



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**Date:** Monday, June 17, 2019  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, 495 Hot Springs Road  
Harrison Hot Springs, British Columbia

<b>1. CALL TO ORDER</b>	
Meeting called to order by Mayor Facio.	
<b>2. INTRODUCTION OF LATE ITEMS</b>	
<b>3. APPROVAL OF AGENDA</b>	
<b>4. ADOPTION OF COUNCIL MINUTES</b>	
(a) THAT the Regular Council Meeting Minutes of June 3, 2019 be adopted.	
	Item 4(a) Page 1
<b>5. BUSINESS ARISING FROM THE MINUTES</b>	
<b>6. CONSENT AGENDA</b>	
i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	
iv. Correspondence	
<b>7. DELEGATIONS/PETITIONS</b>	
<b>8. CORRESPONDENCE</b>	
<b>9. BUSINESS ARISING FROM CORRESPONDENCE</b>	
<b>10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS</b>	
<b>11. REPORTS FROM MAYOR</b>	

## 12. REPORTS FROM STAFF

- (a) Report of the Deputy Chief Administrative Officer/Corporate Officer – May 27, 2019  
Re: Development Variance Permit – Lots 2 – 7 and 13 – 18, Block 2, Plan 9786, Section 13, Township 4, Range 29, W6M, New Westminster District

Item 12(a)  
Page 7

### Recommendation

THAT staff be authorized to attend to the filing of a cancellation of Development Variance Permit 02/00 at the Land Title Office.

- (b) Report of the Chief Administrative Officer – June 4, 2019  
Re: Draft UBCM Resolution for Fire Protection DCC

Item 12(b)  
Page 11

### Recommendation

THAT the following resolution be forwarded to the Union of BC Municipalities (UBCM) for consideration at the 2019 UBCM Convention:

### Development Cost Charges for Fire Protection Capital Costs

**WHEREAS** the *Local Government Act* provides for the collection of Development Cost Charges (DCCs), for capital costs for sewage, water, drainage, highways, park lands and employee housing (within Resort Municipalities) but does not provide for the collection of DCCs for capital costs for fire protection & emergency response infrastructure made necessary by community growth caused by development;

**AND WHEREAS** fire departments are required to provide fire protection, emergency response and first responder medical services to an increasing inventory and variety of properties as a direct result of community growth due to development;

**THEREFORE BE IT RESOLVED** that the *Local Government Act* be amended to allow for the collection and use of Development Cost Charges for the purpose of funding the purchase and replacement of fire protection and emergency response capital equipment which is made necessary by community growth caused by development.

- (c) Report of the Planning Consultant – June 4, 2019  
Re: To Issue a Development Permit (140 Cedar Avenue)

Item 12(c)  
Page 13

### Recommendation

- 1/. THAT Council issue Development Permit 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.

Subject to:

- 2/. The applicant enters into a Covenant:
- (a) that requires the applicant to remove any non-native vegetation, such as but not limited to; reed canarygrass and the Himalayan blackberry by hand. This will take place below the top of bank, as outlined on Sheet 1 prepared by Redcedar Environmental Consulting dated April 30, 2019; and replace it with red-oiser dogwood; and
  - (b) the applicant must remove the deck that runs through the top of bank, as outlined on Sheet 1 prepared by Redcedar Environmental Consulting dated April 30, 2019. The deck must be removed prior to the applicant receiving any final approvals for their building permit; and
  - (c) once the deck has been removed the deck area that is located below the top of bank, as outlined on Sheet 1 prepared by Redcedar Environmental Consulting dated April 30, 2019, must be replanted with red-oiser dogwood

- (d) Report of the Planning Consultant – June 12, 2019  
Re: To issue a Development Variance Permit (247 Miami River Drive)

Item 12(d)  
Page 47

Recommendation

THAT Development Variance Permit DVP 04/18 be issued to Wayne and Cheryl Desaulniers for the property located at 247 Miami River Drive, Harrison Hot Springs for land legally described as:

Lot 19, Except: Part on Plan 66847; Block 3 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786

- (e) Report of the Infrastructure Manager – June 13, 2019  
Re: Award of Contract for Street Lighting Upgrade

Item 12(e)  
Page 51

Recommendation

THAT Moonlite Electric Inc. be awarded the contract for the supply and installation of 44 LED lights at a total cost of \$186,258 including taxes.

- (f) Report of the Chief Administrative Officer – June 14, 2019  
Re: RCMP Picnic Table Request

Item 12(f)  
Page 53

Recommendation

THAT a contribution of \$500.00 towards the purchase of an outdoor picnic table for the Agassiz RCMP Detachment be approved.

### 13. BYLAWS

- (a) Report of the Planning Consultant – June 12, 2019  
Re: Riparian Area Protection Repeal Bylaw 1140, 2019

Item 13(a)  
Page 55

Recommendation

THAT Riparian Area Protection Repeal Bylaw No.1140, 2019 be adopted.

### 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, June 3, 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  
Councillor Ray Hooper  
Councillor Gerry Palmer  
Councillor Michie Vidal

Chief Administrative Officer, Madeline McDonald  
Financial Officer, Tracey Jones  
Community Services Coordinator, Rhonda Schell  
Planning Consultant, Ken Cossey

**ABSENT:**

*Recording Secretary: Jaclyn Bhatti*

**1. CALL TO ORDER**

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

**2. INTRODUCTION OF LATE ITEMS**

None

**3. APPROVAL OF AGENDA**

Moved by Councillor Piper  
Seconded by Councillor Vidal

THAT the agenda be approved.

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

**4. ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Palmer  
Seconded by Councillor Piper

THAT the Regular Council Meeting Minutes of May 21, 2019 be adopted.

**CARRIED  
UNANIMOUSLY**  
*RC-2019-06-02*

**5. BUSINESS ARISING FROM THE MINUTES**

None

**6. CONSENT AGENDA**

None

**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 Palmer**

- Reported that the Fraser Valley Regional Library Board meeting for May was cancelled

**Councillor Piper**

- No meeting or invitations related to Council portfolio

**Councillor Vidal**

- Attended the 50<sup>th</sup> Seabird Island Festival on May 25, 2019
- Reminded everyone that Sasquatch Days will be held on June 15 & 16, 2019
- Toured the E-Comm 9-1-1 Centre on May 30, 2019

**Councillor Hooper**

- Attended a Foster System, Life Promotion, Opioid Dialogue & Harm Reduction/Homelessness (FLOH) Meeting on May 22, 2019
- Visited the temporary cycle park in Mission on May 24, 2019
- Reviewed the Fraser Health Pathways System
- Invited to attend the Fraser Cascade Trauma-Informed Practice
- Attended the Let's Talk about Xanax with FLOH on May 29, 2019

**11. MAYOR'S REPORT**

- Reported on a thank you card from the Harrison Art Show
- Read a letter of thank you from the BC Children's Hospital Foundation
- Reported on the E-Comm Quarterly Newsletter
- Met with Executive Pastor, Ron van Akker of Central Community Church on May 27, 2019
- Attended the Fraser Valley Regional District Board Meeting on May 22, 2019 and reported on the UBCM resolution regarding Provincial response to homeless camps on crown lands and Fraser Valley Regional Transit route statistics
- Reported on the Fraser Valley Health Care Foundation March 2019 Newsletter

Village of Harrison Hot Springs  
Minutes of the Council Meeting  
June 3, 2019

**12. REPORTS FROM STAFF**

- (a) Report of the Financial Officer – May 14, 2019  
Re: 2018 Statement of Financial Information

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT the Village of Harrison Hot Springs 2018 Statement of Financial Information be approved.

**CARRIED  
UNANIMOUSLY**  
*RC-2019-06-03*

- (b) Report of the Financial Officer – May 15, 2019  
Re: 2018 Annual Report

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT the 2018 Village of Harrison of Hot Springs Annual Report be approved.

**CARRIED  
UNANIMOUSLY**  
*RC-2019-06-04*

- (c) Report of the Community Services Coordinator – May 28, 2019  
Re: UBCM Housing Needs Reports Program

**Moved by Councillor Palmer**  
**Seconded by Councillor Hooper**

THAT staff be authorized to apply to the UBCM Housing Needs Reports Program for a grant of \$15,000;

AND THAT an expenditure of up to \$1,500 from the 2019 Federal Gas Tax Fund be allocated to complete the Harrison Hot Springs Housing Needs Report for 2019.

