perspective, to step the addition back by 3.6 m (12 ft) for the secondary storey would provide little gain. The addition will not be visible from the street and it is easier to tie into the existing roof design and drainage system. Development Permit Guidelines for form and character in the Lakeshore Commercial area allow for two storey buildings to be constructed at the property line and suggest anything above the second storey should be stepped back to preserve the scale and character of the lakeshore commercial area.

The deck addition is also proposed to project to the front property line. The façade of the building will not project any further into the front setback than it does at this time and will maintain the overall character and scale of the building.

The property owner is also seeking a relaxation of the side setback on the western interior lot line to permit the extension of the front deck this side property line. It is a small open-sided deck that will extend to this property boundary.

Official Community Plan and Development Permit for Form and Character

The subject property is located the Lakeshore Development Permit Area. This DPA addresses the form and character of commercial and multi-family construction.

Design Guidelines address the following matters:

- Architecture including building height, form and massing, rooflines, orientation to the street, entrances, materials, detailing.
- Site Planning including building setbacks, streetscapes, lighting, benches, paving, tree grates, and planters.
- Landscaping

The development permit area objectives seek to have a level of diversity between architectural styling. The proposal maintains the current character of the structure. The front façade will largely be kept the same expect with the expansion of the deck area and construction of a wall that will screen the serving area and stairwell from the street view. The proposal is considered to be consistent with the design guidelines.

Flood Construction Elevation (FCL):

The Zoning Bylaw requires that buildings located in the floodplain be elevated to 14.55 m (Geodetic Survey of Canada). The current structure is located at grade. The Zoning Bylaw includes provisions that exempt additions and portions of the building from meeting the required FCL. Parking and loading area may be located at grade.

Also, a one time 25% addition is permitted to an existing building that was constructed prior to floodplain requirements being implemented. The proposal meets these requirements and therefore is not required to elevate their proposed addition at the rear of the building.

Parking Requirements:

With the addition to the front deck, the owner will be adding additional seating to their restaurant. Therefore they require additional parking spaces. The Zoning Bylaw allows commercial businesses that cannot provide off-street parking to provide cash in-lieu to the Village to utilize on-street parking. The property owners will be providing funds prior to the issuance of a building permit.

Neighbour Notification:

The *Local Government Act* Section 922 requires that notice be given to property owners or tenants by mailed or otherwise delivered at least 10 days prior to the consideration of a Development Variance Permit. The "Public Notice Provision Bylaw No. 553, 1991" requires a 30 m notice buffer apply. Notice of the Development Variance Permit was mailed on Thursday January 8th, 2015 to property owners and tenants. This is consistent with Village and Provincial requirements. People, who feel their interests are affected by this application, may submit comments in writing to the Village Office by January 19th, 2015 by 4 pm.

At the writing of this staff report, no comments have been received from the public. Any comments submitted will be presented to Council at the Regular Meeting on January 19th, 2015.

Conclusion:

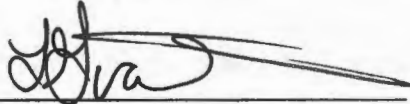
Staff is recommending the approval of the Development Variance Permit to reduce the second storey setback from 3.6 m to 0 m for the front and both side lot lines to permit a second storey deck extension and addition at the rear of the property. Furthermore, staff recommends the approval of the Development Permit addressing form and character as the proposal does not change the existing form and character at the streetscape.

Alternatively, Council can choose to not approve the Development Variance Permit application, therefore requiring the property owner to meet the setbacks as required by the C-1 Zone. And moreover, refer the Development Permit back to staff for further information.

RECOMMENDATION:

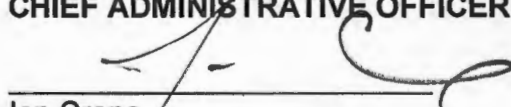
1. THAT Council approve the issuance of Development Variance Permit 02/2014 with respect for the property located at 180 Esplanade Avenue;
2. AND THAT Council approve the issuance of Development Permit 03/2014 with respect for the property located at 180 Esplanade Avenue.

Respectfully submitted for your consideration;



