

CITY OF MERRITT

AGENDA FOR THE REGULAR COUNCIL MEETING OF THE CITY OF MERRITT COUNCIL, TUESDAY, SEPTEMBER 24, 1996 AT 7:30 P.M., WEST AUDITORIUM, CIVIC CENTRE CITY HALL, 2185 VOGHT STREET, MERRITT, B.C.

<u>AGENDA</u>		<u>PAGE</u>
1.	<u>PRESENT:</u>	
2.	<u>CALL TO ORDER:</u>	
3.	<u>ADOPTION OF THE AGENDA:</u>	
	a) Regular Council Meeting, Tues., September 24, 1996	1-4
4.	<u>PUBLIC HEARING:</u> Nil.	
5.	<u>PETITIONS/DELEGATIONS:</u>	
	a) Alma Dibbs, Spring Island Trailer Park.	
6.	<u>ADOPTION OF THE MINUTES:</u> Nil.	
7.	<u>BUSINESS ARISING FROM THE MINUTES:</u> Nil.	
8.	<u>UNFINISHED BUSINESS:</u>	
	a) Old Baillie House Property	
	1. Memo, Sept.9/96	5
	2. Valley Painters, Sept.9/96	6
	3. Kenneth Will, Sept.9/96	7
	4. Joan Sherwood, Sept.10/96	8
	5. Volunteers of Nicola Valley and District Food Bank, Sept.11/96	9
	6. Merritt and District Chamber of Commerce, Sept.12/96	10
	7. Debbie Griffiths	11
9.	<u>REPORTS:</u>	
	a) <u>Mayor's Reports:</u>	

CITY OF MERRITT REGULAR COUNCIL MEETING, SEPT.24/96

9. REPORTS: - Cont'd.

b) Liaisons' and Commissions'/Committees Reports:

- 1) **Councillor Cowan** -  
Civic Properties and Recreation Commission -  
Local Access Awareness -  
Affordable Housing -
- 2) **Councillor Laird** -  
Public Works -  
Community Health Council -  
Special Events Committee -
- 3) **Councillor McCormack** -  
Economic Development and Planning -  
NV Development Centre -
- 4) **Councillor McLean** -  
Airport - Merritt Flying Club -  
Chamber of Commerce -
- 5) **Councillor Miller** -  
Protective Services & Public Safety -  
South Central Union Board of Health -  
Healthy Communities -
- 6) **Councillor Typusiak** -  
Administration & Finance -  
Environmental Advisory -

c) Administration Reports:

- |    |  |    |
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| 1. | Memo, Sept.10/96 - Fire Safety and Upgrading Inspection Program. | 12 |
| 2. | Memo, Sept.12/96 - Water Consumption                             | 13 |
| 3. | Memo, Sept.13/96 - Over the Bank Rescue                          | 14 |
| 4. | Memo, Sept.13/96 - Forthcoming Dates                             | 15 |
| 5. | Memo, Sept.17/96 - Green Streets Canada Grant                    | 16 |

CITY OF MERRITT REGULAR COUNCIL MEETING, SEPT.24/96

9. REPORTS:

c) Administration Reports: - Cont'd.

- |    |  |       |
|----|--|-------|
| 6. | Memo, Sept.17/96 - Economic Development Activity Report for August | 17-18 |
| 7. | Memo, Sept.18/96 - Latecomer Agreement - Eugen Klein               | 19-35 |

10. BYLAWS:

- |    |  |       |
|----|--|-------|
| a) | Memos, Sept.13, 17/96 - City of Merritt Development Cost Charge Amendment Bylaw No. 1552 - <b>Submitted for first, second, and third readings.</b>   | 36-39 |
| b) | City of Merritt Official Community Plan Amendment Bylaw No. 1583, 1996 - <b>Submitted for adoption.</b>  | 40-43 |
| c) | City of Merritt Zoning Amendment Bylaw No. 1584, 1996. - <b>Submitted for adoption.</b>  | 44-48 |
| d) | Memo, Sept.17/96 - City of Merritt Official Community Plan Amendment Bylaw No. 1588, 1996. - <b>Submitted for first and second readings.</b>         | 49-50 |
| e) | Memo, Sept.19/96 - City of Merritt Road Closure and Exchange of Lands Bylaw No. 1589, 1996. - <b>Submitted for first, second and third readings.</b> | 51-54 |
| f) | City of Merritt Latecomer Charge Interest Rate Bylaw No. 1590, 1996. - <b>Submitted for first, second and third readings.</b>                        | 55    |

11. CORRESPONDENCE:

a) Potential Council Responses:

- |     |  |       |
|-----|--|-------|
| 1.  | The Corporation of the City of Vernon, Sept.6/96 - Bill C-34.                          | 56-57 |
| 2.  | Complete Communities II - Pathways to Design and Implementation - Oct.24,25/96 Seminar | 58-63 |
| 3.  | Small-Wood Licences  |       |
| i.  | News Release, Sept.13/96   | 64    |
| ii. | Minister of Forests, Sept.13/96  | 65-66 |

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11. CORRESPONDENCE:

a) Potential Council Responses: - Cont'd.

- |    |  |       |
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| 4. | Mayor's Office, City of New Westminster, Sept.11/96<br>- Bill 26 | 67-70 |
| 5. | Community Forest Seminar, Oct.24,25/96 - Rossland                | 71-72 |

b) Receive: Nil.

12. NEW BUSINESS:

13. ADJOURNMENT:

# MEMORANDUM

**TO:** Mayor and Council  
**FROM:** Administration  
**DATE:** September 19, 1996  
**SUBJECT:** Baillie Property

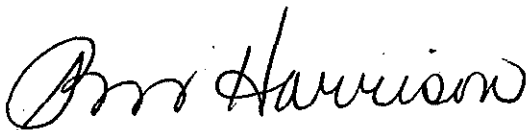
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Council is very aware, that the Old Baillie Property has become a controversial issue in Merritt. As Council has now had the opportunity to review the proposals submitted for the Baillie property, perhaps full consideration should be given to this issue at the next Regular Council Meeting. At the public opening of the proposals on Friday, September 13, 1996 members of the public expressed a desire to obtain copies of the proposals. Should Council decide to include this issue in the next agenda, copies of the proposals could be made available from City Hall in order to allow the public time to read the proposals before the Council Meeting.

**Recommendation:**

That the Old Baillie Property be considered at the Regular Council Meeting on October 8, 1996 and that the proposals for the property be released to the public on Wednesday, September 25, 1996.

Respectfully submitted,



B. Harrison  
Confidential Secretary

*Agenda*

3398 Boyd Rd.  
Merritt, B.C.  
V1K 1J3  
September 9, 1996

CITY OF MERRITT  
SEP 12 1996  
RECEIVED

Dear Mayor and Council:

We, the Valley Painters wish to express our extreme concern over the intention of the City of Merritt to disable the Bailey property in favour of public parking facilities which could be placed elsewhere.

Should this property be available to groups at a future date, we would definitely use it in conjunction with other user groups, for public displays and/or exhibits.

The situation of the Bailey property underlines the need for the formation of a Heritage Society to preserve such irreplaceable properties and items in our community.

Sincerely,

*Irene*

Valley Painters  
(President Dave Hatton, Vice President Irene Crick, Treasurer Sharon Rose, Past President Peggy Williams and Secretary Chad Tolofson).

*Agenda*

Dear City Council;

Sept. 9, 1996

I am responding to your decision to either move or destroy a piece of history in Merritt, namely "the old Baille property ", to put down yet more pavement. There may be many uses for these buildings leaving them where they were built. I think it may be in the best interests of the Merritt community to NOT make a decision of its use but to save the buildings now. NOT to destroy or move them in haste. The plans for this property may have been started several years ago, but the majority of the community was not aware of these " plans ". We are fortunate for this to be city property already and "plans " can be changed.

I urge you to reconsider the options for this property. Possibly this property could become the first designated heritage property in Merritt, a place we can all be proud of!

Thank You for taking time to reconsider our options.

Sincerely

Kenneth Will  
1926 Parker Dr.  
Merritt, B.C. V1K 1J3

CITY OF MERRITT  
SEP 13 1996  
RECEIVED

Mayor and Council  
City of Merritt  
Merritt, B.C.

CITY OF MERRITT

SEP 10 1996

RECEIVED

September 10, 1996

*Agenda*

Dear City Representatives:

Re: Baillie Property

I am writing to give support to the retention of the Baillie buildings on their present site. To remove them and/or destroy them would be detrimental to the ideals of community pride expressed by many citizens of this city, including some members of our city council.

Council's vision for the future of Merritt must include respect for our heritage and for those spaces and structures which are pleasing to the eye and the spirit, as well as the need for modernization and such progressive development.

The council as envisioned the creation of a core of buildings to serve the present community and to entice economic and cultural expansion in Merritt. I submit that inclusion of a demonstration of pride in our history is an invaluable part of such a presentation to our children and other future citizens of this city. Tourism is mentioned as a viable part of our economy. Provision of pleasing green space and readily accessible and ideally located historic sites and parks is surely a positive step toward cultivating our tourist industry.

The necessity of removal of the Baillie buildings for the purpose of parking is indeed questionable, when a currently unpaved lot adjacent to the Civic Centre is under-utilized. Furthermore, the existing tot park behind the Baillie property, also scheduled to be turned into a parking lot, must be considered a part of the esthetically pleasing parcel of green space in our city core and an asset to the overall recreational plan.

I am proud to be a citizen of Merritt and respectfully request that serious consideration be given to retention of examples of our heritage, in which I also have pride. A hasty decision could irrevocably destroy assets which are more valuable to future development than pavement.

Yours truly,

*Joan Sherwood*

Joan Sherwood  
2399 Cleasby St.  
Merritt, B.C.

- c. Merritt Herald
- c. Merritt News
- c. Merritt Morning Mirror
- c. Ad hoc Baillie committee

Nicola Vally and District Food Bank  
P. O. Box 298  
Merritt, BC  
V1K 1B8  
11 Sept, 1996

*Agenda*

To,  
The Mayor and the Council  
City of Merritt  
2185 Voght Street  
Merritt, BC.  
V1K 1B8

We the under signed volunteers at the Nicola Valley and District Food Bank strongly favor in the preservation of the heritage buildings of the Baillie property.

We do hope you'll will take into consideration the wishes of the community.

Yours truly,

*Luca D. Nerheim*

*Julia D'Souza*

*Edith Humphreys*

*Bita Anderson*

*Ken Anderson*

*A. Madson*

*L. M. Simmonds*

*May Devos*

*Bradley Hill*

CITY OF MERRITT  
SEP 13 1996  
RECEIVED

09/12/96

15:24

077069082082073084084K07B0690873

002

604 378 6561 1996

(604)-378-6561 1996

MERRITT & DISTRICT CHAMBER OF COMMERCE

199 P01



# MERRITT AND DISTRICT CHAMBER OF COMMERCE

BOX 1649 - MERRITT, B.C. - V0K 2B0 - PHONE 378-5634

**B** BUSINESS  
**I** INFO  
**C** CENTRE

*Appendix*

September 12, 1996

TO WHOM IT MAY CONCERN:

On behalf of The Merritt & District Chamber of Commerce, is supporting the request for additional time to properly prepare a proposal regarding the Baillie House.

Yours truly,

*Anne Griffiths*

Anne Griffiths  
President



*Agenda*

To: The City Council of Merritt.

I am a concerned citizen of Merritt. I was sad to hear about your idea to make the Baillie Property a parking lot. I for one know as a craft worker that I would use the area provided to sell my wares. I also know that it can be used for many of other things, as the Street Mall. You could also set it up to be a Tea House. If you tear it down the History will be lost. I know it does need work. But it can be saved, as I have been inside. You could make it as a community project. We do need the green space. The area could be made partly into the children's play area.

If the house was moved, a lot of damaged would be done. The setting is so beautiful it should be left alone. Maybe it could be set as a bread and breakfast. I know with the Merritt Mountain Music Festival it would do well. People enjoy viewing old style of houses. The outer buildings could be leased for people to sell their wares, and displays of the local Artists.

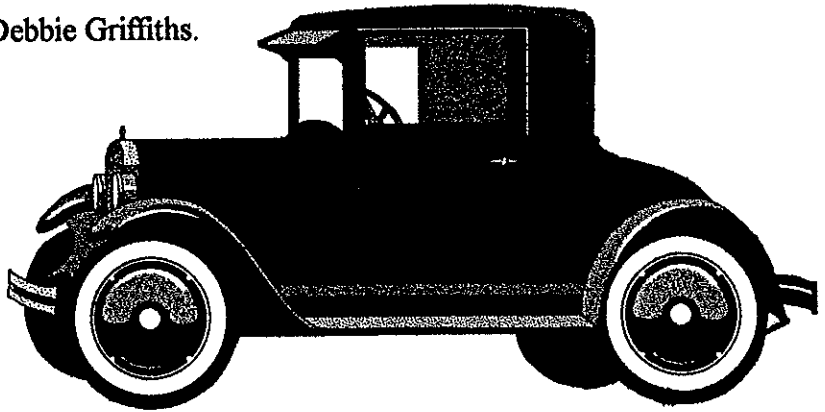
Weaver collection could be placed in the main house, in the parlor.

Maybe the people who wish to lease could get a break in the cost if they wish to help maintain the area. I for one would help out.

I wish that you the council will give great thought into what you are about to do.

Please consider saving the Baillie house and Land.

Debbie Griffiths.



CITY OF MERRITT.  
SEP 13 1996  
RECEIVED

**INTERDEPARTMENTAL  
MEMORANDUM**

*Agenda*

Date: 10 September 1996  
To: T.C. Day, City Administrator  
From: K.McIvor, Contract Fire Inspector  
Subject: Fire Safety and Upgrading Inspection Program

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This memo is prepared for your perusal and to keep Council informed of my progress to date on the number of inspections and number of violations encountered for the month of August.

Statistics for the Month of August 1996.