**CARRIED  
UNANIMOUSLY**  
*RC-2019-06-05*

Village of Harrison Hot Springs  
Minutes of the Council Meeting  
June 3, 2019

- (d) Report of the Chief Administrative Officer – May 29, 2019  
Re: UBCM Resolution for Fire Protection DCC

**Moved by Councillor Piper**  
**Seconded by Councillor Palmer**

THAT staff be authorized to prepare a resolution for the 2019 Union of BC Municipalities Convention to request that the Province make fire capital equipment an eligible expense under the provisions of Development Cost Charges.

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

**13. BYLAWS**

- (a) Report of the Planning Consultant – May 22, 2019  
Re: Riparian Area Protection Bylaw No. 852

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT Riparian Area Protection Repeal Bylaw No.1140, 2019 be given first, second and third reading.

**CARRIED  
OPPOSED BY COUNCILLOR HOOPER**  
RC-2019-06-07

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

Questions from the public were entertained.

**15. RESOLUTION TO CLOSE THE MEETING**

**Moved by Councillor Palmer**  
**Seconded by Councillor Vidal**

THAT the meeting be closed to the public at 7:52 p.m., except for Council and senior staff, in accordance to Section 90 of the *Community Charter* and to consider matters pursuant to:

90(1)(g) litigation or potential litigation affecting the municipality

**CARRIED  
UNANIMOUSLY**  
RC-2019-06-08



*Village of Harrison Hot Springs  
Minutes of the Council Meeting  
June 3, 2019*

**16. RECONVENE TO OPEN MEETING**

Reconvened to open meeting at 8:53 p.m.

**17. ADJOURNMENT**

**Moved by Councillor Palmer**  
**Seconded by Councillor Vidal**

THAT the meeting be adjourned at 8:54 p.m.

**CARRIED  
UNANIMOUSLY**  
*RC-2019-06-09*

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Leo Facio  
Mayor

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Debra Key  
Corporate Officer





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: May 27, 2019
FROM: Debra Key, DCAO/CO FILE: 5240-16262, 5240-16252, 5240-16244, 5240-16238, 5240-16230, 5240-16224, 5240-16216, 5241-16277, 5241-16269, 5241-16261, 5241-16253, 5241-16245 and 5241-16237
SUBJECT: Development Variance Permit – Lots 2-7 and 13-18, Block 2, Plan 9786, Section 13, Township 4, Range 29, W6M, New Westminster District

ISSUE:

To cancel the notation of a Development Variance Permit on title registered against Village owned lands adjacent to the Village Office.

BACKGROUND:

During a review of existing utility services on Village owned lands adjacent to the Village Office, staff noted that a Development Variance Permit had been registered on title. Upon obtaining a land title search, it was confirmed that a legal notation was placed on the lands for the purpose of a Development Variance Permit issued over Lots 2-7 and 13-18 for the purpose to use the subject lands for a Shakespeare Festival (temporary) and public parking.

As this particular use is no longer required and Council is proposing the use of the lands for a new Culture Hub Facility, it is recommended that the Development Variance Permit be cancelled.

RECOMMENDATION:

THAT staff be authorized to attend to the filing of a cancellation of Development Variance Permit 02/00 at the Land Title Office.

Respectfully submitted:

REVIEWED BY:

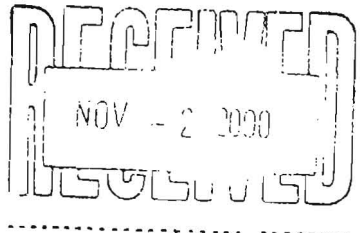
Debra Key signature and title: Debra Key, Deputy Chief Administrative Officer/CO

Madeline McDonald signature and title: Madeline McDonald, Chief Administrative Officer

00 OCT 30 13 30

BP261429

LAND TITLE



NOTICE OF PERMIT

APPENDIX I

TO: Registrar of Title  
New Westminster District

TAKE NOTICE that the land described below is subject of a permit issued by the Corporation of the Village of Harrison Hot Springs.

PARTICULARS OF PERMIT  
DVP 02/00

Permit Description

- (a) Type of Permit            **Development Variance Permit**
- (b) Statutory Authority    **Section 922 of the Local Government Act**

Legal Description of Lands Affected:

**Lots 2-7 and 13-18, Block 2, Plan 9786, Section 13, Township 4, Range 29, W6M, New Westminster Land District**

Issue Date:    **April 20, 1999**

Dated: OCTOBER 3/00

The Corporation of the Village  
of Harrison Hot Springs

Clerk

**THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS**

**DEVELOPMENT VARIANCE PERMIT**

FILE NO. 6640 DVP 02/00

Issued To: The Corporation of the Village of Harrison Hot Springs  
(Registered owner and hereinafter referred to as the "permittee")

Address: P.O. Box 160, Harrison Hot Springs, BC V0M 1K0

- (1) This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Village applicable thereto, except as specifically varied or supplemented by this permit.
- (2) This Development Variance Permit applies to and only to those lands within the Village as legally described below and any and all buildings, structure and other development thereon:

**Lots 2-7 and 13-18, Block 2, Plan 9786, Section 13, Township 4, Range 29, W6M, New Westminster Land District**

**Folio No. 5240-16262, 5240-16252, 5240-16244, 5240-16238, 5240-16230, 5240-16224, 5241-16277, 5241-16269, 5241-16261, 5241-16253, 5241-16245, 5241-16237**

- (3) The Zoning Bylaw )  
~~The Subdivision Bylaw~~ ) Strike out the  
~~Existing Land Use Contract No.~~ ) inapplicable

is varied or supplemented as follow:

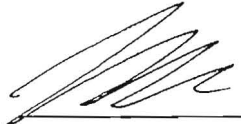
**To not require compliance with 5.6.5, 5.6.6, 5.6.7, 5.6.9, and 5.6.11 of the Zoning Bylaw in relation to the use of the subject lands for Shakespeare Festival (temporary) and public parking.**

- (4) The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
- (5) This permit shall lapse if the permittee does not substantially commence the development or the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.

- (6) The terms of this permit or any amendments to it are binding on all persons who acquire an interest in the land affected by this permit.
- (7) This permit is not a building permit.

**AUTHORIZED RESOLUTION PASSED BY COUNCIL  
THE 4<sup>th</sup> DAY OF JULY, 2000**

**ISSUED THIS 4<sup>th</sup> DAY OF JULY, 2000**

  
\_\_\_\_\_  
Clerk

Foms\dev-var.per\dvp02.00.permit









## 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

Based upon an earlier Council meeting, Council did not require that this development permit be referred to any agency.

#### FLNRO Comments

The Village has been informed by the Ministry of Forests Lands Natural Resource Operations, through Report Number 5725A the following:

“The SPEA has been calculated correctly for Miami Slough, however encroachments result in variances to the SPEA that are outside of the ability of the ministry to approve. The QEP has applied the Draft Variance Protocol (2009c) to identify a situation of hardship and shown a development footprint in keeping with this guidance.”

Page 4 of Report Number 57725A

In addition to the above, staff draws your attention to the following section of the Riparian Areas Regulations;

“Assessment reports required before development

- 4
  - (1) In respect of development proposals related wholly or partially to riparian assessment areas within the jurisdiction of a local government, a local government must not approve or allow development to proceed in those riparian assessment areas unless the development proceeds in accordance with subsection (2) or (3).
  - (2) A local government may approve or allow development to proceed if the local government is notified by the ministry that Fisheries and Oceans Canada and the ministry have been
    - (a) notified of the development proposal, and

- (b) provided with a copy of an assessment report, prepared by a qualified environmental professional who has carried out an assessment, that
  - (i) certifies that the qualified environmental professional is qualified to carry out the assessment,
  - (ii) certifies that the assessment methods have been followed, and
  - (iii) provides the professional opinion of the qualified environmental professional that:
    - (A) if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area, or
    - (B) if the streamside protection and enhancement areas identified in the report are protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area.”

