



VILLAGE OF HARRISON HOT SPRINGS

NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, January 21, 2019
Time: 7:00 p.m.
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER		
Meeting called to order by Mayor Facio.		
2. INTRODUCTION OF LATE ITEMS		
3. APPROVAL OF AGENDA		
4. ADOPTION OF COUNCIL MINUTES		
(a) Minutes of the Regular Council Meeting dated January 7, 2019		Item 4(a) Page 1
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws	(a) Park Regulation Amendment Bylaw No. 1130, 2018	Item 6.i(a) Page 9
	(b) Bylaw Notice Enforcement Amendment Bylaw No. 1131, 2018	Item 6.i(b) Page 11
ii. Agreements		
iii. Committee/ Commission Minutes	(a) Minutes of the Resort Development Strategy Committee dated October 11, 2018	Item 6.iii(a) Page 19
iv. Correspondence	(a) Letters of Support of ICIP – Community, Culture and Recreation Grant	Item 6.vi(a) Page 23
	i. Letter dated December 16, 2018 from Harrison Water Sports	
	ii. Letter dated December 17, 2018 from Tourism Harrison	
	iii. Letter dated December 18, 2018 from BC Sports Fishing	
	iv. Letter dated December 21, 2018 from Agassiz-Harrison Museum	
	v. Letter dated January 3, 2019 from Royal Canadian Mounted Police	
	vi. Letter dated January 4, 2019 from Harrison Agassiz Chamber of Commerce	
	vii. Letter dated January 9, 2019 from School District 78 (Fraser-Cascade)	
	viii. Letter dated January 11, 2019 from the Fraser Valley Regional District	
	ix. Letter dated January 14, 2019 from the District of Kent	
	x. Letter dated January 15, 2019 from Blue Dandelion Gift Shop	
	xi. Letter dated January 15, 2019 from CUPE	
	xii. Letter dated January 15, 2019 from Seabird Island	

7. DELEGATIONS/PETITIONS**8. CORRESPONDENCE****9. BUSINESS ARISING FROM CORRESPONDENCE****10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS****11. REPORTS FROM MAYOR****12. REPORTS FROM STAFF**

- (a) Report of Fire Chief – December 3, 2018 Item 12(a)
Re: Recommendation to Purchase SCBAs Page 35

Recommendation

To move forward with the Request for Quotation of the above required equipment and allocate approximately \$200, 000.00 of the Fire Department reserve.

- (b) Report of the Deputy Chief Administrative Officer/CO – January 8, 2019 Item 12(b)
Re: Harrison Tourism Society Lease and Service Agreement Renewal Page 37

Recommendation

THAT the Lease and Service Agreement between Harrison Tourism Society and the Village of Harrison Hot Springs be entered into for the period January 1, 2019 to December 31, 2023 at a remuneration amount of \$21,000.00 per annum.

- (c) Report of the Financial Officer – January 11, 2019 Item 12(c)
Re: 2018 Audit Plan Page 49

For information purposes.

- (d) Report of the Infrastructure Manager – January 15, 2019 Item 12(d)
Re: Replacement of the Return Activated Sludge pumps Page 85

Recommendation

THAT the installation of two new Return Activated Sludge pumps be approved at a cost of up to \$67,000, to be funded from sewer capital reserve funds.

- (e) Report of the Infrastructure Manager – January 16, 2019 Item 12(e)
Re: Sanitary Improvement Project - Lift Station 3 Upgrade Page 87

Recommendation

THAT the Sanitary Improvement Project - Lift Station 3 Upgrade and the replacement of storm sewer infrastructure on McCombs be awarded to Timbro Contracting (A Partnership) at a cost of \$844,722.89; and

THAT the reconstruction of Sanitary Sewer Lift Station # 3 and the replacement of storm sewer infrastructure on McCombs be approved at a cost not to exceed \$1,050,000.

- (f) Report of the Chief Administrative Officer – January 16, 2019
Re: Kent-Harrison Emergency Social Services Coordinator Honorarium

Item 12(f)
Page 89

Recommendation

THAT the monthly honorarium for the Kent-Harrison Emergency Social Services Coordinator be increased from \$200 to \$300 per month.

- (g) Report of the Chief Administrative Officer – January 16, 2019
Re: Financial Support Request from the Kent-Harrison Historical Society

Item 12(g)
Page 91

Recommendation

THAT an annual contribution of \$10,000 per year to the Kent-Harrison Historical Society be included in the Five Year Financial Plan; and

THAT the Kent-Harrison Historical Society be required to provide Annual Financial Statements for the prior year and an Annual Budget for the upcoming year by December 31st of each year in order to qualify for the contribution.

- (h) Report of the Community Services Coordinator – January 16, 2019
Re: Ranger Station Art Gallery Accessibility Upgrades

Item 12(h)
Page 93

Recommendation

THAT an expenditure of up to \$20,000 be approved to achieve accessibility upgrades to the Ranger Station Art Gallery.

- (i) Report of the Community Services Coordinator – January 21, 2019
Re: Pay Parking 2019 Season

Item 12(i)
Page 95

Recommendation

THAT the pay parking service period be extended to commence May 1st, 2019 through to September 30, 2019; and

THAT the parking rates increase to \$3 per hour with a maximum of \$ 12 per day.

- (j) Report of the Planning Consultant – January 21, 2019
Re: To issue a Development Permit DP05-18 (120 Esplanade Avenue)

Item 12(j)
Page 97

Recommendation

THAT Council issue Development Permit 3060-20-DP05/18 for land located at 120 Esplanade Avenue, Harrison Hot Springs BC and legally described as:

Lot B, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster
District Plan BCP27775

Subject to the following;

- a) a Comprehensive Sign Plan application,
- b) the submission of an Arborists' report, to address point 6(e) of DP05/18,
- c) a Works and Services Agreement being entered into to address point 6(l) of DP05/18, and
- d) a Works and Services Agreement being entered into to address point 6(n) of DP05/18.

13. BYLAWS

- (a) Report of the Deputy Chief Administrative Officer/CO – January 11, 2019
Re: Amendments to Sewer Regulation Bylaw No. 980

Item 13(a)
Page 139

Recommendation

THAT Sewer Regulation Amendment Bylaw No. 1132, 2019 be given first, second and third readings.

14. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)**15. ADJOURNMENT**

4(a)

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

DATE: Monday, January 7, 2019

TIME: 7:00 p.m.

PLACE: Council Chambers
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
Councillor Ray Hooper
Councillor Gerry Palmer
Councillor Samantha Piper
Councillor Michie Vidal

Chief Administrative Officer, Madeline McDonald
Deputy Administrative Officer/Corporate Officer, Debra Key
Tracey Jones, Financial Officer
Troy Davis, Infrastructure Manager
Ken Cossey, Planning Consultant

ABSENT:

Recording Secretary: Nicole Sather

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2019-01-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Hooper
Seconded by Councillor Palmer

THAT the Regular Council Meeting Minutes of December 3, 2018 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2019-01-02

Village of Harrison Hot Springs
Minutes of the Council Meeting
January 7, 2019

5. BUSINESS ARISING FROM THE MINUTES

None

6. CONSENT AGENDA

- i. (a) Letter dated December 13, 2018 from Agassiz-Harrison Chambers of Commerce
Re: Contribution towards Light Display
- (b) Letter dated December 26, 2018 from Bert and Cherry Hooper
Re: 2018 Christmas and Seasonal Lighting at Harrison Hot Springs

Moved by Councillor Piper

Seconded by Councillor Palmer

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**
RC-2019-01-03

7. DELEGATIONS/PETITIONS

None

8. CORRESPONDENCE

- (a) Letter dated December 7, 2018 from Agassiz-Harrison Museum
Re: Request for support in the amount of \$10,000
- (b) Letter dated December 17, 2018 from Tourism Harrison Hot Springs
Re: Request for additional storage space in Public Works
- (c) Letter dated December 21, 2018 from the District of Kent
Re: Request for a Letter of Support for Indoor Aquatic Facility: Investing in Canada
Infrastructure Program

Moved by Councillor Piper

Seconded by Councillor Hooper

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**
RC-2019-01-04

9. BUSINESS ARISING FROM CORRESPONDENCE

ITEM 8(c)

Moved by Councillor Piper
Seconded by Councillor Palmer

THAT a letter of support regarding an Indoor Aquatic Facility be sent to District of Kent to accompany their application for funding through the Investing in Canada Infrastructure Program.

**CARRIED
UNANIMOUSLY**
RC-2019-01-05

ITEM 8(a)

Moved by Councillor Hooper
Seconded by Councillor Piper

THAT Councillor Hooper be appointed as Council representative to attend the Agassiz-Harrison Museum regularly schedule meetings on behalf of Council.

**CARRIED
UNANIMOUSLY**
RC-2019-01-06

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

Councillor Piper

- Chaired the Resort Development Strategy Committee held on December 12, 2018.
- Attended an information session hosted by CTQ Consultant Ltd. held on December 12, 2018.
- Attended the Roads and Bridges Master Plan Public Consultation held on December 12, 2018.
- Attended the CP Holiday Train event held on December 17, 2018.
- Attended the Annual Christmas Dinner hosted by Tourism Harrison held on December 19, 2018.
- Attended the L.I.N.C. Community Christmas event held on December 20, 2018 in Mission. Unfortunately the event was then cancelled due to damage to the facility during a recent wind storm.
- Volunteered at the Salvation Army kettle service held on December 18, 2018.
- Attended the Polar Bear Swim held on January 1, 2019 and thanked the organizers of the event.

Councillor Palmer

- Volunteered at the Salvation Army kettle service in Agassiz.
- Attended the Polar Bear Swim held on January 1, 2019.
- Reported that he looks forward to the upcoming Fraser Valley Regional Library meetings.

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Councillor Hooper

- Attended the District of Kent Council Meeting held on December 10, 2018.
- Attended the information session held by CTQ Consultants Ltd. held on December 12, 2018.
- Volunteered preparing Christmas hampers at the Agassiz-Harrison Community Service from December 17 to 19, 2018.
- Attended the RCMP Open House Christmas Lunch held on December 19, 2018
- Attended the Harrison Hot Springs Elementary School Festive Lunch held on December 21, 2018.
- Attended a meeting with the Mayor and Chief Administrative Officer held on December 24, 2018.
- Attended an Open House hosted by the Observer.

Councillor Vidal

- Attended the Upper Fraser Valley Regional Detachment Open House held on December 6, 2018.
- Attended the information session held by CTQ Consultants Ltd. held on December 12, 2018.
- Attended the Roads and Bridges Master Plan Public Consultation held on December 12, 2018.
- Participated in the Salvation Army Ring the Bell Campaign held on December 15, 2018.
- Attended the Agassiz RCMP Open House Lunch held on December 19, 2018.
- Attended an Open House hosted by the Observer.
- Attended the Polar Bear Swim held on January 1, 2019.
- Reported on positive feedback regarding the Lights on the Lake display.

11. MAYOR'S REPORT

- Presented the 2018 Light Up Contest award to the Residential Division recipient, Bruce Malfait.
- Reported the winner of the commercial division was the Old Settler Pub.
- Attended an Open House at the Observer held on December 23, 2018.
- Reported that the Foreign Exchange Student Program at Agassiz Elementary Secondary School is now accepting applications for host families to provide accommodations to Kamimura Gakuen exchange students. Information regarding the program is available at the Village Office.
- Reported that the 2018 Light Up Contest saw an increase in participation from the Commercial and the Residents division and thanked all who displayed lights.
- Reported that Harrison Hot Springs has been named as one of the Best Places to Visit in 2019 by Expedia.
- Attended the Harrison Hot Springs Elementary School Festive Lunch held on December 21, 2018.
- Attended the Kent Elementary Festive Lunch held on December 18, 2018.
- Attended the Upper Fraser Valley Regional Detachment Employee and Community Partner Appreciation Reception held on Thursday, December 6, 2018.

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- Attended the Upper Fraser Valley Regional Detachment Open House held on December 19, 2018.
- Reported on the success of the Polar Bear Swim and thanked the organizer of the event.
- Attended the Shaping the Future of Health Care held on December 4, 2018.
- Reported that the Walk in Clinic located in Agassiz is accepting new patients.
- Reported on efforts of the Miami River Streamkeepers.
- Reported that the British Columbia Community Achievement Awards Nomination deadline is on January 15, 2019.

12. REPORTS FROM STAFF

- (a) Report of the Infrastructure Manager – December 11, 2018
Re: Sanitary Sewer user fees do not represent cost recovery

Moved by Councillor Hooper

THAT the motion be deferred until after Council reviews the Village budget.

**MOTION FAILED
FOR LACK OF SECONDER**

Moved by Councillor Piper

Seconded by Councillor Hooper

THAT amendments to Sewer Regulation Bylaw No. 980 be drafted to increase the metered discharge rate to \$1.10 per cubic meter in 2019 and that the rate be increased by two percent (2%) per year in the years 2020 through 2023;

AND THAT the residential and commercial sanitary sewer service user fees be increased by ten percent (10%) in 2019, and rise by two percent per year in the years 2020 through 2023.

**CARRIED
UNANIMOUSLY
RC-2019-01-07**

- (b) Report of the Infrastructure Manager – December 21, 2018
Re: Rural & Northern Communities Grant for Sanitary Sewer Lift Station #7

Moved by Councillor Piper

Seconded by Councillor Hooper

THAT the Village apply to the Investing in Canada Infrastructure – Rural and Northern Communities Program for up to \$1,500,000 to fund the construction of Sanitary Sewer Lift Station #7 and the replacement of the sanitary sewer line which crosses the Miami River along Hot Springs Road; and

THAT Council supports the construction of Lift Station #7, subject to adequate funding.

**CARRIED
UNANIMOUSLY
RC-2019-01-08**

Village of Harrison Hot Springs
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- (c) Report of the Chief Administrative Officer – January 2, 2019
Re: 1941 International Fire Truck – Offer for Sale

Moved by Councillor Hooper
Seconded by Councillor Vidal

THAT the Village advertise the 1941 International Fire Truck for sale to the public by sealed bid.

CARRIED
UNANIMOUSLY
RC-2019-01-09

- (d) Report of the Deputy Chief Administrative Officer/CO – January 2, 2019
Re: Harrison Tourism Society Building and Operations Lease Renewal

Moved by Councillor Palmer
Seconded by Councillor Piper

THAT the Tourism Harrison Society Operation Lease Renewal be referred back to staff for revisions and be postponed to the Regular Council Meeting of January 21, 2019.

CARRIED
UNANIMOUSLY
RC-2019-01-10

- (e) Report of Chief Administrative Officer – January 2, 2019
Re: New Public Building Design Plans & CCR Application

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT the Village apply to the Canada Infrastructure Program's Community, Culture and Recreation Program for up to \$4,000,000 in support of a new multi-purpose public culture hub building.

CARRIED
UNANIMOUSLY
RC-2019-01-11

- (f) Report of the Planning Consultant – January 7, 2019
Re: To start Development Permit process for property located at 102 Rockwell Drive

Councillor Vidal excused herself from Chambers at 8:10 p.m. due to a potential conflict of interest stating she is currently a patron of the marina as she moors her boat at the facility.

Moved by Councillor Piper
Seconded by Councillor Hooper

That staff be authorized to start work on application 3060-20-DP08/18 for land legally described as: DL 5031, Group 1, New Westminster District.

CARRIED
RC-2019-01-12

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Councillor Vidal re-entered the Chambers at 8:19 p.m.

13. BYLAWS

- (a) Report of the Deputy Chief Administrative Officer/CO – December 18, 2018
Re: Park Regulation Amendment Bylaw No. 1130, 2018

Moved by Councillor Piper
Seconded by Councillor Hooper

THAT Park Regulation Amendment Bylaw No. 1130, 2018 be given first, second and third reading.

**CARRIED
UNANIMOUSLY**
RC-2019-01-13

- (b) Report of the Deputy Chief Administrative Officer/CO – January 3, 2019
Re: Bylaw Notice Enforcement Amendment Bylaw No. 1131, 2018

Moved by Councillor Vidal
Seconded by Councillor Piper

THAT Bylaw Notice Enforcement Amendment Bylaw No. 1131, 2018 be given first, second and third reading.

**CARRIED
UNANIMOUSLY**
RC-2019-01-14

14. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)

Questions from the public were entertained.

15. ADJOURNMENT

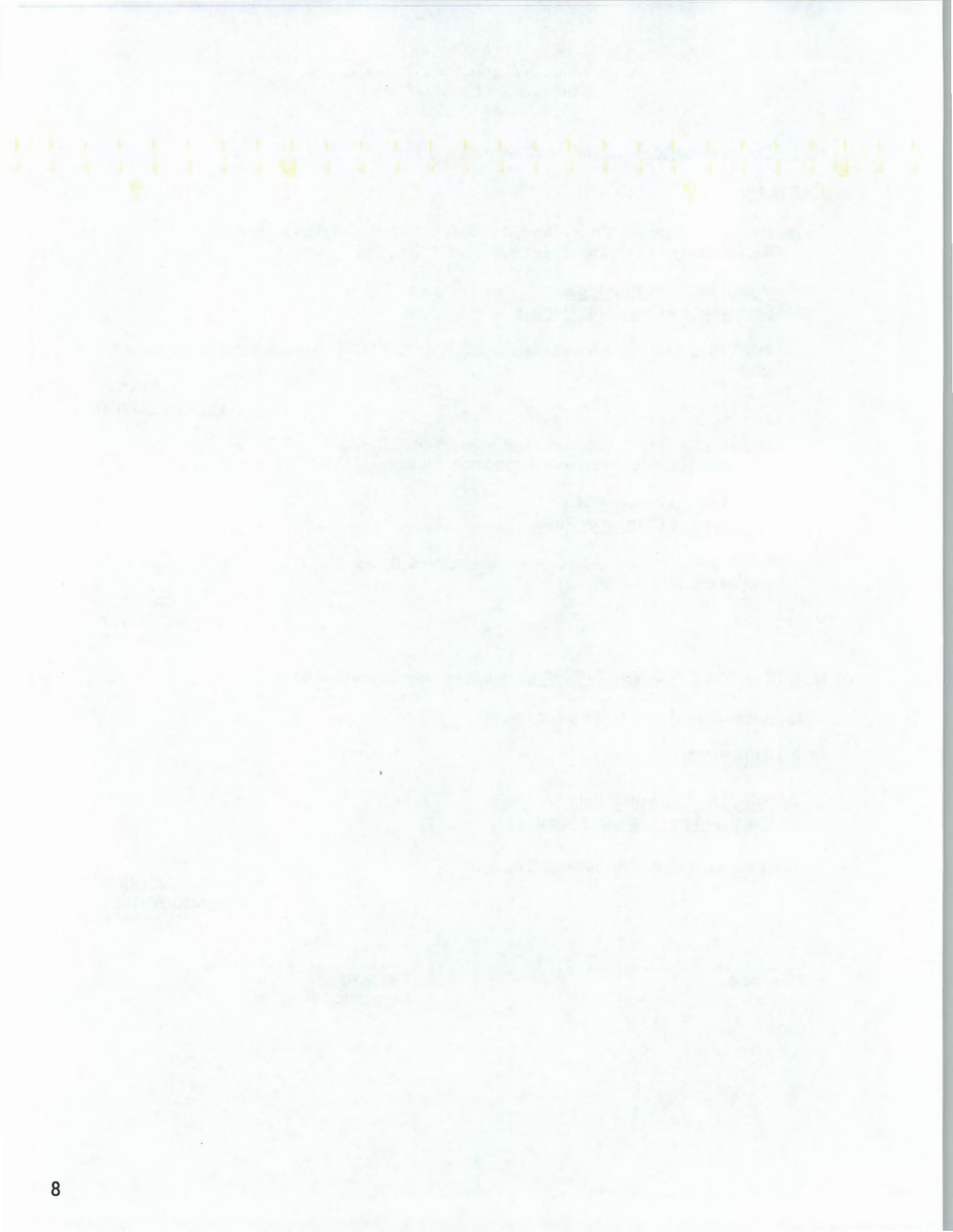
Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT the meeting be adjourned at 8:46 p.m.

**CARRIED
UNANIMOUSLY**
RC-2019-01-15

Leo Facio
Mayor

Debra Key
Corporate Officer





VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1130

A bylaw to amend "Park Regulation Bylaw No. 915, 2009"

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Park Regulation Bylaw No. 915, 2009 to include provisions to include a prohibition of smoking cannabis and the parking or placement of vehicles and objects on municipal public land;

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

1. This Bylaw may be cited as the Village of Harrison Hot Springs "Park Regulation Amendment Bylaw No. 1130, 2018".
2. "Park Regulation Bylaw No. 915, 2009" is hereby amended by adding definitions of "Boat", "Cannabis", "Golf Cart", "Motor Home", "Motor Vehicle", "Motorcycle", "Off-Road Vehicle" and "Trailer" under Section 2 as follows:

"Boat" means paddle boat, sailboat, canoe, kayak or motorboat;

"Cannabis" has the same meaning as in the *Cannabis Act* (Canada), subject to any prescribed modifications;

"Golf Cart" has the same meaning as defined in the *Motor Vehicle Act* of BC;

"Matter" means any substance that has mass and takes up space by having volume;

"Motor home" has the same meaning as defined in the *Motor Vehicle Act* of BC;

"Motor Vehicle" has the same meaning as defined in the *Motor Vehicle Act* of BC;

"Motorcycle" has the same meaning as defined in the *Motor Vehicle Act* of BC;

"Off-road vehicle" has the same meaning as defined in the *Motor Vehicle Act* of BC;

"Trailer" has the same meaning as defined in the *Motor Vehicle Act* of BC;

3. "Park Regulation Bylaw No. 915, 2009" is hereby amended by adding the following provision after section 5:

"6. No person shall park, store, place or abandon any licenced or unlicenced Boat, Golf Cart, Motor Home, Motor Vehicle, Motorcycle, Off-Road Vehicle, Trailer or other matter on any public land, unless specifically authorized by permit under a Community Event or unless expressly authorized by the Village, and;

Where the Village believes a Boat, Golf Cart, Motor Home, Motor Vehicle, Motorcycle, Off-Road Vehicle, Trailer or other matter has been parked, stored, placed or abandoned on public land or in violation of section 6, the Village may have it removed from the land at the owner's expense".

4. "Park Regulation Bylaw No. 915, 2009" is hereby further amended by deleting section 17(a) in its entirety and substituting it with the following:

"17(a) No person shall smoke any tobacco, cannabis, electronic cigarette, cigar, cigarello, pipe or ignite any cartridge of nicotine solution, vaporizing system or smoke any substance that replicates a smoking experience in any building, structure, park or public space within the Village of Harrison Hot Springs".

5. Said Bylaw is further amended by renumbering the remaining Sections accordingly.

READ A FIRST TIME THIS 7th DAY OF JANUARY, 2019

READ A SECOND TIME THIS 7th DAY OF JANUARY, 2019

READ A THIRD TIME THIS 7th DAY OF JANUARY, 2019

ADOPTED THIS DAY OF JANUARY, 2019

Mayor

Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1131

A bylaw to amend the Bylaw Notice Enforcement Bylaw No. 855

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Bylaw Notice Enforcement Bylaw No. 855 by replacing the Schedule of Designated Bylaw Contraventions and Penalties;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Bylaw Notice Enforcement Amendment Bylaw No. 1131, 2018".

2. The Schedule of Designated Bylaw Contraventions and Penalties is attached hereto as Schedule "A" and forms part of this bylaw.

3. REPEAL

That the Schedule of Designated Bylaw Contraventions and Penalties attached as Schedule "A" to the Village of Harrison Hot Springs Bylaw Notice Enforcement Bylaw No. 855 is hereby repealed in its entirety.

READ A FIRST TIME 7th DAY OF JANUARY, 2019

READ A SECOND TIME THIS 7th DAY OF JANUARY, 2019

READ A THIRD TIME THIS 7th DAY OF JANUARY, 2019

ADOPTED THIS DAY OF JANUARY, 2019

Mayor

Corporate Officer

SCHEDULE "A" TO BYLAW NO. 1131
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Business Licencing and Regulation Bylaw No. 945	3(a)	Carry on business without a licence	200.00	190.00	210.00
	3(e)	Fail to secure premises; carry alcohol between premises, building and other locations	400.00	390.00	410.00
	Buskers 21(b)i	Perform busking without a licence	200.00	190.00	210.00
Business Licencing and Regulation Amendment Bylaw No. 1074	21(b)ii	Busking with amplified music	200.00	190.00	210.00
	21(b)iii	Vending goods or wares	400.00	390.00	410.00
	21(b)iv	Busking outside hours of 11:00 a.m. and 9:00 p.m.	200.00	190.00	210.00
	21(b)viii	Promoting "cause" or any issue of a controversial nature	400.00	390.00	410.00
	Vendors 25(h)	Selling prohibited goods	400.00	390.00	410.00
Business Licencing and Regulation Bylaw Amendment No. 998	25(n)	Vend on the beach outside hours of 11:00 a.m. and 8:00 p.m.	100.00	90.00	110.00
Fireworks Regulation Bylaw No. 871	1.2.1	Possess fireworks without permit	100.00	90.00	110.00
	1.2.2	Ignite, explode, set off or detonate fireworks in such a manner as may endanger or create a nuisance	100.00	90.00	110.00
Abatement and Control of Noise Bylaw No. 474	3	Disturb the peace with excessive noise	100.00	90.00	110.00
	4(a)	Disturb the peace with radio noise, stereo noise or other amplified noise between 11:00 p.m. and 7:00 a.m.	100.00	90.00	110.00
	4(b)	Disturb the peace with bird or animal noise in excess of one-half hour.	100.00	90.00	110.00
	4(c)	Operate power lawnmower or power saw between the hours of 10:00 p.m. and 8:00 a.m.	100.00	90.00	110.00
	4(h)	Motor vehicle which disturbs	100.00	90.00	110.00
	4(i)	Erect, demolish, construct, alter or repair any of building or structure on Sunday or weekdays between the hours of 10:00 p.m. and 8:00 a.m.	100.00	90.00	110.00
Highway and Traffic Bylaw No. 974	16(d)	Interfere with any traffic control device	210.00	190.00	210.00
	16(e)	Fail to comply with any lawful direction, command or order of a Bylaw Enforcement Officer, Peace Officer or a member of the Fire Department	100.00	90.00	110.00
	16(f)	Commercial vehicles in excess of 5500 kg (tare weight) on residential street	300.00	290.00	310.00
	27(b)	Fail to park in designated parking between lines or markings	25.00	15.00	35.00
	27(c)	Park in loading zone and beyond maximum of 30 minutes	50.00	40.00	60.00

SCHEDULE "A" TO BYLAW NO. 1131
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
	27(d)	Park in bus zone	25.00	15.00	35.00
	27(e)	Park in designated physically disabled motorist stall without valid placard	50.00	40.00	60.00
	27(f)	Park on sidewalk or boulevard	25.00	15.00	35.00
	27(g)	Park in front of a public or private driveway	50.00	40.00	60.00
	27(h)	Park within 5 meters of a hydrant	25.00	15.00	35.00
	27(i)	Park on crosswalk or within 5 meters of the approach side of a crosswalk	25.00	15.00	35.00
	27(j)	Park within 6 meters of either side of an entrance to or exit from public meeting place, fire hall or playground	25.00	15.00	35.00
	27(k)	Obstruct traffic alongside or opposite of highway excavation or obstruction	25.00	15.00	35.00
	27(l)	Park on highway side of a motor vehicle stopped or parked parallel to the curb side of a highway	25.00	15.00	35.00
	27(m)	Park on a bridge or other elevated structure on a highway	25.00	15.00	35.00
	27(n)	Park which obstructs the visibility of traffic or a traffic control device	25.00	15.00	35.00
	27(o)	Park on cycle path on any portion of a highway for a longer period of time than indicated on the traffic control device	25.00	15.00	35.00
	27(p)	Park on a highway for a continuous period exceeding 48 hours without movement	50.00	40.00	60.00
	27(q)	Commercial vehicle parked longer than 24 hours in a given area	100.00	90.00	110.00
	27(r)	Park adjacent to a yellow curb	25.00	15.00	35.00
	27(s)	Face wrong direction from the normal flow of traffic on the highway	25.00	15.00	35.00
	27(t)	Park where prohibited	40.00	30.00	50.00
	27(u)	Park in lane less than 3.5 meters of the travelled portion of the lane for other vehicle	40.00	30.00	50.00
	27(v)	Park in boat launch area without permit	40.00	30.00	50.00
	27(w)	Park in close proximity to other vehicle to obstruct or unduly restrict movement	40.00	30.00	50.00
	29(a)ii	Exceed total weight of the vehicle and/or trailer in excess of 5500 kg and is in a residential zone between the hours of 7:00 p.m. and 7:00 a.m.	100.00	90.00	110.00
	29(b)	Recreational vehicle parked on any street in excess of 8 hours regardless if it is moved or not to another location	100.00	90.00	110.00
	29(c)	Park unattached utility, boat or RV trailer on any street	50.00	40.00	60.00
	31(a)	Park a vehicle in a stall for a period of time greater than the time indicated by the traffic control device	25.00	15.00	35.00
Nuisance, Noxious or	3	Disconnect meter	500.00	490.00	510.00
	5	Divert or install exhaust fans	500.00	490.00	510.00
	6	Store or use dangerous goods	500.00	490.00	510.00

SCHEDULE "A" TO BYLAW NO. 1131
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Offensive Trades, Health and Safety Bylaw No. 829	7	Construct or install trap	500.00	490.00	510.00
	8	Construct or install obstruction to an exit	500.00	490.00	510.00
	10(1)	Interfere or obstruct inspector	500.00	490.00	510.00
	10(2)	Remove, alter, mutilate posted notice	500.00	490.00	510.00
	11	Allow growth of mold or fungus	500.00	490.00	510.00
	12(1)	Cause or permit a nuisance	500.00	490.00	510.00
	12(2)	Cause or permit water, rubbish or unsightly matter to accumulate	500.00	490.00	510.00
	13	Cause or permit a noxious or offensive trade	500.00	490.00	510.00
	16(1)	Fail to inspect residential premises subject to Tenancy Agreement	500.00	490.00	510.00
	16(2)(a)	Failure to give written notice of contravention	500.00	490.00	510.00
	16(2)(b)	Failure to comply with notice	500.00	490.00	510.00
Open Burning and Outdoor Fire Regulation Bylaw No. 1110	3.1	Set, start or kindle fire or permit open burning of wood, wood pellets, rubbish, refuse, tires, oil, plastics, synthetics, asphalt shingles, battery boxes, or construction material or waste of any kind	500.00	490.00	510.00
	3.1.2	Light or burn a tiki torch	100.00	90.00	110.00
	3.1.3	Use or fly a sky lantern	100.00	90.00	110.00
	3.1.4	Use fireworks without display permit	100.00	90.00	110.00
	3.1.5	Use BBQ, hibachi using wood or charcoal briquettes on public property	100.00	90.00	110.00
	5.7	Communal Campfire exceeding allowable size	100.00	90.00	110.00
	5.8	Communal Campfire within 10 meters of building or property line	100.00	90.00	110.00
	5.10	Communal Campfire within 20 meters of municipal road	100.00	90.00	110.00
	5.11	Communal Campfire during high winds	200.00	190.00	210.00
	5.12	Communal Campfire to spread	200.00	190.00	210.00
	5.13	Leave Communal Campfire unattended	200.00	190.00	210.00
	5.14	Fail to extinguish Communal Campfire	100.00	90.00	110.00
Littering and Dumping and Snow Bylaw No. 870	2, 9, 11	Dispose or deposit garbage or rubbish in a public place	50.00	40.00	60.00
	2(c)	Deface, damage any property owned by or in care of the Village	100.00	90.00	110.00
	3	Damage or kill a tree, shrub, turf, and flower in a public place	100.00	90.00	110.00
	4(b)	Fail to remove snow, ice and litter from any sidewalk in front of or adjacent property no later than 4:00 p.m.	100.00	90.00	110.00
	7	Deface, destroy any building, structure, facility, fence, sign, seat or bench or ornament on public property	100.00	90.00	110.00
Waste	3(b)	Dump or dispose of any waste	100.00	90.00	110.00
	3(c)	Deposit or use waste for lot filling or levelling purposes.	100.00	90.00	110.00

SCHEDULE "A" TO BYLAW NO. 1131
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Collection and Disposal Bylaw No. 1100	3(d)	Allow waste of any kind whatsoever to leak, spill, blow, drop from any vehicle or container onto any street within the Village	100.00	90.00	110.00
	3(e)	Place or cause to be placed any waste upon any street or public land other than in accordance with the Residential Waste Collection Service conditions	100.00	90.00	110.00
	3(f)	Dispose of waste into a container belonging to another person unless given the authority to do so by the owner or occupier of the premises	100.00	90.00	110.00
	3(g)	Open Container, add, disturb, tamper, handle, interfere with Container placed for collection	100.00	90.00	110.00
	4(f)(v)	Place any other Waste other than Domestic Waste, recyclable or organics/green waste into Container	100.00	90.00	110.00
Park Regulation Bylaw No. 915	3	Enter public beach or park after curfew	100.00	90.00	110.00
	4	Set up or occupy shelter in park, on street or public property	100.00	90.00	110.00
	5	Carry in or set up camping equipment	100.00	90.00	110.00
	6	<i>Park, store, place or abandon any unlicensed or licensed boat, golf cart, motor vehicle, motorcycle, off-road vehicle, trailer or other matter on any public land, unless expressly permitted</i>	100.00	90.00	110.00
Park Regulation Amendment Bylaw No. 1040	7	Remove gravel, sand or earth from beach or shore	100.00	90.00	110.00
	8	Litter on beach or in water	100.00	90.00	110.00
	9	Move or remove buoys, rafts, signs from any beach or from water	100.00	90.00	110.00
Park Regulation Amendment Bylaw No. 1060	10	Kindle, build, light, maintain any fire, barbeque, hibachi or any other form of cooking apparatus that uses wood, charcoal, briquettes or any other form of natural burning product on any beach or park	100.00	90.00	110.00
	11	Operate water vehicle inside buoyed areas	100.00	90.00	110.00
	11	Operate water vehicle in excess of buoyed signs	100.00	90.00	110.00
Park Regulation Amendment Bylaw No. 1106	13	Occupy roof of building in park	50.00	40.00	60.00
	14	Occupy building, swimming pool, tennis court or other structure in park outside posted hours	100.00	90.00	110.00
	15	Break, injure or damage locks, gates, bolts, fences, seats, benches, buildings, structures or other property in public areas on beaches, boulevards or in parks or grounds	100.00	90.00	110.00
Park Regulation Amendment Bylaw No. 1130	16	Willfully destroy, mutilate, efface, deface or remove posted sign	100.00	90.00	110.00
	17	Break, break, peel, cut, deface, remove, injure, root up or otherwise damage trees, shrubs, flowers, roots or grass planted or growing in public areas, beaches, boulevards or in parks or grounds	100.00	90.00	110.00
	17(a)	<i>Smoke any tobacco, cannabis, electronic cigarette, cigar, cigarillo, pipe or any substance that replicates smoking in buildings, structure, park or public space where prohibited</i>	100.00	90.00	110.00
	17(b)	Possess open liquor in park	100.00	90.00	110.00

SCHEDULE "A" TO BYLAW NO. 1131
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
	18	Play or practice golf in public park	50.00	40.00	60.00
	19	Cause, allow or permit dogs in prohibited area	100.00	90.00	110.00
	20	Ride or drive any horse in, upon or through public areas, parks, boulevards or beaches	100.00	90.00	110.00
	21	Ride or drive any carriage, wagon, bicycle, motorcycle, scooter, rollerblades, skateboards, automobile, sleigh, snowmobile, all-terrain vehicle or other vehicle in public areas, parks or grounds	100.00	90.00	110.00
	22	Break, injure, dig or destroy any tree, sod, grass of any boulevard or any box, stake or guard which protects	100.00	90.00	110.00
	23	Park unhitched trailers, boats, RV's or any other equipment at any boat launch ramp or designated parking area within the Village	100.00	90.00	110.00
	24	No person shall intentionally feed or attempt to feed, or otherwise use any attractant to encourage the feeding of any wild animal or bird, including a Canada Goose	100.00	90.00	110.00
Tree Management and Preservation Bylaw No. 1015	6(a)	Remove tree without permit	200.00	190.00	210.00
Property Maintenance Bylaw No. 1072	3(a)	Place graffiti on building, wall, fence sign or other structure	500.00	490.00	510.00
	3(b)i	Throw, deposit, leave or place rubbish in or upon any public space or private property	500.00	490.00	510.00
	3(b)ii	Allow accumulation of noxious weed or invasive plant or other material on public or private property that could cause infestation	200.00	190.00	210.00
	3(b)iii	Abandon vehicle, household appliance or furniture on any highway, sidewalk, ditch, parking lot, waterway, park or other public place or private property	500.00	490.00	510.00
	3(c)i	Cause or allow property or premises to become unsightly	500.00	490.00	510.00
	3(c)ii – a,b,c,d,e&f	Cause or permit accumulation of rubbish, broken or dilapidated furniture or bedding or appliances, vehicle parts or equipment, unused wood or wood products, construction materials or equipment, standing water where unsanitary conditions could develop or remain	500.00	490.00	510.00
	4(a)	Fail to brush vegetation and weed, remove invasive species	200.00	190.00	210.00
Sign Bylaw No. 1126	2.1a)	<i>Erect, place, construct or alter a sign without permit</i>	500.00	490.00	510.00
	2.1b)	<i>Maintain or allow sign to remain, be affixed to lands or building without a permit</i>	500.00	490.00	510.00

SCHEDULE "A" TO BYLAW NO. 1131
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
	2.1e)	Sign located, erected or lighted that interferes with visibility of traffic control device or access/egress to highway	300.00	290.00	310.00
	2.1f)	Sign affixed to fence where not permitted	100.00	90.00	110.00
	2.1h)	Sign which obstructs doorway, window or sidewalk where prohibited	300.00	290.00	310.00
	2.1j)	Sign within 100 metres of prohibited area	500.00	490.00	510.00
	2.1k)	Sign left abandoned more than 30 days	50.00	60.00	40.00
	2.1l)	Sign attached to tree, light pole, provincial highway or utility pole	100.00	90.00	110.00
	2.1m)	Sign which contains holographic image or projection of image	100.00	90.00	110.00
	3a)	Erect, construct, place, alter or maintain sign where prohibited	500.00	490.00	510.00
	5.12a)i)	Fail to remove sign within specified time period of 7 days	200.00	190.00	210.00
	5.12a)ii)	Sign which interferes pedestrian movement or visibility of any Traffic Control Device	200.00	190.00	210.00
Municipal Docks Bylaw No. 991	11	Possess an open container of liquor on a dock	100.00	90.00	110.00
	15	Deposit or leave garbage, refuse, bottles, cans, paper, animal excrement or other waste material on a dock or in the water surrounding a dock	100.00	90.00	110.00
	18	Cause a vessel, watercraft or seaplane to remain moored in a posted loading zone for a period in excess of 60 minutes unless otherwise authorized by the Village	100.00	90.00	110.00
Municipal Docks Bylaw Amendment No. 1008	21(1)(a)(b)	Moor a vessel, watercraft or seaplane at a dock for a period in excess of 12 hours and moored overnight unless approved by special permit issued by the Village	500.00	490.00	510.00
Boat Launch and Regulation Bylaw No. 1075	12	Fail to properly display vehicle hanger	50.00	40.00	60.00
	14	Leave boat, tow vehicle, boat trailer or vehicle unattended at boat launch or on wharf	50.00	40.00	60.00
	15	Moor boat in excess of 15 minutes	40.00	30.00	50.00
	16	Accelerate boat motor while loading or unloading a boat on or off a trailer	200.00	190.00	210.00
Zoning Bylaw No. 1115	3.3a)	Keep or permit on any lot in any zone, object or chattel which is unsafe, unsightly, or adversely affects zone	500.00	490.00	510.00
	3.3b), c)	Use prohibited in Zone	500.00	490.00	510.00
	3.3d)	Land use that produces malodorous, toxic or noxious matter or generates vibrations, heat, glare or radiation discernible beyond boundaries of lot	200.00	190.00	210.00
	3.3e)	Tourist accommodation in residential zone	500.00	490.00	510.00

SCHEDULE "A" TO BYLAW NO. 1131
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
	3.3f)	Operation of gaming and gambling establishments in any zone	500.00	490.00	510.00
	3.5b)	Use prohibited unless approved by Agricultural Land Commission or subject to Agricultural Land Commission Act	500.00	490.00	510.00
	3.6b)	Non-compliance of required setback and siting requirements	500.00	490.00	510.00
	3.7a)	Building or structure placed, constructed, sunk into, erected, moved, sited, altered or enlarged that exceeds height	200.00	190.00	210.00
	3.8a)	Sight line requirements at intersection exceeds height	100.00	90.00	110.00
	4.1a)	Use of Marihuana Facility and Marihuana Operation in any zone where prohibited	500.00	490.00	510.00
	4.1b)	Use of Medical Marihuana Production Facility in any zone where prohibited, except where authorized	500.00	490.00	510.00
	4.4c)	Use of barbed wire, razor wire, electric current or hazardous material where prohibited	200.00	190.00	210.00
	4.4d)	Retaining wall exceeds height	50.00	40.00	60.00
	4.5b)	Home Occupation that discharges or emits	100.00	90.00	110.00
	4.6	Temporary Building or structure that exceeds duration	50.00	40.00	60.00
	4.7b)i)	Intermodal storage container exceeds permitted number	50.00	40.00	60.00
	4.7b)ii)	Intermodal storage container in prohibited area	100.00	90.00	110.00
	4.7c)	Accessory storage building or structure not permitted	500.00	490.00	510.00
	6.7a)	Exceed number and type of motor vehicles permitted in residential zone	500.00	490.00	510.00

6iii(a)

VILLAGE OF HARRISON HOT SPRINGS
RESORT DEVELOPMENT STRATEGY
COMMITTEE MEETING

DATE: Thursday, October 11, 2018
TIME: 3:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Councillor Samantha Piper, Chair
Tourism Harrison Board of Directors Chair, Tara Ryder
Tourism Harrison Executive Director, Robert Reyerse

Chief Administrative Officer, Madeline McDonald

ABSENT:

Recording Secretary: Nicole Sather

1. CALL TO ORDER

The Chair called the meeting to order at 3:00 p.m.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Robert Reyerse
Seconded by Madeline McDonald

THAT the agenda be approved.

CARRIED
UNANIMOUSLY
RDS-2018-10-01

4. ADOPTION OF MINUTES

No Minutes.

5. ITEMS FOR DISCUSSION

(a) 2018/19 RMI Funding

Madeline McDonald discussed the new RDS funding formula, the budget and the performance lift as outlined in the correspondence dated June 1, 2018 from the Ministry of Tourism, Arts and Culture.

Moved by Robert Reyerse
Seconded by Madeline McDonald

THAT correspondence be received.

CARRIED
UNANIMOUSLY
RDS-2018-10-02

*Village of Harrison Hot Springs
Minutes of the Resort Development Strategy Committee Meeting
October 11, 2018*

- (b) Letter dated September 17, 2018 from the Village of Harrison Hot Springs to Tourism Harrison
Re: Resort Municipality Initiative (RMI)

Moved by Tara Ryder
Seconded by Robert Reyerse

THAT correspondence be received.

