



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Tuesday, May 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) THAT the Regular Council Meeting Minutes of April 29, 2019 be adopted.		Item 4(a) Page 1
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws	(a) Bylaw Notice Enforcement Amendment Bylaw No. 1139, 2019	Item 6.i.(a) Page 7
ii. Agreements		
iii. Committee/ Commission Minutes		
iv. Correspondence		
7. DELEGATIONS/PETITIONS		
8. CORRESPONDENCE		
(a) Letter dated May 2, 2019 from the City of Burnaby regarding Expanding Investment Opportunities.		Item 8(a) Page 15
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 the Community Services Coordinator – May 13, 2019 Item 12(a)
Page 25
Re: UBCM Urban Communities Partnering for Reconciliation Grant

Recommendation

THAT staff be authorized to apply to the UBCM Urban Communities Partnering for Reconciliation Grant;

AND THAT staff be directed to support the proposed activities and provide overall grant management.

- (b) Report of the Community Services Coordinator – May 13, 2019 Item 12(b)
Page 27
Re: 2019 – 2021 Resort Development Strategy

Recommendation

THAT the 2019-2021 Resort Development Strategy be approved.

- (c) Report of the Planning Consultant – May 21, 2019 Item 12(c)
Page 49
Re: To start the Development Permit Process (140 Cedar Avenue)

Recommendation

THAT staff be authorized to work on application 3060-20-DP01/19 for land legally described as: Lot 18, Blk 1 Fractional Section 13 Twp 4 Rge 29 W6M New Westminster District plan 251.

13. BYLAWS

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

15. ADJOURNMENT

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

DATE: Monday, April 29, 2019
TIME: 7:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
Councillor Samantha Piper (via telephone)
Councillor Ray Hooper
Councillor Gerry Palmer
Councillor Michie Vidal

Chief Administrative Officer, Madeline McDonald
Deputy Administrative Officer/Corporate Officer, Debra Key
Financial Officer, Tracey Jones
Community Services Coordinator, Rhonda Schell

ABSENT:

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

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

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT Councillor Piper attend the Regular Council meeting via telephone.

**CARRIED
UNANIMOUSLY**
RC-2019-04-20

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Councillor Piper
Seconded by Councillor Palmer

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2019-04-21

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Vidal
Seconded by Councillor Palmer

THAT the Regular Council Meeting Minutes of April 15, 2019 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2019-04-22

5. **BUSINESS ARISING FROM THE MINUTES**

None

6. **CONSENT AGENDA**

i. (a) Tax Rate Bylaw No. 1135, 2019

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT Tax Rate Bylaw No. 1135, 2019 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2019-04-23

7. **DELEGATIONS/PETITIONS**

None

8. **CORRESPONDENCE**

None

9. **BUSINESS ARISING FROM CORRESPONDENCE**

None

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

Councillor Hooper

- Attended the Community to Community Forum Meeting on April 17, 2019
- Attended the Social Club on April 18, 2019
- Attended the Village's Spring Open House on April 24, 2019 at Memorial Hall
- Attended the Social Club on April 25, 2019
- Viewed the classic and collector cars at the start of the Spring Thaw Rally on April 26, 2019
- Attended the Earth Day Children's Festival in Hope on April 26, 2019
- Attended the Agassiz-Harrison Earth Day Film viewing on April 26, 2019
- Attended the April 29, 2019 In Camera meeting of Council

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Councillor Palmer

- Attended the Fraser Valley Regional Library Board Meeting
- Attended the Community to Community Forum Meeting on April 17, 2019
- Attended the Village's Spring Open House on April 24, 2019
- Attended the Agassiz-Harrison Earth Day Film viewing on April 26, 2019 followed by a presentation on the Increasing Risk of Forest Fires by Bob Gray
- Attended the April 29, 2019 In Camera meeting of Council

Councillor Piper

- Attended the Community to Community Forum hosted by Sq'ewlets First Nation on April 17, 2019
- Attended the April 23, 2019 Lower Mainland Local Government Association Executive Meeting
- Attended the Village's Spring Open House on April 24, 2019 and thanked everyone who attended the event and helped make it a success.
- Attended the Agassiz-Harrison Earth Day Film viewing on April 26, 2019.

Councillor Vidal

- Attended the Community to Community Forum meeting on April 17, 2019.
- Attended the Village's Open House on April 24, 2019
- Attended the Earth Day Film viewing in Agassiz on April 26, 2019
- Attended the Harrison Uncorked Wine Festival at Memorial Hall on April 27, 2019
- Attended the April 29, 2019 In Camera meeting of Council

11. MAYOR'S REPORT

- Attended the Fraser Valley Regional District Board of Directors Meeting and the Fraser Valley Regional Hospital District Board meeting on April 25, 2019
- Attended the Agassiz-Harrison Earth Day Film viewing on April 26, 2019
- Attended the Village's Spring Open House on April 26, 2019
- Reminded everyone to please call the RCMP if they observe anything illegal or the Bylaw Enforcement Officer if they observe a bylaw infraction.
- Attended the Community to Community Forum Meeting on April 17, 2109

12. REPORTS FROM STAFF

- (a) Report of the Community Services Coordinator – April 24, 2019
Re: UBCM Community Excellence Awards

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT the Village submit the Harrison Hot Springs Lighting Project for consideration for a UBCM 2019 Community Excellence Award.

**CARRIED
UNANIMOUSLY**
RC-2019-04-24

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- (b) Report of the Community Services Coordinator – April 25, 2019
Re: Memorial Bench Policy

Moved by Councillor Palmer
Seconded by Councillor Hooper

THAT Memorial Bench Policy No 1.30 be adopted as amended; and

THAT Memorial Recognition Policy No. 1.03 be rescinded.

CARRIED
UNANIMOUSLY
RC-2019-04-25

13. BYLAWS

- (a) Report of the Deputy Chief Administrative Officer/Corporate Officer – April 24, 2019
Re: Business Licence Bylaw 1128, 2018

Moved by Councillor Hooper
Seconded by Councillor Vidal

THAT Business Licence and Regulation Bylaw No. 1128, 2018 be adopted.

CARRIED
UNANIMOUSLY
RC-2019-04-26

- (b) Report of the Deputy Chief Administrative Officer/CO – April 24, 2019
Re: Amendments to the Bylaw Notice Enforcement Bylaw No. 855, 2006

Moved by Councillor Hooper
Seconded by Councillor Palmer

THAT Bylaw Notice Enforcement Amendment Bylaw No. 1139, 2019 be given first, second and third reading.

CARRIED
UNANIMOUSLY
RC-2019-04-27

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

Questions from the public were entertained.

*Village of Harrison Hot Springs
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April 29, 2019*

15. ADJOURNMENT

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT the meeting be adjourned at 7:38 p.m.

**CARRIED
UNANIMOUSLY**
RC-2019-04-28

Leo Facio
Mayor

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1139

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. 1139, 2019".

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 29TH DAY OF APRIL, 2019

READ A SECOND TIME THIS 29TH DAY OF APRIL, 2019

READ A THIRD TIME THIS 29TH DAY OF APRIL, 2019

ADOPTED THIS DAY OF MAY, 2019

Mayor

Corporate Officer

SCHEDULE "A" TO BYLAW NO. 1137
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
<i>Business Licence and Regulation Bylaw No. 1128</i>	<i>2.1(a)</i>	<i>Carry on business without a licence</i>	<i>200.00</i>	<i>190.00</i>	<i>210.00</i>
	<i>2.1(b)</i>	<i>Fail to obtain separate licence for each business</i>	<i>200.00</i>	<i>190.00</i>	<i>210.00</i>
	<i>2.3(d)</i>	<i>Fail to renew business licence that continues to operate</i>	<i>200.00</i>	<i>190.00</i>	<i>210.00</i>
	<i>3.1(a)</i>	<i>Operate prohibited business</i>	<i>500.00</i>	<i>490.00</i>	<i>510.00</i>
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	100.00	90.00	110.00
	27(c)	Park in loading zone and beyond maximum of 30 minutes	100.00	90.00	110.00
	27(d)	Park in bus zone	100.00	90.00	110.00
	27(e)	Park in designated physically disabled motorist stall without valid placard	100.00	90.00	110.00
	27(f)	Park on sidewalk or boulevard	100.00	90.00	110.00
	27(g)	Park in front of a public or private driveway	100.00	90.00	110.00
	27(h)	Park within 5 meters of a hydrant	100.00	90.00	110.00
	27(i)	Park on crosswalk or within 5 meters of the approach side of a crosswalk	100.00	90.00	110.00
	27(j)	Park within 6 meters of either side of an entrance to or exit from public meeting place, fire hall or playground	100.00	90.00	110.00
	27(k)	Obstruct traffic alongside or opposite of highway excavation or obstruction	100.00	90.00	110.00
	27(l)	Park on highway side of a motor vehicle stopped or parked parallel to the curb side of a highway	100.00	90.00	110.00
27(m)	Park on a bridge or other elevated structure on a highway	100.00	90.00	110.00	
27(n)	Park which obstructs the visibility of traffic or a traffic control	100.00	90.00	110.00	

