



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, March 7, 2022
Time: 7:00 p.m.
Location: Council Chambers, Memorial Hall, 290 Esplanade Avenue,
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER		
Meeting called to order by Mayor Facio. Acknowledgment of Sts'ailes traditional territory.		
2. INTRODUCTION OF LATE ITEMS		
3. APPROVAL OF AGENDA		
4. ADOPTION OF COUNCIL MINUTES		
(a) THAT the Regular Council Meeting Minutes of February 22, 2022 be adopted.		Item 4(a) Page 1
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws	(a) Waste Collection and Disposal Amendment Bylaw No. 1176, 2022	Item 6(i)(a) Page 9
	(b) Bylaw Notice Enforcement Amendment Bylaw 1177, 2022	Item 6(i)(b) Page 11
	(c) Single Use Plastic Items Bylaw No. 1178, 2022	Item 6(i)(c) Page 19
ii. Agreements		
iii. Committee/ Commission Minutes		
Correspondence		
7. DELEGATIONS/PETITIONS		
(a) BC Transit – Adriana McMullen Re: Chilliwack and Fraser Valley Regional District Transit Future Action Plan		Item 7(a) Page 25
(b) Agassiz RCMP Detachment – Sgt. Mike Sargent Re: 2021 Annual Policing Report		
8. CORRESPONDENCE		
9. BUSINESS ARISING FROM CORRESPONDENCE		

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

Councillor Hooper

Agassiz Harrison Historical Society
Fraser Health

Councillor Palmer

Fraser Valley Regional Library Board (Municipal Director)
Kent Harrison Joint Emergency Program Committee
Public Art Committee

Councillor Piper

Corrections Canada Citizen's Advisory Committee
Harrison Agassiz Chamber of Commerce
Kent Harrison Joint Emergency Program Committee
Tourism Harrison
Fraser Valley Regional Library Board (Alternate Municipal Director)

Councillor Vidal

Agassiz Harrison Healthy Communities
Fraser Valley Regional District Board (Alternate Municipal Director)
Fraser Valley Regional District Hospital Board (Alternate Municipal Director)

11. REPORTS FROM MAYOR

12. REPORTS FROM STAFF

- (a) Report of Planning Consultant – February 24, 2022 Item 12(a)
Page 43
Re: Consideration of issuance of DP02/21 – 798 Hot Springs Road

Recommendation:

1. THAT Development Permit DP 02/21 be issued to 1091760 BC Limited for property located at 798 Hot Springs Road, Harrison Hot Springs for land legally described as:

Lot 9, Sec 12, Twp 4, Rg 29, W6M, New Westminster District Plan 5519.

Subject to the registration of a flood covenant, that is acceptable to the Village, on the Title, and

2. THAT Council waive the requirements for the Tourist Commercial Development Permit area for this application, as the proposed development is not a tourism related project.

- (b) Report of Planning Consultant – February 16, 2022 Item 12(b)
Page 51
Re: Public Hearing follow-up for Zoning Amendment Bylaw No. 1168, 2021
511 Lillooet Avenue

Recommendation:

THAT Zoning Amendment Bylaw 1168, 2021 not be given any further readings until the following have been provided and accepted by Council.

- a. A View Impact Study
- b. A Sun/Shade review
- c. A Tree Survey, including on-site trees and those which border the site on public property
- d. A Parking Plan, including any potential impact on the Boat Launch Parking Area
- e. A Local Traffic Impact Review
- f. A Crime Prevention Through Environmental Design review of the proposed community washrooms and the proposed development
- g. Completed negotiations as per the Community Amenity Contributions policy
- h. Information outlining how has the applicant intends to address the reduction of their carbon foot print for this project.
- i. All the on-site parking requirements have been met or arrangements have been made to address this issue that are satisfactory to the Council.

- (c) Report of Operations Manager – February 25, 2022
Re: Implementation of Restricted Parking on Pine Avenue and McCombs Drive

Item 12(c)
Page 59

Recommendation:

THAT "No Parking" signage be installed on portions of Pine Avenue and McCombs Drive to restrict parking to one side only.

- (d) Report of Community Services Manager – March 1, 2022
Re: Public Facility Use During the COVID-19 Pandemic

Item 12(d)
Page 61

Recommendation:

THAT all public and municipal property be re-opened to third party rentals who have the capacity to ensure compliance with public health requirements, subject to availability.

13. BYLAWS

- (a) Report of Financial Officer – February 23, 2022
Re: 2022-2026 Financial Plan Bylaw No. 1174, 2022

Item 13(a)
Page 63

Recommendation:

THAT the 2022-2026 Financial Plan Bylaw No. 1174, 2022 be adopted.

14. NEW BUSINESS

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

16. ADJOURNMENT

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

DATE: Tuesday, February 22, 2022
TIME: 7:00 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, 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
Deputy Chief Administrative Officer/CO, Debra Key
Financial Officer, Tracey Jones-Piron
Operations Manager, Tyson Koch
Community Services Manager, Rhonda Schell
Planning Consultant, Ken Cossey
Emergency Program Coordinator, Mike Van Laerhoven

ABSENT:

Recording Secretary: T. Kafi

1. CALL TO ORDER

Mayor Facio called the meeting to order at 7:00 p.m.
Mayor Facio acknowledged the traditional territory of Sts'ailes

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-2022-02-08

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Hooper
Seconded by Councillor Piper

THAT the Regular Council Meeting Minutes of February 7, 2022 be adopted as amended.

**CARRIED
UNANIMOUSLY**
RC-2022-02-09

ERRORS AND OMISSIONS

On page 3, under Item 10. Reports of Councillors, Committees, Committee of the Whole and Commissions, under Councillor Vidal, heading Fraser Valley Regional District Board (Alternate Municipal Director) remove the statement "Attended a meeting on January 20, 2022"

5. BUSINESS ARISING FROM THE MINUTES

None

6. CONSENT AGENDA

None

7. DELEGATIONS/PETITIONS

- (a) Robert Reyerse, Tourism River Valley
Re: To Build a New Visitor Centre and Sasquatch Museum

Mr. Reyerse provided a brief Powerpoint Presentation with an update of Tourism River Valley for 2021, plans for 2022, Tourism's successful grant application from CERIP Destination Development Program and the plans to build a new Visitor Centre and Sasquatch Museum.

8. CORRESPONDENCE

None

9. BUSINESS ARISING FROM CORRESPONDENCE

None

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

Councillor Hooper

- Agassiz Harrison Historical Society
 - Attended an Agassiz-Harrison Historical Society meeting on February 8, 2022
- Fraser Health
 - Attended a zoom meeting and training with the CNIB on Wireless Tuesday and talk Friday on February 8 and 11, 2022
 - Attended a webinar of the Alzheimer Society of BC on Mapping your Journey and How to support a friend who has dementia or is a caregiver on February 9 and 15, 2022
 - Attended a zoom meeting of the BCCRN on Financial Literacy on February 15, 2022

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- Attended a webinar with the Tamarack Institute Celebrating the Evolution and Future of Collective Impact on February 17, 2022
- Attended a zoom meeting with Fraser Health on February 18, 2022

Councillor Palmer

- Fraser Valley Regional Library Board (Municipal Director) – No report
- Kent Harrison Joint Emergency Program Committee – No report
- Public Art Committee – No report

Councillor Piper

- Corrections Canada Citizens Advisory Committee – No report
- Harrison Agassiz Chamber of Commerce
 - Attended a Chamber of Commerce Board of Directors meeting via zoom on February 8, 2022
 - Attended the Love Local Shop Local opening event on February 12, 2022
- Kent Harrison Joint Emergency Program Committee – No report
- Tourism Harrison – No report
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No report
- Reminder that Pink-Shirt Day is February 23, 2022

Councillor Vidal

- Agassiz Harrison Healthy Communities
 - Attended a Harrison Healthy Communities meeting on February 17, 2022
- Fraser Valley Regional District Board (Alternate Municipal Director) – No report
- Fraser Valley Regional District Hospital Board (Alternate Municipal Director) – No report
- Attended the Budget Open House presentation on February 22, 2022
- Reminder that Pink-Shirt Day is February 23, 2022

11. MAYOR'S REPORT

- Requested that staff send Chief Ralph Leon of Sts'ailes First Nation a letter congratulating him on his re-election as Chief
- Attended the Love Local Shop Local opening event on February 12, 2022
- Reported on the snow basin index for the Fraser River basin upstream
- Reported on the Fraser Valley Regional District Regional and Corporate Services Committee meeting

12. REPORTS FROM STAFF

- (a) Report of Emergency Program Coordinator – January 14, 2022
Re: Kent-Harrison Flood Emergency Response and Recovery Plan

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT the Kent-Harrison Joint Emergency Program Flood Emergency Response & Recovery Plan be adopted as presented in Appendix 'A'; and

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THAT Council directs staff to make minor revisions to the Kent-Harrison Joint Emergency Program Flood Emergency Response & Recovery Plan in the future as necessary.