**CARRIED
UNANIMOUSLY**
RDS-2018-10-03

- (c) Resort Development Strategy 2019/2020 – 2021/2022

Madeline McDonald reported on correspondence received from the Ministry of Tourism, Arts and Culture dated October 10, 2018 regarding an extension to the RDS submission deadline. RDS must be submitted by March 15, 2019.

Robert Reyerse noted the Municipal and Regional District Tax (MRDT) funds can be used in conjunction with RMI funds.

Moved by Robert Reyerse
Seconded by Madeline McDonald

THAT correspondence be received.

**CARRIED
UNANIMOUSLY**
RDS-2018-10-04

- (d) Terms of Reference

Madeline McDonald presented a draft Terms of Reference to members for consideration.

Moved by Tara Ryder
Seconded by Robert Reyerse

THAT the Terms of Reference be approved.

**CARRIED
UNANIMOUSLY**
RDS-2018-10-05

The Chair recommended that a date be set for the next meeting.

Next meeting date to be held on December 11, 2018 at 3 p.m.

*Village of Harrison Hot Springs
Minutes of the Resort Development Strategy Committee Meeting
October 11, 2018*

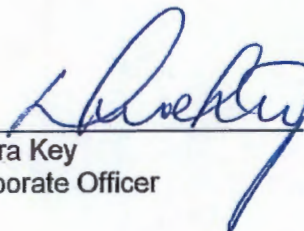
7. **ADJOURNMENT**

Moved by Robert Reyerse
Seconded by Tara Ryder

THAT the meeting be adjourned at 3:18 p.m.

**CARRIED
UNANIMOUSLY**
RDS-2018-10-06


Councillor Samantha Piper
Chair


Debra Key
Corporate Officer

6iv(a)i

Madeline McDonald
Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

RE: ICIP - Community, Culture, and Recreation Grant

Date: December 16/18

Dear Ms. McDonald,

We wish to express our support for your grant application to the Investing in Canada Infrastructure Program: Community, Culture, and Recreation grant. We understand that this grant funding will support the Village of Harrison Hot Springs proposal to construct a Cultural Hub. This new building that will be adjacent to the historical McPherson House, Visitor Centre, and Sasquatch Museum, will have a centrally dedicated space for indigenous, historical and arts exhibits, gatherings, and a live performance space that can also be used as a conventional setting for Village Council meetings.

Our community will benefit greatly from increased access to quality to arts, cultural, recreational, and community programs and amenities that the Cultural Hub will provide.

Sincerely,

Craig Schindle

Craig Schindle

Harrison Water Sports

FILE #	DATE
155-03-17	Dec 21/18
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input checked="" type="checkbox"/> COMM SERV	<input type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
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ITEMS: A-REQ, ACTION: B - INFO - W/REP; C - INFO ONLY	



6iv(a)ii

December 17, 2018

Madeline McDonald
Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

RE: ICIP - Community, Culture, and Recreation Grant

Dear Ms. McDonald,

With this letter Tourism Harrison sets out its enthusiastic support for your grant application to the Investing in Canada Infrastructure Program: Community, Culture, and Recreation grant. Harrison Hot Springs has grown substantially over the last 25 years both as a residential community and as a tourist destination. The current public facilities for arts and culture are very limited, and we understand that this grant, if successful, will support the Village of Harrison Hot Springs proposal to construct a Cultural Hub. This new building that will be adjacent to the historical McPherson House, Visitor Centre, and Sasquatch Museum, will have a centrally dedicated space for indigenous, historical and arts exhibits, gatherings, and a live performance space that can also be used as a more effective setting for Village Council meetings.

With very limited public spaces our community will benefit greatly from increased access to quality arts, cultural, recreational, and community programs and amenities that the Cultural Hub will provide.

Sincerely,

Robert Reyerse
Executive Director
Tourism Harrison

FILE #	DATE
1855-03-17	Jan 31/19
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input checked="" type="checkbox"/> COMM SER.	<input checked="" type="checkbox"/> COUNCIL
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COUNCIL AGENDA	
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Find Nature... Just up the Road

499 Hot Springs Road
Harrison Hot Springs, BC, V0M 1K0

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JAN 01 2019

BY VILLAGE OF HARRISON HOT SPRINGS

Madeline McDonald
 Village of Harrison Hot Springs
 495 Hot Springs Road
 Harrison Hot Springs, BC V0M 1K0

RE: ICIP - Community, Culture, and Recreation Grant

Date:

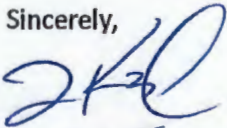
DEC 18/18

Dear Ms. McDonald,

We wish to express our support for your grant application to the Investing in Canada Infrastructure Program: Community, Culture, and Recreation grant. We understand that this grant funding will support the Village of Harrison Hot Springs proposal to construct a Cultural Hub. This new building that will be adjacent to the historical McPherson House, Visitor Centre, and Sasquatch Museum, will have a centrally dedicated space for indigenous, historical and arts exhibits, gatherings, and a live performance space that can also be used as a conventional setting for Village Council meetings.

Our community will benefit greatly from increased access to quality to arts, cultural, recreational, and community programs and amenities that the Cultural Hub will provide.

Sincerely,



Name

FRANK KOZEL

Title

OPERATIONS MGR.

BC Sports Fishing

FILE #	DATE
1855-03-17	Jan 11/19
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
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<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input checked="" type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM	A B C
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ITEMS: A-REQ. ACT	
B - INFO - W/REP;	
C - INFO ONLY	



December 21, 2018

Madeline McDonald
Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

RE: ICIP - Community, Culture, and Recreation Grant Application Support

Dear Ms. McDonald,

On behalf of the Agassiz-Harrison Historical Society, I want to express our excitement and support for the Village of Harrison Hot Springs' proposal to construct a Cultural Hub on Hot Springs Road. Further, we support the Village in its effort to procure funds for this hub through the *Investing in Canada Infrastructure Program*, specifically, the *Community, Culture, and Recreation Grant*. We are happy to learn that this new building will be located adjacent to the historic McPherson House and the *Tourism Harrison* Visitor Information Centre (which includes the Sasquatch Museum).

Of particular interest, we understand that the Agassiz-Harrison Historical Society will be provided exhibition space within this new building. This venue will be well-suited to engage local citizens and visitors to the community in the unique logging and recreational history of the Village. Our organization currently struggles to attract both Village community members and visitors to our museum in Agassiz, and we feel that having the opportunity to mount exhibits in this space would be an excellent solution to this problem.

Providing our community with a new, additional space to experience culture and heritage is an excellent initiative and much needed resource. The multi-purpose nature of the Cultural Hub and its proximity to other cultural amenities within the Village will draw local citizens and visitors alike. This hub has the potential to further draw together the members of our community in a welcoming and inclusive space.

Sincerely,

Georgina Reimer
President
Agassiz-Harrison Historical Society

Agassiz-Harrison Historical Society
7011 Pioneer Drive, P.O. Box 313, Agassiz, BC, V0M 1A0
www.agassizharrisonmuseum.org
agassizharrisonmuseum@shawbiz.ca

6 iv(a) iv

FILE #	DATE
1855-02-17	Jan 07/19
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCA/CO	<input type="checkbox"/> PW
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<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input checked="" type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
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Royal Canadian Gendarmerie royale
Mounted Police du Canada

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JAN 08 2019

BY VILLAGE OF HARRISON HOT SPRINGS

Security Classification/Designation

Non-sensitive

NCO I/c Agassiz Community Police Office
6869 Lougheed Hwy. PO Box 349
Agassiz, BC V0M 1A0

Your File

Village of Harrison Hot Springs
495 Hot Springs Road,
Harrison Hot Springs, BC
V0M 1K0

Our File

January 3, 2019

Mayor Leo Facio and Council,

This letter is in support of the Village of Harrison Hot Springs application to the Investing in Canada Infrastructure Program: Community, Culture, and Recreation grant. I understand this grant funding will support the Village of Harrison Hot Springs proposal to construct a Cultural Hub which will have dedicated space for indigenous, historical and arts exhibits, and space for live performances. The RCMP would also use this space for public presentations to the residents of Harrison Hot Springs, as well as presentations to Mayor and Council.

This new building will not only provide cultural benefits to the community, but also provide the village staff with a secure working environment.

Sincerely,

(Rennie, D.J) Sergeant
Detachment Commander,
Agassiz Community Police Office

FILE #	DATE
1853-03-17	Jan 8/19
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input checked="" type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
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C - INFO ONLY	



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JAN 07 2019

BY VILLAGE OF HARRISON HOT SPRINGS

Harrison Agassiz Chamber of Commerce

The Voice of Business for Harrison Hot Springs
The District of Kent and surrounding area

Madeline McDonald
Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

RE: ICIP - Community, Culture, and Recreation Grant

January 4, 2019

Dear Ms. McDonald,

On behalf of the Chamber of Commerce I wish to express support for your grant application to the Investing in Canada Infrastructure Program: Community, Culture, and Recreation grant. The Chamber understands that this grant funding will support the Village of Harrison Hot Springs proposal to construct a Cultural Hub. This new building that will be adjacent to the historical McPherson House, Visitor Centre, and Sasquatch Museum, will have a centrally dedicated space for indigenous, historical and arts exhibits, gatherings, and a live performance space that can also be used as a conventional setting for Village Council meetings.

Our community will benefit greatly from increased access to quality arts, cultural, recreational, and community programs and amenities that the Cultural Hub will provide.

Sincerely,

Ed Stenson
Secretary, Harrison Agassiz Chamber of Commerce

FILE #	DATE
1855-03-17	Jan 7 / 19
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input checked="" type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM A	ITEM C
COUNCIL AGENDA	
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C - INFO ONLY	



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JAN 11 2019

BY VILLAGE OF HARRISON HOT SPRINGS

650 KAWKA LAKE RD
HOPE, BC
V0X 1L4

Phone (604) 869-2411 (Hope residents)
Phone (604) 796-2225 (Agassiz residents)
Fax (604) 869-7400
www.sd78.bc.ca

Jan. 9, 2019

Madeline McDonald
Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, BC
V0M 1K0

Re: ICIP – Community, Culture, and Recreation Grant

Dear Ms. McDonald,

We wish to express our support for your grant application to the Investing in Canada Infrastructure Program: Community, Culture, and Recreation grant. We understand that this grant funding will support the Village of Harrison Hot Springs proposal to construct a Cultural Hub. This new building that will be adjacent to the historical McPherson House, Visitor Centre, and Sasquatch Museum, will have a centrally dedicated space for Indigenous, historical and arts exhibits, gatherings, and a live performance space that can also be used as a conventional setting for Village Council meetings.

Our education system will benefit greatly from increased access to quality of arts, cultural, recreational, and community programs and amenities that the Cultural Hub will provide.

Sincerely,
SCHOOL DISTRICT 78 (FRASER-CASCADE)

Karen Nelson
Dr. Karen Nelson
Superintendent

FILE #	DATE
1855-03-17	Jan 11/19
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<input type="checkbox"/> DCA/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input checked="" type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
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C - INFO ONLY	



OFFICE of
THE CHAIR

RECEIVED

JAN 16 2019

BY VILLAGE OF HARRISON HOT SPRINGS

6iv(a)ii
www.fvrd.ca | info@fvrd.ca

January 11, 2019

Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

Attention: Mayor Leo Facio

Dear Leo,

RE: Investing in Canada Infrastructure Program Grant

I write further to your letter of December 20, 2018, seeking the Fraser Valley Regional District Board's support for Harrison Hot Springs' application to the Investing in Canada Infrastructure Program - Community, Culture and Recreation Grant for a new multi-purpose building.

This matter was supported by our Regional and Corporate Services Committee on January 9, 2019, and will be considered by our Board at our next meeting, scheduled for January 23, 2019.

As you have requested a response by January 15, 2019, please accept this letter as confirmation of the Regional and Corporate Services Committee's support of the Village of Harrison Hot Springs' application to the ICIP Grant. This will be formalized by the Fraser Valley Regional District Board at our January 23, 2019 meeting.

Sincerely,

Jason Lum
Chair

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1853-03-07		Jan 16/19	
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<input checked="" type="checkbox"/> COMM	<input checked="" type="checkbox"/> COUNCIL		
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C - INFO ONLY			



7170 Cheam Avenue
PO Box 70
Agassiz, British Columbia
Canada V0M 1A0

Tel; (604) 796-2235
Fax: (604) 796-9854
Web: www.district.kent.bc.ca

January 14, 2019

Village of Harrison Hot Springs
495 Hot Springs Rd
Harrison Hot Springs, BC
V0M 1K0

Dear Mayor Facio and Council:

RE: Letter of Support for ICIP – Community, Culture and Recreation Grant

The District of Kent (District) is pleased to provide a letter of support to the Village of Harrison Hot Springs (Village) for your application to the Investing in Canada Infrastructure Program: Community, Culture and Recreation grant.

The District is a strong supporter of preserving our region's heritage and exhibiting the history of the area, including surrounding indigenous communities. Providing opportunities for local talent to demonstrate their artistry is a wonderful attraction and further enhances the community's diversity and vitality.

The Village's proposal to construct a Cultural Hub, located next to the McPherson House, Visitor Centre and Sasquatch Museum with dedicated space for indigenous, historical and arts exhibits, gatherings, and a live performance space will be a welcoming addition, benefitting the arts and culture community.

As our municipalities are within a short distance of one another, the shared services amongst our residents is a common reality. The District of Kent citizens would be delighted to have access to a Cultural Hub within the Village of Harrison Hot Springs and as such we extend our support to your grant application.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Pranger".

Sylvia Pranger
Mayor

Pc: W. Mah, Chief Administrative Officer
J. Thornton, Director of Community Services & Projects
J. Lewis, Director of Financial Services

6 iv(a) X

January 15th, 2019

Madeline McDonald
Village of Harrison Hot Springs
495 Hot Springs Road, BC V0M 1K0

RE: ICIP – Community, Culture, and Recreation Grant

Dear Ms McDonald,

I wish to express my support for your grant application to the Investing in Canada Infrastructure Program: Community, Culture, and Recreation grant. I understand that this grant funding will support the Village of Harrison Hot Springs proposal to construct a Cultural Hub. This new building that will be adjacent to the historical McPherson House, Visitor Centre, and Sasquatch Museum, will have a centrally dedicated space for indigenous, historical and art exhibits, gatherings, and a live performance space that can also be used as a conventional setting for Village Council meetings.

As a local business owner and resident of Harrison Hot Springs, I feel the community, as well as our Tourism industry, will benefit greatly with access to this Cultural Hub.

Sincerely,

Wendy Baldwin
Owner of Blue Dandelion Gifts – Harrison Hot Springs & Agassiz

FILE #	DATE
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CUPE IN THE VALLEY

City of Chilliwack, Cultus Lake Parks Board, District of Kent, District of Hope,
Fraser Valley Regional District, Hope Recreation, Village of Harrison Hot Springs

P.O. Box 219, Chilliwack B.C., V2P 6J1
E-mail: cupelocal458@shaw.ca

Phone: 604-792-4588 | Fax: 604-702-0799
Web: www.cupe458.com

January 15, 2019

Mayor Leo Facio & Council
Madeline McDonald
Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, BC
V0M 1K0

Via Email

Re: ICIP - Community Culture & Recreation Grant

Cupe Local 458 would like to offer our support for the Village's Community Culture and Recreation Grant for a new Community Cultural Hub. We are pleased to learn that the project will have a centrally dedicated space for indigenous, historical and art exhibits, gatherings and a live performance space. A project such as this will bring more opportunities for our workers in the care and management of the facility. We believe our workers provide the best service to the community and the best value for taxpayer's money, which is why we support the creation of such an important community facility.

Regards,

Darlene Worthylake
CUPE Local 458, Acting President

cc: CUPE National Representative
Heather Grant, HHS Unit Chair

FILE #	DATE
1855-03-17	Jan 16/19
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C - INFO ONLY	



Seabird Island

P.O. Box 650 2895 Chowat Rd. Agassiz BC V0M 1A0

Phone: 604-796-2177 • Fax: 604-796-3729

www.seabirdisland.ca

6 in (6) x ii
RECEIVED

JAN 17 2019

BY VILLAGE OF HARRISON HOT SPRINGS

January 15, 2019

Village of Harrison Hot Springs

495 Hot Springs Road

Harrison Hot Springs, BC V0M 1K0

Att: Mayor and Council

RE: ICIP – Community, Culture and Recreation Grant

Seabird Island Band expresses our support for the Harrison Hot Springs grant application to the Investing in Canada Infrastructure program: Community, Culture, and Recreation grant. We understand that this grant funding will support the Village of Harrison Hot Springs to construct a place for performing arts with a large theatre space and additional community facilities.

The Harrison Community Centre will assist the Indigenous community living in the area for 8000 years to celebrate the Stō:ló, Nlaka'pamux First Nations and Tyit Tribe culture and will be complimentary to Seabirds proposed Cultural Education and Community Resource Center and Long-House.

Harrison Hot Springs a destination for travelers from around the world will find the Indigenous culture represented in the most beautiful setting in the Fraser Valley. Cross cultural sharing leads to authentic teaching and harmony between our communities.

Sincerely,

Chief Clem Seymour
Seabird Island Band

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<input type="checkbox"/> DCA/CO	<input type="checkbox"/> PW
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<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input checked="" type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
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VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: January 11, 2019
FROM: December 3, 2018 Fire Chief's Report FILE: 7380-20
SUBJECT: Recommendation to Purchase SCBAs

ISSUE:

The Self Contained Breathing Apparatus (SCBA) Used by the Harrison Hot Springs Fire Department provides primary protection against injury or death for our Firefighters. This equipment has or is about to reach the end of its life cycle as per National Fire Protection Association (NFPA), Transport Canada (TC) and WorkSafe BC Regulations and Standards.

BACKGROUND:

SCBA equipment consisting of back packs, cylinder hoses, regulators and Masks used by Firefighters must meet the National Fire Protection Association (NFPA) Standards. This standard has been adopted by the province of British Columbia through WorkSafe BC standards and requirements^{1 & 2}.

The SCBA units have three main parts

- **Backpacks** which house the air cylinder, electronics and pressure regulator components.
- **Cylinders** containing compressed air
- **Masks** fitted for each individual firefighter allowing delivery of fresh air without contaminates from the surrounding atmosphere being worked in.

Cylinders

The DOT, CTC requires requalification every five years for the SCBA air cylinders. Details on the periodic qualification of cylinders (cylinder specification, minimum test pressure and the requalification period) are given in 49 CFR 180.209. The DOT, CTC does not specify a service life for steel and aluminum cylinders, but the CGA allows for their reuse indefinitely as long as they continue to pass their hydrostatic and visual inspections every five years. The lifespan of carbon fiber tanks is 15 years. The HHSFD has a mix of aluminum and carbon fibre SCBA cylinders. Several of the aging aluminum cylinders have failed during the last certification and the carbon fibre cylinders are at the end of their lifespan.

Masks

The NFPA 2018 standard has changed the requirements for SCBA face masks adding additional requirements for a stronger positive seal, impact resistance and strength of the connection between the mask and backpack air delivery system.

Backpacks

The backpack equipment that is in use today could potentially be repaired, retested and recertified at an estimated 60% of a new unit.

FINANCIAL IMPLICATIONS:

The following table reflects the estimated impact on the Fire Department Reserve account if the recommendation is approved. It is expected that there will not be sufficient funds in the Fire Department Reserve to replace the primary pumper truck in 2021 and borrowing would be required at that time to fund the future purchase and any other capital requirements.

Fire Dept. Capital Reserve	
Estimated Reserve End of 2018	\$ 464,293.06
Estimated 2018 Operating surplus	\$ 29,657.36
Budgeted Capital Contribution 2019	\$ 45,000.00
SCBA proposed purchase 2019	\$ (200,000.00)
Estimated Reserve balance 2019	\$ 338,950.42
Budgeted Capital Contribution 2020	\$ 45,000.00
Budgeted Capital Contribution 2021	\$ 45,000.00
Estimated Reserve balance 2021	\$ 428,950.42
Estimated cost to purchase Fire Truck 2021	\$ 650,000.00
Shortfall	\$ (221,049.58)
Estimated Borrowing Required	\$ 221,000.00
Estimated annual debt pmts (5 years) Principal and Interest	\$ 46,600.00

RECOMMENDATION (December 3, 2018 Fire Chief's Report):

To move forward with the Request for Quotation of the above required equipment and allocate approximately \$200, 000.00 of the Fire Department reserve.

1 WorkSafe BC

31.19 General

Firefighters who may be exposed to an oxygen deficient atmosphere or to harmful concentrations of air contaminants must wear a self-contained breathing apparatus of a positive pressure type having a rated minimum duration of 30 minutes.

31.25 Spare equipment

(1) When self-contained breathing apparatus are used, the employer must ensure there are at least 4 apparatus available. (2) At least one spare compressed air cylinder, having a rated minimum duration of 30 minutes, must be maintained at full rated capacity and available for each self-contained breathing apparatus.

2 Standards that have recently changed are NFPA 1981, Standard on Open-Circuit Self-Contained Breathing Apparatus (SCBA) for Emergency Services and NFPA 1982 Standard on Personal Alert Safety Systems (PASS).



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 8, 2019

FROM: Debra Key **FILE:** 0870-30-02
Deputy Chief Administrative Officer/CO

SUBJECT: Harrison Tourism Society Lease and Service Agreement Renewal

ISSUE: Renewal of Lease and Service Agreement

BACKGROUND:

This matter was before Council on January 7, 2019. Council approved a motion to postpone the matter to January 21, 2019 to facilitate some minor changes to the draft lease.

Accordingly, under item 2 Term, the reference of “or renewal” has been removed from the provision. Any request seeking continuation of the lease and service agreement will require a new Agreement. Additional provisions have been added to section 8 of the Tenant’s Covenants that describe the provision of services that Harrison Tourism Society will provide at the Tourist Information Centre.

The remuneration to Tourism Harrison Society for the operation of the Tourist Information Centre will be in an amount of \$21,000 per annum.

RECOMMENDATION:

THAT the Lease and Service Agreement between Harrison Tourism Society and the Village of Harrison Hot Springs be entered into for the period January 1, 2019 to December 31, 2023 at a remuneration amount of \$21,000.00 per annum.

Respectfully submitted:

REVIEWED BY:

Debra Key
Debra Key
Deputy Chief Administrative Officer/
Corporate Officer

Madeline McDonald
Madeline McDonald
Chief Administrative Officer

Lease and Service Agreement

THIS AGREEMENT dated for reference the 1st day of _____, 2019

BETWEEN:

HARRISON TOURISM SOCIETY

Box 255, 499 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

(the "Tenants")

AND:

VILLAGE OF HARRISON HOT SPRINGS,

a municipal corporation incorporated under the *Local Government Act* and *Community Charter* (British Columbia) and having an address of Box 160, 495 Hot Springs Road, Harrison Hot Springs, BC V0M 1K0

(the "Landlord")

RECITALS:

- A. The Landlord is the registered owner in fee simple of that parcel of land in the Village of Harrison Hot Springs, British Columbia being legally described as *PID: 011-438-479, Lot 9, Block 2, Plan 9786 New Westminster District* and shown outlined on the attached Schedule "A" (the "**Land**").
- B. The building, commonly referred as the "Visitor Information Centre" and "Museum" shown outlined and labeled "Visitor Information Centre and Museum" on the attached Schedule "A" (the "**Building**"), is situated on the Lands and is owned by the Landlord.
- C. A Britco Portable Trailer, shown outlined and labeled "Visitor Information Centre Portable" on the attached Schedule "A" (the "**Portable**"), is situated on the Land and is owned by the Tenant.
- D. The Former Building and Operations Lease will terminate December 31, 2018 and the Landlord will grant a new lease and service agreement to the Tenants for the Building and Land on the terms and conditions set out in this Lease.
- E. The Tenants have agreed to manage a Tourist Information Centre within the Building and Portable to provide activities and tourist services. The Tenants also operate a Museum within the Building.

THIS AGREEMENT is evidence that in consideration of the mutual promises contained in this Agreement and by the Tenants to the Landlord, the parties agree as follows:

1. **Lease** - The Landlord leases the Building and the Land to the Tenants for the Term described herein, on the terms and conditions of this Lease and for the purposes set out in this Lease. The Landlord further grants to the Tenants a non-exclusive license to enter onto and cross over the Land for access to and from the Building and to use those parts of the Land which are adjacent to the Building and required for the Tenants' purposes including parking.

2. **Term** - The Term of this lease is for a period commencing on January 1, 2019 and terminating on December 31, 2023 subject to earlier termination pursuant to the terms of this Agreement ("**Term**").
3. **Rent** - The Tenants must pay the Landlord annual rent of Ten (\$10.00) Dollars plus all applicable taxes for the Term ("**Rent**"), payable on the first day of each year of the Term. Rent for any renewal period shall be determined by mutual agreement of the parties.
4. **Purpose** - The Tenants must only use and occupy the Building and Land for the purposes of operating a Tourist Information Centre and all associated and ancillary uses and purposes thereto and for no other purpose whatsoever.
5. **Reporting** - The Tenants shall report to the Landlord annually on the activities and functions of the Visitor Information Centre and agree to provide year-end financial statements and other financial documentation to the Landlord.
6. **Remuneration** - The Landlord agrees to provide remuneration to the Society of a total sum of \$21,000 per annum, to be paid on a monthly basis, for the operation of the Tourist Information Centre.
7. **Tenants' Covenants** - The Tenants covenant and agrees with the Landlord:
 - a) to provide tourist services, including, but not limited to:
 - (i) provide for a minimum of fifty two (52) hours of operation at the Visitor Information Centre during the period of June through September and thirty six (36) hours for the period of October through May.
 - (ii) provide community and regional information to visitors and attendees in person, via social media and by means of other media streams to support and promote visitor experiences
 - (iii) administration of visitor and attendee satisfaction surveys and collection of statistical data
 - (iv) promote and advertise tourism for the community
 - (v) support and encourage tourism related activities
 - b) to promptly pay the Rent when due;
 - c) to provide all equipment, furnishings and supplies that may be required to furnish and operate the Building and Land for the purposes of the Tenants;
 - d) not to make improvements, extensions, installations, alterations, or additions to, in or about the Building without obtaining the Landlord's prior written consent;
 - e) not to do, suffer or permit any act or neglect that may in any manner directly or indirectly cause damage to the Building or to any fixtures or appurtenances thereon;
 - f) to pay all costs and expenses of any kind whatsoever associated with and payable in respect of the Tenants' use and occupation of the Building and Land including without limitation, levies, charges and assessments, permit and license fees, minor repair and maintenance costs, administration and service fees and payments for utilities, work and materials;

- g) to pay the Landlord all goods and services taxes which may be payable in respect of this Lease;
 - h) to maintain the Building and all fixtures and appurtenances thereon in a safe, clean and sanitary condition and to take all reasonable precautions to ensure the safety of all persons using the Building;
 - i) to carry on and conduct its activities from the Building in compliance with any and all statutes, enactments, bylaws, regulations and orders from time to time in force and to obtain all required approvals and permits; and
 - j) not to erect any sign on the exterior of, or visible from outside, the Building without the prior written consent of the Landlord.
 - k) to maintain the Trailer and all fixtures and appurtenances at their own expense and pay all costs and expenses of any kind whatsoever associated with use and occupation of the Trailer, including without limitation, levies, charges and assessments, permit and licence fees, minor and major repair, administration and service fees and payments for utilities, work and materials.
9. **Net Lease** - Without limiting any other provisions in this Lease, the Tenants agree that this Lease is absolutely net to the Landlord and the Tenants must promptly pay when due on its own account and without any variation, set-off, or deduction all amounts, charges, costs, duties, expenses, fees, levies, rates, sums and taxes and increases in any way relating to the Building and that to the extent any such amounts remain unpaid after they come due, such amounts shall be deemed as Rent and may be collected by the Landlord as Rent.
10. **Routine Repair and Maintenance** - The Tenants must keep the Building, and all fixtures and appurtenances thereon, in good repair consistent with standards of repair generally accepted in British Columbia with respect to a comparable Building and, the Tenants is responsible for and must do all routine maintenance and repairs with respect to the Building, necessary for the use, occupation and operation of the Building and upon written notice from the Landlord the Tenants must make such repairs as are required by the Landlord in the notice. At the end of the Term, the Tenants must surrender the Building to the Landlord in good repair, excepting reasonable wear and tear.
11. **Major Structural Alterations** – The Tenants must not make any structural changes or renovations to the Building without the prior written consent of the Landlord and if such consent is given, the Tenants must obtain the Landlord's prior approval of drawings and specifications for such work and must comply with any conditions the Landlord imposes with that approval.

For certainty, the Tenants acknowledge being aware of the current condition of the Building, including any structural deficiencies and accepts the grant of lease of the Building with full knowledge of its condition. The Tenants acknowledge and agree that the Landlord makes no representations or assurances that the Building is fit for its intended purpose and the Tenants further agree that Landlord shall have no obligations to undertake any major repairs, structural or otherwise of the Building. If at any time during the term the Building becomes unsound or inhabitable, then the lease shall be terminated and the Tenants shall have no claim for damages or compensation arising out of such termination.

12. **Minimum Work Standards** - The Tenants must ensure that any repairs or renovations with respect to the Building done by or on behalf of the Tenants do not affect any structural or foundation elements of the Building.
13. **Insurance Requirements** - Without limiting the Tenants' obligations and liabilities under this Agreement, the Tenants shall obtain, at its own expense, and keep in force a policy of comprehensive general liability insurance providing coverage for death, bodily injury, property loss, property damage and other potential loss and damage arising out of the Tenants' use and operation of the Land in an amount of not less than Five Million (\$2,000,000.00) Dollars inclusive per occurrence and the Landlord, and its elected officials, officers, employees, agents and others, shall be named as additional insured under the policy.
14. **Insurance Policies** - The Tenants shall ensure that all policies of insurance pursuant to this Agreement are:
 - (i) placed with insurers licensed in British Columbia;
 - (ii) are written in the name of the Tenants and with the Landlord as additional insured, with loss payable to them as their respective interests may appear;
 - (iii) contain a cross liability clause and a waiver of subrogation clause in favour of the Landlord;
 - (iv) primary and do not require the sharing of any loss by any insurer that insures the Landlord;
 - (v) contain a clause to the effect that any release from liability entered into by the Landlord prior to any loss shall not affect the right of the Tenants or the Landlord to recover;
 - (vi) endorsed to provide the Landlord with 30 day's advance notice in writing of cancellation or material change; and
 - (vii) otherwise on terms satisfactory to the Landlord, acting reasonably.
15. **Contents Insurance** - The Tenants shall also obtain, at its expense, insurance covering the loss of the Tenants' property, fixtures and Building contents to full replacement value against risk of fire, loss, theft and other risks against which a prudent owner would insure.
16. **Insurance Certificates** - The Tenants must obtain all required insurance at its sole expense and must provide the Landlord with certificates of insurance confirming the placement and maintenance of the insurance, promptly after a request to do so by the Landlord.
17. **Landlord May Insure** - If the Tenants fail to insure as required, the Landlord may, after 30 days notice to the Tenants, effect the insurance in the name and at the expense of the Tenants and the Tenants must promptly repay the Landlord all costs reasonably incurred by the Landlord in doing so, and such costs shall be deemed Rent and may be collected by the Landlord as Rent. For clarity, the Landlord has no obligation to insure the Building during the Term or any obligation to repair any improvements thereon.

18. **Landlord to Insure** - The Landlord shall be responsible for insuring the structure of the Building from fire and other risks against which a prudent owner would insure.
19. **Quiet Possession** - The Landlord covenants and agrees with the Tenants to permit the Tenants, so long as the Tenants are not in default of the Tenants' obligations under this Lease, to peaceably possess and enjoy the Building for the Term, without interference or disturbance from the Landlord or those claiming by, from or under the Landlord except for the Landlord's rights of inspection.
20. **Indemnity** - The Tenants must indemnify and save harmless the Landlord and its officials, officers, employees, agents, successors and assigns, from any and all liabilities, actions, damages, claims, losses, costs and expenses whatsoever in any way directly or indirectly arising from the occupation, activities or actions of the Tenants in, on or from the Building or anything done or maintained by the Tenants, excepting always liability arising out of the negligent acts of the Landlord or those for whom the Landlord is, in law, responsible.
21. **Survival of Indemnities** - The obligations of the Tenants under Section 18 survive the expiry or earlier termination of this Lease.
22. **Permission to Enter** - The Landlord or its authorized representative may enter the Building at all reasonable times, upon notice to the Tenants, for the purposes of inspection.
23. **Ownership of Improvements at Termination** - At the expiration of the Term or earlier termination of this Lease, the Building and Land, and any improvements, extensions, installations, alterations or additions to it, whether done by or on behalf of the Tenants or not, shall become the permanent property of the Landlord.
24. **No Assignment or Sublease** - The Tenants must not assign the Tenants' interest in this Lease or sublet the Building without the prior written consent of the Landlord, such consent to be at the sole and absolute discretion of the Landlord.
25. **Termination Due to Default** - If and whenever:
 - a) the Tenants are in default in the payment of Rent or any other amount payable under this Lease and the default continues for 30 days after written notice by the Landlord to the Tenants;
 - b) the Building, or any part of it, is destroyed or damaged by any cause so that in the opinion of the Landlord the Building is no longer reasonably fit for use by the Tenants for the purposes set out in this Lease for any period of time in excess of 10 days;
 - c) the Tenants do not fully observe, perform and keep each and every term, covenant, agreement, stipulation, obligation, condition and provision of this Lease to be observed, performed and kept by the Tenants and persists in such default for 30 days after written notice by the Landlord;

then the Landlord may, at its option, terminate this Lease and the Term then becomes immediately forfeited and void and the Tenants must immediately cease all use and occupation of the Building and must vacate and deliver up possession of the Building and the Landlord may re-enter the Building and repossess and enjoy the same.

26. **Holding Over** - If the Tenants continue to occupy the Building with the written consent of the Landlord after the expiration of the Term or earlier termination of this Lease, then, without any further written agreement, the Tenants shall be a monthly lessee paying monthly rent in an amount determined by the Landlord and subject always to the other provisions in this Lease insofar as the same are applicable to a month to month tenancy and a tenancy from year to year shall not be created by implication of law.
27. **Interpretation** - In this lease:
- a) reference to the singular includes a reference to the plural and vice versa, unless the context requires otherwise;
 - b) section headings are inserted for ease of reference and are not to be used in interpreting this Lease;
 - c) a party is a reference to a party of this Lease;
 - d) time is of the essence; and
 - e) a reference to a party is deemed to include the heirs, executors, administrators, successors, assigns, servants, employees, agents, contractors, elected and appointed officials, officers, directors, licensees and invitees of such party where the context so requires and allows.
28. **Notices** - Where any notice, request, direction or other communication must be given or made by a party under the Lease, it must be in writing and is effective if delivered in person, sent by registered mail addressed to the party for who it is intended at the address set forth above in the Lease. Any notice, request, direction or other communication is deemed to have been given if delivered in person, when delivered; if by registered mail, when the postal receipt is acknowledged by the other party; and, if by facsimile, when transmitted. The address or facsimile number of a party may be changed by notice in the manner set out in this provision.
29. **No Effect on Laws or Powers** - Nothing contained or implied herein prejudices or affects the Landlord's right and powers in the exercise of its functions pursuant to the *Community Charter* or *Local Government Act* (British Columbia) or its rights and powers under any enactment to the extent the same are applicable to the Building, all of which may be fully and effectively exercised in relation to the Building as if this Lease had not been fully executed and delivered.
30. **Severance** - If any portion of this Lease is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid must not affect the validity of the remainder of the Lease.
31. **Binding on Successors** - This Lease ensures to the benefit of and is binding upon the parties and their respective successors and assigns, notwithstanding any rule of law or equity to the contrary.
32. **Law of British Columbia** - The Lease must be construed according to the laws of the Province of British Columbia.

33. **Whole Agreement** - The provisions in this Lease constitute the whole of the agreement between the parties and supersede all previous communications, representations, warranties, covenants and agreements, whether verbal or written, between the parties with respect to the subject matter of the Lease.
34. **Waiver or Non-Action** - Waiver by the Landlord of any breach of any term, covenant or condition of this Lease by the Tenants must not be deemed to be a waiver of any subsequent default by the Tenants. Failure by the Landlord to take any action in respect of any breach of any term, covenant or condition of this Lease by the Tenants must not be deemed to be a waiver of such term, covenant or condition.
35. **Not For Profit Society** - The Tenants represents and warrants to the Landlord that they are a not for profit society validly incorporated and in good standing under the laws of British Columbia and does not conduct its activities with a view to obtaining, and does not distribute profit or financial gain for its members.

VILLAGE OF HARRISON HOT SPRINGS

by its authorized signatories,

Print Name:

Print Name:

HARRISON TOURISM SOCIETY

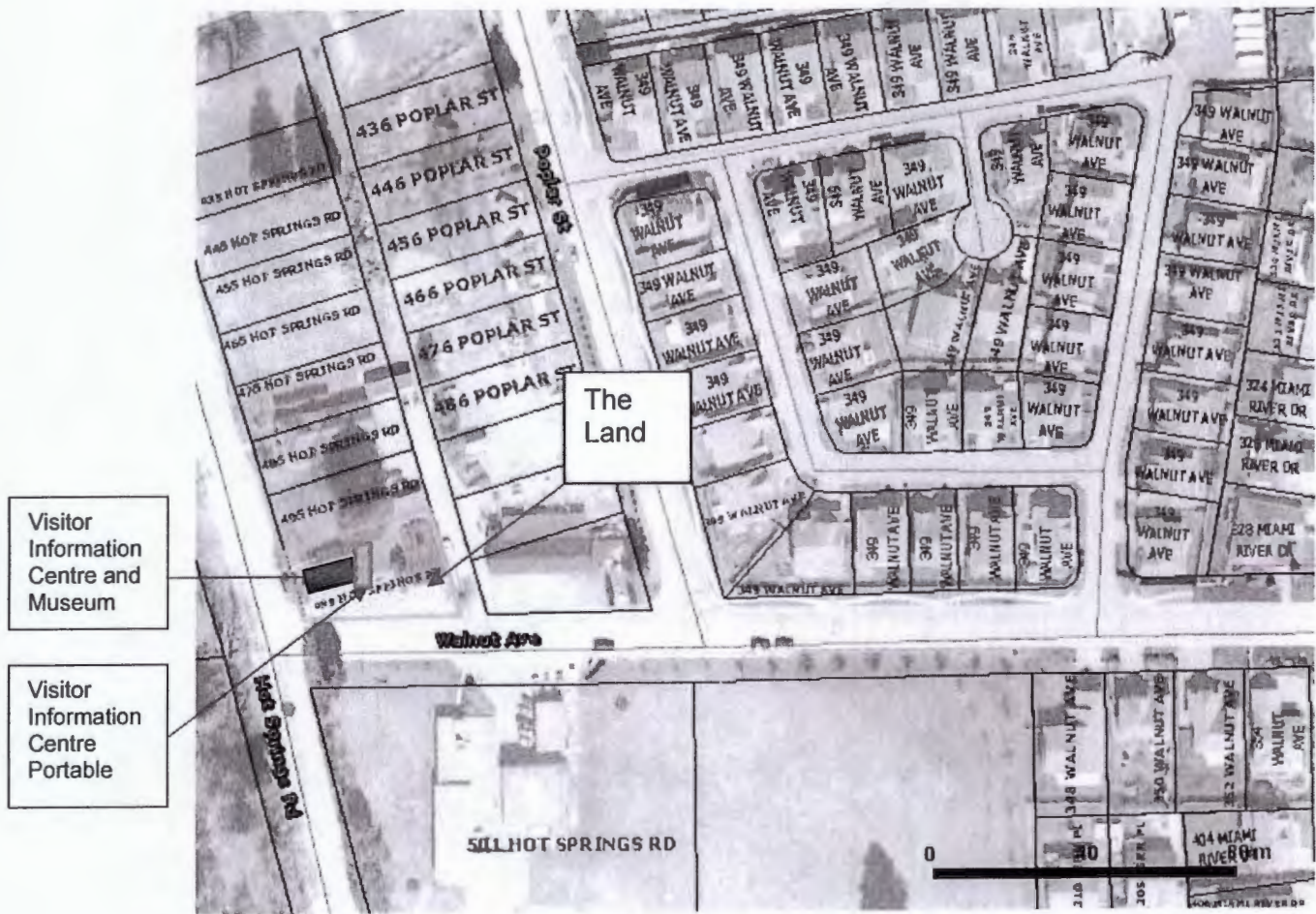
by its authorized signatories,

Print Name:

Print Name:

SCHEDULE "A"

MAP OF BUILDING and LAND LEASE AREA





9

12(c)



VILLAGE OF HARRISON HOT SPRINGS

MEMORANDUM TO COUNCIL

TO: Mayor and Council

DATE: January 11, 2019

FROM: Tracey Jones
Financial Officer

FILE: 1680

SUBJECT: 2018 Audit Plan

As part of our agreement with BDO Canada LLP, our Village auditors, they have provided an audit planning report for Mayor and Council.

The report is presented for Council's information.

Respectfully submitted;

Reviewed by:

Tracey Jones

Tracey Jones
Financial Officer

Madeline McDonald

Madeline McDonald
Chief Administrative Officer



Village of Harrison Hot Springs

Planning Report to the Mayor and Council

January 9, 2019





Tel: 604 688 5421
Fax: 604 688 5132
www.bdo.ca

BDO Canada LLP
600 Cathedral Place
925 West Georgia Street
Vancouver BC V6C 3L2 Canada

Direct Line: 604-443-4716
E-mail: bcox@bdo.ca

January 9, 2019

Mayor and Council
Village of Harrison Hot Springs
PO BOX 160
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

Dear Mayor and Council Members:

We are pleased to present our audit service plan for the audit of the financial statements of the Village of Harrison Hot Springs ("Village") for the year ended December 31, 2018. The purpose of this letter is to summarize our approach, scope, and delivery plan for the engagement.

This report has been prepared solely for the use of the Mayor and Council and should not be distributed without our prior consent. Consequently, we accept no responsibility to a third party that uses this communication.

The Mayor and Council play an important part in the audit planning process and we look forward to meeting with you to discuss our audit plan as well as any other matters that you consider appropriate.

Yours truly,

Bill Cox, FCPA, FCA
Partner through a corporation
BDO Canada LLP
Chartered Professional Accountants

BC/rn



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EXECUTIVE SUMMARY



ENGAGEMENT LETTER

The terms and conditions of our engagement are included in the most recent engagement letter dated December 13, 2016.



RESPONSIBILITIES

It is important for the Mayor and Council to understand the responsibilities that rest with the external auditor and the responsibilities of those charged with governance. The responsibilities of BDO, management and those charged with governance are outlined within the most recent engagement letter dated December 13, 2016. The oversight and financial reporting responsibilities of the Mayor and Council as they pertain to the annual audit are summarized below:

- Oversee the work of the external auditor engaged for the purpose of issuing an independent auditor's report.
- Facilitate the resolution of disagreements between management and the external auditor regarding financial reporting matters, if any.
- Refer to Appendix E and F for full details on the responsibilities of management and the Mayor and Council.