Lisa Grant
Manager of Development and Community Services

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

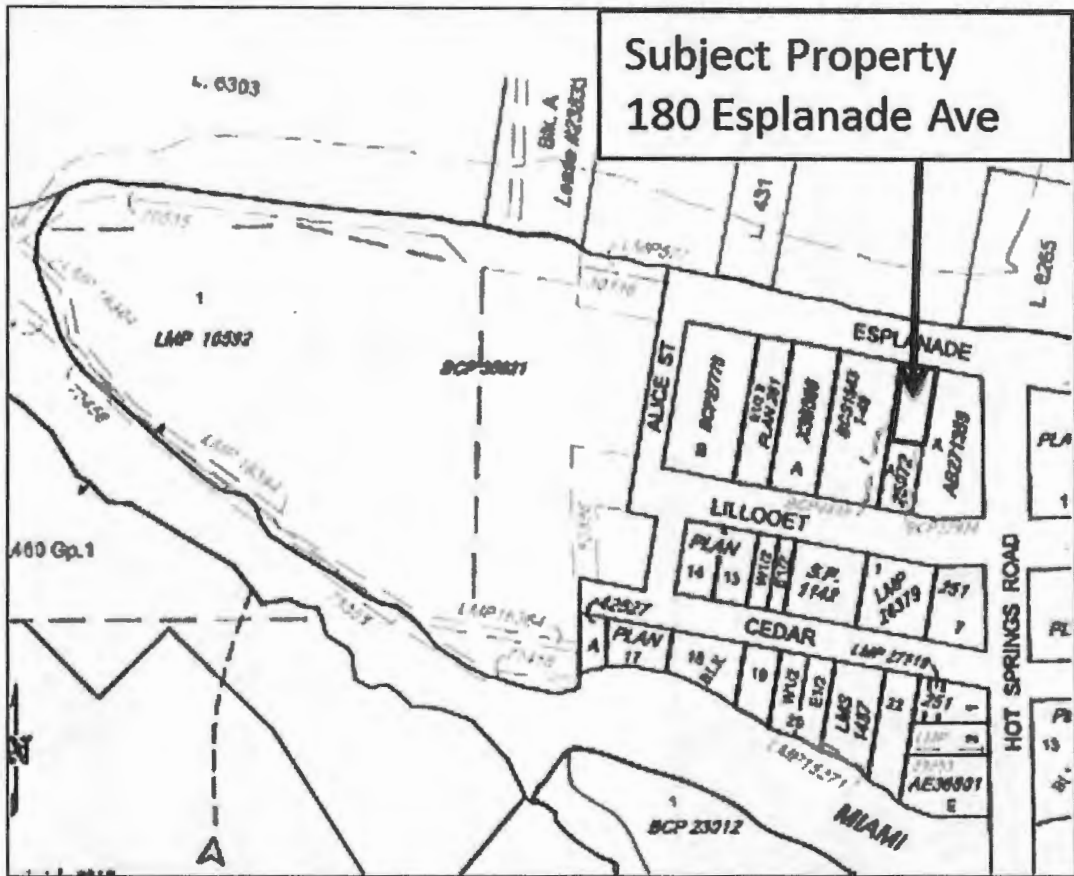


Ian Crane
Chief Administrative Officer

Attachments

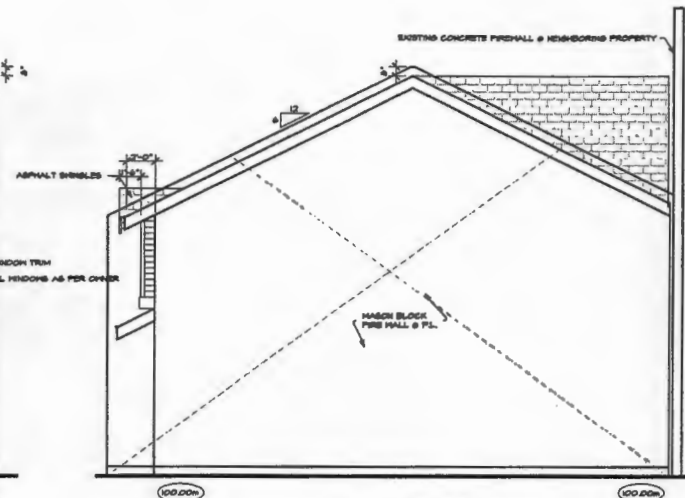
Attachment A

Location Map





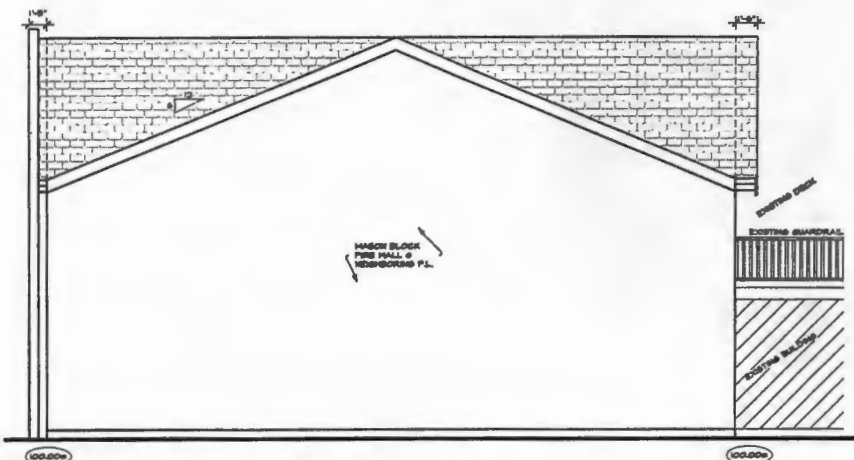
WEST ELEVATION



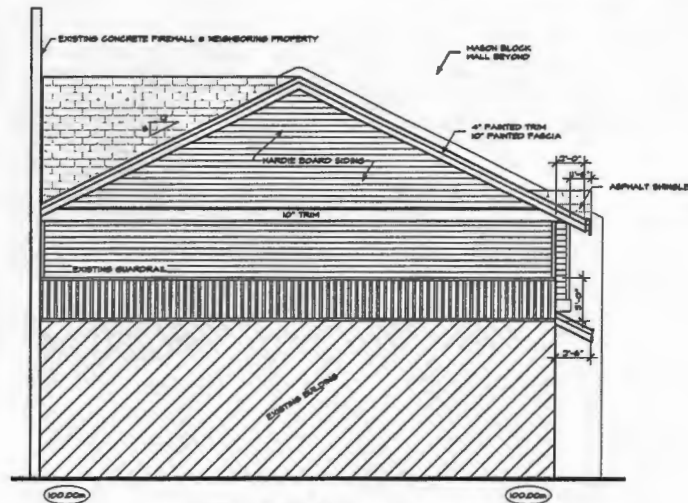
SOUTH ELEVATION

NOTE:
 - GLASS IN EXTERIOR DOORS AND ALL GLASS WITHIN 8'-0" OF EXTERIOR DOOR OPENINGS TO BE SAFETY GLASS
 - FLASHING OVER ALL UNFINISHED CRACKS AND ALL DISPARAL MATERIALS