SCHEDULE "A" TO BYLAW NO. 1137
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
		device			
	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	100.00	90.00	110.00
	27(p)	Park on a highway for a continuous period exceeding 48 hours without movement	100.00	90.00	110.00
	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	100.00	90.00	110.00
	27(s)	Face wrong direction from the normal flow of traffic on the highway	100.00	90.00	110.00
	27(t)	Park where prohibited	100.00	90.00	110.00
	27(u)	Park in lane less than 3.5 meters of the travelled portion of the lane for other vehicle	100.00	90.00	110.00
	27(v)	Park in boat launch area without permit	100.00	90.00	110.00
	27(w)	Park in close proximity to other vehicle to obstruct or unduly restrict movement	100.00	90.00	110.00
	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	100.00	90.00	110.00
	31(a)	Park a vehicle in a stall for a period of time greater than the time indicated by the traffic control device	100.00	90.00	110.00
Nuisance, Noxious or Offensive Trades, Health and Safety Bylaw No. 829	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
	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	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

SCHEDULE "A" TO BYLAW NO. 1137
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Bylaw No. 1110	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 Collection and Disposal Bylaw No. 1100	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
	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
	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
Park Regulation Amendment					

SCHEDULE "A" TO BYLAW NO. 1137
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Bylaw No. 1040	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	Bark, 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
	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

SCHEDULE "A" TO BYLAW NO. 1137
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
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)	Erect, place, construct or alter a sign without permit	500.00	490.00	510.00
	2.1b)	Maintain or allow sign to remain, be affixed to lands or building without a permit	500.00	490.00	510.00
	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	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	500.00	490.00	510.00

SCHEDULE "A" TO BYLAW NO. 1137
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Docks Bylaw Amendment No. 1008		special permit issued by the Village			
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
	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



MAY 06 2019

VILLAGE OF HARRISON HOT SPRINGS



CITY OF BURNABY
OFFICE OF THE MAYOR
MIKE HURLEY
MAYOR

2019 May 02

Dear Mayor and Council:

Subject: Expanding Investment Opportunities
(Item No. 6(J), Reports, Council 2019 April 29)

Burnaby City Council, at the Open Council meeting held on 2019 April 29, received the above noted report and adopted the following recommendations, **AS AMENDED**:

1. THAT Council provide support for changes to the Community Charter to allow for expanded asset class investments under prudent investor rules.
2. THAT Council request support from other municipalities and regional districts for the requested changes to the Community Charter.
3. THAT Council submit a resolution, as outlined in Section 4.1 of this report, to the Union of British Columbia Municipalities, as outlined in this report.

In accordance with Recommendation No. 2, a copy of the report, containing text of the resolution, is *enclosed* for your information.

Burnaby City Council appreciates your support on this matter.

Yours truly,

Mike Hurley
MAYOR

FILE #	DATE
0400-60	MAY 8/19
<input type="checkbox"/> CAO	<input type="checkbox"/> BCPA
<input type="checkbox"/> DCA/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SERV	<input type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
DATE	MAY 21/19
	INITIAL <i>MS</i>
ITEMS: A-REQ, ACTION;	
B - INFO - W/REP;	
C - INFO ONLY	

FINANCIAL MANAGEMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: EXPANDING INVESTMENT OPPORTUNITIES

RECOMMENDATIONS:

1. THAT Council provide support for changes to the Community Charter to allow for expanded asset class investments under prudent investor rules.
2. THAT Council request support from other municipalities for the requested changes to the Community Charter.
3. THAT Council submit a resolution, as outlined in Section 4.1 of this report, to the Union of British Columbia Municipalities, as outlined in this report.

REPORT

The Financial Management Committee, at its meeting held on 2019 April 24, received and adopted the attached report requesting Council to support changes to the Community Charter to allow for prudent investor rules, thus expanding investment parameters and opportunities.

Respectfully submitted,

Mayor M. Hurley
Chair

Councillor S. Dhaliwal
Vice Chair

Copied to:	City Manager Director Finance
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TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2019 April 17

FROM: DIRECTOR FINANCE

FILE: 7500-01

SUBJECT: EXPANDING INVESTMENT OPPORTUNITIES

PURPOSE: To request Council to support changes to the Community Charter to allow for prudent investor rules, thus expanding investment parameters and opportunities.

RECOMMENDATIONS:

1. **THAT** the Committee recommend Council provide support for changes to the Community Charter to allow for expanded asset class investments under prudent investor rules.
2. **THAT** the Committee recommend Council request support from other municipalities for the requested changes to the Community Charter.
3. **THAT** the Committee recommend Council submit a resolution, as outlined in Section 4.1 of this report, to the Union of British Columbia Municipalities as outlined in this report.

REPORT**1.0 INTRODUCTION**

Financial investments form a critical part of the activities of a municipality, providing a source of revenues for capital expenditures and to offset cash flow fluctuations. The allowable investment parameters as laid out in the Community Charter is considered a “prescribed” or a “closed” set of legislated guidelines designed to protect municipalities from taking unnecessary or undue risks. The concept being that the current regulations provide for a list of instruments that can be placed in the portfolio, instruments that are considered the most creditworthy and least risky, such as provincial debt obligations and investments in financial institutions in Canada. What occurs in a market such as Canada, which represents less than 3% of the global economy, is an over concentration of holdings and limited investment diversification due to the regulation limitations.

The parameters set and limitations for investment powers and opportunities has not changed for decades in British Columbia. The purpose of the proposed changes to Section 183 of the Community Charter is to provide municipalities with the ability to obtain improved returns

through asset class diversification, which in return can reduce tax implications and funding costs associated with capital funding; while also reducing investment risks. Analysis and discussion for structured governance will be critical to determine the scope of change and authority granted through legislated changes. However, the purpose of this report is to start the conversation with the Province.

2.0 POLICY SECTION

Goal

- A Connected Community
 - Partnership –
Work collaboratively with businesses, educational institutions, associations, other communities and governments
- A Dynamic Community
 - Economic opportunity –
Foster an environment that attracts new and supports existing jobs, businesses and industries
 - Community development –
Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- A Thriving Organization
 - Financial viability –
Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

3.0 MUNICIPAL INVESTMENTS

3.1 *Investment Funds*

Part 6, Division 3, Section 183 of the Community Charter provides investment guidelines to British Columbia municipalities. These legislated guidelines state that municipalities may invest or reinvest money that is not immediately required for expenditures as follows:

183 Money held by a municipality that is not immediately required may only be invested or reinvested in one or more of the following:

- (a) securities of the Municipal Finance Authority;
- (b) pooled investment funds under section 16 of the *Municipal Finance Authority Act*;
- (c) securities of Canada or of a province;

- (d) securities guaranteed for principal and interest by Canada or by a province;
- (e) securities of a municipality, regional district or greater board;
- (f) investments guaranteed by a chartered bank;
- (g) deposits in a savings institution, or non-equity or membership shares of a credit union;
- (h) other investments specifically authorized under this or another Act.

The British Columbia provincial government is responsible for the laws and framework that provide governance across the province. The *Municipal Act* has provided this guidance since the 1880's. In 1991, UBCM proposed the idea for the creation of a Bill of Rights for municipalities for the purpose of providing broader powers and greater freedoms for BC municipalities. The *Local Government Act* was then created and received Parliamentary approval in 1996. Finally, with Royal Assent in August 2001 of the *Community Charter Council Act*, a Community Charter Council was created for the purpose of developing the *Community Charter*.

BC municipalities have managed investment portfolios under these guidelines as a matter of fiduciary responsibility and with due diligence. Internal investment guidelines support each municipality's investment activities within the constraints of the *Community Charter*. While protectionist in nature, the regulations actually place inadvertent restrictions on the ability to generate higher rates of return and increased revenues, as well as limiting asset class diversification which is paramount to financial sustainability and risk diversification. Currently, BC municipalities can invest in two of the four main asset classes - money market (including cash equivalents) and fixed income (bonds). The other two asset classes include equities and real estate (or other tangible assets). This limitation in turn affects the portfolio real rate of return once inflation is considered and it affects annual taxation rates and other capital costs for a municipality.

3.2 Prudent Investor Rules

The prudent investor rule (aka prudent investor standard) requires the investment manager of an organization to conduct investment activities with care, skill and due-diligence for that which a prudent person would do when managing their own investments, such as property, cash or securities. Such a person would therefore deploy investments through a diversification strategy that can potentially reduce risks while enhancing returns.

A prudent investor would therefore have flexibility and seek opportunities based on market and economic cycles, as well as utilize diversification opportunities both in and outside of Canada. For a municipality, benefits from increased returns can reduce taxation requirements and fees. Without a change to provincial legislation, BC municipalities will continue to invest in

prescribed investment products which under varying market conditions, like the historical low interest rates experienced over the last 10 years that has in turn translated into the lowest yields and lower income.

