

**CORPORATION OF THE CITY OF COURTENAY
COUNCIL MEETING AGENDA**

DATE: June 20, 2016
PLACE: City Hall Council Chambers
TIME: 4:00 p.m.

1.00 ADOPTION OF MINUTES

1. Adopt June 13, 2016 Regular Council meeting minutes

2.00 INTRODUCTION OF LATE ITEMS

3.00 DELEGATIONS

Pg #

1. Anne Davis and Bruce Curtis re: Critical Incident Response Protocol amendments
2. Bob Wells, re: Startup Comox Valley

STAFF REPORTS/PRESENTATIONS

(a) Recreation and Cultural Services

(b) CAO and Legislative Services

(c) Development Services

(d) Financial Services

(e) Engineering Services

- 1 1. 5th Street Bridge Closure – Canada Day Parade
- 3 2. Anderton Dike – Short Term Repair Funding Request

(f) Public Works Services

5.00 EXTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

6.00 INTERNAL REPORTS AND CORRESPONDENCE FOR INFORMATION

- 9 1. Staff Memo re: Audited Financial Statements and Annual Report
- 11 2. Letter from Minister of Environment re: Water Sustainability Act

7.00 REPORTS FROM COUNCIL MEMBERS REGARDING CITY RELATED ACTIVITIES INCLUDING REPORTS FROM COUNCIL AND EXTERNAL COMMITTEES

8.00 RESOLUTIONS OF COUNCIL

1. In Camera Meeting:

That notice is hereby given that a Special In-Camera meeting closed to the public will be held June 20, 2016 at the conclusion of the Regular Council Meeting pursuant to the following sub-sections of the *Community Charter*:

- 90 (1)(b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity.
2. Mayor Jangula – GMO Free Procurement Policy

“That Council direct staff to not pursue a GMO Free Referential procurement policy”.
 3. Mayor Jangula – Amendments to Council Procedure Bylaw

“That Council direct staff to draft amendments to Council Procedure Bylaw No. 2730 regarding limits on delegations, similar to the City of Campbell River.

9.00 UNFINISHED BUSINESS

From Delegation to the June 13, 2016 Regular Council Meeting

1. Request by the Alberni Project Society for a grant in the amount of \$3.000.
2. Request by Alana Check for traffic calming on 3rd Street

10.00 NOTICE OF MOTION

1. Councillor Frisch – Proposed motion for the July 4, 2016 Council Agenda re: Direct Current fast charge stations

“WHEREAS Council has identified downtown as a priority for revitalization; and

WHEREAS Council has resolved to take a leadership role to encourage and facilitate the reduction of our community’s greenhouse gas emissions; and

WHEREAS the Province has requested expressions of interest for partners in hosting Direct Current (DC) fast charge stations for electric vehicles,

THEREFORE BE IT RESOLVED that Council direct staff to investigate and report on the feasibility of partnering with the Province to host a DC fast charge station in downtown Courtenay”.

11.00 NEW BUSINESS

12.00 BYLAWS

For Final Adoption

- 15 1. “Tax Rates Amendment Bylaw No. 2852, 2016”
 (to amend Tax Rates Bylaw No. 2849, 2016)

13.00 ADJOURNMENT



THE CORPORATION OF THE CITY OF COURTENAY

STAFF REPORT

To: Council

File No.: 5460-08

From: Chief Administrative Officer

Date: June 20, 2016

Subject: Canada Day, July 1st – Temporary Closure of 5th Street Bridge

PURPOSE:

To approve the temporary closure of the 5th Street Bridge for the purpose of the Canada Day Parade and celebration on Friday July 1, 2016.

CAO RECOMMENDATIONS:

That based on the June 20th, 2016, staff report entitled, "Canada Day, July 1st – Temporary Closure of 5th Street Bridge", Council approve Option 1 and permit the closure of 5th Street and the 5th Street Bridge for the Canada Day parade.

Respectfully submitted,

David Allen
Chief Administrative Officer

BACKGROUND & DISCUSSION:

The July 1st Canada Day Celebration and parade are annual community events. As in previous years staff is seeking Council's approval for the temporary closure of 5th Street and the bridge to allow for the passage of the parade and for the public to walk between the parks.

