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# DISTRICT OF PORT HARDY AGENDA COMMITTEE-OF-THE-WHOLE COUNCIL MEETING 4:00 pm TUESDAY SEPTEMBER 11, 2012 Council Chambers - Municipal Hall

Α.	CALL TO ORDER		ime:
В.	APPROVAL OF AGENDA		
Мо	tion required	1.	2.
	4:00 - 5:00 pm DELEGATIO Consul General Hideki Ito ar in Vancouver, BC and Memb	nd Consul Tetsi	uya Isono from the Japanese Consulate dy Twinning Society
	History of Twinning. For info	rmation.	
	General discussion on twinn and Numata.	ing and the twi	nning relationship between Port Hardy
D.	5:00 pm REQUEST FOR P	ERMISSIVE EX	EMPTIONS FOR 2013
1.	Memo from Allison McCarric re: Request for Permissive E		or Financial Services (Sept.5/12) 2013. For information.
	Triport Speed Way Application	on for Permissi	ve Exemption
E.	STAFF REPORTS		
1.	Memo from G. Le Gal, Direc Review. For information.	tor Corporate S	ervices (Sept.6/12) re; Zoning Bylaw
F.	Council rises.		

### HISTORY OF TWINNING

### The Beginning

The twinning of Port Hardy and Numata started in 1993 with a letter written from Numata Mayor Hisao Shinoda describing Numata and suggesting the development of a twinning relationship between the two communities. Mayor Al Huddlestan wrote a follow-up letter inviting further exploration of the idea and through this exchange of correspondence began the alliance we see today, one both communities continue to cherish and foster.

In September of 1993, a delegation of five, led by Mayor Hisao Shinoda arrived from Numata for a three-day visit. To commemorate twinning, Mayor Shinoda planted a Japanese cherry blossom tree and Mayor Huddlestan planted a BC Dogwood tree on the grounds of the Municipal Hall. The District of Port Hardy and Numata became officially twinned in September 1994 when Mayor Russ Hellberg led a six-member delegation to Numata to sign the Twinning Agreement and to celebrate Numata's 100th birthday.



## Port Hardy Twinning Society

In 2001, the Council of the District of Port Hardy wished to hand over the day-to-day aspects of twinning to a separate organization - a common practice in other twinned cities. The Port Hardy Twinning Society was formed from volunteers of the Port Hardy Twinning Committee. The Society has worked to make the twinning relationship between Port Hardy and Numata stronger each year.

### Numata Visits to Port Hardy

While economic developments between Port Hardy and Numata have yet to really form, the cultural and educational benefits of twinning have grown tremendously. In the eighteen years of the twinning relationship there have been 148 visitors (83 students and 65 adults from Numata to Port Hardy. Our guests stay in private residences (home stays) and learn firsthand about Canadian and Port Hardy lifestyles. Great friends have been made and knowledge about Japanese. Canadian and First Nations cultures has been exchanged during the visits.

### Port Hardy Visits to Numata

There have been fewer visits from Port Hardy to Numata, but those students and adults who have gone there have had the experiences of a lifetime. They too have stayed in private homes, have toured the surrounding areas and visited schools, factories and farms. Visitors from Port Hardy have been privileged to learn and take part in traditional Japanese cultural traditions such as the tea ceremony, ikebana flower arranging, as well as the fine art of soba noodle making! Our hosts show us great hospitality, arranging tours in the community and the surrounding cities and area as well as having the Port Hardy visitors take part in the annual Andon Festival held each August in our sister city. There have been 73 visitors (26 student and 47 adult) visitors from Port Hardy to Numata

# Some Economic Strides

In 1993, when the twinning process began, it was thought to have an economic development function that would open the markets of Japan to local businesses in the resource-based community of Port Hardy. The District and the Twinning Society continue to work towards economic development initiatives as they arise. During visits from Numata to Port Hardy, the Port Hardy Twinning Society works hard to promote Port Hardy businesses and products to Numata through tourism-based activities such as caving, whale watching, harbour tours, town/retail business tours, as well as tours of our local fish processing plants and working forests.

## **Recent Activities**

The Port Hardy Twinning Society was devastated to learn of the March 2011 9.0 magnitude Tōhoku Earthquake and resulting tsunami that hit the Sendai area of Japan. While Numata was not affected by the disaster the Society did not want to burden the town with all the work associated with organizing a visit during that difficult time and the 12-member August visit was cancelled.

To help with earthquake/tsunami relief efforts, the Society organized in April a Japan Walk Fundraiser that raised over \$3,890 for the Canadian Red Cross Japan Relief efforts. Events included a walk by donation, t-shirt sales, a 'things Japanese' garage sale, kimono photos and refreshments.