3.3 Prudent Investor Rules – Other Jurisdictions

Various municipalities and pensions maintain prudent investor rules such as the cities of Ottawa, Edmonton, Calgary, Medicine Hat and more recently the City of Toronto. In 2000, the Canada Pension Plan began investing in equities and other investment products (real estate, commodities and futures) with the main goal of seeking higher returns and to stabilize the Canada Pension Plan (CPP) program for future generations. This change meant a more diversified and global deployment of funds for capital appreciation, taking advantage of a much larger global market than just Canadian content.

When the Province of Ontario decided to make changes to the municipal legislation, it was for the purpose of providing municipalities more flexibility. Thus, allowing local governments more freedom to invest available funds in a larger pool of diversified investment products. Providing the added flexibility and freedom could potentially deliver higher returns while lowering or removing systemic risks, reinvestment risks and interest rate risks. The Ontario government put in place specific requirements that a local government must meet to permanently opt into the prudent investor program. The logic was to ensure appropriate governance and structure was in place with separate guidance from an independent board for the expanded portfolio.

The City of Toronto is currently preparing to place their initial investments into equities now that the legislated requirements for prudent standards have been met. The City of Ottawa however has been investing endowment funds of over \$200 million since 2007. Ottawa conducted an RFP and hired two fund managers to manage the investments of the endowment. Applying prudent investment standards to the endowment funds has allowed the City of Ottawa to generate much higher yields over the last decade when compared to the funds invested based on the prescribed legislation. Also, the City of Ottawa is watching Toronto's activities closely and will contemplate the opt-in decision for the remaining portfolio funds as they have first-hand knowledge of the large differential in returns between their funds.

The City of Edmonton began investing in equities in 1995 with the creation of an endowment fund. A May 2014 staff white paper identified that through the use of asset class diversification, the endowment fund has contributed well over \$700 million to the City of Edmonton's operating budget and the fund has grown from \$445 million to \$710 million. Staff reports indicate that the change to investment structure has allowed the city to achieve cost efficiencies and to better align the portfolios with specific risk profile needs and objectivity. This in turn allows for the creation of new asset class investing, such as global infrastructure and emerging market equities, while achieving the goals of increasing overall returns and long term financial sustainability.

Another report highlighted that Edmonton home owners have saved over 7% for the period 2005 – 2014 on property taxes paid. Not only have the funds increased returns resulted in a reduction of the tax burden on citizens, but has and will continue to the support the city's financial position

and sustainability. The investment diversification through prudent investor rules has meant an expanded revenue base for operating and capital budgets.

3.4 Prudent Investor Rules – Capacity and Knowledge

While providing expanded investment options to municipalities through legislation can achieve many benefits, consideration must be made regarding municipal capacity and expertise. Any change in legislation will require municipal input in determining the governance structure that will work best for the province and each municipality. With examples from Ontario and Alberta now in place, this presents a tremendous opportunity to learn from the legislative process and experiences and to understand the need for improvements and the request to change.

Because of the vast range of assignments and work conducted in municipal treasury, the current staff compliments most likely will not have the expertise to branch out into a larger array of investment asset class products. Indeed, smaller municipalities have very few staff that manage varying professional disciplines such as budgets, banking, trades payable, accounting and investments. There are however significant differences amongst the municipalities in the lower mainland and across the province when it comes to portfolio management expertise and knowledge. So governance must consider inclusion for all without creating additional costs and risks.

Such risks can be mitigated through pooling investments or contracts with qualified funds managers through the set-up of simplified but effective reporting standards and clear guidelines. Under prudent investment standards the need for monitoring the decisions made, portfolio performance, policy and governance principles becomes even greater. Setting the criteria by thoughtful consideration will ensure a more comprehensive and general acceptance and adaptation by municipalities. The goal is not to make prudent investing an impossible challenge, but to ensure there is significant and meaningful impact when prudent investment standards are followed.

4.0 REQUIRED CHANGE IN LEGISLATION

The City of Burnaby has maintained a concentrated and focused effort on the investment portfolio for over three decades. This attention has provided for consistently improved yields and income generation. While the City of Burnaby has outperformed market benchmarks and municipal peers, there are still missed opportunities due to investment restrictions based on the current legislation.

While protectionist in nature, a “prescribed” or “closed” set of guidelines can introduce unintended risks by being extremely limited, thus introducing systemic and interest rate risks to a municipal portfolio. This can increase in magnitude for a large portfolio that seeks additional product and yield within the limited reach and size of the Canadian fixed income market. The *Community Charter* provides clarity but does not empower a municipality to obtain greater investment variation and seek to reduce risk further through asset diversification and allocation.

It is therefore proposed that by providing prudent investor standards within the *Community Charter* or other provincial legislation, risk versus reward through asset class diversification can culminate into various funding and cash flow opportunities as returns increase. If the City of Burnaby moved 30% of current holdings to other asset classes for example (Edmonton has 60% of the endowment fund in equities), with only a 2.5% increase in yield on that portion of the portfolio, the annual additional revenue would be \$12.75 million per year.

The evidence is very clear from municipal examples to pension plans and historical analysis that asset mix is a critical determinant of long term investment fund stability, yield and income. Maintaining a set of guidelines that limits municipal investing to a restricted list of products within limited asset classes will result in what is occurring in many municipal portfolios today – yields that range from 1.50% - 3.00% with significantly reduced income. The current standards limit municipal investments to the Canadian market only and to the fixed income asset class which is based on Canadian interest rates only.

The size and utilization of the City’s investment reserves, without debt payment obligations other than internally through annual depreciation, means we are well positioned for the longer term investment time horizon that is needed under other asset classes such as equities and real estate. Providing proficient and transparent oversight to the investment portfolio ensures the City of Burnaby is acting in the best interest of citizens. This also means identifying that as investment markets and economies have changed over the years, opportunities have been missed. The best starting point is to begin the conversation about making changes to the current investment legislation in British Columbia.

And while those opposed to change may suggest that introducing the prudent investor rules will bring with it needless risks, one must consider that risk is defined in many ways, including the long term financial sustainability of municipalities and the tax burden placed on residents. Risk diversification also means fund managers and fund management, not just guarantors and asset class diversification. Risk management means a governance structure that takes into consideration the varying investment strategies that can be deployed and empowering municipalities to diversify and grow for future generations of citizens. For these reasons, updating legislation to include prudent investment rules is practical and warranted.

4.1 Resolution: Expanded Asset Class Investments Under Prudent Investor Rules

Given the discussion above, and recognizing that the ability to properly manage and grow assets is an important role of local government, the following resolution has been prepared for the Committee and Council’s consideration.

WHEREAS financial investments form a critical part of the activities of a municipality, providing a source of revenues for capital expenditures and to offset cash flow fluctuations;

To: Financial Management Committee
From: Director Finance
Re: Expanding Investment Opportunities
2019 April 24..... Page 7

AND WHEREAS allowable investment parameters as laid out in the *Community Charter* is considered a “prescribed” set of legislated guidelines.

AND WHEREAS the Provinces of Alberta and Ontario have implemented a wider scope for local government investment, which responds to the needs of local governments of all sizes:

THEREFORE BE IT RESOLVED that the Union of BC Municipalities request the Ministry of Finance to amend the *Community Charter* to provide municipalities with the ability to obtain improved returns through asset class diversification, which in return can reduce tax implications and funding costs associated with capital funding, while also reducing investment risk.

5.0 RECOMMENDATIONS

It is recommended that the Committee recommend Council provide support for changes to the Community Charter to allow for expanded asset class investments under prudent investor rules. It is also recommended that the Committee recommend Council request support from other municipalities for the requested changes to the Community Charter and that a resolution, as outlined in Section 4.1 of this report, be submitted to the Union of British Columbia Municipalities on this matter.



Noreen Kassam, CPA, CGA
DIRECTOR FINANCE

NK:DS /ml

Copied to: City Manager





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO:	Mayor and Council	DATE:	May 13, 2019
FROM:	Rhonda Schell Community Services Coordinator	FILE:	1855-03-19
SUBJECT: UBCM Urban Communities Partnering for Reconciliation Grant			

ISSUE:

Approval to apply for funding from the UBCM Urban Communities Partnering for Reconciliation (UCPR) grant program.

BACKGROUND:

The UCPR pilot program is intended to support events and activities that provide a time and place for dialogue to build on opportunities, support reconciliation efforts, resolve issues of common responsibility, interest or concern, and/or to advance tangible outcomes. Funding is available to local governments who want to create opportunities for in-person dialogue and relationship building which can help advance collaborative reconciliation plans, protocols, agreements or future projects. Eligible costs are fully funded up a maximum of \$10,000.

DISCUSSION:

This funding would be used to create an event to support reconciliation dialogue and relationship strengthening with the neighbouring Sts'ailes First Nation. There will be joint planning between the two communities but the Village will be responsible for project activities and overall grant management.


RECOMMENDATION:

THAT staff be authorized to apply to the UBCM Urban Communities Partnering for Reconciliation Grant;

AND THAT staff be directed to support the proposed activities and provide overall grant management.