The Comox Valley Canada Day celebration is always well attended in the City of Courtenay and includes the use of 5th Street for the parade, and of both Lewis and Simms Millennium Parks for events following the parade.

The celebration requires that the following roadways be closed:

- 5th Street between Lake Trail Road and Ryan Road, from 9:00 am to 12:30 pm
- 5th Street between Cliffe Avenue and Comox Road, from 12:30 pm to 4:00 pm

FINANCIAL IMPLICATIONS:

In order to support the traffic control required for this closure, certified traffic control personnel must be retained and stationed at designated locations. The cost to fund this operation has been budgeted in the City's General Operating Fund.

Council supports the July 1st Committee by funding the cost of the General Liability Insurance for this event. This sum of \$5,000 has been provided in previous years through the Gaming Fund.

ADMINISTRATIVE IMPLICATIONS:

Preparation and support for this annual community event is included as a regular component of the annual work plan.

STRATEGIC PLAN REFERENCE:

None

OFFICIAL COMMUNITY PLAN REFERENCE:

None

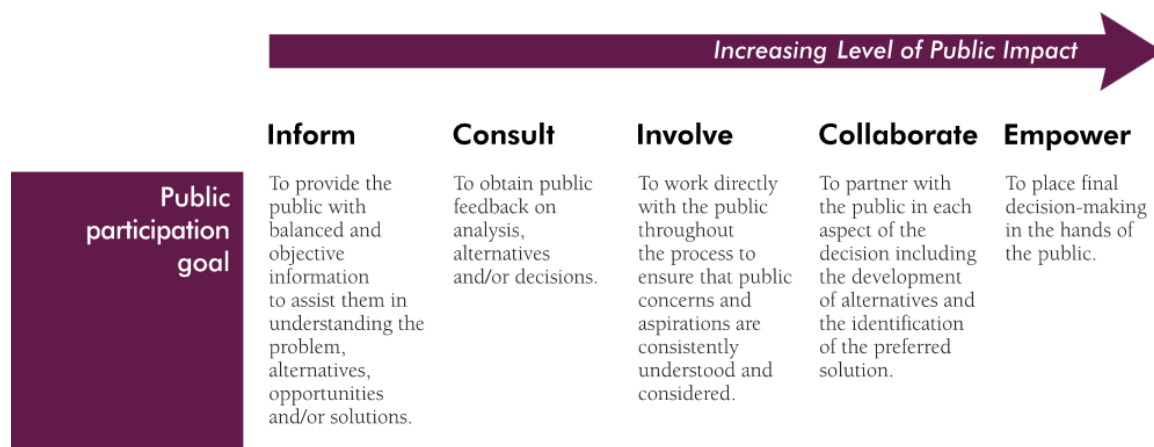
REGIONAL GROWTH STRATEGY REFERENCE:

None

CITIZEN/PUBLIC ENGAGEMENT:

Public notification of the closure will be advertised in advance of the event. The public is being informed based on the IAP2 Spectrum of Public Participation:

http://c.ymcdn.com/sites/www.iap2.org/resource/resmgr/imported/IAP2%20Spectrum_vertical.pdf



OPTIONS:

1. That Council approves the temporary closure of 5th Street and the 5th Street bridge for use by the July 1st Committee upon receipt of all applicable documents.
2. That Council does not approve the temporary closure of 5th Street and the 5th Street bridge and the July 1st Parade is cancelled.

Prepared by:

Lesley Hatch, P.Eng.

Director of Engineering Services



THE CORPORATION OF THE CITY OF COURTENAY

STAFF REPORT

To: Council
From: Chief Administrative Officer
Subject: Anderton Dike Wall – Short Term Repair Funding request

File No.: 5225-04-20

Date: June 20, 2016

PURPOSE:

The purpose of this report is for Council to consider allocating funds in support of the short term repair of the City's dike wall adjacent to the properties at 426 and 440 Anderton Avenue.