NOTE:
 ALL LINES TO BE E.D.-S.P., # 2 OR BETTER
 ALL BEAMS AND LINTLS 2 - 2 x 10 U.G.
 ALL BEDROOM WINDOWS AS PER S.C.S.C. 14.0(1)(2)
 ALL HAND RAILS AS PER S.C.S.C. 14.1.
 ALL GUARD RAILS AS PER S.C.S.C. 14.3.
 ALL SMOKE ALARMS TO BE INTERCONNECTED A.C.
 ATTIC HATCH TO BE FEATHERSTRIPPED



EAST ELEVATION



NORTH ELEVATION

JCF Design & Drafting
 Home Plans & Commercial Drafting

No.	Revision/Issue	Date
1	ISSUED FOR B.B.	2/10/14
2	ISSUED FOR PERMIT	04-14
3	RE-ISSUED FOR PERMIT	10-14

3055 KAREN DRIVE
 CULTUS LAKE, B.C.
 V2R 5A5
 PHONE: 604-780-2824
 FAX: 604-255-0251
 info@jcdesign.ca

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 MAY NOT BE COPIED WITHOUT PERMISSION

Project Name and Address:
BLACK FOREST RESTAURANT
 HANSCOM HOT SPRING, B.C.

Drawing Title:
ADDITION ELEVATIONS

Scale:
 1/4" = 1'-0"

Sheet Number:
A3.2

VILLAGE OF HARRISON HOT SPRINGS
DEVELOPMENT VARIANCE PERMIT

FILE NO. 3090-20 DVP 02/14

1. This Development Variance Permit No.02/14 is issued to:

KNK Holdings Ltd. Inc. No. BC0937375
9516 132 A Street
Surrey B.C. V3V 7A3

as the owner (the "Permittee") and shall apply only to that certain parcel or tract of land within the Village of Harrison Hot Springs (the "Village") described below, and any and all buildings, structures, and other development thereon:

Parcel Identifier:

Parcel "B" (L43491E) Lot 5 Except: Part Subdivided by Plan 25072,
Block 1 Fractional Section 13 Township 4 Range 29
West of the sixth meridian New Westminster District Plan 251
PID 009-839-071
(the "Lands")

Civic Address:

180 Esplanade Ave, Harrison Hot Springs BC V0M 1K0

2. This Development Variance Permit ("DVP") is issued pursuant to the *Local Government Act* and the applicable bylaws of the Village and is issued subject to compliance with all of the bylaws of the Village, except as specifically varied or supplemented by this Permit.
3. The following DVP terms and conditions shall apply to the Lands:
- (a) THAT "Village of Harrison Hot Springs Zoning Bylaw No. 1020, 2012", C-1 Village Commercial Part VI Land Use Zones, Section .3) Commercial Zones (2) Development Regulations Principle Building be varied by:
 - a. reducing the minimum front setback for a second storey from 3.6m (11.8 ft) to 0m (0 ft); and,
 - b. reducing the minimum interior side lot line setbacks for a second storey from 3.6 m (11.8 ft) to 0m (0 ft).
 - (b) THAT development be consistent with the site plan attached hereto as Schedule A.
4. No variances other than those specifically set out in this permit are implied or to be construed.

- 5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
- 6. Nothing in this permit shall in any way relieve the developer's obligation to ensure that the development proposal complies in every way with the statues, regulations, requirements, covenants and licenses applicable to the undertaking.

AUTHORIZING RESOLUTION PASSED by Village of Harrison Hot Springs Council on the DAY OF _____, 2015.

THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE HEREBY ACKNOWLEDGED.

 Satinder Singh Ghotra
 KNK Holdings Ltd.

 Saravjit Manihani
 KNK Holdings Ltd.

THIS PERMIT IS ISSUED this _____ day of _____, 2015.