Respectfully submitted:

Rhonda Schell
 Rhonda Schell
 Community Services Coordinator

REVIEWED BY:

 for Madeline McDonald
 Madeline McDonald
 Chief Administrative Officer





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: May 13, 2019
 FROM: Rhonda Schell
 Community Services Coordinator FILE: 2240-35-01
 SUBJECT: 2019-2021 Resort Development Strategy

ISSUE:

This report is to ratify the 2019-2021 Resort Development Strategy.

BACKGROUND:

At the March 4th, 2019 Regular Council Meeting, Council approved of a Resort Development Strategy being developed around 1) Synthetic outdoor rink which includes improvements to the adjacent building, washrooms and the preparation of surface to support the rink; 2) Lagoon and beach area improvements including accessibility upgrades; and 3) Public art on the lagoon or beach front area.

Accordingly, the completed 2019-2021 Resort Development Strategy is attached for Council's consideration.

RECOMMENDATION:

THAT the 2019-2021 Resort Development Strategy be approved.

Respectfully submitted:

Rhonda Schell

Rhonda Schell
 Community Services Coordinator

REVIEWED BY:

Madeline McDonald
 Madeline McDonald
 Chief Administrative Officer



HARRISON HOT SPRINGS

Naturally Refreshed



Resort Development Strategy

2019-2021



Executive Summary

The Village of Harrison Hot Springs (VHHS) Resort Development Strategy (RDS) identifies the long term vision for tourism within the community. This strategy outlines how the VHHS will meet the challenges of extending the tourism season, increase visitation and overnight stays, and enhance the visitor experience to the village. Our strategy over the next three years focuses on building and diversifying our tourism infrastructure, continuing to deliver exceptional visitor experiences, and incorporating sustainable tourism practices and products.





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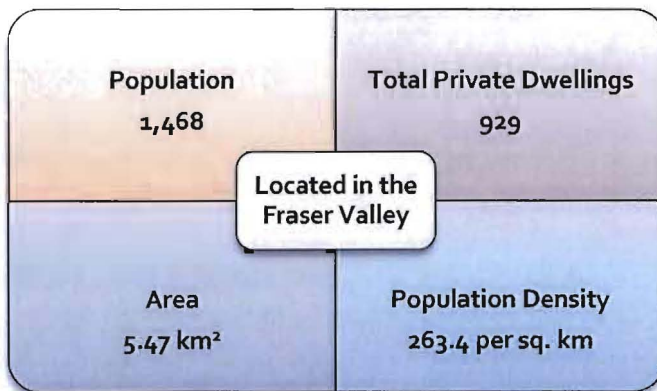


Background

Nestled against Southwestern British Columbia’s magnificent mountains and the sandy beaches of Harrison Lake, a short 90 minutes’ drive east of Vancouver, the village of Harrison Hot Springs is filled with rich history, natural wonders, incredible economic opportunities, and entrepreneurial spirit. Designated a Resort Municipality by the Province of BC, Harrison Hot Springs is a tourism hotspot. Our main markets include visitors from Greater Vancouver Regional District, the Fraser Valley, Washington, USA, and Europe.

As a world-famous tourist destination, the Harrison Hot Springs draws visitors exploring village life to experience the refreshing, natural atmosphere, picturesque views, and mystical (Sasquatch) and historical background that legends are based on. Visitors are attracted to the village to experience the mineral waters of the hot springs, lake boating and swimming, golfing, hiking, cycling, fishing, culinary treats, festivals, events, various organized tours, and an array of other leisure activities. The Sasquatch Museum is a new amenity in the village that attracts visitors and builds on the “sasquatch” theme throughout the community. Because tourism is the main economic driver in the community, the municipality is committed to strengthening this sector.

Harrison Hot Springs Quick Facts



KEY ATTRACTIONS

▲ SPA & WELLNESS

- Hot Springs Pools Resort
- Hotels

▲ SPORT FISHING

- Harrison Lake
- Rivers

▲ INFRASTRUCTURE

- Roads
- Plaza
- Memorial Hall
- Boat Ramp
- Docks



▲ NATURE BASED

- Harrison Lake Beach
- Green Space
- Trails
- Proximity to Sasquatch Provincial Park

▲ WATER BASED

- Boating
- Sailing
- Windsurfing
- Kiteboarding
- Paddleboarding

At this time, Highway 9 is the only route into the village and it is maintained by the Ministry of Transportation and Infrastructure. Additional means of access are the float plane dock maintained by the VHHS and the Harrison River which is accessible by boat from the Fraser River, which flows to Vancouver and the Pacific Ocean.

The tourism sector to-date has been based around the area’s natural resources – Harrison Lake, the beaches and of course the hot springs. Each plays a key role in attracting visitors to the village along with festivals and events. However, the village has much more to offer and the tourism industry is now recognizing that it can build on these opportunities with a destination approach to product development, management, and marketing through Tourism Harrison. The Village has been able to accomplish a number of infrastructure upgrades and has invested in growing events which has increased tourism year over year.



Completed RMI Projects

Infrastructure	
Plaza Redevelopment & Lakeshore Promenade	Visitor Information Electronic Sign Board
Parks & Trails Development	Community Entrance Sign and Carving
Rendall Park Accessible Washrooms	Lamp Post Banners
Esplanade Avenue Streetscape Improvements	Electric Charging Stations
Miami River Greenway Trail	Beach Erosion Project
Memorial Hall Upgrades	Accessible Washrooms in Plaza
Beach Improvements	Beach Playground
Branded Waste and Recycling Bear Proof Receptacles	Beach Erosion Project



Programing - Events	
Family Day	Sasquatch Days
Canada Day	Harrison Festival of the Arts
Bands on the Beach	Lights By the Lake



Bands on the Beach



Lights By the Lake



Sasquatch Days



Market Profile

The majority of visitors to Harrison Hot Springs arrive from the Greater Vancouver Regional District and the Fraser Valley Regional District. The mix of visitors is changing among other reasons as a result of the introduction of Display ads in new Markets. While the summer will see greater numbers of American, European and Asian visitors the winter and shoulder months are nearly exclusively local visitors with the exception of the American Thanksgiving. The niche target markets that are most likely to visit Harrison Hot springs are Soft Adventure tourists (either day trips or overnight), Heritage Enthusiasts, and Fishing Enthusiasts, and Spa Travelers.

SWOT Analysis

The SWOT Analysis provides an inventory of the area's strength, weaknesses, opportunities, and threats (SWOT) and assesses the degree to which each factor supports future growth. This analysis of the internal and external environment is an important part of this Resort Development Strategy and the Harrison Hot Springs Economic Development Action Plan. The following SWOT Analysis was conducted by the Harrison Economic Development Commission in April 2010. Since many of the conditions remain the same, we have continued to use this foundational document. As such, the focus of the Resort Development Strategy will continue to utilize the results of the SWOT to focus and guide future projects and events development.

Strengths:

- Natural unspoiled beauty
- Hot springs
- Back country and quads
- Beach and sand
- Lake and water activities
- Parks, trails and hiking
- Skiing, snowboarding
- Golfing
- Provincial campgrounds
- Great amenities and extra entertainment opportunities in neighbouring communities
- Village atmosphere
- Tourism Harrison (marketing)
- Proximity to Greater Vancouver Regional District and the market
- Strong arts and culture
- Resort
- Village tourism infrastructure funds
- Friendly people
- Lots of social opportunities
- Weekend getaway place
- Wholesome family destination
- High quality of life
- Aging population has stable incomes
- Agritourism
- Major nationally recognized festival

Weaknesses:

- Hot Springs experience is limiting
- Seasonality
- Lower investment business operators
- Higher land value within region
- Not enough quality experiences/activities
- Run down look
- Available land
- Lack of things to do
- Market perception
- Work force
- Lack of clear identity/brand
- Limited funding
- Lack of jobs
- Limited transportation access
- Aging population

**Opportunities:**

- Hot Springs development
- Seabird Island/Sts'ailes partnerships
- Nature/trails/lake
- Cycling
- Emerging markets – Asia, Europe
- Aboriginal tourism
- Web and online technologies
- Proximity to Vancouver
- Good fit with aging population
- Soft adventure tourism
- Advertising and marketing opportunities by the Village
- Lagoon and the waterfront upgrades
- Plaza and promenade improvements
- Memorial Hall redevelopment
- Multipurpose space
- Filming
- New community events
- Trees and green space
- Gold rush and history
- Ecotourism (ziplines)
- Green Energy (Geothermal, Solar, Wind)
- Street vending and open markets
- Regional collaboration
- Village core beautification
- Floatplane terminal
- Agritourism and local food movement

Threats:

- Lack of tourism diversified product
- Global economy facing economic challenges
- Frictions between residential and economic development components
- Traffic/parking/accessibility

Action Item Findings outlined in the Harrison Hot Springs Economic Development Action Plan:

- Develop a Corporate Sponsorship and Advertising Policy
- Produce a waterfront development strategy
- Produce a Village centre development strategy
- Development of community profile document
- Produce a community events plan
- Produce an event organizing manual
- Establish local film production services
- Redevelop the public hot spring pool
- Produce a Village tree inventory
- Produce a trail network plan
- Produce a "Great Tree Hunt" document
- Develop sector specific business attraction strategies (tour operators, hotels, outdoor businesses, etc.)
- Develop a vision for the floatplane terminal
- Develop a Welcome Letter/Package providing information on services

Completed action items:

- Develop a Village branding and marketing plan with a clear and consistent brand
- Development of marketing and promotional materials
- Renovate the Memorial Hall
- Develop a filming policy
- Develop a transportation and parking plan
- Market and promote the village for filming
- Explore green energy opportunities within the village
- Explore the idea of a WiFi village
- Explore strategies for street vending and an open market
- Support and help enhance existing events
- Produce a trail map
- Plaza and promenade redevelopment



Industry Profile

The following section provides some recent economic context for the tourism industry in British Columbia and the Resort Communities. These include: significant influences on tourism, and possible influence on the resort community's economies. Each are reported by year and summarized.