CAO RECOMMENDATIONS:

That based on the June 20, 2016 staff report entitled "Anderton Dike Wall – Short Term Repair Funding Request" Council adopt Option 1: Council Approves the expenditure of \$365,000 utilizing the following funding sources in descending order of priority: 1) 2015 unallocated surplus; 2) Gas Tax Fund; and 3) the Asset Management Renewal Reserve for the design and construction of the repair to the Anderton Sheet Pile Dike Wall, and

That Council approve the design-build process and select general contractor bidding process as described in the report, and

That Council approve the procurement of the rock materials directly from Spider Lake Rock and Gravel as a sole source rock supplier to this project.

Respectfully submitted,

David Allen, BES, CLGEM, SCLGM
Chief Administrative Officer

BACKGROUND:

Following the December 2014 flood event, inspections of the City's dike wall infrastructure identified some issues with the sheet pile retaining wall adjacent to the properties at 426 and 440 Anderton Avenue that required further investigation (see photo attached). The City engaged engineering consultants, McElhanney Consulting Services Ltd. (McElhanney), to conduct geotechnical and structural assessments of both the retaining wall and the adjacent private buildings. These assessments have revealed deterioration in the condition of the retaining wall requiring immediate remedial action and a permanent repair.

McElhanney's Technical Memorandum "City of Courtenay, Anderton Retaining Wall and Building Structures Preliminary Action Plan" dated March 31, 2016 (Action Plan) recommended that the City:

- Prepare a preliminary design of possible temporary measures for retaining wall reinforcements, and
- Carry out detailed design and implementation of short term improvements to the wall structure

DISCUSSION:

The City has engaged McElhanney to analyse and develop a short term mitigation measure to support the sheet pile wall section while permanent solutions are being evaluated for detailed engineering design. This proposed interim solution includes the construction of a rock buttress structure approximately 3 meters high against the existing sheet pile wall and 5 metres wide into the river channel at the toe of the wall. It will extend approximately 90 metres along the river channel. The engineering work is being undertaken on an urgent basis as the typical window of opportunity for construction in the river is quickly approaching (i.e. late July/early August).

The City typically conducts projects based on the standard design-bid-build strategy to meet purchasing policy objective of best value for money. Given the fast approaching construction window and construction expertise required to access this river site, staff recommend undertaking a simplified design-build process for this project. The difference being that the design is specifically informed by the expertise of the general contractor engaged by the project team. The project design is better informed by the issues and opportunities identified by the contractor early in the design process and can be optimized accordingly. In this instance, time is of the essence to obtain ministry approvals for construction and initiate the physical work in the river quickly. The project would benefit from the knowledge of the contractor early on in the design and timelines would be reduced by eliminating the tendering process.

Engineering staff propose to work with the City's Manager of Purchasing and McElhanney to engage a general contractor based on a selective bidding process. McElhanney has recommended parameters by which to obtain qualifying bids based on labour and equipment costs from two local contractors' experienced in this type of work. The general contractor selection would be based on experience and unit prices. Staff is seeking Council's approval to collaborate on this project in a design-build manner.

The next challenge is the procurement of a sufficient supply of large diameter rock from which to build this structure. McElhanney has identified (on behalf of the City) a supplier south of town with readily available quantities of rock that can support our project. Staff recommends sole sourcing the purchase of the rock materials directly from Spider Lake Rock and Gravel based on the readily available stock and competitive pricing.

The project design is ongoing and construction cost estimates are not yet fully refined. In collaboration with the engineers at McElhanney, staff has determined a reasonable estimate for the project based on the work conducted on the Lewis Park retaining wall in 2015 (62 meters) with an escalation for the significant amount of blasted rock material required for this project. Staff recommends establishing a budget for this work of \$365,000 including construction, engineering and 30% contingency.

FINANCIAL IMPLICATIONS:

Staff recommend utilizing the following funding sources in descending order or priority: 1) the 2015 unallocated surplus; 2) Gas Tax; and 3) the Asset Management Renewal Reserve.

ADMINISTRATIVE IMPLICATIONS:

Staff continues to devote resources to overseeing and managing this unplanned construction project. To-date more than 100 hours of staff time has been consumed addressing this issue.

ASSET MANAGEMENT IMPLICATIONS:

Asset management practices strive to be one step ahead of the asset's lifecycle failure. The Anderton Dike Wall has experienced an unanticipated "in-service failure". Therefore, asset renewal was not planned for in the current year's budget, yet it is imminently required.