The Corporate Seal of the VILLAGE OF HARRISON HOT SPRINGS was hereunto affixed in the presence of:

 Leo Facio, Mayor

 Debra Key, Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS

DEVELOPMENT PERMIT

FILE: DP 03/2014

1. This Development Permit No. 03/2014 is issued to:

KNK Holdings Ltd. Inc. No. BC0937375
9516 132 A Street
Surrey B.C. V3V 7A3

as the owner (the "Permittee") and shall apply only to that certain parcel or tract of land within the Village of Harrison Hot Springs (the "Village") described below, and any and all buildings, structures, and other development thereon:

Parcel Identifier:

Parcel "B" (L43491E) Lot 5 Except: Part Subdivided by Plan 25072,
Block 1 Fractional Section 13 Township 4 Range 29
West of the sixth meridian New Westminster District Plan 251
PID 009-839-071
(the "Lands")

Civic Address:

180 Esplanade Ave, Harrison Hot Springs BC V0M 1K0

2. This Development Permit ("DP") is issued pursuant to the *Local Government Act* and the applicable bylaws of the Village and is issued subject to compliance with all of the bylaws of the Village, except as specifically varied or supplemented by this Permit.
3. The following DP terms and conditions shall apply to the Lands:
- 3.1 Construction must be consistent with the site plan attached hereto as Schedule A; and
- 3.2 Construction must be consistent with the elevation plans attached hereto as Schedule B.
4. This Permit does not constitute subdivision approval or a Building Permit and does not entitle the Permittee to undertake any work without the necessary approvals or permits. Site work must be in compliance with the above noted geotechnical report.
5. If works defined in this Permit are not substantially commenced within two years of the date of issuance of this Permit, this Permit expires.

6. AUTHORIZING RESOLUTION PASSED by Village of Harrison Hot Springs Council on

THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE HEREBY ACKNOWLEDGED.

THIS PERMIT IS ISSUED this day of , 2015.

The Corporate Seal of the VILLAGE OF)
HARRISON HOT SPRINGS was hereunto)
Affixed in the presence of:)
)

_____)
Mayor)

_____)
Corporate Officer)

Attachments:

BUILDING CLASSIFICATION & REQUIREMENTS	
BUILDING ADDRESS: 180 ESPLANADE AVE, HARRISON NOT SPRINGS, B.C. DATE: 4/10/24	
BC BUILDING CODE PART 9	
OCCUPANCY	GROUP D
ARTICLE	9.3.386
NO. OF STOREYS	3 STOREYS
NO. OF STORIES	3 STOREYS
SPRINKLED	NO
CONSTRUCTION TYPE	NON COMBUSTIBLE OR NON COMBUSTIBLE CLADDING
PERMITTED AREA	2400 sqm
FLOOR P.A.R.	48 MIL
ROOF P.A.R.	48 MIL
SUPPORTING ELEMENTS P.A.R.	48 MIL
EXIT CORRIDOR/STAIR P.A.R.	48 MIL
FIRE ALARM/DET.	NO
EMERGENCY LIGHTING	YES
EXIT LIGHTS	YES
STAMPING	NO
SHOCK CONTROL	NO

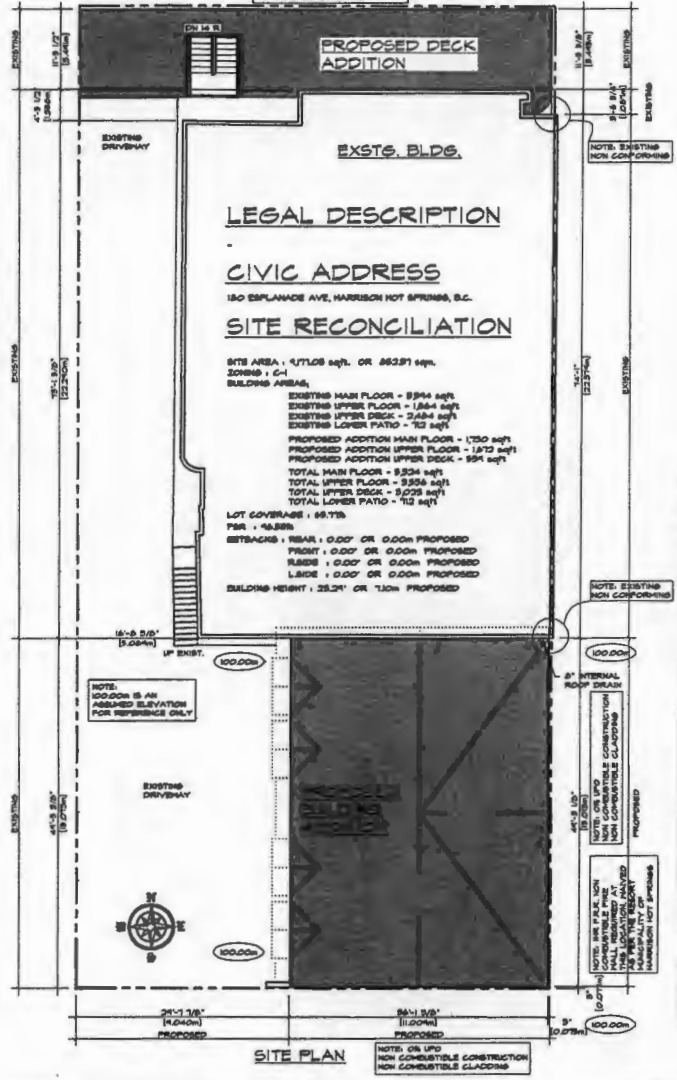
SPATIAL SEPARATION OF BUILDINGS AND UNPROTECTED OPENING CALCULATIONS 4.0.15.