**CARRIED
UNANIMOUSLY**
RC-2022-02-10

- (b) Report of Operations Manager – February 2, 2022
Re: Permanent Washroom and Covered Sitting Area for Spring Park

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT the Permanent Washroom and Covered Sitting Area for Spring Park report dated February 2, 2022 be received.

**CARRIED
UNANIMOUSLY**
RC-2022-02-11

Moved by Councillor Palmer
Seconded by Councillor Hooper

THAT a permanent washroom be installed in Spring Park at a total cost of up to \$250,000 to be funded from Parks Development Cost Charges, to be added to the 2022-2026 Financial Plan; and

THAT a covered sitting area be installed in Spring Park at a total cost of up to \$125,000 to be funded from Parkland Acquisition and Improvements Reserve, to be added to the 2022-2026 Financial Plan.

**CARRIED
UNANIMOUSLY**
RC-2022-02-12

- (c) Report of Operations Manager – February 15, 2022
Re: Permanent Table Tennis Tables for Spring Park

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT the Permanent Table Tennis Tables for Spring Park report dated February 15, 2022 be received.

**CARRIED
UNANIMOUSLY**
RC-2022-02-13

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Moved by Councillor Piper
Seconded by Councillor Vidal

THAT one concrete Table Tennis Table be installed in Spring Park at a total cost of up to \$15,000 to be funded from Parks Development Cost Charges, to be added to the 2022-2026 Financial Plan.

CARRIED
UNANIMOUSLY
RC-2022-02-14

- (d) Report of Community Services Manager – February 16, 2022
Re: Off-Leash Dog Park

Moved by Councillor Vidal
Seconded by Councillor Palmer

THAT the Off-Leash Dog Park report dated February 16, 2022 be received.

CARRIED
OPPOSED BY COUNCILLORS HOOPER AND PIPER
RC-2022-02-15

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT the matter be referred back to staff to assess the environmental and social impact of a proposed Off-Leash Dog Park at the McCombs Drive location.

CARRIED
UNANIMOUSLY
RC-2022-02-16

- (e) Report of Planning Consultant – February 16, 2022
Re: Request for an amendment to Development Permit DP05/18

Moved by Councillor Piper
Seconded by Councillor Palmer

THAT Council approve the request to amend DP 05/18 as follows:

Delete Section 6 (c) of DP 05/18 in its entirety and insert the following:

“(c)The exterior stone cladding colour is natural grey as provided in the email attachment sent by atelier pacific architecture incorporated, on January 22, 2022. If there is any deviation from the use of this colour, the Village’s approval is required.”

CARRIED
UNANIMOUSLY
RC-2022-02-17

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13. BYLAWS

- (a) Report of Financial Officer – February 15, 2022
Re: 2022-2026 Financial Plan Bylaw No. 1174, 2022

The Mayor announced that the public be invited to provide any public comment. The Village received comments from the public.

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT the 2022-2026 Financial Plan Bylaw No. 1174, 2022 be given second reading, as amended and third reading.

CARRIED
OPPOSED BY COUNCILLOR HOOPER
RC-2022-02-18

- (b) Report of Community Services Manager – February 9, 2022
Re: Waste Collection and Disposal and Bylaw Notice Enforcement Amendment Bylaws

Moved by Councillor Piper
Seconded by Councillor Palmer

THAT Waste Collection and Disposal Amendment Bylaw No. 1176, 2022 be given first, second and third readings; and

THAT Bylaw Notice Enforcement Amendment Bylaw No. 1177, 2022 be given first, second and third readings.

CARRIED
UNANIMOUSLY
RC-2022-02-19

- (c) Report of Community Services Manager – February 15, 2022
Re: Single-use Plastic Items Bylaw No. 1178, 2022

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT first, second, and third readings of Bylaw No. 1151, 2020 be rescinded; and

THAT Single-Use Plastics Ban Bylaw No. 1178, 2022 be given first, second, and third readings.

CARRIED
UNANIMOUSLY
RC-2022-02-20

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14. NEW BUSINESS

None

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

Questions from the public were entertained.

16. ADJOURNMENT

Moved by Councillor Palmer
Seconded by Councillor Piper

THAT the meeting be adjourned at 10:02 p.m.

**CARRIED
UNANIMOUSLY**
RC-2022-02-21

Leo Facio
Mayor

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1176

A bylaw to amend "Waste Collection and Disposal Bylaw No. 1172, 2021"

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Waste Collection and Disposal Bylaw No. 1172, 2021 to revise definitions, remove flexible plastics from allowable recyclable material and adjust the mechanism by which collection may be refused;

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

1. This Bylaw may be cited as the Village of Harrison Hot Springs "Waste Collection and Disposal Amendment Bylaw No. 1176, 2022".
2. "Waste Collection and Disposal Bylaw No. 1172, 2021" is hereby amended by deleting the definition of "Container" under Section 2 Interpretation and replacing it with the following:

"Container" means a Household Waste receptacle constructed of non-corrosive durable metal or plastic, equipped with an odour resistant and animal resistant tight-fitting cover, having a maximum capacity of up to 121 litres, weighing no more than 25 kgs and capable of being manually emptied;

a Recyclables receptacle constructed of non-corrosive durable metal or plastic, clearly marked "Recycling", used for the temporary storage of Recyclables at curbside, having a maximum capacity of up to 121 litres, weighing no more than 25 kgs and capable of being manually emptied;

an Organics receptacle constructed of non-corrosive durable metal or plastic, clearly marked "Organics", equipped with an odour and animal resistant tight-fitting cover, having a maximum capacity of up to 121 litres, weighing no more than 25 kgs and capable of being manually emptied;

a Green Waste unlined paper bag weighing no more than 25 kgs and capable of being manually emptied; or

a Glass Packaging receptacle clearly marked "Glass Recycling", used for temporary storage of Glass Packaging at curbside weighing no more than 25 kgs and capable of being manually emptied;

3. "Waste Collection and Disposal Bylaw No. 1172, 2021" is hereby amended by deleting the definitions of "Contaminated Waste", "Organics", "Recyclables", and "Residence", under Section 2 Interpretation and replacing them as follows:

"Contaminated Waste" means waste with the presence of hazardous waste or prohibited material, or mixing of any two or more of the following items or materials: a) Household Waste, b) Recyclable Materials, c) Glass Packaging, and (d) Organics;

"Organics" means food waste, food scraps, fruit, paper towel/napkins, food soiled paper and pizza delivery boxes, compostable paper plates/cups, single use wooden cutlery, and Green Waste;

"Recyclables" means newspaper, cardboard, any paper, clean and dry household plastic containers coded 1 through 7, milk jugs, tetra-paks, flyers, wax cardboard, books or other products accepted by the Contractor for disposal at a licensed facility;

"Residence" means a Detached Dwelling or Duplex Dwelling which has the same meaning as the Zoning Bylaw No. 1115, 2017 as amended from time to time;

4. "Waste Collection and Disposal Bylaw No. 1172, 2021" is hereby amended by deleting the definitions of "Flexible Plastic", "Glass Packaging Container", "Green Waste Container", "Implementation Day", "Organics Container", and "Recycling Container" under Section 2 Interpretation

5. "Waste Collection and Disposal Bylaw No. 1172, 2021" is hereby amended by deleting section 6 (b) and replacing it with the following:

"(b) The Village or Contractor has the right to refuse collection of Household Waste, Recyclable Waste, Glass Packaging, Organics, or Green Waste if it exceeds the allowable weight or volume limits."