ENGAGEMENT OBJECTIVES

- Express an opinion as to whether the financial statements present fairly, in all material respects, the financial position, and results of operations, changes in its net financial assets and cash flows of the Village in accordance with Canadian public sector accounting standards.
- Present significant findings to the Mayor and Council including key audit and accounting issues, and any other significant matters arising from our work.
- Provide timely and constructive management letters. This will include deficiencies in internal control identified during our audit.
- Consult regarding accounting, indirect taxes and reporting matters as requested throughout the year.
- Read the other information included in the Village's Annual Report to identify material inconsistencies, if any, with the audited financial statements.



AUDIT STRATEGY

Auditing standards require auditors to document all significant manual and computer systems. Building on this, we plan to focus much of our review of transaction streams using “tests of controls” (compliance procedures) in combination with substantive analytical procedures and detailed testing. Balances will be tested using a combination of compliance procedures and substantive procedures (such as analysis of data and obtaining direct evidence as to the validity of the items).

Refer to Appendix D for a high level overview of our audit strategy.



MATERIALITY

Misstatements, including omitted financial statement disclosures, are considered to be material if they, individually or in aggregate, could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

Judgments about materiality are made in light of surrounding circumstances and include an assessment of both quantitative and qualitative factors and can be affected by the size or nature of a misstatement, or a combination of both.

For purposes of our audit, we have set preliminary materiality at \$114,000 for the financial statements of the Village and a preliminary performance materiality (level used for testing) at \$85,500. In the event that actual results vary significantly from those used to calculate preliminary materiality, we will communicate these changes to the Mayor and Council as part of our year end communication.

We will communicate all corrected and uncorrected misstatements identified during our audit to the Mayor and Council, other than those which we determine to be “clearly trivial”. Misstatements are considered to be clearly trivial for purposes of the audit when they are inconsequential both individually and in aggregate.

We encourage management to correct any misstatements identified throughout the audit process.



KEY AUDIT AREAS AND PLANNED AUDIT RESPONSES

Based on our knowledge of the Village’s business, our past experience, and knowledge gained from management and the Mayor and Council, we have identified the following key audit areas that, in our judgment, require special audit consideration.

Key audit areas arise mainly because of the complexity of the accounting rules, the extent of estimation and judgment involved in the valuation of these financial statement areas, and the existence of new accounting pronouncements that affect them. We request your input on the following key audit areas and whether there are any other areas of concern that the Mayor and Council have identified.

KEY AUDIT AREAS AND PLANNED AUDIT RESPONSES (CONTINUED)

Key Audit Area	Comments	Proposed Audit Approach
Management Override of Internal Controls	The Village's current internal control systems could be subject to an override of existing controls by management resulting in unauthorized transactions or unauthorized adjustments to the accounting records.	Review of significant transactions recorded in the various ledgers for unusual or non-recurring adjustments not addressed by other audit procedures.
Recognition of Revenue	Accounting standards have changed in this area and are complex and open to interpretation. There is a risk that revenue may be incorrectly deferred into future periods.	<p>Grant funding will be confirmed through a review of the agreements, which ensures that the amounts recorded exist, are complete and are recorded accurately.</p> <p>Grant expenditures will also be reviewed to ensure that they meet the requirements per the grant agreement.</p> <p>Other revenues streams also contain revenue recognition issues which will be reviewed in accordance with latest revenue recognition standards.</p>

Other areas that may be considered key audit areas are as follows:

Audit Area	Comments	Proposed Audit Approach
Cash	<p>Cash planning is an important aspect of good financial controls.</p> <p>Due to its nature, cash is almost always considered to be a risk area in any audit.</p>	Our planned audit procedures include review of reconciliations, substantive testing of transactions and confirmations of end of period balances.
Staff Salaries	A significant single type of expenditure that covers many employees and departments. As a municipality, this figure is often of particular interest to financial statement users (taxpayers).	Application of computer audit testing to analyze all payroll transactions in the year is a key step to identify unusual payroll relationships for testing. We will also perform systems testing, tests of controls and analytical review of staff salary and levels.

Audit Area	Comments	Proposed Audit Approach
Tangible Capital Assets and Accumulated Amortization	It is important that the useful lives of tangible capital assets owned by the Village are appropriate and remain accurate. This involves a high level of estimation and coordination of the finance department with other departments.	We will perform tests of controls for appropriate authorization of purchases combined with substantive testing of additions and disposals in the year and amortization calculations. Useful lives of existing assets will be reviewed for changes in estimates, if applicable.
Employee Future Benefits	A complex area that requires a great degree of estimation and reliance on actuarial experts.	<p>We will review actuarial reports and audit the significant assumptions.</p> <p>We will test the data provided to the actuary for accuracy and completeness, as it drives the actuarial calculations.</p> <p>We will directly communicate with the external actuaries.</p>

USE OF EXTERNAL EXPERTS

In order for us to perform adequate audit procedures on certain financial statement areas, we will be relying on the work of, and the report prepared by the external actuaries. Canadian generally accepted auditing standards require us to communicate with the expert. We propose to discuss the following with the actuaries:

- The objective and nature of our audit engagement and how we intend to use the expert's findings and report.
- Our assessment of the significance and risk aspects of the engagement that will affect the expert's work.
- The requirement to advise us if they have any relationship with the organization which could impair their judgment or objectivity in the conduct of their engagement.
- The nature, timing and extent of the expert's work and our planned review of it, possibly including review of their working papers.
- Confirmation that the assumptions used in their calculations are consistent with those used in the prior periods and with industry standards.
- Their obligation to advise BDO Canada LLP of any matters up to the estimated audit report date that may affect their calculations and their report.

We ask that the appropriate level of management review the data provided to the actuaries and that they also review the assumptions used and results reported by the expert for reasonableness.



FRAUD DISCUSSION

Canadian generally accepted auditing standards require us to discuss fraud risk with the Mayor and Council on an annual basis. The likelihood of not detecting a material misstatement resulting from fraud is higher than the likelihood of not detecting a material misstatement resulting from error because fraud may involve collusion as well as sophisticated and carefully organized schemes designed to conceal it. We have prepared the following comments to facilitate this discussion. If you are aware of any instances of actual or suspected fraud, please advise us at bc0x@bdo.ca or bszabo@bdo.ca.

Required Discussion	BDO Response	Question to Mayor and Council
Details of existing oversight processes with regards to fraud.	<p>Through our planning process, and based on prior years' audits, we have developed an understanding of your oversight processes including:</p> <ul style="list-style-type: none"> • Mayor and Council charters; • Discussions at Mayor and Council meetings and our attendance at those meetings; • Review of related party transactions; and • Consideration of tone at the top. 	<p>Are there any new processes or changes in existing processes relating to fraud that we should be aware of?</p> <p>What are your views of the potential areas of fraud within the Village?</p>
Knowledge of actual, suspected or alleged fraud.	Currently, we are not aware of any fraud.	Are you aware of any instances of actual, suspected or alleged fraud affecting the Village?

Should you have any concerns or information related to this area, we request that you contact us directly.

Refer to Appendix H for our considerations of possible fraud and illegal activities during the performance of our audit.



FINAL ENGAGEMENT REPORTING

As part of our final reporting to the Mayor and Council, we will provide a communications package to support Mayor and Council in discharging their responsibilities. This communication will include any identified significant deficiencies in internal controls. See Appendix B for a comprehensive list of communication requirements throughout the audit.

As a result of changes to Canadian Audit Standards our audit report to be issued on the December 31, 2018 financial statements will read somewhat differently. The Auditing and Assurance Standards Board (AASB) in Canada approved the new and revised auditor reporting standards as Canadian Auditing Standards (CASs) effective for periods ending on or after December 15, 2018.

Highlights of the new auditor's report in Canada include:

- Re-ordering the contents of the auditor's report (opinion first);
- Expanded descriptions of responsibilities of management, those charged with governance and the auditors;
- Separate section on "Material Uncertainty Related to Going Concern", if applicable;
- Separate section on "Other Information" (e.g. annual reports); and
- Disclosure of engagement partner's name (listed entities only).

Currently, the reporting of key audit matters (KAM) in the auditor's report is only applicable when required by law or regulation or when the auditor is engaged to do so. Given the U.S. developments, it is expected that KAM reporting will be required for certain listed entities in Canada starting 2020. For non-listed entities, KAM reporting will be optional.

An example of the new form of the report is provided in Appendix A and will be applicable to the Village for its fiscal 2018 audited financial statement.



OTHER MATTERS

Timing	<p>The following schedule has been agreed to with management:</p> <ul style="list-style-type: none">• December 10-12, 2018 - Interim audit fieldwork (completed without issue)• February 19 - 22, 2019 - Year end fieldwork• April 15, 2019 - Meet with Mayor and Council to present audit results.
Independence	<p>We confirm that we are independent of the Village as of the date of this letter and a copy of our independence letter is included in Appendix G.</p>
Management Representations	<p>As part of our audit finalization we will obtain written representation from management. The draft representation letter will be included as part of our final report.</p>
New Accounting Standards	<p>Refer to Appendix J for changes in standards. Any changes that will impact the Village are not expected to be significant.</p>

APPENDIX A - Draft Auditor's Report

Independent Auditor's Report

To the Mayor and Council of the Village of Harrison Hot Springs

Opinion

We have audited the financial statements of the Village of Harrison Hot Springs ("the Village") which comprise the Statement of Financial Position as at December 31, 2018 and the Statements Operations, Changes in Net Financial Assets, and Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the Village financial statements present fairly, in all material respects, the financial position of the Village as at December 31, 2018 and its results of operations, changes in net financial assets and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally-accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Village in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Village's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Village, or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Village's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally-accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally-accepted auditing standards we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. But not for the purpose of expressing an opinion on the effectiveness of the Village's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Village's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Village to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Chartered Professional Accountants

Vancouver, British Columbia

April 15, 2019 (estimated date of Council approval of financial statements)

APPENDIX B - Communication Requirements

Required Communication	Audit Planning Presentation	Audit Results Presentation	Communication Completed
1. Our responsibilities under Canadian GAAS	✓		Y
2. Our audit strategy and audit scope	✓		Y
3. Fraud risk factors	✓		Y
4. Going concern matters		✓	N
5. Significant estimates or judgments		✓	N
6. Audit adjustments		✓	N
7. Unadjusted misstatements		✓	N
8. Omitted disclosures		✓	N
9. Disagreements with Management		✓	N
10. Consultations with other accountants or experts		✓	N
11. Major issues discussed with management in regards to auditor retention		✓	N
12. Significant difficulties encountered during the audit		✓	N
13. Significant deficiencies in internal control		✓	N
14. Material written communication between BDO and Management		✓	N
15. Any relationships which may affect our independence	✓		Y
16. Any illegal acts identified during the audit		✓	N
17. Any fraud or possible fraudulent acts identified during the audit		✓	N
18. Significant transactions with related parties not consistent with ordinary business		✓	N
19. Non-compliance with laws or regulations identified during the audit		✓	N
20. Limitations of scope over our audit, if any		✓	N
21. Written representations made by Management		✓	N
22. Any modifications to our opinion, if required		✓	N

APPENDIX C - Your BDO Engagement Team

Name	Title	Email	Phone
Bill Cox, FCPA, FCA	Client Relationship Partner	bcox@bdo.ca	604.443.4716
Brian Szabo, CPA, CA	Engagement Partner	bszabo@bdo.ca	604.646.3389
Patrick Chan, CPA	Audit Manager	pchan@bdo.ca	604.443.4710
Ana Yap	Audit Senior	ayap@bdo.ca	604.688.5421

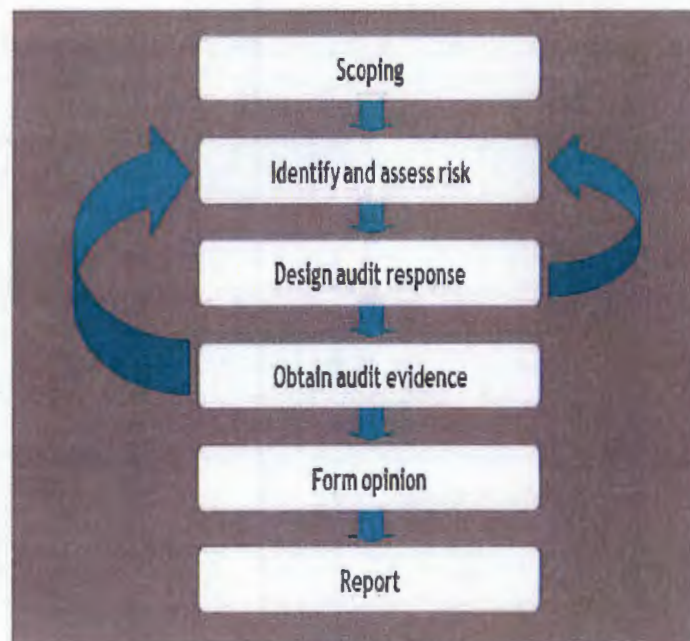
APPENDIX D - Audit Strategy

Our overall audit strategy involves extensive partner and manager involvement in all aspects of the planning and execution of the audit and is based on our overall understanding of the Village.

We will perform a risk-based audit which allows us to focus our audit effort on higher risk areas and other areas of concern for management and the Mayor and Council.

To assess risk accurately, we gain a detailed understanding of the Village's operations and the environment it operates in. This allows us to identify, assess and respond to the risks of material misstatement.

To identify, assess and respond to risk, we obtain an understanding of the system of internal control in place in order to consider the adequacy of these controls as a basis for the preparation of the financial statements. We then determine whether adequate accounting records have been maintained and assess the adequacy of these controls and records as a basis upon which to design and undertake our audit testing.



Based on our risk assessment, we design an appropriate audit strategy to obtain sufficient assurance to enable us to report on the financial statements. We will choose audit procedures that we believe are the most effective and efficient to reduce audit risk to an acceptably low level. The procedures are a combination of testing the operating effectiveness of internal controls, substantive analytical procedures and other tests of transaction details.

We will perform audit procedures maintaining an appropriate degree of professional skepticism, in order to obtain evidence to conclude whether or not the financial statements are presented fairly, in all material respects in accordance with Canadian public sector accounting standards.

It is important that we maintain effective two-way communication with the Mayor and Council throughout the entire audit process so that we may both share information on a timely basis. The audit process will conclude with an audit meeting and the preparation of our final report to the Mayor and Council.

APPENDIX E - Management Responsibilities

All facets of the Village's internal controls including those governing the accounting records, systems and financial statements will be impacted by the Village's complexity, the nature of risks, and the related laws, regulations, or stakeholder requirements. It is management's and the Mayor and Council's responsibility to determine the level of internal control required to respond reasonably to the Village's risks.

The preparation of the Village's financial statements including all disclosures in accordance with Canadian public sector accounting standards is the responsibility of management. Among other things, management is responsible for:

1. Design and implementation of internal controls over financial reporting to enable the preparation of financial statements that are free of material misstatements;
2. Inform the Village's auditors of any deficiencies in design or operation of internal controls;
3. Update the Village's auditors for any material change in the Village's internal controls including if the individual responsible for the controls have changed;
4. Identification of and compliance with any laws, regulations, and/or agreements which apply to the Village;
5. Any adjustments required to the financial statements to correct material misstatements;
6. Safeguarding of assets;
7. Provide the auditor with all financial records, and related data which may be related to the recognition, measurement and or disclosure of transactions in the financial statements;
8. Provide accurate copies of all minutes of the meetings of Council or committees;
9. Provide timely, accurate information as requested for the completion of the audit;
10. Allow unrestricted access to persons, or information as requested as part of the audit;
11. Notify the auditor of any circumstances which arise between the date the audit work is completed and the approval date of the financial statements that may impact the amounts or disclosures in the financial statements.

Representation Letter

We will make specific inquiries of the Village's management about the representations embodied in the financial statements and internal control over financial reporting. During the completion of our audit documentation, we will require management to confirm in writing certain representations in accordance with Canadian generally accepted auditing standards. These representations are to be provided to us in the form of a representation letter that will be provided as near as practicable to, but not after the date of our auditor's report on the financial statements.

APPENDIX F - Mayor and Council Responsibilities

General Responsibilities

It is the Mayor and Council's responsibility to provide oversight of the financial reporting process. This includes management's preparation of the financial statements, monitoring of the Village's internal controls, overseeing the work of the external auditor, facilitating the resolution of disagreements between management and the auditor, as well as the final review of the financial statements and other annual reporting.

Significant Audit Findings

Based on the work we perform, any significant identified deficiencies in internal control will be reported to you in writing. The purpose of our audit is to express an opinion on the financial statements. While our audit includes a consideration of the internal control structure of the Village, our work is focused on those controls relevant to financial reporting. As such our work was not designed to provide an opinion on the effectiveness of the internal controls.

We will communicate our views regarding any significant qualitative aspects of the Village's accounting practices. This would include the selection and application of accounting policies, estimates and financial statement disclosure. If during our audit we feel that the selected policies, estimates or disclosures are not appropriate for the Village under its reporting framework, we will communicate these matters to the Mayor and Council.

In addition, we will communicate:

- Any significant difficulties that arose during the audit;
- Any reasons identified that may cause doubt as to the Village's ability to continue as a going concern;
- The written representations we will request from management;
- Any identified unadjusted misstatements;
- Any identified or suspected fraudulent activities.

APPENDIX G - Independence Letter

January 9, 2019

Members of the Mayor and Council
Village of Harrison Hot Springs

Dear Mayor and Council Members:

We have been engaged to audit the financial statements of Village of Harrison Hot Springs ("the Village") for the year ended December 31, 2018.

Canadian generally accepted auditing standards (GAAS) require that we communicate at least annually with you regarding all relationships between the Village and our Firm that, in our professional judgment, may reasonably be thought to bear on our independence.

In determining which relationships to report, we have considered the applicable legislation and relevant rules and related interpretations prescribed by the Chartered Professional Accountants of BC, covering such matters as:

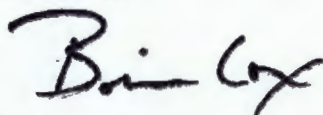
- Holding a financial interest, either directly or indirectly in a client;
- Holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client;
- Personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client;
- Economic dependence on a client; and
- Provision of services in addition to the audit engagement.

We are not aware of any relationships between the Village and our Firm that, in our professional judgment, may reasonably be thought to bear on independence.

We hereby confirm that we are independent with respect to the Village within the meaning of the Rules of Professional Conduct of the Chartered Professional Accountants of British Columbia as of the date of this letter.

This letter is intended solely for the use of the Mayor and Council and management and should not be used for any other purposes.

Yours truly,



Bill Cox, FCPA, FCA
Partner through a corporation
BDO Canada LLP
Chartered Professional Accountants

BC/rn

APPENDIX H - Auditor's Considerations of Possible Fraud and Illegal Activities

We are responsible for planning and performing the audit to obtain reasonable assurance that the financial statements are free of material misstatements, whether caused by error or fraud, by:

- Identifying and assessing the risks of material misstatement due to fraud;
- Obtaining sufficient and appropriate audit evidence regarding the assessed risks of material misstatement due to fraud, through designing and implementing appropriate responses; and
- Responding appropriately to fraud or suspected fraud identified during the audit.

The likelihood of not detecting a material misstatement resulting from fraud is higher than the likelihood of not detecting a material misstatement resulting from error because fraud may involve collusion, as well as sophisticated and carefully organized schemes designed to conceal it.

During the audit, we will perform risk assessment procedures and related activities to obtain an understanding of the entity and its environment, including the Village's internal control system, to obtain information for use in identifying the risks of material misstatement due to fraud, and make inquiries of management regarding:

- Management's assessment of the risk that the financial statements may be materially misstated due to fraud, including the nature, extent and frequency of such assessments;
- Management's process for identifying and responding to the risks of fraud in the Village, including any specific risks of fraud that management has identified or that have been brought to its attention, or classes of transactions, account balances, or disclosures for which a risk of fraud is likely to exist;
- Management's communication, if any, to those charged with governance regarding its processes for identifying and responding to the risks of fraud in the Village; and
- Management's communication, if any, to employees regarding its view on business practices and ethical behavior.

In response to our risk assessment and our inquiries of management, we will perform procedures to address the assessed risks, which may include:

- Inquiry of management, the Board, Mayor and Council, and others related to any knowledge of fraud, suspected fraud or alleged fraud;
- Perform disaggregated analytical procedures and consider unusual or unexpected relationships identified in the planning of our audit;
- Incorporate an element of unpredictability in the selection of the nature, timing and extent of our audit procedures; and
- Perform additional required procedures to address the risk of management's override of controls including:
 - Testing internal controls designed to prevent and detect fraud;
 - Testing the appropriateness of a sample of adjusting journal entries and other adjustments for evidence of the possibility of material misstatement due to fraud;
 - Reviewing accounting estimates for biases that could result in material misstatements due to fraud, including a retrospective review of significant prior years' estimates; and
 - Evaluating the business rationale for significant unusual transactions.

APPENDIX I - Resources and Services

OTHER BDO RESOURCES AND SERVICES

Indirect tax	<p>Government Entities operating in Canada are impacted by commodity taxes in some way or another. These include GST/HST, QST, PST, various employer taxes, and unless managed properly, can have a significant impact on your organization's bottom line. The rules for Government Entities can be especially confusing, and as a result many organizations end up paying more for indirect tax than they need to.</p> <p>Government Entities must keep on top of changes to ensure they are taking advantage of the maximum refund opportunities. At BDO, we have helped a number of organizations of all sizes with refund opportunities, which can reduce costs for the organization and improve overall financial health.</p> <p>For more information, please visit the following link:</p> <p>https://www.bdo.ca/en-ca/services/tax/commodity-tax-services/overview/</p>
Employer health tax	<p>The NDP government announced a proposed Employer Health Tax (EHT) to take effect starting January 1, 2019. The proposed EHT will impose a payroll tax on employers who meet the payroll threshold and annual payroll tax filing.</p> <p>In advance of detailed legislation to come in the fall, the government recently released additional implementation details.</p> <p>For more information, please visit the following link:</p> <p>https://www.bdo.ca/en-ca/insights/tax/tax-alerts/bc-employer-health-tax-updates-2018/</p>
Employees or subcontractors	<p>Many organizations have been unclear in their agreements with contractors, and left themselves and their contractors exposed to the risk of serious and costly repercussions with the Canada Revenue Agency ("CRA").</p> <p>For more information, please visit the following link:</p> <p>https://www.bdo.ca/en-ca/insights/industries/manufacturing-distribution/employees-or-subcontractors-the-risk-is-in-the-details/</p>
Hiring foreign workers	<p>Many Canadian employers are considering hiring international talent, while others have already hired employees from outside Canada, but are not sure how to keep the employee long-term.</p> <p>For more information, please visit the following link:</p> <p>https://www.bdo.ca/en-ca/insights/tax/weekly-tax-tips/hiring-foreign-workers-canada/</p>

<p>Fraud trends in Canada</p>	<p>Organizations are the target of many types of fraud, such as wire fraud and phishing scams. Both small and large businesses across all industries are affected by either employee fraud or external fraud.</p> <p>For more information, please visit the following link:</p> <p>https://www.bdo.ca/en-ca/insights/consulting/forensic-and-investigative-services/canadian-business-fraud-trends-statistics-2017/</p>
<p>Three critical traits that help board members combat fraud</p>	<p>Board membership carries with it a sense of corporate status and achievement in one's professional life. It may raise one's profile in the corporate world and be rewarded by monetary compensation. It may be seen as an avenue to give back to society and to pursue one's personal interests, such as a cause they feel passionate about - but are there only positives? Is being a director on a board really as rewarding as it sounds?</p> <p>For more information, please visit the following link:</p> <p>https://www.bdo.ca/en-ca/insights/consulting/forensic-and-investigative-services/three-critical-traits-that-help-board-members-combat-fraud/</p>
<p>Employee fraud: a guide for fraud prevention, detection and response</p>	<p>Employee fraud is a serious issue impacting Canadian organizations of all sizes, in all sectors. The impact of employee fraud is not only devastating financially – it can cause lasting reputational damage that many businesses will be unable to overcome.</p> <p>For more information, please visit the following link:</p> <p>https://www.bdo.ca/en-ca/insights/consulting/forensic-and-investigative-services/employee-fraud-prevention-detection-guide/</p>
<p>Strategic planning</p>	<p>Strategic planning is more than refreshing the last plan with new initiatives. The plan will not be well executed if assumptions are not tested. A thorough plan is essential if organizations want to be successful. Without a strategic plan in place, organizations are poised to stumble, and they often do.</p> <p>For more information, please visit the following link:</p> <p>https://www.bdo.ca/en-ca/insights/consulting/strategy-operations/avoid-strategic-planning-pitfalls/</p>
<p>Future enhancements to the Auditors' Report</p>	<p>As Canada continues its commitment to adopting international standards on auditing, it is important to highlight the new and revised auditor reporting standards that become effective for audits of financial statements for periods ending on or after December 15, 2018.</p> <p>For more information, please visit the following link:</p> <p>https://www.bdo.ca/en-ca/insights/assurance-accounting/navigating-the-auditor-reporting-journey/</p>

Cybersecurity

Cybersecurity risk continues to rise up the agenda of Canadian organizations. To respond, senior decision-makers need to increase their cyber literacy. In today's environment, making the right decisions depends on knowing the risk, staying current on changes in the threat environment, and understanding competitors' activities.

For more information, please visit the following link:

<https://www.bdo.ca/en-ca/insights/consulting/risk-advisory/cybersecurity-risk-report-2017/>

BDO PUBLICATIONS

BDO's national and international accounting and assurance department issues publications on the application of Accounting Standards for Not-for-profit Organizations (ASNPO). In addition, we offer a wide array of publications on Accounting Standards for Private Enterprises (ASPE), International Financial Reporting Standards (IFRS), and Public Sector Accounting Standards (PSAS).

For additional information on ASNPO and ASPE, including links to archived publications and model financial statements, refer to the link below:

<http://www.bdo.ca/en/library/services/assurance-and-accounting/pages/default.aspx>.

MYPDR

Class is in session! Meeting Your Professional Development Requirements (MYPDR) is an educational program designed to support our clients, contacts and alumni in achieving their ongoing professional development requirements.

Through the MYPDR program, we are committed to providing timely, relevant topics that can support you in meeting your ongoing professional development needs. For more information on the MYPDR program or to register, please visit: <https://www.bdo.ca/en-ca/events/>.

APPENDIX J - Changes in Accounting Standards With Potential to Affect the Village

The following summarizes the status of new standards and the changes to existing standards as of the fall of 2018. The Appendix also reviews Exposure Drafts, Statements of Principles, Projects and Post Implementation Reviews that provide information on the future direction of CPA Public Sector Accounting Handbook.

NEW STANDARDS - PSAS

Section PS 3430, Restructuring Transactions

This Section addresses a problem area for public sector accounting. In the past there was no Canadian standard that addressed acquisition of services and service areas, therefore, accountants looked to the US and international standards for guidance.

This new Section defines a restructuring transaction and establishes standards for recognizing and measuring assets and liabilities transferred in a restructuring transaction. A restructuring transaction is defined as a transfer of an integrated set of assets and/or liabilities, together with related program or operating responsibilities, that does not involve an exchange of consideration based primarily on the fair value of the individual assets and liabilities transferred.

- The net effect of the restructuring transaction should be recognized as a revenue or expense by the entities involved.
- A recipient should recognize individual assets and liabilities received in a restructuring transaction at their carrying amount with applicable adjustments at the restructuring date.
- The financial position and results of operations prior to the restructuring date are not restated.
- A transferor and a recipient should disclose sufficient information to enable users to assess the nature and financial effects of a restructuring transaction on their financial position and operations.

This Section applies to restructuring transactions occurring in fiscal years beginning on or after April 1, 2018. For entities with a December year, end this means that 2019 is the first year that the standard must be followed. Earlier adoption is permitted.



NEW STANDARDS - PSAS (NOT YET EFFECTIVE)

Section PS 2601, Foreign Currency Translation

This Section revises and replaces *PS 2600, Foreign Currency Translation*. The following changes have been made to the Section:

- The definition of currency risk is amended to conform to the definition in *PS 3450, Financial Instruments*;
- The exception to the measurement of items on initial recognition that applies when synthetic instrument accounting is used is removed;
- At each financial statement date subsequent to initial recognition, non-monetary items denominated in a foreign currency that are included in the fair value category in accordance with Section PS 3450 are adjusted to reflect the exchange rate at that date;
- The deferral and amortization of foreign exchange gains and losses relating to long-term foreign currency denominated monetary items is discontinued;
- Until the period of settlement, exchange gains and losses are recognized in the statement of re-measurement gains and losses rather than the statement of operations; and
- Hedge accounting and the presentation of items as synthetic instruments are removed.

The new requirements are to be applied at the same time as *PS 3450, Financial Instruments*, and are effective for fiscal years beginning on or after April 1, 2021. For entities with a December year end this means 2022 is the first year that the standard must be followed. Earlier adoption is permitted.

Section PS 3041, Portfolio Investments

This Section revises and replaces Section *PS 3040, Portfolio Investments*. The following changes have been made:

- The scope is expanded to include interests in pooled investment funds;
- Definitions are conformed to those in *PS 3450, Financial Instruments*;
- The requirement to apply the cost method is removed, as the recognition and measurement requirements within Section PS 3450 apply, other than to the initial recognition of an investment with significant concessionary terms; and
- Other terms and requirements are conformed to Section PS 3450, including use of the effective interest method.

The new requirements are effective for fiscal years beginning on or after April 1, 2021. For the Village, this means that the year ending March 31, 2022 is the first year that the standard must be followed. Earlier adoption is permitted.

Section PS 3280, Asset Retirement Obligations

This new Section establishes standards on how to account for and report a liability for asset retirement obligations. The main features of the new Section are:

- An asset retirement obligation is a legal obligation associated with the retirement of a tangible capital asset.
- Asset retirement costs associated with a tangible capital asset controlled by the entity increase the carrying amount of the related tangible capital asset (or a component thereof) and are expensed in a rational and systematic manner.
- Asset retirement costs associated with an asset no longer in productive use are expensed.
- Measurement of a liability for an asset retirement obligation should result in the best estimate of the amount required to retire a tangible capital asset (or a component thereof) at the financial statement date.
- Subsequent measurement of the liability can result in either a change in the carrying amount of the related tangible capital asset (or a component thereof), or an expense, depending on the nature of the re-measurement and whether the asset remains in productive use.
- A present value technique is often the best method with which to estimate the liability.
- As a consequence of the issuance of Section PS 3280:
 - editorial changes have been made to other standards; and
 - SOLID WASTE LANDFILL CLOSURE AND POST-CLOSURE LIABILITY, Section PS 3270, has been withdrawn.

This Section applies to fiscal years beginning on or after April 1, 2021 (2022 fiscal year for organizations with December year ends). Earlier adoption is permitted.

Section PS 3270 will remain in effect until the adoption of Section PS 3280 for fiscal periods beginning on or after April 1, 2021, unless a public sector entity elects earlier adoption.

Section PS 3400 Revenue

This section is related to revenue recognition principles that apply to revenues of governments and government organizations other than government transfers and tax revenue.

The Public Sector Accounting Handbook has two Sections that address two major sources of government revenues, government transfers and tax revenue. Revenues are defined in Section PS 1000, Financial Statement Concepts. Recognition and disclosure of revenues are described in general terms in Section PS 1201, Financial Statement Presentation.

This section addresses recognition, measurement and presentation of revenues that are common in the public sector. It is less complex than the comparable new IFRS standard, although generally consistent in philosophy.

This new Section will be effective for fiscal years beginning on or after April 1, 2022. Earlier adoption is permitted.

Section PS 3450, Financial Instruments

This new Section establishes standards for recognizing and measuring financial assets, financial liabilities and non-financial derivatives.

The main features of the new Section are:

- Items within the scope of the Section are assigned to one of two measurement categories: fair value, or cost or amortized cost.
- Almost all derivatives, including embedded derivatives that are not closely related to the host contract, are measured at fair value.
- Fair value measurement also applies to portfolio investments in equity instruments that are quoted in an active market.
- Other financial assets and financial liabilities are generally measured at cost or amortized cost.
- Until an item is derecognized, gains and losses arising due to fair value re-measurement are reported in the statement of re-measurement gains and losses.
- Budget-to-actual comparisons are not required within the statement of re-measurement gains and losses.
- When the reporting entity defines and implements a risk management or investment strategy to manage and evaluate the performance of a group of financial assets, financial liabilities or both on a fair value basis, the entity may elect to include these items in the fair value category.
- New requirements clarify when financial liabilities are derecognized.
- The offsetting of a financial liability and a financial asset is prohibited in absence of a legally enforceable right to set off the recognized amounts and an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.
- New disclosure requirements of items reported on and the nature and extent of risks arising from financial instruments.

The new requirements are to be applied at the same time as *PS 2601, Foreign Currency Translation* and are effective for fiscal years beginning on or after April 1, 2021. For entities with a December year end this means 2022 is the first year that the standard must be followed. Earlier adoption is permitted. This Standard should be adopted with prospective application except for an accounting policy related to embedded derivatives within contracts, which can be applied retroactively or prospectively.

Note also that Narrow Scope Amendments are expected (see below) that will not impact many readers of this Appendix.



STATUS OF CURRENT PROJECTS - PSAB

	2018 Q4	2019 Q1
Concepts Underlying Financial Performance		
Employment Benefits	Invitation to Comment #3	
Financial Instruments - Narrow Scope Amendments		Exposure Draft
Public Private Partnerships		Exposure Draft
Revenue	Handbook Release	
Review of International Strategy		

INVITATION TO COMMENT - PSAS

Employment Benefits

Identified as the top priority in PSAB's 2014 Project Priority Survey, the Board has approved a project to review Section PS 3250, *Retirement Benefits*, and Section PS 3255, *Post-employment Benefits, Compensated Absences and Termination Benefits*. Since the issuance of these Sections decades ago, new types of pension plans have been introduced and there have been changes in the related accounting concepts.

This project will involve looking at issues such as deferral of experience gains and losses, discount rates, how to account for shared risk plans, multi-employer defined benefit plans and vested sick leave benefits. Other improvements to existing guidance will also be considered.

A new, comprehensive Handbook Section on employment benefits will replace the two existing Sections.

To date, two Invitations to Comment have been issued related to Discount Rates and Deferral Provisions. Invitation to Comment #3 is expected in Q4 2018 in regard to Risk Sharing Provisions.

Final standard is on track for release in 2022.

EXPOSURE DRAFTS - PSAS

Financial Instruments - Narrow Scope Amendments

In conjunction with the decision to move forward with Section PS 3450, *Financial Instruments*, the Public Sector Accounting Board (PSAB) will provide amendments in 3 narrow areas:

1. Accounting treatment of a bond repurchase

The current standard states that, when a public sector entity acquires its own bond from the market, this transaction should be treated as an extinguishment. PSAB is investigating alternatives to this treatment.

2. Scope exclusion of certain activities by the Federal government

Section PS 2601, Foreign Currency Translation, excludes foreign exchange balances "*intended to sustain foreign exchange reserves and orderly conditions in the foreign exchange market for the Canadian dollar or to provide assistance to foreign countries.*" PSAB is investigating whether derivatives that are used as part of such activities should be excluded from the scope.

3. Improvements to transitional provisions

Several improvements to the transitional provisions of Section PS 3450, *Financial Instruments*, were proposed in the Exposure Draft, *Financial Instruments: Transition*, issued in 2014. PSAB is revisiting these improvements to ensure they remain appropriate.

Public Private Partnerships

Identified as a priority in PSAB's 2014 Project Priority Survey, the Board approved a project to develop authoritative guidance specific to public private partnerships.

The project is nearing completion with a Statement of Principles issued in 2017 and a final section expected to be issued in Q4 2018.

Concepts Underlying Financial Performance (Statement of Concepts and Statements of Principles issued)

The conceptual framework in Sections PS 1000, *Financial Statement Concepts*, and PS 1100, *Financial Statement Objectives*, require review with a focus on measuring the financial performance of public sector entities.

This review was identified as a high priority in the Public Sector Accounting Board's (PSAB) 2010-2013 Strategic Plan in response to a suggestion from the senior government finance community.

This project will consider the concepts underlying the measure of financial performance. The review may result in amendments to the conceptual framework and could also affect Section PS 1201, *Financial Statement Presentation*.

A Statement of Concepts and a Statement of Principles for financial reporting were issued in May 2018. A final exposure draft is expected for Q4 2019.

Review of International Strategy (Consultation Paper Issued)

In developing the 2017-2020 Strategic Plan, the Public Sector Accounting Board (PSAB) determined the time was appropriate to review its current approach towards International Public Sector Accounting Standards.

Over the 2017-2020 period, the Board intends to:

- conduct research on differences between Canadian Public Sector Accounting Standards and International Public Sector Accounting Standards;
- learn about experiences of other jurisdictions that choose to follow International Public Sector Accounting Standards;
- publish a consultation paper to get the opinion of stakeholders; and develop options for the Board's International Strategy.

A first Consultation Paper was issued in May 2018 with a second Consultation Paper expected in Q1 2019.

Not-for-Profit Project (Consultation Paper Expected Q1 2019)

When government not-for-profits were brought into the PSA Handbook they were given the option of applying PSAS standards or PSAS standards in conjunction with the "4200 Series" of standards that mirror Part III of the CPA Handbook. It was always recognized that the 4200 Series was likely a stop-gap measure with additional NPO-specific standards being brought into the "regular" PSA Handbook. The situation became more timely with several provinces mandating that their organizations not use the 4200 series.

In 2017 PSAB conducted broad outreach with Government Not-for-Profit Organizations across Canada. A Consultation Paper on this matter is expected in Q1 2019.

PROJECTS - PSAB (DEFERRED)

Impairment of Non-Financial Assets

Currently, there is a lack of Canadian guidance on the impairment of non-financial assets that have service potential.

The objective of this project is to issue a standard that addresses the impairment of tangible capital assets that have service potential.

The project will define impairment, as well as provide guidance on assessment, recognition, measurement and disclosure of impairment losses.

PSA Handbook Terminology

Application of sections in the CPA Canada Public Sector Accounting (PSA) Handbook for government organizations that previously followed the CPA Canada Handbook - Accounting and were directed to adopt the PSA standards need to be considered.

The PSA Handbook was originally written primarily for government summary financial statements. The term "government" is used throughout the PSA Handbook.

This project will update terminology in the PSA Handbook to clarify standards and guidance that are applicable to public sector entities, which will be specifically defined in the Introduction to the Public Sector Accounting Standards.

NEW STANDARDS - AUDITING AND ASSURANCE STANDARDS BOARD (AASB)

Auditor Reporting

The following new/revised auditor reporting standards are effective for audits of financial statements for periods ending on or after December 15, 2018.

CAS 700 - Forming an Opinion and Reporting on Financial Statements.

CAS 701 - Communicating Key Audit Matters

CAS 705 - Modifications to the Opinion

CAS 706 - Emphasis of Matters and Other Matters

CAS 720 - Responsibilities Relating to Other Information

CAS 570 - Going Concern

The recently revised Canadian Auditing Standards (CASs) were designed for the unique aspects of the Canadian environment, and with the ultimate objective of providing stakeholders with more useful information by focusing on the key output from the audit process - the auditor's report.

Key changes, which will help improve the communicative value of the auditor's report include:

- Placing the opinion section at the beginning of the report.
- Revised format and structure of the auditor's report.
- Enhanced reporting on going concern matters - including a separate section when there is a material uncertainty relating to going concern.
- Emphasizing the nature of the audit and the role and responsibilities of the auditors.
- Including an explicit statement about the auditor's independence in accordance with relevant ethical standards.
- Emphasizing the importance of the annual report (or similar document) and the auditor's work performed on such other information.
- Providing enhanced descriptions about the responsibilities of management, and those charged with governance where applicable.
- Voluntary reporting of key audit matters.
- For listed entities, disclosure of the name of the engagement partner.

The requirements relating to Key Audit Matters (KAM) are set out under CAS 701, Communicating Key Audit Matters in the Independent Auditor's Report. Unless specifically required by law or regulation, the reporting of KAM is optional. This differs from the international standard whereby KAM are required to be disclosed for all listed entities. Canadian standards do not contain a KAM reporting requirement, but allow for the KAM reporting when:

- The auditor decides to communicate KAM in the auditor's report, or
- The auditor is required by law or regulation to communicate KAM in the auditor's report.

Reporting of KAM is not required for audits of the public sector entities because there is no or regulation that requires it. However, we are aware that some Auditors General are considering whether they may apply this for reports prepared by their offices.

EXPOSURE DRAFT- AASB

Auditing Accounting Estimates (Closed for Comments)

Accounting estimates and related disclosures have become more complex. Stakeholders have indicated that clearer or additional guidance is needed to enable auditors to appropriately deal with these complexities.

The International Auditing and Assurance Standards Board (IAASB) released International Standard on Auditing (ISA) 540 (Revised), its revised standard for the audit of accounting estimates and related disclosures. The new standard reflects the rapidly evolving business environment, keeping pace with the changing market. It requires consideration of the factors such as complexity, subjective management judgement and other inherent risk factors.

The Canadian Standard, CAS 540, is expected to be effective for financial statement audits for periods beginning on or after December 15, 2019.

Identifying and Assessing the Risks of Material Misstatement (Open for Comments)

There are challenges involved in identifying and assessing audit risks for entities – in particular, those that vary in size and nature. Clearer or additional guidance is needed to help address these challenges.

As a result, the International Auditing and Assurance Standards Board (IAASB) is proposing revisions to ISA 315, *Identifying and Assessing the Risks of Material Misstatement through Understanding of the Entity and its Environment*.

The IAASB proposal includes establishing more robust requirements and appropriately detailed guidance to drive auditors to perform appropriate risk assessment procedures in accordance with the size and nature of the entity. This would be done by focusing on enhancing the auditor's approach to understanding the entity and risk assessment activities in light of the changing environment.

The Canadian Standard, CAS 315, is expected to be effective for financial statement audits for periods beginning on or after December 15, 2020.

PROJECTS - AASB

Group Audits

Many audits today are audits of group financial statements - also known as group audits - these type of engagements can be very challenging.

This is a result of complex group structures, cultural and language barriers, differences in laws and regulation, involvement of component auditors and many other factors.

The IAASB is proposing revisions to ISA 600, *Special Considerations - Audits of Group Financial Statements (Including the Work of Component Auditors)* to:

- strengthen the auditor's approach to planning and performance of a group audit; and
- clarify the interaction of ISA 600 to the other ISAs.

The Exposure Draft is expected to be approved during the first quarter of 2020.

Quality Control

Auditors must effectively manage audit quality, both at the firm and the engagement level, with high-quality audits supporting financial stability.

Through consultations with stakeholders, the International Auditing and Assurance Standards Board (IAASB) identified a need to strengthen standards addressing quality control.

Therefore, the IAASB is proposing revisions to:

- ISQC 1, *Quality Control for Firms that Perform Audits and Reviews of Financial Statements, and Other Assurance and Related Services Engagements*; and
- ISA 220, *Quality Control for an Audit of Financial Statements*.

The IAASB proposals includes revisions to these standards to:

- strengthen and improve a firms' management of quality for all engagements by more explicitly incorporating a quality management approach, fostering the ability of the standards to be applied to a wide range of circumstances; and
- focus on identifying, assessing and responding to quality risks in a broad range of engagement circumstances.