LIMITING DISTANCE & FIRE DEPARTMENT RESPONSE:
A LIMITING DISTANCE EQUAL TO HALF THE ACTUAL LIMITING DISTANCE SHALL BE USED AS INPUT TO THE REQUIREMENTS OF THIS SECTION, WHERE:

THE TIME FROM RECEIPT OF NOTIFICATION OF A FIRE BY THE FIRE DEPARTMENT UNTIL THE FIRST FIRE DEPARTMENT VEHICLE ARRIVES AT THE BUILDING EXCEEDS 10 MIN IN LOS OR MORE OF THE CALLS TO THE BUILDING AND

THE BUILDING IS NOT SPRINKLED

NOTE: ON LPO
NON COMBUSTIBLE CONSTRUCTION
NON COMBUSTIBLE CLADDING



GENERAL NOTES:

- ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, & ALL OTHER CODES AND BY-LAWS OF THE VILLAGE OF HARRISON.
- ALL SPANS CONFORM TO 2009 S.B.C. & THE 2006 EDITION OF THE SPAN BOOK (CANADIAN WOOD COUNCIL)
- THE CONTRACTOR, SUB-TRACERS AND CONSULTANTS ARE RESPONSIBLE FOR VERIFYING THEY ARE WORKING FROM THE MOST CURRENT EDITION OF PLANS.
- THE CONTRACTOR AND ALL SUBTRACERS ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO START OF ANY WORK OR ORDERING OF MATERIALS, AND SHALL REPORT ANY PROPOSED REVISIONS, OR ANY ERRORS OR DISCREPANCIES, TO JCR DESIGN IMMEDIATELY.
- ALL CONCRETE TO BE PLACED ON FRESH UNCURTURED SOIL, FREE OF ANY LOOSE, ORGANIC OR FROSTY MATERIAL.
- CONCRETE FOOTINGS AND WALL STRENGTH-28MPA @ 28 DAYS
- FLOOR SLABS & SERRATED-SCREED @ 28 DAYS
- 3 COATS ASPHALT EMULSION DAM-PROOFING
- SLOPE GRASS
- ALL LOAD BEARING STRUC. FLOOR JOISTS, AND BUILT-UP BEAMS TO BE MEL. S.F.P. NO 3 OR BETTER.
- SETTING OF BUILDINGS MUST BE VERIFIED BY A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY CONCRETE, AND MUST BE IN ACCORDANCE WITH ALL LOCAL, BY-LAWS AND REGULATIONS.
- ALL TRUSSES TO BE PRE-ENGINEERED, AND SPANS AND DETAILS VERIFIED BY THE TRUSS SUPPLIER
- ON SITE PRIOR TO ANY FABRICATION, JCR DESIGN TO BE SUPPLIED ONE COPY OF THE TRUSS DESIGN.
- DRAWINGS ARE NOT INTENDED TO BE SCALED, AND LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- JCR DESIGN MUST BE GIVEN FULL ACCESS TO ALL THE WORK IN PROGRESS
- THE CONTRACTOR SHALL SUPPLY THREE COPIES OF ALL SHOP DRAWINGS TO THE ARCHITECTURAL CONSULTANT FOR REVIEW
- ALL ROOF SPACES SHALL BE VENTILATED WITH GPPVT AND ROOF VENTS SEE THE ROOF PLAN AND THE 2013 BRITISH COLUMBIA BUILDING CODE SECTION 4.11.
- DOOR FRAMES TO OPENINGS FOR ENTRANCES AND EXTERIOR DOORS TO SWELLED JAMBS AND DOORS BETWEEN DWELLS INTO AND ATTACHED SHARERS SHALL BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND THE FRAMES AT THE HEIGHT OF THE DEADBOLT AS TO RESIST SPREADING BY THE WAY OF FORCE
- ALL GLASS IN DOORS, OR SCREENS TO BE HELD IN PLACE BY GLASS OR SAFETY SLABS.
- ALL EXTERIOR HINGED DOORS SHALL HAVE HINGES AND PWS SUCH THAT THE DOORS CANNOT BE REMOVED FROM THE OUTSIDE IN THE CLOSED POSITION.
- EXTERIOR WALL DIVISIONS IN PLAN ARE TO THE OUTSIDE FACE OF PLYWOOD SHEATHING OR TO THE OUTSIDE FACE OF FOUNDATION WALLS.
- PROVIDE A MINIMUM OF TWO HOSE BIBS PER UNIT, LOCATION TO BE DETERMINED BY THE DEVELOPER.
- RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY THE DEVELOPER.
- THE DIMENSIONS FOR L.P.O. CALCULATIONS ARE 3" SMALLER IN EACH DIRECTION FROM THE EXIST. GIVEN OR PLAN.
- APPROVED SMOKE ALARMS TO BE INSTALLED 4'0"
- APPROVED CARBON MONOXIDE ALARMS TO BE INSTALLED

DRAWING INDEX

SHEET	DRAWING TITLE
A1	SITE PLAN & NOTES
A2	DECK FOUNDATION PLAN
A2.1	MAIN FLOOR PLAN & UPPER FLOOR PLAN
A2.2	ELECTRICAL PLAN
A2.3	REFLECTED CEILING PLAN
A2.4	FRONT & RIGHT ELEVATIONS
A2.5	CROSS SECTIONS A & B & DETAILS
A2.6	STORAGE ADDITION FOUNDATION PLAN
A2.7	STORAGE ADDITION MAIN & UPPER FLOOR PLANS
A2.8	STORAGE ADDITION ROOF VENTING PLAN
A2.9	STORAGE ADDITION ELEVATIONS
A2.10	STORAGE ADDITION CROSS SECTIONS C & D
A2.11	SCHEDULES
A2.12	SCHEDULES
A2.13	CONSTRUCTION DETAILS