Re-inspections	122
Fire Safety Inspections	87
Fire Code Violations	287
Major Upgrading	0
Hazards Removed	154
Fire Code Orders Issued	6

These inspections included:

- Apartments
- Industrial
- Hotels
- Retail Stores
- Churches

If you so choose, this information may be passed onto City Council for me.

Respectfully submitted,

  
Ken McIvor, Contract Fire Inspector

# MEMORANDUM

**TO:** Mayor and Council  
**FROM:** Administration  
**DATE:** September 12, 1996  
**SUBJECT:** Water Consumption

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Further to your earlier request, below please find a four year comparison of water consumption during relatively similar hot/dry summer weeks.

	DATE				TEMPERATURE				GALLONS PUMPED (millions)			
	93	94	95	96	93	94	95	96	93	94	95	96
S	Aug.01	Jul.10	Jul.16	Jul.07	28.0	27.5	31.0	31.0	2.445	3.812	4.234	3.544
M	Aug.02	Jul.11	Jul.17	Jul.08	29.0	29.5	32.0	33.0	2.237	3.926	4.820	3.862
T	Aug.03	Jul.12	Jul.18	Jul.09	31.0	29.5	32.0	23.0	2.642	4.321	4.465	4.100
W	Aug.04	Jul.13	Jul.19	Jul.10	32.0	32.0	34.0	28.5	3.611	4.307	4.899	3.832
T	Aug.05	Jul.14	Jul.20	Jul.11	32.5	31.0	32.0	29.0	2.627	3.837	3.266	3.899
F	Aug.06	Jul.15	Jul.14	Jul.12	30.0	32.0	26.0	34.0	3.172	3.859	3.639	4.087
S	Aug.07	Jul.16	Jul.15	Jul.13	27.5	32.0	29.0	34.0	2.925	4.240	3.579	4.218

Respectfully submitted,



T.C. Day, Administrator

# MEMORANDUM

**TO: MAYOR AND COUNCIL**

**FROM: EMERGENCY EXECUTIVE COMMITTEE**

**DATE: SEPTEMBER 13, 1996**

**SUBJECT: OVER THE BANK RESCUE**

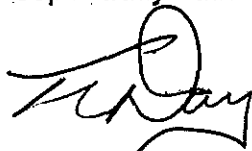
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The Emergency Executive Committee considered the issue of **Over The Bank Rescue** at its most recent meeting. This discussion included a report from Mayor Norgaard concerning her recent discussions with the Fire and Rescue Department members on the same topic.

The Committee was concerned that adding **Over The Bank Rescue** to the Fire and Rescue Department's existing responsibilities would reduce the quality of service the Fire and Rescue Department is able to provide to its true constituents, the citizens of the City of Merritt. With the continued growth of the City of Merritt more and more demands are being placed on the Fire and Rescue Department. Adding **Over The Bank Rescue** would dictate allocation of valuable training time, stretch our limited emergency response funding and further tie up the City's equipment and our volunteers' time.

In view of the above, the Emergency Executive Committee recommends Council retain the Fire and Rescue Department's focus on its existing responsibilities and have the Provincial Emergency Program continue with its mandated responsibility of **Over The Bank Rescue**.

Respectfully submitted,



 Emergency Executive Committee

# MEMORANDUM

**TO: Mayor and Council**

**FROM: Administration**

**DATE: September 13, 1996**

**SUBJECT: Forthcoming Dates**

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With the upcoming election and a new budget year a number of meeting dates must be confirmed by Council. The Municipal Act dictates that:

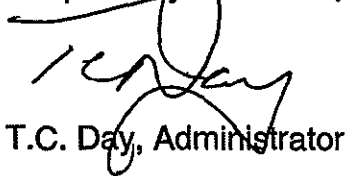
- ◆ The election occur on Saturday, November 16, 1996
- ◆ The Council shall cause the 1997 Provincial Budget to be prepared before November 30, 1996.
- ◆ The Inaugural Meeting of the new Council take place on Monday, December 2, 1996.
- ◆ The 1997 Provisional Budget be adopted by resolution of Council by Monday, January 20, 1997.

In light of the above requirements, the new incoming members of Council and the necessity to set dates so the new Council can set their schedules, it is recommended that Council approve the following schedule leading to adoption of the 1997 Provisional Budget:

- ◆ Council orientation occur on Saturday November 30 from 9 a.m. to 4 p.m.
- ◆ That Council's strategic planning and budget direction retreat be scheduled for December 6, 7 and 8 commencing Friday at 5:00 p.m. and ending on Sunday at noon.
- ◆ That the initial Provisional Budget meetings take place January 7 and 8, 1997.

It is further recommended that Council direct staff to prepare the draft 1997 Provisional Budget based on existing service levels for the new Council's review and consideration.

Respectfully submitted,



T.C. Day, Administrator

**MEMO TO:** T.C. DAY  
CITY ADMINISTRATOR

**FROM:** DALYCE BRANDT  
RECREATION MANAGER

**DATE:** SEPTEMBER 17, 1996

**RE:** GREEN STREETS CANADA GRANT

---

Green Streets Canada is a grant program designed to create a partnership between the Tree Canada Foundation and Municipalities across the country. This grant initiative will assist Municipalities to expand and enhance their tree planting program. Green Streets Canada through this program is hoping to improve urban forests and citizens appreciation for trees and their contribution to the environment and the quality of the community.

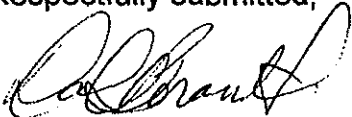
Funding up to \$25,000.00 is available per municipality on a one-time basis only. Municipalities must be prepared for and agree to a 50 - 50 cost sharing arrangement, of which a maximum of 50% of the municipality's share may be in-kind contributions.

With the development of new subdivisions, new parks and further development of existing parks, planting trees in these areas is a natural addition and financial assistance to accomplish this should be pursued.

In preparing the grant application, my intent would be to involve two selected members of the Civic Properties and Recreation Commission, a member of the community with expertise in tree planting and management (as required in the application criteria), and to invite a representative from the Ministry of Forest District Office.

The grant application deadline is October 18, 1996. I wish to request a written endorsement and commitment to the proposal through a Council resolution.

Respectfully submitted,



Dalcyce Brandt  
Recreation Manager

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## M E M O R A N D U M

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**DATE:** September 17, 1996  
**TO:** Administrator  
**FROM:** Development Officer  
**RE:** *Economic Development Activity Report for august*

---

This report briefly summarizes some of the activities that occurred in Economic Development for the month of August

The City's Economic Development Internet home page is close to being completed after being reviewed by the Economic Development Committee and myself. The page is currently on the Internet and "under construction". We look for the changes to be completed by the end of the month and the final product to be ready for presentation to Council and the City by early October. The page is dedicated towards providing information on the City and promotion of Economic Development. The Committee has included excerpts from the profile, building department statistics, graphics of the City, a digitized version of the economic development video and a personalized message from the Mayor. We have applied to the Regional District to help find this project and we are hoping for a favorable response. The Committee is quite excited for the completion of this project and will make an announcement when the project is completed.

An advertisement was placed in August's edition of the Western Investor. The ad featured the Welcome to Merritt sign and the caption, "A golden opportunity awaits you in the City of Merritt". From this ad the City received a number of inquiries, predominately of a commercial nature. Of the eight inquiries received two have lead to further discussions for business opportunities. It should also be mentioned that I was absent for one week and I believe that the direct inquiries was actually higher than I was able to report (based on Septembers inquiries on the ad).

The BIA Committee was quite active in the month of August. Their activities included compiling information on the assessments of buildings and lands in the downtown (obtained through the development services department), negotiating with a consultant to formulate a BIA plan and organizing a BIA Steering Committee. (As Council is aware September has seen the Committee formally request funding from Municipal Affairs and the City as well as hiring a consultant).

The City was promoted at this years PNE by the Regional Districts Economic Development Officer. He reported that attendance to this years PNE was high but did not believe that the TNRD should participate in next years show as he felt that it did not reach the people the TNRD was hoping for. As indicated last year this was the reason that the City of Merritt did not participate in this years PNE. Rather we have identified three trade shows for this year that are specific to industries we are trying to entice to Merritt. We plan on attending the trade shows and utilizing our promotional tools such as the golden opportunity card, profile and video to distribute

to business and people that we believe would be suited to Merritt. In September the Economic Development Committee is going to attend Woodtech 96, a trade show devoted to the wood industry and secondary manufacturing. We also are planning to attend the Home Show and the International Truck Loggers Exposition, both trade shows are later in this year.

The Economic Development Committee reviewed the Economic Analysis requested by myself from the Regional Districts Economic Development Officer. This Economic Analysis and Profile is a report that has been created for the Regional Districts Growth Management Strategy. This document is to provide an independent review of all communities in the district and report the findings based on the consultants opinion. This document will help formulate an overall regional Economic Development Strategy for the TNRD. The Committee found a number of errors and inaccuracies in the report that they are attempting to have rectified. Discussions have been held with the TNRD, the Ministry of Small Business Tourism and Culture, Graham Murchie and Eric Vance. The Committee's efforts will be in September's report.

On August 27th, I had the opportunity to attend an Opportunities Workshop. The workshop was dedicated to the methodology of how to help start small businesses and the information that they need in their market research and budget plans. I gathered a number of valuable tools that will be useful to all people inquiring about business initiation in the City of Merritt.

Small Business week discussions have been progressing quite smoothly. The City's Home Based Business workshop will be held on October 21, 1996. I am meeting with the facilitator next week to firm up the content of the workshop as well as how to advertise it. Community Futures, the Chamber and myself are meeting this week to firm up further details. Look for a more itemized report on next months report.

Augusts inquiries were predominately commercial in nature, however two serious industrial companies requested further information from the City. I am continuing to keep in contact with these companies and will update Council as the process continues. September looks to be a particularly busy month for Industrial inquiries. These are most likely the result of more serviced industrial land becoming available and companies beginning to formulate expansions plans for 1997.

The Economic Development Committee has met quite consistently on a bi-weekly basis. A planning session was held on August 29th, we discussed the Economic Analysis, the Internet home page and future directions. Our next planning session will be held in November.

Respectfully submitted,



Jason Johnson

Development Officer

MEMORANDUM

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TO: Administrator  
FROM: City Planner  
DATE: September 18, 1996  
RE: LATECOMER AGREEMENT - EUGEN KLEIN

---

Report to the Administrator on Latecomer Charges for developer Eugen Klein.

RECOMMENDATION:

THAT the Municipal Council require the owner of the land that is to be subdivided or developed provide the excess or extended services shown on Exhibit "1";

AND THAT the Municipal Council consider the cost to provide the extended services shown on Exhibit "1", in whole or in part, to be excessive;

AND THAT the cost of providing these service shall be paid for by the owner of the land being subdivided or developed;

AND THAT the latecomer charges be imposed for extended services, as shown on Exhibit "1", which are required to be installed as part of the referenced development project;

AND THAT latecomer charges be imposed on the benefiting lands listed in Exhibit "6" in the amounts shown;

AND THAT the Mayor and Clerk be authorized to enter into a Latecomer Agreement with the referenced developer, incorporating Exhibits "1" and "6" into the agreement;

AND THAT the owners of the benefiting lands be advised in writing of the latecomer charge to be imposed on their land;

BACKGROUND

Pursuant to the Municipal Act, where an owner of land that is to be subdivided or developed is required to provide excess or extended services by Council and where Council considered its cost to provide these services in excessive, then Council can require the services to be paid for by the owner.

However, where the owner is required to pay for these costs, Council is required to:

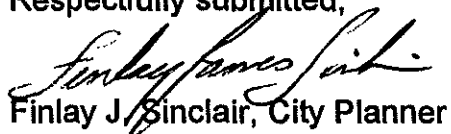
- a) determine the proportion of the cost of providing the highway or water, sewerage or drainage facilities that it considers constitutes the excess or extended service;
- b) determine which part of the excess or extended service that it considers will benefit each of the parcels of land that will be served by the excess or extended service; and
- c) impose, as a condition of an owner connecting to or using the excess or extended service, a charge related to the benefit determined under paragraph b).

The purpose of this report is to establish these latecomer charges which will be collected from latecomers who connect to or use the designated services within a ten year period commencing from the date of Substantial completion as determined by the City Engineer, and also the excess service charges payable by the City.

In this particular development, the services which are the subject of a latecomer charge are identified on Exhibit "1". The benefiting area for each of the identified services is outlined on the same exhibit.

All of the benefiting parcels have been identified as Exhibit "6", and the total latecomer charge for each parcel is shown along with a breakdown by individual utility.

Respectfully submitted,

  
Finlay J. Sinclair, City Planner

FJS/aac

A:LATEKLEN.MMO(D)

**LATECOMER POLICY**

**APPENDIX "D"  
TO LATECOMER POLICY**

**LATECOMER AGREEMENT**

THIS AGREEMENT made the            day of            , 1996;

**BETWEEN: EUGEN EUGEN KLEIN  
4070 Delbrook Avenue  
Vancouver, B.C., V7N 4A1**

(hereinafter called the "Developer")

**OF THE FIRST PART;**

**AND:**

**CITY OF MERRITT, a municipal corporation  
under the "Municipal Act" having its  
offices at 2185 Voght Street, P.O. Box 189, Merritt,  
in the Province of British Columbia, V1K 1B8**

(hereinafter called the "City")

**OF THE SECOND PART.**

**WHEREAS:**

**A. The Developer is the owner of and proposes to develop certain lands known and described as:**

(hereinafter called the "said lands")

**B. The City has required the Developer to install or provide certain excess or extended services in connection with the proposed development which may provide access to or serve land other than the said lands.**

**C. The City does not have sufficient funds to make a contribution toward the cost of the said extended services.**

**D. The City intends to provide for the collection of a share of the construction cost of the required extended services from the owners of other lands who may connect to or use the said extended services and provide for the repayment of these monies to the Developer.**

## LATECOMER POLICY

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements hereafter set forth, it is agreed by and between the parties hereto as follows:

1. The terms and expressions used in this agreement shall be as defined in the City's Subdivision By-law and the Latecomer Policy.
2. The determination of latecomer charges shall be in accordance with the City's Latecomer Policy.
3. The extent of the excess or extended services upon which the latecomer charges are determined shall be as shown on Exhibit "1" attached hereto.
4. This Agreement shall take effect as of the date of Substantial Completion of the construction of the excess or extended services as certified by the City Engineer.
5. The maximum total latecomer charge imposed by the City for each extended service shall be:
  - a) Sanitary System \$

The actual total latecomer charge imposed by the City will depend on the number of Equivalent Development Units developed on the benefitting lands during the time that the agreement is in force.