The Numata Twinning Society asked our members, with the help of Hiroko Sakai, to purchase and send \$500 of assorted goods from Port Hardy that they sold/raffled as part of their earthquake/tsunami fundraising relief efforts.



# DISTRICT OF PORT HARDY INTEROFFICE MEMORANDUM

**TO:** Mayor and Council, Rick Davidge, CAO, Gloria LeGal, DCS

**FROM:** Allison McCarrick, Acting DFO

**SUBJECT:** Permissive Exemptions for 2013

**DATE:** September 5, 2012

Attached is the only new application for a permissive tax exemption for 2013.

A permissive tax exemption is a means for Council to further its objective of enhancing the quality of life (economic, social and cultural) in the District by assisting organizations that serve these objectives.

Permissive exemptions must be passed by bylaw prior to October 31<sup>st</sup> for the following taxation year.

I have included the listing of all properties exempted for the years 2011-2013, by Bylaws 10-2009 and 13-2010, as well as the amount that would be exempted for the applicant if approved for 2013.

There is also an attachment illustrating the financial picture of the 2013 applicant.

Please review this application in order for a recommendation to be made on this application.

Thanks

Allison McCarrick

Acting Director of Financial Services

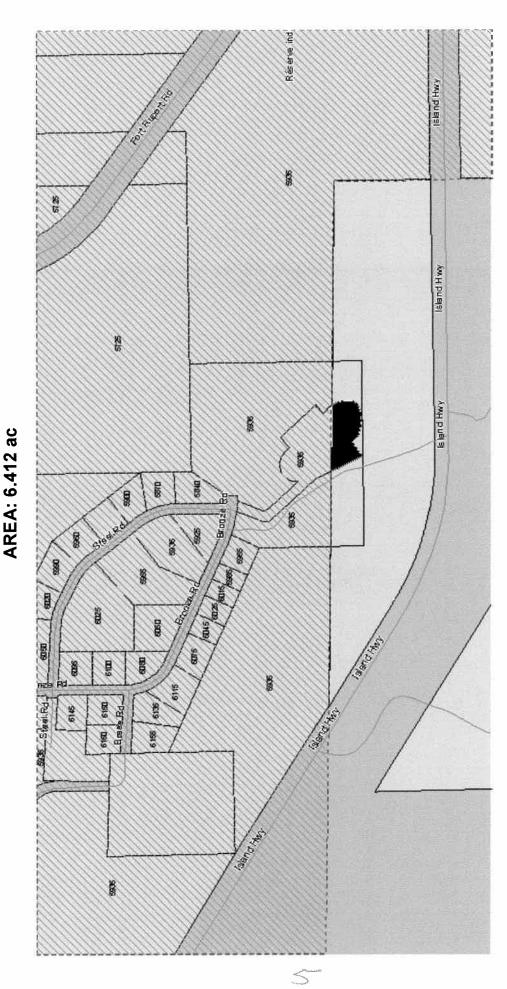


# District of Port Hardy 2011-2013 Permissive Tax Exemptions

		2011	2012	2013
				Estimated
Property Owner/Lessee	Roll #	General	General	General
		Municipal Tax	Municipal Tax	Municipal Tax
Fort Rupert Curling Club	4607.000	12,025	7,686	7,840
Grassroots Garden Society	8016.000	343	378	386
North Island Crisis & Counselling Centre Society	12022.008	1,154	1,114	1,136
North Island Crisis & Counselling Centre Society	12053.004	2,056	2,152	2,195
PH Chamber of Commerce	12090.372	3,349	3,684	3,758
PH Heritage Society	12026.058	4,192	4,402	4,490
PH Hospital Auxiliary	12018.032	1,735	1,819	1,855
Rainbow Country Day Care	12054.016	1,836	1,922	1,960
Royal Canadian Legion	4705.000	1,978	2,126	2,169
Vancouver Island Health Authority	12090.200	48,890	50,962	51,981
Sub Total		77,558	76,245	77,770

		2011	2012	2013
				Estimated
Property Owner/Lessee	Roll #	General	General	General
		Municipal Tax	Municipal Tax	Municipal Tax
Bishop of Victoria	4707.000	1,549	1,706	1,740
Seventh Day Adventist Church	4709.000	21,906	22,798	23,254
Seventh Day Adventist Church	8019.000	708	742	757
Port Hardy Ecumenical Society	12048.004	1,849	1,973	2,012
Pentecostal Assemblies of Canada	12050.018	3197	3,345	3,412
Port Hardy Baptist Church Inc.	12065.000	1027	1,092	1,114
Pt Hardy Congregation Jehovah's Witnesses	27200.055	1149	1,231	1,256
Sub total		31,385	32,887	33,545
Totals		108,943	109,132	111,315
Addition of Tri-port Speedway Association	27508.506		597	609
Estimated Total 2013				111,924