Upon a review of the associated report for this site, prepared by Redcedar Environmental Consulting, the conclusion of the QEP is as follows:

“Riparian habitat on the subject property was in poor condition, but the existing developed nature of the lot left little opportunity for rehabilitation. Removal of the non-native vegetation and planting of red-osier dogwood (*Cornus serica*) could improve the habitat values, though this is not a legislated obligation”.

Page 5 of the Riparian Areas Regulation: Assessment Report dated May 3, 2019

Staff is of the opinion that the guidelines for the two development areas, as outlined in the Village’s Official Community Plan have been met.

**RECOMMENDATION:**

1/. THAT Council issue Development Permit 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.

Subject to:

- 2/. The applicant enters into a Covenant:
- (a) that requires the applicant to remove any non-native vegetation, such as but not limited to; reed canarygrass and the Himalayan blackberry by hand. This will take place below the top of bank, as outlined on Sheet 1 prepared by Redcedar Environmental Consulting dated April 30, 2019; and replace it with red-oiser dogwood; and
  - (b) the applicant must remove the deck that runs through the top of bank, as outlined on Sheet 1 prepared by Redcedar Environmental Consulting dated April 30, 2019. The deck must be removed prior to the applicant receiving any final approvals for their building permit; and
  - (c) once the deck has been removed the deck area that is located below the top of bank, as outlined on Sheet 1 prepared by Redcedar Environmental Consulting dated April 30, 2019, must be replanted with red-oiser dogwood

Respectfully submitted;

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

Ken Cossey  
Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald  
Madeline McDonald  
Chief Administrative Officer

Attachments (1) DP01/19  
Report Number 5725A  
QEP Report dated May 3, 2019

Village of Harrison Hot Springs

**DEVELOPMENT PERMIT NO. DP01/19**

ISSUED this \_\_\_ day of \_\_\_\_\_, 2019

FILE No: 3060-20-DP01/19

FOLIO No: 1637-52246

TO: 1168711 BC Limited

(the "Permittee")

ADDRESS: 43742 Watkins Road  
Lake Errock, BC  
V0M1G0

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs zoning requirements.
2. This Development Permit applies to and only to those parcels of land(s) within the Village of Harrison Hot Springs legally described below:

Parcel Identifier: 011-529-849

Legally Described as: Lot 18, Blk 1, Fractional Section 13, Township 4, Range 29, West of the 6<sup>th</sup> Meridian, New Westminster District Plan 251

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

(the "Lands")

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

for the renovation of a rental development

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

- (a) an Irrevocable Letter of Credit in the amount of: **\$18,250.00**
- (b) none required

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

- (a) The landscaping plan, as outlined on page 3 of the building plan date stamped May 14, 2019 as prepared by Keyvan Memary, including the use of the western red cedar as a fence must be adhered to.
- (b) The site development plan, as outlined on page 3 of the building plan date stamped May 14, 2019 as prepared by Keyvan Memary, must be adhered to.
- (c) The placement of the four stone posts, as outlined on page 3 of the building plan date stamped May 14, 2019 as prepared by Keyvan Memary, including the design and location of the posts must be adhered to.
- (d) The property address sign, as outlined on page 3 of the building plan date stamped May 14, 2019 as prepared by Keyvan Memary, including the design, colours and location of the sign must be adhered to.
- (e) The placement of the two street benches and related new pavement area, as outlined on page 3 of the building plan date stamped May 14, 2009 as prepared by Keyvan Memary, must be adhered to. The building materials for the two benches must be painted pressure treated wood board
- (f) The applicant must hand remove any Himalayan blackberry, reed canary grass and any other non-native species that is located below the top of bank and replace it with red-osier dogwood. Identification of the area below the top of bank is outlined on Map Sheet 1 prepared by Redcedar Environmental Consulting, dated April 30, 2019
- (g) In order to limit surface water run-off discharging sediment into the Miami Creek, the driveway must be as permeable as possible. A paved parking lot is not permitted, and the surface of the permeable driveway must be a gap-graded and washed gravel surface, as outlined on page 3 of the building plan date stamped May 14, 2019 as prepared by Keyvan Memary.
- (h) All trees in the SPEA must be left in place.
- (i) As there is no outside construction taking place, sediment and erosion controls are not required. If there is any outside construction, the applicant must first hire a qualified environmental professional to prepare an erosion and sediment control process before any outside construction can take place. This report must be paid for by the applicant and must be provided to the Village. The Village may be required to add additional requirements to this development permit, based upon the report.
- (j) The development of a storm water management plan is required for this site and must be incorporated into the renovation work. The storm water plan can include infiltration processes, vapour transpiration or re-use.
- (k) If applicable the Environmental Monitoring must follow the recommendations outlined in Section 5 of the attached assessment report.

7. The Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps and specifications.

8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
  - a/. Pages 2 and 3 of the building plan date stamped May 14, 2019 as prepared by Keyvan Memary, and
  - b/. Riparian Areas Regulation, Qualified Environmental Professional Assessment Report, as prepared by Redcedar Environmental Consulting, dated May 3, 2019.
9. **This Development Permit is NOT a Building Development Permit, a subdivision approval nor a soil deposit or removal permit.**
10. This Development Permit must lapse on the \_\_\_ day of \_\_\_, 2021 unless the development is substantially started.

**RESOLUTION PASSED BY COUNCIL, THIS \_\_\_ day of \_\_\_, 2019**

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

\_\_\_\_\_  
Majid Veshagh (Signature)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Corporate Officer



**Jaclyn Bhatti**

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**From:** Debra Key  
**Sent:** Wednesday, May 15, 2019 3:57 PM  
**To:** Admin  
**Subject:** FW: Assessment #5725A has been Reviewed



**Debra Key, Deputy Chief Administrative Officer / Corporate Officer**

**E:** [dkey@harrisonhotsprings.ca](mailto:dkey@harrisonhotsprings.ca)

**MUNICIPAL OFFICE**

P.O. Box 160, 495 Hot Springs Road

Harrison Hot Springs, BC V0M 1K0

**P:** 604-796-2171

**F:** 604-796-2192

**W:** [harrisonhotsprings.ca](http://harrisonhotsprings.ca)

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**From:** Reception  
**Sent:** Wednesday, May 15, 2019 3:00 PM  
**To:** Debra Key  
**Subject:** FW: Assessment #5725A has been Reviewed



**Irene Petty, Clerk II**

**E:** [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)

**MUNICIPAL OFFICE**



P.O. Box 160, 495 Hot Springs Road  
 Harrison Hot Springs, BC V0M 1K0  
**P:** 604-796-2171  
**F:** 604-796-2192  
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**From:** Riparian Areas FLNR:EX [mailto:RiparianAreas@Victoria1.gov.bc.ca]  
**Sent:** Wednesday, May 15, 2019 2:59 PM  
**To:** Riparian Areas FLNR:EX; remi@redcedarenvironmental.com; Riparian Areas, Region 2 FLNR:EX; DFO\_EPMP@PAC.DFO-MPO.GC.CA; Reception; Reception  
**Subject:** Assessment #5725A has been Reviewed

RAR Assessment report #5725A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The report does not meet RAR assessment and reporting standards, due to a proposed encroachment into the SPEA. The ministry has concluded its review and reconfirms that once notified of this review, the local government has the required information from the ministry to proceed with their development review process. For more information please see comments/questions below. If there are further questions please contact [RiparianAreas@Victoria1.gov.bc.ca](mailto:RiparianAreas@Victoria1.gov.bc.ca).