6. This Agreement shall become null and void upon the earlier of the 10th anniversary of the date of Substantial Completion of the excess or extended service or when the total latecomer charges pursuant to clause 5, plus interest, have been made.
7. The City shall collect from the latecomers within the benefitting areas the charges up to the amount recorded in Exhibit "6" at the time the latecomer connects to the service. For phased development, the charges will be prorated and collected in each phase. The connection of a single family dwelling on a parcel designated for a future higher use shall be considered a special case of a phased development and dealt with in accordance with the Latecomer Policy.

## LATECOMER POLICY

8. The latecomer charges shall be collected by the City at a time the latecomer applies to connect to or use the excess or extended service installed by the Developer and shall be collected between the date of Substantial Completion, \_\_\_\_\_, and ten (10) years thereafter, being \_\_\_\_\_.
9. The City shall pay any collected latecomer charges to the developer within the time specified in the City's Latecomer Policy at the address of the Developer as set forth in this agreement or at such other address as the Developer may provide, by Registered Mail. If the said payments are returned to the City and if, after three years, the said payments remain unclaimed by the Developer, the City shall treat the payments received and all future sums collected and required to be paid under this Agreement as unclaimed money in accordance with applicable legislation.
10. The Developer covenants and agrees that there are no financial arrangements by which owners of land within the benefitting area as listed on Exhibit "6" have contributed or will be contributing to the cost of the excess or extended services which are the subject of this Agreement.
11. The City accepts no liability in the event that latecomer charges cannot be collected for any reason.
12. In the case that the Development fails to complete the construction of the excess or extended services to the point of Substantial Completion in accordance with the Servicing Agreement covering the works, this Agreement shall lapse and be of no further force or effect.
13. **IT IS MUTUALLY UNDERSTOOD**, agreed and declared by and between the parties hereto that:
  - a) the City has made no representations, covenants, warranties, guaranties, promises or agreements (oral or otherwise) with the Developer other than those contained in this Agreement;
  - b) nothing contained or implied herein shall prejudice or affect the rights and powers of the City in the exercise of its functions under any public and private statutes, by-laws, orders and regulations, all of which may be fully and effectively exercised in relation to the said lands as if this Agreement had not been executed and delivered by the Developer;
  - c) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic where the context of the parties so require and, where the Developer

**LATECOMER POLICY**

consists of more than one person, the term "Developer" shall mean all such persons jointly and severally;

d) this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns; and

e) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

	THE CORPORATE SEAL OF	)	
		)	
FOR	was hereunto affixed in the	)	SEAL
CORPORATE	presence of:	)	
BODY		)	
	Authorized Signatory	)	
		)	
	Authorized Signatory	)	
		)	
	SIGNED, SEALED AND DELIVERED	)	
	by the above-named in the	)	
	presence of:	)	
		)	
FOR	Name:	)	
PRIVATE		)	
INDIVIDUAL		)	
	Address:	)	
		)	Developer's Signature
	Occupation:	)	
		)	
	THE CORPORATE SEAL OF THE	)	
	CITY OF MERRITT was hereunto	)	
	affixed in the presence of:	)	
		)	SEAL
	Mayor	)	
		)	
	City Clerk	)	

**LATECOMER POLICY**

**APPENDIX "E"  
TO LATECOMER POLICY**

**NOTIFICATION OF LATECOMER CHARGE**

**Letter to:** (name and address)  
**Re:** (legal parcel description of affected parcel of latecomer)  
per Exhibit "6" including tax roll number

**Dear Sir/Madam:**

Pursuant to the City of Merritt Subdivision and Development By-law, a recently approved development requires the Developer to install extended services which have been deemed by the City to provide a benefit to the referenced parcel of land.

The cost of installing these services will be paid for by the Developer. However, should you choose to connect to or use these services within a ten year period from the date of Substantial Completion of the services, you will be required to pay a latecomer charge to the City for this benefit at the time of connection to or use of these services.

The latecomer charge is a prorated share of the cost of these services which the City has deemed will benefit the referenced parcel. The latecomer charge that has been established as a result of this development is as shown in the table below. This charge is in addition to any which might have been established as a result of previous developments.

<b>Service</b>	<b>Unit Latecomer Charge</b>	<b>Total EDUs of Parcel*</b>	<b>Total Latecomer Charge on this Parcel</b>
<b>Sanitary System:</b>			
<b>TOTAL</b>			

\* The method calculating EDUs varies depending on the land use description.

**LATECOMER POLICY**

**APPENDIX "E" (CONTD)  
TO LATECOMER POLICY**

Should you decide to connect to or use these services, the latecomer charge payable at the time of connection to or use of the service(s) shall be determined by multiplying the unit latecomer charge by the number of EDUs proposed to be developed up to a maximum of the total charge shown above, plus interest on the charge at the rate set by by-law. If you do not connect to or use the services, you will not have to pay a latecomer charge. (Connection to a sanitary sewer may be required by the yet to be developed sewer service by-law or as required by the Medical Health Officer.)

In addition to the charges shown, connection to the sewer, drainage or water system will require the payment of a connection charge and development charge to the City.

You should also be aware that the City charges an annual frontage tax for water and sewer if these services exist on your frontage, whether or not you are connected to them.

Once connected, a monthly sewer or water user charge is also levied and is determined by flat rate for single family units or by meter if commercial, industrial, institutional or multi-family use.

If you require further explanation of the contents of this letter, please contact the Development Services Department of the City of Merritt.

Yours truly,

Development Services Department



LATECOMER AGREEMENT			Exhibit "6"
KLEIN SANITARY			
			A:LAUDER.XLS(D)
Lot #'s	No. of EDU's / Parcel	Cost Per EDU	Latecomer Cost
1	7	469.73	3,288.11
2	7	469.73	3,288.11
3	1	469.73	469.73
4	1	469.73	469.73
5	1	469.73	469.73
6	1	469.73	469.73
7	8	469.73	3,757.84
8	1	469.73	469.73
9	1	469.73	469.73
10	1	469.73	469.73
11	7	469.73	3,288.11
12	9	469.73	4,227.57
13	7	469.73	3,288.11
14	7	469.73	3,288.11
15	1	469.73	469.73
16	1	469.73	469.73
17	1	469.73	469.73
18	1	469.73	469.73
19	1	469.73	469.73
20	1	469.73	469.73
21	1	469.73	469.73
22	1	469.73	469.73
23	1	469.73	469.73
24	8	469.73	3,757.84
25	8	469.73	3,757.84
26	8	469.73	3,757.84
27	8	469.73	3,757.84
28	8	469.73	3,757.84
29	6	469.73	2,818.38
30	6	469.73	2,818.38
31	8	469.73	3,757.84
32	7	469.73	3,288.11
33	6	469.73	2,818.38
34	11	469.73	5,167.03
35	17	469.73	7,985.41
36	8	469.73	3,757.84
37	8	469.73	3,757.84
38	12	469.73	5,636.76
39	27	469.73	12,682.71
40	8	469.73	3,757.84

Lot #'s correspond to legal description as outlined on attached Schedule "A"

A:KLEIN.XLS(D)
TOTAL PROJECT COST = \$108,979.50
Total Project Cost :- Total EDU in Project = Total Cost Per EDU
\$108,979.50 :- 232 EDU = \$469.73

			A:LAUDER2.XLS(D)	
Lot #'s	Ha	EDU / Ha App "B"	Total Parcel EDU	
1	0.4	18	7.2	7
2	0.38	18	6.84	7
3	0.06	18	1.08	1
4	0.06	18	1.08	1
5	0.06	18	1.08	1
6	0.05	18	0.9	1
7	0.46	18	8.28	8
8	0.06	18	1.08	1
9	0.06	18	1.08	1
10	0.06	18	1.08	1
11	0.4	18	7.2	7
12	0.5	18	9	9
13	0.37	18	6.66	7
14	0.4	18	7.2	7
15	0.01	18	0.18	1
16	0.01	18	0.18	1
17	0.01	18	0.18	1
18	0.01	18	0.18	1
19	0.01	18	0.18	1
20	0.01	18	0.18	1
21	0.01	18	0.18	1
22	0.01	18	0.18	1
23	0.01	18	0.18	1
24	0.42	18	7.56	8
25	0.42	18	7.56	8
26	0.42	18	7.56	8
27	0.42	18	7.56	8
28	0.42	18	7.56	8
29	0.34	18	6.12	6
30	0.33	18	5.94	6
31	0.42	18	7.56	8
32	0.4	18	7.2	7
33	0.34	18	6.12	6
34	0.6	18	10.8	11
35	0.93	18	16.74	17
36	0.43	18	7.74	8
37	0.43	18	7.74	8
38	0.68	18	12.24	12
39	1.49	18	26.82	27
40	0.42	18	7.56	8
			221.76	232

LATECOMER AGREEMENT - SCHEDULE "A"

1. 2439 Nicola Avenue  
Plan B851, DL123, KDYD, PID#003-392-287  
Actton Petroleum Sales Ltd.,  
4064 sq.m.
2. Lauder Avenue  
Lots 1-6, Plan 565, DL 123, KDYD PID#004-882-610,004-882-636,004-882-661,  
004-882-679,004-882-695  
L&B Holdings Ltd.,  
3836.0 sq.m.
3. 2590 Lauder Avenue  
Lot 7, PL565, DL 123, KDYD, PID#012-197-866  
L&B Holdings Ltd.,  
557.0 sq.m.
4. 2588 Lauder Avenue  
Lot 8, PL.565, DL 123, KDYD, PID#012-197-882  
L&B Holdings Ltd,  
557.0 sq.m.
5. 2552 Lauder Avenue  
Lot 12, PL.565, DL 123, KDYD, PID#012-197-904  
Kinsmen Club of Merritt  
557.0 sq.m.
6. 2544 Lauder Avenue  
Lot 13, PL.565, DL 123 KDYD, PID#012-197-912  
Kinsmen Club of Merritt  
510.95 sq.m.
7. Lauder Avenue  
Lot A, PL.565, DL 123, KDYD of Lots 9-11 SEE DD W62316F, PID#012-198-056  
L&B Holdings Ltd.,  
4598.0 sq.m.
8. 2575 Nicola Avenue  
Lot 16 & 17, PL.565, DL 123, KDYD, PID#004-075-277, 004-075-285  
Lormar Industries Ltd.,  
557.4 sq.m.
9. 2549 Nicola Avenue  
Lot 14, PL.565, DL 123, KDYD, PID#012-197-921

Jagbir Arora/Harminder Sachdev/Lal Mahil  
557.4 sq.m.

10. Nicola Avenue  
Lot 15, PL.565, DL 123, KDYD, PID#012-197-939  
Jagbir Arora/Harminder Sachdev/Lal Mahil  
557.4 sq.m.

11. 2152 Lauder Street  
Lot 22, PL.565, DL 123, KDYD, PID#012-197-963  
449292 B.C. Ltd.,  
4019.22 sq.m.

12. 2172 Lauder Street  
Lot 23, PL.565, DL 123, KDYD, PID#012-197-971  
Petro Canada Inc. Attn: Mgr. Property Tax West  
5000.0 sq.m.

13. 2181 Douglas Street  
Lot 24, PL.565, DL 123, KDYD PID#007-557-922  
Wayne Byer Trucking Ltd.,  
3653.0 sq.m.

14. 2171 Douglas Street  
Lot 25, PL.565, DL 123, KDYD PID#007-557-931  
Merritt Veterinary Services Ltd.,  
4019.22 sq.m.

15. 2135 Douglas Street  
Lot 1, PL.K531, DL 123, KDYD, UE1112/10039 UI 42500/332500, PID#002-104-326  
Jerry Roos  
111.2 sq.m.

16. 2137 Douglas Street  
Lot 2, PL.K531, DL 123, KDYD, UE1116/10039 UI 35000/332500, PID#002-104-334  
Jerry Roos  
111.6 sq.m.

17. 2139 Douglas Street  
Lot 3, PL.K31, DL 123, KDYD, UE 116/10039 UI 35000/332500 PID#002-104-342  
Hans Kruse Enterprises Ltd.,  
111.6 sq.m.

18. 2141 Douglas Street  
Lot 4, PL.K531, DL 123 KDYD, UE 1116/1139 UI 35000/332500 PID#002-104-351  
Hans Kruse Enterprises Ltd.,  
111.6 sq.m.
19. 2143 Douglas Street  
Lot 5, PL.K531, DL 123, KDYD, UE 1116/10039 UI 35000/332500 PID#002-104-369  
Hans Kruse Enterprises Ltd.,  
111.6 sq.m.
20. 2145 Douglas Street  
Lot 6, PL.531, DL 123, KDYD, UE 1099/10039 UI 35000/332500 PID#002-104-407  
Hans Kruse Enterprises Ltd.,  
109.9 sq.m.
21. 2147 Douglas Street  
Lot 7, PL.K531, DL123, KDYD, UE 1132/10039 UI 35000/332500 PID#002-104-431  
Hans Kruse Enterprises Ltd.,  
113.2 sq.m.
22. 2149 Douglas Street  
Lot 8, PL.K531, DL 123, KDYDm YE 1115.19938 YU35999.332599 PID#002-104-474  
Hans Kruse Enterprises Ltd.,  
111.6 sq.m.
23. 2151 Douglas Street  
Lot 9, PL.K531, DL 123, KDYD, UE 1116/10039 UI 45000/332500 PID##002-104-521  
Kenneth Webster  
111.6 sq.m.
24. 2768 Marian Avenue  
Lot 34, PL.565, DL 123, KDYD, Shown on PL.B12413 PID#012-198-021  
Kenneth, Joan Copley  
4212.4 sq.m.
25. 2152 Douglas Street  
Lot 29, PL.565, DL 123, KDYD, PID#012-197-980  
Robert, Dorothy Brown  
4193.0 sq.m.