READ A FIRST TIME THIS 22 DAY OF FEBRUARY, 2022

READ A FIRST TIME THIS 22 DAY OF FEBRUARY, 2022

READ A FIRST TIME THIS 22 DAY OF FEBRUARY, 2022

ADOPTED THIS DAY OF , 2022

Mayor

Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1177

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. 1177, 2022".

- 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 22nd DAY OF FEBRUARY, 2022

READ A SECOND TIME THIS 22nd DAY OF FEBRUARY, 2022

READ A THIRD TIME THIS 22nd DAY OF FEBRUARY, 2022

ADOPTED THIS DAY OF MARCH, 2022

Mayor

Corporate Officer

SCHEDULE "A" TO BYLAW NO. 1177
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Business Licence and Regulation Bylaw No. 1128	2.1(a)	Carry on business without a licence	200.00	190.00	210.00
	2.1(b)	Fail to obtain separate licence for each business	200.00	190.00	210.00
	2.3(d)	Fail to renew business licence that continues to operate	200.00	190.00	210.00
	3.1(a)	Operate prohibited business	500.00	490.00	510.00
Fireworks Regulation Bylaw No. 871	1.2.1	Possess fireworks without permit	100.00	90.00	110.00
	1.2.2	Ignite, explode, set off or detonate fireworks in such a manner as may endanger or create a nuisance	100.00	90.00	110.00
Abatement and Control of Noise Bylaw No. 474	4(a)	Disturb the peace with radio noise, stereo noise, sound device or other amplified noise	200.00	190.00	210.00
	4(b)	Disturb the peace with bird or animal noise	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.	500.00	490.00	510.00
	4(d)	Discharge vehicle or engine exhaust that causes excessive noise	100.00	90.00	110.00
	4(e)	Unload or load material from any vehicle that disturbs	500.00	490.00	510.00
	4(f)	Continuous running of stationary motor vehicle which disturbs	100.00	90.00	110.00
	4(g)	Erect, demolish, construct, alter or repair any building or structure or excavate any street in any zone on Sunday	500.00	490.00	510.00
	4(h)	Erect, demolish, construct, alter or repair any building or structure or excavate any street in any zone weekdays including Saturday, between the hours of 10:00 p.m. and 8:00 a.m.	500.00	490.00	510.00
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	

SCHEDULE "A" TO BYLAW NO. 1177
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
	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 device	100.00	90.00	110.00
	27(o)	Park on cycle path on any portion of a highway for a longer period of time than indicated on the traffic control device	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. 1177
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. 1172	3(a)	<i>Dump or dispose of any waste</i>	<i>100.00</i>	<i>90.00</i>	<i>110.00</i>
	3(b)	<i>Deposit or use waste for lot filling or levelling purposes.</i>	<i>100.00</i>	<i>90.00</i>	<i>110.00</i>
	3(c)	<i>Allow waste of any kind whatsoever to leak, spill, blow, drop from any vehicle or container onto any street within the Village</i>	<i>100.00</i>	<i>90.00</i>	<i>110.00</i>
	3(d)	<i>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</i>	<i>100.00</i>	<i>90.00</i>	<i>110.00</i>
	3(e)	<i>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</i>	<i>100.00</i>	<i>90.00</i>	<i>110.00</i>
	3(f)	<i>Open Container, add, disturb, tamper, handle, interfere with Container placed for collection</i>	<i>100.00</i>	<i>90.00</i>	<i>110.00</i>
	4(e)(v)	<i>Place any other Waste other than Domestic Waste, recyclable or organics/green waste into Container</i>	<i>100.00</i>	<i>90.00</i>	<i>110.00</i>
4(e)(vi)	<i>Place Prohibited Waste or Contaminated Waste in any Container</i>	<i>100.00</i>	<i>90.00</i>	<i>110.00</i>	
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
Park Regulation Amendment Bylaw No. 1040	6	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	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
	9	Move or remove buoys, rafts, signs from any beach or from water	100.00	90.00	110.00

SCHEDULE "A" TO BYLAW NO. 1177
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
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)	Smoke any tobacco, cannabis, electronic cigarette, cigar, cigarillo, pipe or any substance that replicates smoking in buildings, structure, park or public space where prohibited	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. 1177
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 Docks Bylaw Amendment No. 1008	21(1)(a)(b)	Moor a vessel, watercraft or seaplane at a dock for a period in excess of 12 hours and moored overnight unless approved by special permit issued by the Village	500.00	490.00	510.00

SCHEDULE "A" TO BYLAW NO. 1177
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
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



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1178, 2022

A bylaw for to regulate the use of single use plastic items

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to establish a bylaw to regulate the use of single-use plastic items;

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 "Single-Use Plastic Items Bylaw No. 1178, 2022".

2. DEFINITIONS

1) In this Part:

"Accessible Straw" means a drinking straw made wholly of plastic that is not compostable or biodegradable, has a corrugated section that allows the straw to bend and maintain its position and is individually wrapped in paper;

"Business" means any person, organization, or group engaged in a trade, business, profession, occupation, calling, employment or purpose that is regulated under the Business Licence and Regulation Bylaw;

"Checkout Bag" means a paper or plastic single-use supplementary bag;

"Introductory Period" means a period that may be set by a municipality during which there is a reduced minimum charge for the provision of a recycled paper bag or a reusable bag;

"Item" means the applicable of the following:

- (a) a bag;
- (b) a service ware container;
- (c) a utensil;
- (d) a drinking straw;

"Plastic" includes compostable and biodegradable plastic;

“Polystyrene Foam”, when used in reference to an item, means an item made primarily of polystyrene foam;

“Recycled Paper Bag” means a paper checkout bag that meets the criteria described in subsection (2);

“Reusable Bag” means a bag that is designed and manufactured to be used and machine-washed at least 100 times;

“Service Ware Container” means a container that is ordinarily provided for service of prepared food or beverages and includes a cup, plate, bowl, tray, carton or lidded container;

“Single-Use”, when used in reference to an item, means the item is provided for a single use or a short-term purpose;

“Small Paper Bag” means a paper bag that is less than 15 cm by 20 cm when flat;

“Stir Stick” means an item that is designed and manufactured to stir beverages;

“Supplementary”, when used in reference to an item, means an item that is provided to a customer by a business to facilitate the transport of a purchase from the business, or consumption of a product, including prepared food that is purchased for take-out or delivery;

“Used Bag” means a checkout bag or a reusable bag that has been previously used and is being reused;

“Utensil” includes a spoon, fork, knife, chopstick or stir stick.

- 2) In order to be considered recycled for the purposes of this Part, a paper checkout bag must contain at least 40% recycled paper content, and have a reference printed on the outside of the bag to the applicable amount of recycled content with the word “recyclable”.