<b>Report Number</b>	5725A	

Date: 2019-05-15

Reviewed By: Emmanuel Abecia

### Keystone Data

Report Number	5725A
QEP	Remi Masson
Local Government	Harrison Hot Springs, Village of
Location of Proposed Development (Address)	140 Cedar Avenue
PID	012-426-695
Legal Description	
Stream Name	Miami Slough

Type  
Comments

*Stream*

**RAR Assessment**

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	<i>30 m SPEA for Miami Slough</i>
Site Plan	Yes	<i>Renovation of buildings on existing foundation on constricted lot. Driveway development.</i>

24	HWM/TOB	Yes	
	RAA	Yes	
	ZOS's	Yes	
	SPEA	Yes	
	Building Envelope	Yes	
	Development within SPEA	Yes	<i>All development is within SPEA.</i>
	Measures Appropriate	Yes	

**Professional Opinion**

	Assess	Comments
--	--------	----------

Section 7 (a) Signed	Yes
Section 7 (b) Signed	No
QEP Reduced SPEA?	No
Applied Methodology Correctly?	No

**Comments**

*The SPEA has been calculated correctly for Miami Slough, however, encroachments result in variances to the SPEA that are outside of the ability of the ministry to approve. The QEP has applied the Draft Variance Protocol (2009c) to identify a situation of hardship and shown a development footprint in keeping with this guidance.*

**From:** RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

**Sent:** May 9, 2019 11:36 AM

**To:** remi@redcedarensvironmental.com; Riparian Areas, Region 2 FLNR:EX <RARReg2@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO\_EPMP@PAC.DFO-MPO.GC.CA; XT:HarrisonHotSprings, Village ENV:IN <info@harrisonhotsprings.ca>; XT:HarrisonHotSprings, Village ENV:IN <info@harrisonhotsprings.ca>

**Subject:** Assesment 5725 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment, and the appropriate local government(s).

Details of this assessment are included in this notification.

**Assessment Details**

**Assessment ID::** 5725    **Creation Date:** 2019-05-09

**Status:** created **Last Modified:** 2019-05-09

*Development Details*

**Development Type:** Construction - Residential/Commercial **Proposed Start Date:** 2019-06-01  
**Area of Development (hectares):** .001 **Proposed End Date:** 2020-12-31  
**Lot Area (hectares):** .001 **Nature of Development:** New  
**Riparian Length:** 40.00 **Section 9 Part 7 Activities:** N

*Location Details*

**Local Government:** Harrison Hot Springs, Village of **DFO Area:** Lower Fraser Area  
**Region:** Lower Mainland **Stream/River Type:** Stream  
**Parcel Identification (PID)/  
Parcel Identification Number (PIN):** 012-426-695 **Stream/River Name:** Miami Slough  
**Address Line 1:** 140 Cedar Ave **Watershed Code:** 110-232100  
**Address Line 2:** **Postal Code:**  
**Latitude:** 49°18'7" **Longitude:** 121°47'16"

*Developer Details*

**Contact First Name:** Kayvan **Address Line 1:** 140 Cedar Ave  
**Contact Middle Name:** **Address Line 2:**  
**Contact Last Name:** Memary **City:** Harrison Hot Springs  
**Province/State:** BC **Postal/Zip Code:** V0M 1K0  
**Email Address:** [kayvanmemary@gmail.com](mailto:kayvanmemary@gmail.com) **Country:** Canada  
**Company Name:** **Phone #:**

*Primary QEP Details*

**Contact First Name:** Remi **Address Line 1:** 520-45715 Hocking Avenue  
**Contact Middle Name:** **Address Line 2:**  
**Contact Last Name:** Masson **City:** Chilliwack  
**Designation:** Biologist **Province/State:** BC  
**Registration #:** 2693 **Postal/Zip Code:** V2P 6Z6  
**Email Address:** [remi@redcedarenvironmental.com](mailto:remi@redcedarenvironmental.com) **Country:** Canada



**Company Name:** Redcedar Environmental Consulting Phone #: 6046219811

*Secondary QEP Details*

**Name:** **Company** **Address** **Email** **Phone**

RECEIVED

## FORM 1

MAY 14 2019

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

BY VILLAGE OF HARRISON HOT SPRINGS

**Riparian Areas Regulation: Assessment Report**

Please refer to submission instructions and assessment report guidelines when completing this report.

Date	May 3, 2019
	PN: 18-108

**I. Primary QEP Information**

First Name	Remi	Middle Name	
Last Name	Masson		
Designation	R.P.Bio.	Company	Redcedar Environmental Consulting Inc.
Registration #	2693	Email	remi@redcedarenvironmental.com
Address	520-45715 Hocking Avenue		
City	Chilliwack	Postal/Zip	V2P 6Z6
Prov/state	BC	Country	BC
		Phone #	

**II. Secondary QEP Information (use Form 2 for other QEPs)**

First Name		Middle Name	
Last Name			
Designation		Company	
Registration #		Email	
Address			
City		Postal/Zip	Phone #
Prov/state		Country	

**III. Developer Information**

First Name	Kayvan	Middle Name	
Last Name	Memary		
Company			
Phone #	604-836-3124	Email	kayvanmemary@gmail.com
Address			
City		Postal/Zip	
Prov/state	BC	Country	Canada

**IV. Development Information**

Development Type	Construction: Residential/Commercial		
Area of Development (ha)	0.001	Riparian Length (m)	~40 m
Lot Area (ha)	0.001	Nature of Development	New
Proposed Start Date	May-2019	Proposed End Date	31-Dec-2020

**V. Location of Proposed Development**

Street Address (or nearest town)	140 Cedar Avenue		
Local Government	Village of Harrison Hot Springs	City	Harrison Hot Springs
Stream Name	Miami Slough		
Legal Description (PID)	012-426-695	Region	Lower Mainland
Stream/River Type	Stream	DFO Area	South Coast
Watershed Code	110-232100		
Latitude	49°	18'	07"
Longitude	121°	47'	16"

Completion of Database Information includes the Form 2 for the Additional QEPs, if needed.  
Insert that form immediately after this page.



FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

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**Section 1. Description of Fisheries Resources Values and a Description of the Development proposal**

(Provide as a minimum: Species present, type of fish habitat present, description of current riparian vegetation condition, connectivity to downstream habitats, nature of development, specific activities proposed, timelines)

**Background**

Redcedar Environmental Consulting Inc. was retained by the developer to complete a Riparian Areas Regulation (RAR) detailed assessment on the subject property located at 140 Cedar Avenue, in Harrison Hot Springs.

This RAR assessment has been completed as part of the proposed development of the subject property. The property will be used as a commercial rental operation. The subject property contains three small rental cottages, and is being developed for use as a rental property. Development activities will include renovation of the existing buildings on their foundations, and construction of a paved driveway. The driveway will be constructed of a permeable surface.

An existing patio overhanging the top of bank on the south side of the subject property will be removed as part of this project.

The subject property is in an undue hardship situation as described in this report. All development will occur within the SPEA, but will comply with the draft Variance Protocol.

This report describes the appropriate SPEA setback widths for streams on and adjacent to the subject property. The study area included the subject property and all areas within 30 m of the subject property. Where access to neighbouring properties is not granted and where streams are expected to occur (i.e. based on observation of review of available mapping), these are described in the report.

This report provides general recommendations for potential future development activities (e.g. construction of residential buildings); however, this report may need to be updated depending on the nature of the planned activities.

**Aquatic habitat assessment methods**

The following fisheries resources were assessed on and adjacent to the subject watercourses as per Section 1.2.1 of the RAR Assessment Methods:

- fish species presence;
- description of instream fish habitat; and,
- description of riparian condition.

Prior to the field assessment, a literature search was conducted to review the local watershed context, existing stream mapping, and general site characteristics. Redcedar Environmental Consulting Inc. referred to the Community Mapping Network's Sensitive Habitat Inventory Mapping (SHIM), the provincial Fisheries Information Summary System (FISS), the provincial iMapBC program and the online District of Mission mapping program to identify existing information relating to known streams and fish presence/absence on or near the subject property.

The field study area included the subject property, and portions of neighbouring parcels within 30 m of the subject property to identify any streams that would require a SPEA.

Streams included any of the following that provided fish habitat:

- a) a watercourse, whether it usually contained water or not;

## FORM 1

### Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

- b) a pond, lake, river, creek, brook;
- c) a ditch, spring or wetland that was connected by surface flow to something referred to in paragraph (a) or (b);"

Per the RAR, "fish" was considered to include "salmonids, game fish, and regionally important fish". All references to fish in this report, unless specified otherwise, use only the definition above. To be considered fish habitat, watercourses were assessed to determine 1) if they contained fish or 2) had a surface connection to fish bearing habitat and provided a significant contribution of base flow, food, and nutrients to fish habitat.