26. Rear Rear Lot between Marion and Nicola Avenues  
Lot 36, PL.565, DL 123, KDYD, Shown on Plan B12413, PID#011-805-552  
Robert, Dorothy Brown  
4193.0 sq.m.

27. Douglas Street  
Lot 30, PL.565, DL 123, PID#004-271-513  
M.T.&M Service Ltd.,  
4193.0 sq.m.

28. 2172 Douglas Street  
Lot 31, PL.565, DL 123, KDYD Shown on Plan B12413 PID#007-407-238  
J.S.Reimer Trucking Ltd.,  
4231.7 sq.m.

29. 2749 Marian Avenue  
Lot 32, PL.565, DL 123, KDYD, Shown on PL.B12413, PID#012-197-998  
Turtle Track Contracting Ltd.,  
3373.0 sq.m.

30. 2775 Marian Avenue  
Lot 33, PL.565, DL 123, KDYD, Except Plan 10370 Shown on Plan B12413,  
PID#007-793-570  
Turtle Track Contracting Ltd.,  
3300.0 sq.m.

31. Rear Lot between Marian and Nicola Avenues  
Lot 35, PL.565, DL 123, KDYD, Shown on Plan B12413, PID#012-198-048  
Kenneth, Jean Copley  
4231.7 sq.m.

32. 2190 Douglas Street  
Plan B12413, DL 123, KDYD, Except Plan A17908 of Lot 1, Plan 10370,  
PID#009-580-549  
POL Construction Ltd.,  
4000.0 sq.m.

33. 2419 Nicola Avenue  
Lot A, PL.29363, DL 123, KDYD, PID#004-343-239  
Petro-Canada  
3432.0 sq.m.

34. Adjacent to former Railway Right-of-Way  
Lot 1, Plan 38603, DL 123, KDYD, PID#008-327-882  
Imperial Oil Limited,  
6034.0 sq. m.
35. Adjacent to former Railway Right-Of-Way  
Lot C, PL.29363, DL123, KDYD, Except Plan 38603, PID#004-343-301  
L&B Holdings Ltd.,  
9327.9 sq.m.
36. Adjacent to former Railway Right-Of-Way  
Lot D, Plan 29363, DL 123, KDYD, PID#004-343-344  
Petro-Canada Exploration Inc.  
4286.9 sq.m.
37. Adjacent to former Railway Right-of-Way  
Lot E, Plan 29363, DL 123, KDYD, PID#001-754-645  
M.L.Brown Lumber Ltd.,  
4310.0 sq.m.
38. Douglas Street, Adjacent to former Railway Right-of-Way  
Lot F, Plan 29363, DL.123, KDYD, PID#001-767-828  
Turtle Track Contracting Ltd.,  
6809.99 sq.m.
39. Former Railway Right-of-Way  
Plan DD4330 DL171 KDYD Except PL.28083 & A17788 PID#012-969-851  
Eugene, Edith Klein  
14,900.0 sq.m.
40. Former Railway Right-of-Way  
Plan DD4612 DL 123 KDYD Except PL.28083 29363 KAP 53627 KAP 53869 &  
KAP 55590 PID#012-969-800  
Eugene, Edith Klein  
4,280.0 sq.m.

# MEMORANDUM

**TO: Mayor and Council**

**FROM: Administration**

**DATE: September 13, 1996**

**SUBJECT: Development Cost Charges**

---

Council budgeted for a review of Development Cost Charges in 1996. We have completed the technical component of the review so the political and public component of the review can now start.

It is recommended that Council proceed with a similar process for adopting the revised DCC Bylaw as it did for adopting the existing base bylaw. The suggested process includes:

- ◆ Council workshop session on bylaw, and amend as necessary for Council to reach agreement in principle on the bylaw.
- ◆ Council host an open house/public information meeting on the bylaw.
- ◆ Council accept formal submissions on the bylaw.
- ◆ Council proceed with processing the bylaw ie: three readings, approval by Municipal Affairs, Adoption.


If Council decides to proceed with such a process the bylaw will not be adopted by the current Council, therefore Council may wish to delay initiating the process until the new Council is elected as the initial workshop is obviously a key component to the bylaw.

If Council decides to delay further processing of the bylaw until the new Council, it is recommended that the attached amending bylaw ensuring all newly incorporated lands pay the base Development Cost Charge be given three readings at the earliest opportunity.

**Recommendation:**

1. That Council refer the processing of the revised Development Cost Charge bylaw to February of 1997.
2. That Council give first, second and third reading of the attached bylaw No. 1552.

Respectfully submitted,



Tom C. Day, Administrator

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## M E M O R A N D U M

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**DATE:** September 17, 1996  
**TO:** Administrator  
**FROM:** Planning Department  
**RE:** Proposed Development Cost Charge Amendment Bylaw 1552

---

This bylaw ensures that Development Cost Charges are applicable in the newly incorporated areas. The amendment itself occurs by substituting the old City boundary map with a new City boundary map.

The planning department is satisfied that this amendment addresses Development Cost Charges in the short term for the newly incorporated areas.

**Recommendation**

1. THAT the City of Merritt Development Cost Charge Amendment Bylaw 1552 be given first, second and third readings by resolution.

Respectfully submitted,

Jason Johnson  
Development Officer



**City of Merritt  
Development Cost  
Charge Amendment  
Bylaw**

**Schedule A  
Defined Areas**

City of Merritt - Defined Area A

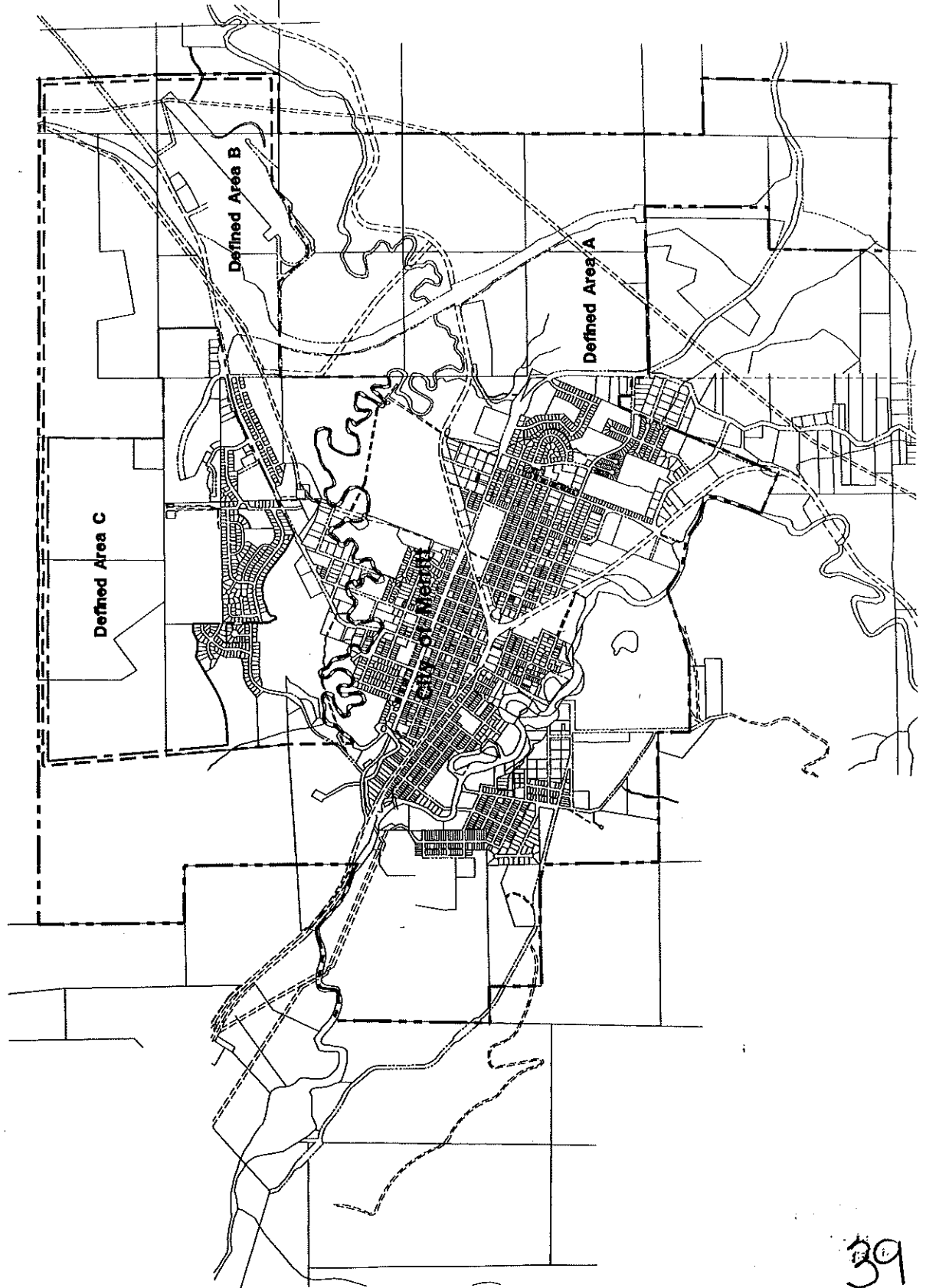
City of Merritt - Defined Area B

City of Merritt - Defined Area C

Attached to and  
forming part of  
Ordinance Number  
1552, cited as "Development Cost  
Charge Amendment Bylaw Number  
1552, 1998"

Mayor \_\_\_\_\_  
Clerk \_\_\_\_\_

0 250m 500m 1000m  
  
**Schedule A**



# ***City of Merritt***

## **BYLAW NO. 1583, 1996**

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A BYLAW TO AMEND THE CITY OF MERRITT OFFICIAL COMMUNITY PLAN  
BYLAW NO. 1460, 1994.

---

WHEREAS the Council of the City of Merritt has adopted an Official Community Plan pursuant to the *Municipal Act*;

AND WHEREAS the Thompson-Nicola Regional District has adopted the "Nicola Valley Official Community Plan Bylaw No. 1450, 1995" pursuant to the *Municipal Act*;

AND WHEREAS the City of Merritt has extended its boundaries, being "Collettsville and Other Areas" west, east and north of the City, and said areas were incorporated into the City of Merritt Supplementary Letters Patent on November 16, 1995;

AND WHEREAS pursuant to the City of Merritt Supplementary Letters Patent dated November 16, 1995, Council has the authority and finds it desirous to rescind these portions of the Thompson-Nicola Regional District "Nicola Valley Official Community Plan Bylaw No. 1450, 1995" that apply to "Collettsville and Other Areas" and replace these with statements and designations developed by the City of Merritt;

AND WHEREAS the Council of the City of Merritt wishes to amend the City of Merritt Official Community Plan to include statements and designations for "Collettsville and other Areas";

AND WHEREAS the Council of the City of Merritt has examined the proposed amendments in conjunction with its most recent capital expenditure program under Section 266 of the *Municipal Act*, and any waste management plan or economic strategy plan that is applicable in the municipality to ensure consistency between them;

AND WHEREAS Council has referred the proposed amendments to the Agricultural Land Commission for comment;

AND WHEREAS Council has referred the proposed amendments to the Board of the Thompson-Nicola Regional District for comment;

AND WHEREAS the Council of the City of Merritt has held a Public Hearing on the proposed amendments to the Official Community Plan;

NOW THEREFORE the Council of the City of Merritt in open meeting assembled, hereby enacts as follows:

AC

1. That this bylaw shall be cited as "CITY OF MERRITT OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1583, 1996".
2. That the portions of the Thompson-Nicola Regional District's "Nicola Valley Official Community Plan Bylaw No. 1450, 1995" which apply to those areas of the City of Merritt which were brought within City boundaries pursuant to the City of Merritt Supplementary Letters Patent dated November 16, 1995 are hereby RESCINDED.
3. That the City of Merritt Official Community Plan Bylaw No. 1460, 1994 is hereby AMENDED as follows:
  - a. Schedule "B", the City of Merritt Official Community Plan Map is hereby AMENDED to include designations shown on Schedule "A" attached hereto and forming part of this bylaw.
  - b. Schedule "C", the City of Merritt Development Permit Areas is hereby AMENDED by adding the Development Permit Area, including basis for designation, justification and guidelines, shown on Schedule "B" attached hereto and forming part of this bylaw.
  - c. Policy 14.5 is REVISED to state "It is the policy of Council to pursue the implementation of the future truck route as shown on Schedule "B" of the Official Community Plan".
4. That the City of Merritt Official Community Plan Map being Schedule "B" of the City of Merritt Official Community Plan Bylaw No. 1460, 1994 is hereby AMENDED to depict the changes.

READ A FIRST TIME THIS 30 DAY OF July, 1996.

READ A SECOND TIME THIS 30 DAY OF July, 1996.

PUBLIC HEARING HELD THIS 10 DAY OF September, 1996.

READ A THIRD TIME THIS 10 DAY OF September, 1996.