3. REGULATION

- 1) Except as provided in this bylaw, a business shall not provide a customer with any of the following items:
 - a) checkout bags other than
 - i. recycled paper bags, or
 - ii. used bags;
 - b) polystyrene foam service ware containers;
 - c) plastic utensils; or

- d) plastic drinking straws.
- 2) A business shall not deny or discourage a customer from using their own reusable items:
- a) checkout bags other than
 - i) recycled paper bags, or
 - ii) used bags;
 - b) polystyrene foam service ware containers;
 - c) plastic utensils; or
 - d) plastic drinking straws.
- 3) Notwithstanding section 3.1, a business may provide:
- a) a checkout bag only if:
 - i) the customer is first asked whether they need a bag;
 - ii) the bag provided is a Paper Bag or Reusable bag; and
 - iii) the customer is charged a fee not less than:
 - (1) Introductory Period
 - (a) \$0.15 per Paper Bag; and
 - (b) \$1.00 per Reusable Bag.
 - (2) After the Introductory Period
 - (a) \$0.25 per Paper Bag; and
 - (b) \$2.00 per Reusable Bag; or
 - b) a non-plastic utensil, only if the customer is first asked whether they need a utensil.
 - c) subject to the exemption under section (4), a non-plastic straw, only if the customer is first asked whether they need a utensil.
- 4) All proceeds from the sale of Paper Bags and Reusable Bags will be retained by the business.

4. EXEMPTIONS

- 1) This bylaw shall not apply to bags used for:
- a) health care and community care facilities
 - b) the sale of items listed in section 3, provided that they are sold in packages of multiples (e.g. garbage bags, sandwich bags, pet waste bags);
 - c) Accessible straws;
 - d) the distribution of single-use plastic items needed for medical use or accessibility needs;

- e) prescribed pharmaceutical drugs or devices;
- f) recycled paper bags;
- g) small paper bags;
- h) plastic bags to:
 - i) package loose bulk items such as fruit, vegetables, nuts, grains, or candy;
 - ii) package loose small hardware items such as nails and bolts;
 - iii) contain or wrap frozen foods, meat, poultry, or fish, whether pre-packaged or not;
 - iv) wrap flowers or potted plants;
 - v) protect prepared foods or bakery goods that are not pre-packaged;
 - vi) transport live fish; or
 - vii) protect linens, bedding, or other similar large items that cannot easily fit in a reusable bag; or
- f) plastic bags
 - i) already used by a customer;
 - ii) returned to a business for the purpose of being reused by other customers; or
 - iii) that are a reusable bag.

5. SEVERABILITY

If any provision of this bylaw is found to be invalid by a court of competent jurisdiction, that provision may be severed from the bylaw without affecting the validity of the remainder of the bylaw.

6. ENFORCEMENT AND PENALTY

- 1) This Bylaw is designated under the provisions of Section 260 of the Community Charter as a Bylaw that may be enforced by means of a ticket issued under the provisions of the Bylaw Notice Enforcement Bylaw.
- 2) Any person who violates any provision of this bylaw or who suffers or permits any act or thing to be done in contravention of or in violation of any of the provisions of this bylaw, or who neglects to do, or refrains from doing anything required to be done by any of the provisions of this bylaw commits an offence is subject to enforcement penalties under the Bylaw Notice Enforcement Bylaw.
- 3) Each day that a contravention or violation of or failure to perform any provision of this Bylaw continues to exist will be deemed to be a separate offence.

7. EFFECTIVE DATE

This Bylaw comes into force January 1, 2023.

8. INTRODUCTORY PERIOD

The Introductory Period is from January 1, 2023 to December 31, 2023.

9. READINGS AND ADOPTION

READ A FIRST TIME THIS 22 DAY OF FEBRUARY, 2022

READ A SECOND TIME THIS 22 DAY OF FEBRUARY, 2022

READ A THIRD TIME THIS 22 DAY OF FEBRUARY, 2022

ADOPTED THIS DAY OF , 2022

Mayor

Corporate Officer

7.0 FVRD TRANSIT SERVICES: PARATRANSIT

Aside from the FVX, FVRD Transit Services are comprised of two individual paratransit systems: with different funding partners to provide transit connections through the eastern portions of Fraser Valley.

7.1 Transit Today

7.1.1 Agassiz-Harrison Paratransit System

The Agassiz Harrison Paratransit System was introduced in 1999 and currently consists of one route – 11 Agassiz Harrison, shown in figure 27. This route operates a fixed route, fixed schedule with some flexible on-request service between Chilliwack, Agassiz, and Harrison Hot Springs. The most recent expansion occurred in 2017. 11 Agassiz-Harrison is interlined with 22 Hope in downtown Agassiz and provides regional residents with access to FVX services in Chilliwack.

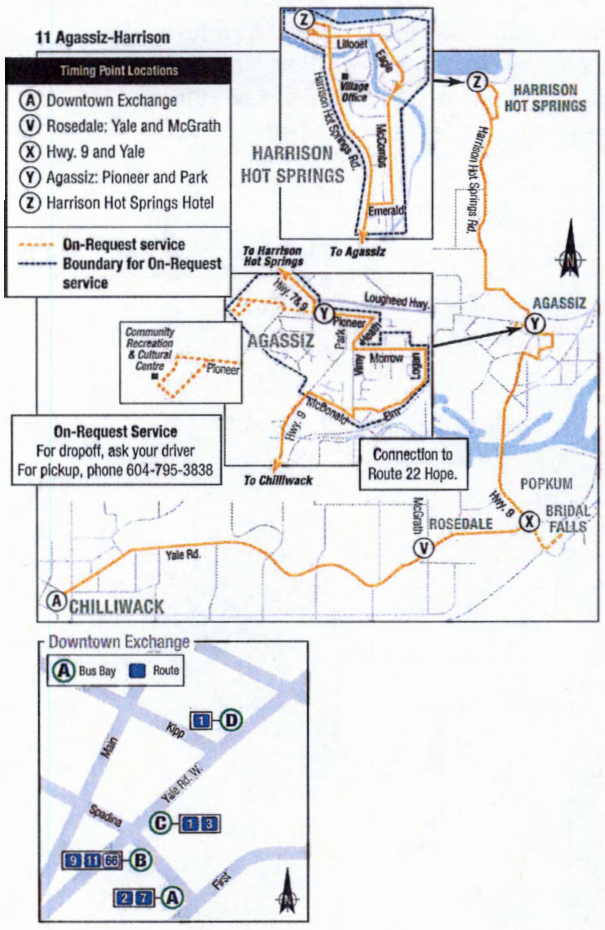


Figure 27: Route map for 11 Agassiz-Harrison

Agassiz-Harrison Paratransit Fleet

The Agassiz-Harrison Paratransit System consists of three vehicles, with one light-duty vehicle, and two medium duty vehicles. See table 32

Vehicle Type	Make	Service Type	Length	Seated Capacity (Max Capacity)	No. of Vehicles
Light-duty	Chevrolet ARBOC	Paratransit	7.9 m (26')	20 (20)	1
Medium-duty	Grande West Vicinity	Paratransit	8.3 m (27.5')	23 (39)	2

Table 32: Agassiz-Harrison Paratransit fleet

7.1.2 Hope Paratransit System

The Hope Paratransit System was introduced in September of 2017 and currently consists of one route - 22 Hope, shown in figure 23. This route provide fixed-route, fixed schedule regional transit service between downtown Agassiz and Hope, with stops at First Nations communities of SeaBird Island, Yale and Chawathil. 22 Hope connects with 11 Aggasiz Harison to provide regional residents with access to FVX services in Chilliwack. See figure 28.