Watercourses were identified by physical features that could be delineated in the field. To be classified as streams as defined above, watercourses had to show evidence of regular flows sufficient to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and have a surface connection to fish habitat.

Physically identifiable features of streams (i.e., creeks and brooks) were defined per the Fish-stream Identification Guidebook, Version 2.1 (1998). Per the Fish-stream Identification Guidebook, watercourses were assessed for the presence of a continuous channel bed, whether or not portions were obscured by bridging vegetation, with evidence of scour, rafted debris, and deposits of mineral alluvium. Scour had to be sufficient to erode at least some portion of the channel bed down to the mineral substrate. In lower energy systems where flows might not be sufficient to consistently erode surface soils, streams were identified by the presence of a continuous channel bed with evidence of regular inundation (e.g. absence of upland vegetation; presence of obligate hydrophytes).

Physical stream characteristics were made using the:

- Fish-stream Identification Guidebook; and
- Reconnaissance (1:20 000) Fish and Fish Habitat Inventory: Standards and Procedures, Version 2.0.

Field measurements (i.e. stream widths and gradient) were made using a Leica E7400x range finder. Property boundaries were identified using available aerial photographs, field evidence (e.g. fencing, survey pins, cleared boundaries), and/or a handheld GPS unit (Garmin eTrex30).

The potential effects of climate change to onsite watercourses was considered as part of this assessment. It is also noteworthy that future local land-use conversions (e.g. logging, residential development) will likely alter watershed characteristics in a shorter timeframe than climate change. As site specific effects of climate change and land use conversion are not known at this time, recommendations have not been made to mitigate potential future changes to the hydrology and riparian habitat type on the subject property.

The field assessment was completed on April 16, 2019 by Rémi Masson, R.P.Bio. and Naomi Harder of Redcedar Environmental.

#### **Site Context**

The subject property is located in the urban core of Harrison Hot Springs. Much of the local landscape on the north side of Miami Slough has been developed for residential/commercial purposes.

The subject property is located within a third order watershed located on the north bank of Miami Slough. The entirety of the watershed has been developed and retains virtually no natural riparian habitat. A thin band of vegetation separates developed land uses from the stream.

#### **Aquatic Habitat Assessment Results**

A single watercourse occurred within 30 m of the subject property: Miami Slough. This is a major watercourse that drains towards Harrison Lake, approximately 500 m to the west of the subject

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property. Miami Slough is known to contain fish and to provide valued habitat to salmonids and species at risk.

The subject property was completed developed and contained three small cottages and a shed. Surrounding land had been landscaped with a variety of ornamental and native species. Habitat below the top of bank was poor, and included reed canarygrass (*Phalaris arundinacea*) and Himalayan blackberry (*Rubus armeniacus*).

Miami Slough was classified as a non-fish bearing stream that provided a significant source of base flows, food, and nutrients to downstream fish habitat. As a result, this stream will require a SPEA per the RAR.

### **Undue hardship**

The subject property has an area of 1157 m<sup>2</sup>. The local zoning does not require lot line setbacks. Although there was a small undevelopable area between the top of bank and the high water mark, the entire property was considered to be developable for the purpose of undue hardship determination.

The SPEA on the subject property covered all but 38.8 m<sup>2</sup> of the property, or a total of approximately 97% of the land. Per the draft Variance Protocol, an undue hardship occurs when more than 70% of the developable area is encumbered by the SPEA.

Per the draft Variance Protocol, 30% (347 m<sup>2</sup>) can be developed on the subject property. Existing buildings have an area of 229.6 m<sup>2</sup>, or 19.8% of the developable area. It is understood that a paved driveway is required for development of this site as a tourist accommodation.

A paved driveway would require excessive impervious surface on the lot and is not permissible. Instead, a permeable hard parking surface has been proposed for this project. This surface will be as or more permeable as the existing gravel parking lot.

As proposed, development of the subject property complies with the recommendations in the draft Variance Protocol.

### **Conclusions**

Riparian habitat on the subject property was in poor condition, but the existing developed nature of the lot left little opportunity for rehabilitation. Removal of non-native vegetation and planting of red-osier dogwood (*Cornus sericea*) could improve habitat values, though is not a legislated obligation.

### **Limitations**

This assessment report has been prepared specifically for the development described in this report, and in general accordance with the professional practice guidelines for legislated riparian assessments in BC. This assessment report was based on the best available information and on work undertaken per standard industry practice.

This assessment report has been prepared for the sole use of the developer named on this report, the local government, the Ministry of Forests, Lands Natural Resource Operations and Rural Development, and Fisheries and Oceans Canada. The recommendations made in this assessment are considered valid for a period of five years from the date of publication, or until additional development is proposed on the subject property; whichever is shorter.

This report should be reviewed and/or updated in the event the development is not complete within a period of five years; in the event there is a substantial change in the condition of the subject property (e.g. paving, removal of additional vegetation, change of land use) not described in this report; or in the event that the subject property is sold to another party for the purpose of development.

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The proposed start and end date of the development listed in this report have been provided to provide a fair window of opportunity for the completion of the development activities. However, it should be noted that the dates provided are approximate and may be subject to change.

If the QEP(s) listed in this report is (are) not retained to undertake field reviews and environmental monitoring, it may not be possible to provide an assurance statement that the measures to protect the SPEA provided in this report were appropriately followed, or to sign and submit a conformance statement.

Use of this report by a third party, or any reliance on or decisions made based on it, are the responsibility of such third parties. Redcedar Environmental Consulting Inc. does not accept responsibility for any damages suffered by a third party as a result of their use of or reliance on this report.

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**2. Results of Detailed Riparian Assessment**

Refer to Chapter 3 of Assessment Methodology

Date: May 3, 2019

Description of Water bodies involved (number, type)	WC1
Stream	X
Wetland	
Lake	
Ditch	
Number of reaches	1
Reach #	1

**Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)**

Channel Width(m)		Gradient (%)
starting point	>10	0
upstream	>10	
	>10	
	>10	
	>10	
downstream	>10	
	>10	
	>10	
	>10	
	>10	
	>10	0
Total: minus high /low	90	
mean	10	0
	R/P	C/P
Channel Type	X	

I, Rémi Masson, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Kayvan Memary;

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

**Site Potential Vegetation Type (SPVT)**

	Yes	No
SPVT Polygons		X

Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes

I, Rémi Masson, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Kayvan Memary;

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

Polygon No:

Method employed if other than TR

LC	SH	TR
		X

**Zone of Sensitivity (ZOS) and resultant SPEA**

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons
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Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

LWD, Bank and Channel Stability ZOS (m)	30.0					
Litter fall and insect drop ZOS (m)	15.0					
Shade ZOS (m) max	30	South bank	Yes		No	X
<b>SPEA maximum</b>	<b>30.0</b>	(For ditch use table3-7)				

I, Rémi Masson, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Kayvan Memary ;

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

**Comments**

Channel type was identified based on features observed in the field.

The SPEA covers virtually all of the subject property. The draft Variance Protocol was applied to confirm that existing development on the lot conformed with the recommendations outlined in that document.