2015 - 2018 Tourism Influences

The Village has a strong tourism market leader, Tourism Harrison, with a mission of "leading and working with a group of regional partners, Tourism Harrison will grow tourism through a sustained and innovative marketing program." In 2017, Tourism Harrison continued to build on the 2015 and 2016 marketing strategy with a focus on online marketing and branding and strategic target marketing primarily focused on three geographical areas: Greater Vancouver Regional District, the Fraser Valley and western Washington State. Tourism Harrison has been at the forefront of online tourism marketing and has worked with key stakeholders to leverage these marketing tools. Social media has been an important element in this strategy and each year there has been a steady increase in traffic and engagement on these platforms.

The Village continued to build on existing special events and introduce new initiatives particularly during the slower tourism seasons to help shift the community to a year-round tourism economy. The Village and Tourism Harrison have partnered on a new program that has had great success in increasing visitorship and overnight stays from November to January. The Lights By the Lake program will be expanded over the next two years to build on the success and expand the winter tourism season.



In 2018, the Village of Harrison Hot Springs entered into a service agreement with Tourism Harrison to provide funds for several tourism boosting events. Tourism Harrison and the Village have continued to build on community partnerships to promote the Resort Municipality. Partnerships have been established between neighbouring community organizations and a marketing tool box has been created for local businesses.

Tourism Harrison has developed marketing tools for businesses in the community, however engaging with some businesses to take advantage of these tools can sometimes be a challenge. Language and cultural barriers may play into a business owner's interest or understanding of these marketing opportunities.

The offseason has had its challenges with winter storms and wildfires threatening the community and smoke affecting air quality through the summer. Another challenge in 2018 was that one of the main bridges on Highway #9 was under construction causing traffic delays for most of the year.

Summary of Tourism Influences

During the timeframe in which resort communities have been participating in the Resort Municipalities Initiative, the context for the tourism industry has shifted from somewhat volatile industry to a stable and growing industry. The RMI program provides vital funding to strategize how to plan for tourism development and react to tourism influences beyond our control (wildfires for example).



The United States remained as our most significant international visitor, with a growing number from Asian and European markets. On a regional scale, the majority of visits are from B.C. and Washington State. Proximity to Greater Vancouver Regional District is likely a leading factor for this.



Regional and Local Tourism Context

As the majority of visitors to Harrison travel come from Greater Vancouver Regional District (GVRD), it was important that a strong presence was established in that market. Tourism Harrison has been implementing advertising campaigns through various mediums including television, radio, print, online, social media, and a new app. Focusing on digital platforms drives traffic to the Tourism Harrison website or Tourism Harrison mobile app where visitors can find everything they need to know about the region.

The Village also remains dedicated to the relationship and collaboration with Tourism Harrison as a partnership for event delivery. This presents greater opportunities to strengthen tourism on a local and regional level. This is evidenced through partnerships with the District of Kent and a collaborative effort of communities on the north side of the Fraser River to promote the region.

Vitally important, the Village has continued to work to improve the municipal infrastructure to enhance visitor experience, increase visitor spending, and increase overnight stays. Improvements to the plaza and lakeshore promenade, street reconstruction in the village core, and improvements to the parks and trails, and other such infrastructure changes have continued to make Harrison a more attractive place for tourists. These improvements are aimed at helping the overall competitiveness of Harrison Hot Springs as a tourism destination.



SEASONALITY

Harrison Hot Springs is a very seasonal destination with visitation heavily concentrated in the summer months (June – September). The warm weather months from June to September will likely continue to be the core tourism season for many types of tourism experiences in BC. While seasonality is a reality for many communities and even major cities like Vancouver, there are initiatives that can lessen its impact. Activities like sport fishing continue to attract visitors to the village in the fall months, while the meetings market presents an opportunity to focus visitation on the non-summer months. The Lights By the Lake program had tremendous success in attracting visitors to the village from November to January and this event will be built upon to further increase winter visitor attraction.

Day visits from the region and GVRD are also concentrated in the June – September period and the weekends, so initiatives and packages that give people a reason (e.g. events) or incentive (e.g. pricing discounts) to visit outside these times should be, and have been, a key focus.

ACCOMMODATION, RETAIL, ENTERTAINMENT, FOOD AND BEVERAGE

Harrison Hot Springs Resort is the village's single largest visitor attraction and drives visitation on a year round basis with over 330 rooms, spa facilities, golf and fishing packages and its famous hot springs pools. While the resort is self-contained it also relies on the village infrastructure and other local operators to provide a more diverse experience for its guests. Many of the resort's customers for example also like to dine out in the village during their stay and utilize local guides for various activities.

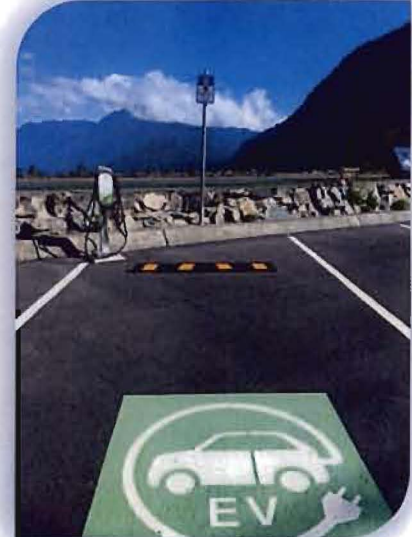
The village's entertainment, dining and retail amenities provide visitors with additional activities and experiences during their stay. Although these amenities are not travel generators, they are regarded as an integral part of the overall tourism experience. While there are some excellent retail and dining options in the village, overall there is room for improvement in both sectors by diversifying the experience and raising the quality. Given the success of the arts and culture sectors there is potential for more boutique local products and produce outlets within Harrison. The other concern within this sector are the hours of operation outside of the peak season months, where many businesses are closed midweek or shut down altogether for periods of the off season. With the success of Lights By the Lake and the plan to expand the program and build a synthetic ice rink, there is new commitment from business owners to remain open during the winter season and extend their business hours.





TRANSPORTATION INFRASTRUCTURE

While access is excellent via road to the region and it is located in close proximity to Vancouver and Abbotsford international airports, there is a lack of regional transportation options for the visitor. The taxi and public bus services are limited and there are also no car rental companies located in the village. Parking is also becoming a major issue for the Harrison Village, particularly during peak tourist season.



The Village of Harrison Hot Springs is committed to Active Transportation Planning and expects to receive a master plan in 2019 that will be used to inform active mobility, travel, and transport throughout the village.

VISION AND GOALS

The below outlined longterm vision and goals for the development of the resort community, provide guidance for this Resort Development Strategy.

Community Long Term Vision:

"A residential and resort community with an attractive and inviting village core of shops and services. A strong commitment to maintaining the scenic qualities, the environment, the quality of life and the vibrant and cultural life combined with a high standard of development."

Village of Harrison Hot Springs Official Community Plan (OCP), Section 2.3



Goals

1. Enhance Visitor Experience and Satisfaction

Key Objectives:

- Improve the quality and quantity of tourism services and amenities
- Improve tourism related infrastructure
- Enhance customer experience
- Increase repeat customer visitation rates
- Extend customer visitation

Rationale:

A more positive visitor experience is linked with longer stays and repeat visits. In order to raise awareness, measure, and track changes in visitor attitudes towards tourism, various survey tools are to be developed and employed over the next 3 years.

Tourism Harrison operates the Harrison Hot Springs Visitor Information Centre according to the Ministry of Jobs, Tourism and Innovation standards. This complements the marketing efforts of the organization and provides consistent information to visitors. To ensure that our Visitor Centre meets or exceeds visitor's expectations Tourism Harrison will:

- Continue to develop and implement innovative ways of meeting visitor's information needs including the use of new technology and remote visitor centre initiatives.
- Support stakeholders to be well informed, proud ambassadors of Harrison Hot Springs.
- Utilize tools to compile and analyse tourism user experience feedback.