STRATEGIC PRIORITIES REFERENCE:

None

OFFICIAL COMMUNITY PLAN REFERENCE:

None

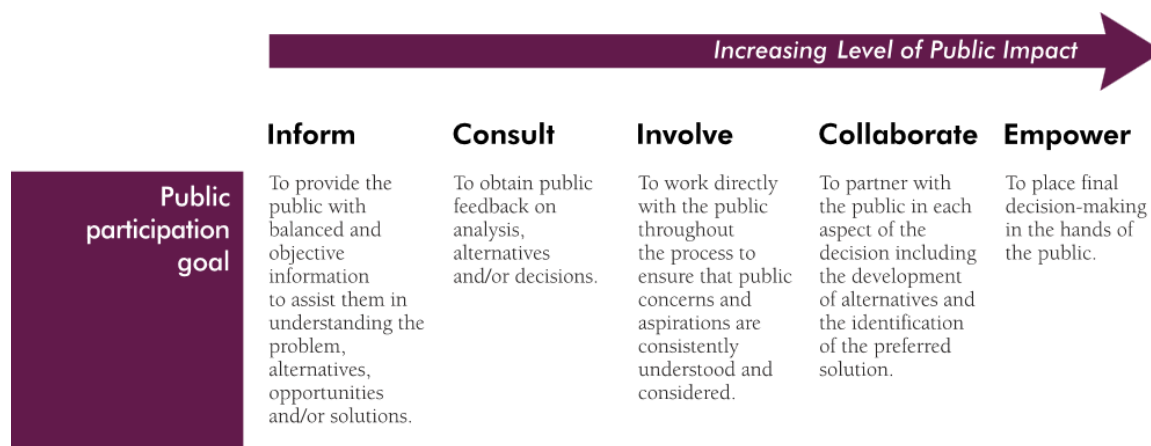
REGIONAL GROWTH STRATEGY REFERENCE:

None

CITIZEN/PUBLIC ENGAGEMENT:

Following recommendations from external agencies with appropriate expertise, staff has informed the owners and tenants of the buildings of the condition of the Anderton wall through an information meeting, providing copies of all studies and reports commissioned on the evaluation of the soils and structures and has committed to providing newsletter updates as information emerges. Staff has undertaken an informed level of engagement based on the IAP2 Spectrum of Public Participation:

http://c.ymcdn.com/sites/www.iap2.org/resource/resmgr/imported/IAP2%20Spectrum_vertical.pdf



OPTIONS:

Option 1 That based on the June 20, 2016 staff report entitled “Anderton Dike Wall – Short Term Repair Funding Request” Council adopt Option 1: Council Approves the expenditure of \$365,000 utilizing the following funding sources in descending order or priority: 1) 2015 unallocated surplus; 2) Gas Tax Fund; and 3) the Asset Management Renewal Reserve for the design and construction of the repair to the Anderton Sheet Pile Dike Wall, and

That Council approve the design-build process as described in the report, and

That Council approve the procurement of the rock materials from Spider Lake Rock and Gravel as a sole source rock supplier to this project. (Recommended)

Option 2 That Council direct staff to review the existing approved 2016 General Fund Budget and recommend a re-allocation strategy to use funds from existing projects in support of the Anderton Wall short term repair. (Not Recommended)

That Council approve the design-build process as described in the report for the project, and

That Council approve the procurement of the rock materials from Spider Lake Rock and Gravel as a sole source rock supplier to this project.

Prepared by:



Lesley Hatch, P.Eng.

Director of Engineering Services





THE CORPORATION OF THE CITY OF COURTENAY

MEMORANDUM

To: Council
From: Director of Financial Services
Subject: Audited Financial Statements and Annual Report

File No.: 1870-02
Date: June 20, 2016

ISSUE:

This memo is presented to provide Council with an update on the completion of the 2015 Audited Financial Statements and the 2015 Annual Report.

BACKGROUND:

Each year the City is required, by virtue of the Section 167 subsection 4, of the Community Charter to:

“**167** (4) By May 15 in each year, a municipality must submit to the inspector its audited financial statements for the preceding year and any other financial information requested by the inspector.”