**Section 3. Site Plan**

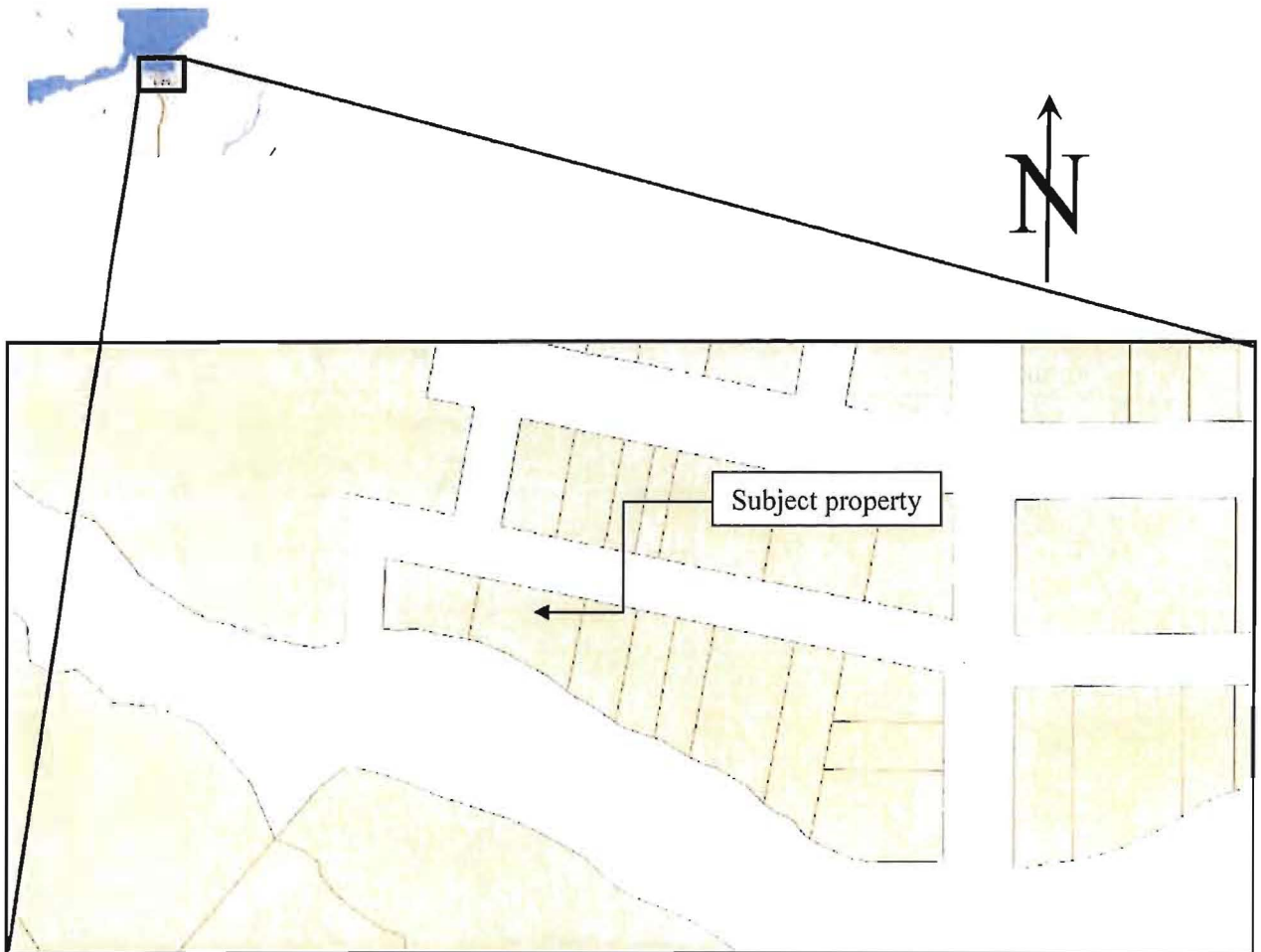
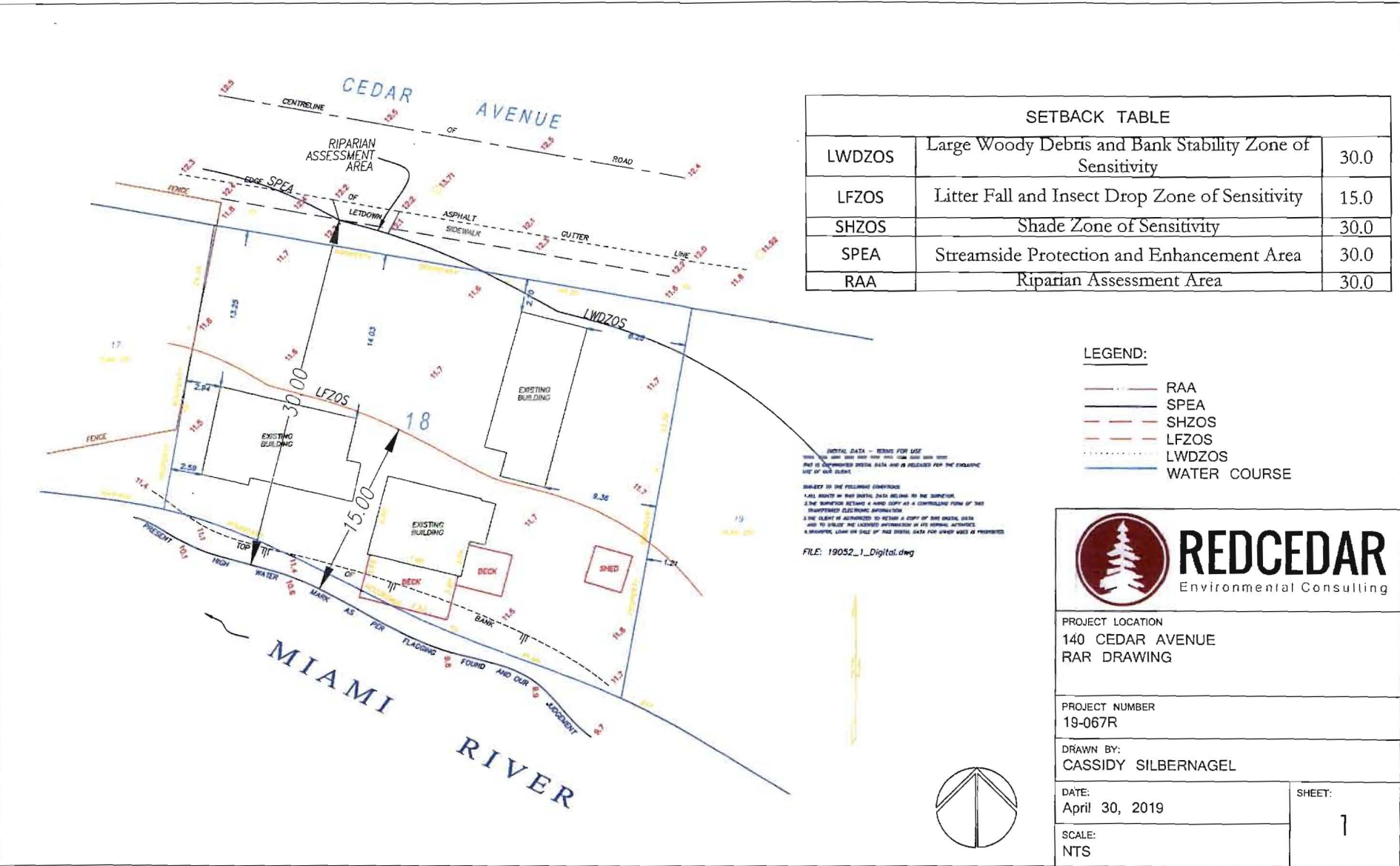


Figure 1. Map of the subject property. Miami Slough is located immediately to the south of the subject property.





SETBACK TABLE		
LWDZOS	Large Woody Debris and Bank Stability Zone of Sensitivity	30.0
LFZOS	Litter Fall and Insect Drop Zone of Sensitivity	15.0
SHZOS	Shade Zone of Sensitivity	30.0
SPEA	Streamside Protection and Enhancement Area	30.0
RAA	Riparian Assessment Area	30.0

- LEGEND:**
- RAA
  - SPEA
  - SHZOS
  - LFZOS
  - LWDZOS
  - WATER COURSE

DIGITAL DATA - INTEND FOR USE  
 THROUGH THE DATE THIS DRAWING IS ISSUED SHALL BE THE  
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**PROJECT LOCATION**  
 140 CEDAR AVENUE  
 RAR DRAWING

**PROJECT NUMBER**  
 19-067R

**DRAWN BY:**  
 CASSIDY SILBERNAGEL

**DATE:**  
 April 30, 2019

**SCALE:**  
 NTS

**SHEET:**  
 1

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Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

**Section 4. Measures to Protect and Maintain the SPEA**

This section is required for detailed assessments. Attach text or document files, as need, for each element discussed in chapter 1.1.3 of Assessment Methodology. It is suggested that documents be converted to PDF before inserting into the assessment report. Use your "return" button on your keyboard after each line. You must address and sign off each measure. If a specific measure is not being recommended a justification must be provided.