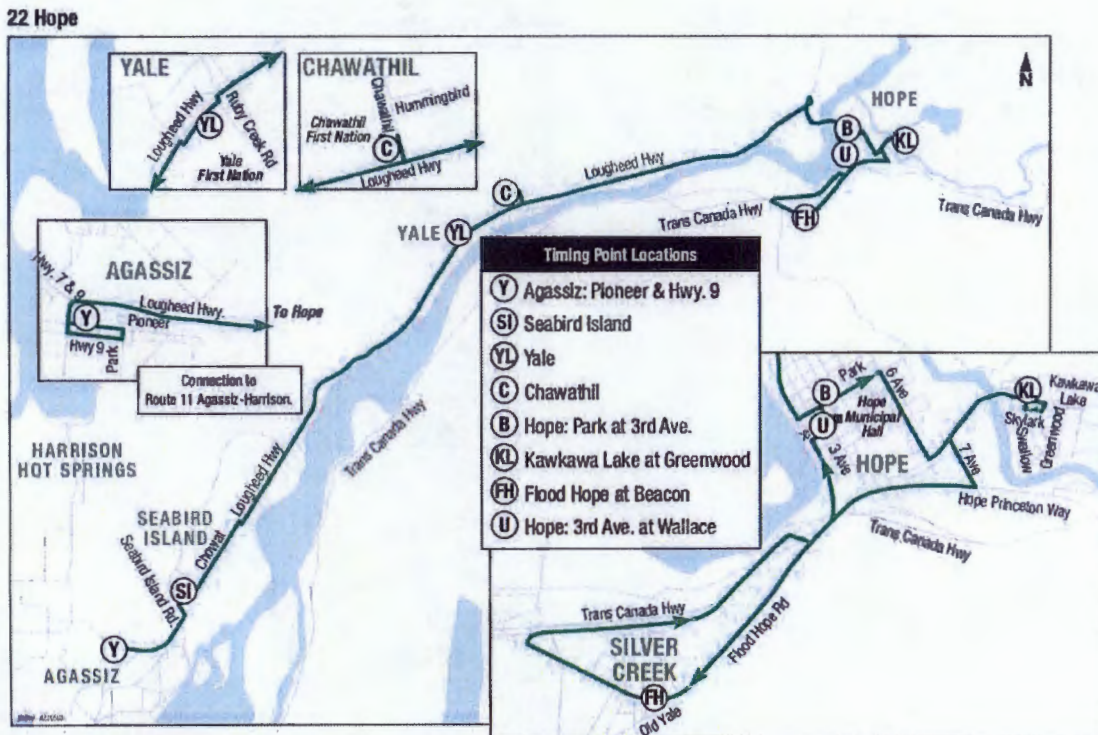


Figure 28: Route map for 22 Hope

Hope Paratransit Fleet

The Hope Paratransit System consists of two vehicles, both medium-duty. See table 33

Vehicle Type	Make	Service Type	Length	Seated Capacity (Max Capacity)	No. of Vehicles
Medium-duty	Grande West Vicinity	Paratransit	9.1 m (30')	24 (44)	2

Table 33: Hope Paratransit fleet

7.2 Changes since the 2012 Transit Future Plan

Since 2012 FVRD Transit services have grown significantly –from only one transit system, the Agassiz-Harrison system to three transit systems:

- Agassiz-Harrison Paratransit
- Fraser Valley Express Connector
- Hope Paratransit

Of these, the introduction of the Fraser Valley Express Connector represents a key strategic step towards providing alternative modes for regional and interregional travel for both residents and visitors to the Fraser Valley. Table 27 below summarizes all of the changes.

Year	System	Service Change
2017/18	Agassiz-Harrison	Route 11 - routing to the Recreation Centre
2017/18	Hope	New service created - Route 22 between Hope and Agassiz

Table 34: Service Change Improvements made to the Agassiz-Harrison, Hope and FVX Transit Systems since 2012

7.3 Developing Transit Future Action Plan Service Changes

7.3.1 Informing the Plan

BC Transit has worked with FVRD local government staff to develop the TFAP to prioritize transit improvements that build upon and are informed by the TFP, existing and proposed land uses, the community’s demographic composition, public input through public engagement (see section 4.0), and transit industry standards. Supporting work that contributed to this plan is summarized below.

7.3.2 Key Strategies

TFAP is explicitly linked to and informed by broader regional strategies and aspirations that strongly influence transportation movements.

Key local planning documents from the FVRD guiding the development of this TFAP include:

- FVRD Regional Growth Strategy
- FVRD Strategic Plan 2014-2018
- FVRD Travel Diary Survey (2011)

Official Community Plans within the region for communities of Kent, Hope, and Harrison Hot Springs also provide important objectives and support for transit initiatives.

The FVRD Regional Growth Strategy, being updated in 2020 is the regional blueprint for coordinating strategic land use, parks, housing and transportation. Strategies focus on concentrating growth and development in a compact and sustainable manner, to direct the efficient delivery of community infrastructure, housing and transportation. Directions for transit include working regionally towards more reliable and accessible transit, core transit corridors, and better provision of transit infrastructure and bus stop amenities.

7.3.3 Transit Future Mode Share Targets

The 2012 TFP identified an overall transit mode share target for Chilliwack and the FVRD systems of two percent by 2036, to increase from 491,000 annual rides in 2012 to 1.9 million rides in 2036. Ambitious mode share targets help to guide the service changes in the short, medium and long term. Investments made in the Chilliwack and FVRD over the last eight years have delivered a strong growth in transit ridership with over 1 million rides recorded across Chilliwack and FVRD systems in 2019/2020. As systems mature, a more nuanced approach to mode shares, which recognizes the different context between rural and urban areas is recommended.

The Agassiz-Harrison and Hope Paratransit account for about 60,000 annual rides.

Statistics from the 2016 Census, which examines mode shares of the journey-to-work, show that the transit mode share within the Kent District Municipality and Hope District municipality is lower than 1 per cent.

Moving forward this plan suggests maintaining a transit mode share target of two percent by 2040 for rural and small community FVRD areas

To reach a two per cent transit mode share by 2040, Agassiz-Harrison and Hope Paratransit Systems would need the combined investment of an additional 11,877 hours³ by 2040 to lift ridership from about 60,000 annual rides in 2019 to 200,000 annual rides in 2040.

Each four years on average it is estimated this would require the addition of about 2,500 annualized service hours and one peak bus.

³ Assumes an average of 788 transit trips per day and productivity of 10 rides per hour.

7.4 Transit Performance

7.4.1 Average Daily Ridership

The Agassiz-Harrison Paratransit and Hope Paratransit average 187 and 29 boardings per weekday. Collectively these two routes account for about 2% (214) of the total average weekday boardings of routes contained within the Chilliwack and FVRD Riders Guide. See Figure 29.

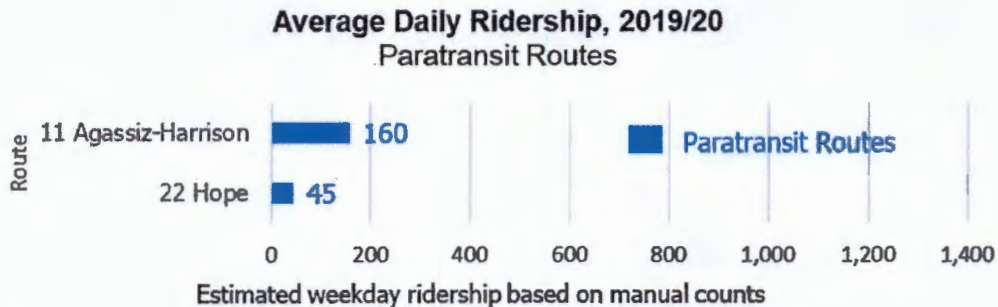


Figure 29: Agassiz-Harrison and Hope Transit, average weekday ridership by route, fall 2019

7.4.2 Route Productivity relative to Peers

Because paratransit routes typically serve much lower density rural areas or very small communities, rating their productivity against urban routes is not helpful. Instead, similarly resourced paratransit systems are the best comparisons. Figures 30a and 30b show productivity of the Agassiz-Harrison and Hope routes.

Paratransit System	Scheduled Annual Hours	Boardings /Hour
NORTH OKANAGAN PARA TRANSIT	4,414	5.60
MOUNT WADDINGTON PARA TRANSIT	4,490	6.03
REVELSTOKE PARA TRANSIT	4,990	2.99
AGASSIZ-HARRISON PARA TRANSIT (Route 11)	5,364	8.69
KIMBERLEY PARA TRANSIT	5,550	3.86
MERRITT PARA TRANSIT	7,043	12.95
AVERAGE	5,309	7.54

Figure 30a: Agassiz-Harrison Paratransit productivity, BC Transit Annual Performance Summary, Actuals 2019/20

Figures 30a and 30b show that both Route 11 and Route 22 are performing at a higher productivity than their peers.