JCP Design & Drafting
Plans, Specs & Construction Drawings

NO. Revision/Issue Date
1 ISSUED FOR B.M. 27-10-14
2 ISSUED FOR PERMIT 08-10-14
3 RE-ISSUED FOR PERMIT 04-04-14

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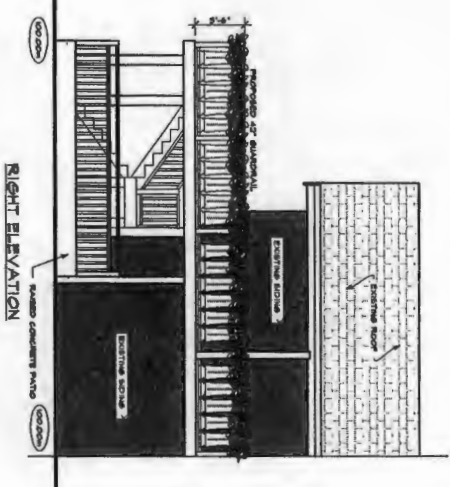
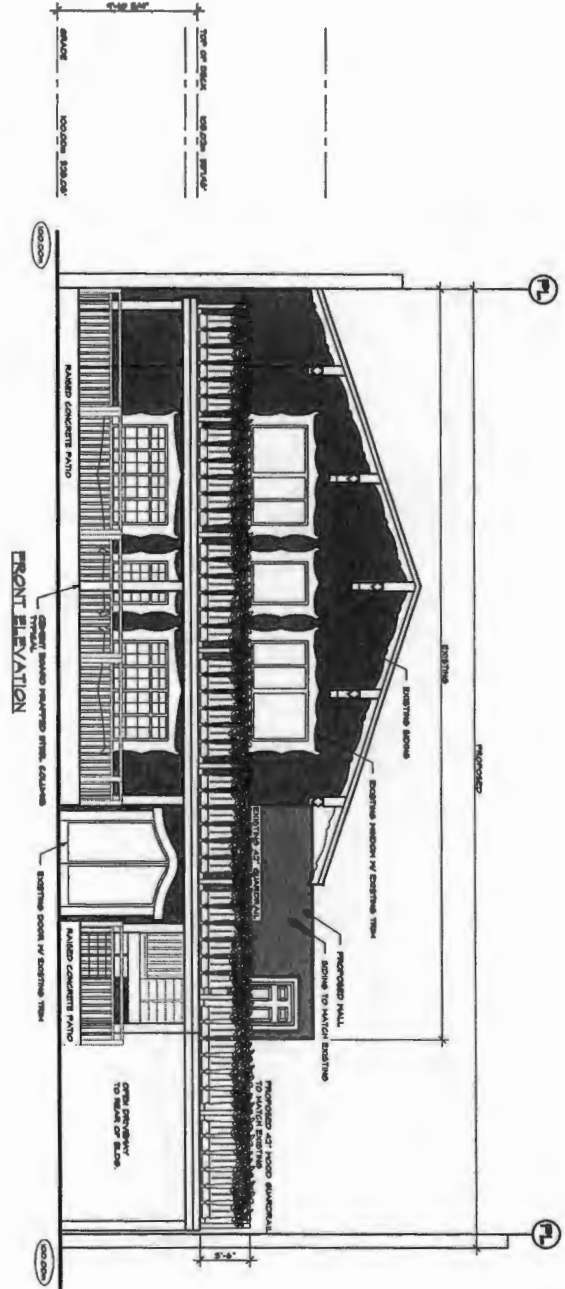
Project Name and Address
BLACK FOREST RESTAURANT
HARRISON NOT SPRINGS, B.C.

Drawing Title
SITE PLAN & NOTES

Author: JCR
Project: 14181
Checked: JCR
Date: 31 OCTOBER 2024
Scale: 1/8" = 1'-0"

A1.1

Attachment A



JT Design Drafting
 Drafting & Construction

NO. 1
 1/4" = 1" = 1/4"

DATE: 07/01/2010

PROJECT: BLACK FOREST RESTAURANT

CLIENT: SAGE CARMEN DRIVE

DESIGNER: J. T. DESIGN DRAFTING

SCALE: 1/4" = 1" = 1/4"

BLACK FOREST RESTAURANT

FRONT & RIGHT ELEVATION

A3.1

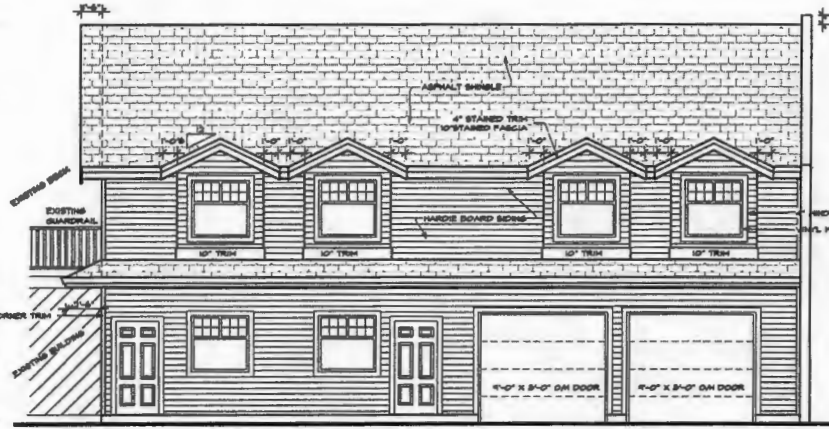
ROOF RIDGE 105'-0 3/4" 886.87'