2. Support the Development and Enhancement of Local Tourism Assets

Key Objectives:

- Provide a broad range of social, cultural, and recreational tourism opportunities
- Invest in tourism infrastructure to enhance the aesthetics of the community in key tourism areas
- Increase the number of tourism and arts assets
- Increase attendance at events
- Further improve on visitor perception of B.C. as a travel destination

Rationale:

Local tourism assets, such as infrastructure, festivals and events, help enhance visitor satisfaction, support the duration and the rates of stay. In order to raise awareness, measure, and track changes in public attitudes towards tourism, various survey tools are to be developed and employed over the next 5 years.

3. Diversify Seasonal Nature of the Tourism Industry

Key Objectives:

- Develop shoulder season programming and tourism assets that assist in prolonging the tourism season
- Develop infrastructure that would support shoulder and off season tourism



- Increase the number of tourism and arts assets
- Increase attendance at events
- Increase tourism visits through October to March

Rationale:

Diversification strategies lead to better customer experiences and more sustainable community economic conditions. Occupancy rates will be tracked to demonstrate if programming activities and events in the shoulders seasons are addressing the seasonal nature of our tourism economy. In order to raise awareness, measure, and track changes in public attitudes towards tourism, various survey tools are to be developed and employed over the next 5 years.

4. Cooperative Partnerships

Key Objectives:

- Increased attendance at Sasquatch Days (a partnership event with the Sts'ailes First Nation)
- Partnerships with Harrison Mills, Sts'ailes First Nation, Sasquatch Mountain, and Agassiz on new and existing events
- Increased number and types of tourism related businesses

Rationale:

The concept of cooperative partnerships focuses on creating a more cohesive foundation from which to build greater understanding and better communication channels for sharing resources and experiences, and enhancing learning. Tourism Harrison has entered into an event service agreement with the Village of Harrison Hot Springs. While Tourism Harrison continues to fund the promotion and marketing of events, the Village provides funds for the operational costs of Family Day, Canada Day, Bands on the Beach, Harrison Festival of the Arts, Sasquatch Days, and Lights By the Lake through the RMI funding. This partnership with Tourism Harrison increases our capacity to look for opportunities with Harrison Mills, Sts'ailes First Nation, Sasquatch Mountain, and Agassiz.

Stakeholder and Public Consultation

The projects identified in this Resort Development Strategy are the result of a formation of a Resort Development Strategy Committee in 2018, consultation with stakeholders of the Harrison Hot Springs tourism industry and the Chamber of Commerce. As well, historical information from the 2010 Harrison Hot Springs Economic Development Commission dialogue regarding the strategic direction of future RMI projects that is still relevant was retained. As part of this process a number of tourism goals were identified and initiatives discussed. The discussion with key tourism stakeholders produced a degree of consensus as to priorities.

The Village of Harrison Hot Springs approved of priority projects at a Special Council Meeting on February 14, 2019 and directed staff to undertake public consultation by means of an online survey. The RDS Survey was posted on the Public Notices section of harrisonhotsprings.ca and twice on the Village of Harrison Hot Springs Facebook page. It was available from February 14-28, 2019 and received 52 responses. All projects that are in this strategy have received positive feedback.

There is ongoing consultation on the annual planning of Sasquatch Days. Sasquatch Days is a successful cultural event that began in 1938 and was reignited in 2012 as an annual event that our communities (the



Village and Sts'ailes) co-host. This intercultural celebration includes canoe races, traditional salmon barbeque, medicine walks, indigenous arts & crafts, and, most importantly, talks on the Sasquatch from Sts'ailes experts and local Harrison Hot Springs Sasquatch investigators.

Emergency service providers are included in the planning of all events that draw a high number of visitors to the area. Environmental and conservation stakeholders will be engaged during the Lagoon Redesign Master Plan.

Strategy Alignment

1. Provincial Tourism Strategic Framework

The Village of Harrison Hot Springs, in partnership with Tourism Harrison, supports the Provincial vision to build a strong, sustainable tourism sector. Tourism is at the heart of our economy but we are also cognisant of the sociocultural and environmental impacts that tourism brings. We are dedicated to ensuring the sustainability of our natural surroundings and our community. For several years, we have enjoyed celebrating aboriginal culture and traditions with the Sts'ailes during Sasquatch Days. We continue to foster this relationship and seek ways to preserve and promote the living culture of the Indigenous peoples through tourism.

2. Fraser Valley Destination Development Plan

The Village of Harrison Hot Springs, on the south shore of the Harrison Lake, is a tourism hot spot in the Fraser Valley. As the Fraser Valley Destination Development Plan is in alignment with the provincial vision for destination development, the Village of Harrison Hot Springs also endeavours to align with this plan by creating compelling visitor experiences that attract new visitors as well as have repeat visitors returning year after year. The goals we have set out to achieve over the next three years that contribute to the vision of the Fraser Valley will increase visitor satisfaction, increase the total number of visitors to the area, and increase the total contribution of the visitor economy. To make Harrison Hot Springs a truly unique visitor experience and increase shoulder and off season tourism, we will install a synthetic skating rink for an outdoor skating experience with festive winter ambiance. Public art and the Harrison Lagoon also make Harrison Hot Springs a unique destination and by improving and expanding upon these amenities, the visitor experience will be greatly enhanced and we will increase the utilization of the existing assets.

3. Destination Marketing Organization, Tourism Harrison

This strategic plan was developed to align with the Vision and Mission Statements for Tourism Harrison.

Tourism Harrison 2019 Marketing Plan

"Welcome the world to the Village of Harrison Hot Springs, a year round resort community on the shores of Harrison Lake offering naturally refreshing experiences for all."

"Leading and working with a group of regional partners, Tourism Harrison will grow tourism through a sustained and innovative marketing program."

4. Official Community Plan (OCP)



The Village of Harrison Hot Springs OCP contains significant reference to tourism, mainly related to commercial and tourism specific development. The Community Vision also refers to tourism through a series of statements that refer to enhancing the character and economic base of the village and the downtown lakeshore area. Within Harrison Hot Springs, tourism is widely acknowledged as the primary industry and key to the community's economic survival.

5. Regional Growth Strategy for the Fraser Valley Regional District (FVRD)

The 2004 FVRD Regional Growth Strategy outlines eight broad management goals. Tourism is only mentioned once in the entire document where it refers to "supporting transportation improvements to facilitate growth in the tourism industry." However, the draft growth strategy that focuses on 2014-2041 puts much more emphasis on the importance of tourism. It states, "Ensuring a strong economy also requires anticipating future demand. One example of this is the growing tourism industry. The abundance of and accessibility to nature, the growing demand for recreation, and the close proximity to Vancouver, make the FVRD well situated to tap into the tourism market."

Economic Strength and Resiliency

1.4 Work to attain the Region's full tourism potential

- a. Partner with First Nations, member municipalities, the provincial and federal government to develop and coordinate a regional tourism strategy that will promote and protect the region's natural, cultural, and agricultural heritage and attract both residents and employers to the region.
- b. Partner with Metro Vancouver, First Nations, local businesses and other organizations to realize the vision of the Experience the Fraser initiative and support the development of projects and initiatives that contribute to its long-term success.

The strategic directions contained within our Resort Development Strategy are consistent with the broad growth goals contained in the Regional Growth Strategy.

Obstacles

Seasonal and conflicting attitudes to tourism

- Jobs seasonal and part-time
- Keeping the required people year round
- Seasonal climate limitations and wildfires
- Availability of seasonal labour
- Availability of activities in the off season
- Limited number of tourist activities in general

Under developed relationships with government

- Lack of developed trails due to jurisdictional limits and issues
- Government agencies and regulation causing time delays

Limited access to and within the community

- Only one route in and out of the community
- Parking and traffic management

PROJECTS

RMI Project Title	Synthetic Outdoor Skating Rink
RMI Program Goal (select)	<i>Tourism Infrastructure</i>



Project description	<p>A synthetic outdoor skating rink will be installed at the boat launch parking lot which is currently unused in the winter season. The project includes site prep, the rink and side boards, upgrades to the adjacent building for concession and washroom facilities, fencing, landscaping, seating, lighting, warming areas, skate rentals, storage, and accessories. In addition to public use, this will become a venue for skating performances, live music, and outdoor fitness. The rink has no operational costs, requires very low maintenance, is usable at any temperature, and is unaffected by rain. No admission will be charged.</p>	
Project rationale	<p>This rink will create an additional attraction for visitors in the off season that will be unique to the area. It will expand on the highly successful Lights By the Lake event. It will create a lively atmosphere at the east end of our main street which currently has no activity in the winter. The beautification of the site will enhance the visitor experience.</p>	
Project status	<p><i>New Project</i></p>	
Project milestones	Anticipated Start Date	Fall 2019
	Anticipated Completion	Fall 2020
Project goal and how it relates to the Program's Outcomes	Project Goal(s): <ul style="list-style-type: none"> • Diversify Seasonal Nature of the Tourism Industry • Enhance Visitor Experience and Satisfaction 	
	Program Outcome(s): <ul style="list-style-type: none"> • Support off season tourism. • Increase overnight stays from November to February. • Improving the overall aesthetics of our front street. • Create vibrancy to the street and a sense of place. 	
Accessibility related project (if yes, please describe)	<p>Yes, access to the rink will be accessible and there will be accessible seating for spectators. There will also be "sled chairs" to be used on the ice surface for anyone needing support.</p>	
Additional Benefits (please describe)	<p>Economic benefits will include increased number of visitors in the off season that will stay and shop in the village. Social benefits will include having a place to be active and socially interactive.</p>	
Performance Measurement (please include measures used to evaluate project progress)	<ul style="list-style-type: none"> • Increase overnight stays from November to February as based on the MRDT reporting. • Number of businesses that stay open or increase their hours in the shoulder and off seasons. • Assess visitor satisfaction. 	
Project Lead/Manager	Community Services Coordinator	
Funding sources	Total RMI Funding	
	MRDT Funding for marketing the rink	450,000.00
	Other Provincial Funding (i.e. provincial agencies such as DBC or Creative BC)	5,000.00 0.00