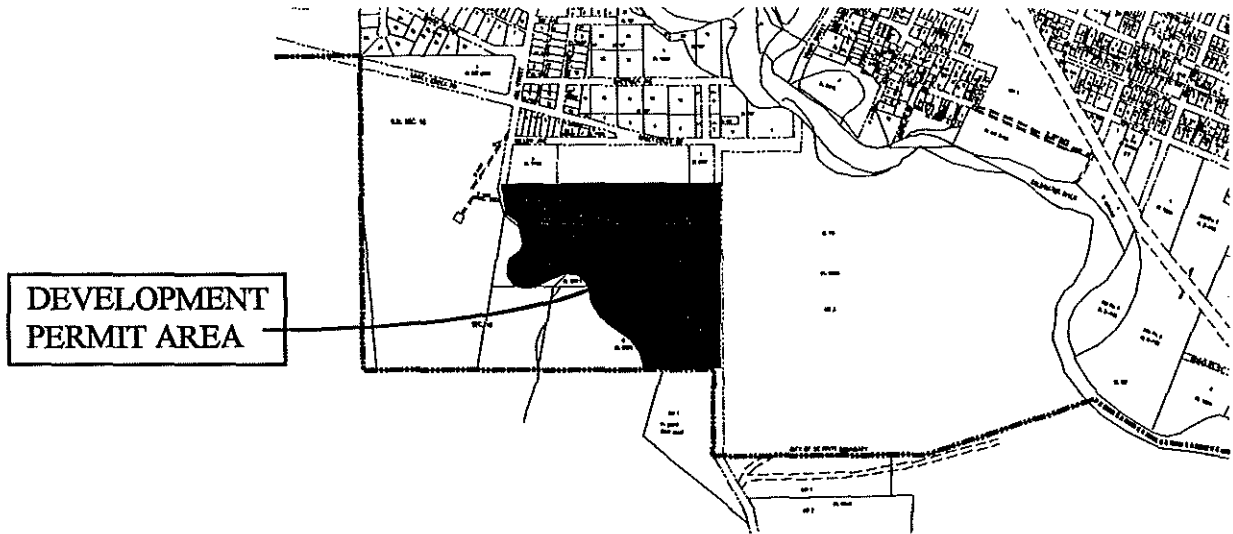
ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996

\_\_\_\_\_  
C.R. Norgaard, Mayor

\_\_\_\_\_  
Y.J. Porada, Clerk

*City of Merritt*

**BYLAW NO. 1583, 1996  
SCHEDULE "B"**



**1. Description**

Area bordered by Midday Valley Road to the east, Lindley Creek Road to the north and the steep hillside to the south and west, as outlined on the sketch above.

**2. Basis for Designation**

Designate as a development permit area pursuant to Section 945(4)(b) and 945 (4)(e) of the Municipal Act.

**3. Justification**

This is a light industrial area adjacent to residential lands located to the north. Furthermore, there are steep slopes abutting the Development Permit Area to the south. There are four specific concerns which must be addressed to ensure that the industrial and residential uses are compatible - dust control, visual impacts, traffic and noise generated by industrial activities. One objective of this designation is to reduce any potential conflicts and incompatibilities between adjacent light industrial and residential uses. The second objective is to ensure that any future light industrial development is protected from hazardous conditions.

**4. Guidelines**

- .1 No exposed soil surfaces will be permitted. Asphalt, concrete, gravel, turf or landscaped areas must be used in all areas not occupied by buildings. Also, storage piles must be located in sheltered areas and properly covered to ensure that they do not provide materials which could become airborne.

42

.2 Light industrial areas must be screened from adjacent residential areas by means of a solid visual barrier and landscape buffer. The landscape buffer must meet the following requirements:

- Minimum width – 6 metres
- Constructed according to B.C. Landscape Standards
- All plants shall be appropriate to local climate and soil conditions
- Specific composition and other requirements for the landscape buffer are set out in the following table:

Type of Plant	Minimum Height and Spread*	Density	Maximum Spacing (on-centre)	Minimum Installed Size
Medium Shrub	1.5 - 2 metres	25 plants/100 m <sup>2</sup>	1.2 metres	#2 container
Tall Shrub	2.5 - 4 metres	15 plants/100 m <sup>2</sup>	2.0 metres	#5 container
Trees	8 metres	2 plants/100 m <sup>2</sup>	Varied	2.5 m height (conifer) 5cm caliper (deciduous)

\*Minimum height and spread at maturity (within 5-10 year period)

- Proper maintenance of the landscape buffer is essential

.3 Lighting must be of a non-glare variety and designed so as not to fall on adjacent residential areas.

.4 Signs must be provided based on the following guidelines:

- free standing signs must not exceed 4 meters;
- sign bases must be landscaped;
- fascia signs must be integrated with the building and relate to the building design.

.5 Truck traffic will not be permitted within the surrounding residential area and must use the truck route provided.

.6 A landscaped berm not less than 2 meters in height at its crest must be provided on the south side of the road which separates the adjacent residential and light industrial uses. If these uses are not separated by a road, the berm will be provided on the portion of the light industrial parcel adjoining the residential use.

.7 On-site drainage must be managed in a manner which does not result in impacts on adjacent properties.

.8 If development is proposed for lands abutting the steep slopes at the south and west of the Development Permit Area and/or if substantial earthworks are required to allow development, a detailed report certified by a Professional Engineer and prepared in accordance with good engineering practice will be required.

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# *City of Merritt*

## **BYLAW NO. 1584, 1996**

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A BYLAW TO AMEND THE CITY OF MERRITT ZONING BYLAW NO. 1530, 1995.

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WHEREAS the Council of the City of Merritt has adopted the City of Merritt Zoning Bylaw No. 1530, 1995;

AND WHEREAS the Thompson Nicola Regional District has adopted "Zoning Bylaw No. 940, 1985;"

AND WHEREAS the City of Merritt has extended its boundaries, being "Collettsville and Other Areas" west, east and north of the City, and said areas were incorporated into the City of Merritt Supplementary Letters Patent on November 16, 1995;

AND WHEREAS pursuant to the City of Merritt Supplementary Letters Patent dated November 16, 1995, Council has the authority and finds it desirable to rescind those portions of the Thompson Nicola Regional District "Zoning Bylaw No. 940, 1985" that apply to "Collettsville and Other Areas" and replace these with zones and regulations developed by the City of Merritt;

AND WHEREAS the Council of the City of Merritt wishes to amend the City of Merritt Zoning Bylaw No. 1530, 1995 to include zones and regulations for "Collettsville and Other Areas".

AND WHEREAS the Council of the City of Merritt has held a Public Hearing on the proposed amendments to the Zoning Bylaw No. 1530, 1995;

NOW THEREFORE the Council of the City of Merritt, in open meeting assembled, hereby enacts as follows:

1. That this bylaw shall be cited as "City of Merritt Zoning Amendment Bylaw No. 1584, 1996".
2. That the portions of the Thompson Nicola Regional District's "Zoning Bylaw No. 940, 1985" which apply to those areas of the City of Merritt which were brought within City boundaries pursuant to the City of Merritt Supplementary Letters Patent dated November 16, 1995 are hereby RESCINDED.

3. That the City of Merritt Zoning Bylaw No. 1530, 1995 is hereby AMENDED as follows:

a. Section 6.2.8 is ADDED as follows:

***Section 6.2.8 - R8 (Special Residential)***

**Statement of Purpose**

This zone provides for the use and development of single family dwellings on large lots.

**(1) Permitted Uses**

The following uses and no others shall be permitted in the area designated as R8:

- a) Single family dwelling
- b) Modular home
- c) Home occupation
- d) Accessory building

**(2) Regulations**

On a parcel located in an area designated as R8, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the following table. Column I sets out the matter to be regulated and Column II sets out the regulations.

**Column I**

**Column II**

.1	Maximum number of principal buildings	1 dwelling unit per parcel
.2	Minimum floor area requirements dwelling only	55 square meters
.3	Maximum floor area for accessory buildings	Shall not exceed the lesser of 10 percent of the area of the lot or 65 square meters
.4	Maximum height: <ul style="list-style-type: none"><li>• principal building</li><li>• accessory building</li></ul>	10 meters 4.85 meters
.5	Minimum siting from parcel lines:  <i>Principal Building:</i> <ul style="list-style-type: none"><li>• front parcel line</li><li>• rear parcel line</li><li>• interior side parcel line</li><li>• exterior side parcel line</li></ul> <i>Accessory Building</i> <ul style="list-style-type: none"><li>• front parcel line</li><li>• interior side parcel line</li><li>• exterior side parcel line</li><li>• rear parcel line</li></ul>	6 meters 6 meters 1.5 meters 3 meters  6 meters 1.5 meters 3 meters 1.5 meters
.6	Maximum parcel coverage	35 percent of the parcel area
.7	Minimum parcel size	1,220 square meters
.8	Minimum frontage	16.5 meters
.9	Minimum width of a single family dwelling and modular home	6 meters

b. Section 6.3.3 (3) is ADDED as follows:

**Section 6.3.3**

(3) Special Regulations

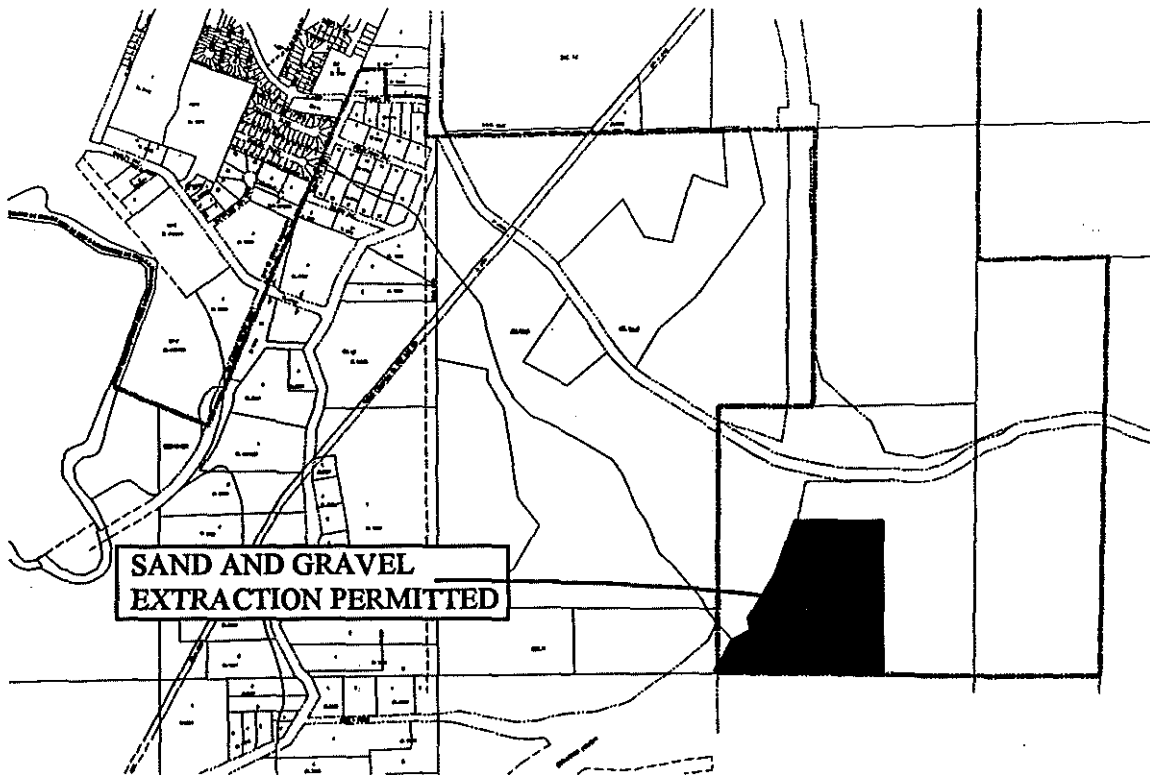
Notwithstanding Section 6.3.3(1), the only use permitted on Lot A, Plan 31180, TP 91, W6M; Lot 11, Plan 11461, TP 91, W6M; and Lot 33, Plan 707, TP. 91, W6M that lie within the C3 Zone is a machine welding shop and associated storage.

c. Section 6.5.4 (3) is added as follows:

**Section 6.4.4**

(3) Special Regulations

Notwithstanding Section 6.5.4(1), sand and gravel extraction is a permitted use on that portion of the SE 1/4, Section 11, TP 91, W6M shown on the sketch plan below.



- d. Section 4.4 is hereby amended to STRIKE the reference to the "C6 (Airport Commercial)" zone in the clause "Except in the C6 (Airport Commercial) zone and REPLACE it with "C5 (Airport Commercial)".
  - e. The City of Merritt Official Zoning Map being Schedule "A" of the City of Merritt Zoning Bylaw No. 1530, 1995 is hereby AMENDED to include zoning designations shown on Schedule "A" attached hereto and forming part of this bylaw.
  - f. The City of Merritt Floodplain Map being Schedule "C" of the City of Merritt Zoning Bylaw No. 1530, 1995 is hereby AMENDED to include the floodplain area shown on Schedule "B" attached hereto and forming part of this bylaw.
4. That the City of Merritt Official Zoning Map and Floodplain Map being Schedules "A" and "C" respectively of the City of Merritt Zoning Bylaw No. 1530, 1995 are hereby AMENDED to depict the changes.

READ A FIRST TIME THIS 30 DAY OF July, 1996.

READ A SECOND TIME THIS 30 DAY OF July, 1996.

PUBLIC HEARING HELD THIS 10 DAY OF September, 1996.

READ A THIRD TIME THIS 10 DAY OF September, 1996.

RECEIVED MINISTRY OF TRANSPORTATION AND HIGHWAYS APPROVAL  
THIS 13 DAY OF September, 1996.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1996

\_\_\_\_\_  
C.R. Norgaard, Mayor

\_\_\_\_\_  
Y.J. Porada, Clerk

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## M E M O R A N D U M

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**DATE:** September 17, 1996  
**TO:** Administrator  
**FROM:** Planning Department  
**RE:** Proposed Official Community Plan Amendment Bylaw 1588

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The Planning Department has proceeded with Council's request to amend the Official Community Plan to not require a development permit for Building Code Improvements or Safety Issues. This Bylaw will enable exiting business, future business, Council and the planning department to reduce the length of time and expense in processing applications for Development Permits that do not affect the form and character of buildings in Development Permit areas.

The following Bylaw amends the OCP to allow this to occur.