TRI-PORT SPEEDWAY ASSOCIATION FOLIO: 78527509.808



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Tri-port Speedwa	ay Association	Taxes Outsta	nding
	Current tax and		Total
Year	interest	Payments	Outstanding
2005	1,619.13		
2006	1,721.56		
2007	1,786.03		
2008	1,754.59		
2009	1,756.23		
2010	2,232.09		
2011	1,803.62	- 4,139.85	
2012	1,537.13	- 3,000.00	
Totals	14,210.38	- 7,139.85	7,070.53

Interest accrues at .94 cents per day after the date this was created September 5, 2012



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# DISTRICT OF PORT HARDY PERMISSIVE TAX EXEMPTION

As per the *Community Charter* Sec. 220 & 224 a Council may by bylaw, on or before October 31 in any year, exempt land or improvements or both from taxation.

Applications must be made in writing by September 1 each year in order for Council to meet the deadline of October 31 and for consideration for the following year's budget. The necessary forms for Requests for Tax Exemption are attached and must include:

- Copy of current audited financial statements
- Description of programs, services, benefits delivered from the subject property including participant numbers, volunteer hours, and those who may benefit (groups, individuals, special needs, populations etc) - and any fees charged for participation
- Description of any 3<sup>rd</sup> party use of the subject property including user group names, fees they may be charged and conditions of use

### AM I ELIGIBLE FOR A PERMISSIVE EXEMPTION?

Please review the following checklist in order to determine whether you meet the statutory requirements for a permissive exemption. The District will use this checklist in consideration of your application.

If you do not meet any of the following requirements, you may not be eligible for a permissive exemption (see the attached excerpts from the Community Charter). The District does have a Grant in Aid policy and we invite you to make application under that program. The Grant in Aid application deadline is the first Monday of October each year.

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# DISTRICT OF PORT HARDY PERMISSIVE TAX EXEMPTION

# **APPLICATION**

In the Matter of the Taxation Exemption Bylaw Pursuant to Section 224 of the Community Charter in the District of Port Hardy &exemption from taxation under Annual Rates Bylaw)

Pursuant to Section 224 of the Community Cha	rier (see attached)
Name	Street Address
Part Hardy Telephone No	. \$50 949 9073 or (250) 949 1030
Iown	Home Work
In the Province of British Columbia, do sole	*
1. I am the President Position Current	ly Held Within Organization of the
TRI-PORT SPEE	Association, Society or Organization
Have knowledge of the facts hereinafter depe exemption is being applied for:	osed with respect to the following property for which a tax
5935 STEG RD Property Address	Rec/Non holi 2750 8506 Property Zoning Roll No.
Lot 2, Plan VIPS 275D Légal	Section 21 Town ship 6, Report Land District Description of Property
	BY-PORT SPEED WAY ASSOCIATION
3. Mailing address of the organization (inc	duding Postal Code): Po Box 1673
PORT HARRY B	.C. UON 2PO
4. Name and phone number of two other o	fficials in organization (i.e. Pastor, President, Manager, etc.)
1. Name Dorlens Botherghi	2. Name: Theresa Lee
Title: Tres	Title: Sic.
Day Phone No.: 250 94961714	Day Phone No.: 250 9 49-7273
Night Phone No :	Niche Dhona No.

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i.	The exemption claimed under Section 224 is pursuant to Subsection 2, Clause / Please supply the relevant clause designation from Section 22-
*	The gross floor area of the building:
a.	Size of land area: 641 643
ŝ	We require a current site plan of the property indicating the grounds and buildings and their uses. This would include buildings, storage buildings, walkways, parking lot, playgrounds, bush areas, etc.
	O required B on file
0.	What is the principal use of the property?
	Is any part of the building or of the property used or rented by commercial or private operators or by any group other than your organization?
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e de la constante de la consta	
e de la constante de la consta	Please provide details of other activities on your property; such as daycare centers, catering and hall rental, thrift shop. The following information is required for each activity:  - Hourly per day and/or days per week of operation  - Fee or charge  - Approximate number of participants
	Please provide details of other activities on your property; such as daycare centers, catering and hall rental, thrift shop. The following information is required for each activity:  - Hourly per day and/or days per week of operation  - Fee or charge  - Approximate number of participants
	Please provide details of other activities on your property; such as daycare centers, catering and hall rental, thrift shop. The following information is required for each activity:  - Hourly per day and/or days per week of operation  - Fee or charge  - Approximate number of participants  - Is the activity operated by an outside organization:
	Please provide details of other activities on your property; such as daycare centers, catering and hall rental, thrift shop. The following information is required for each activity:  - Hourly per day and/or days per week of operation  - Fee or charge  - Approximate number of participants  - Is the activity operated by an outside organization:
	Please provide details of other activities on your property; such as daycare centers, catering and hall rental, thrift shop. The following information is required for each activity:  - Hourly per day and/or days per week of operation  - Fee or charge  - Approximate number of participants  - Is the activity operated by an outside organization:  (a) How is your organization consistent with District policies, plan, bylaws, codes and regulations?