MEAN OF ROOF 107'-0 1/4" 891.87'

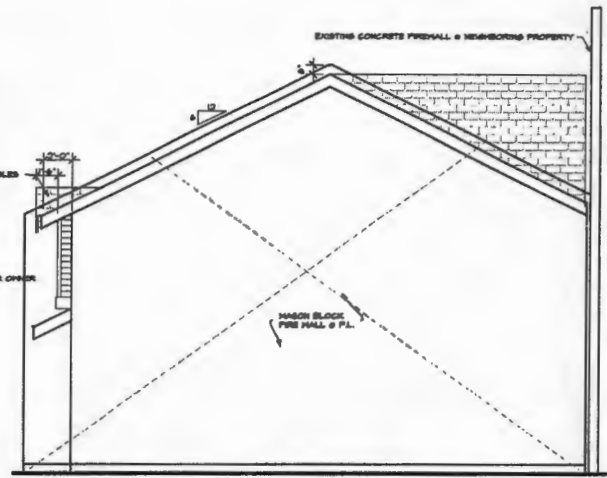
3'-0" 91.44"

1'-0" 30.48"

TOP OF CURB BRIDGE 100'-0 1/4" 797.00'



WEST ELEVATION



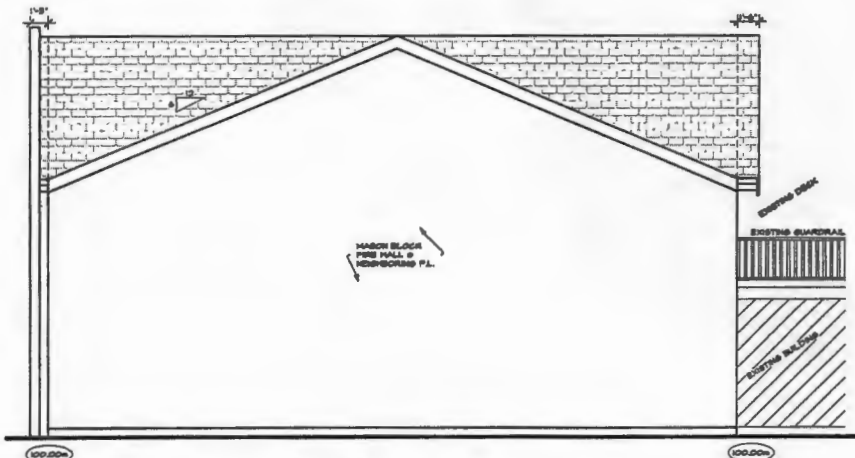
SOUTH ELEVATION

NOTE:

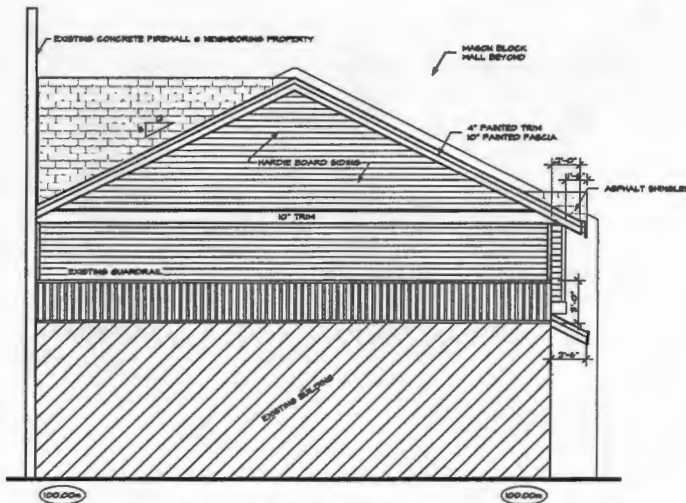
- GLASS IN EXTERIOR DOORS AND ALL GLASS WITHIN 5'-0" OF EXTERIOR DOOR OPENING TO BE SAFETY GLASS
- FLASHINGS OVER ALL UNFINISHED OPENINGS AND ALL DISSIMILAR MATERIALS

NOTE:

- ALL WORK TO BE 100% AS PER SETTER
- ALL BRIMS AND LINTELS 2 - 3 x 10 U.G.O.
- ALL BEDROOM WINDOWS AS PER S.C.S.C. 14.10.1(2)
- ALL HAND RAILS AS PER S.C.S.C. 14.1
- ALL GUARD RAILS AS PER S.C.S.C. 14.2
- ALL BRIDGE ALARMS TO BE RECOMMENDED A.C.
- ATTN: MATCH TO BE REATHERSTUFFED



EAST ELEVATION



NORTH ELEVATION

J&F Design & Drafting
 Plans, Prints & Construction of Buildings

No.	Revision/Issue	Date
1	ISSUED FOR B.B.	07-10-14
2	ISSUED FOR PERMIT	08-14-14
3	RE-ISSUED FOR PERMIT	10-11-14

DESIGNER: KAREN CRIVE
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Project Name: **BLACK FOREST RESTAURANT**
 HARRISBORO, S.C.