### Recommendation

1. THAT the City of Merritt Official Community Plan Amendment Bylaw 1588 be given first and second readings.
  
2. THAT a Public Hearing be scheduled for October 29th, 1996.

Respectfully submitted,

  
Jason Johnson  
Development Officer



MEMORANDUM

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TO: Administrator  
FROM: City Planner  
DATE: September 19, 1996  
RE: ROAD DEDICATION IN EXCHANGE FOR CLOSED ROAD  
CORBETT DEVELOPMENTS SUBDIVISION - BYLAW NO. 1589

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Attached for Council's review is a road exchange bylaw. This bylaw will permit the exchange of lands between the City and the Corbetts so as to realign roads within their proposed subdivision. The proposed realignment allows proper servicing of the area.

Council was previously made aware of this pending exchange and this is the formal bylaw for their review.

Complete road exchange plan is too large for the agenda and will be available in my office for review and I will provide a verbal overview at the Council meeting.

Recommendation

1. That Road Exchange Bylaw No. 1589 be given first, second and third reading.

Respectfully submitted,



Finlay J. Sinclair  
City Planner

FJS/aac  
A:1589COUN.MMO(13)

# CITY OF MERRITT

## BYLAW NO. 1589

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A BYLAW TO AUTHORIZE THE DEDICATION AS ROAD  
PARCEL D, E & F AS PER REFERENCE PLAN DATED SEPTEMBER 17, 1996  
G.E. FIEDRICH, PORTION ATTACHED AS SCHEDULE "A"

IN EXCHANGE FOR CLOSED ROAD  
PARCEL A, B & C AS SHOWN ON LEGAL PLAN 707 & DEFINED AS PER  
REFERENCE PLAN DATED SEPTEMBER 17, 1996  
G.E. FIEDRICH, PORTION ATTACHED AS SCHEDULE "A"

---

**WHEREAS** a Municipal Council may, by by-law, pursuant to Section 574 of the Municipal Act, R.S.B.C. 1979, Chapter 290 and all amendments thereto, dispose of a portion of a highway in exchange for land necessary for the purpose of improving, widening, straightening, relocating or diverting a highway;

**AND WHEREAS** that portion of road in the City of Merritt in the Province of British Columbia, being Closed Road, Parcel A, B & C, Plan 707, as shown on a plan of survey prepared by G.E. Fiedrich, on the 17th day of September, 1996, attached to and forming part of this bylaw, is not required by the City of Merritt;

**AND WHEREAS** Parcel D, E & F, as shown on a plan of survey prepared by G.E. Fiedrich, on the 17th day of September, 1996, as shown outlined on the said plan attached to and forming part of this bylaw, is to be dedicated as road by the registered owner thereof;

**AND WHEREAS** the City of Merritt is desirous of exchanging that portion of road to be dedicated;

**NOW THEREFORE** the Municipal Council of the City of Merritt in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as "City of Merritt Road Closure and Exchange of Lands Bylaw No. 1589, 1996."
2. That portion of road in the City of Merritt described as:

Parcel A, B & C, as shown on legal Plan 707 & defined as per reference plan dated September 17, 1996 G.E. Fiedrich, portion attached as Schedule "A"

is hereby stopped-up and closed for traffic.

3. That portion of land in the City of Merritt described as:

Parcel D, E & F, as per reference plan dated September 17, 1996  
G.E. Fiedrich, portion attached as Schedule "A"

is hereby received as dedicated road in exchange for that portion of  
stopped-up and closed road as described above.

4. That portion of Parcel A, B & C, as shown on legal Plan 707 & defined as  
per reference plan dated September 17, 1996 G.E. Fiedrich, vested to the  
owners of adjacent lands namely Hilbert A. Corbett as shown on attached  
subdivision plan KAP \_\_\_\_\_.

READ A FIRST TIME THIS DAY OF 1996.

READ A SECOND TIME THIS DAY OF 1996.

READ A THIRD TIME THIS DAY OF 1996.

RECONSIDERED, FINALLY PASSED AND ADOPTED THIS  
DAY OF , 1996.

\_\_\_\_\_  
Clara R. Norgaard, MAYOR

\_\_\_\_\_  
Thomas C. Day, ACTING CLERK







## THE CORPORATION OF THE CITY OF VERNON

3400 - 30th Street, Vernon, British Columbia V1T 5E6  
City Hall Telephone (604) 545-1361 Fax (604) 545-7876  
City Yards Telephone (604) 549-6757 Fax (604) 545-3345

REPLY ATTENTION:

OUR FILE:

September 6th, 1996

*Agenda*

City of Merritt  
Box 189  
Merritt, B.C.  
V0K 2B0

Dear Sir/Madam:

City Council was advised that amendments to the Criminal Code (Bill C-34) will result in a Policeman or a designated Peace Officer to serve court documents. This additional workload will mean increased costs or a reduced level of police services. Further, the amendments will also result in delays in bringing cases before a judge.

Therefore, Vernon City Council adopted a resolution calling on all municipalities to request the Federal Government to defer implementation of the amendments until such time as the municipalities have the opportunity to determine the effects the amendments will have on municipalities.

Yours truly,

*B.M. Kimura*  
B.M. Kimura,  
Administrator

cc: Federal Minister of Justice

BMK:ro

CITY OF MERRITT

SEP 13 1996

-IVED



**THE CORPORATION OF THE CITY OF VERNON**

*3400 - 30th Street, Vernon, British Columbia V1T 5E6  
City Hall Telephone (604) 545-1361 Fax (604) 545-7876  
City Yards Telephone (604) 549-6757 Fax (604) 545-3345*

REPLY ATTENTION:

OUR FILE:

September 13th, 1996

City of Merritt  
Fax: 378-2600

Dear Sir/Madam:

Further to my letter dated September 6th, 1996, this will advise you that the amendments to the Criminal Code referred to in this letter are contained in **Bill C-41**, not Bill C-34. We apologize for any confusion this error may have caused.

If you have any questions regarding these amendments to the Criminal Code, please contact the City of Vernon at (604) 545-1361 or Fax: (604) 454-7876.

Yours truly,

for B.M. Kimura,  
Administrator

cc: Federal Minister of Justice

# Complete Communities II:

*Agenda*

## Pathways to Design and Implementation

**Two regional forums on design tools  
and strategies for Complete Communities**

**Vancouver Island Program**

October 21-22, 1996

Coast Bastion Inn, Nanaimo

**Okanagan Program**

October 24-25, 1996

Ramada Lodge Hotel, Kelowna

**Whistler Centre for Business and the Arts  
An initiative of the Council for Sustainability**



Sponsored By:

B.C. Ministry of Municipal Affairs

Real Estate Foundation of B.C.

In cooperation with:

Regional District of Central Okanagan

Regional District of Nanaimo

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# Moving Towards Implementation

Recent growth management policies and legislation stress the need for communities to accommodate growth in sustainable ways. The challenge facing communities is to translate these policies and prescriptions into actual designs, tools, and strategies.

In 1994 the Whistler Centre hosted three regional forums which illustrated complete communities as a way to manage growth and enhance livability. The principles of complete communities include:

- urban form at a human scale, compact designs,
- alternative means of transportation to the car,
- reducing or eliminating sprawl,
- mixed land uses,
- protecting open space and environmentally sensitive areas, and
- social considerations such as enabling seniors to remain in their communities.

While progress has been made in creating awareness of these principles, there is a need now for practitioners to identify practical strategies for implementing them "on the ground". These interdisciplinary seminars bring different streams of current practice together to address new and emerging issues such as:

- how to plan from the ground up,
- appropriate levels of density,
- design options for minimizing reliance on the car,
- how developers and other practitioners can better understand and work within policy and regulatory provisions, and
- how communities can deal with resistance to alternative designs?

## Who Should Attend?

- community and regional planners
- representatives from development, real estate, forestry and agricultural industries
- elected officials at local and regional district levels
- municipal and regional district administrators in engineering, water management, transportation, waste management
- representatives of appraisal firms, banks, trust companies and mortgage companies
- First Nations who have a stake in land development issues
- provincial officials in environment, municipal affairs, forestry, agriculture and fisheries
- representatives of citizens' and neighbourhood groups

## Format

The program will be conducted as a "Masters Seminar" drawing on the experience of participants and invited experts, and using working groups to develop and test solutions to problems in creating complete communities.

A background document has been prepared for this program by graduate students under the direction of Alan Artibise at University of British Columbia. Participants will receive a copy upon registration.

# Vancouver Island October 21-22 1996

**Moderator:**

*David Harper*, Principal, Westland Resource Group

**Monday, October 21, 1996**

**8:00 Registration and Coffee/Displays**

**8:30-9:30 Welcome and Opening Remarks**

Regional Context and Overview: *Diana Butler*, Mayor, Oak Bay

## COMMUNITY THROUGH DESIGN

**9:30-10:30 Plenary Session I: From the Ground Up**

Placing the principles of Complete Communities into visual designs. Explores how design principles are translated into action. School of Landscape Architecture design charettes.

*Patrick Condon*, UBC James Taylor Chair in Landscape and Liveable Environments, Moriarty/Condon Architects and Planners Ltd.

*Burton Leon*, Manager of OCP Task Force, City of Surrey

**10:45-12:00 Working Groups I**

(Three concurrent sessions, choose one session or case study)

**1A) Creating a Walking Community**

OCPs on a walking scale; includes zoning, transportation, and community design. *David Reid*, Principal LANARC Consultants

**1B) Innovative Design and Urban Infrastructure**

Flexible regulatory structures without compromising safety and accessibility. *Patrick Condon; George Penfold*, Community and Rural Planner, Westland Resource Group

**1C) Working with First Nations**

How policies and guidelines between First Nations and municipalities can be structured for consistency in planning practice.

*Bob Duncan*, Business Manager, Campbell River Indian Band  
*Patrick Marshall*, Director Property and Economic Development, District of Campbell River

**1D) Case Study: Royal Bay**

Using complete communities principles as a foundation for a planned development. *Gwyn Simmons*, Principal City Spaces

**12:00-12:20 Plenary: Reports from Working Groups I**

**12:30-1:45 Hosted Lunch:**

Guest Speaker, *Alan Artibise*, Professor, UBC School of Community and Regional Planning

## POLICY IMPLICATIONS

**2:00-3:00 Plenary Session II: Pushing the Envelope**

Using current policy and regulatory guidelines to shape communities and their implications for design options.

*Paul Rosenau*, Principal, Ekistics Town Planning Inc.

*George Holme*, Chairperson, Regional District of Nanaimo

# Vancouver Island

## 3:15-4:30 Working Groups II

(Three concurrent sessions, choose one session or case study)

- 2A) Integrating Regional Growth Strategies with OCPs  
How to coordinate community and municipal concerns with regional and provincial objectives. *Erik Karlsen*, Director of Special Projects, Ministry of Municipal Affairs
- 2B) Setting Targets For Growth  
Determining acceptable densities and implications for housing, jobs and services. *Linda Allen*, Principal, City Spaces
- 2C) Reconciling Rural and Urban  
Maintaining rural character, accommodating growth and maintaining services. *Barbara Price*, Electoral Area B Director for Comox Strathcona RD *Karen Graham*, President, Arden Area Resident Association
- 2D) Case Study: Community Energy Planning  
Results of Kamloops Case Study, process used and implications of compact communities for energy and services. City of Kamloops

## 4:30 Plenary: Reports From Working Groups II

**Tuesday, October 22, 1996**

### WORKING WITH COMMUNITIES

- 8:30-9:30 Keynote Address: Politics, Policy, and Planning:  
Growth management, quality of life, and critical issues in design and implementation. *Darlene Marzari*
- 9:30-10:30 Plenary Session III:  
**Will the Public Accept New Designs?**  
Working with resistance, community processes, and determining values in the market.  
*Perry Perry*, Coordinator Healthy Communities- City of Parksville *John Blakney*, Vice Chair Island Regulatory and Appeals Commission *Marc Paradis*, Coville Challenge

## 10:45-12:00 Working Groups III

(Three concurrent sessions, choose one session or case study)

- 3A) Community Based Consensus  
Structuring community based processes, convening and facilitation for urban and rural growth and development.  
*John Blakney*, Vice Chair, Island Regulatory and Appeals Commission
- 3B) Standards of Livability  
Reconciling the principles of complete communities with community values. Implications for noise, time, aesthetics, safety, privacy. *Perry Perry*, Coordinator, Healthy Communities- City of Parksville
- 3C) Addressing Nimbyism  
Tools to help all parties move progressively to meet interests.  
*Kaye Melliship*, Manager, Local Government and Housing, Ministry of Municipal Affairs *Hans Meyer*, Small Town and Rural Community Institute of B.C.
- 3D) Case Study: Developers Panel on Complete Communities  
Showcasing three regional developments which exemplify different facets of complete communities.

12:00-12:30 Reports from Working Groups III

12:30-Close Closing Plenary:  
Summary/Discussion/Evaluations

## Okanagan Program October 24-25 1996

Moderator: *Leah Hartley, Hartley and Associates*

**Thursday, October 24, 1996**

8:00 Registration and Coffee/Displays

8:30-9:30 Welcome and Opening Remarks

Regional Context and Overview: *Robert Hobson*, CI Regional Board, Regional District of Central Okanagan

### COMMUNITY THROUGH DESIGN

9:30-10:30 Plenary Session I: From the Ground Up

Placing the principles of complete communities into visual designs. Explores how design principles are translated into action. School of Landscape Architecture design charette.  
*Patrick Condon*, UBC James Taylor Chair in Landscape at Liveable Environments, Moriarty/Condon Architects and Planners Ltd.  
*Burton Leon*, Manager of OCP Task Force, City of Surrey

## 10:45-12:00 Working Groups I

(Three concurrent sessions, choose one session or case study)

- 1A) Creating a Walking Community  
OCPs on a walking scale; includes zoning, transportation and community design. *Ed Grifone*, Senior Planner, UBC Systems
- 1B) Innovative Design and Urban Infrastructure  
Flexible regulatory structures without compromising safety and accessibility.  
*Patrick Condon*  
*Bruce Stevens*, Project Manager, Reid Crowther
- 1C) Reconciling Rural and Urban  
Maintaining rural character, accommodating growth and maintaining services.  
*Anne Hancock*, Electoral Area Director, Regional District of Okanagan-Similkameen; *Andy Swetliff*, Regional Director, Regional District of Okanagan-Similkameen
- 1D) Case Study: Quail Ridge Community  
Using complete communities principles as a foundation for a planned development. *Bryce Rostich*, Partner, Reid Hemphill Architects.