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(c) How is your organization a complementary extension to District services and programs?
- By ferriday Alimin educinal for the
Low Contration must be growth on Tourst
(d) How is your organization accessible to the public?
Open to the public to farficipate in the sport of over the h
(e) How is your organization used primarily by Port Hardy residents?  As an of the waster few cases to leave transportative decing many
contrated a throughour.
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14. Other activities which may be pertinent to your application:
15. Does anyone live in the buildings? If yes, how many people?
I specific
325 - 1 Petro Co a con a tolk
16. Has there been any change in the status or use of the buildings or property in the last 12 months? If yes,
please explain briefly.
Copy of current audited financial statements attached to come
AND I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same
force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.
Signature   Day 184 2012
Aug 31 96 2012.

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ydiro 1362         \$227.38         \$8.50         \$227.38           Proceeds         \$1,095.00         \$1,095.00         \$1,095.00         \$8.50           sership Donation         \$450.00         \$450.00         \$1,095.00         \$1,095.00           sit         \$1,095.00         \$1,095.00         \$1,095.00         \$2,405.00           sit         \$2,400.00         \$2,400.00         \$2,400.00         \$2,400.00           wdro 1339         \$2,747.71         \$2,747.71         \$2,747.71
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Proceeds         \$1,095.00         \$1,095.00         \$1,095.00         \$1,095.00         \$2,000
sership Donation       \$450.00       \$450.00       \$450.00       \$1.095.00       \$1.095.00       \$7.48       \$7.47
sit       \$7.48       \$7.48       \$7.48       \$7.48         hydro/deposit       \$274.71       \$274.71       \$274.77
sit       \$7.48       \$7.48       \$7.48       \$7.48         hydro/deposit       -\$135.22       \$135.22       \$274.71         ydro 1339       \$274.77       \$274.77
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Deposit -\$928.00 \$928.00
Dan's hydro/deposit -\$143.30 \$143.30
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# DISTRICT OF PORT HARDY INTEROFFICE MEMORANDUM

TO:

Rick Davidge, CAO

FROM:

Gloria Le Gal, DCS

SUBJECT:

Zoning Bylaw Review

DATE:

6 September, 2012

Council wished to continue the review of items from our current Zoning Bylaw. The unfinished business follows. I would like to present this to Council at Committee of the Whole on September 11<sup>th</sup>.

- Review Tourist Commercial T-1 for construction of tourist cabins and hotel;
   Council supported tourist cabins in 2011 but wished to have full review of implications of permitting hotels in a T-1 zone
- Town Centre Commercial C-2 campgrounds permitted do we really want that in the town centre?
- General Commercial C-3 "Any of the permitted uses in C-2" leaves the zone wide open without full consideration of permitted uses
- Marine zones need to be reviewed i.e. some marine zones are not beside water,
   M-2 permits uses in M-1 so M-2 would then permit motels, hotels & licensed premises beside marine industrial uses
- Accessory staff accommodation should a maximum size be stated? Owners are now building large homes on site with limited permitted use building to legitimize use (i.e. large home with only one "tourist cabin"). M-3 states accessory staff accommodation shall not exceed 60 m²" but no mention of size in other zones. See also s 5.1.11(4)(e). All staff accommodation should be "accessory use".
- Industrial and Mixed Uses M-5 permits "light impact industry" that is not defined and office uses are restricted to set professions
- Light Industrial I-1 permits all uses in C-3 and "premises licensed under the Liquor Control and Licensing Act" – can we have a drink over lunch on our industrial site?
- Heavy Industrial I-2 all uses permitted in I-1 so licensed premises will be permitted with resource extraction and processing

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Zoning Bylaw Review 6 September, 2012 Page 2

- Institutional P-1 Schools are in this zone. Current situation where one school has been closed, retaining only minor use for school purposes and the School District has rented rooms to commercial and business enterprises –Can we address this without having all users evicted?
- "Residential Multiple Family" needs to be clarified
- One end of Hunt Street is zoned R-3 but is fee simple. Review needed to address subdivision that is predominately manufactured homes but isn't a MH Park.
- General Commercial C-3 one property that contains a business with legal apartments over the main building, also includes legal campground that is now being used for long term residential use, in contravention of bylaw. It appears RV/boat use for long term residential is common in the community. How do we best address the issue?
- Town Centre Commercial C-2 6465 Hardy Bay Road contains legal apartments over the main building; however they are used for "Bed & Breakfasts" associated with downstairs operation. Does not meet the definition of a "B&B"

Respectfully submitted,

Gloria Le Gal, DCS