KEY CONSIDERATIONS:

The production of the 2015 financial statements has been problematic in comparison to past years and has resulted in staff missing the May 15th deadline. New Finance Staff, new testing requirements by the City's auditors, as well as the incorporation of new Public Sector Accounting Board standards with respect to contaminated sites, all contributed to the financial statements not meeting the May 15th deadline. Staff contacted provincial officials notifying them of this situation and they instructed staff to provide draft financial statements by May 15th. This was completed. Staff expect to present the annual financial statements to Council at the June 27th Committee of the Whole meeting. The Auditors will also be available to address any questions Council may have.

The Audited Financial Statements are an integral part of the Annual Report. Section 98 of The Community Charter requires the Annual Report to be completed by June 30th. Since the Financial Statements are incomplete Staff could not meet the Annual Report deadline. Once the Financial Statements are finalized and endorsed by Council, they will be incorporated into the 2015 Annual Report, which will then be available in July, one month later than usual.

Respectfully submitted,

Brian Parschauer, BA, CPA-CMA
Director of Finance



Reference: 300010

June 9, 2016

Dear Mayors, Councillors and Regional District Chairs and Directors:

As a follow up to my letter of March 30, 2016, regarding the *Water Sustainability Act* (WSA), I would like to highlight some key changes that are now in effect under the Act and new regulations that will affect many local governments. An information session on these changes has been scheduled for Tuesday, June 28 for local government staff. Given the possibility of drought and water scarcity this summer, I would also like to take this opportunity to highlight the relationship between the WSA and drought planning.

Information Sessions

Ministry staff are hosting a one-hour teleconference for local government staff, highlighting the key changes arising from the WSA and new regulations. The teleconference will take place on **Tuesday, June 28 at 2-3pm**. To attend the teleconference, please call 1-877-353-9184 and use access code 3425678#. Presentation material will be posted in advance at <http://www2.gov.bc.ca/gov/content/environment/air-land-water/water/laws-rules/water-sustainability-act>.

Please email livingwatersmart@gov.bc.ca in advance of, or during, the information session if you have specific questions you would like addressed.

Groundwater Licensing Requirements

The WSA and new regulations came into force on February 29, 2016. The most immediate implication of the WSA is groundwater licensing. Approximately 20,000 existing groundwater wells, including those associated with waterworks, irrigation and storage purposes, will now require a licence. Local governments with existing wells associated with drinking water supply, irrigation, park operations and other uses will need to apply for water licence(s). There is an exemption to this requirement for individual household wells used for domestic purposes—these wells are not licensable, nor are they subject to water fees or annual rentals.

Bringing approximately 20,000 existing groundwater wells into the regulatory system is a significant undertaking. Due to the workload associated with licensing existing groundwater use and the number of proposed regulations and policies government is taking a phased approach to implementing the new Act. As work is initiated on the next phase of regulations, the Ministry of Environment will continue to work closely with the Ministry of Forests, Lands and Natural Resource Operations; the Ministry of Agriculture; the Ministry of Community, Sport and Cultural Development; the Ministry of Health, and other agencies to assess the implications for First Nations, local governments and other stakeholders.

For groundwater use that began prior to the Act coming into force, the regulations provide a three-year transition period in which to apply for a licence; application fees will be waived during the first year of the transition period to March 1, 2017. Annual water rentals for existing non-domestic groundwater users accrue starting February 29, 2016, regardless of when an application for a licence is submitted within the three-year transition period. The [new water fees and rentals](#) announced last year apply to both surface water and groundwater use.

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Drought Response

Provincial drought response planning is underway to prepare for the possibility of drought and water scarcity conditions this summer. We appreciate the efforts of many local governments that are working hard to prepare for drought. The WSA brings new tools to help the Province respond to drought, which may involve taking action more frequently to regulate surface water and groundwater use to maintain water supplies, particularly for essential household use and to protect fish and aquatic ecosystems. In times of drought, groundwater users including those that have not yet applied for a licence may be regulated if their use is considered to be hydraulically connected to surface water sources. Find the latest information on drought in British Columbia at the [Drought Information Portal](#).