The Exposure Drafts for CSQC 1, CSQC 2 and CAS 220 are expected to be approved during the fourth quarter of 2018.



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 15, 2019
FROM: Troy Davis **FILE:** 5340-03
Infrastructure Manager
SUBJECT: Replacement of the Return Activated Sludge pumps

ISSUE: The Return Activated Sludge Pumps need to be replaced

BACKGROUND:

The Return Activated Sludge (RAS) pumps at the waste water treatment plant move effluent from the bioreactor to the membrane tanks where the effluent is processed. Unfortunately, the current pumps are no longer meeting demands. The resulting lower flows reduce the amount of effluent that is processed per hour (an issue during high rainfall events), and the membranes fouling more frequently.

Reduced processing of effluent is most significant during high volume and extended rain events due to the inflow and infiltration (I & I) that the sanitary system experiences. Staff have noticed an increase in I & I over time that is likely due to aging infrastructure, and more frequent and extended climate change induced high volume winter rainfall events. In the interim, to meet the necessary volumes staff have begun supplementing pump capacity with gas powered pumps.

As the Village intends to replace and increase the number of membranes starting in 2019 it is necessary to upgrade the pumps to provide the necessary flows. The cost for the RAS pumps and related installation costs has been included in the 2019 draft budget. However, with the RAS pumps not meeting current demand it has, it would be advisable to order the pumps as soon as possible. The cost for the pumps and installation will be approximately \$67,000 with a 6 week delivery period.

FINANCIAL IMPLICATIONS:

The replacement for the pumps can be funded from sanitary sewer reserves.

RECOMMENDATION:

THAT the installation of two new Return Activated Sludge pumps be approved at a cost of up to \$67,000, to be funded from sewer capital reserve funds.

Respectfully submitted;

Troy Davis

Troy Davis
Infrastructure Manager

REVIEWED BY:

Tracey Jones

Tracey Jones
Financial Officer

REVIEWED BY:

Madeline McDonald

Madeline McDonald
Chief Administrative Officer

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VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 16, 2019
FROM: Troy Davis **FILE:** 5340-02
Infrastructure Manager
SUBJECT: Sanitary Improvement Project - Lift Station 3 Upgrade

ISSUE: Tender Award for Replacement of Sanitary Sewer Lift Station 3 and 170m of Storm Sewer Infrastructure

BACKGROUND:

On December 3, 2018, the tenders to replace Sanitary Sewer Lift Station #3 and to construct Sanitary Sewer Lift Station #7 were rejected as they were higher than the Village long term budget anticipated. The Lift Station #3 project was then retendered separately, because this lift station was deemed the more critical of the two due to capacity issues. The new tender was released on December 20, 2018 and closed on January 11, 2019, and included the supply and install of the lift station works and tie-ins and replacement of 170m of storm sewer infrastructure.

Two companies submitted tenders for the materials and construction for the works, with bids ranging from \$844,722.89 to \$1,159,696.00. Both bids were vetted by CTQ Consultants, the Village Engineer of Record, and they have recommended that the contract be awarded to Timbro Contracting (A Partnership) for \$844,722.89.

In addition to the tendered improvements, the project requires a backup power generator for the lift station, and a new hydro pole and dip service. The generator will be purchased by the Village and installed by an electrical contractor, and BC Hydro will be moving and supplying the power pole and dip service.

The replacement of approximately 170m of storm sewer is on the east side of McCombs from Chestnut Avenue to the outflow at the Miami River. The work is to replace the existing storm sewer as it was identified in the Liquid Waste Management Plan for replacement, due to portions that have collapsed and are continuing to collapse.

The breakdown of the total costs for the project can be seen below in Table 1. It should be noted that the design costs for this project have already been paid.

Table 1. Project costs

	Sanitary	Storm	Total
Tender price	\$676,215.11	\$168,507.78	\$844,722.89
Generator	\$39,000.00		\$39,000.00
Electrical service - BC Hydro	\$18,000.00		\$18,000.00
Professional Services	\$104,000.00	\$19,000.00	\$123,000.00
Contingency			\$25,277.11
Total	\$837,215.11	\$187,507.80	\$1,050,000.00

FINANCE:

The lift station work can be funded through a combination of DCCs and capital reserves, and the storm drainage portion can be funded through gas tax. The funding sources for the project can be found in Table 2 below.

Table 2 Project funding sources

	Sanitary	Storm
DCCs	64.3%	
Capital reserves	35.7%	
Gas Tax		100.0%

RECOMMENDATIONS:

THAT the Sanitary Improvement Project - Lift Station 3 Upgrade and the replacement of storm sewer infrastructure on McCombs be awarded to Timbro Contracting (A Partnership) at a cost of \$844,722.89; and

THAT the reconstruction of Sanitary Sewer Lift Station # 3 and the replacement of storm sewer infrastructure on McCombs be approved at a cost not to exceed \$1,050,000.

Troy Davis

Troy Davis
Infrastructure Manager

REVIEWED BY:

Tracey Jones

Tracey Jones
Financial Officer

REVIEWED BY:

Madeline McDonald

Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 16, 2019
FROM: Chief Administrative Officer **FILE:** 7130-03
SUBJECT: Kent-Harrison Emergency Social Services Coordinator Honorarium

ISSUE: Recommendation from the Kent-Harrison Joint Emergency Program Committee to increase the monthly Honorarium to the Emergency Social Services Coordinator from \$200 to \$300 per month

BACKGROUND:

The Kent-Harrison Joint Emergency Program Committee has recommended that the honorarium paid to the Emergency Social Services (ESS) Coordinator be increased from \$200 to \$300 per month.

The ESS Coordinator position is a largely volunteer role which often involves many hours of work, helping members of the public who are displaced by emergency events. The Coordinator is also responsible for recruiting, coordinating and training volunteers and keeping accurate records which are relied upon for compensation claims made to Emergency Management BC.

The Coordinator plays a key role in any emergency and is an important member of the emergency response team in any emergency event which impacts the residents of Harrison Hot Springs or the District of Kent.

FINANCIAL IMPLICATIONS:

The proposed increase represents a \$600 annual increase to the Emergency Planning budget which can be accommodated in the draft Fire Year Financial Plan.

RECOMMENDATION:

THAT the monthly honorarium for the Kent-Harrison Emergency Social Services Coordinator be increased from \$200 to \$300 per month.

Respectfully submitted:

Madeline McDonald
Chief Administrative Officer

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VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 16, 2019
FROM: Chief Administrative Officer **FILE:** 0230-20
SUBJECT: Financial Support Request from the Kent-Harrison Historical Society

ISSUE:

Annual contribution request of \$10,000 from the Kent-Harrison Historical Society

BACKGROUND:

At the Regular Council Meeting of January 7, 2019, Council received a letter of request from the Kent-Harrison Historical Society for an annual financial contribution of \$10,000. The request is for funds to support the preservation of heritage artifacts and archives for both the Village of Harrison Hot Springs and the District of Kent and to provide residents of both communities with access to, and engagement with, their local history.

In 2018, the District of Kent increased their funding of the Society to \$25,000 per year, in addition to the in-kind support they provide through the provision of space for the museum and related municipal support services. Their contribution recognized the Society's contribution to the community and their need for stable funding. The Kent council approached the Village during a Joint Council Meeting in 2018, seeking a similar commitment from the Village, a request which was taken under consideration for review during a future budget cycle. At that time, the Village was supporting the Society through the annual Grants to Groups function, which was in the amount of \$1250 in 2018.

Since that time, the lease and service agreement with Tourism Harrison has been renegotiated and renewed at a lower cost to the Village, allowing the Village to consider a reallocation of those funds to other culture services – such as the Society's museum function.

FINANCIAL IMPLICATIONS:

The proposed \$10,000 annual contribution can be accommodated within the Tourism & Community Development component of the draft Five Year Financial Plan due to an equivalent reduction in the annual contribution to Tourism Harrison.

RECOMMENDATIONS:

THAT an annual contribution of \$10,000 per year to the Kent-Harrison Historical Society be included in the Five Year Financial Plan;

AND THAT the Kent-Harrison Historical Society be required to provide Annual Financial Statements for the prior year and an Annual Budget for the upcoming year by December 31st of each year in order to qualify for the contribution.

Respectfully submitted:

Madeline McDonald

Madeline McDonald
Chief Administrative Officer

REVIEWED BY:

Tracey Jones

Tracey Jones
Financial Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 16, 2019

FROM: Rhonda Schell
Community Services Coordinator **FILE:** 0810-20-03

SUBJECT: Ranger Station Art Gallery Accessibility Upgrades

ISSUE: Ranger Station Art Gallery requires accessibility upgrades.

BACKGROUND:

The Ranger Station Art Gallery building was assessed by Universal Access Design Inc. on October 9, 2018. Based on the report, the findings indicated that facility is lacking in accessibility features. Specifically, some of the priority access recommendations were door widening, designated parking, installing an accessibility ramp and an accessible washroom.

At this time, staff is recommending the installation of a new door and ramp at the entrance of the building. There is urgency to address this in the upcoming budget year to prepare for an event in the fall of 2019. This exhibit will be curated by Kickstart Disability Arts & Culture and promote artists who have identified as living with a disability.

A cost estimate for a ramp and new door was obtained in 2017, but the required improvements are now understood to be broader in scope.

RECOMMENDATION:

THAT an expenditure of up to \$20,000 be approved to achieve accessibility upgrades to the Ranger Station Art Gallery.

Respectfully submitted;

REVIEWED BY:

Rhonda Schell
Rhonda Schell
Community Services Coordinator

Madeline McDonald
Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: January 21, 2019

FROM: Rhonda Schell, Community Services Coordinator FILE: 5480-06/2240-20-36

SUBJECT: Pay Parking 2019 Season

ISSUE:

Pay Parking for the 2019 season.

BACKGROUND:

Since 2016, the Village of Harrison Hot Springs has been running a pay parking program that runs from June 15 through to September 15 each year. The program is administered by Precise ParkLink Inc. (Precise) and revenues are used to offset the costs of beach maintenance and infrastructure.

The net revenue from 2018 was \$151,567.17, a 7% decrease from 2017. The loss in revenue may be attributed to wildfires reducing visitorship to the Village and users becoming accustomed to the pay parking program, thus resulting in reduced enforcement revenue.

Despite this reduction in revenues, the costs to the Village for beach maintenance increases from April through September of each year, depending on the weather. Public Works staff hours are allocated to the beach area starting in April, with additional janitorial staff coming on in May. The costs associated with beach maintenance during the summer are related to wages, increase in litter and garbage collection, lawn and garden maintenance, and consumption of cleaning and bathroom supplies.

1. Staff has discussed with Precise several options to compensate for the loss of revenue. The most beneficial options are as follows:
 - a. Extend parking season.
 - i. Pay parking should be extended beyond the existing season (June 15th to September 15th) to take effect on May 1st and expire on September 30th.

- b. Increase parking rates.
 - i. Parking rates should increase from \$2.00 to \$3.00 per hour, and from a daily maximum of \$10.00 to \$12.00.
- 2. Staff also raised the possibility of preferential or free parking rates for certain classes of Harrison residents, but was advised by Precise that the contract terms don't allow for that option.

RECOMMENDATIONS:

1. **THAT** the pay parking service period be extended to commence May 1st, 2019 through to September 30, 2019;
2. **AND THAT** the parking rates increase to \$3 per hour with a maximum of \$ 12 per day.

Respectfully submitted:

REVIEWED BY:

Rhonda Schell

Rhonda Schell
Community Services Coordinator

Madeline McDonald

Madeline McDonald
Chief Administrative Officer

12(j)

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 21, 2019
FROM: Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP05/18
SUBJECT: To issue a Development Permit (120 Esplanade Ave)

ISSUE:

Seeking approval to issue a Development Permit.

BACKGROUND:

On May 15, 2018 Council approved the following motion:

That staff be authorized to work on application 3060-20-DP05/18 for land legally described as: Lot B, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan BCP27775

Based upon a review of the Village's OCP, the site is within the Village Centre Area designation and within the Lakeshore Development Permit Area. In addition to this, the site is approximately 3,237.49 M² (0.323 Ha) in size, is currently vacant and can be easily serviced.

The proposed use is a seven (7) storey building with six (6) residential floors, for a total of 56 residential units, over top of a commercial floor. The proposed number of commercial units is seven (7) with the units ranging in size from 94 M² (1010 ft²) to 155 M² (1,669 ft²). The proposed residential units will range in size from approximately 64 M² (686 ft²) to 123 M² (1,327 ft²). The break down for the residential units is as follows:

One bedroom	14 units
One Bedroom + a den	16 units
Two bedrooms	22 units
Two bedrooms + a den	4 units

In addition to the required parking spaces and loading bays the applicant is providing 45 bike stalls.

The proposed building height will be approximately 25 M, under the recently adopted zoning bylaw a DVP would be required to adjust the maximum height from 15 M to 25 M. However, as their application was submitted on April 28, 2018, before the adoption of the new zoning bylaw, the old Zoning Bylaw 1020, 2012 regulations will apply. This older bylaw allows for a building height of 25 M, so the applicants will be

grandfathered under these rules for one year starting from May 7, 2018. There is a flood plain covenant registered on title.

The earlier Development Permit issued in 2016, expired on April 18, 2018, so a new application was necessary.

Staff have reviewed the application within the context of the OCP and the associated design guidelines and can indicate that the guidelines have been addressed.

CHANGES THAT HAVE OCCURRED TO THE REPORTS AND PLANS SUBMITTED BY THE APPLICANT

The major change to the reports and or plans submitted with the Development Permit application is as follows:

- a/. various plant materials identified have been replaced with drought resistant non-invasive plants.

These changes have resulted based upon a review of the reports and plans, by the Village's staff Horticulturalist.

RECOMMENDATION:

- 1/. THAT Council issue Development Permit 3060-20-DP05/18 for land located at 120 Esplanade Avenue, Harrison Hot Springs BC and legally described as:

Lot B, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan BCP27775

- 2/. Subject to the following;
 - a) a Comprehensive Sign Plan application,
 - b) the submission of an Arborists' report, to address point 6(e) of DP05/18,
 - c) a Works and Services Agreement being entered into to address point 6(l) of DP05/18, and
 - d) a Works and Services Agreement being entered into to address point 6(m) of DP05/18.

Respectfully submitted;

**REVIEWED BY and CONCURRENCE
with the RECOMMENDATION:**

Ken Cossey
Ken Cossey, MCIP, RPP,
Planning Consultant

Madeline McDonald
Madeline McDonald
Chief Administrative Officer

Attachments (1) DP05/18 – including the various attachments

Village of Harrison Hot Springs

DEVELOPMENT PERMIT NO. DP05/18

ISSUED this ____ day of _____, 2019

FILE No: 3060-20-DP05/18

FOLIO No: 1645-52252

**TO: Goldwell Developments Incorporated
Inc. No. 0986866**

(the "Permittee")

**ADDRESS: Unit 2601-6188 Wilson Ave
Burnaby BC, V5H 0A5**

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs zoning requirements.

2. This Development Permit applies to and only to those parcels of land(s) within the Village of Harrison Hot Springs legally described below:

Parcel Identifier: 026-923-149

Lot B, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster
District Plan BCP27775

and any and all buildings, structures, and other development thereon.

(the "Lands")

3. **This Development Permit is issued only to allow:**

for the development of a mixed-use development

4. The development must be carried out according to the following time schedule, if applicable: **N/A**

5. As a condition of the issuance of this Development Permit, the Council holds security set out below to ensure that development is carried out in accordance with the terms and conditions of this Development Permit. Should any interest be earned upon the security, it must accrue to the Permittees and be paid to the Permittees if the security is returned. The condition of the posting of the security is that should the Permittees fail to carry out the work hereby authorized according to the terms and conditions of the Development Permit within the time provided, the Village may use the security to carry out the work by its servants, agents or contractors, and any surplus must be paid over to the Permittees; or should the Permittees carry out the work Permitted by this Development Permit within

the set time set out below, the security must be returned to the Permittees.

- (a) an Irrevocable Letter of Credit in the amount of: \$365,897.00
- (b) none required ☐

6. THE FOLLOWING CONDITIONS APPLY TO THE DEVELOPMENT OF THE LANDS OR APPLY TO THE USE OF THE LANDS:

- (a) For the installation of or the placement of any signs on the building or structure, the Permittee must follow the requirements as outlined in the Village of Harrison Hot Springs Sign Bylaw No. 1126, 2018, as amended from time to time. To start this review process, a Comprehensive Sign Plan application must be submitted, reviewed and approved by the Village.
- (b) The building materials must follow the Building Elevation Material legend as outlined on sheets A-3.1 to A-3.4 of F. Adab Architects Incorporated drawings date stamped April 2018. If there is any deviation from the use of these materials, the Village's approval is required.
- (c) The colours must be in accordance with sheet A-1.3 of F. Adab Architects Incorporated drawings date stamped April 2018. If there is any deviation from the use of these colours, the Village's approval is required.
- (d) The site plan layout as identified on sheet A-1.6 of F. Adab Architects Incorporated drawings date stamped April 2018, must be followed.
- (e) Prior to any work being started an arborist's report on the Oak Trees, located along the back of the site, must be submitted indicating how the sidewalk next to the oak trees will be installed without hurting the oak tree roots. The oak trees are identified in drawing L-01 as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17.
- (f) In the boulevard under the oak trees, located at the back of the site, the ground cover must be a non-invasive plant species, as identified in the BC Landscape and Nursery Standards.
- (g) A tapestry of ferns sword, deer and maiden hair must be substituted for any referenced use of pachysandra, as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17.
- (h) Kinnikinnick must be substituted for any reference to the use of cotoneaster as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17.
- (i) A non-invasive evergreen hedging must be substituted for any reference to the use of portuguese laurel, as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17.
- (j) Any reference to boston ivy, as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17, must be replaced with non-invasive plants as identified in the BC Landscaping and Nursery Standards.
- (k) The Critical Landscape Notes outlined on Sheet LN-01, as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17, must be followed.
- (l) A Works and Services Agreement must be entered into with the Village of Harrison Hot Springs to address any works and services that will take place off site, as a result of this Development Permit. This includes but is not limited to; Sewer, Water, Road and Storm Water issues.

(m) A Works and Services Agreement must be entered into to address the construction of the sidewalks, as identified on sheets L-02 and LD-01, as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17.

7. The Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps and specifications.
8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
 - a/. The report entitled; Harrison Lake View Mixed-Use Development; Landscape, prepared by van der Zalm + associates Incorporated, identified as VDZ project number DP2014-17
 - b/. The report entitled; Harrison Lake View Mixed Use Development, prepared by F. Adab Architects Incorporated and date stamped April 2018.
9. **This Development Permit is NOT a Building Development Permit, a subdivision approval nor a soil deposit or removal permit.**
10. This Development Permit must lapse on the ____ day of ____, 2021 unless the development is substantially started.

RESOLUTION PASSED BY COUNCIL, THIS ____ day of ____, 2019

I HEREBY CERTIFY that I have read the terms and conditions of the Development Permit contained herein. I understand and agree that the Village of Harrison Hot Springs has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the owner of the parcel of land or me other than those contained in this Permit.

GOLDWELL DEVELOPMENTS INC.,
INC. NO 0986866

Authorized Signatory

Print Name

Corporate Officer

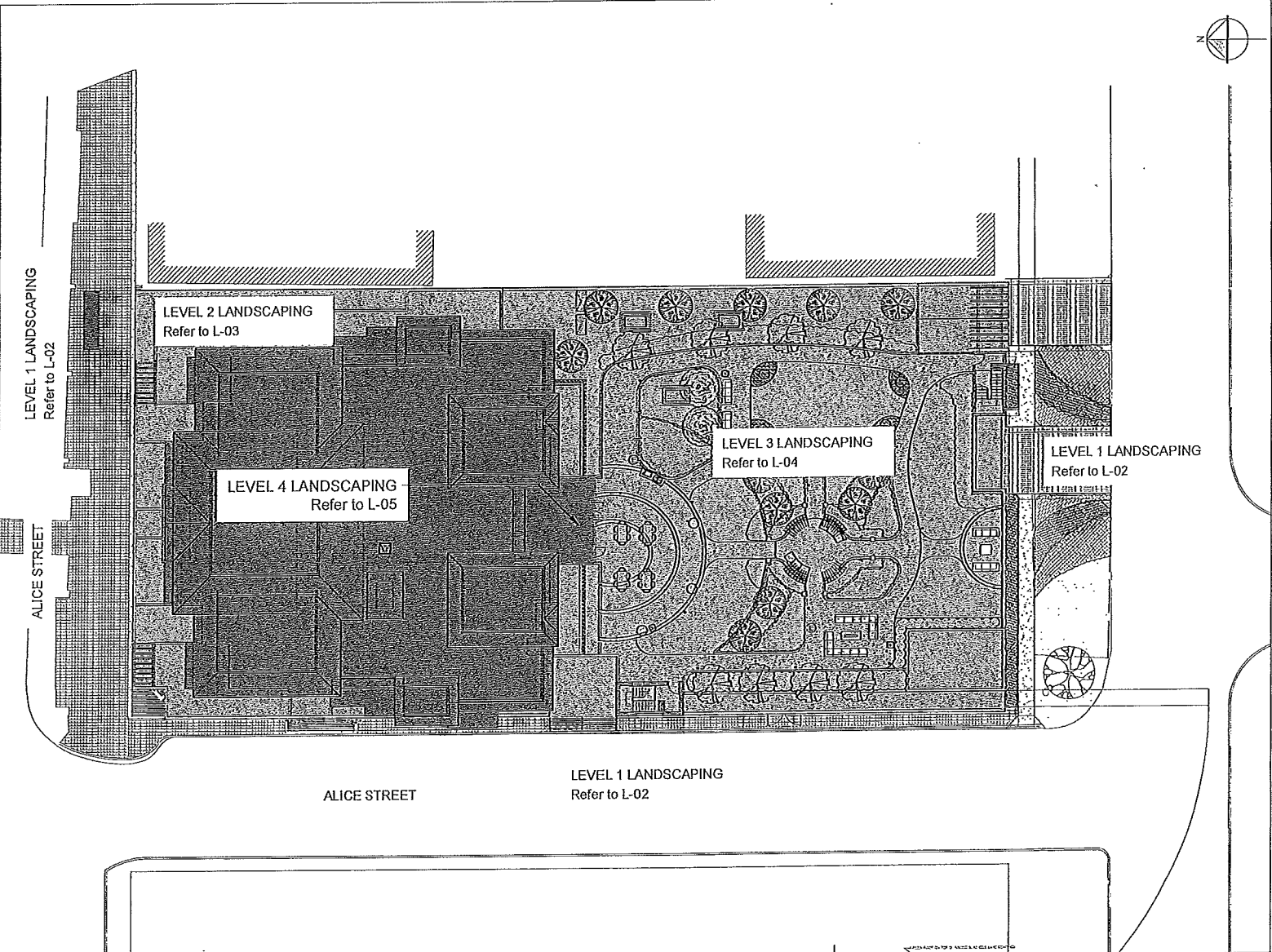


HARRISON LAKE VIEW MIXED-USE DEVELOPMENT

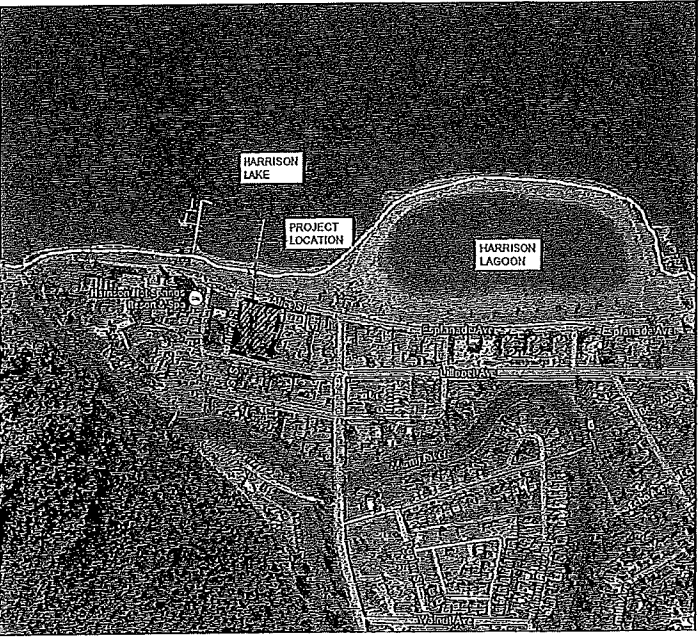
Landscape - RE-ISSUED FOR DP

Contact Information	Other Key Contacts:			
van der Zalm + associates Inc. Project Landscape Architecture Suite 1 - 20177 97th Avenue Langley, British Columbia, t. 604 882 0024 f. 604 882 0042 Primary project contact: Mark Synan Project Manager msynan@vdz.ca 604 882 0024 (ext 32) Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 882 0024 x22	Goldwell Developments Inc. Project owner 11033 168th Street Surrey, BC, V4N 5G3 Tel: (604) 916 7203 Fax: -	F ADAB Architects Project Building Architecture & Project Manager #130-1009 Roosevelt Crescent North Vancouver, BC Tel: (604) 957 3003 Fax: (604) 957 3033	Aplin Martin Project Civil Engineering 201-12448 82nd Avenue Surrey, BC V3W 3E9 Tel: 604 597 9058 Fax: 604 597 9061	Morgan Stewart & Co Land Surveyor 1055 Seymour Street Vancouver, BC V6B 3M3 Tel: 604 687 6866 Fax: 604 685 8071
	Legal Address and Description: E'LY HALF LOT 2 AND THE WLY HALF OF LOT 3, BLOCK 1, SEC.13, TP.4, R29 W6M, NEW WESTMINSTER DISTRICT, PLAN 251			
	Civic address: 120-130 ESPLANADE AVE.			

Landscape Sheet Index			
L-00	Cover Sheet	IR-01	1st Level Irrigation Plan
LN-01	General Drawing Notes	IR-02	2nd Level Irrigation Plan
L-01	Landscape Master Plan	IR-03	3rd Level Irrigation Plan
L-02	1st Level landscape Plan	IR-04	4th Level Irrigation Plan
L-03	2nd Level landscape Plan	IR-05	Irrigation Details
L-04	3rd Level landscape Plan		
L-05	4th Level landscape Plan		
LD-01	Details - Surfacing		
LD-02	Details - Planter walls		
LD-03	Details - Pergola		
LD-04	Details - Furniture		

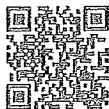


Site Plan Overview - 1:250



Site Context - NTS

van der Zalm + associates inc.
Parks & Recreation + Environmental Consulting
Urban Design + Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1V 4G8
P: 604 882 0024
F: 604 882 0042
info@vdz.ca



No.	By:	Description	Date
7	AD	RE-ISSUED FOR DP	11.04.2018
6	MS	ISSUE FOR TENDER	02.07.2015
5	MS	BP SUBMISSION	05.04.2015
4	AD	55% BP CHECKSET	31.03.2015
3	MS	90% BP CHECKSET	12.11.2014
2	MS	WORKING PROGRESS BP SET	21.10.2014
1	MS	WORKING PROGRESS BP SET	20.08.2014

REVISIONS TABLE FOR DRAWINGS

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Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn: MS	Stamp:
Checked: MS	
Approved: MVDZ	Original Start Date: 17-07-2014
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DEVIATION TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

Drawing Title:
COVER SHEET

VDZ Project #:
DP2014-17

Drawing #:
L-00

\\VDS-SERVER\PROJECTS\DEVELOPMENT\PERMIT\ACTIVITY\DP2014-17 HARRISON HOT SPRINGS HOTEL\DWG\HET\01-GENERAL LANDSCAPING SPECIFICATIONS.DWG

CRITICAL LANDSCAPE NOTES:

PROJECT CONTACT:

1.1 Inquiries regarding landscape drawings should be addressed to:

PRIMARY CONTACT:

Mark Synan, Landscape Architect (msynan@vdz.ca)
P. 604 882 0024 x 32 F. 604 882 0042 C. 778 558 7235

ALTERNATE CONTACT (IN CASE OF ABSENCE):

Mark van Zalm, Principal Landscape Architect and Landscape Architect of Record (mark@vdz.ca)
P. 604 882 0024 x 22 F. 604 882 0042 C. 604 835 2169

PROJECT COORDINATION:

2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittals process, coordination standards, specifications, and works as defined under the "Division 1 General Requirements" of the master specification (complete).

DRAWINGS AND SPECIFICATIONS:

3.1 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specification package for the project in conjunction with all consultant drawings, inclusive of landscape.

3.2 Should any drawing or detail conflict with the master specification file the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (typ).

3.3 Examples of key specifications that relate to landscape are inclusive of:

- Division 1, General Requirements
- Division 2, Existing Conditions
- Division 3, Concrete
- Division 4, Masonry
- Division 5, Metals
- Division 6, Wood and plastics
- Division 7, Thermal and Moisture Protection
- Division 9, Painting and Coating
- Division 31, Earthwork
- Division 32, Exterior Improvements

3.4 The contractor(s) responsible for completing hard and soft landscape works are responsible for providing the landscape architect with a complete "project record copy" of mark-ups or changes to works defined in the Landscape Drawings. This is in addition to any record drawing requests defined under Division 1. The project record copy mark-ups should be completed with red pen if submitted as a hard copy or in red coloured notes if submitted as a PDF.

LANDSCAPE CONCRETE WORK:

4.1 All concrete shall conform to all standards identified under Division 3 of the master specification and specifications by the Civil Engineer (refer to civil drawings, with references to MMCD specs) (complete)

4.2 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications defined in structural drawing.

4.3 All horizontal exterior concrete surfaces shall have a light broom finish or approved equal unless specified otherwise

4.4 All vertical concrete surfaces inclusive of cast in place walls shall have a light sand blast finish or approved equal unless specified otherwise

4.5 The contractor should confirm the locations of control joint patterning and expansion joints with the landscape architect prior to installation for concrete paving surfaces and walls

UNIT PAVING:

5.1 Precast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m 'mock-up' on site a minimum 2 weeks prior to order of materials for approval by the landscape architect. The mock-up should be installed as per manufacturer's specifications and include any bedding material, pedestals, grouts or mortar specified in project drawings or specifications. Grouts, mortars, sealers, or products that require drying time must have been installed a minimum 48 hours prior to the time of review by the landscape architect.

5.2 All approved unit paving and bedding or joining materials should be installed as per manufacturers specifications

5.3 Professionals should be qualified and experienced (minimum 5 years) in installing paving products specified in landscape drawings

METALS:

6.1 All metal work shall conform to Division 4 of the master specification for the project (complete)

6.2 Additional references that apply to metal work (may not necessarily be

included under Division 4):

- .1 American Society for Testing and Materials International, (ASTM).
 - .1 ASTM A53/A53M [02], Specification for Pipe, Steel, Black and Hot_Dipped, Zinc_Coated, Welded and Seamless.
 - .2 ASTM A121 [99], Specification for Zinc_Coated (Galvanized) Steel Barbed Wire.
 - .3 ASTM D5116 [97], Standard Guide For Small_Scale Environmental Chamber Determinations of Organic Emissions From Indoor Materials/Products.
 - .2 Canadian General Standards Board (CGSB).
 - .1 CAN/CGSB_1.28 [98], Alkyd, Exterior House Paint.
 - .2 CAN/CGSB_1.69 [98], Aluminum Paint.
 - .3 CAN/CGSB_1.181 [99], Ready_Mixed Organic Zinc_Rich Coating.
 - .4 CAN/CGSB_1_GP_138M [97], Paint Exterior Latex Type Flat.
 - .3 Canadian Standards Association (CSA International).
 - .1 CAN/CSA-A23.1-[00]/A23.2-[F00], Concrete Materials and Methods of Concrete Construction/Methods of Test for Concrete.
 - .2 CSA G42 [1964(R1998)], Galvanized (Zinc_Coated) Steel Farm_Field Wire Fencing.
 - .3 CSA_C80 Series [97], Wood Preservation.
 - .4 Environmental Choice Program (ECP).
 - .1 CCD-047a-[98], Paints, Surface Coatings.
 - .2 CCD-47b-[98], Stains, Surface Coatings.
 - .3 CCD-47c-[98], Varnishes, Surface Coatings.
 - .4 CCD-048-[95], Surface Coatings -Recycled Water-Borne.

6.3 All fences, fasteners and railings shall be submitted via shop drawing and submitted for approval by the landscape architect prior to purchase or installation

6.4 All fasteners used in wood connections (i.e. screws, nails, etc) are to be countersunk and predrilled to prevent wood splitting unless specified otherwise

6.5 All anchor plates, hangers, and affiliated fastener joining materials must meet flush between joining surfaces without gaps, unless specified otherwise

6.6 All metal work shall be treated for protection from corrosion (i.e. Aluminum must be anodized and steel must be galvanized or stainless steel) prior to additional coatings of paints or sealers. This is inclusive of fasteners.

6.7 All metal bonding (i.e. welding or soldering) must be completed and metal work should be treated for protection from corrosion. Bonding work should be concealed by the finishes of the metal work. Sanding or handwork needed to provide a smooth and consistent finish along the bonded metal material should be done to match the finish of the metals used for joining

6.8 All railing heights, picket spacing, and rail spacing should be in accordance with the British Columbia Building Code, CAN/CSA - Z614-07 and affiliated ASTM standards

6.9 Install a grounding rod on all fences, metal posts or poles taller than 6' (1800mm) in height through the direction of the project electrical engineer. Contractor to confirm the location(s) of said work at the time of project start-up with the electrical engineer and landscape architect

IRRIGATION:

7.1 Irrigation work should be completed to comply with the Canadian Electrical Code and Canadian Plumbing Code

7.2 Irrigation work should be completed by and installer with over 5 years experience in irrigation work

7.3 Refer to irrigation drawings for additional specifications

PLANTING AND SOFTSCAPES:

8.1 All landscape materials, planting and softscaping shall conform to standards defined under Division 32 and BCLNA standards, 7th Edition

8.2 Warranty of plant material shall conform to recent BCLNA Standards.

8.3 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.

8.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where sod or seed are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to BCLNA stands. No 1 Turfgrass and No. 1 Canadian seed standards apply as defined through BCLNA standards. Installation and maintenance specifications of sod and seed shall apply as defined through

BCLNA standards.

8.5 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practice and procedures are defined under the recent BCLNA Standards compliant with "Level 2, well groomed landscapes".

8.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practice and procedures are defined under the recent BCLNA Standards compliant with "Level 2, well groomed landscapes".

8.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or BCLNA standards at any time, despite any review of said materials.

8.8 The landscape contractor must submit a soil report/test report to that shows that growing mediums comply with the standards identified in the recent BCLNA Standards for "Level 2, well groomed landscapes."

8.9 The general contractor shall pay for a minimum two (2) random tests will be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved by the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed out within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center.
Pacific Soil Analysis Inc.
Suite 5-11720 Voyageur Way, RICHMOND, BC V6X 3G9
Telephone 604 273 8226

8.10 Landscape mulch shall conform to BCLNA standards and be installed at depths specified under recent BCLNA standards. Mulch must be non-toxic. Mulch should be dark brown or black in colour; red coloured mulch is not permitted unless specified otherwise.

8.11 Filter fabric must be provided in any areas where drain rock is used as a mulch substitute or landscape feature, with the exception of drip strips (unless noted otherwise).

8.12 In areas where soft landscaping shall be planted over structural slabs, the contractor must submit, in writing, that the project architect has inspected planters or areas of soft landscape planting and has approved the waterproofing and slab protection present, such that it conforms to contract specifications and drawings. This shall be done prior to any inspections the landscape architect shall make to review growing medium depths or plant installation.

8.13 Should any fertilizers or chemicals be applied to soft landscapes, they must be non-toxic.

8.14 It is expected that the contractor shall recycle waste materials and packaging in accordance with Waste Management and Disposal procedures defined under Division 1 of the master specification

EXTERIOR SITE FURNISHINGS:

9.1 Site furnishings shall all be provided via shop drawing submittals through the submittal processes defined under Division 1 of the master specification.

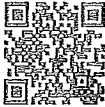
9.2 It is expected that the landscape architect shall see a shop drawing for every piece of landscape site furnishing specified in landscape drawings. It is the contractor's responsibility to receive approval from the landscape architect on all colours, installation options and affiliated finishes through shop drawing submittals prior to the purchase or installation of site furnishings.

9.3 All site furnishings should be installed as per the manufacturer's specifications.

9.4 It is the contractor's responsibility to notify the landscape architect if a conflict occurs between the installation requirements defined by manufacturers and the landscape site plan, specifications, or details.

9.5 It is expected that the contractor shall recycle waste materials and packaging in accordance with Waste Management and Disposal procedures defined under Division 1 of the master specification.

van der Zalm + associates inc.
Parks & Recreation + Environmental Consulting
Urban Design + Landscape Architecture
Suite 1, 20177 97th Avenue
Langley, British Columbia
V1M 4E8
P 604 882 0024
F 604 882 0042
info@vdz.ca



7	AD	RE-ISSUED FOR DP	11.04.2018
6	MS	ISSUE FOR TENDER	02.07.2015
5	MS	BP SUBMISSION	05.04.2015
4	AD	95% BP CHECKSET	31.03.2015
3	MS	90% BP CHECKSET	12.11.2014
2	MS	WORKING PROGRESS BP SET	21.10.2014
1	MS	WORKING PROGRESS BP SET	20.08.2014
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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Project
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

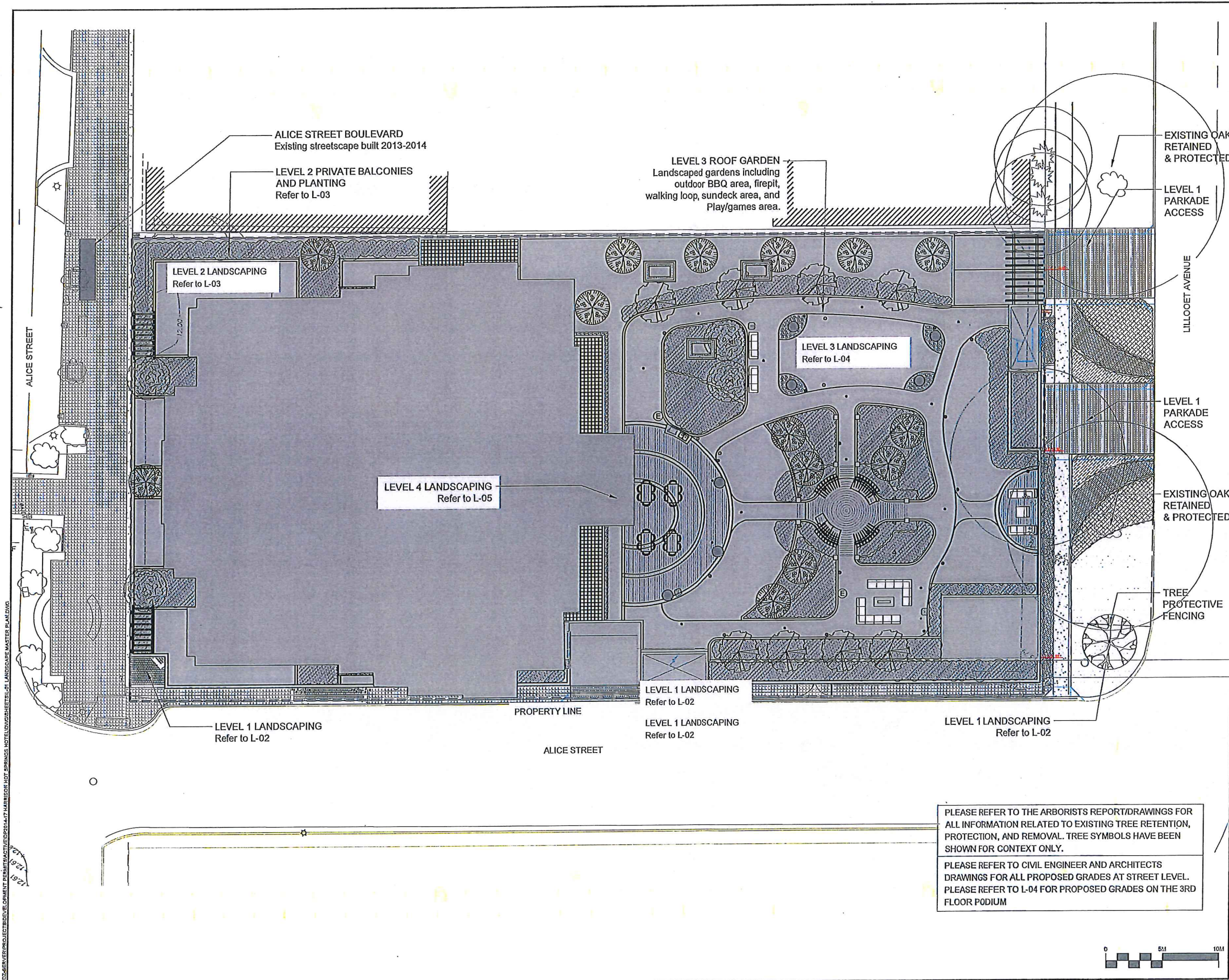
Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn: MS	Stamp:
Checked: MS	
Approved: MVDZ	Original Start Date: 17-07-2014
Scale: NTS	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

Drawing Title:
GENERAL LANDSCAPE NOTES

VDZ Project #:
DP2014-17

Drawing #:
LN-01



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No.	By:	Description	Date
7	AD	RE-ISSUED FOR DP	11.04.2018
6	MS	ISSUE FOR TENDER	02.07.2015
5	MS	BP SUBMISSION	06.04.2015
4	AD	95% BP CHECKSET	31.03.2015
3	MS	90% BP CHECKSET	12.11.2014
2	MS	WORKING PROGRESS BP SET	21.10.2014
1	MS	WORKING PROGRESS BP SET	20.08.2014

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Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

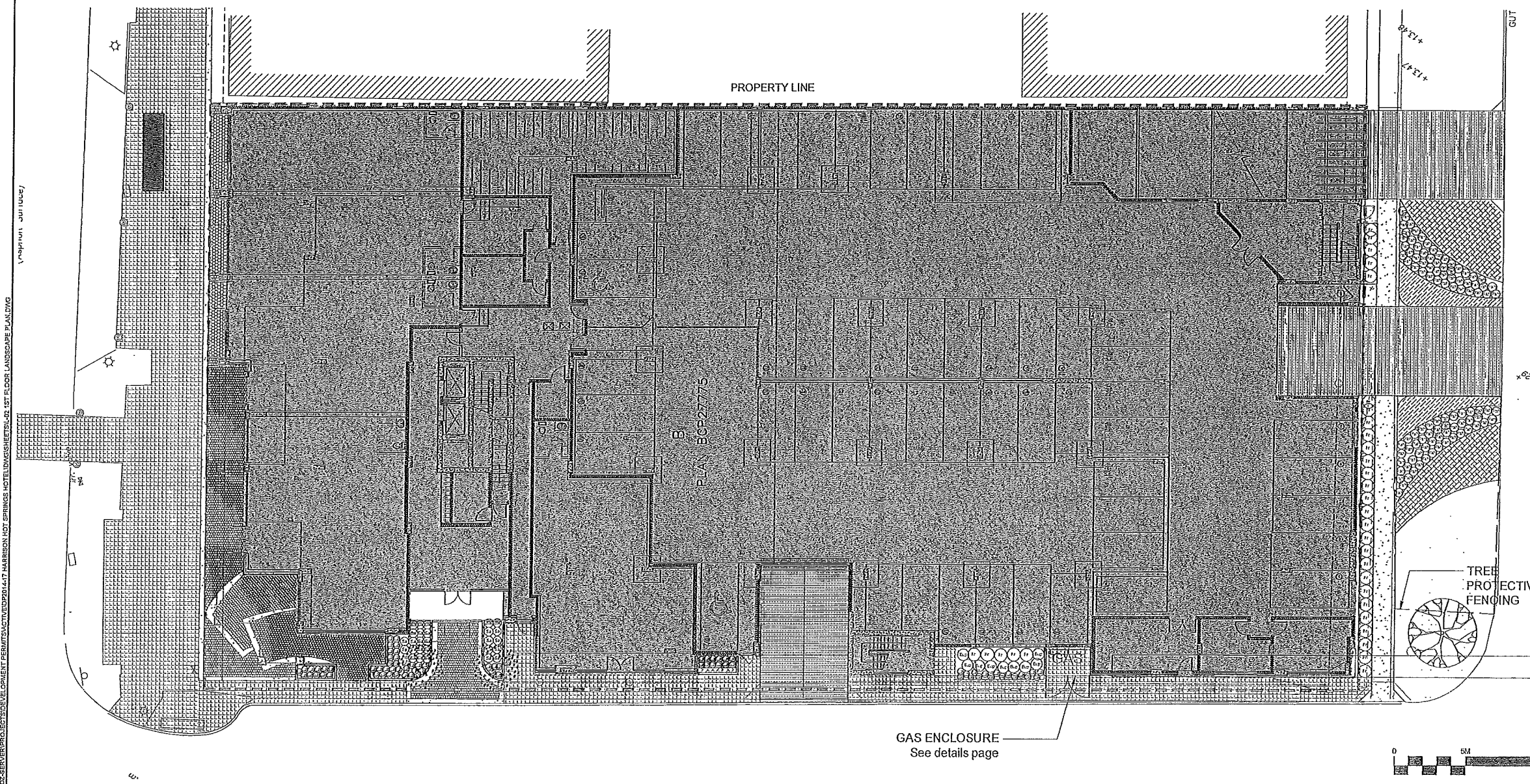
Drawn: MS	Stamp:
Checked: MS	
Approved: MVDZ	Original Start Date: 21.10.2014
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

Drawing Title:
LANDSCAPE MASTER PLAN



VDZ Project #:
DP2014-17

Drawing #:
L-01



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
TREES					
Qp	Quercus palustris	Pin Oak	1	B+B, 10cm Cal	As shown
Ap	Acer palmatum 'Wombly's sentinel'	Japanese maple	2	B+B, 7cm Cal	As shown
SHRUBS					
Pr	Prunus Laurocerasus 'Otto Luyken'	Portugese Laurel	4	#2 Pot	900mm O.C.
La	Lavandula angustifolia 'Hidcote'	Lavender	63	#2 Pot	450mm O.C.
Sa	Sarcococa hookeriana	Dwarf Sweet Box	38	#2 Pot	600mm O.C.
P	Photinia fraseri 'Red Robin'	Photinia	23	#2 Pot	1000mm O.C.
PERENNIALS					
Eup	Euphorbia characias wulfenii	Euphorbia	9	#1 Pot	800mm O.C.
GRASSES					
Peh	Pennisetum alopecuroides 'hamelin'	Dwarf fountain grass	89	#1 Pot	600mm O.C.
GROUNDCOVERS					
	Pachysandra terminalis	Japanese Spurge	248	#1 Pot	4 per metre2
	Cotoneaster 'Sireis finding'	Cotoneaster	100	#1 Pot	4 per metre2

HARDSCAPE MATERIALS		
KEY	REF.	DESCRIPTION
	B1 LD-01	CONCRETE BANDS
	D1 LD-01	UNIT PAVERS To match existing pavers along existing driveway. Pavers to match color, size, finish, material, pattern.
	E1 LD-01	GRANITE PAVERS
	No Further Detail	PERMEABLE CONCRETE
	See C1A Details	OFFSITE SIDEWALK For all offsite concrete & drainage along Ulmwood Street, refer to C1A Drawings for dimensions and finish.
	3 LD-02 6 LD-02	CONCRETE RETAINING WALL

*Quantities shown are for reference only. Bidder/Contractor to provide
all materials required to achieve extents shown on plan.