<p>1. Danger Trees</p>	<p>Danger trees were not noted on the subject property. A single mature ornamental shore pine (<i>Pinus contorta</i>) occurred on the banks of the channel. This tree should be routinely assessed to confirm it does not become dangerous.</p> <p>A QEP should be consulted in the event it is identified as a danger tree at a future date.</p>
<p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>e) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>f) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Kayvan Memary</u>;</p> <p>g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
<p>2. Windthrow</p>	<p>This development will not include removal of forested habitat, and there is no windthrow risk associated with this development.</p>
<p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Kayvan Memary</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	

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<p>3. Slope Stability</p>	<p>The subject property is predominantly flat and field indicators of slope instability were not observed within the RAA. A geotechnical assessment should be considered if new buildings are planned within 10 m of the top of bank.</p>
<p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Kayvan Memary</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
<p>4. Protection of Trees</p>	<p>Trees within the SPEA (aside from danger trees as identified by a QEP) will be left in place. There is no new construction of excavation planned near trees in the SPEA, as such, special protection measures are not recommended at this time. It should be noted that tree felling may be subject to additional legislation, bylaws, and/or best practices not covered within this report.</p>
<p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Kayvan Memary</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	

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<p>5. Encroachment</p>	<p>The subject property is located nearly entirely in the SPEA. Access below the top of bank is unlikely due to gradient at that location.</p> <p>Special measures to prevent encroachment are not required at this time.</p> <p>Note that construction of a dock or similar would be subject to the <i>Water Sustainability Act</i>.</p>
<p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Kayvan Memary;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
<p>6. Sediment and Erosion Control</p>	<p>Sediment or sediment-laden water must not be allowed to enter the SPEA.</p> <p>As this development does not include construction near the water, special erosion control measures are not recommended at this time.</p> <p>Additional erosion and sediment control measures may be required at the recommendations of a QEP.</p>
<p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Kayvan Memary;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

<p>7. Stormwater Management</p>	<p>This report makes general recommendations for stormwater management for the purposes of the protection of the features, functions, and conditions that support fish life. It is recognized that other factors (e.g. geotechnical) may influence the final stormwater management design for the subject property.</p> <p>Stormwater resultant of activities within the RAA should be returned to the natural hydrologic pathways (i.e. be detained or infiltrated to ground). The stormwater management plan for the development in the RAA should be sufficient to capture runoff from the half-year rainfall event for infiltration, vapour transpiration, and/or re-use.</p>
<p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Kayvan Memary;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
<p>8. Floodplain Concerns (highly mobile channel)</p>	<p>Miami Creek was confined within clearly defined banks, and there was no evidence of recent or historic flooding. As such, there are no floodplain concerns for the subject property.</p>
<p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Kayvan Memary;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	

## FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

### **Section 5. Environmental Monitoring**

Attach text or document files explaining the monitoring regimen. Use your "return" button on your keyboard after each line. It is suggested that all document be converted to PDF *before* inserting into the PDF version of the assessment report. Include actions required, monitoring schedule, communications plan, and requirement for a post development report.

The proponent has been informed that in the event of ground disturbing activities, a QEP who is familiar with the project, subject property, the local ecology, erosion and sediment control, and best construction management practices should be retained to provide environmental monitoring for this project. The QEP retained to provide environmental monitoring services must be provided the authority to modify and/or halt any works as necessary for the protection of fish and fish habitat, and to comply with the RAR.

The measures to protect the SPEA described above should be communicated to the site workers as required to prevent impacts to the SPEA, the onsite watercourses, or the harmful alteration, disturbance, or destruction of fish habitat.

The QEP should provide monitoring as required to ensure that the SPEA and the fish habitat it contains is protected from the development, that the measures to protect the SPEA are respected and have been appropriately implemented and/or observed, and that works are compliant with any applicable legislation or local bylaws.

At a minimum, inspections should occur:

- Immediately prior to soil disturbing activities to ensure that the appropriate mitigation measures have been communicated to the construction team, and to ensure that they have been appropriately installed;
- At the mid-point of construction to determine if the installed mitigation measures are functions as intended, and to determine if additional measures are required to protect the integrity of the SPEA;
- At the substantial completion of construction activities to confirm that the measures implemented were appropriate for the protection of the SPEA, and to make recommendations as required for the long-term protection of the SPEA.

Monitoring frequency can be modified at the QEP's discretion and with consultation with the local government based on observed site conditions, contractor compliance, and weather conditions.

Per Section 5 (a) of the *Riparian Areas Regulation*, a project completion report is required to be completed by a QEP, and submitted to the RAR Notification System to confirm that the conditions described in this report have been properly implemented.

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

**Section 6. Photos**

Provide a description of what the photo is depicting, and where it is in relation to the site plan.



Photograph 1. View of Miami Slough south of the subject property.

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report



Photograph 2. Typical view of the banks on the south side of the subject property.



FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report



Photograph 3. Typical view of the subject property from Cedar Avenue, facing south.  
This area is entirely within the SPEA.

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

**Section 7. Professional Opinion**

**Assessment Report Professional Opinion on the Development Proposal's riparian area.**

Date

1. I/We Rémi Masson

*Please list name(s) of qualified environmental professional(s) and their professional designation that are involved in assessment.)*

hereby certify that:

- a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b) I am/We are qualified to carry out the assessment of the proposal made by the developer Kayvan Memary, which proposal is described in section 3 of this Assessment Report (the "development proposal");
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation; AND

2. As qualified environmental professional(s), I/we hereby provide my/our professional opinion that:

- a)  if the development is implemented as proposed by the development proposal there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed, **OR**  
(Note: include local government flex letter, DFO Letter of Advice, or description of how DFO local variance protocol is being addressed)
  
- b)  if the streamside protection and enhancement areas identified in this Assessment Report are protected from the development proposed by the development proposal and the measures identified in this Assessment Report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed.

**[NOTE: "qualified environmental professional" means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if**

- (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association,
- (b) the individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- (c) the individual is acting within that individual's area of expertise.]



# VILLAGE OF HARRISON HOT SPRINGS

## REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** June 12, 2019

**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3090-20-DVP-04/18  
 Planning Consultant (247 Miami River Drive)

**SUBJECT:** To issue a Development Variance Permit (DVP)

**ISSUE:** Seeking approval to issue DVP permit 3090-20-DVP04/18.

**BACKGROUND:**

The parcel is approximately 0.07 Ha (0.176 Ac) in size, is currently vacant and the site slopes gently down towards Miami River. Staff received permission from Council to start working on this file in June 2018. In addition to this permit, Council authorized staff to work on the required Miami River Development Permit for this site. The applicant is still working on this permit.

The applicant is seeking a front yard setback variance to find a buildable area under that will reduce the encroachment of the building into the Streamside Protection Enhancement Area (SPEA) or the riparian area. The applicant is requesting a reduction in the setback requirements from 7.5 M down to 5.0 M which necessitates the DVP application.

With respect to the required Notice of Intent, as per the *Local Government Act*, the notices were sent out on June 4, 2019 and any comments must be in by 4:00 pm on June 17, 2019. If there are any comments received, they will be shared with Council.

**RECOMMENDATION:**

THAT Development Variance Permit DVP 04/18 be issued to Wayne and Cheryl Desaulniers for the property located at 247 Miami River Drive, Harrison Hot Springs for land legally described as:

Lot 19, Except: Part on Plan 66847; Block 3 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786

**Respectfully submitted:**

**REVIEWED BY and Concurrence  
with the RECOMMENDATIONS**

Ken Cossey  
Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald  
Madeline McDonald  
Chief Administrative Officer

Attachments (2) DVP 04/18  
Site Map showing the requested setback

Village of Harrison Hot Springs

**DEVELOPMENT VARIANCE PERMIT NO. 04/18**

ISSUED this \_\_\_ day of \_\_\_\_\_, 2019

FILE No: 3090-20-DVP04/18

FOLIO No: 1631-52477

**REGISTERED LANDOWNER**

Wayne and Cheryl Desaulniers

5432 Maple Crescent

Delta BC, V4K 1G2

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:  
  
Legal Description: Lot 19, Except: part on Plan 66847, Blk 3 Fractional Section 13, Twp 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 9786  
(PID: 002-314-584)  
Civic Address: 247 Miami River Drive, Harrison Hot Springs, BC
3. Authorization is hereby given for the use of the subject property for the operation of a single family dwelling unit in accordance with the conditions listed in Section 4, below.
4. The use must be carried out subject to the following conditions:
  - **That the minimum front yard setback under Zoning Bylaw 1115, 2017, for the R-1 (Residential 1 Conventional Lot) zone be decreased from 7.5 metres down to 5.0 metres**
5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit must form a part thereof.
6. **This Development Variance Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit.** A final inspection must not be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village.

RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_\_ day of \_\_\_\_\_, 2019

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

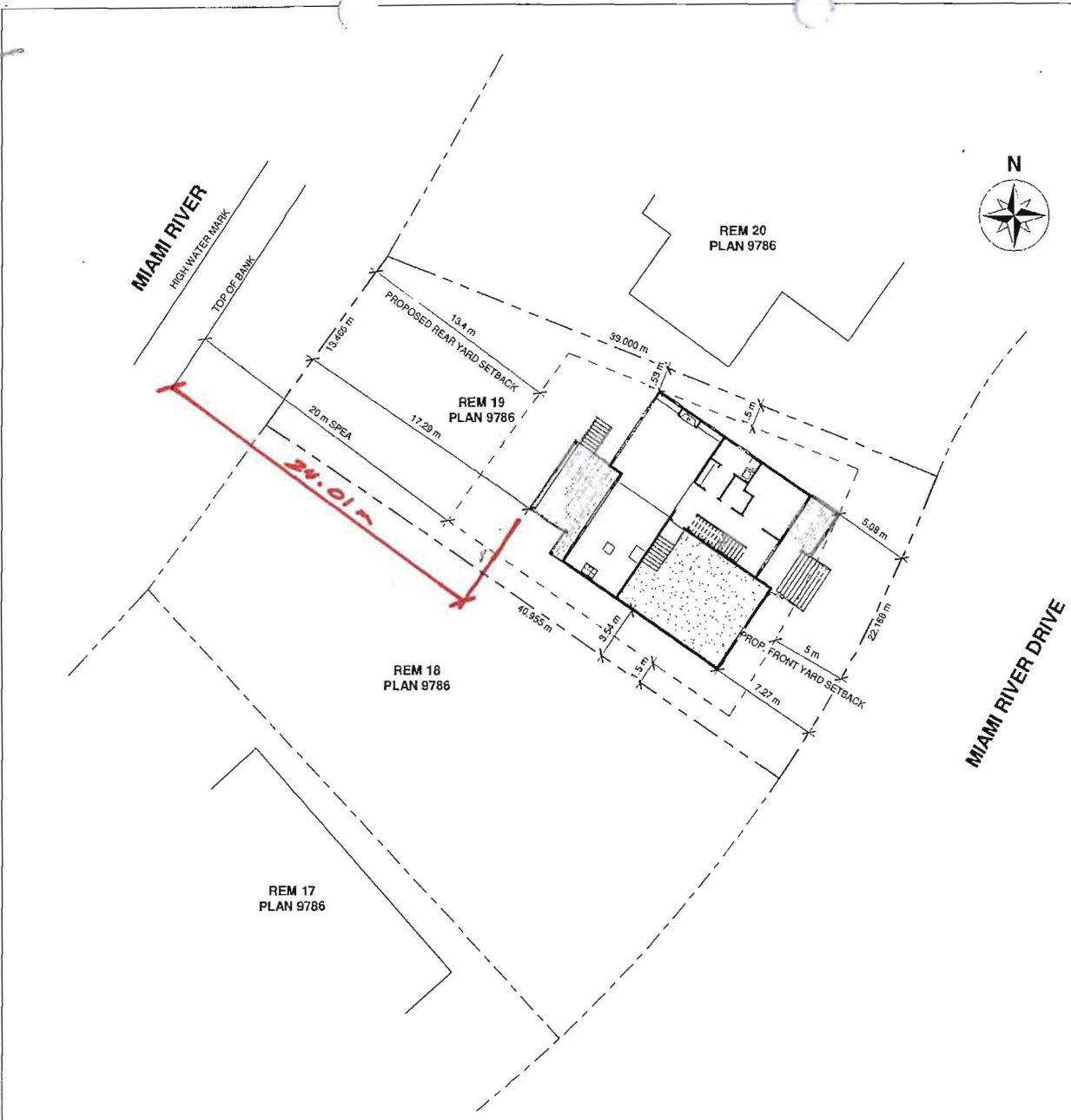
\_\_\_\_\_  
Wayne Desaulniers

\_\_\_\_\_  
Cheryl Desaulniers

THIS PERMIT IS ISSUED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

VILLAGE OF HARRISON HOT SPRINGS

\_\_\_\_\_  
Corporate Officer



① Site  
 1/16" = 1'-0"



Staff is recommending that Moonlite Electric Inc. be awarded the contract to supply and install 44 LED lights in the locations identified above. If approved, the lights are expected to be installed by the end of September.

**RECOMMENDATION:**

THAT Moonlite Electric Inc. be awarded the contract for the supply and installation of 44 LED lights at a total cost of \$186,258 including taxes.

Respectfully submitted;

Troy Davis  
Troy Davis  
Infrastructure Manager

**REVIEWED BY:**

Tracey Jones  
Tracey Jones  
Financial Officer

**REVIEWED BY:**

Madeline McDonald  
Madeline McDonald  
Chief Administrative Officer





## Debra Key

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**From:** Madeline McDonald  
**Sent:** Thursday, June 06, 2019 12:20 PM  
**To:** Tracey Jones; Debra Key  
**Subject:** Fwd: Picnic Table

Talk later .....

Sent from my iPhone

Begin forwarded message:

**From:** Darren RENNIE <[darren.rennie@rcmp-grc.gc.ca](mailto:darren.rennie@rcmp-grc.gc.ca)>  
**Date:** June 6, 2019 at 11:13:58 AM MDT  
**To:** Madeline MCDONALD <[mmcdonald@harrisonhotsprings.ca](mailto:mmcdonald@harrisonhotsprings.ca)>  
**Subject: Picnic Table**

Good morning Madeline,

I wanted to touch base with you regarding a request I put in with Kent last week. I have been trying for the last four years to find funds to purchase a year round picnic table for the employees at the detachment so they can have their breaks outside. Since I have been here I have run over budget and have not been able to fulfill this somewhat easy request made by the employees. I spoke with Wallace and he said Kent would contribute \$500 toward a table on the contingent Popkum and Harrison contribute as well. For \$1000 to \$1500 we can purchase a quality table that will withstand the weather and last for years to come. Is this something Harrison would be able and willing to contribute to?

Thank you,

dr

(RENNIE, D.J.)SGT. 46319  
NCO I/c Agassiz CPO  
Upper Fraser Valley Regional Detachment/Détachement régional du Haut-Fraser  
Bureau de police communautaire de Agassiz / GRC  
[darren.rennie@rcmp-grc.gc.ca](mailto:darren.rennie@rcmp-grc.gc.ca) / Telephone (604)796-2211 / Facsimile (604)796-1623





VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO.1140, 2019

**A bylaw to repeal the “Riparian Area Protection Bylaw, 852, 2006”**

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**WHEREAS** the Council adopted the Riparian Area Protection Bylaw, 852 on March 6<sup>th</sup>, 2006;

**AND WHEREAS** the Council deemed that this Bylaw is no longer required;

**AND WHEREAS** the Village of Harrison Hot Springs “Riparian Area Protection, Bylaw 852, 2006” must be repealed;

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

**1. CITATION**

This Bylaw may be cited for all purposes as the "Riparian Area Protection Repeal Bylaw No. 1140, 2019".

**2. The following bylaw is hereby repealed:**

(a) The Village of Harrison Hot Springs “Riparian Area Protection Bylaw, 852, 2006” and any amendments thereto.

**READINGS AND ADOPTION**

READ A FIRST TIME THIS 3<sup>rd</sup> DAY OF JUNE, 2019

READ A SECOND TIME THIS 3<sup>rd</sup> DAY OF JUNE, 2019

READ A THIRD TIME THIS 3<sup>rd</sup> DAY OF JUNE, 2019

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

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Mayor

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Corporate Officer