Further References

I have attached brochures that provide an overview of the WSA and groundwater licensing. More information about the Act and implications of the new regulations can be found on the Province's water webpages at <http://www.gov.bc.ca/water>. For specific direction and guidance on how to apply for a groundwater licence, please visit FrontCounter BC at <http://www.frontcounterbc.gov.bc.ca>. If you have further questions about the changes, please contact Mr. Ian Graeme, Manager of Watershed Sustainability for the Ministry of Environment, at 250 356-6663 or via email at livingwatersmart@gov.bc.ca.

In closing, I appreciate your commitment to water stewardship and look forward to continuing to work with you and your communities to manage and protect British Columbia's water resources for current and future generations.

Sincerely,



Mary Polak
Minister

Attachments (2)

cc: Honourable Peter Fassbender, Minister of Community, Sport and Cultural Development
Honourable Terry Lake, Minister of Health
Honourable Norm Letnick, Minister of Agriculture
Honourable Steve Thomson, Minister of Forests, Lands and Natural Resource
Operations
Al Richmond, President, Union of BC Municipalities
Gary MacIsaac, Executive Director, Union of BC Municipalities

Government also has new tools for managing water during shortages, including temporarily restricting surface water and groundwater use to protect essential household needs and critical environmental flows.

An updated and expanded Groundwater Protection Regulation (GWPR) applies to all well owners regardless of how the water is used. The new GWPR includes more requirements to ensure that water wells are properly constructed, maintained, and at the end of their service, deactivated and decommissioned to protect the quality and safety of our groundwater.

An updated Dam Safety Regulation introduces new requirements for dam owners related to emergency planning, contact information and placement of signage.

What happens next?

With the regulations related to essential water management activities, e.g., authorizing water use, now in effect, work on other regulations to fully implement the *Water Sustainability Act* will be initiated. Priority regulations to be started in the coming years include livestock watering, measuring and reporting, and water objectives, among others.

For more information:

For more on applying for licences and approvals contact FrontCounterBC at 1-877-855-3222 or visit www.frontcounterbc.gov.bc.ca

For more on the provincial water program visit: www.gov.bc.ca/water

For more on the development of the legislation and implementation visit: <http://engage.gov.bc.ca/watersustainabilityact>

Questions on these changes?

Email: Livingwatersmart@gov.bc.ca

Water Sustainability Act

NEW RULES NOW IN EFFECT

February 29, 2016



BRITISH
COLUMBIA

Water Sustainability Act now in force

The *Water Sustainability Act* (WSA) and the first phase of regulations were brought into force on February 29, 2016. The WSA will benefit all British Columbians — our communities and families, our environment and our economy.

Important Changes for Water Users

The WSA updates and replaces the previous *Water Act*, bringing in a number of important changes for existing and new surface water and groundwater users.

Key changes that are now in effect under the WSA and new regulations include:

- » New water rights and licensing requirements for non-domestic groundwater users (e.g., industrial, agricultural)
- » Stronger protection for aquatic ecosystems
- » New fees and rentals for water use
- » Expanded protection of groundwater including new requirements for well construction and maintenance
- » Increased dam safety and awareness, and compliance and enforcement

Much of the *Water Act* has been brought into the WSA and existing surface water rights granted under the *Water Act* will continue. In some circumstances, the WSA may change how these rights may be exercised, such as during times of drought or water scarcity.

Licensing Groundwater Use

Managing groundwater and surface water together will better protect the security and safety of this resource. As of February 29, 2016, all non-domestic groundwater users including existing users are required to apply for a water licence, and pay an application fee and annual water rentals. There is a three-year transition period for existing groundwater users to submit this application.

Domestic well owners — i.e., homeowners with a well that provides water for household use, lawn and garden watering, and water for domestic animals — are exempt from licensing and paying provincial water fees and rentals. Domestic well owners are strongly encouraged to register their well by contacting FrontCounterBC to make their use known so it can be protected.

Visit www.frontcounterbc.gov.bc.ca for information on how to apply for a groundwater licence or to register your domestic well.

New water fees and rentals

New fees and rentals, announced in February 2015, are intended to recover the costs of implementing the new WSA, and provide more tools to sustainably manage B.C.'s water resources, including regulating groundwater use for the first time. All rates are the same for surface water and groundwater use. Fees and rentals are generally not applied to provincial or federal governments, or First Nations use on reserve or Treaty lands.