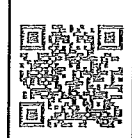
SOFTSCAPE MATERIALS		
KEY	REF.	DESCRIPTION
	See Tree Sch.	PROPOSED TREE 1000/1000/600mm b>4 to EC Landscape Standard 6m Ed over existing school
	See Plant Sch.	PROPOSED SHRUBS 450mm top to EC Landscape Standard 6m Ed over existing school
	See Plant Sch.	SOD Standard, not free sod 150mm top to EC Landscape 6m Ed

*Quantities shown are for reference only. Bidder/Contractor to provide
all materials required to achieve extents shown on plan.

SITE FURNISHINGS/		
KEY	REF.	DESCRIPTION
	5 LD-04	OUTDOOR SEATING
	7 LD-04	GARBAGE BIN
	2 LD-03	PLANTER POT (QTY:2)

*Quantities shown are for reference only. Bidder/Contractor to provide
all materials required to achieve extents shown on plan.

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No.	By	Description	Date
7	AD	RE-ISSUED FOR DP	11.04.2016
6	MS	ISSUE FOR TENDER	02.07.2015
5	MS	BP SUBMISSION	05.04.2015
4	AD	95% BP CHECKSET	31.03.2015
3	MS	90% BP CHECKSET	12.11.2014
2	MS	WORKING PROGRESS BP SET	21.10.2014
1	MS	WORKING PROGRESS BP SET	20.03.2014

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Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

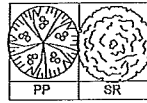
Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn: MS
Checked: MS
Approved: MVDZ
Scale: 1:150

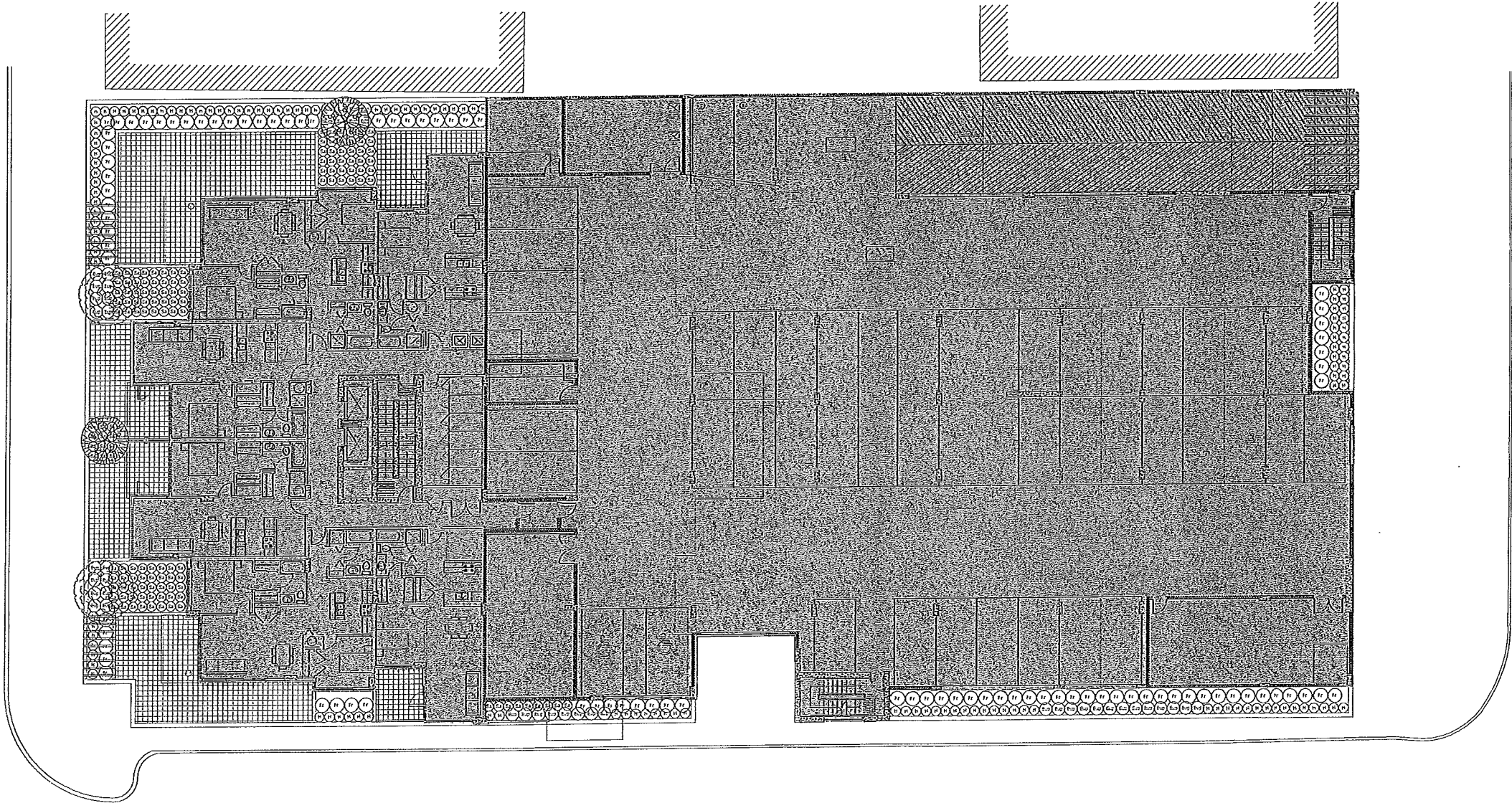
Stamp:
Original Start Date:
27.03.2014

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W02-SERVICESURVEILLANCE/PERMIT/ACT/DP2014-17 HARRISON HOT SPRINGS HOTEL/DP2014-17 2ND FLOOR LANDSCAPE PLAN.DWG



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
TREES					
Sr	Syringae reticulata	Lilac tree	2	B+B, 7cm Cal	As shown
Pp	Parroña persica Vanessa	Persian Ironwood	2	B+B, 7cm Cal	As shown
SHRUBS					
Pr	Prunus Laurocerasus 'Otto Luyken'	Portugese Laurel	89	# 2 Pot	800mm O.C.
Sa	Sarcococa hookeriana	Dwarf Sweet Box	137	# 2 Pot	600mm O.C.
PERENNIALS					
Hs	Hosta 'Torchlight'	Hosta	126	# 1 Pot	800mm O.C.
Eup	Euphorbia characias wulfenii	Euphorbia	45	# 1 Pot	800mm O.C.



No.	By	Description	Date
7	AD	RE-ISSUED FOR DP	11.04.2016
6	MS	ISSUE FOR TENDER	02.07.2015
5	MS	BP SUBMISSION	06.04.2015
4	AD	95% BP CHECKSET	31.03.2015
3	MS	90% BP CHECKSET	12.11.2014
2	MS	WORKING PROGRESS BP SET	21.10.2014
1	MS	WORKING PROGRESS BP SET	20.08.2014

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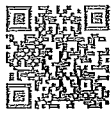
Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn: MS	Stamp:
Checked: MS	
Approved: MVDZ	Original Sign Date: 21-10-2014

Scale:
1:150
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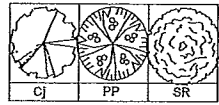


Drawing Title:
2ND FLOOR LANDSCAPE PLAN



VDZ Project #:
DP2014-17

Drawing #:
L-03



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
TREES					
Sr	Syringae reticulata	Lilac tree	2	B+B, 7cm Cal	As shown
Pp	Parroba persica Vanessa	Persian Ironwood	12	B+B, 7cm Cal	As shown
Cj	Cercidiphyllum japonicum	Katsura	10	B+B, 7cm Cal	As shown
SHRUBS					
Ck	Cornus sericea 'Kelsey'	Kelsey Redtwig Dogwood	46	# 2 Pot	1000mm O.C.
Sp	Spiraea japonica 'Magic carpet'	Spiraea	52	# 2 Pot	1200mm O.C.
Pr	Prunus Laurocerasus 'Otto Luyken'	Portuguese Laurel	147	# 2 Pot	900mm O.C.
Ha	Hydrangea arborescens 'Annabelle'	Hydrangea	92	# 2 Pot	900mm O.C.
La	Lavandula angustifolia 'Hidcote'	Lavender	287	# 2 Pot	450mm O.C.
Sa	Saracoca hookeriana	Dwarf Sweet Box	45	# 2 Pot	600mm O.C.
PERENNIALS					
Rf	Rudbeckia fulgida 'Goldsturm'	Goldstorm Coneflower	97	# 1 Pot	500mm O.C.
Ech	Echinacea purpurea	Purple Coneflower	67	# 1 Pot	550mm O.C.
Ss	Sedum 'Autumn Joy'	Stonewall	82	# 1 Pot	500mm O.C.
Eup	Euphorbia characias wulfenii	Euphorbia	68	# 1 Pot	800mm O.C.
CLIMBING VINES					
V	Parthenocissus tricuspidata	Boston Ivy	8	# 2 Pot	As shown
GRASSES & BAMBOOS					
Pah	Pennisetum alopecuroides 'Hameln'	Dwarf fountain grass	225	# 1 Pot	600mm O.C.
Phy	Phyllostachys nigra	Black bamboo	7	# 2 Pot	As shown

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	B2 LD-01	CONCRETE BANDS
	A2 LD-01	CONCRETE PATH
	C2 LD-01	UNIT PAVERS
	1 LD-03	PERGOLA
	- LD-02	CONCRETE RETAINING WALL
	D2 LD-01	RIVERROCK

*Quantities shown are for reference only. Bidders/Contractor to provide all materials required to achieve extents shown on plan.

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	See Tree Sch.	PROPOSED TREE Typical to ICL Landscape Standard 07-54
	See Plant Sch.	PROPOSED SHRUBS Typical to ICL Landscape Standard 07-54
	See Plant Sch.	SOD Sand based, not free and 150mm equal to 50' Landscape to EA

*Quantities shown are for reference only. Bidders/Contractor to provide all materials required to achieve extents shown on plan.

SITE FURNISHINGS/

KEY	REF.	DESCRIPTION
	No Further Detail	OUTDOOR SEATING
	No Further Detail	OUTDOOR SEATING
	No Further Detail	OUTDOOR SEATING
	7 LD-04	GARBAGE BIN
	6 LD-04	PICNIC TABLE
	1 LD-04	BBQ AREA (QTY:2)
	4 LD-04	FIRE PIT (QTY:1)
	1A LD-04	PLANTER POT (QTY:7)

*Quantities shown are for reference only. Bidders/Contractor to provide all materials required to achieve extents shown on plan.

LIGHTING & ELECTRICAL

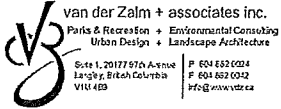
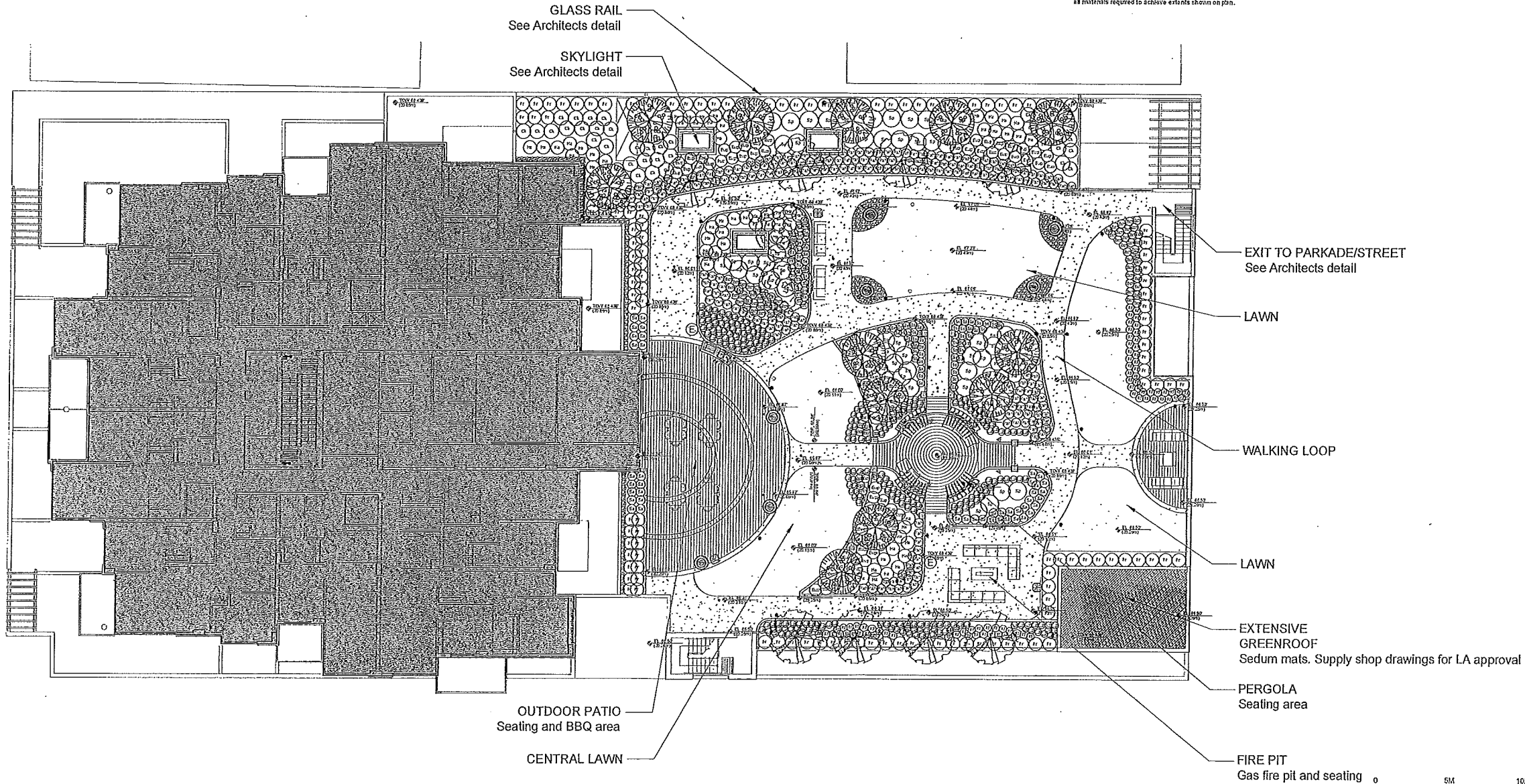
KEY	REF.	DESCRIPTION
	3 LD-04	UPLIGHTING (QTY:9)
	2 LD-04	BOLLARD LIGHTING (QTY:16)
	3 LD-03	ELECTRICAL RECEPTACLE (QTY:2)

*Quantities shown are for reference only. Bidders/Contractor to provide all materials required to achieve extents shown on plan.

GRADING AND DRAINAGE

KEY	REF.	DESCRIPTION
	No Further Detail	PROPOSED SPOT ELEVATION
	See Mfr's Data	PROPOSED AREA DRAIN

*Quantities shown are for reference only. Bidders/Contractor to provide all materials required to achieve extents shown on plan.



No.	By	Description	Date
7	AD	RE-ISSUED FOR DP	11.04.2018
6	MS	ISSUE FOR TENDER	02.07.2015
5	MS	BP SUBMISSION	06.04.2015
4	AD	55% BP CHECKSET	31.03.2015
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2	MS	WORKING PROGRESS BP SET	21.10.2014
1	MS	WORKING PROGRESS BP SET	20.05.2014

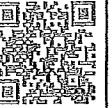
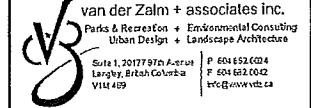
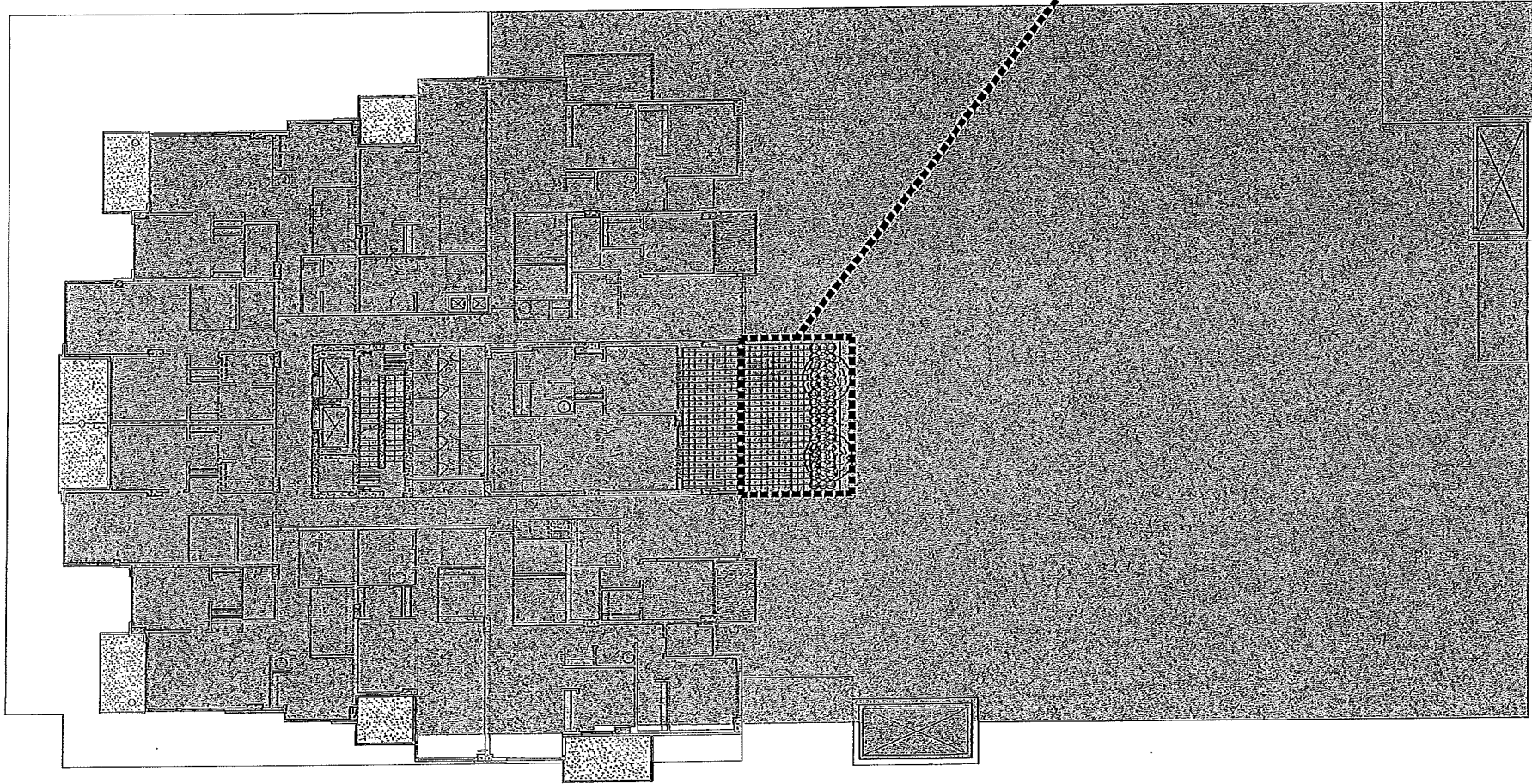
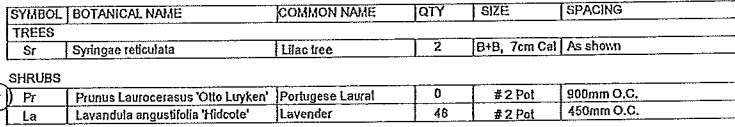
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Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn: MS	Stamp:
Checked: MS	
Approved: MVDZ	Original Start Date: 21.10.2014
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE FURNISHED AT THE CONTRACTOR'S RISK.

Drawing Title: 3RD FLOOR LANDSCAPE PLAN
VZ Project #: DP2014-17
Drawing #: L-04



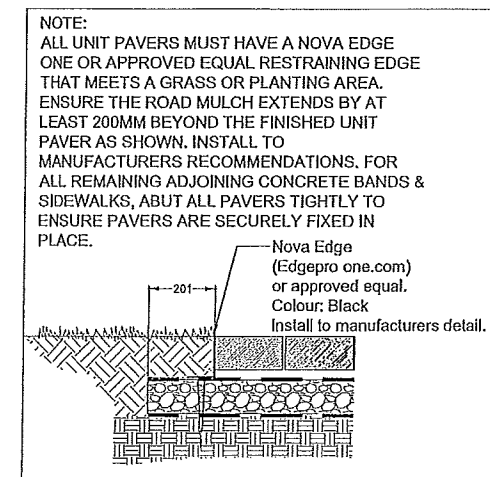
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Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING


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Drawing #: L-05



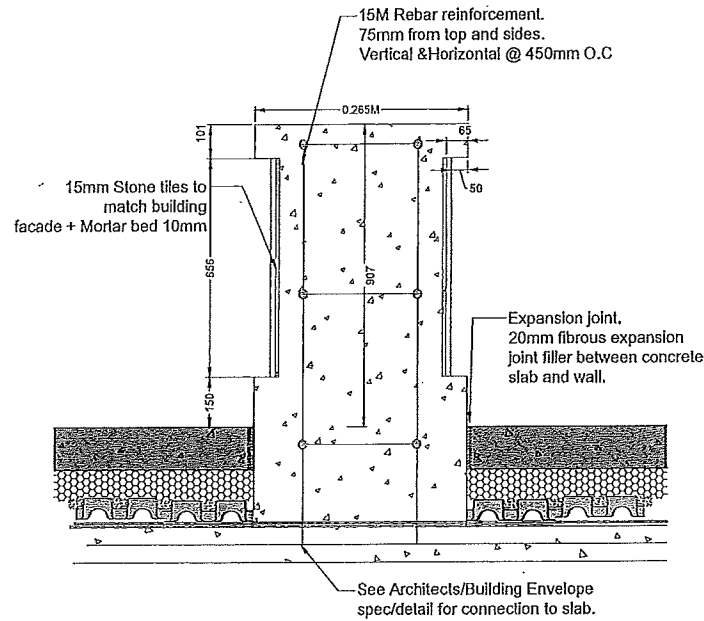
Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

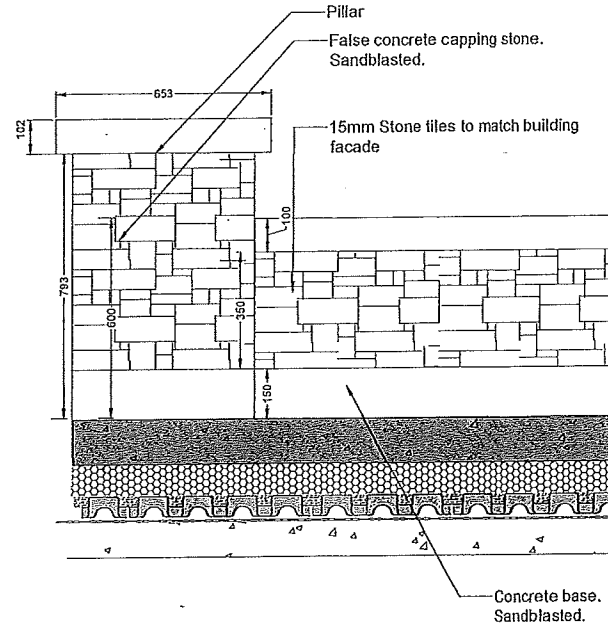
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Scale:	Original Start Date: 18-07-2014
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Drawing #: LD-01
VDZ Project #: DP2014-17
Drawing Title: LANDSCAPE DETAILS

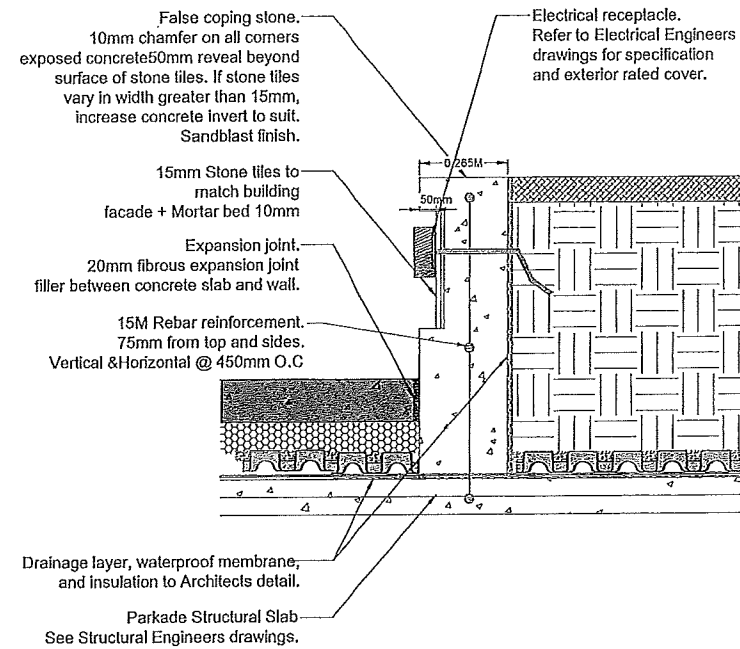
W:\02SERV\PROJECTS\DEVELOPMENT\PERMIT\ACTIVE\DP2014-17 HARRISON HOT SPRINGS HOTEL\DWG\DETAILS\LANDSCAPE DETAILS - PERGOLA.DWG



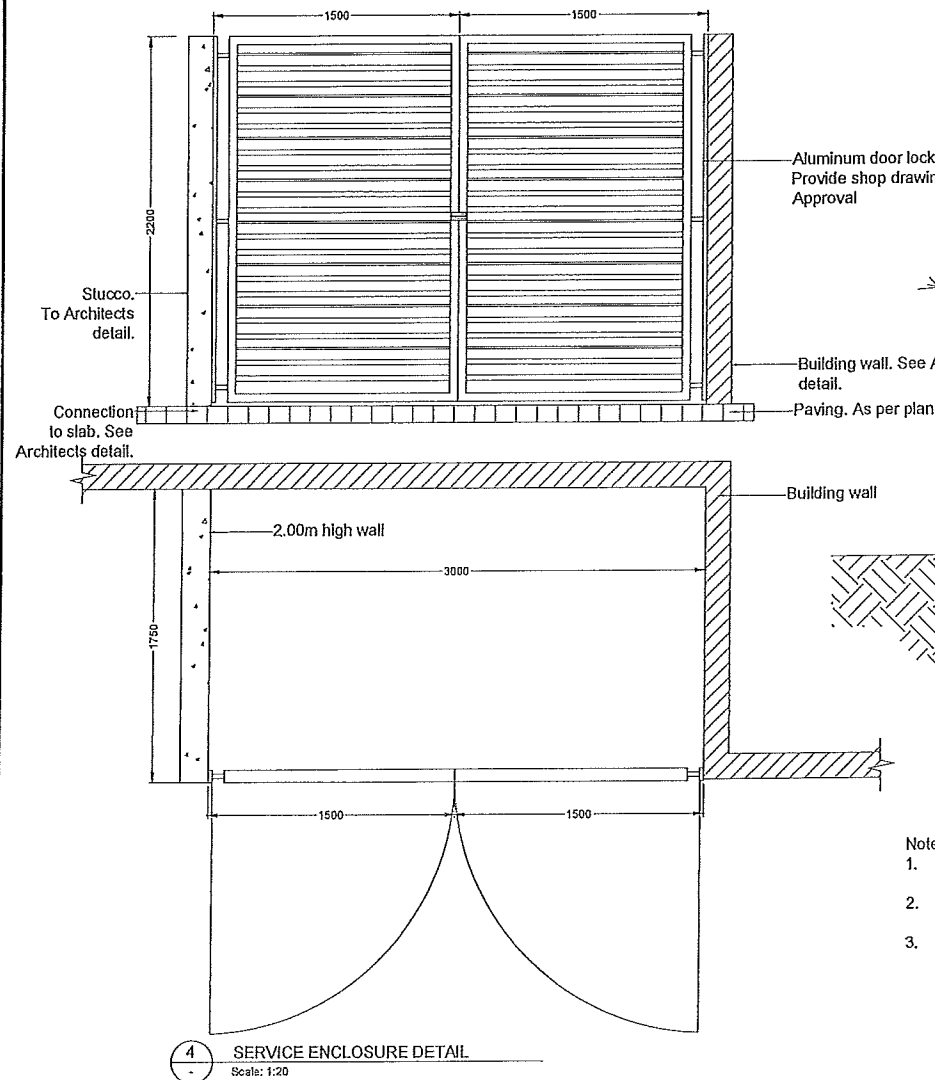
1 PILLAR SECTION DETAIL
Scale: 1:10



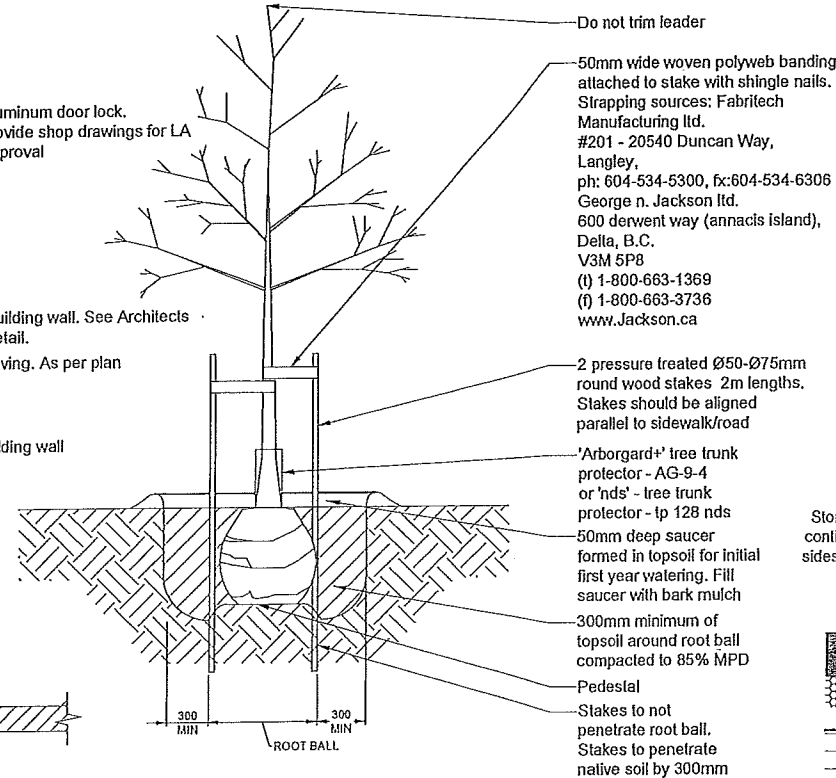
2 WALL FRONT VIEW
Scale: 1:10



3 PERGOLA & WALL SECTION DETAIL
Scale: 1:10

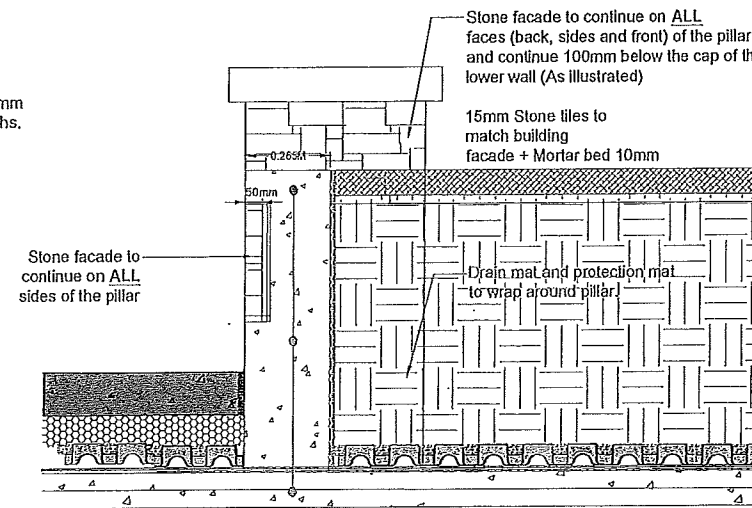


4 SERVICE ENCLOSURE DETAIL
Scale: 1:20



- Notes:
1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole, all string, twine, etc. to be removed.
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.
 3. All trees shall be single stem

5 TREE PIT DETAIL
Scale: 1:25



6 PERGOLA & WALL SECTION DETAIL
Scale: 1:10

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No.	By	Description	Date
7	AD	RE-ISSUED FOR BP	11.04.2016
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5	MS	BP SUBMISSION	06.04.2015
4	AD	65% BP CHECKSET	31.03.2015
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Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn:
MS

Checked:
MS

Approved:
MVDZ

Scale:
As shown

Stamp:
Original Sign Date:
18-07-2014

Drawing Title:

LANDSCAPE DETAILS

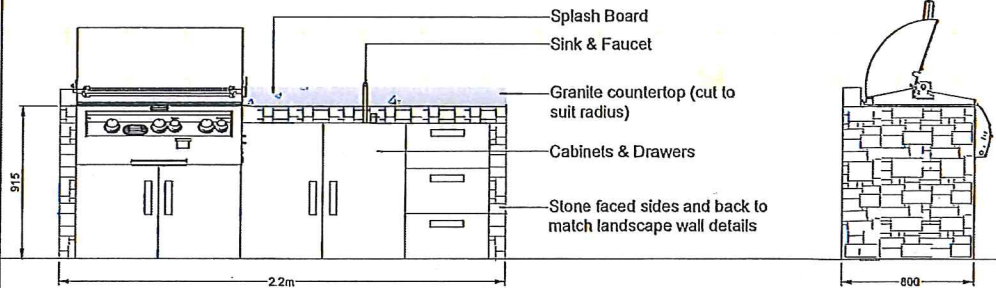
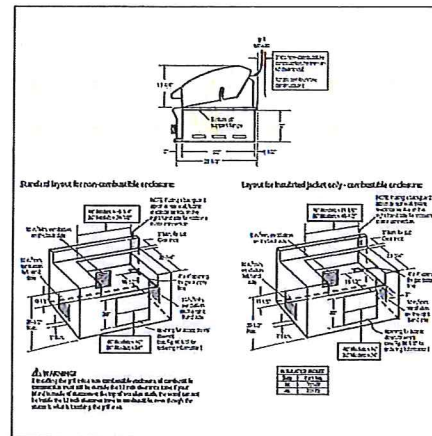
DP2014-17

LD-02

VDZ Project #:

Drawing #:

INSTALLATION BUILT-IN CONSTRUCTION DETAILS



PRODUCT/APPROVED EQUAL: 36" BGB Model
SUPPLIER/MANUFACTURER: DCS (Fishet&Paykel)
DIMENSIONS: As shown
COLOUR/FINISH: As shown
ADDITIONAL INFORMATION: Provide shop drawing for countertop and concrete wall coordination.

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BASED UPON THE ABOVE DIMENSIONS, MATERIALS, AND DESIGN. DESIGN AND INSTALLER TO LANDSCAPE ARCHITECTS APPROVAL

1 OUTDOOR KITCHEN
Scale: NTS



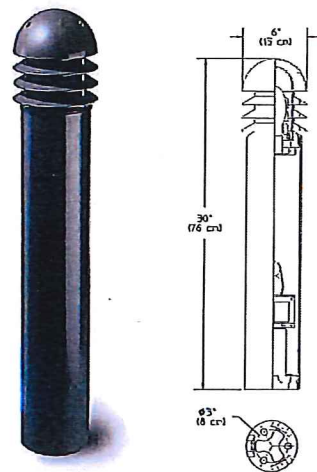
PRODUCT/APPROVED EQUAL: Estate Rolled Rim Large Planter (VE) P-403A
SUPPLIER/MANUFACTURER: Campanila
DIMENSIONS: 39" w x 32" h
COLOUR/FINISH: Grey

1A PLANTER POT
Scale: NTS

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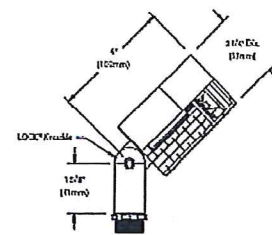


CONTRACTOR TO SUBMIT SPEC SHEETS FOR ALL PRODUCTS ON THIS PAGE. LANDSCAPE ARCHITECTS REVIEW. ONLY APPROVED EQUALS WILL BE CONSIDERED DURING TENDER/ PRICING STAGE.



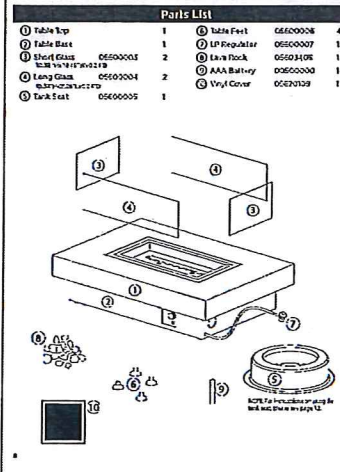
2 BOLLARD LIGHT
Scale: NTS

PRODUCT/APPROVED EQUAL: Aluminum bollard (DB30) LED
SUPPLIER/MANUFACTURER: Phillips Hadco (Available at Norburn Lighting)
DIMENSIONS: As shown
COLOUR/FINISH: Black
ADDITIONAL INFORMATION: Wattage and Voltage to Electrical Engineers specification.

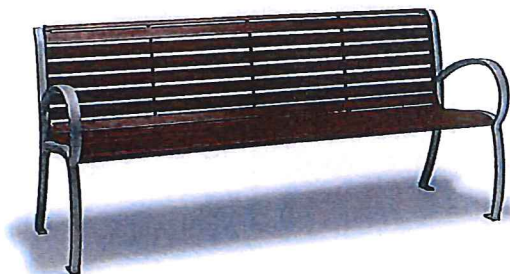


3 SPOT LIGHT
Scale: NTS

PRODUCT/APPROVED EQUAL: LED Outdoor landscape bullet (#IVT104LED)
SUPPLIER/MANUFACTURER: Intense lighting/SLS lighting
Suite 201, 4599 Tillicum St, Burnaby, Tel 604 874 2226
DIMENSIONS: As shown
COLOUR/FINISH: Black
ADDITIONAL INFORMATION: Wattage and Voltage to Electrical Engineers specification.



PRODUCT/APPROVED EQUAL: Laguna concrete propane fire table - rectangle
SUPPLIER/MANUFACTURER: Restoration hardware, 2555 Granville St, Vancouver 604 731 3918
DIMENSIONS: 60" (W), 42" (D), x25" (H), 1/4" thick tempered.
COLOUR/FINISH: Weather Slat
STANDARDS: CSA approved for safe, sustainable, clean burning fuel by Canadian Standards Association with decorative lava rock.