	Municipal Funding	0.00
	Other (please identify)	0.00
	Total Cost of Project	\$455,000.00

RMI Project Title	Public Art	
RMI Program Goal (select)	<i>Tourism Infrastructure</i>	
Project description	The Village of Harrison Hot Springs will acquire public art, in consultation with a jury committee of stakeholders. A map of the art locations will be developed to create an "art walk" experience.	
Project rationale	Public art will enhance the visitor experience by telling the story of Harrison Hot Springs history, culture, and values through artistic expressions. The tasteful art will create unique opportunities to identify Harrison Hot Springs in pictures, with the goal that they will be shared on social media to increased exposure. The pieces may be placed throughout the community to create an "art walk" as an additional activity for visitors to partake in during the shoulder and off seasons.	
Project status	<i>New Project</i>	
Project milestones	Anticipated Start Date	Spring 2020
	Anticipated Completion	Fall 2021
Project goal and how it relates to the Program's Outcomes	Project Goal(s): <ul style="list-style-type: none"> • Enhance Visitor Experience and Satisfaction • Diversify Seasonal Nature of the Tourism Industry • Development and Enhancement of Local Tourism Assets • Cooperative Partnerships 	
	Program Outcome(s): <ul style="list-style-type: none"> • Improve the quality and quantity of tourism amenities. • Improve tourism related infrastructure. • Enhance customer experience. • Increase repeat customer visitation rates. • Extend customer visitation. • Create opportunities to partner with First Nations and Museum. 	
Accessibility related project (if yes, please describe)	Yes, art will be installed viewable from accessible pathways.	
Additional Benefits (please describe)	Public art enhances the community, making it a more memorable place and providing opportunities to engage with visitors in a meaningful way.	



Performance Measurement (please include measures used to evaluate project progress)	<ul style="list-style-type: none"> • Increased visitation based on Visitor Information Centre visits. • Number of Art Walk maps requested. • Downloads of the Tourism Harrison app. • Number of businesses that stay open or increase their hours in the shoulder and off seasons. • Assess visitor satisfaction. 	
Project Lead/Manager	Community Services Coordinator	
Funding sources	Total RMI Funding	200,000.00
	MRDT Funding (if applicable)	0.00
	Other Provincial Funding (i.e. provincial agencies such as DBC or Creative BC)	0.00
	Municipal Funding	0.00
	Other (please identify)	0.00
	Total Cost of Project	\$ 200,000.00

RMI Project Title	Lagoon Redesign and Development	
RMI Program Goal (select)	<i>Sustainability Project</i>	
Project description	<p>This project is different from previous RMI projects. While those projects mainly focused on the waterfront, of which the lagoon is a part of, they did not make the necessary changes to the lagoon itself. Revitalizing this area will now be our focus. The Harrison Lake Lagoon is a major identifier of our village and a draw for tourism. The lagoon and surrounding walkway is lacking in beautification and is outdated. It does not match the waterfront upgrades that the village has undertaken. The Village will fund the Lagoon Redesign Master Plan, which will create a vision for this amenity, identify tourism opportunities, and create a plan to improve the current design and esthetics. At this time, environmental and conservation stakeholders will be engaged. RMI funds will only be used to implement the capital projects identified in the master plan.</p>	
Project rationale	<p>The Harrison Lake Lagoon is a major attraction for tourism in the summer for swimming, sun bathing, picnics, and the lagoon walk. A redesign of this outdated amenity is crucial to keeping Harrison Hot Springs a popular destination.</p>	
Project status	<i>New project</i>	
Project milestones	Anticipated Start Date	Spring 2020
	Anticipated Completion	Fall 2021



Project goal and how it relates to the Program's Outcomes	Project Goal(s):	
	<ul style="list-style-type: none"> Invest in tourism infrastructure to enhance the aesthetics of the community in key tourism areas Further improve on visitor perception of B.C. as a travel destination 	
	Program Outcome(s):	
	<ul style="list-style-type: none"> Ensure the long-term sustainability of our outdoor recreation sites. Improve the quality and quantity of tourism amenities. Improve tourism related infrastructure. Enhance customer experience. Increase repeat customer visitation rates. Extend customer visitation. Support off season tourism. 	
Accessibility related project (if yes, please describe)	Accessibility to beach amenities and safety will be a priority of the Lagoon Redesign.	
Additional Benefits (please describe)	Environmental considerations will improve the sustainability of this body of water and take into consideration issues such as milfoil and the goose population. This will contribute to the long-term sustainability of our outdoor recreation sites.	
Performance Measurement (please include measures used to evaluate project progress)	<ul style="list-style-type: none"> Increased visitation based on Visitor Information Centre visits. Downloads of the Tourism Harrison app. Number of businesses that stay open or increase their hours in the shoulder and off seasons. Assess visitor satisfaction. 	
Project Lead/Manager	Community Services Coordinator	
Funding sources	Total RMI Funding	891,900.00
	MRDT Funding (if applicable)	0.00
	Other Provincial Funding (i.e. provincial agencies such as DBC or Creative BC)	0.00
	Municipal Funding (Lagoon Redesign Master Plan)	30,000.00
	Other (please identify)	0.00
	Total Cost of Project	\$921,900.00

RMI Project Title	Events
RMI Program Goal (select)	<i>Tourism Programs, Service or Events</i>



Project description	Events and festivals are an important offering for visitors and a tourism economy. They serve two purposes: the first, they offer a reason for people to visit the Village, and second provide entertainment and/or activities for people already visiting the community. The RMI funded events are: Family Day, Canada Day, Bands on the Beach, Harrison Festival of the Arts, Sasquatch Days, and Lights By the Lake.	
Project rationale	Events are a pull mechanism to attract tourists and to add value to the existing tourism product, in order to diversify and expand the market share.	
Project status	Annual and new events	
Project milestones	Anticipated Start Date	Spring 2019
	Anticipated Completion	Winter 2021
Project goal and how it relates to the Program's Outcomes	Project Goal(s): <ul style="list-style-type: none"> Cooperative continued partnership with Sts'Ailes and new partnerships with Harrison Mills and Agassiz through events and/or business opportunities. Diversify Seasonal Nature of the Tourism Industry 	
	Program Outcome(s): <ul style="list-style-type: none"> Develop shoulder season programming to prolong the tourism season. Market and promote the shoulder season and off season. Promote cultural sustainability. 	
Accessibility related project (if yes, please describe)		
Additional Benefits (please describe)	Economic, Cultural and Social	
Performance Measurement (please include measures used to evaluate project progress)	Site visits, visual documentation (pictures and video), user satisfaction surveys, visitation rates, rates of requests for information at the Visitor Centre.	
Project Lead/Manager	Community Services Coordinator	
Funding sources	Total RMI Funding	270,000.00
	MRDT Funding (if applicable)	0.00
	Other Provincial Funding (i.e. provincial agencies such as DBC or Creative BC)	0.00
	Municipal Funding	0.00
	Other (please identify)	0.00
	Total Cost of Project	270,000.00



FINANCIAL PLAN

	2019	2020	2021	Potential 2021 Carryover		Total RMI Allocation
				2022	2023	
Carryover from previous year	504,589.00	305,462.00	0			
Interest earned on carryover	9,050.00	6,000.00				
Anticipated RMI Funding	514,823.00	485,694.00	485,694.00			
Total Funds Available	1,028,462.00	797,156.00	485,694.00			2,005,850.00
Anticipated Spending						
Carry Over Projects from 2015-18 RDS:						
Beach & Lagoon Improvements	173,000.00					173,000.00
(these improvements are not the same as the Lagoon Development Project)						
Tourism Infrastructure, Amenities, or Capital Purchases:						
Synthetic Outdoor Rink Project	450,000.00					450,000.00
Public Art Project		200,000.00				200,000.00
Lagoon Development		497,156.00	385,694.00			882,850.00
Sub Total (Minimum 70% over 3 year term)	623,000.00	697,156.00	385,694.00			1,705,850.00
Tourism Services, Programs or Events:						
Events listed in Project Description	90,000.00	90,000.00	90,000.00			
Sub Total (Maximum 30% over 3 year term)	90,000.00	90,000.00	90,000.00			270,000.00
Administration (if applicable):						
Program staff	4,000.00	4,000.00	4,000.00			
Travel to Spring RCC	3,000.00	3,000.00	3,000.00			
Performance Measurement	3,000.00	3,000.00	3,000.00			
Sub Total (up to \$10,000 per year)	10,000.00	10,000.00	10,000.00			30,000.00
Total Spending:	723,000.00	797,156.00	485,694.00			2,005,850.00
Carry forward (if any):	305,462.00					

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council **DATE:** May 21, 2019
FROM: Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP01/19
(140 Cedar)
SUBJECT: To start the Development Permit process

ISSUE:

Seeking approval to start the Development Permit (DP) process.