Annual water rentals for existing non-domestic groundwater users accrue starting February 29, 2016, regardless of when an application for a licence is submitted within the three-year transition period. Applications for existing non-domestic groundwater use filed within 12 months from when the WSA came into force (on or before March 1, 2017) are exempt from the application fee.

If you already have a water licence for surface water, the change in your water bill will depend on the water use purpose(s) specified in your water licence. Use the Water Rent Estimator (www.gov.bc.ca/waterrentestimator) to estimate your application fees and water rentals for a water licence or use approval.

Other changes under the WSA

A new requirement to consider environmental flow needs in decisions, and expanded prohibitions on dumping debris into streams and aquifers provides stronger protection for aquatic ecosystems.

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2852

A bylaw to amend Tax Rates Bylaw No.2849, 2016

WHEREAS pursuant to the provisions of the *Community Charter* the Council must each year, by bylaw, impose property value taxes on all land and improvements according to the assessed value thereof, by establishing rates for:

- a. the municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan, and
- b. the amounts to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body;

Therefore, the Council of the Corporation of the City of Courtenay in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as **“Tax Rates Amendment Bylaw No. 2852, 2016”**.

2. That *Tax Rates Bylaw No. 2849, 2016* be amended as follows:

(a) That paragraphs 2 (f) and (g) be hereby deleted:

“(f) *For purposes of the Comox-Strathcona Regional Hospital District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in column “F” of the schedule attached hereto and forming a part of this bylaw hereof;*

(g) *For purposes of the Downtown Courtenay Business Improvement Area on the assessed value of land and improvements for general municipal purposes, rates appearing in column “G” of the schedule attached hereto and forming a part of this bylaw hereof.”*

and substituted with the following paragraphs 2 (f), (g), (h) and (i) as follows:

- (f) For purposes of the Comox-Strathcona Regional Hospital District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in column “F” of the schedule attached hereto and forming a part of this bylaw hereof;
- (g) For purposes of the Municipal Finance Authority on the assessed value of land and improvements for general municipal purposes, rates appearing in column “G” of the schedule attached hereto and forming a part of this bylaw hereof.

- (h) For purposes of the B.C. Assessment Authority on the assessed value of land and improvements for general municipal purposes, rates appearing in column “H” of the schedule attached hereto and forming a part of this bylaw hereof.
- (i) For purposes of the Downtown Courtenay Business Improvement Area on the assessed value of land and improvements for general municipal purposes, rates appearing in column “I” of the schedule attached hereto and forming a part of this bylaw hereof.”

(b) That paragraph 3 be hereby deleted.

Read a first time this day of , 2016

Read a second time this day of , 2016

Read a third time this day of , 2016

Finally passed and adopted this day of , 2016

Mayor

Director of Legislative Services

BYLAW NO. 2852, 2016**SCHEDULE****Tax Rates (dollars of tax per \$1000 taxable value)**

Property Class	A General Municipal	B Debt	C Library	D Regional District (rates applied to general assessment)	E Regional District (rates applied to hospital assessment)	F Regional Hospital District	G Municipal Finance Authority	H B.C. Assessment Authority	I Downtown Courtenay Business Improvement Area
1. Residential	3.7754	0.2660	0.2307	0.4409	0.4762	0.8176	0.0002	0.0543	0.0000
2. Utilities	26.4280	1.8619	1.6149	3.0862	1.6666	2.8617	0.0007	0.4995	0.0000
3. Supportive Housing	3.7754	0.2660	0.2307	0.4409	0.4762	0.8176	0.0002	0.0000	0.0000
4. Major Industry	14.7242	1.0373	0.8997	1.7194	1.6190	2.7800	0.0007	0.4995	0.0000
5. Light Industry	14.7242	1.0373	0.8997	1.7194	1.6190	2.7800	0.0007	0.1575	1.2577
6. Business / Other	10.5712	0.7448	0.6460	1.2345	1.1666	2.0032	0.0005	0.1575	1.2577
8. Recreation / Non-Profit	3.7754	0.2660	0.2307	0.4409	0.4762	0.8176	0.0002	0.0543	0.0000
9. Farm	3.7754	0.2660	0.2307	0.4409	0.4762	0.8176	0.0002	0.0543	0.0000