5 BENCH
Scale: NTS

PRODUCT/APPROVED EQUAL: W1112C Faux wood sidewalk bench 6'
SUPPLIER/MANUFACTURER: Urbanscape
DIMENSIONS: 75.5(W), 26.75(D), 33.25(H), 17.75(seat), 26.75 Arm height)
COLOUR/FINISH: Faux wood - Color to be approved by Landscape Architect
STANDARDS: To CSA standard and specification
ADDITIONAL INFORMATION: Supply colour sample for approval



6 PICNIC TABLE
Scale: NTS

PRODUCT/APPROVED EQUAL: Carlisle Collection(#UM305N, CR112P, CR2H32C, UM532N)
SUPPLIER/MANUFACTURER: 1 umbrella, 4 seats, 1 table, 1 base. Supply 4 sets.
Urbanscape (www.suddenfun.com)
DIMENSIONS: As shown
COLOUR/FINISH: Faux wood - Color to be approved by Landscape Architect
STANDARDS: To CSA standard and specification
ADDITIONAL INFORMATION: Supply colour sample for approval



7 BIN
Scale: NTS

PRODUCT/APPROVED EQUAL: Model WO3F32P, 32 Gallon receptacle with liner and flat top
SUPPLIER/MANUFACTURER: Urbanscape
DIMENSIONS: 24.125(W), 24.125(D), 34.5(H).
COLOUR/FINISH: Faux wood - Color to be approved by Landscape Architect
STANDARDS: To CSA standard and specification
ADDITIONAL INFORMATION: Supply colour sample for approval

No.	By	Description	Date
7	AD	RE-ISSUED FOR DP	11.04.2018
6	MS	ISSUE FOR TENDER	02.07.2015
5	MS	BP SUBMISSION	05.04.2015
4	AD	95% BP CHECKSET	31.03.2015
3	MS	90% BP CHECKSET	12.11.2014
2	MS	WORKING PROGRESS BP SET	21.10.2014
1	MS	WORKING PROGRESS BP SET	20.08.2014

REVISIONS TABLE FOR DRAWINGS
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Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn: MS

Stamp:

Checked: MS

Approved: MVDZ

Original Start Date:

Scale: As shown

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND WILL BE RETURNED AT THE COMPLETION OF THE WORK.

Drawing Title:
LANDSCAPE FURNITURE

VDZ Project #:
DP2014-17

Drawing #:
LD-04

W:\SERVICES\PROJECTS\DEVELOPMENT PERMITS\ACTIV\DP2014-17 HARRISON HOT SPRINGS HOTEL\DWG\HARRISON-1ST FLOOR IRRIGATION PLAN.DWG
1/25/2014 JAL/UDZ

NOTES:

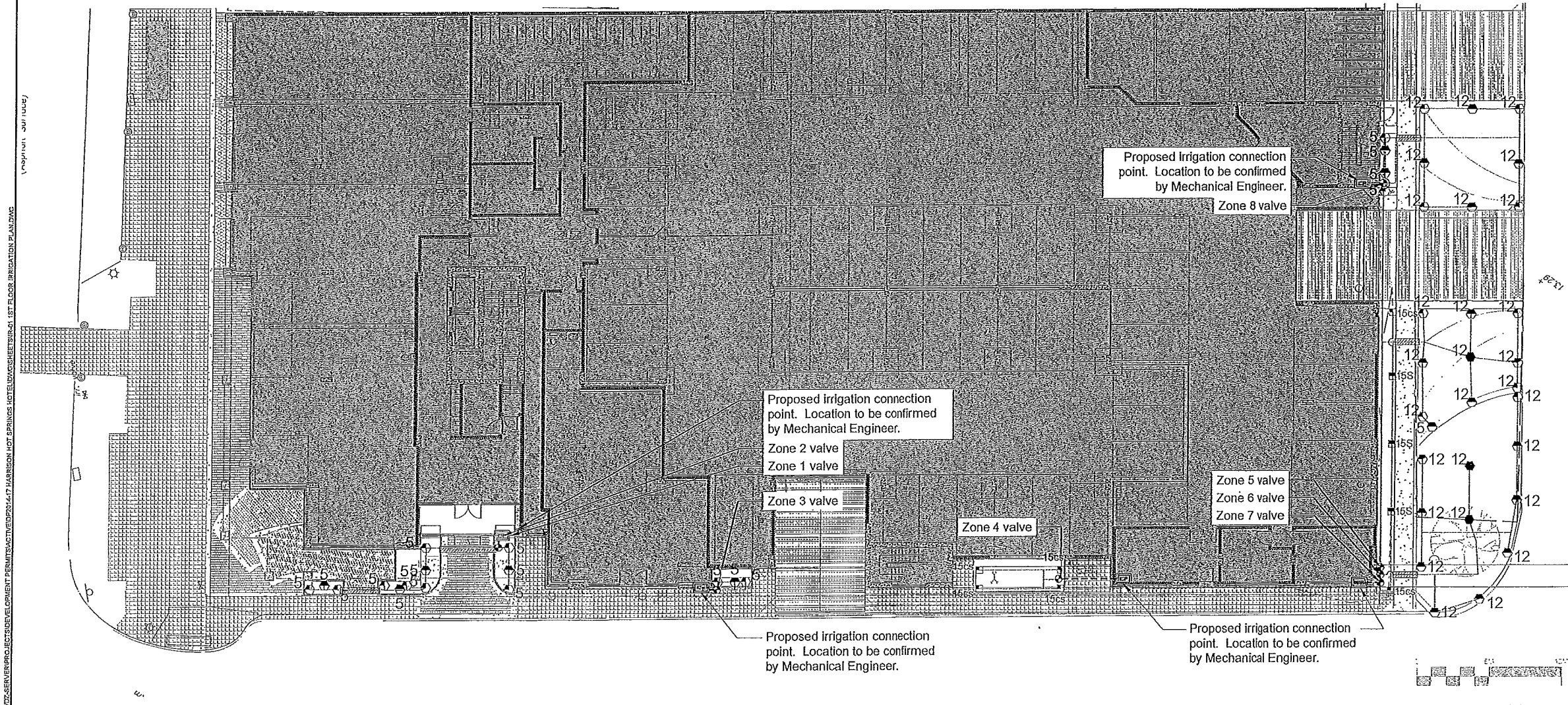
- System is based on 50 PSI (min.) and 25 GPM (max.) at the connection point.
- Contractor to determine pipe layout to ensure system operates as per specifications. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
- If a discrepancy occurs between drawings and specifications, specifications are to be followed.
- All lengths quantities shown are approximate. Contractor to verify all quantities.
- Back Flow Prevention Valve and Water Meter as per Harrison Hot Springs standards. New service boxes sized to contain all required valves and blow-out tees. To match Harrison Hot Springs standards.
- All products to be installed as per manufacturer's specifications unless noted otherwise.
- Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
- All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
- Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
- Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
- All products to be installed as per manufacturer's specifications unless noted otherwise.

OVERALL IRRIGATION SCHEDULE			
SYMBOL	NAME	GPM	QUANTITY
5	RAINBIRD 1812-5Q-MPR See Details Sheet IR-05	0.09	21
5	RAINBIRD 1812-5H-MPR See Details Sheet IR-05	0.18	20
8	RAINBIRD 1812-8Q-MPR See Details Sheet IR-05	0.24	10
8	RAINBIRD 1812-8T-MPR See Details Sheet IR-05	0.32	4
8	RAINBIRD 1812-8H-MPR See Details Sheet IR-05	0.47	14
8	RAINBIRD 1812-8F-MPR See Details Sheet IR-05	0.98	1
10	RAINBIRD 1812-10Q-MPR See Details Sheet IR-05	0.36	9
10	RAINBIRD 1812-10T-MPR See Details Sheet IR-05	0.48	8
10	RAINBIRD 1812-10H-MPR See Details Sheet IR-05	0.72	7
10	RAINBIRD 1812-10F-MPR See Details Sheet IR-05	1.44	11
12	RAINBIRD 1812-12Q-MPR See Details Sheet IR-05	0.60	16
12	RAINBIRD 1812-12T-MPR See Details Sheet IR-05	0.80	3
12	RAINBIRD 1812-12H-MPR See Details Sheet IR-05	1.20	34
12	RAINBIRD 1812-12TQ-MPR See Details Sheet IR-05	1.80	1
12	RAINBIRD 1812-12F-MPR See Details Sheet IR-05	2.40	2

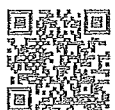
8	RAINBIRD 1804-8T-MPR See Details Sheet IR-05	0.32	1
8	RAINBIRD 1804-8H-MPR See Details Sheet IR-05	0.47	1
10	RAINBIRD 1804-10F-MPR See Details Sheet IR-05	1.44	3
12	RAINBIRD 1804-12Q-MPR See Details Sheet IR-05	0.60	4
12	RAINBIRD 1804-12T-MPR See Details Sheet IR-05	0.80	10
12	RAINBIRD 1804-12H-MPR See Details Sheet IR-05	1.20	25
12	RAINBIRD 1804-12F-MPR See Details Sheet IR-05	2.40	3
15	RAINBIRD 1804-15Q-MPR See Details Sheet IR-05	0.82	2
15	RAINBIRD 1804-15T-MPR See Details Sheet IR-05	1.10	3
15	RAINBIRD 1804-15H-MPR See Details Sheet IR-05	1.65	2
15	RAINBIRD 1804-15F-MPR See Details Sheet IR-05	3.30	1
15CS	RAINBIRD 1812-15CS Strip Series See Details Sheet IR-05	0.45	31
15S	RAINBIRD 1812-15SST Strip Series See Details Sheet IR-05	1.11	42
	RAINBIRD 100 DVF Solenoid Valves for shrub irrigation. Installed below grade in Irrigation Valve Box. See Detail 51R-05		25
	RAINBIRD 3RC Quick Coupling Valve on Brass fittings. Installed below grade in model # 5686 precast water service vault. See Detail 4MR-05		0
	ICP Irrigation Connection Point. Complies with Double Check Valve Assembly, Pressure Reducing valve, and all fittings as per Harrison Hot Springs requirements. Locations to be coordinated with Mechanical Engineer.		10
----- Irrigation Main Line			
----- Lateral Line 1/2" SCH 40 PVC			
SCH 40 PVC Sleeving under all sidewalks. Steel Sleeving under all Vehicular Roads.			

VALVE SCHEDULE

ZONE	LOCATION	TYPE	GPM
1	LEVEL 1 - NORTH PLANTER	Shrub Spray (1812)	1.44
2	LEVEL 1 - PLANTER POTS	Shrub Spray (1850)	0
3	LEVEL 1 - NORTH WEST PLANTER	Shrub Spray (1812)	0.36
4	LEVEL 1 - WEST PLANTER	Shrub Spray (1812)	1.8
5	LEVEL 1 - SOUTH WEST PLANTING	Shrub Spray (1812)	8.16
6	LEVEL 1 - SOUTH LAWN	Turf Spray (1804)	14.20
7	LEVEL 1 - SOUTH BALDIX	Shrub Spray (1812)	4.23
8	LEVEL 1 - SOUTH EAST PLANTING	Shrub Spray (1812)	7.74
9	LEVEL 2 - NORTH EAST PLANTING	Shrub Spray (1812)	21.00
10	LEVEL 2 - NORTH WEST PLANTING	Shrub Spray (1812)	7.09
11	LEVEL 2 - WEST PLANTING	Shrub Spray (1812)	3.12
12	LEVEL 2 - SOUTH WEST PLANTING	Shrub Spray (1812)	12.00
13	LEVEL 2 - SOUTH PLANTING	Shrub Spray (1812)	1.8
14	LEVEL 3 - NORTH WEST PLANTING	Shrub Spray (1812)	4.02
15	LEVEL 3 - NORTH EAST PLANTING	Shrub Spray (1812)	17.97
16	LEVEL 3 - SOUTH EAST PLANTING	Shrub Spray (1812)	23.04
17	LEVEL 3 - EAST PLANTING	Shrub Spray (1812)	9.6
18	LEVEL 3 - NORTH LAWN	Turf Spray (1804)	14.38
19	LEVEL 3 - CENTRAL PLANTING	Shrub Spray (1812)	19.34
20	LEVEL 3 - SOUTH LAWN	Turf Spray (1804)	16.09
21	LEVEL 3 - EAST LAWN	Turf Spray (1804)	13.52
22	LEVEL 3 - POTS	Shrub Spray (1850)	0.84
23	LEVEL 3 - SOUTH PLANTING	Shrub Spray (1812)	4.74
24	LEVEL 3 - SOUTH WEST PLANTING	Shrub Spray (1812)	8.48
25	LEVEL 4 - SOUTH PLANTING	Shrub Spray (1812)	1.8



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info@vanzalm.ca



No.	By:	Description	Date
7	AD	RE-ISSUED FOR DP	11.04.2018
6	MS	ISSUE FOR TENDER	02.07.2015
5	MS	BP SUBMISSION	06.04.2015
4	AD	95% BP CHECKSET	31.03.2015
3	MS	90% BP CHECKSET	12.11.2014
2	MS	WORKING PROGRESS BP SET	21.10.2014
1	MS	WORKING PROGRESS BP SET	20.08.2014

REVISIONS TABLE FOR DRAWINGS
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Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn: MS	Stamp:
Checked: MS	
Approved: MVDZ	Original Start Date: 21.08.2014
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK.

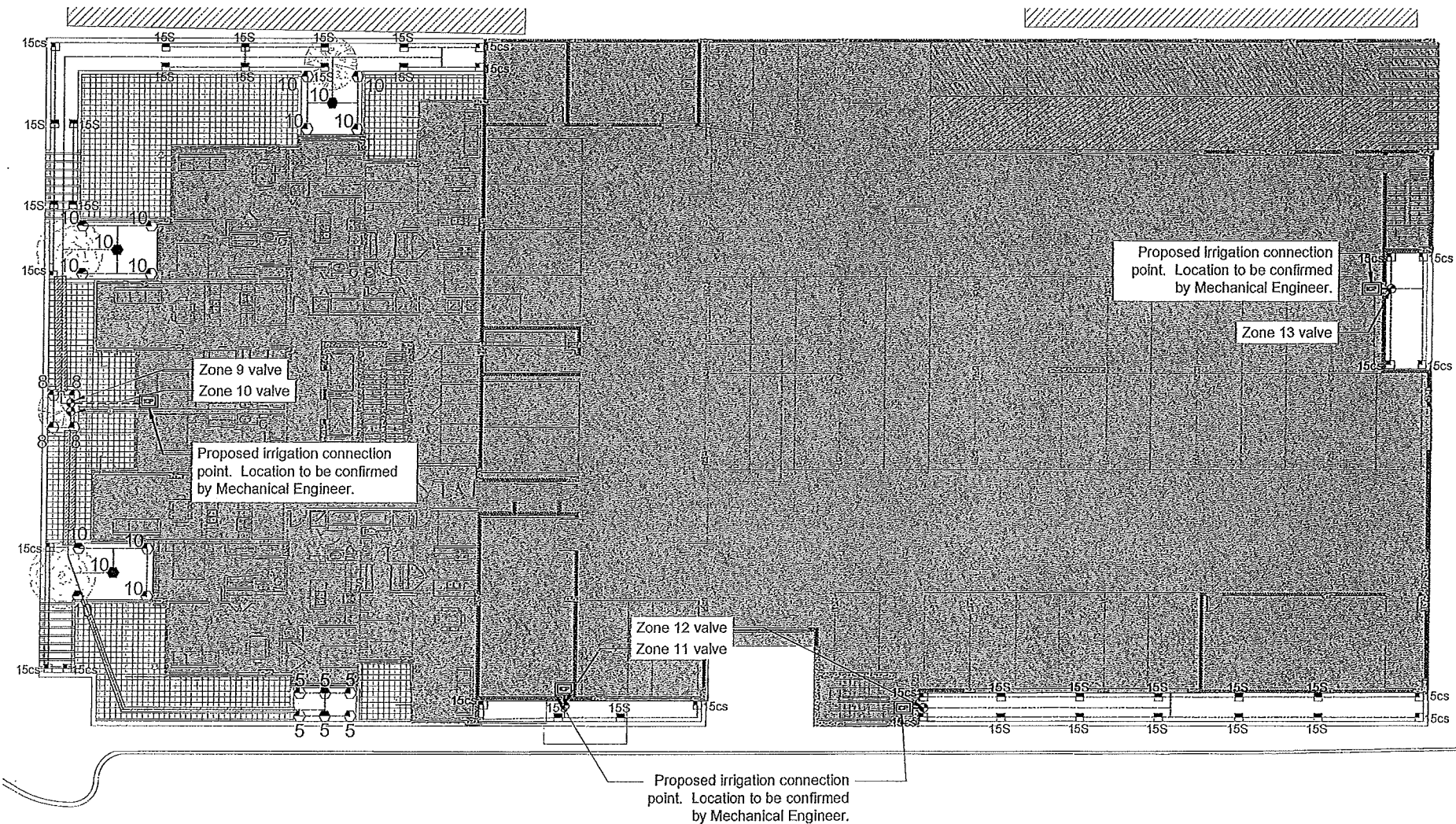
Drawing Title:
1ST FLOOR IRRIGATION PLAN



VDZ Project #:
DP2014-17

Drawing #:
IR-01

1002-SEMI-PROJECT DEVELOPMENT PERMIT/ACTIVITY 2014-17 HARRISON HOT SPRINGS HOTEL OVERSHEET IR-02 2ND FLOOR IRRIGATION PLAN



NOTES:

1. System is based on 50 PSI (min.) and 25 GPM (max.) at the connection point.
2. Contractor to determine pipe layout to ensure system operates as per specifications. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
3. If a discrepancy occurs between drawings and specifications, specifications are to be followed.
4. All length quantities shown are approximate. Contractor to verify all quantities.
5. Back Flow Prevention Valve and Water Meter as per Harrison Hot Springs standards. New service boxes sized to contain all required valves and blow-out tees. To match Harrison Hot Springs standards.
6. All products to be installed as per manufacturer's specifications unless noted otherwise.
7. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
8. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
9. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
10. Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
11. All products to be installed as per manufacturer's specifications unless noted otherwise.

VALVE SCHEDULE

ZONE	LOCATION	TYPE	GPM
1	LEVEL 1 - NORTH PLANTER	Shrub Spray (1812)	1.44
2	LEVEL 1 - PLANTER POTS	Shrub Spray (1850)	0
3	LEVEL 1 - NORTH WEST PLANTER	Shrub Spray (1812)	0.36
4	LEVEL 1 - WEST PLANTER	Shrub Spray (1812)	1.8
5	LEVEL 1 - SOUTH WEST PLANTING	Shrub Spray (1812)	8.18
6	LEVEL 1 - SOUTH LAWN	Turf Spray (1800)	14.20
7	LEVEL 1 - SOUTH BUILDING	Shrub Spray (1812)	4.23
8	LEVEL 1 - SOUTH EAST PLANTING	Shrub Spray (1812)	7.74
9	LEVEL 2 - NORTH EAST PLANTING	Shrub Spray (1812)	21.00
10	LEVEL 2 - NORTH WEST PLANTING	Shrub Spray (1812)	7.09
11	LEVEL 2 - WEST PLANTING	Shrub Spray (1812)	3.12
12	LEVEL 2 - SOUTH WEST PLANTING	Shrub Spray (1812)	12.90
13	LEVEL 2 - SOUTH EAST PLANTING	Shrub Spray (1812)	1.8
14	LEVEL 3 - NORTH WEST PLANTING	Shrub Spray (1812)	4.02
15	LEVEL 3 - NORTH EAST PLANTING	Shrub Spray (1812)	17.97
16	LEVEL 3 - SOUTH EAST PLANTING	Shrub Spray (1812)	23.04
17	LEVEL 3 - EAST PLANTING	Shrub Spray (1812)	9.8
18	LEVEL 3 - NORTH LAWN	Turf Spray (1800)	14.38
19	LEVEL 3 - CENTRAL PLANTING	Shrub Spray (1812)	19.34
20	LEVEL 3 - SOUTH LAWN	Turf Spray (1800)	16.09
21	LEVEL 3 - EAST LAWN	Turf Spray (1800)	13.62
22	LEVEL 3 - POTS	Shrub Spray (1850)	0.84
23	LEVEL 3 - SOUTH PLANTING	Shrub Spray (1812)	4.74
24	LEVEL 3 - SOUTH WEST PLANTING	Shrub Spray (1812)	8.46
25	LEVEL 4 - SOUTH PLANTING	Shrub Spray (1812)	1.8

OVERALL IRRIGATION SCHEDULE

SYMBOL	NAME	GPM	QUANTITY
5	RAINBIRD 1812-5Q-MPR See Details Sheet IR-05	0.09	21
5	RAINBIRD 1812-5H-MPR See Details Sheet IR-05	0.18	20
8	RAINBIRD 1812-8Q-MPR See Details Sheet IR-05	0.24	10
8	RAINBIRD 1812-8T-MPR See Details Sheet IR-05	0.32	4
8	RAINBIRD 1812-8H-MPR See Details Sheet IR-05	0.47	14
8	RAINBIRD 1812-8F-MPR See Details Sheet IR-05	0.66	1
10	RAINBIRD 1812-10Q-MPR See Details Sheet IR-05	0.36	9
10	RAINBIRD 1812-10T-MPR See Details Sheet IR-05	0.48	8
10	RAINBIRD 1812-10H-MPR See Details Sheet IR-05	0.72	7
10	RAINBIRD 1812-10F-MPR See Details Sheet IR-05	1.44	11
12	RAINBIRD 1812-12Q-MPR See Details Sheet IR-05	0.60	16
12	RAINBIRD 1812-12T-MPR See Details Sheet IR-05	0.80	3
12	RAINBIRD 1812-12H-MPR See Details Sheet IR-05	1.20	34
12	RAINBIRD 1812-12TQ-MPR See Details Sheet IR-05	1.80	1
12	RAINBIRD 1812-12F-MPR See Details Sheet IR-05	2.40	2
8	RAINBIRD 1804-8T-MPR See Details Sheet IR-05	0.32	1
8	RAINBIRD 1804-8H-MPR See Details Sheet IR-05	0.47	1
10	RAINBIRD 1804-10F-MPR See Details Sheet IR-05	1.44	3
12	RAINBIRD 1804-12Q-MPR See Details Sheet IR-05	0.60	4
12	RAINBIRD 1804-12T-MPR See Details Sheet IR-05	0.80	10
12	RAINBIRD 1804-12H-MPR See Details Sheet IR-05	1.20	25
12	RAINBIRD 1804-12F-MPR See Details Sheet IR-05	2.40	3
15	RAINBIRD 1804-15Q-MPR See Details Sheet IR-05	0.82	2
15	RAINBIRD 1804-15T-MPR See Details Sheet IR-05	1.10	3
15	RAINBIRD 1804-15H-MPR See Details Sheet IR-05	1.65	2
15	RAINBIRD 1804-15F-MPR See Details Sheet IR-05	3.30	1
15cs	RAINBIRD 1812-15CS Strip Series See Details Sheet IR-05	0.45	31
15s	RAINBIRD 1812-15SST Strip Series See Details Sheet IR-05	1.11	42
	RAINBIRD 100 DVF Solenoid Valves for shrub irrigation. Installed below grade in Irrigation Valve Box. See Detail 5/IR-05		25
	RAINBIRD 3RC Quick Coupling Valve on Brass fittings. Installed below grade in model # 5588 precast water service vault. See Detail 4/IR-05		0
	Irrigation Connection Point. Complete with Double Check Valve Assembly, Pressure Reducing valve, and all fittings as per Harrison Hot Springs requirements. Locations to be coordinated with Mechanical Engineer.		10

---	Irrigation Main Line
---	Lateral Line
---	1/2" SCH 40 PVC
---	SCH 40 PVC Sleeving under all sidewalks. Steel Sleeving under All Vehicular Roads.

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2ND FLOOR IRRIGATION PLAN



DP2014-17

IR-02

Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn:
MS

Checked:
MS

Approved:
MVDZ

Scale:
1:150

Stamp:

Original Start Date:
21 SEP 2014

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT. BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

W:\02-GEN-PROJ\02-DEVELOPMENT\PERMIT\ACTIVE\DP2014-17 HARRISON HOT SPRINGS HOTEL\DWG\IR-03 3RD FLOOR IRRIGATION PLAN.DWG

NOTES:

- System is based on 50 PSI (min.) and 25 GPM (max.) at the connection point.
- Contractor to determine pipe layout to ensure system operates as per specifications. Velocity in all irrigation lines not to exceed 5' per second.
- If a discrepancy occurs between drawings and specifications, specifications are to be followed.
- All lengths quantities shown are approximate. Contractor to verify all quantities.
- Back Flow Prevention Valve and Water Meter as per Harrison Hot Springs standards. New service boxes sized to contain all required valves and blow-out tees. To match Harrison Hot Springs standards.
- All products to be installed as per manufacturer's specifications unless noted otherwise.
- Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
- All service connections to be coordinated with civil and mechanical engineer.
- Allow for proper winterization through ball valve installation.
- Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
- Low-point irrigation heads require anti-draining check valves if not already provided in irrigation head specification.
- All products to be installed as per manufacturer's specifications unless noted otherwise.

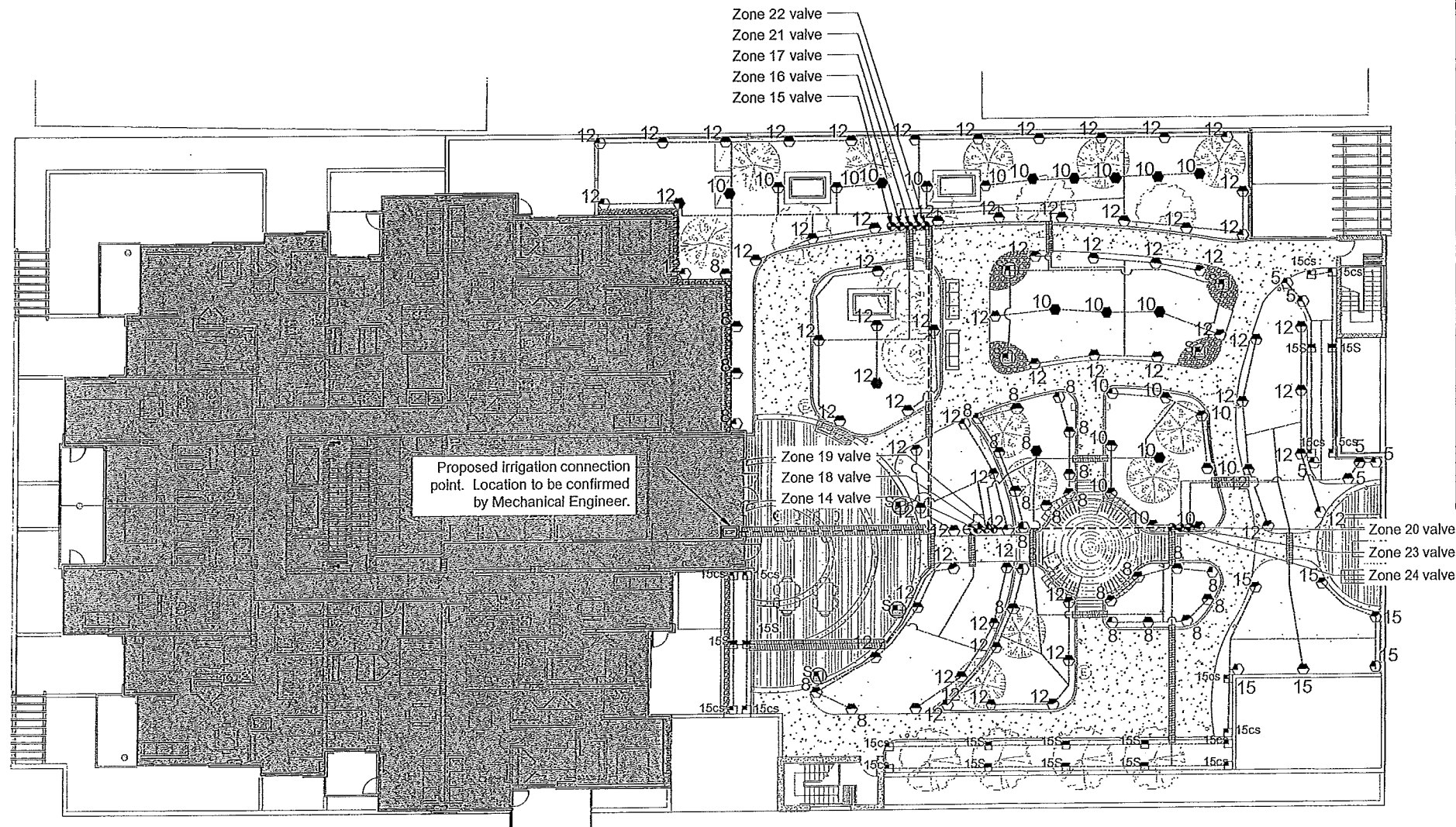
VALVE SCHEDULE

ZONE	LOCATION	TYPE	GPM
1	LEVEL 1 - NORTH PLANTER	Shrub Spray (1812)	1.44
2	LEVEL 1 - PLANTER POTS	Shrub Spray (1850)	0
3	LEVEL 1 - NORTH WEST PLANTER	Shrub Spray (1812)	0.35
4	LEVEL 1 - WEST PLANTER	Shrub Spray (1812)	1.8
5	LEVEL 1 - SOUTH WEST PLANTING	Shrub Spray (1812)	8.18
6	LEVEL 1 - SOUTH LAWN	Turf Spray (1604)	14.20
7	LEVEL 1 - SOUTH BUILDING	Shrub Spray (1812)	4.23
8	LEVEL 1 - SOUTH EAST PLANTING	Shrub Spray (1812)	7.74
9	LEVEL 2 - NORTH EAST PLANTING	Shrub Spray (1812)	21.00
10	LEVEL 2 - NORTH WEST PLANTING	Shrub Spray (1812)	7.09
11	LEVEL 2 - WEST PLANTING	Shrub Spray (1812)	3.12
12	LEVEL 2 - SOUTH WEST PLANTING	Shrub Spray (1812)	12.80
13	LEVEL 2 - SOUTH PLANTING	Shrub Spray (1812)	1.8
14	LEVEL 3 - NORTH WEST PLANTING	Shrub Spray (1812)	4.02
15	LEVEL 3 - NORTH EAST PLANTING	Shrub Spray (1812)	17.97
16	LEVEL 3 - SOUTH EAST PLANTING	Shrub Spray (1812)	23.04
17	LEVEL 3 - EAST PLANTING	Shrub Spray (1812)	9.6
18	LEVEL 3 - NORTH LAWN	Turf Spray (1604)	14.33
19	LEVEL 3 - CENTRAL PLANTING	Shrub Spray (1812)	19.34
20	LEVEL 3 - SOUTH LAWN	Turf Spray (1604)	16.09
21	LEVEL 3 - EAST LAWN	Turf Spray (1604)	13.52
22	LEVEL 3 - POTS	Shrub Spray (1850)	0.84
23	LEVEL 3 - SOUTH PLANTING	Shrub Spray (1812)	4.74
24	LEVEL 3 - SOUTH WEST PLANTING	Shrub Spray (1812)	8.46
25	LEVEL 4 - SOUTH PLANTING	Shrub Spray (1812)	1.8

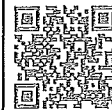
OVERALL IRRIGATION SCHEDULE

SYMBOL	NAME	GPM	QUANTITY
50	RAINBIRD 1812-50-MPR See Details Sheet IR-05	0.09	21
50	RAINBIRD 1812-50-MPR See Details Sheet IR-05	0.18	20
80	RAINBIRD 1812-80-MPR See Details Sheet IR-05	0.24	18
80	RAINBIRD 1812-80-MPR See Details Sheet IR-05	0.32	4
80	RAINBIRD 1812-80-MPR See Details Sheet IR-05	0.47	14
80	RAINBIRD 1812-80-MPR See Details Sheet IR-05	0.86	1
100	RAINBIRD 1812-100-MPR See Details Sheet IR-05	0.36	9
100	RAINBIRD 1812-100-MPR See Details Sheet IR-05	0.48	8
100	RAINBIRD 1812-100-MPR See Details Sheet IR-05	0.72	7
100	RAINBIRD 1812-100-MPR See Details Sheet IR-05	1.44	11
120	RAINBIRD 1812-120-MPR See Details Sheet IR-05	0.60	16
120	RAINBIRD 1812-120-MPR See Details Sheet IR-05	0.80	3
120	RAINBIRD 1812-120-MPR See Details Sheet IR-05	1.20	34
120	RAINBIRD 1812-120-MPR See Details Sheet IR-05	1.80	1
120	RAINBIRD 1812-120-MPR See Details Sheet IR-05	2.40	2
80	RAINBIRD 1804-80-MPR See Details Sheet IR-05	0.32	1
80	RAINBIRD 1804-80-MPR See Details Sheet IR-05	0.47	1
100	RAINBIRD 1804-100-MPR See Details Sheet IR-05	1.44	3
120	RAINBIRD 1804-120-MPR See Details Sheet IR-05	0.60	4
120	RAINBIRD 1804-120-MPR See Details Sheet IR-05	0.80	10
120	RAINBIRD 1804-120-MPR See Details Sheet IR-05	1.20	25
120	RAINBIRD 1804-120-MPR See Details Sheet IR-05	2.40	3
150	RAINBIRD 1804-150-MPR See Details Sheet IR-05	0.82	2
150	RAINBIRD 1804-150-MPR See Details Sheet IR-05	1.10	3
150	RAINBIRD 1804-150-MPR See Details Sheet IR-05	1.65	2
150	RAINBIRD 1804-150-MPR See Details Sheet IR-05	3.30	1
15CS	RAINBIRD 1812-15CS Strip Series See Details Sheet IR-05	0.45	31
15S	RAINBIRD 1812-15SST Strip Series See Details Sheet IR-05	1.11	42
ICP	RAINBIRD 100 DVF Solenoid Valves for shrub irrigation. Installed below grade in Irrigation Valve Box. See Detail 50R-05		25
ICP	RAINBIRD 3RC Quick Coupling Valve on Brass fittings. Installed below grade in model # 5888 precast water service vault. See Detail 40R-05		0
ICP	Irrigation Connection Point. Complete with Double Check Valve Assembly, Pressure Reducing Valve, and all fittings as per Harrison Hot Springs requirements. Locations to be coordinated with Mechanical Engineer.		10

-----	Irrigation Main Line
-----	Lateral Line
-----	1 1/2" SCH 40 PVC
-----	SCH 40 PVC Sleeving under all sidewalks. Steel Sleeving under All Vehicular Roads.



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info@vanderzalm.ca



No.	By	Description	Date
7	AD	RE-ISSUED FOR DP	11.04.2018
6	MS	ISSUE FOR TENDER	02.07.2015
5	MS	BP SUBMISSION	06.04.2015
4	AD	95% BP CHECKSET	31.03.2015
3	MS	90% BP CHECKSET	12.11.2014
2	MS	WORKING PROGRESS BP SET	21.10.2014
1	MS	WORKING PROGRESS BP SET	20.09.2014

REVISIONS TABLE FOR DRAWINGS
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Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn: MS	Stamp:
Checked: MS	
Approved: MVDZ	Original Start Date: 21.10.2014

Scale:
1:150
CONTRACTOR SHALL CHECK ALL
DIMENSIONS ON THE WORK AND REPORT
ANY DISCREPANCY TO THE CONSULTANT
BEFORE PROCEEDING. ALL DRAWINGS AND
SPECIFICATIONS ARE THE EXCLUSIVE
PROPERTY OF THE CONSULTANT AND MUST BE
RETURNED AT THE COMPLETION OF THE
WORK.

Drawing Title:
3RD FLOOR IRRIGATION PLAN



VDZ Project #:
DP2014-17

Drawing #:
IR-03

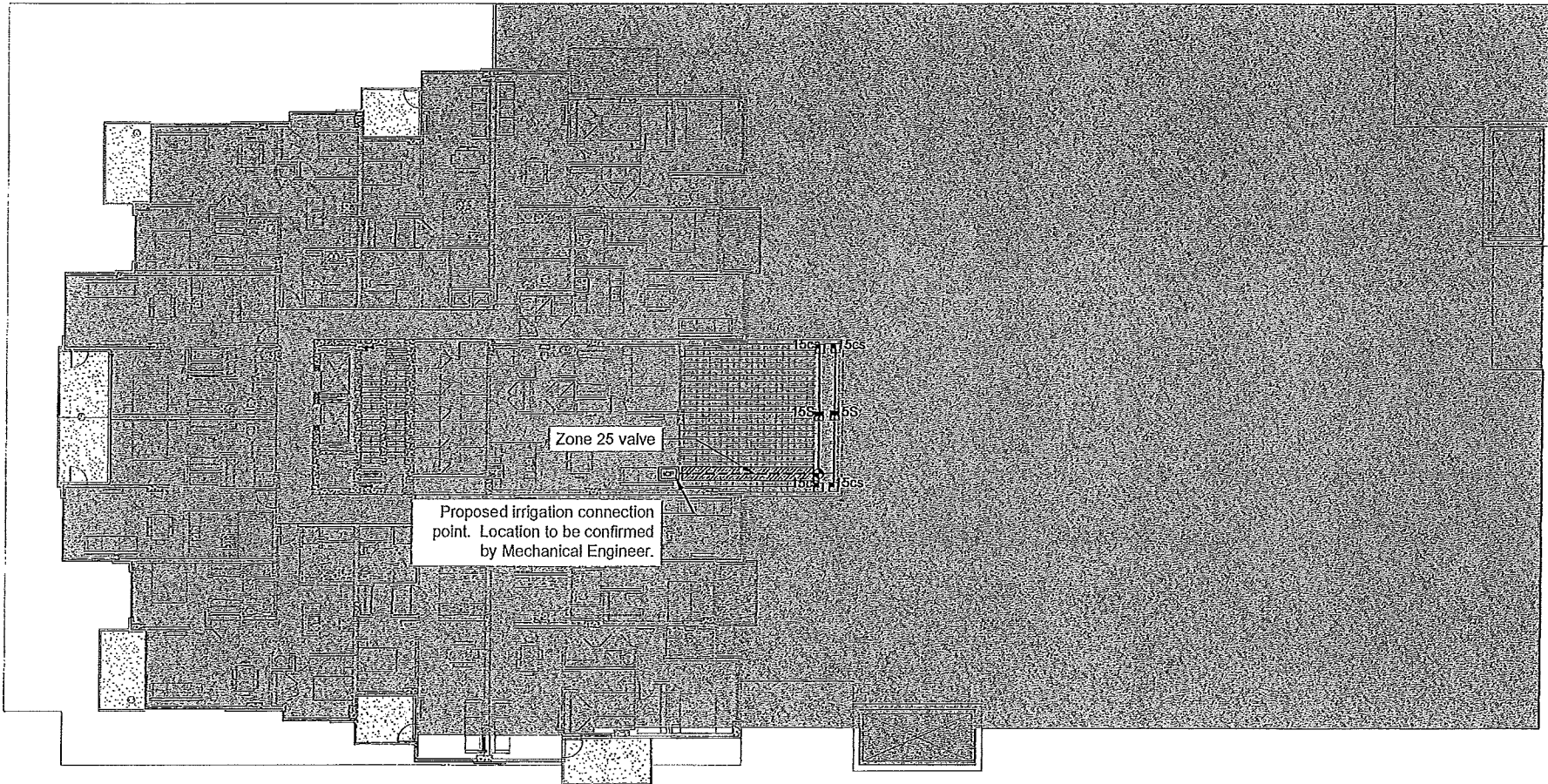
W:\02\SERVER\PROJECTS\DEVELOPMENT\PERMIT\ACTV\DP2014-17\HARRISON HOT SPRINGS HOTEL\DWG\HARRISON 4TH FLOOR IRRIGATION PLAN.DWG

NOTES:

1. System is based on 50 PSI (min.) and 25 GPM (max.) at the connection point
2. Contractor to determine pipe layout to ensure system operates as per specifications. Velocity in all irrigation lines not to exceed 5' per second. Contractor to adjust pipe sizing accordingly.
3. If a discrepancy occurs between drawings and specifications, specifications are to be followed
4. All length quantities shown are approximate. Contractor to verify all quantities. Back Flow Prevention Valve and Water Meter as per Harrison Hot Springs standards. New service boxes sized to contain all required valves and blow-out tees. To match Harrison Hot Springs standards.
5. All products to be installed as per manufacturer's specifications unless noted otherwise.
6. Each irrigation line to have 4" SCH 40 PVC sleeving under all sidewalks. Steel sleeving to be used under all vehicular roads and driveways.
7. All service connections to be coordinated with civil and mechanical engineer. Allow for proper winterization through ball valve installation.
8. Coordinate all irrigation trenches and pipe locations to avoid conflicts with proposed utilities.
9. Low-point irrigation heads require anti-drainage check valves if not already provided in irrigation head specification.
10. All products to be installed as per manufacturer's specifications unless noted otherwise.