BACKGROUND:

Parcel Size and Development Permit Area Information

The site is approximately 1157 M² (12,454 ft²) in size and is developed with three cabin units and a small parking lot. The site is within two Development Permit Areas (DPA); the Miami River Area and the Lakeshore Area. The Miami River DPA addresses environmental issues associated with the Riparian Area Regulations while the Lakeshore DPA addresses form and character issues.

Cabin Sizes

Two of the three cabin units on this site are to be renovated, and once the renovations have been completed the size for each cabin will be as follows:

- The main cabin – no change as it will be staying at approximately 74.32 M² (800 ft²).
- Cabin 2 – will be renovated and the new size will be approximately 58.80 M² (633 ft²)
- Cabin 3 – will be renovated and the new size will be approximately 84.53 M² (910 ft²)

Zoning Bylaw and Official Community Plan (OCP) Designation

Based upon a review of the Village's OCP, the site is within the Village Centre commercial designation and is within the Village Commercial (C-1) Zone. This zone allows for Tourist Accommodation uses.

Lot Coverage

The proposed lot coverage, with the renovations and additions, will be approximately 15.3%. The Zoning Bylaw allows for a maximum of 75% lot coverage in the C-1 zone.

Development Permit Guideline Information

The guidelines for these two DPA are as follows:

Lakeshore Development Permit Area

“4.4.4 Guidelines

Development Permits issued in this area shall be in accordance with the Village of Harrison Hot Springs Design Guidelines, forming Schedule 1-D of this plan. The design principles include:

- a) Architecture responsiveness to the medium density mixed-use context and integrated with neighbouring buildings of various ages.
- b) Site planning based on creating continuous street-orientated edges and intensifying pedestrian activity within the Lakeshore Special Planning Area.
- c) Protection of view corridors within the village towards Harrison Lake and the surrounding mountains.
- d) Respect for the natural setting should continue to dominate along the lakeshore.
- e) Variation on themes to result in a balance between continuity and a healthy diversity, both within a commercial, residential or mixed-use development and throughout the Village.”

Miami River Development Permit Area

“14.4.4 Guidelines

- a) All new development west of McCombs Drive within 30 m of the top of the bank of Miami River, and all new development east of McCombs Drive within 50 m of the top of the bank of the Miami River, except as specifically exempted, will be required to obtain a development permit and to comply with the assessment requirements and riparian protection measures to be specified by a Qualified Environmental Professional in accordance with the *Riparian Areas Regulation* of the *Fish Protection Act*.
- b) The development permit application will specify the measures to be undertaken to:
 - (i) maintain, restore or enhance contiguous natural riparian vegetation within the stream protection and enhancement area recommended by a Qualified Environmental Professional

- as defined by the *Riparian Areas Regulation*;
 - (ii) control drainage through landscaping, land shaping and other measures such that stormwater runoff from the development site does not increase nutrient and sediment loading to the Miami River; and
 - (iii) prevent soil erosion and sediment runoff to Miami River during construction and after development.
 - c) Works within the wetted area of the Miami River and aquatic habitat will require written approval of the relevant federal and provincial agencies.”

Referral Agencies

Upon a review of the application, staff is of the opinion that this application does not need to be referred to any external agency.

Title Review

Upon a review of the title, staff has noticed that there is no “save harmless” floodplain covenant registered against this title. If the proponent keeps their development above the Flood Construction Level (FCL) of 14.55 m, then this will not be needed. If the FCL of 14.55 m is not possible then the opportunity exists to either require one prior to the issuance of a building permit or the issuance of the development permit.

RECOMMENDATION:

- 1/. THAT staff be authorized to work on application 3060-20-DP01/19 for land legally described as: Lot 18, Blk 1 Fractional Section 13 Twp 4 Rge 29 W6M New Westminster District plan 251.

Respectfully submitted;

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

Ken Cossey
Ken Cossey, MCIP, RPP,
Planning Consultant


Madeline McDonald
Madeline McDonald, CAO

Attachments (1) Site Plan

PROPOSED SITE PLN

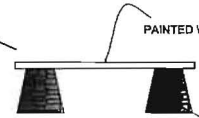
SCALE 1/16" = 1'-0"



PROPERTY ADDRESS SIGN



STONE POSTS AT BOTH SIDE OF PARKING ACCESS AND WALKWAY ACCESS



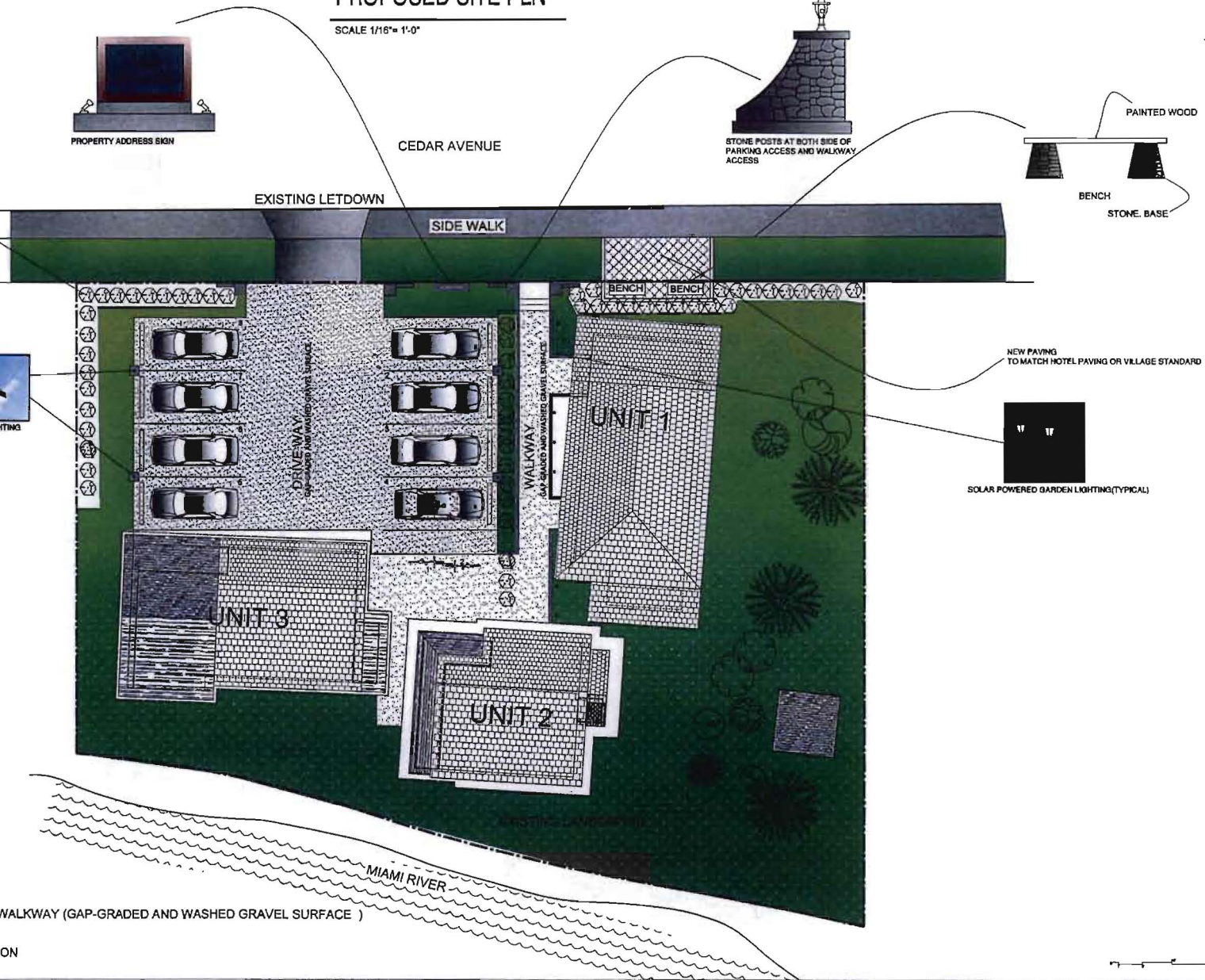
PAINTED WOOD
BENCH
STONE BASE



WESTERN RED CEDAR



PARKING LOT LED LIGHTING



 PARKING SURFACE AND WALKWAY (GAP-GRADED AND WASHED GRAVEL SURFACE)

 LINE OF PROPOSED APRON

140 CEDAR AVENUE, HARRISON, BC