Paratransit System	Scheduled Annual Hours	Rides/ Hour
COLUMBIA VALLEY PARA TRANSIT	2,388	2.43
BULKLEY-NECHAKO	2,565	3.04
HAZELTON PARA TRANSIT	2,583	2.61
HOPE PARA TRANSIT (Route 22)	2,632	4.87
CLEARWATER PARA TRANSIT	2,757	2.60
QUATHET REGIONAL DISTRICT	2,931	5.87
AVERAGE	2,643	3.80

Figure 30b: Hope Paratransit productivity, BC Transit Annual Performance Summary, Actuals 2019/20

7.4.3 On-Time Performance

On-time performance, or schedule adherence, is a measure of how often a bus arrives at a timing point very early, early, on-time, late, or very late. BC Transit defines those time periods as follows:

- *Very early: More than three minutes early*
- *Early: Between one minute early and three minutes early*
- *On-time: Between one minute early and three minutes late*
- *Late: Between three minutes late and six minutes late*
- *Very late: More than six minutes late*

On-time performance varies by route, time of day, and time of year as transportation patterns change. Figure 31 following shows the on-time performance for the 11 Agassiz-Harrison and 22 Hope in the fall of 2019. The Agassiz-Harrison and Hope Transit Systems have not adopted a target for on-time performance, these will be developed as part of the revised system and route performance guidelines.

Industry best practice recommends that service hours be increased by 1 per cent annually, to invest in system on-time performance and schedule reliability as a response to increasing urban congestion and population. Agassiz-Harrison and Hope transit systems currently provide approximately 9,000 annual service hours for transit; applying this 1 per cent increase would work out to an expansion of 90 annual service hours specifically dedicated towards on time performance measures. Broken down by individual system those hours would be approximately:

- Aggasiz-Harrison Paratransit System - 50 annual service hours
- Hope Paratransit System - 40 annual service hours

On time performance improvement priorities will be identified regularly through the Annual Performance Summary (APS) process. Each service expansion will include a recommendation on whether or not on-time performance measures are required.

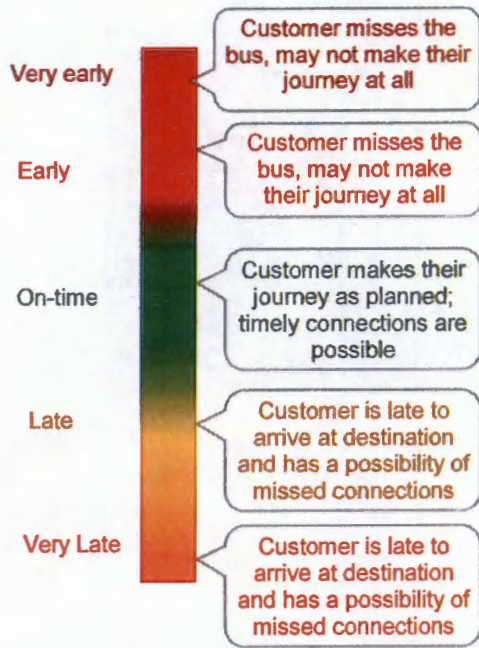
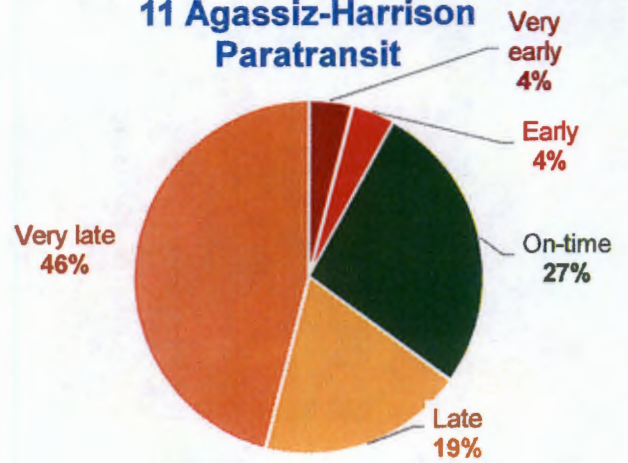


Figure 31: FVRD Paratransit Systems transit on-time performance, fall 2019

11 Agassiz-Harrison Paratransit



22 Hope Paratransit

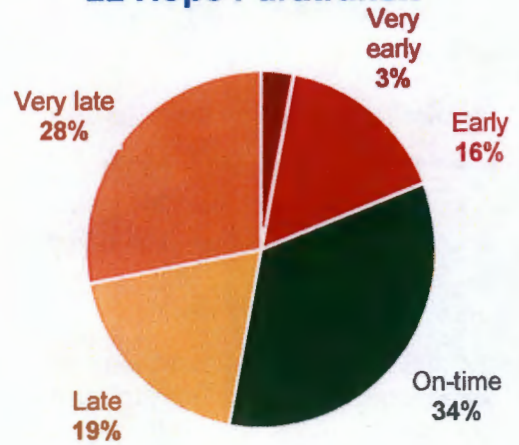




Image 5: Light Duty Fleet Vehicles. Routes serving rural or remote areas in BC Transit systems often use smaller buses. Continued expansion of transit to rural communities within the FVRD may be best served with these smaller vehicle types.

7.5 Service Change Proposals

The following sections outline the proposed service improvements to FVRD Paratransit systems.

The specific proposals have also been organized into three time periods:

- Short-Term: Next 1-3 years
- Medium-Term: Next 3-4 years
- Longer-Term: 5 years and beyond

Summary of Service Priorities

All resource impacts for short-term and medium-term proposals presented are based on annual figures. Longer-term options are outlined as concepts considering estimates for these items may change substantially with community growth patterns, evolving technology and changing mode share targets. Due to the impact of COVID-19, these timeframes for implementation are subject to change based on demand and availability of funding.

Table 35: Short-Term Implementation Priorities

FVRD Paratransit: Short-Term Implementation Priorities (1-3 years)				
System	Route	Service Priorities	Estimated Annual Service Hours*	Peak Expansion Buses**
Chilliwack Co-funded by FVRD	6 Cultus Lake	Develop a Local Area Plan for Cultus Lake transit service to confirm future service changes	-	-
		Expansion hours held in reserve to address service changes.	500***	1***
Agassiz-Harrison	11 Agassiz-Harrison PARATRANSIT	Introduce Sunday and Statutory Holiday service.	600	1
TOTAL			1,100***	2

*All hours are estimated. Further refinement is required during implementation planning.

**Additional spare buses may be required beyond the peak expansion buses listed above to maintain the required spare ratio. These hours will shift dependent on what route re-alignments occur. Cost fluctuation may occur.

*** Hours may not be fully required

Table 36: Medium-Term Implementation Priorities

FVRD Paratransit: Medium-Term Implementation Priorities (3-5 years)				
System	Route	Service Priorities	Estimated Annual Service Hours*	Peak Expansion Buses**
Chilliwack Co-funded by FVRD	6 Cultus lake	Expansion hours held in reserve for Local Area Plan service changes	1,500***	1
Agassiz-Harrison	11 Agassiz-Harrison PARATRANSIT	Later weekday service.	900	1
Hope	22 Hope PARATRANSIT	Improve service.	900	1
		Improve local Hope service.	500	
NEW SERVICE	New Route PARATRANSIT	Introduce new route from Kent to Mission via Highway 7.	2,500	2
Total			6,300	5

*All hours are estimated. Further refinement is required during implementation planning.

**Additional spare buses may be required beyond the peak expansion buses listed above to maintain the required spare ratio. These hours will shift dependent on what route re-alignments occur. Cost fluctuation may occur.