# Okanagan Program

12:00-12:20 Plenary: Reports from Working Groups I

**30-1:45 Hosted Lunch:**

Guest Speaker, *Alan Artibise*, Professor, UBC School of Community and Regional Planning,

## POLICY IMPLICATIONS

2:00-3:00 Plenary Session II: Pushing the Envelope

Using current policy and regulatory guidelines to shape communities and their implications for design options.

*Paul Rosenau*, Principal, EKISTICS Town Planning Inc.  
*Regional District Director* TBA

## 3:15-4:30 Working Groups II

(Three concurrent sessions, choose one session or case study)

### 2A) Integrating Regional Growth Strategies with

OCFR How to coordinate community and municipal concerns with regional and provincial objectives. *Erik Karlsen*, Director of Special Projects, Ministry of Municipal Affairs

### 2B) Setting Targets For Growth

Determining acceptable densities and implications for housing, jobs and services. *Mike Vance*, Director of Planning, Resort Municipality of Whistler

### 2C) Working with First Nations

How policies and guidelines between First Nations and municipalities can be structured for consistency in planning practice.

*Lyle Brewer*, L.W. Brewer Consultants  
*Cameron Grady*, Urban Systems

### 2D) Case Study: Community Energy Planning

Results of Kamloops case study, process used and implications of compact communities for energy and services. City of Kamloops

4:30 Plenary: Reports from Working Groups II

**Friday, October 25, 1996**

## WORKING WITH COMMUNITIES

8:30-9:30 Keynote Address: Politics, Policy, and Planning

Growth management, quality of life, and critical issues in design and implementation. *Joe Tovar*, Board Member, Central Puget Growth Management Hearings Board for the State of Washington, Former Director of Planning Kirkland Washington.

9:30-10:30 Plenary Session III:

Will the Public Accept New Designs?

Working with resistance, community processes, and determining values in the market.

*Bob Guy*, President, Landcorp Investments Ltd.  
*Keith Funk*, Urban Design Planner, City of Kelowna  
*Peter Chataway*, Director, Kelowna South Central Neighbourhood Association

## 10:45-12:00 Working Groups Session III

(Three concurrent sessions choose one session or the case study)

### 3A) Community Based Consensus:

Structuring community based processes, convening and facilitation for urban and rural growth and development  
*John Blakney*, Vice Chair, Island Regulatory and Appeal Commission.

### 3B) Standards of Livability:

Reconciling the principles of complete communities with community values. Implications for noise, time, aesthetic safety, privacy. *Keith Funk*, Urban Design Planner, City of Kelowna.

### 3C) Addressing Nimbyism:

Tools to help all parties move progressively to meet interests  
*Kaye Melliship*, Manager, Local Government and Housing Ministry of Municipal Affairs.

### 3D) Case Study: Developers Panel on Complete Communities

Showcasing three regional developments which exemplify different facets of complete communities.

12:00-12:30 Reports from Working Groups III

12:30-Close Closing Plenary: Summary/Discussion/Evaluations

# General Information

## Program Locations:

Vancouver Island: Coast Bastion Inn, Nanaimo

Okanagan: Ramada Lodge Hotel, Kelowna

## Registration Fee:

Vancouver Island or Okanagan: \$200.00

(fee includes course materials, refreshments and lunch on day one)

## Financial Assistance:

A limited number of bursaries are available for non-profit and community groups. For details contact the Whistler Centre.

## Registration Procedure:

Registration must be accompanied by a non-refundable deposit of \$75.00 by cheque, VISA or Mastercard.

Phone 604-932-8310 or 682-5248 (toll free from Vancouver).

Fax: (604)-932-4461. Email: wcba@whistler.net Mail to: Whistler Centre for Business and the Arts, PO Box 1172, 4329 Main Street, Whistler, B.C. V0N 1B0

## Cancellation Policy:

Cancellations two weeks or more before the start of the program will forfeit the \$75.00 deposit. Cancellations within two weeks of the start of the program will have one-half the fee refunded.

## Accommodation:

Accommodation is not included in the registration fee. A limited number of rooms have been set aside for conference participants. Contact the following hotels directly to reserve your accommodation, mentioning the Whistler Centre for Business and the Arts.

Property:	Rate:	Phone:
Coast Bastion Inn, Nanaimo	\$90.00	1-800-663-1144
Ramada Lodge Hotel, Kelowna	\$79.00	1-800-665-2517

## Registration Form

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Telephone: (day) \_\_\_\_\_ (eve) \_\_\_\_\_

Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Please accept payment as follows: Enclosed is deposit of \$75.00 \_\_\_\_\_ or full payment of \$ \_\_\_\_\_

Please Charge \$ \_\_\_\_\_ Mastercard  Visa   
Account No. \_\_\_\_\_ Expiry Date \_\_\_\_\_

Mandatory Signature: \_\_\_\_\_ Cheque Comming \_\_\_\_\_ Send Invoice \_\_\_\_\_

I wish to register in:  Vancouver Island Program, October 21-22, 1996  
 Okanagan Program, October 24-25, 1996

Please choose one workshop or case study for each concurrent session:

### Vancouver Island Program, October 21-22, 1996

#### Monday October 21, 1996

##### Working Group 1 - 10:45-12:00

- 1A Creating a Walking Community
- 1B Innovative Design and Urban Infrastructure
- 1C Working with First Nations
- 1D Case Study: Royal Bay

##### Working Group II - 3:15-4:30

- 2A Integrating Regional Growth Strategies with OCPs
- 2B Setting Targets for Growth
- 2C Reconciling Rural and Urban
- 2D Case Study: Community Energy Planning

#### Tuesday October 22, 1996

##### Working Group III - 10:45-12:00

- 3A Community Based Consensus
- 3B Standards and Livability
- 3C Addressing Nimbyism
- 3D Case Study: Developers Panel on Complete Communities

### Okanagan Program, October 24-25, 1996

#### Thursday October 24, 1996

##### Working Group 1 - 10:45-12:00

- 1A Creating a Walking Community
- 1B Innovative Design and Urban Infrastructure
- 1C Reconciling Rural and Urban
- 1D Case Study - Quail Ridge Community

#### Thursday October 24, 1996

##### Working Group II - 3:15-4:30

- 2A Integrating Regional Growth Strategies with OCPs
- 2B Setting Targets for Growth
- 2C Working with First Nations
- 2D Case study - Community Energy Planning

#### Friday October 25, 1996

##### Working Group III - 10:45-12:00

- 3A Community Based Consensus
- 3B Standards of Livability
- 3C Addressing Nimbyism
- 3D Case Study - Developers Panel On Complete Commur

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## Whistler Centre for Business and the Arts

The Whistler Centre for Business and the Arts is a private, non-profit educational society established in 1988. A catalyst for change, it balances the inspiration of its mountain environment with the creativity of artistic excellence and the insights of thoughtful people in translating ideas into action for global sustainability and a more humane future.

## Council for Sustainability

In 1995, the Council for Sustainability was established to develop and advance sustainability practices guided by the following principles:

- the need to integrate economic, social and environmental values,
- decision making that is democratic and participatory, and
- the need to meet today's requirements without compromising the ability of future generations to meet their own needs.

The Council's work is undertaken through a series of portfolios built around common themes. Each portfolio is led by a Steering Committee comprised of specialists in their field, and supported by public-private sector funding partnerships.

### Members

<i>Honourable John Fraser</i>	<i>Bob Jamieson</i>
<i>John Allan</i>	<i>Patrick Kelly</i>
<i>William Best</i>	<i>Margaret Tebbutt</i>
<i>Diana Butler</i>	<i>Michelle Qulgg</i>
<i>Michael Clague</i>	<i>Linda Thorstad</i>
<i>Irene Dansereau</i>	<i>Michael Vance</i>
<i>Tony Dorcey</i>	<i>David Van Seters</i>
<i>Tony Hodge</i>	<i>Francis Wong</i>

## Project Steering Committee

<i>Alan Artibise</i>	UBC School of Community and Regional Planning
<i>Patrick Condon</i>	School of Landscape Architecture UBC
<i>Erik Karlsen</i>	B.C. Ministry of Municipal Affairs
<i>Julie Glover</i>	Agricultural Land Reserve
<i>Glen Leicester</i>	B.C. Transit

### Vancouver Island Advisors

*Hans Meyer (coordinator)*  
*Neil Connelly*  
*Michael Stamhuis*  
*Perry Perry*  
*Marty Weinstein*  
*David Harper*  
*Gwynn Simmons*

### Okanagan Advisors

*Leah Hartley (coordinator)*  
*Anne Hancock*  
*Keith Funk*  
*Bruce Stevens*  
*Bob Turik*  
*Lyle Brewer*  
*Robyn Clifford*  
*Ed Grifone*

### Program Coordinator:

*Andy Fulton*, Whistler Centre for Business and the Arts

### Program Assistant:

*Carrie Rombough*, Whistler Centre for Business and the Arts

## Upcoming Events in Sustainability

**Environmental Accounting: An Advanced seminar for the resource and energy sectors**  
September 25-27, 1996  
Chateau Whistler Resort

**Complete Communities II: Lower Mainland Program**  
TBA Spring 1997

## Also of interest in the Arts

### Music in the Mountains Winter Concert Series

A series of monthly concerts ranging from classics to jazz. Season opens Saturday, September 21, with "All That Jazz" featuring *Oliver Jones and Dave Young*

## For More Information

Whistler Centre for Business and the Arts, PO Box 1172, Whistler, BC VON-1B0  
Phone 604-932-8310 or 682-5248 (toll free from Vancouver) Fax: (604)-932-4461  
Email: [wcb@whistler.net](mailto:wcb@whistler.net) Mail to: Whistler Centre for Business and the Arts,  
PO Box 1172, 4329 Main Street, Whistler, B.C. VON 1B0?

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Province of  
British Columbia

# NEWS RELEASE

Ministry of Forests  
For Immediate Release  
September 13, 1996

Contact: Harry Lali, M.L.A.  
Yale-Lillooet and  
Parliamentary Secretary - Forests  
Phone: 387-6873

*Agenda*

1996:091

## SMALL-WOOD LICENCES TO CREATE JOBS IN MERRITT AND PRINCETON

MERRITT – Approximately 116 jobs are expected to be created and another 84 maintained with the awarding of six licences to harvest small diameter pine forests in the Merritt timber supply area, Forests Minister David Zirnhelt and Yale-Lillooet MLA Harry Lali said today.

"This is an excellent example of our government's commitment to maintaining and increasing jobs in the forest sector," said Zirnhelt. "These licences will enable us to develop more opportunities for smaller operators and put more local people to work."

The 15-year, non-replaceable licences are restricted to pine stands usually containing small trees that have generally not been harvested in the past. In total, the licensees will be permitted an allowable annual cut of 212,500 cubic metres of small-wood in the Merritt timber supply area. The timber will be used to create forest products including dimensional lumber, as well as value-added items such as furniture dowels, pallets, fencing posts, laminated posts and beams, prefabricated housing components and window frames.

"Small-wood stands that were once considered waste wood will now be used for a variety of products. Value-added initiatives like these enable us to process more lumber here in B.C. instead of shipping it outside the province," said Lali.

The selected proposals from Merritt are Qwa'let Forest Products Ltd. (a joint venture of Aspen Planners Ltd. and the Cooks Ferry, Siska, Nooaitch, and Coldwater Indian bands, which received 60,000 cubic metres), Nicola-Pacific Forest Products (a joint venture of Ardeu Wood Products Ltd. and the Upper Nicola Indian Band, which received 67,500 cubic metres) and NMV Lumber Ltd (20,000 cubic metres).

Mego Wood Products (1989) Ltd. (15,000 cubic metres), Princeton and District Community Forest Corp. (20,000 cubic metres) and a joint proposal from the Upper Similkameen Indian Band and Princeton Wood Preservers Ltd. (30,000 cubic metres) are the successful applicants from Princeton.

-more-

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*Agenda*

SEP 13 1996

BY FAX: (604) 378-2600

City of Merritt  
Box 189, 2185 Voght Street  
Merritt, British Columbia  
V0K 2B0

Dear Applicant:

This letter is to advise you that I have completed my review of each application and tender submitted for a non replaceable forest licence in the Merritt Timber Supply Area.

I regret to inform at this time that I am unable to offer you a forest licence. However, for your information, I have offered a forest licence to the following applicants:

- Mego Wood Products (1989) Ltd;
- Nicola - Pacific Forest Products Ltd.
- N. M. V. Lumber Ltd.
- Qwa'et Forest Products Ltd
- The Princeton and District Community Forest Corporation; and
- The Upper Similkameen Indian Band and Princeton Wood Preservers Ltd.

Although you were not successful in competing for this new forest licence, I would like to thank you for participating in applying for a smallwood forest licence and would encourage you to compete for future opportunities as they arise in your area.

Sincerely,

David Zirnelt  
Minister

cc: Jim Langridge, Director, Resource Tenures and Engineering Branch

Province of  
British Columbia

Legislative Buildings  
Victoria, British Columbia  
V8V 1X4

REPORT WILDFIRES — CALL 1-800-663-5555

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**Small-wood Licences. . .2**

The ability of the successful applicants to create or maintain employment and training opportunities was one of the main points in their favor. Other evaluation criteria included the applicants' potential to effectively manage and use small-wood stands, meet value-added manufacturing objectives, meet Forest Practices Code requirements, include First Nations in local employment and contribute to Crown revenues.

Selected applicants who accept the licence conditions must prepare a forest development plan and a silviculture prescription for Ministry of Forests approval before harvesting can begin. Licence holders are expected to begin operations as early as spring 1997.