Drawing Title: **ADDITION ELEVATIONS**

Drawn: JCR	Sheet:
PROJECT: WBS	
DATE: 21 OCTOBER 2014	A3.2
Scale: 1/4" = 1'-0"	



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: January 12, 2015
FROM: Debra Key FILE: 0360-01
Deputy Chief Administrative Officer/CO
SUBJECT: Council Liaison Appointments

ISSUE: Appointments of Council Liaison

BACKGROUND:

Mayor Facio has provided names of Council members he would like to appoint as liaisons to the following organizations:

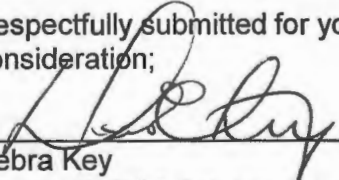
- Fraser Health
- Agassiz-Harrison Healthy Communities
- Agassiz-Harrison Chamber of Commerce
- Tourism Harrison

RECOMMENDATION:

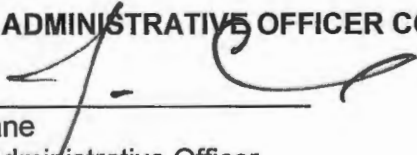
THAT members of Council be appointed as a liaison to organizations as follows:

- Fraser Health
- Agassiz-Harrison Healthy Communities
- Agassiz-Harrison Chamber of Commerce
- Tourism Harrison
- Councillor Samantha Piper
- Councillor John Hansen
- Councillor Sonja Reyerse
- Councillor John Buckley

Respectfully submitted for your consideration;


Debra Key
Deputy Chief Administrative Officer/CO

CHIEF ADMINISTRATIVE OFFICER COMMENTS:


Ian Crane
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 13, 2015

FROM: Dale Courtice, CPA, CGA **FILE:** 3900-01
Director of Finance

SUBJECT: Bylaw No. 1063, 2015 Miami River Dike Pump Station Upgrade
Temporary Borrowing

ISSUE:

To give three readings to Bylaw No. 1063, Miami River Dike Pump Station Upgrade Temporary Borrowing Bylaw.

BACKGROUND:

Loan Authorization Bylaw No. 1052, 2014 a bylaw for the purpose of borrowing for the upgrade of the Miami River Dike Pump Station was adopted on August 20, 2014. A security issuing bylaw was then sent to the Fraser Valley Regional District and was adopted and sent to the Municipal Finance Authority (MFA) of BC. The MFA has two (2) security issues in a year, one in the fall and one in the spring. The spring issue of 2015 is when the Village can expect to receive funds from the MFA which is estimated to be around mid-April.

As the project is very time sensitive, expenditures are expected to commence before the Village receives their funds from the spring issue and the Village will need to spend its own money before any funds can be claimed from the financial assistance that was approved from Emergency Management BC.

As a means to access the MFA funds before the spring issue, a temporary borrowing bylaw mechanism can be used whereby the bylaw allows the Village to drawdown on a temporary basis the necessary funds out of the \$600,000 that was approved in the Loan Authorization bylaw.

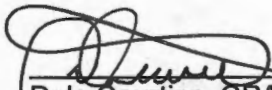
When the long term funds are issued in April, the Village then repays the MFA on the amounts that were used by the Temporary Borrowing Bylaw No. 1063.

The bylaw needs only to be adopted by Council and forwarded to the Municipal Finance Authority to allow the Village to access these funds.

RECOMMENDATION:

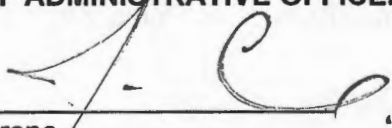
THAT Council give three readings to the Miami River Dike Pump Station Upgrade Temporary Borrowing Bylaw No. 1063, 2015.

Respectfully submitted for your consideration;



Dale Courtice, CPA, CGA
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Ian Crane
Chief Administrative Officer

Being a bylaw to authorize temporary borrowing pending the sale of debentures

WHEREAS it is provided by Section 181 of the *Community Charter* that Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily from any person under the conditions therein set out;

AND WHEREAS Council has adopted "Miami River Dike Pump Station Upgrade Loan Authorization Bylaw No. 1052, 2014" authorizing the upgrade to the Miami River Dike Pump Station, in the amount of six hundred thousand dollars (\$600,000.00);

AND WHEREAS the sale of debentures has been temporarily deferred;

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

1. This bylaw may be cited as "Miami River Dike Pump Station Upgrade Temporary Borrowing Bylaw No. 1063, 2015".
2. Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of six hundred thousand (\$600,000.00), as the same may be required.
3. The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Director of Finance.
4. The money so borrowed shall be used solely for the purposes set out in said Bylaw No.1052.
5. The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

READ A FIRST TIME THIS XX DAY OF XXXXXXXXXXXX, 2015.

READ A SECOND TIME THIS XX DAY OF XXXXXXXXXXXX, 2015.

READ A THIRD TIME THIS XX DAY OF XXXXXXXXXXXX, 2015.

ADOPTED THIS XX DAY OF XXXXXXXXXXXX, 2015.

Mayor

Corporate Officer