*** Hours may not be fully required

Table 37: Long-Term Implementation Priorities

FVRD Paratransit: Long-Term Implementation Priorities (5+ years)				
System	Route	Service Priorities	Estimated Annual Service Hours*	Peak Expansion Buses**
Agassiz-Harrison	11 Agassiz-Harrison PARATRANSIT	Introduce hourly service between 9:00 a.m. and 3:00 p.m.	1,800	1
Hope	22 Hope PARATRANSIT	Introduce Sunday service.	650	0
		Later Friday and Saturday service	250	0
Total			2,700	1

*All hours are estimated. Further refinement is required during implementation planning.

**Additional spare buses may be required beyond the peak expansion buses listed above to maintain the required spare ratio. These hours will shift dependent on what route re-alignments occur. Cost fluctuation may occur.

*** Hours may not be fully required

6.5.1 Short Term Implementation Priorities

These short-term transit proposals address operational, reliability, and customer concerns, and as such are presented for consideration in the short-term over the next one to three years.

Further engagement will be held at the discretion of the Fraser Valley Regional District for any route modifications.

Six Cultus Lake (Limited Chilliwack system targeted service)

Develop a Local Area Plan for Cultus Lake – 6 Cultus Lake serves a unique targeted market with changing needs. A more thorough investigation of the transit market as well as community and employee priorities is needed to inform future service changes.

Implement modest service changes (Hours may not be fully required) 500 hours will be identified for service changes leading from the Cultus Lake Local Area Plan.

Table 38: Resources required for short-term service priorities for 6 Cultus Lake

Transit Route	Service Day	Est. Service Hours	Frequency Peak (Base)	Service Span	Expansion Buses
6 Cultus Lake	NA	-	NA	NA	-
6 Cultus Lake	All Days	500*	30 minutes (145 minutes)	9:30 a.m. – 7:30 p.m.	1
Total	-	500*	-	-	1

* Hours may not be fully required

11 Agassiz-Harrison Paratransit

Introduce Sunday & Statutory Holiday Service - This proposal was identified in the Transit Future Plan and would provide opportunity to use transit between these communities every day of the week.

Table 39: Resources required for short-term service priorities for 11 Agassiz-Harrison

Transit System/Route	Service Day	Est. Service Hours	Frequency Peak (Base)	Service Span	Expansion Buses
11 Agassiz-Harrison	Sunday	600	TBD	TBD	1
Total	-	600	-	-	1

6.5.2 Medium-Term Service Proposals (3-5 years)

The following section outlines proposals and costs for the consideration in the medium-term over the next three to four years.

6 Cultus Lake

Implement service changes as identified in the Cultus Lake Local Area Plan Building upon the work of the Transit Future Plan.

Table 40: Resources required for medium-term service priorities for 6 Cultus Lake

Transit Route	Service Day	Est. Service Hours	Frequency Peak (Base)	Service Span	Peak Expansion Buses
6 Cultus Lake	All Days	1,500*	Variable	9:30 a.m. – 7:30 p.m.	0
Total	-	1,500	-	-	0

*Hours may not be fully required

Agassiz-Harrison Paratransit

Improve Weekday Evening Service Span – Lack of later evening service was identified as a barrier to transit use through the public engagement. This proposal would add an additional trip on Monday through Thursday to match Friday evening service.

Table 41: Resources required for medium-term service priorities for 11 Agassiz-Harrison

Transit Route	Service Day	Est. Service Hours	Frequency Peak (Base)	Service Span	Expansion Buses
11 Agassiz-Harrison	Monday - Thursday	900	Variable	5:00 a.m. – 10:30 p.m.	1
Total	-	900	-	-	1

Hope Paratransit

Improved Commuter Service – Adds an additional trip to the morning and afternoon peaks to coincide with shift start times. This was identified through public engagement.

Local Hope Service - This proposal adds additional trip time to provide additional local service within Hope. This proposal was identified through public engagement.

Table 42: Resources required for medium-term service priorities for 22 Hope

Transit Route	Service Day/Service Area	Est. Service Hours	Frequency Peak (Base)	Service Span	Peak Expansion Buses
22 Hope	Weekdays	900	TBD	5:45 a.m. – 5:45 p.m.	1
	Local Hope Service	500	N/A	N/A	0
Total	-	1,600	-	-	1

New Paratransit Service: Kent to Mission via Highway 7

Introduce New Route - Medium-term priority. This proposal introduces a new route connecting Kent to Mission via Highway 7. This proposal was identified through the Transit Future Plan and through public engagement. BC Transit is currently completing a feasibility study to determine

service options. A satellite light duty parking garage facility in Kent, near Agassiz may be beneficial.

Table 43: Resources required for implementation of a new route between Kent and Mission via Highway 7

Transit Route	Service Day	Est. Service Hours	Frequency Peak (Base)	Service Span	Expansion Buses (TOTAL)
New Route	All Days	2,500	TBD	TBD	2
Total	-	2,500	-	-	2

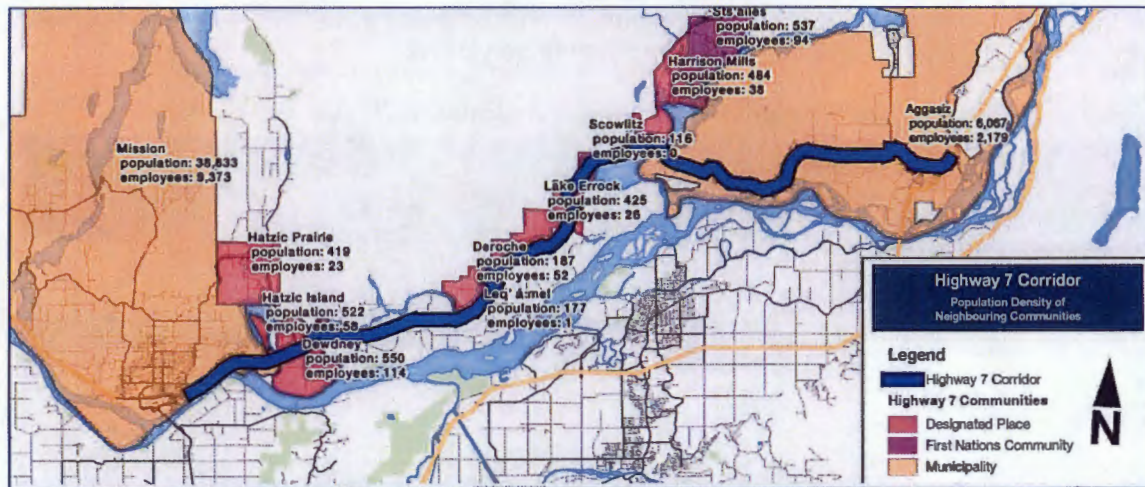


Figure 32: The concept alignment for a new Kent to Mission service

6.5.3 Long Term Proposals

Agassiz-Harrison Paratransit

Improve Peak Service Frequency - This proposal would improve the frequency to hourly from 9:00 a.m. to 3:00 p.m. daily. There currently is support for this improvement.

Table 44: Resources required for long-term service priorities for 11 Agassiz-Harrison

Transit Route	Service Day	Est. Service Hours	Frequency Peak (Base)	Service Span	Peak Expansion Buses
11 Agassiz-Harrison	Weekdays	1,800	60 minutes (75-120 minutes)	5:15 a.m. – 10:30 p.m.	1

	Saturday		60 minutes (75-120 minutes)	7:15 a.m. - 10:30 p.m.	
	Sunday		60 minutes (120 minutes)	9:00 a.m. - 6:15 p.m.	
Total	-	1,800	-	-	1

Hope Paratransit

Introduce Sunday Service - Introduces service on Sundays. This proposal was identified through public engagement.

Improve Friday & Saturday Service Span - This proposal adds one additional evening trips to the Friday and Saturday schedule. This proposal was identified through public engagement.