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**Visit the Ministry of Forests' home page at: <http://www.for.gov.bc.ca>**

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*Agenda*

MAYOR'S OFFICE  
511 ROYAL AVENUE  
NEW WESTMINSTER, B.C.  
V3L 1 H9



CITY OF NEW WESTMINSTER  
TELEPHONE: (604) 527-4522  
FAX: (604) 527-4584

1996 September 11

ALL MAYORS AND COUNCILS  
BRITISH COLUMBIA MUNICIPALITIES

and

ALL REGIONAL DISTRICT DIRECTORS

**RE: BILL 26 - CONTAMINATED SITES LEGISLATION  
A PROPOSAL FOR LEGISLATIVE RATIONALIZATION AND ADMINISTRATIVE  
PROCESS**

The issue of soil contamination remains unresolved despite years of discussion and a series of draft "Regulations". Municipalities and other stakeholders remain concerned with retroactive liability, irrationally stringent standards and exorbitant costs where no health and safety risks exist.

The City of New Westminster has been working with other interested stakeholders to design constructive alternatives which will eliminate these issues of concern and format a workable administrative process capable of meeting a wide range of health and environmental objectives in a cost effective manner. The following three points are essential:

- First, the regulation when adopted would be prospective, not retroactive. Only "past unlawful" pollution would be the responsibility of past owners or polluters. Provision must be made for a special program to clean up the handful of "high risk" sites where human health and/or the environment are severely polluted and the cost of cleanup exceeds the assets of the owner.
- Second, the "standards" must be guidelines with matrices for those elements where scientific knowledge is adequate and numerical screening triggers for those elements requiring site specific evaluation. This will allow professionals to review local conditions including consideration and assessment of different geological, environmental and human activity situations. Flexibility of this nature is required in a province as diverse as ours.

CITY OF MERRITT

SEP. 10 1996

RECEIVED

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- Third, the process of administering the evaluation and rehabilitation/upgrading of sites must be tailored to the magnitude of the problem. Environmental professionals would bear the responsibility for the application of their expertise when it is required by local government.

This approach is modelled on the current process municipalities use for building construction.

### B.C. Building Code As the Model

The B.C. Building Code is a Provincial Statute under which construction of the day is done in accordance with the standards of the day. These standards are not applied retroactively i.e., if someone owns a building constructed 20 or 30 years ago and there is no change in use, no one asks the original owner to bring it up to today's Code standards. It is only when a building permit is requested that involves a change in use, that current Code standards must be met by the current owner.

The attached flowchart is a proposal for processing sites to evaluate health and environmental risk associated with soil contaminants based on the B.C. Building Code model.

Municipalities would administer the process in the same manner currently applicable to Building Code issues. The majority of sites have no history of activities that would cause professional investigation. These sites would be reviewed by the local authority and then be allowed to proceed. Sites of questionable historic use would require professional evaluation. If the Professional determines site remediation is required, that Professional would oversee the works and issue the appropriate Letter of Assurance certifying that remediation is complete. In the case of a "high-risk" site, a Certificate of Compliance would be required from the Provincial Ministry of Environment (M.O.E.).

The process outlined on the attached flowchart is triggered by an application for subdivision, rezoning, development permit, development variance permit or building permit. Flowing out of the application are two streams;

- The largest stream are those sites where contamination is not likely based on current or previous use.
- The second stream are all the remaining sites where contamination is possible based on current or previous use.

Under this category, the developer engages the services of a qualified Professional to conduct a site evaluation. That site evaluation will identify one of four categories:

- Criteria not exceeded.
- Criteria exceeded, no remediation required due to local conditions.

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Page 3

- Criteria exceeded, remediation or risk assessment required.
- Site determined to be "high risk", remediation required.

The determination of responsibility will be dependent on two criteria:

- Whether the site was contaminated before or after activation of the Bill 26 Legislation.
- Whether the contamination that occurred was lawful or unlawful at the time of occurrence.

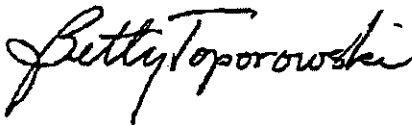
The answers to these questions will determine the party or parties responsible for the cost of site remediation.

We believe this approach will provide a legislative rationalization and an administrative process that is workable and reasonable.

It is in everyone's interest to bring closure to this exhausting process. We believe this concept is fair, cost effective and meets the environmental and health objectives of the government. If further clarification is desired, please feel free to contact the City Engineer, Mr. Pat Connolly or Mr. Peter Abley at 527-4592.

We look forward to your support. A resolution to that effect addressed to the Premier, the Minister of the Environment and the Minister of Municipal Affairs would be appreciated. Of course, the City of New Westminster would also like a copy of such correspondence.

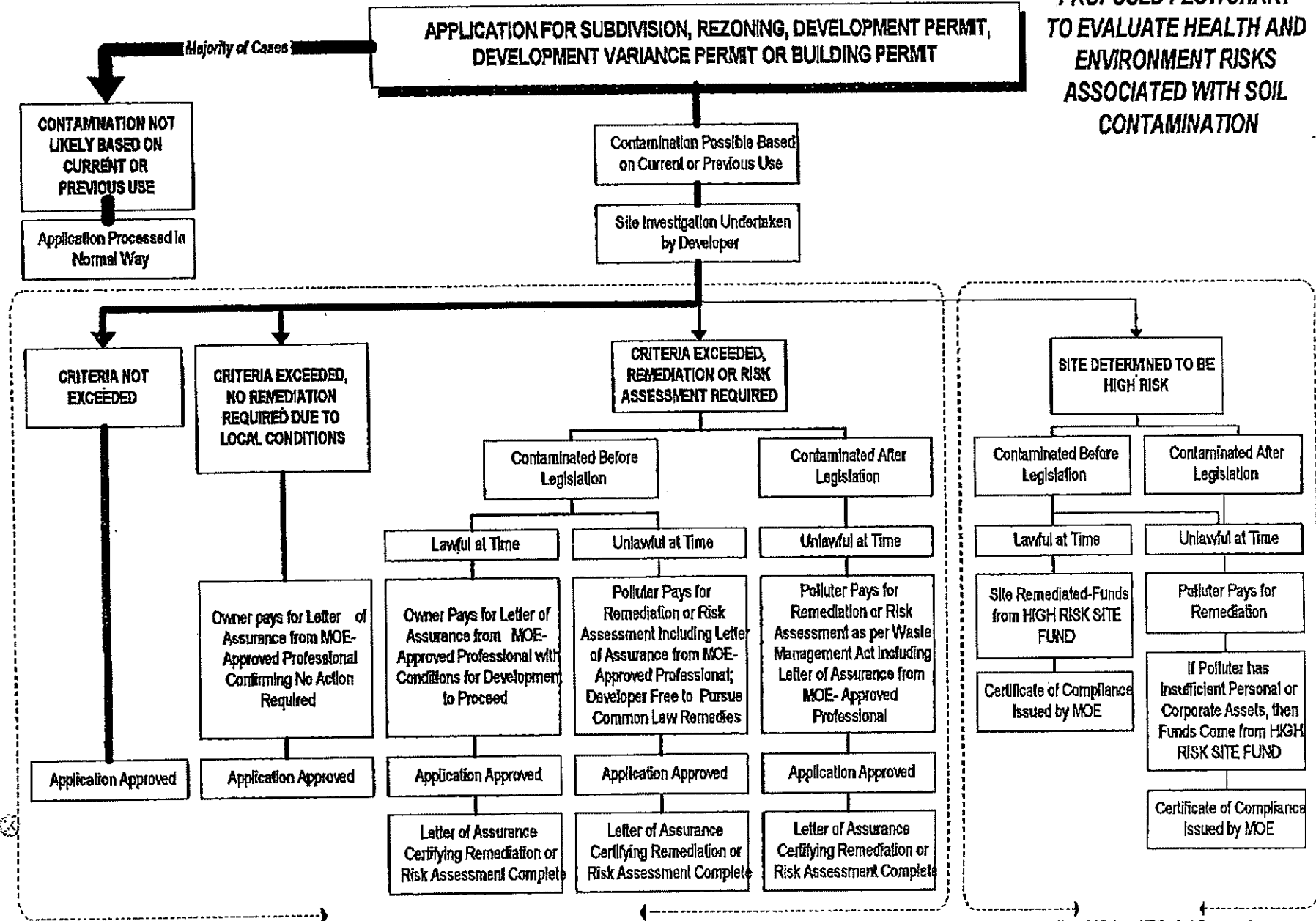
With sincere appreciation



BETTY TOPOROWSKI  
MAYOR



**PROPOSED FLOWCHART  
TO EVALUATE HEALTH AND  
ENVIRONMENT RISKS  
ASSOCIATED WITH SOIL  
CONTAMINATION**



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OR/TT/RO  
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T000 U0V J0 TTTV  
E00/000.0

# COMMUNITY FOREST: FROM DREAM TO REALITY

## OCTOBER 24 - 26, 1996, UPLANDER HOTEL, ROSSLAND B.C.

*Agenda*

SPONSORED BY: UBCM, MOA, UBC DEPARTMENT OF FOREST RESOURCES MANAGEMENT  
AND THE CITY OF ROSSLAND

### WHO SHOULD ATTEND:

This conference will be of interest to communities concerned with the integrated use of the local forest and the competing values which local governments are increasingly being asked to deal with. Registration will be limited to 60 to ensure adequate participation by all delegates. A maximum two delegates per community. If registrations warrant the conference will be repeated in another community in January or February.

### PROGRAM IN BRIEF:

An intense 1-1/2 day session is planned that will provide you with an opportunity to meet other stakeholders, exchange ideas, and set policy direction. The tentative program is as follows:

#### Thursday

4:00 p.m. - 6:00 p.m.

Registration

7:00 p.m. - 9:00 p.m.

Wine & Cheese Reception, Exhibits, etc.

#### Friday

7:00 a.m. - 8:30 a.m.

Coffee, Muffins, Juice, Exhibits, etc.

8:30 a.m. - 8:45 a.m.

Welcome, Conference Theme, Overview and Objectives - Mayor Bill Profili

8:45 a.m. - 9:30 a.m.

Community Forest: Dream to Reality - David Haley, UBC

9:30 a.m. - 10:15 a.m.

History of Publicly Managed Forests in B.C. - Ministry of Forest

10:15 a.m. - 10:30 a.m.

Coffee

10:30 a.m. - 11:15 a.m.

History of Forest Industry in B.C. - ILMA

11:15 a.m. - 12:00

Forest Community Economic Development - Presentation

- Forest Renewal B.C.

- Paul Mitchel - Banks, UBC

12:00 - 1:30 p.m.

Lunch

1:30 p.m. - 3:00 p.m.

A Model Community Forest in B.C. - Presentation

- Mayor Rex Hollett, North Cowichan

- Jim Dias, Administrator, North Cowichan

- Darrell Franks, Forester, North Cowichan

3:00 p.m. - 3:15 p.m.

Coffee

3:15 p.m. - 4:00 p.m.

An Opportunity For New Community Forests. Panel Discussion

- David Haley, Moderator

- Paul Mitchel-Banks

- Ministry of Forest Representative

- North Cowichan Representative

- ILMA Representative

#### Saturday

7:00 a.m. - 8:30 a.m.

Coffee, Muffins, Juice, Exhibits, etc.

8:30 a.m. - 8:45 a.m.

Summary of Friday's Deliberations - Paul Mitchel-Banks

8:45 a.m. - 10:45 a.m.

Preparing an Application for a Community Forest. Workshop

- Mayor Bill Profili, Moderator

- David Haley, Co-Facilitator

- Forest Renewal B.C. Representative, Co-Facilitator

- Paul Mitchel-Banks, Co-Facilitator

10:45 a.m. - 11:00 a.m.

Conference Evaluation - Mayor Rex Hollett

11:00 a.m.

Conference Closing - Mayor Bill Profili

### TO REGISTER:

Complete and return the registration on the back with payment to UBCM Suite 10551 Shellbridge Way, Richmond, B. C. V6X 2W9

For further information, please call Gary Williams at 825-9586 or Fax 825-9615.

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**COMMUNITIES & RESOURCES CONFERENCE  
OCTOBER 24 - 26, 1996  
REGISTRATION FORM**

*(PLEASE PRINT)*

Delegate surname: \_\_\_\_\_ First name: \_\_\_\_\_  
(to appear on name tag)

Delegate title: \_\_\_\_\_  
(Position in Municipality/Regional District)

Municipality/Regional District: \_\_\_\_\_

Conference Registration Fee of: \$175.00

Please add 7% GST \$ 12.25

TOTAL FEE ENCLOSED: \$

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**CONFERENCE FORMAT:** All sessions will take place at the Uplander Hotel, 1919 Columbia Avenue, Rossland, B.C.

**ACCOMMODATION:** A block of rooms has been booked at the Uplander Hotel. Please make your own accommodation arrangements and advise the hotel when booking that you are attending the Community Forest Conference to ensure that you receive the conference rate. Delegates are responsible for payment of their own hotel charges. The conference rates are:

\$60 single/double or \$80 suite  
(Hotel taxes are not included in the above rates)

Bookings can be made by calling the Uplander Hotel toll free at 1-800-667-8741

**REGISTRATION FEE:** Registration fees DO NOT include accommodation. Registration fees include Thursday reception, Friday lunch, two continental breakfasts, coffee breaks and conference material.

**REGISTRATION DEADLINE:** October 11, 1996

Due to space limitations, registration will be limited on a "first come, first served basis". Please register early. If interest warrants, the conference will be repeated early in the new year in another community.

**CANCELLATION POLICY:** Full Refund: Notice of cancellation received by October 4, 1996  
No Refund: Notice of cancellation received after October 4, 1996  
however, substitutions will be permitted.

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**PLEASE RETURN REGISTRATION WITH CHEQUE PAYABLE TO:**

**UBCM, SUITE 15 - 10551 SHELLBRIDGE WAY, RICHMOND B.C. V6X 2W9**

**OR FAX COMPLETED FORM TO: 660-2271**

7c