VALVE SCHEDULE

ZONE	LOCATION	TYPE	GPM
1	LEVEL 1 - NORTH PLANTER	Shrub Spray (1812)	1.44
2	LEVEL 1 - PLANTER POTS	Shrub Spray (1850)	0
3	LEVEL 1 - NORTH WEST PLANTER	Shrub Spray (1812)	0.36
4	LEVEL 1 - WEST PLANTER	Shrub Spray (1812)	1.8
5	LEVEL 1 - SOUTH WEST PLANTING	Shrub Spray (1812)	6.18
6	LEVEL 1 - SOUTH LAWN	Turf Spray (1804)	14.20
7	LEVEL 1 - SOUTH BUILDING	Shrub Spray (1812)	4.23
8	LEVEL 1 - SOUTH EAST PLANTING	Shrub Spray (1812)	7.74
9	LEVEL 2 - NORTH EAST PLANTING	Shrub Spray (1812)	21.00
10	LEVEL 2 - NORTH WEST PLANTING	Shrub Spray (1812)	7.09
11	LEVEL 2 - WEST PLANTING	Shrub Spray (1812)	3.12
12	LEVEL 2 - SOUTH WEST PLANTING	Shrub Spray (1812)	12.90
13	LEVEL 2 - SOUTH PLANTING	Shrub Spray (1812)	1.8
14	LEVEL 3 - NORTH WEST PLANTING	Shrub Spray (1812)	4.02
15	LEVEL 3 - NORTH EAST PLANTING	Shrub Spray (1812)	17.87
16	LEVEL 3 - SOUTH EAST PLANTING	Shrub Spray (1812)	23.04
17	LEVEL 3 - EAST PLANTING	Shrub Spray (1812)	9.6
18	LEVEL 3 - NORTH LAWN	Turf Spray (1804)	14.33
19	LEVEL 3 - CENTRAL PLANTING	Shrub Spray (1812)	19.34
20	LEVEL 3 - SOUTH LAWN	Turf Spray (1804)	18.09
21	LEVEL 3 - EAST LAWN	Turf Spray (1804)	13.52
22	LEVEL 3 - POTS	Shrub Spray (1850)	0.84
23	LEVEL 3 - SOUTH PLANTING	Shrub Spray (1812)	4.74
24	LEVEL 3 - SOUTH WEST PLANTING	Shrub Spray (1812)	8.46
25	LEVEL 4 - SOUTH PLANTING	Shrub Spray (1812)	1.8



OVERALL IRRIGATION SCHEDULE			QUANTITY
SYMBOL	NAME	GPM	1812
5	RAINBIRD 1812-5Q-MPR See Details Sheet IR-05	0.09	21
5	RAINBIRD 1812-5H-MPR See Details Sheet IR-05	0.18	20
8	RAINBIRD 1812-8Q-MPR See Details Sheet IR-05	0.24	10
8	RAINBIRD 1812-8T-MPR See Details Sheet IR-05	0.32	4
8	RAINBIRD 1812-8H-MPR See Details Sheet IR-05	0.47	14
8	RAINBIRD 1812-8F-MPR See Details Sheet IR-05	0.96	1
10	RAINBIRD 1812-10Q-MPR See Details Sheet IR-05	0.36	9
10	RAINBIRD 1812-10T-MPR See Details Sheet IR-05	0.48	8
10	RAINBIRD 1812-10H-MPR See Details Sheet IR-05	0.72	7
10	RAINBIRD 1812-10F-MPR See Details Sheet IR-05	1.44	11
12	RAINBIRD 1812-12Q-MPR See Details Sheet IR-05	0.60	16
12	RAINBIRD 1812-12T-MPR See Details Sheet IR-05	0.80	3
12	RAINBIRD 1812-12H-MPR See Details Sheet IR-05	1.20	34
12	RAINBIRD 1812-12F-MPR See Details Sheet IR-05	1.80	1
12	RAINBIRD 1812-12F-MPR See Details Sheet IR-05	2.40	2
8	RAINBIRD 1804-8T-MPR See Details Sheet IR-05	0.32	1
8	RAINBIRD 1804-8H-MPR See Details Sheet IR-05	0.47	1
10	RAINBIRD 1804-10F-MPR See Details Sheet IR-05	1.44	3
12	RAINBIRD 1804-12Q-MPR See Details Sheet IR-05	0.60	4
12	RAINBIRD 1804-12T-MPR See Details Sheet IR-05	0.80	10
12	RAINBIRD 1804-12H-MPR See Details Sheet IR-05	1.20	25
12	RAINBIRD 1804-12F-MPR See Details Sheet IR-05	2.40	3
15	RAINBIRD 1804-15Q-MPR See Details Sheet IR-05	0.82	2
15	RAINBIRD 1804-15T-MPR See Details Sheet IR-05	1.10	3
15	RAINBIRD 1804-15H-MPR See Details Sheet IR-05	1.65	2
15	RAINBIRD 1804-15F-MPR See Details Sheet IR-05	3.30	1
15CS	RAINBIRD 1812-15CS Strip Series See Details Sheet IR-05	0.45	31
15S	RAINBIRD 1812-15SST Strip Series See Details Sheet IR-05	1.11	42
	RAINBIRD 100 DVF Solenoid Valves for shrub irrigation. Installed below grade in Irrigation Valve Box. See Detail 50IR-05		25
	RAINBIRD 3RC Quick Coupling Valve on Brass fittings. Installed below grade in model # 5638 precast water service vault. See Detail 4IR-05		0
	Irrigation Connection Point. Complete with Double Check Valve Assembly, Pressure Reducing valve, and all fittings as per Harrison Hot Springs requirements. Locations to be coordinated with Mechanical Engineer.		10
----- Irrigation Main Line			
----- Lateral Line 1" x 25mm SCH 40 PVC			
SCH 40 PVC Sleeving under all sidewalks. Steel Sleeving under All Vehicular Roads.			

van der Zalm + associates inc.
Parks & Recreation • Environmental Consulting
Urban Design • Landscape Architecture
Suite 1, 20177 57th Avenue
Langley, British Columbia
V3M 4B5
P: 604.882.0044
F: 604.882.0042
info@vanzalm.com



No.	By:	Description	Date
7	AD	RE-ISSUED FOR DP	11.04.2016
6	MS	ISSUE FOR TENDER	02.07.2015
5	MS	BP SUBMISSION	06.04.2015
4	AD	55% BP CHECKSET	31.03.2015
3	MS	50% BP CHECKSET	12.11.2014
2	MS	WORKING PROGRESS BP SET	21.10.2014
1	MS	WORKING PROGRESS BP SET	20.08.2014
REVISIONS TABLE FOR DRAWINGS			
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Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn:
MS

Stamp:

Checked:
MS

Approved:
MVDZ

Original Start Date:
27.10.2014

Scale:

1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

Drawing Title:

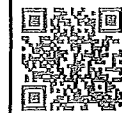
4TH FLOOR IRRIGATION PLAN

VDZ Project #:

DP2014-17

Drawing #:

IR-04



IRRIGATION DETAILS

Drawing Title:

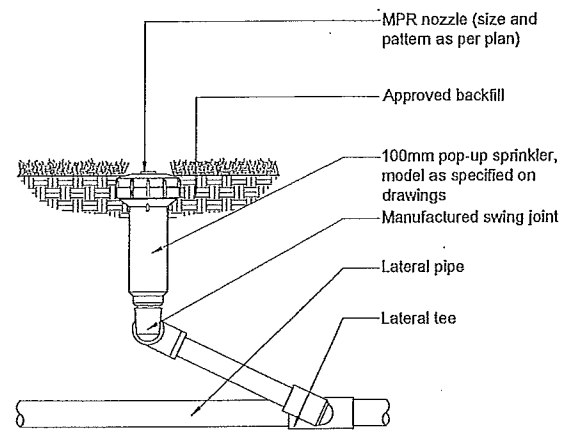
DP2014-17

VDZ Project #:

IR-05

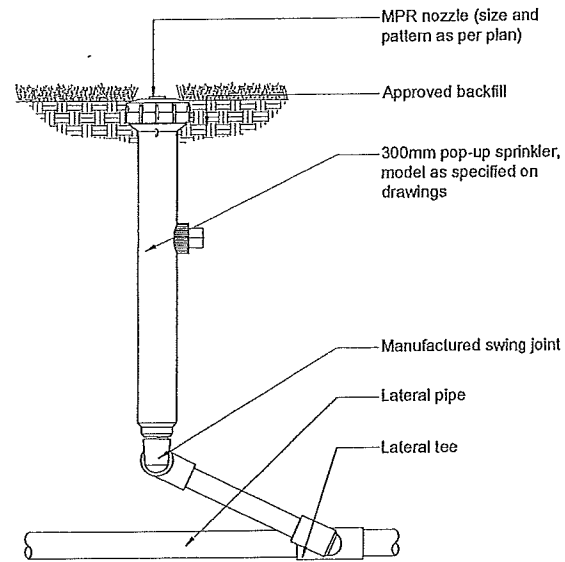
Drawing #:

Note:
Install sprinkler at finished grade



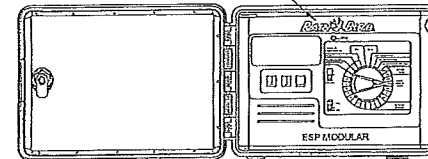
1 TURF IRRIGATION HEAD
Scale 1:10

Note:
Install sprinkler at finished grade



2 SHRUB IRRIGATION HEAD
Scale 1:10

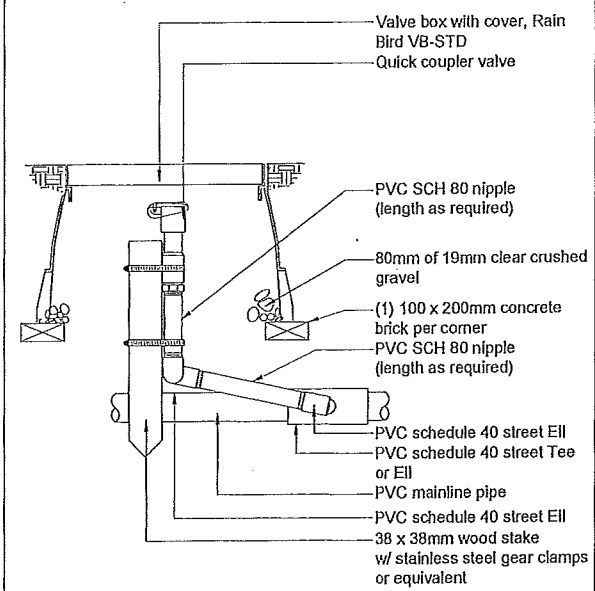
Modular controller, Rain Bird
ESP-LX modular
wall mount



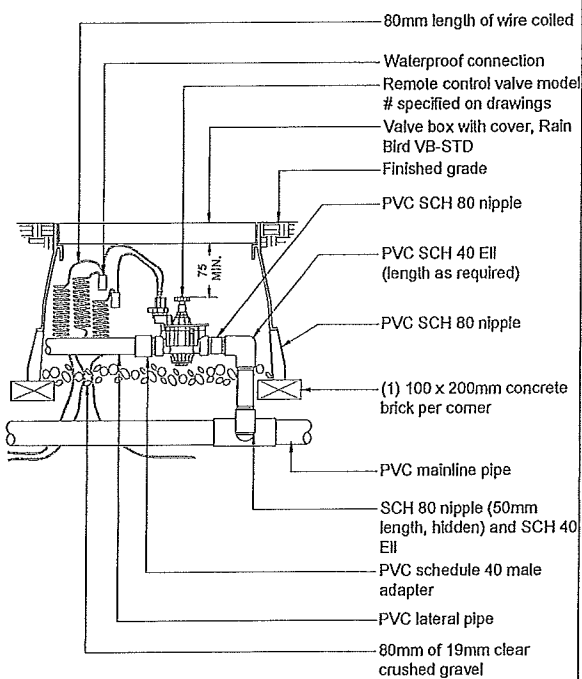
Junction box
1 inch PVC SCH. 40 conduit to
power supply
1.5 inch PVC SCH 40
conduit and fittings

Location for Irrigation Controller to be provided in Building
Mechanical room. Location to be coordinated with
Mechanical and Electrical Engineer.

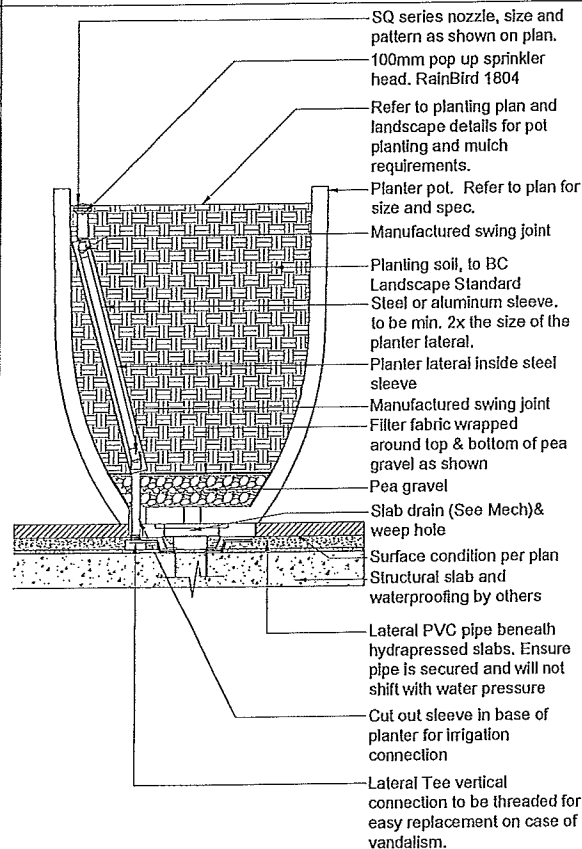
3 MODULAR CONTROLLER
N.T.S.



4 QUICK COUPLER
N.T.S.



5 IRRIGATION VALVE
N.T.S.



6 PLANTER POT IRRIGATION
N.T.S.

Irrigation Notes:

- Contractor to provide all permits required for installation of irrigation system.
- Contractor to verify the existence, location and elevation of all underground utilities and services prior to commencement of the work.
- Install all irrigation components as per manufacturer's specifications.
- All pipe to be installed at a minimum of 12" below finish grade.
- Main line to be installed at a minimum of 18" below finish grade.
- All valves to be installed in 10" or larger valve box.
- All irrigation heads in non turf areas to be 12" High Pop heads.
- Control wire from the controller to valves shall be a minimum 14-gauge burial type, CSA approved type PE direct burial wire.
- Contractor to confirm pressure and pipe sizing at connection point and install pressure reducer as required.
- Provide as built drawings for any changes made to the irrigation plan.
- The Irrigation system will be inspected by the consultant upon completion.
- All irrigation components under sidewalks and driveways shall be sleeved. (sized as per plan).

* Details shown are for layout purposes only. Contractor to provide all required components (not pre-existing) to ensure system runs correctly.

No.	By	Description	Date
7	AD	RE-ISSUED FOR DP	11.04.2018
6	MS	ISSUE FOR TENDER	02.07.2015
5	MS	BP SUBMISSION	06.04.2015
4	AD	95% BP CHECKSET	31.03.2015
3	MS	90% BP CHECKSET	12.11.2014
2	MS	WORKING PROGRESS BP SET	21.10.2014
1	MS	WORKING PROGRESS BP SET	20.09.2014

REVISIONS TABLE FOR DRAWINGS
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Project:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

Location:
120-130 ESPLANADE AVE
HARRISON HOT SPRING

Drawn: AD SH	Stamp:
Checked: MS	
Approved: MVDZ	Original Sign Date:
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

HARRISON LAKE VIEW MIXED-USE DEVELOPMENT

120 - 130 ESPLANADE AVENUE, HARRISON HOT SPRINGS

PROJECT DATA :

CIVIC ADDRESS :
HARRISON HOT SPRINGS,
120-130 ESPLANADE AVE.

LEGAL DESCRIPTION :
THE WESTERLY HALF OF LOT 3 AND THE EASTERLY HALF OF LOT 2, BOTH OF
BLOCK 1, SECTION 13, TOWNSHIP 4, RANGE 29 WEST OF THE 6TH MERIDIAN,
NEW WESTMINSTER DISTRICT, PLAN 251

SITE AREA : 34,846 SQ.FT (3,237.49 SQ. M.)
EXISTING ZONING : C -1 VILLAGE COMMERCIAL
PROPOSED ZONING : CD - 1
F.S.R. PROPOSED : 1.93
GROSS TOTAL FLOOR AREA : 67,138 S.F. (6,240 SQ.M.)
GROSS COMMERCIAL AREA (5 UNITS): 6,645 S.F. (617 SQ.M.)
NUMBER OF RESIDENTIAL UNITS PROPOSED : 56
NUMBER OF RESIDENTIAL UNITS PER ACRE : 56/0.8 = 70
BUILDING HEIGHT (7 STOREYS) :
(TO THE MIDDLE OF THE PITCH ROOF) 81.83 FT (24.94 M.)
SITE COVERAGE (FIRST FLOOR) : 90%

SITE COVERAGE (TYPICAL FLOORS) : 30%

MATRIX OF UNIT TYPE:

	UNIT TYPE	AREA	NO. OF UNITS PER FLOOR								NO. OF UNITS	TOTAL AREA	
			1ST	2ND	3RD	5TH	6TH	7TH	8TH				
COMMERCIAL	COMMERCIAL UNIT AREAS:	CRU # 1	1032.66 SF	1							1	1031.66 SF	
		CRU # 2	1009.99 SF	1							1	1009.99 SF	
		CRU # 3	1376.63 SF	1							1	1376.63 SF	
		CRU # 4	1668.77 SF	1							1	1668.70 SF	
		CRU # 5	1558.62 SF	1							1	1558.62 SF	
	COMMERCIAL NET AREA:										5	6645.68 SF	
	RESIDENTIAL	2 BED + DEN	H	1317.16SF							1	1	2
H-1			1327.57SF							1	1	2	2655.55 SF
2 BED		B	1052.17 SF		2	2	2	2				8	8417.36 SF
		D	1063.20 SF			2	2	2	1	1		8	8467.04 SF
		D1	1096.97SF						1	1		2	2193.94 SF
		G	1008.71 SF						2	2		4	4034.84 SF
1 BED + DEN		A	797.43 SF		2	2	2	2				8	6379.44 SF
		C	797.84 SF			1	1	1				3	2393.52 SF
		C1	773.78 SF		1	1	1	1				4	3095.12 SF
		C2	782.03 SF		1							1	782.03 SF
1 BED		E	686.93 SF			2	2	2	2	2		10	6862.12 SF
		F	847.9 SF				1	1	1	1		4	3391.6 SF
RESIDENTIAL NET AREA:												56	57671.03 SF

RESIDENTIAL UNIT MIX :

ONE BEDROOM 14
ONE BEDROOM + DEN 16
TWO BEDROOM 22
TWO BEDROOM + DEN 4
TOTAL RESIDENTIAL UNITS 56

PARKING STATISTICS :

ONE BEDROOM = 1 STALL (30 UNITS = 30 STALL)
TWO BEDROOM = 1.5 STALL (26 UNITS = 39 STALL)
COMMERCIAL = 1 STALL PER 323 SQ.FT (30 SQ. M.)
6714/323 = 21 STALLS

REQUIRED: PROVIDED:

RESIDENTIAL 69 69
VISITOR (20%) 12 12
COMMERCIAL 21 21

TOTAL PARKING 102 102
BIKE STALLS 45

RESIDENTIAL LOADING BAY PROVIDED : 1
COMMERCIAL LOADING BAY PROVIDED : 1

LIST OF DRAWINGS

A-1.0 PROJECT DATA
A-1.1 CONTEXT PLAN-AERIAL PHOTO
A-1.2 SITE PHOTOS
A-1.3 COLOURED NORTH ELEVATION
A-1.4 COLOURED WEST ELEVATION
A-1.5 COLOURED NORTH ELEVATION
A-1.5 SITE PLAN

A-2.1 P3 PARKING PLAN
A-2.2 P2 PARKING PLAN
A-2.3 P1 PARKING PLAN
A-2.4 GROUND FLOOR PLAN
A-2.5 SECOND FLOOR PLAN
A-2.6 THIRD FLOOR PLAN
A-2.7 FOURTH FLOOR PLAN
A-2.8 FIFTH FLOOR PLAN
A-2.9 SIXTH FLOOR PLAN
A-2.10 SEVENTH FLOOR PLAN
A-2.11 ROOF PLAN

A-3.1 NORTH ELEVATION
A-3.2 WEST ELEVATION
A-3.3 SOUTH ELEVATION
A-3.4 EAST ELEVATION

A-4.1 BUILDING SECTION 1
A-4.2 BUILDING SECTION 1

CONTACT LIST :

OWNER :

GOLDWELL (FORMERLY REON) DEVELOPMENTS INC.
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5
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CIVIL :

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VANCOUVER, B.C. V6B 3M3
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LANGLEY, B.C. V1M 4B9
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FAX: 604.882.0042

LAND SURVEYOR :

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FAX: 604.685.8071

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FAX: 604.684.5124



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E-MAIL: mfa@multigonfadb.com

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14	04/05/18	Reissued for DP
13	02/24/10	Revised for D.P. Submission
12	02/15/10	General Revision for D.P. Amendment
11	10/23/08	Revised for D.P. Submission
10	10/10/08	Revised for D.P. Submission
9	09/02/08	Revised Elevations
8	08/11/08	Reduced F.S.R.
7	11/14/07	Reissued for O.C.P. amendment
6	09/12/07	Revised to accommodate hotel suites
5	06/25/07	Incorporated A.D.P. comments
4	06/02/07	Revised as F.V.R.D. comments
3	01/17/07	Reissued for d.p.
2	10/10/06	Changed 4 storey wood frame to 10 storey concrete
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR :

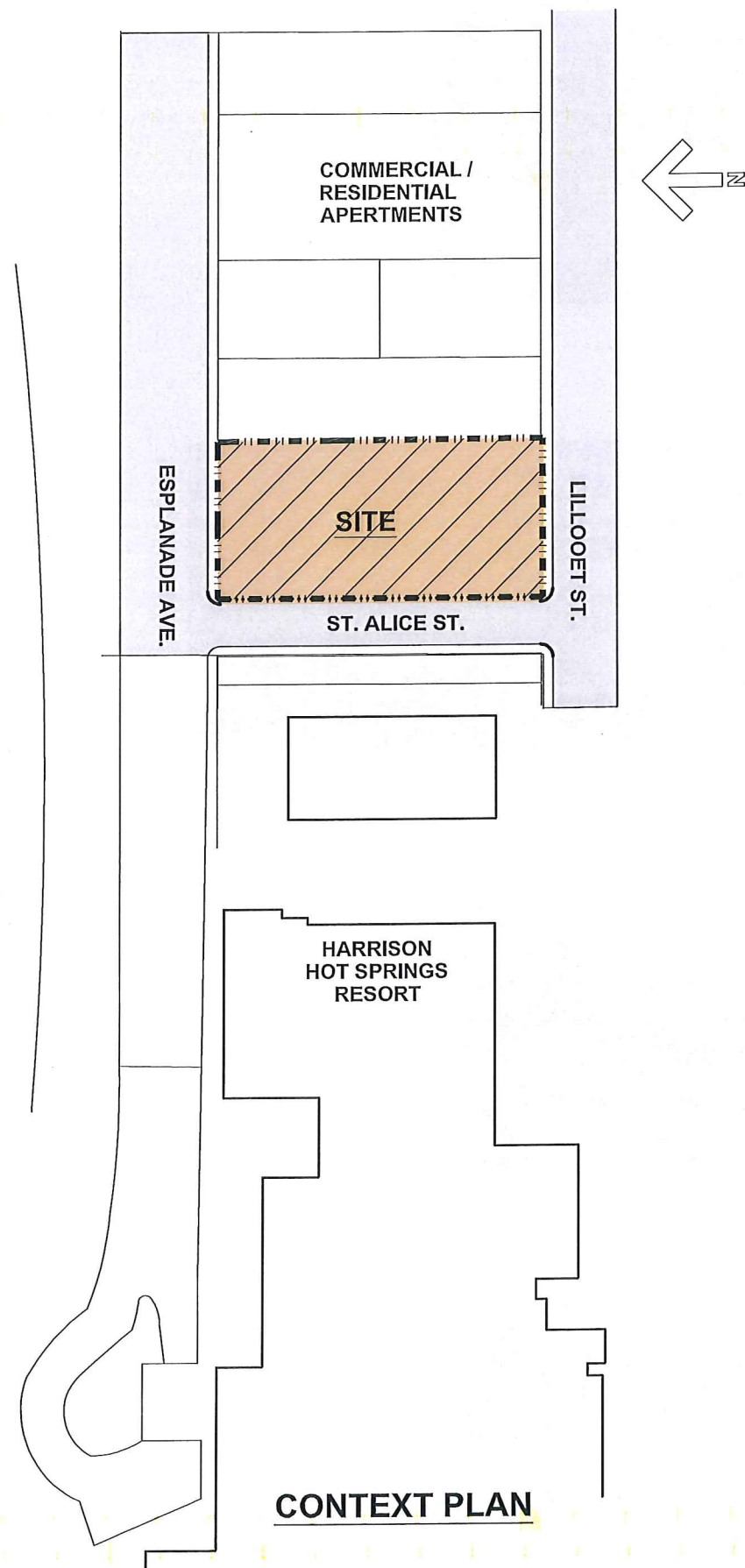
GOLDWELL (FORMERLY REON) DEVELOPMENTS INC.
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:

PROJECT DATA

DATE: April 2018	SHEET NO: A-1.0
SCALE: NTS.	
DESIGN: F.A.	
DRAWN: A.A.	
PROJECT NO: 1706	

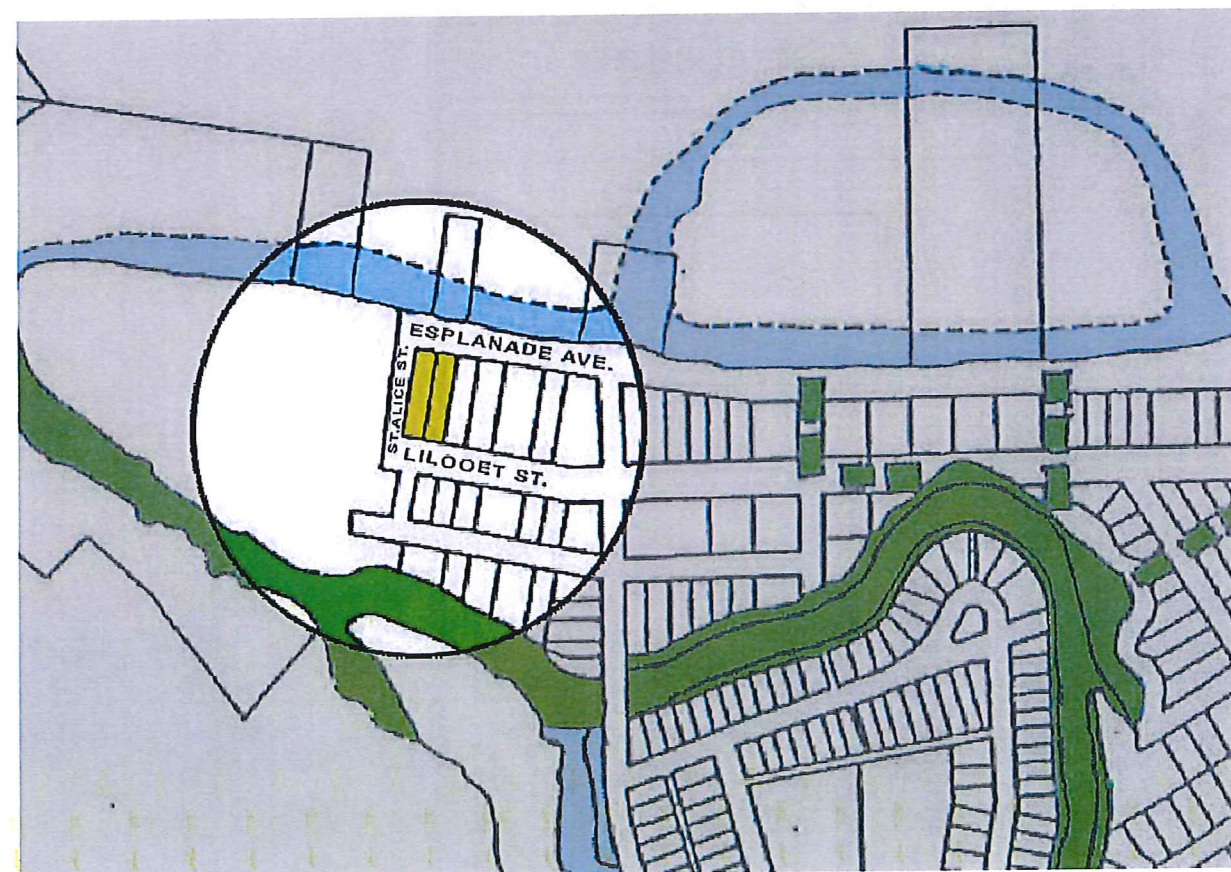
HARRISON LAKE



CONTEXT PLAN



AERIAL PHOTO



LOCATION MAP



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multifadab.com

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14	04/05/18	Reissued for DP
13	02/24/10	Revised for D.P. Submission
12	02/15/10	General Revision for D.P. Amendment
11	10/23/08	Revised for D.P. Submission
10	10/10/08	Revised for D.P. Submission
9	09/02/08	Revised Elevations
8	08/11/08	Reduced F.S.R.
7	11/14/07	Reissued for O.C.P. amendment
6	09/12/07	Revised to accommodate hotel suites
5	08/25/07	Incorporated A.D.P. comments
4	06/02/07	Revised as F.V.R.D. comments
3	01/17/07	Reissued for d.p.
2	10/10/06	Changed 4 storey wood frame to 10 storey concrete
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

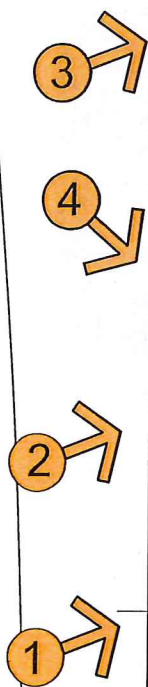
ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:
**CONTEXT PLAN,
AERIAL PHOTO**

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-1.1 119
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	

HARRISON LAKE



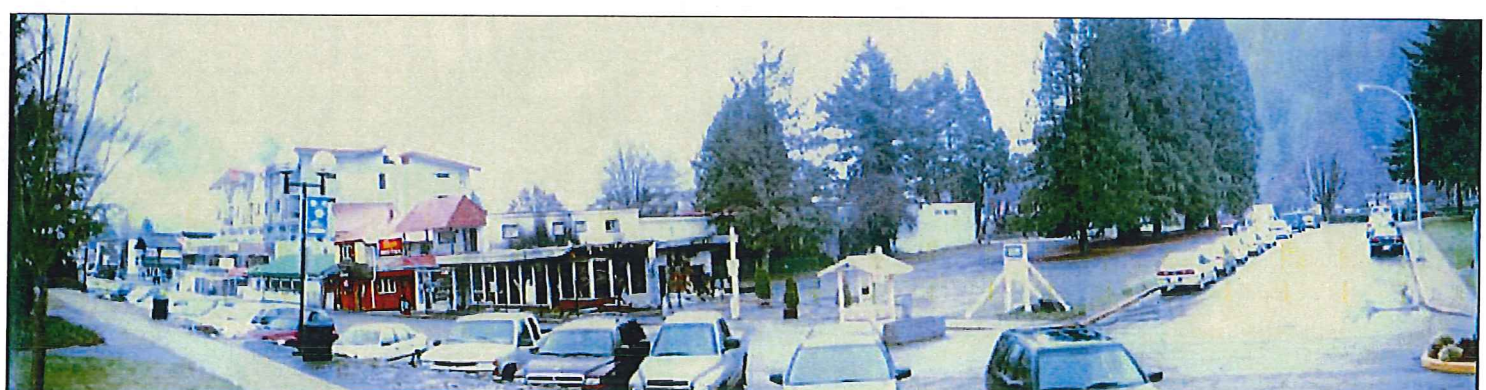
ESPLANADE AVE.



COMMERCIAL /
RESIDENTIAL
APERTMENTS

ST. ALICE ST.

LILLOOET ST.



1



2



3



4



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@muligonfadab.com

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14	04/05/18	Reissued for DP
13	02/24/10	Revised for D.P. Submission
12	02/15/10	General Revision for D.P. Amendment
11	10/23/08	Revised for D.P. Submission
10	10/10/08	Revised for D.P. Submission
9	09/02/08	Revised Elevations
8	08/11/08	Reduced F.S.R.
7	11/14/07	Reissued for O.C.P. amendment
6	09/12/07	Revised to accommodate hotel suites
5	08/25/07	Incorporated A.D.P. comments
4	06/02/07	Revised as F.V.R.D. comments
3	01/17/07	Reissued for d.p.
2	10/10/06	Changed 4 storey wood frame to 10 storey concrete
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR :
**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:
SITE PHOTOS

DATE:	April 2018	SHEET NO:	A-1.2
SCALE:	NTS.		
DESIGN:	F.A.		
DRAWN:	A.A.		
PROJECT NO:	1706		



NORTH ELEVATION (ESPLANADE AVE.)



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonadab.com

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10	10/10/08	Revised for D.P. Submission
9	09/02/08	Revised Elevations
8	08/11/08	Reduced F.S.R.
7	11/14/07	Reissued for O.C.P. amendment
6	09/12/07	Revised to accommodate hotel suites
5	06/25/07	Incorporated A.D.P. comments
4	06/02/07	Revised as F.V.R.D. comments
3	01/17/07	Reissued for d.p.
2	10/10/06	Changed 4 storey wood frame to 10 storey concrete
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR :
**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:
**COLOURED
NORTH ELEVATION**

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-1.3 121
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



WEST ELEVATION (ST.ALICE ST.)



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@mulliganfadb.com

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10	10/10/08	Revised for D.P. Submission
9	09/02/08	Revised Elevations
8	08/11/08	Reduced F.S.R.
7	11/14/07	Reissued for O.C.P. amendment
6	09/12/07	Revised to accommodate hotel suites
5	08/25/07	Incorporated A.D.P. comments
4	08/02/07	Revised as F.V.R.D. comments
3	01/17/07	Reissued for d.p.
2	10/10/06	Changed 4 storey wood frame to 10 storey concrete
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR :
**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:
**COLOURED
WEST ELEVATION**

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-1.4
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



**F. ADAB
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INC.**

#130-1000 ROOSEVELT CRESCENT
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E-MAIL: mfa@multigonfadb.com

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6	09/12/07	Revised to accommodate hotel suites
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4	06/02/07	Revised as F.V.R.D. comments
3	01/17/07	Reissued for d.p.
2	10/10/06	Changed 4 storey wood frame to 10 storey concrete
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

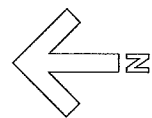
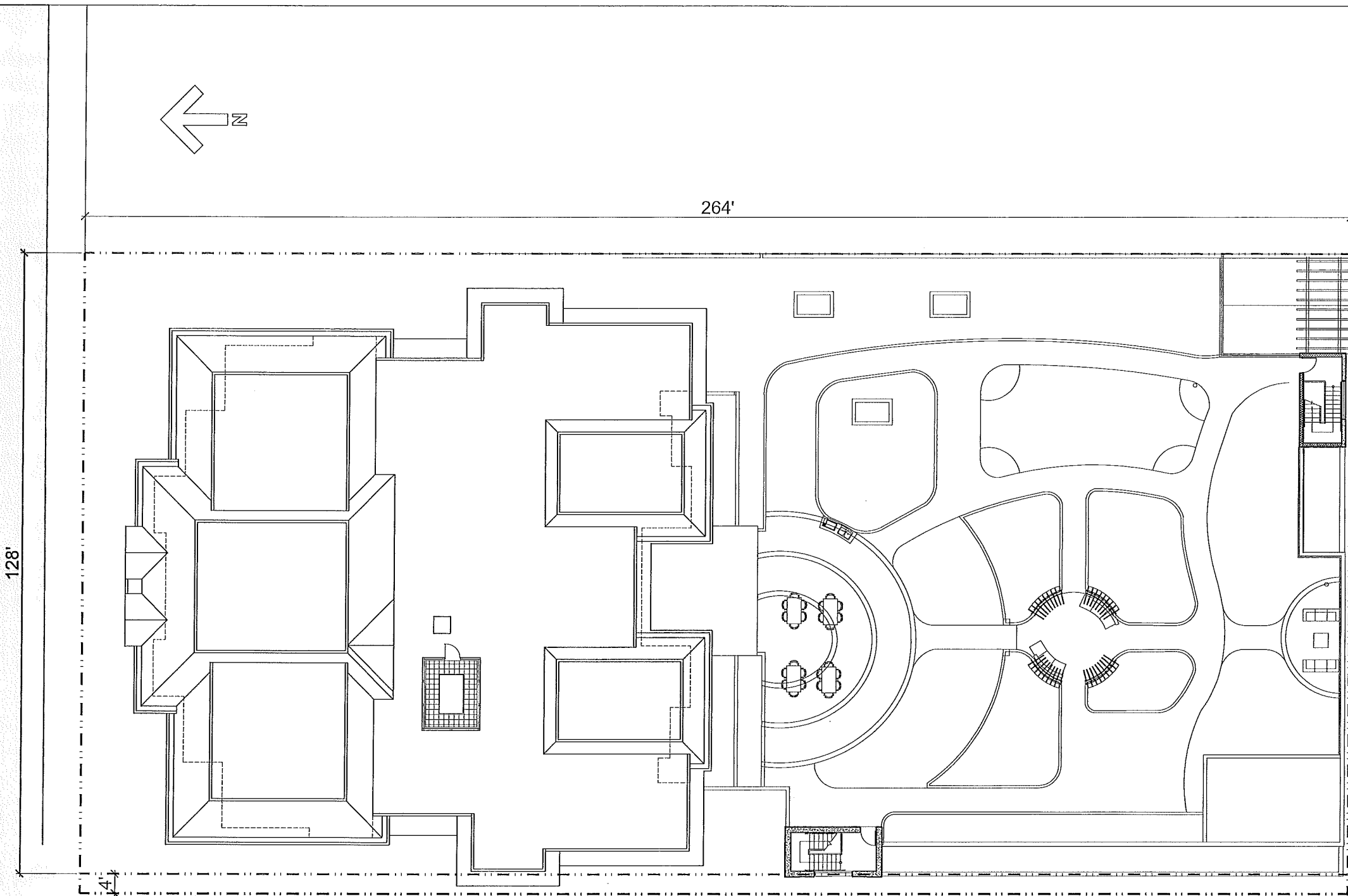
ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR:
**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:
**COLOURED
SOUTH ELEVATION**

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-1.5 123
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	





264'

128'

ESPLANADE AVE.

LILLOOET ST.

ST. ALICE ST.

SITE PLAN



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
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TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: nfa@mulgonfadedab.com

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10	10/10/08	Revised for D.P. Submission
9	08/02/08	Revised Elevations
8	08/11/08	Reduced F.S.R.
7	11/14/07	Relissued for O.C.P. amendment
6	09/12/07	Revised to accommodate hotel suites
5	06/25/07	Incorporated A.D.P. comments
4	06/02/07	Revised as F.V.R.D. comments
3	01/17/07	Relissued for d.p.
2	10/10/06	Changed 4 storey wood frame to 10 storey concrete
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR :
**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:
SITE PLAN

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-1.6
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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E-MAIL: mfa@muligonadab.com

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4	05/02/07	Revised as F.V.R.D. comments
3	01/17/07	Reissued for d.p.
2	10/10/06	Changed 4 storey wood frame to 10 storey concrete
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR:
**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:
FIRST FLOOR PLAN

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	

A-21
125



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mls@mulgonadab.com

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1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

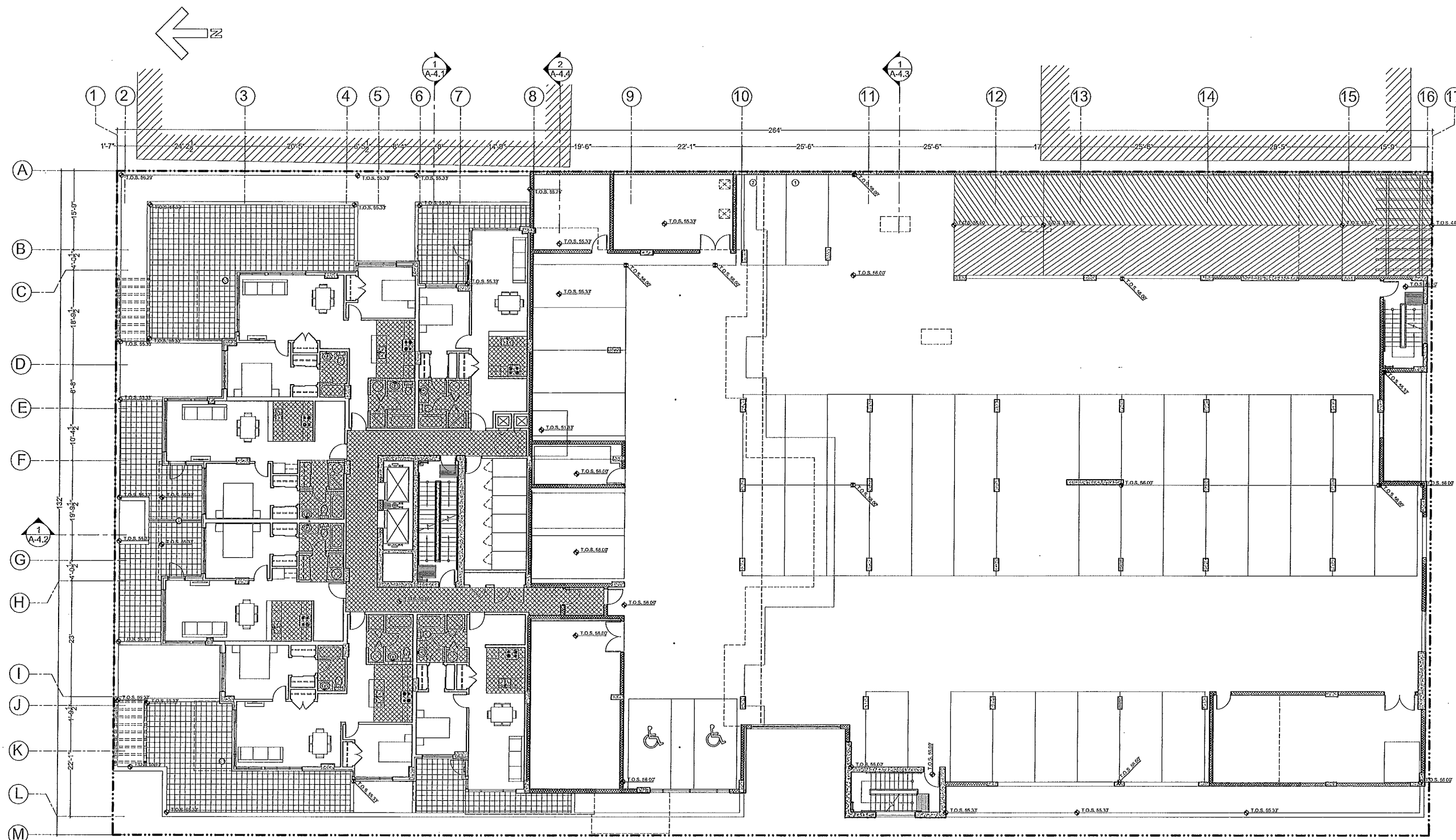
PROJECT TITLE:
**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR:
**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:
SECOND FLOOR PLAN

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-2.2
DESIGN:	F.A.	
DRAWN:	AA.	
PROJECT NO:	1706	





F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mla@multigonf.adab.com

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1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:

120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

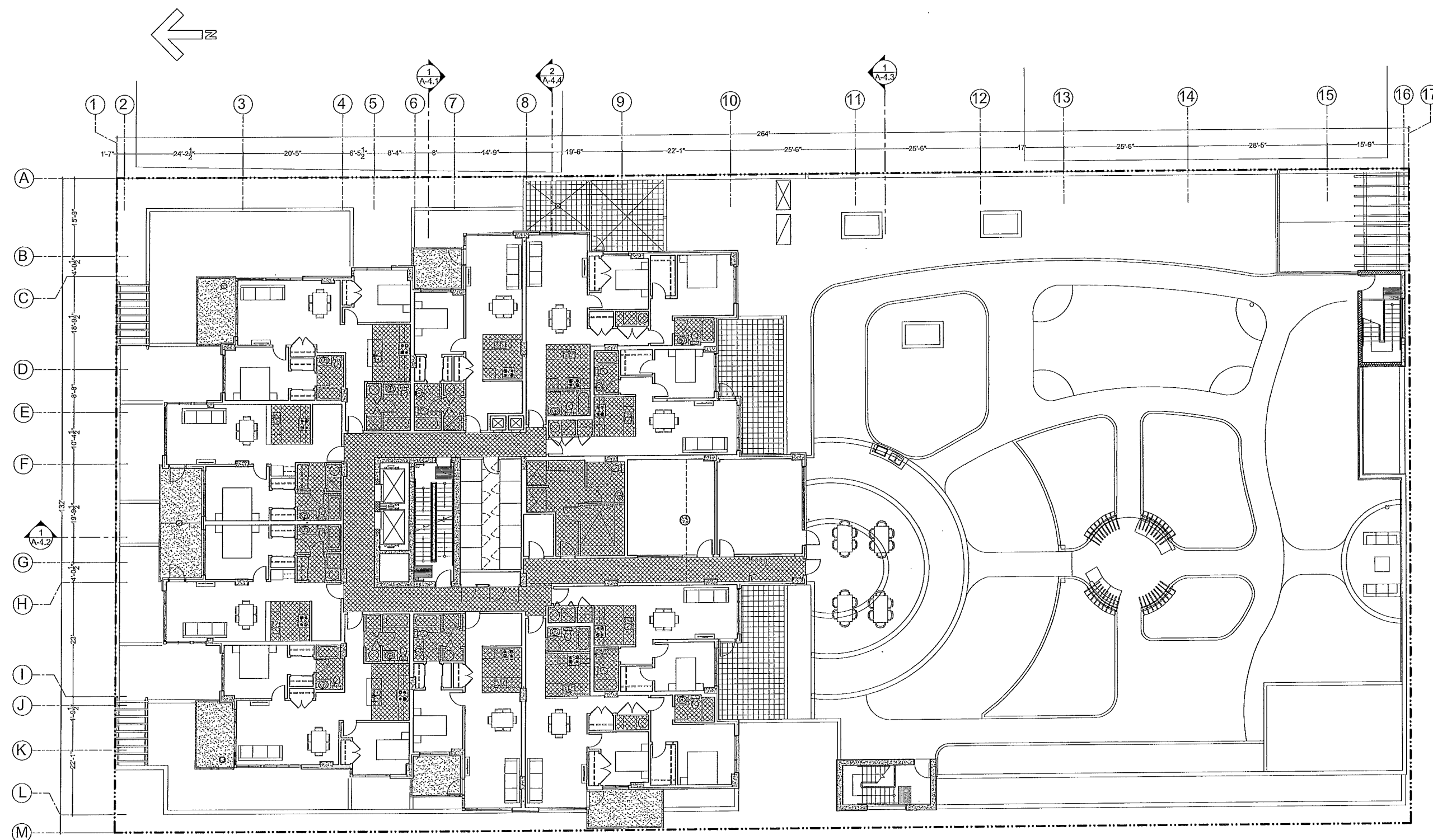
FOR:

**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:

THIRD FLOOR PLAN

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-2.3 127
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	





F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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E-MAIL: rfa@multigonfadb.com

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1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:

120-130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

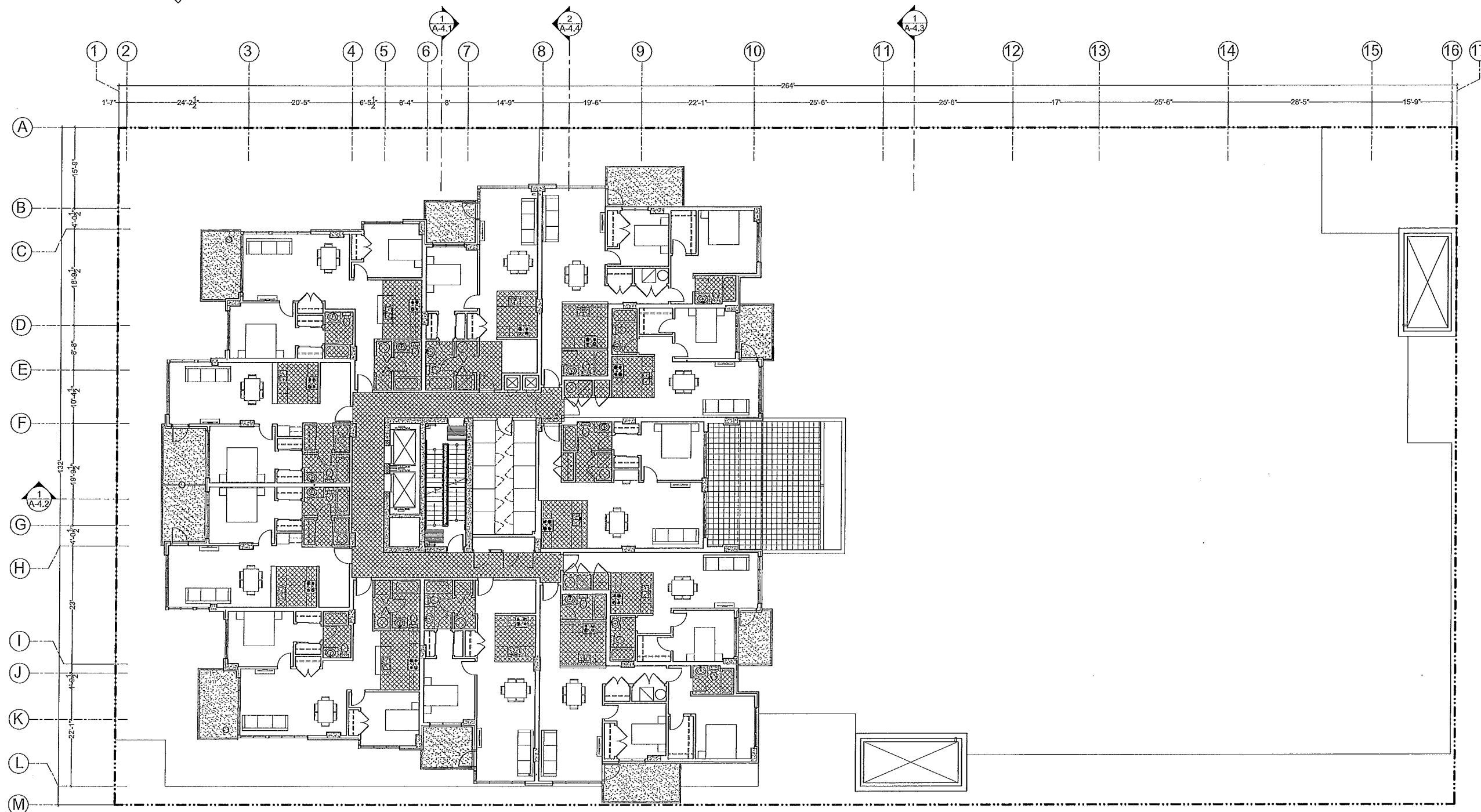
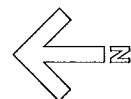
FOR :

**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:

FOURTH FLOOR PLAN

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-2.4
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	





**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:

120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR :

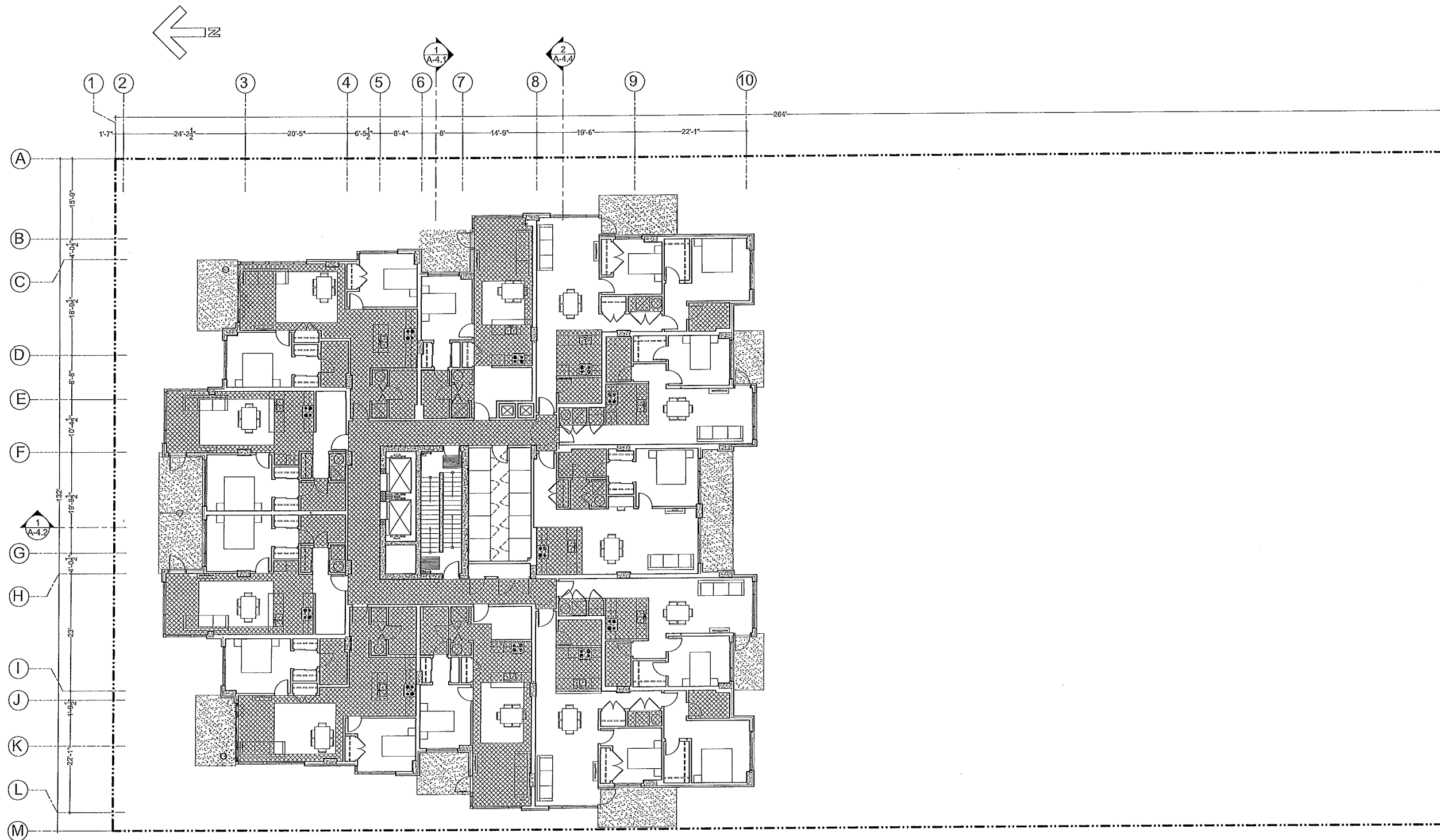
**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5**

DRAWING TITLE:

FIFTH FLOOR PLAN

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	

**A-25
129**





**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonfadaab.com

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1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

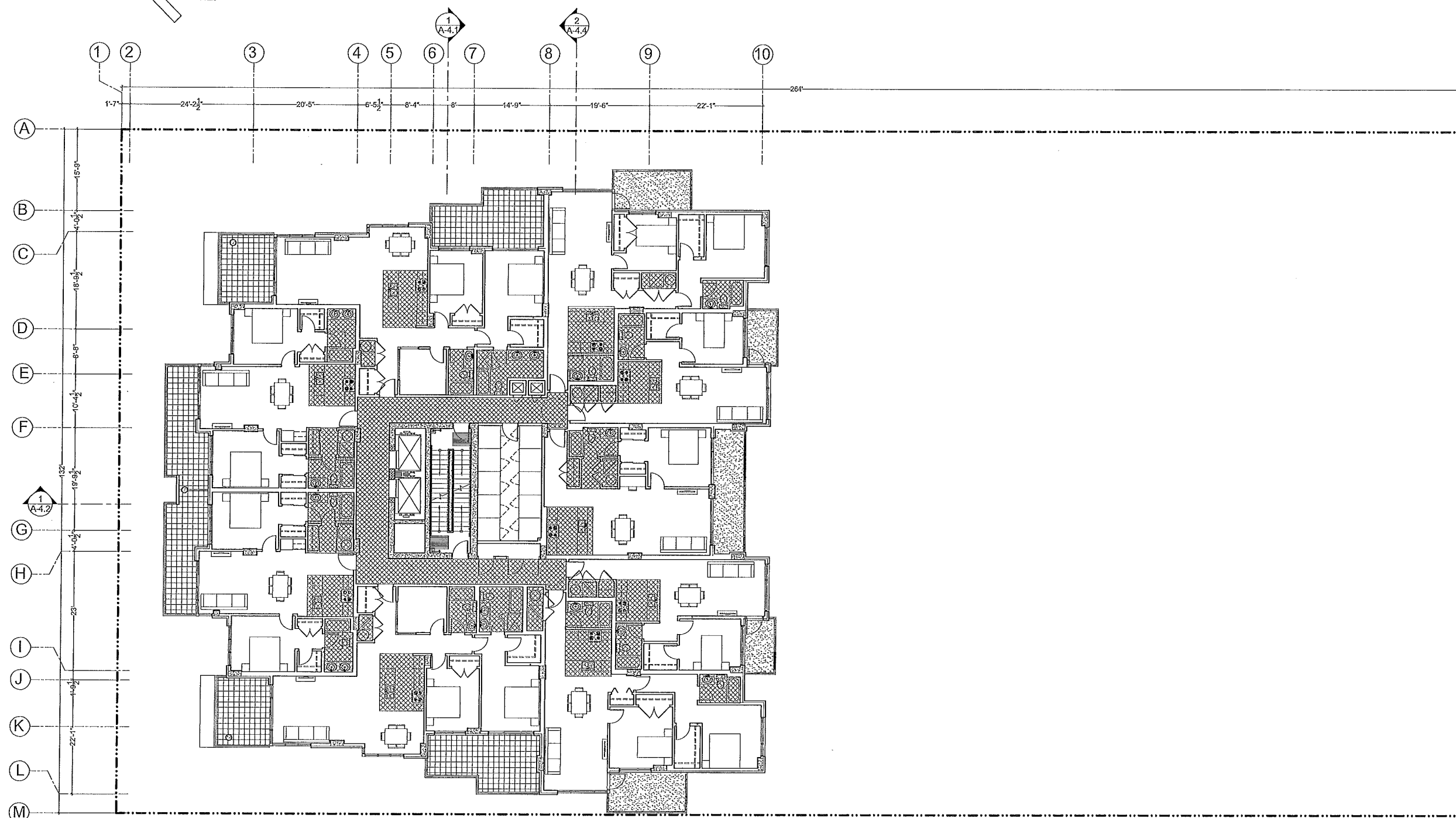
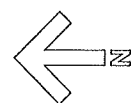
FOR :

**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:

SIXTH FLOOR PLAN

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-2.6
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	





**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonadab.com

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6	09/12/07	Revised to accommodate hotel suites
5	06/25/07	Incorporated A.D.P. comments
4	05/02/07	Revised as F.V.R.D. comments
3	01/17/07	Reissued for d.p.
2	10/10/06	Changed 4 storey wood frame to 10 storey concrete
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:

120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

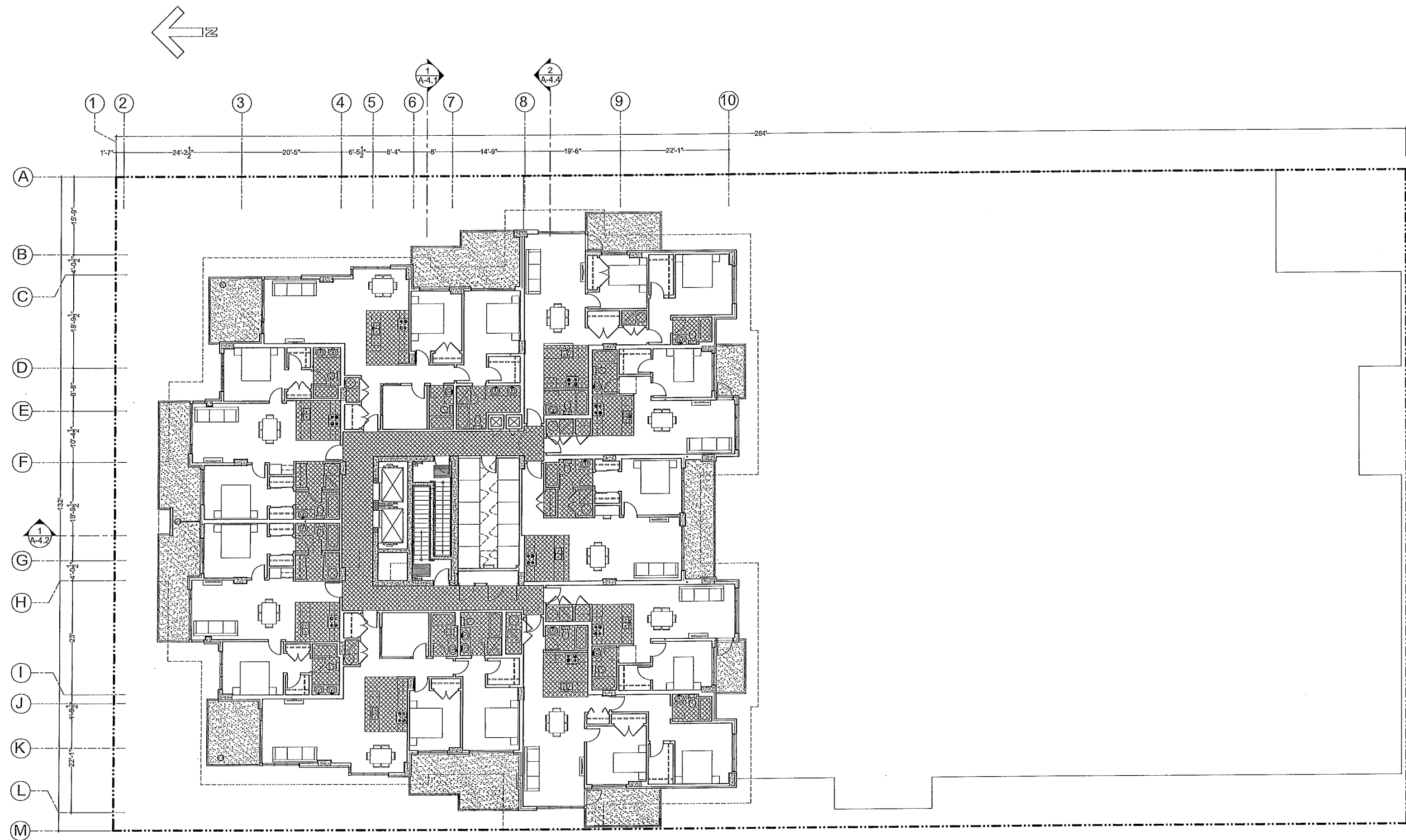
FOR:

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DEVELOPMENTS INC.
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5**

DRAWING TITLE:

SEVENTH FLOOR PLAN

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-27 131
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



BUILDING ELEVATION MATERIAL LEGEND:

- 1

NATURAL GREY STONE CLADDING - COLOUR TO BE VERIFIED BY ARCHITECT
- 2

EXTERIOR INSULATION AND STUCCO FINISH EIFS SYSTEM - COLOUR TO MATCH BENJAMIN MOORE CC-330
- 3

ALUMINUM RAILING WITH POWDER COATED STANDARD BROWN TO MATCH WINDOW FRAMES
- 4

CLEAR SAFETY GLASS FOR TYPICAL BALCONY GUARDRAIL
- 6

CLEAR GLASS ALUMINUM WINDOW TO MATCH STARLINE STANDARD BROWN GM-210Q INSIDE STANDARD WHITE GAS-027
- 7

COMMERCIAL ALUMINUM STOREFRONT SYSTEM TO MATCH STARLINE STANDARD BROWN GM-210Q
- 8

STANDING SEAM METAL ROOF COLOUR PACIFIC TURQUOISE BY CASCADIA METAL LTD
- 9

ALUMINUM SECURITY GRATE, COLOUR BLACK
- 10

ALUMINUM SECURITY GATE WITH PAINT FINISH, COLOUR BLACK
- 13

SPANDREL GLASS INSULATED PANEL, COLOUR TO MATCH STARLINE STANDARD BROWN GM-210Q
- 14

EXTERIOR PAINT FINISH OVER GYPSUM BOARD, TO MATCH STUCCO COLOUR
- 15

PAINTED CONCRETE - COLOUR TO MATCH STUCCO COLOUR
- 16

METAL WALL PANEL - COLOUR PACIFIC TURQUOISE BY CASCADIA METAL LTD





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6	09/12/07	Revised to accommodate hotel suites
5	08/25/07	Incorporated A.D.P. comments
4	06/02/07	Revised as F.V.R.D. comments
3	01/17/07	Relissued for d.p.
2	10/10/06	Changed 4 storey wood frame to 10 storey concrete
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
HARRISON LAKE VIEW MIXED-USE DEVELOPMENT

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR :
GOLDWELL (FORMERLY REON) DEVELOPMENTS INC.
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:
NORTH ELEVATION

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-3.1
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



**F. ADAB
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INC.**

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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR :

**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

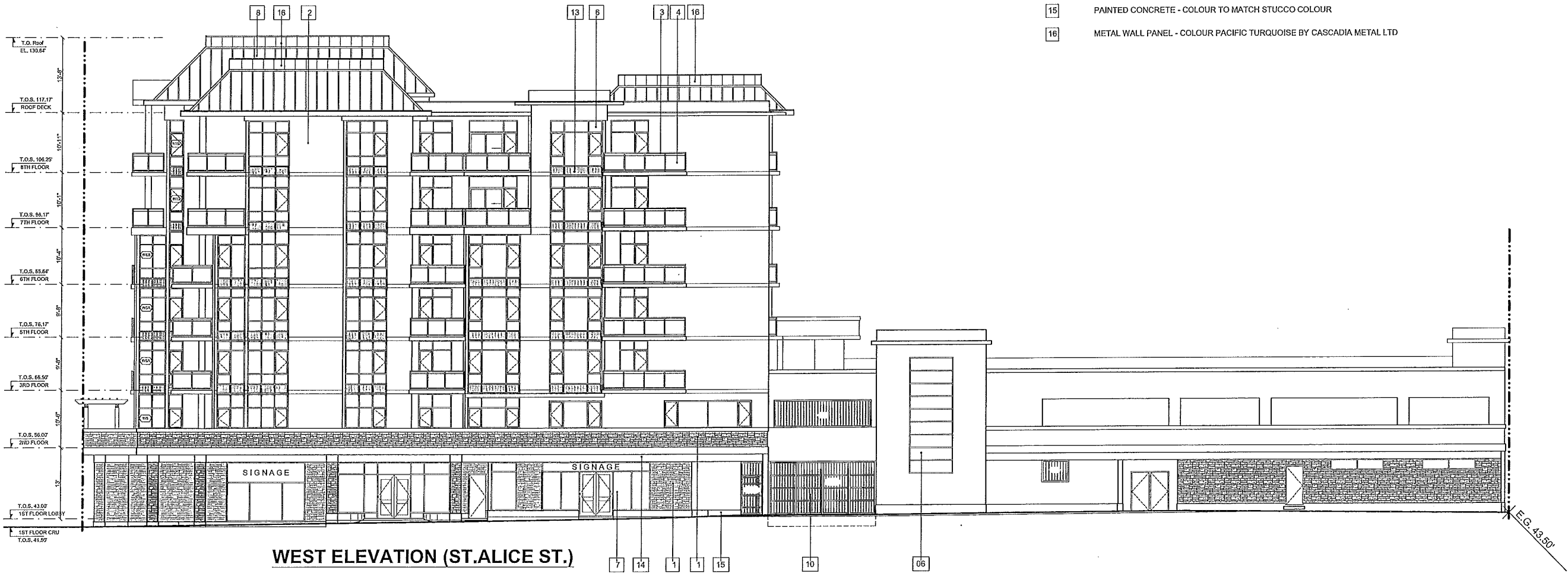
DRAWING TITLE:

WEST ELEVATION

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-3.2 133
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	

BUILDING ELEVATION MATERIAL LEGEND:

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- 2 EXTERIOR INSULATION AND STUCCO FINISH EIFS SYSTEM - COLOUR TO MATCH BENJAMIN MOORE CC-330
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EXTERIOR INSULATION AND STUCCO FINISH EIFS SYSTEM - COLOUR TO MATCH BENJAMIN MOORE CC-330
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- 16

METAL WALL PANEL - COLOUR PACIFIC TURQUOISE BY CASCADIA METAL LTD



F. ADAB
ARCHITECTS
INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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E-MAIL: mfa@multigonadab.com

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4	06/02/07	Revised as F.V.R.D. comments
3	01/17/07	Reissued for d.p.
2	10/10/06	Changed 4 storey wood frame to 10 storey concrete
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR :
GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:
SOUTH ELEVATION

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-3.3
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



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TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mla@mulliganfadb.com

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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**HARRISON LAKE VIEW
MIXED-USE DEVELOPMENT**

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR :
**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

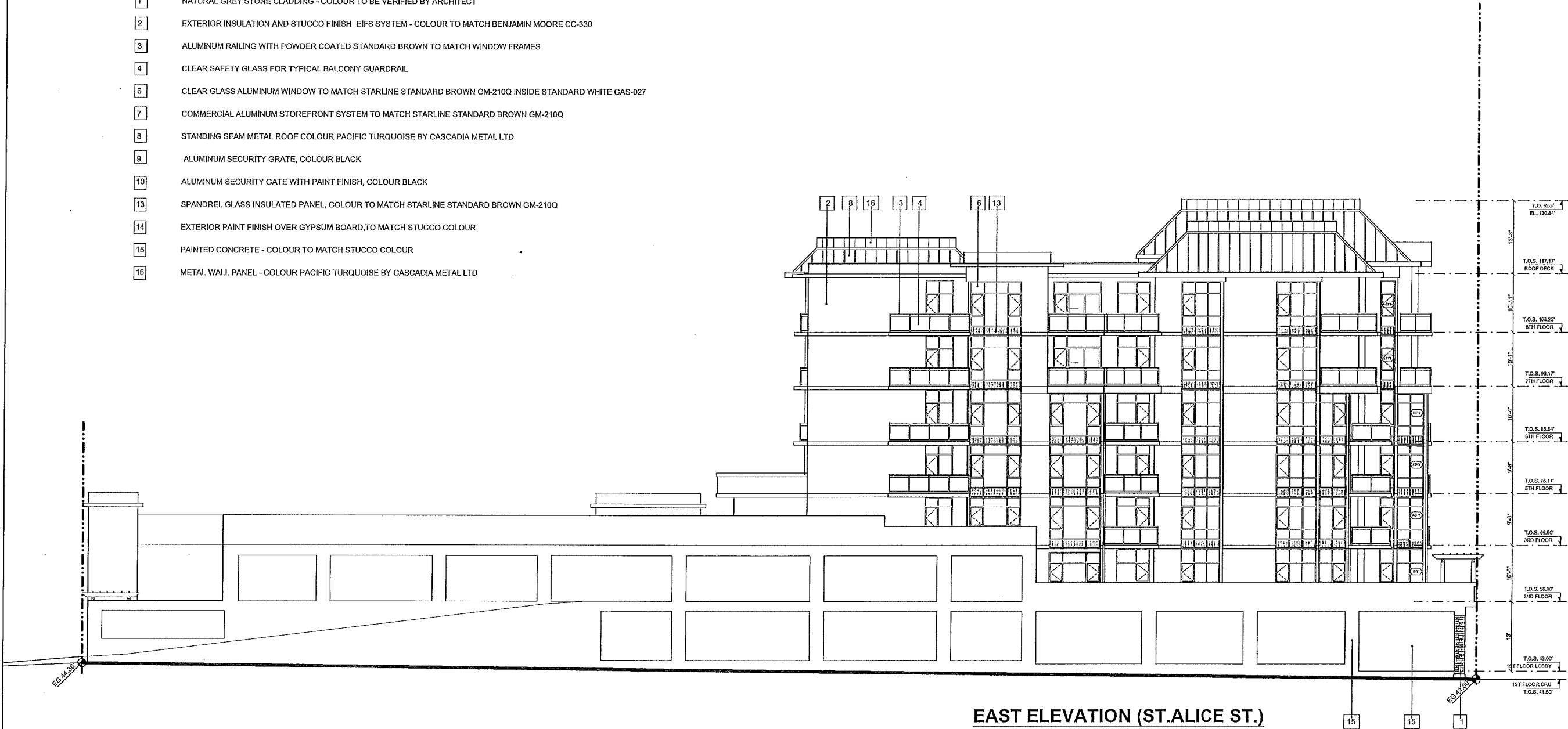
DRAWING TITLE:
EAST ELEVATION

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	

A-3.4
135

BUILDING ELEVATION MATERIAL LEGEND:

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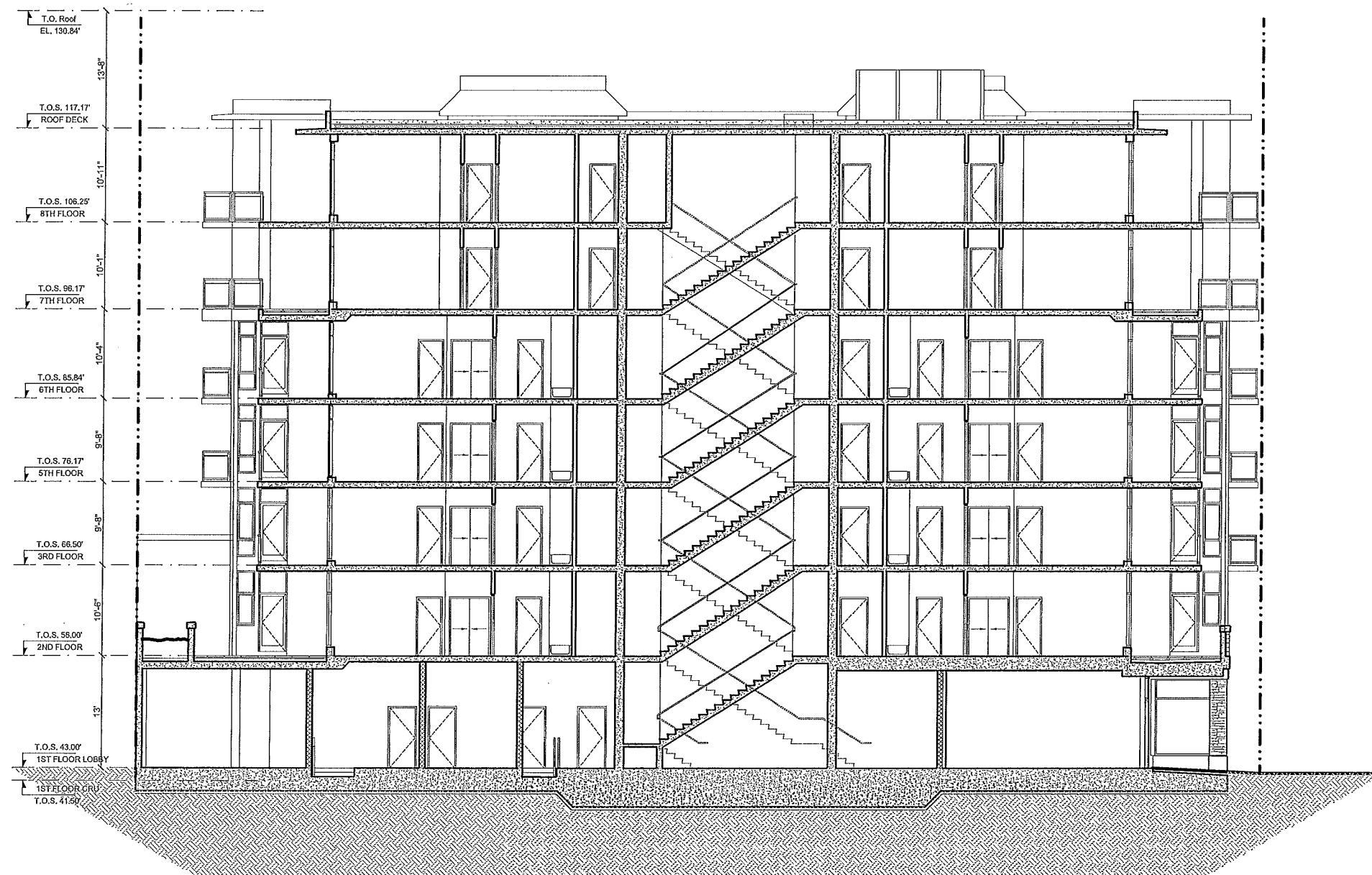
PROJECT TITLE:
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MIXED-USE DEVELOPMENT**

ADDRESS:
120 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C. V0M 1K0

FOR :
**GOLDWELL (FORMERLY REON)
DEVELOPMENTS INC.**
2602 - 6188 WILSON AVENUE
BURNABY, B.C. V5H 0A5

DRAWING TITLE:
BUILDING SECTION

DATE:	April 2018	SHEET NO:
SCALE:	NTS.	A-4.1
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



1 BUILDING SECTION



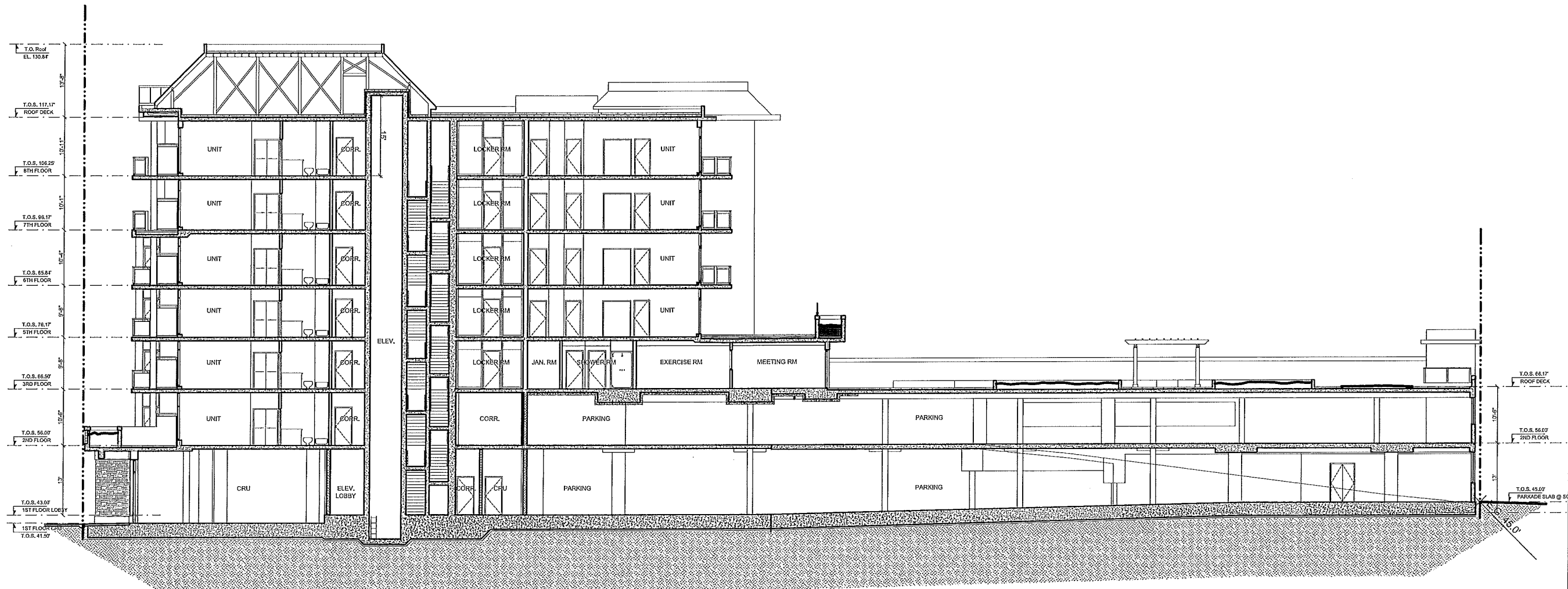
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E-MAIL: mfa@multigonfadam.com

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MIXED-USE DEVELOPMENT**

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DEVELOPMENTS INC.**
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BURNABY, B.C. V5H 0A5

DRAWING TITLE:

BUILDING SECTION

DATE:	April 2018	SHEET NO:
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DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	

**A-4.2
137**



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: January 11, 2019

FROM: Debra Key FILE: 3900-01
Deputy Chief Administrative Officer/CO

SUBJECT: Amendments to Sewer Regulation Bylaw No. 980

ISSUE: Amendments to Sewer Regulation Bylaw No. 980

BACKGROUND:

This matter was before Council on January 7, 2019. Council approved a motion to authorize staff to draft a Sewer Regulation Amendment Bylaw to increase the metered discharge rate from \$.62 per cubic metre to \$1.10 per cubic metre in 2019 and that rate be increased by two percent (2%) each year thereafter from 2020 through to 2023.

In addition, the residential and commercial sanitary sewer service user fees were increased by ten percent (10%) in 2019 and increases by two percent (2%) each year thereafter from 2020 through to 2023 were approved.

The format of Schedule "A" has been revised to reflect the new fee increases including a new table layout clearly identifying each fee category.

Accordingly, Sewer Regulation Amendment Bylaw No. 1132, 2019 is attached for Council's consideration.

RECOMMENDATION:

THAT Sewer Regulation Amendment Bylaw No. 1132, 2019 be given first, second and third readings.

Respectfully submitted:

REVIEWED BY:

Debra Key

Debra Key
Deputy Chief Administrative Officer/
Corporate Officer

Madeline McDonald

Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1132

A bylaw to amend the Sewer Regulation and Fee Bylaw No. 980

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Sewer Regulation and Fee Bylaw No. 980, 2011;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Sewer Regulation and Fee Amendment Bylaw No. 1132, 2019".

2. "Sewer Regulation and Fee Bylaw No. 980, 2011" is hereby further amended by deleting "Schedule A" in its entirety, as attached thereto, and substituting with a new "Schedule A" – Annual Fees and Charges" as attached hereto and forming part of this Bylaw.

3. The Sewer Regulation and Fee Bylaw No. 1132, 2019 Schedule "A" – Annual Fees and Charges will be effective as specified in the schedule.

READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF JANUARY, 2019

READ A SECOND TIME THIS DAY OF JANUARY, 2019

READ A THIRD TIME THIS DAY OF JANUARY, 2019

ADOPTED THIS DAY OF FEBRUARY, 2019

Mayor

Corporate Officer

SCHEDULE "A"
Bylaw No. 1132, 2019
Annual Fees and Charges

Pursuant to Section 194 of the Community Charter the following annual fees and charges (January 1 – December 31) are imposed in accordance with the terms and conditions approved by Council:

1. Sanitary Sewer Service Connection and Disconnection Fees

Connection	
Single Family	\$ 1,500.00* plus tax
Duplex (each unit)	\$ 1,500.00* plus tax
Multi-Family & Commercial	\$ 1,500.00* plus tax
Reconnection	\$ 1,500.00* plus tax
Disconnection	
Disconnection	Actual cost plus tax

*Costs will be based on a minimum fee of \$1500.00 plus tax at time of application. Any actual cost of the sanitary sewer connection over and above the \$1500.00 fee will be invoiced accordingly.

2. Sanitary Sewer Service Utility Fee

All properties identified by folio numbers that are or can be connected to the sanitary sewer system will pay the following fee based on the **actual length of the property** that abuts the sewer collection main.

Rate	Minimum	Maximum
\$ 9.28/metre	18 metres	30 metres

3. Sanitary Sewer Service User Fee

All properties connected to the sanitary sewer system will pay the user fees, in the amounts set out in the table below:

- (a) For the months January, February and March of 2019, the fee will be applied at the 2018 rate;
- (b) Effective on the date this bylaw is adopted, the fee will be applied at the 2019 rate and for each year thereafter commencing on the 1st of January.

Residential	2018	2019	2020	2021	2022	2023
Residential Unit (per unit)	\$225.00	\$247.50	\$252.45	\$257.50	\$262.65	\$267.90
Secondary Suite (per suite)	\$112.50	\$123.75	\$126.23	\$128.75	\$131.32	\$133.95

Commercial / Community	2018	2019	2020	2021	2022	2023
Barbershop, Beauty Salon	\$531.00	\$584.10	\$595.78	\$607.70	\$619.85	\$632.25
Campground (per campsite)	\$89.50	\$98.45	\$100.42	\$102.43	\$104.48	\$106.57
• Sani-dumps	\$89.50	\$98.45	\$100.42	\$102.43	\$104.48	\$106.57
• Washrooms fixtures	\$60.00	\$66.00	\$67.32	\$68.67	\$70.04	\$71.44
Church	\$210.00	\$231.00	\$235.62	\$240.33	\$245.14	\$250.04
Coin Laundry (per machine)	\$56.40	\$62.04	\$63.28	\$64.55	\$65.84	\$67.15
Hotel/Motel (per room)	\$129.00	\$141.90	\$144.74	\$147.63	\$150.59	\$153.60
Laundry	\$8,053.00	\$8,858.30	\$9,035.47	\$9,216.18	\$9,400.50	\$9,588.51
Liquor Primary (per person)	\$16.00	\$17.60	\$17.95	\$18.31	\$18.68	\$19.05
Office	\$210.00	\$231.00	\$235.62	\$240.33	\$245.14	\$250.04
Repair Shop	\$210.00	\$231.00	\$235.62	\$240.33	\$245.14	\$250.04
Restaurant/Café	\$400.00	\$440.00	\$448.80	\$457.78	\$466.93	\$476.27
• First 400 ft ² (37.16 m ²) of floor space						
• For each additional 100 ft ² (9.3m ²) or portion thereof of floor space	\$100.00	\$110.00	\$112.20	\$114.44	\$116.73	\$119.07
Retail Establishment	\$210.00	\$231.00	\$235.62	\$240.33	\$245.14	\$250.04

School (per classroom)	\$258.00	\$283.80	\$289.48	\$295.27	\$301.17	\$307.19
Service Station	\$421.00	\$463.10	\$472.36	\$481.81	\$491.45	\$501.27
Storage/Maintenance Shop	\$150.00	\$165.00	\$168.30	\$171.67	\$175.10	\$178.60

All properties connected to the sanitary sewer system will pay the user fees, in the amounts set out in the table below:

- For the months January, February and March of 2019, the fee will be applied at the 2018 rate;
- Effective on the date this bylaw is adopted, the fee will be applied at the 2019 rate and for each year thereafter commencing on the 1st of January

4. Pool/Hot Tub/Spa User Fee

Pools/Spas	2018	2019	2020	2021	2022	2023
*Class 1 Pool Commercial/Recreational	\$3,291.00 and/or metered discharge	\$3,620.10 and/or metered discharge	\$3,692.50 and/or metered discharge	\$3,766.35 and/or metered discharge	\$3,841.68 and/or metered discharge	\$3,918.51 and/or metered discharge
Metered Discharge Rate/m³	\$0.62	\$1.10	\$1.12	\$1.14	\$1.17	\$1.19
*Class 2 Pool Commercial/ Recreational/ Multi-Unit Residential	\$1,500.00	\$1,650.00	\$1,683.00	\$1,716.66	\$1,750.99	\$1,786.01
*Class 3 Spa	\$1,320.75	\$1,452.83	\$1,481.88	\$1,511.52	\$1,541.75	\$1,572.58
*Class 4 Hot Tub – Commercial/ Recreational/ Multi-Unit Residential	\$750.00	\$825.00	\$841.50	\$858.33	\$875.50	\$893.01

**Class 1 - Spa Pool or Public Pool that discharges on a regular basis*

**Class 2 - Pool intended for shared use by more than one person; ie pool located at a campground, multi-unit building, motel/hotel, apartment building, townhouse complex that does not discharge on a regular basis and is not metered*

**Class 3 - Spa*

**Class 4 - Hot Tub intended for shared use by more than one unit; ie located at a campground, multi-unit building, motel/hotel, apartment building, townhouse complex that does not discharge on a regular basis and is not metered*

5. Waste Discharge

Waste Discharge Permit Application	\$ 350.00
Waste Discharge Fee per cubic metre	\$ 1.25/m ³

6. Billing Cycle and Penalties

All fees are billed quarterly.

A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.

Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.