Table 45: Resources required for long-term service priorities for 22 Hope

Transit Route	Service Day	Est. Service Hours	Frequency Peak (Base)	Service Span	Peak Expansion Buses
22 Hope	Friday	250	Variable	5:45 a.m. - 8:30 p.m.*	0
	Saturday		Variable	8:30 a.m. - 7:30 p.m.*	
	Sunday	650	TBD	TBD	
Total	-	900	-	-	0

*Exact service span subject to change on implementation.

8.0 STRATEGIC PRIORITIES

Table 46 below provides an overview of the strategic priorities for the Chilliwack and FVRD transit services to be developed in decreasing priority.

Table 46: Strategic Priorities

Initiatives		
1	Restore ridership and service to pre-COVID-19 levels	BC Transit will work with Chilliwack and FVRD partners to monitor ridership levels, directing service towards areas that require it while remaining flexible and able to accommodate unexpected demands.
2	Endorse a revised Service Standards and Performance Guidelines that provides targets and guidelines for the TFP layers including Frequent transit, local transit and targeted transit routes. Include on time performance targets for each transit system	The 2012 TFP introduced system-level service standards and performance guidelines. As the transit systems of Chilliwack and the FVRD develop and frequent and Local transit routes evolve, establishing layer-level service standards and performance guidelines will enable a more nuanced approach to guide ongoing investments and service changes.
3	Consider service optimization for underperforming routes	Underperforming routes indicate a weak transit demand; overall system productivity and utility can be improved by reallocating a portion of hours from these low-demand routes to those routes where demand is strong
4	Continue to develop the Chilliwack Transit System's Frequent Transit Network	The 2012 TFP introduced the FTN service concept, leading to significant improvements of Route 1 Vedder. This has contributed significantly to ridership gains for the Chilliwack Transit system. Continued investment to establish 15 minutes service levels is a critical priority.
5	Improve Off Peak Service	One of the most consistent themes communicated through engagement was a desire for improved weekend and evening service throughout almost all routes within Chilliwack and the FVRD.
6	Expand transit network to service new areas	Unserved or newly densifying parts of Chilliwack and the FVRD represent opportunities to capture new ridership and provide residents with new transportation choices.
7	Consider transit facility readiness for the continued roll out of the BC Transit Low Carbon Fleet Program	Working with the low carbon fleet department at BC transit to develop the project plan for deployment of low carbon fleet for transit systems of Chilliwack and the FVRD.

9.0 INFRASTRUCTURE PROPOSALS

Infrastructure to support the transit system takes many forms from exchanges and bus stops to operations and maintenance facilities. Proper infrastructure can reduce operational costs and improve safety. However, some infrastructure projects can have a high capital cost and can take years of planning, design, and construction before they become operational, which highlights the importance of identifying them and planning for them.

9.1 Short-Term Infrastructure Proposals (1-3 years)

Table 47: Short-term infrastructure proposals

Infrastructure Proposals		
Chilliwack and FVRD		
1	Transit Facility Strategy	Complete a Facility Master Plan strategy. This is needed to ensure that transit systems in Chilliwack and the FVRD are able to accommodate the additional vehicles associated with this TFAP. Facility capacity to ensure resilience over the long term should be for about 75 buses and designs should not preclude high-capacity buses.
Chilliwack		
2	Downtown Chilliwack Exchange	The Downtown Chilliwack Exchange needs to be implemented. This is a short-term priority. The 2018 study completed by Stantec identified two potential configurations for the Downtown exchange, and the City subsequently selected Option 1 in 2019, a parallel configuration on Spadina.
3	Rapid Transit Study & implementation – 1 Vedder	A Rapid Transit Study should be conducted to identify the detailed requirements to develop the 1 Vedder into a true Rapid Transit Network. Details to identify include stop/station location, any routing or schedule changes, supporting infrastructure or policy changes. This is a short-term priority and could be done in conjunction with the South Chilliwack exchange strategy
4	South Chilliwack Exchange Part 1	Develop a South Chilliwack Exchange strategy in order to determine location and functional requirements for a south Chilliwack Transit Exchange located somewhere in the proximity to the University of the Fraser Valley.
FVRD		
5	Satellite Light Duty Garage in Kent or Hope	Examine opportunities and feasibility of a satellite bus garage with a capacity of 2 to 3 vehicles to support new service connecting Kent to Mission.

9.2 Medium-Term Infrastructure Proposals (3-4 years)

Infrastructure Proposals		
1	South Chilliwack Exchange Part 2	Pursue construction of the South Chilliwack Exchange based upon the strategy developed in the short-term.
2	Transit Priority Measure Study & Implementation	Transit priority measures are infrastructure and policy tools used to reduce the amount of time buses are stopped in congestion to improve trip times, improve service reliability, and reduce costs. This study would look to identify appropriate transit priority measures for Chilliwack looking at the whole system with specific focus to key corridors facing congestion. This a medium to long-term priority.
3	Bus Stop Improvements	The attractiveness of transit is based not only on transit services, but also on passenger amenities provided at bus stops and exchanges. Having amenities at stops and exchanges can have a positive impact on passenger safety and comfort, in addition to attracting new customers. Passenger amenities and accessibility fall within the local partner's jurisdiction. In the longer-term the City and FVRD should strive to focus passenger amenities at all FTN stops. It is recommended that a prioritization methodology approach be developed for bus stop amenity improvements, with a focus on FTN routes, high-activity bus stops, and transit exchanges. The tables below provide a recommendation of priority locations within the system.

Table 48: Medium-term infrastructure proposals

9.3 Bus Stops

Bus stops are the first and last way passengers physically interact with the transit system every time they take a trip. Bus stops should be a safe, accessible, and comfortable space for passengers to board and alight from a bus. Investing in bus stops to improve any of these aspects will improve the passenger experience while they wait for the next bus to arrive.

Improving bus stops is an ongoing process. With nearly 267 bus stops in the Chilliwack Area, investment in improving bus stops needs to be strategic to improve the experience for the most customers as possible. Therefore, investments should be targeted at bus stops with a high volume of passengers.

Transit stops with lower levels of passenger activity should, at a minimum, meet BC Transit's accessibility guidelines. **BC Transit's Infrastructure and Design Guidelines** provides additional design recommendations and engineering specifications for bus stops and transit exchanges.

Table 42 below identifies the high boarding activity bus stops which could be considered for shelter improvements and other associated passenger comfort amenities. Shelters, investment should be considered on an annual basis through the **BC Transit shelter program**.

Bus Stop Location & ID#	Description	Amenities Required
Chilliwack		
Vedder at Luckacuck #108078	High-activity stop, FTN	Shelter
Chilliwack Mall (eastbound) #108115	High-activity stop	Shelter/bench
Vedder at Wren (Garrison Village - southbound) #108086	High-activity stop, FTN	Shelter
Yale at Hodgins (southbound) #108073	High-activity stop, FTN	Shelter/bench
Vedder at Knight (northbound) #108102	High-activity stop, FTN	Shelter
Vedder at Promontory (southbound) #108084	High-activity stop, FTN	Shelter
Sunnyside at Spruce (Cultus Lake School - northbound) #108248	High-activity stop	Shelter, bench
Caen at Festubert (UFV, eastbound)#108263	High-activity stop, FTN	Shelter/bench
Chilliwack Mall #108115	Exchange	Shelter/bench
Vedder at Luckakuck SB #108078	Exchange	Shelter
Vedder at Luckakuck NB #124000	Exchange	Shelter
Yale Rd Lickman Park N Ride EB #120005	Exchange	Shelter/bench
Agassiz Pioneer & Park (EB) #132012	Exchange	Shelter/bench

Table 49: High activity bus stops

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council

DATE: February 24, 2022

FROM: Ken Cossey, RPP, MCIP

FILE: 3060-20-DP02/21
(798 Hot Springs Rd)

SUBJECT: Consideration on the issuance of DP02/21 – 798 Hot Springs Road

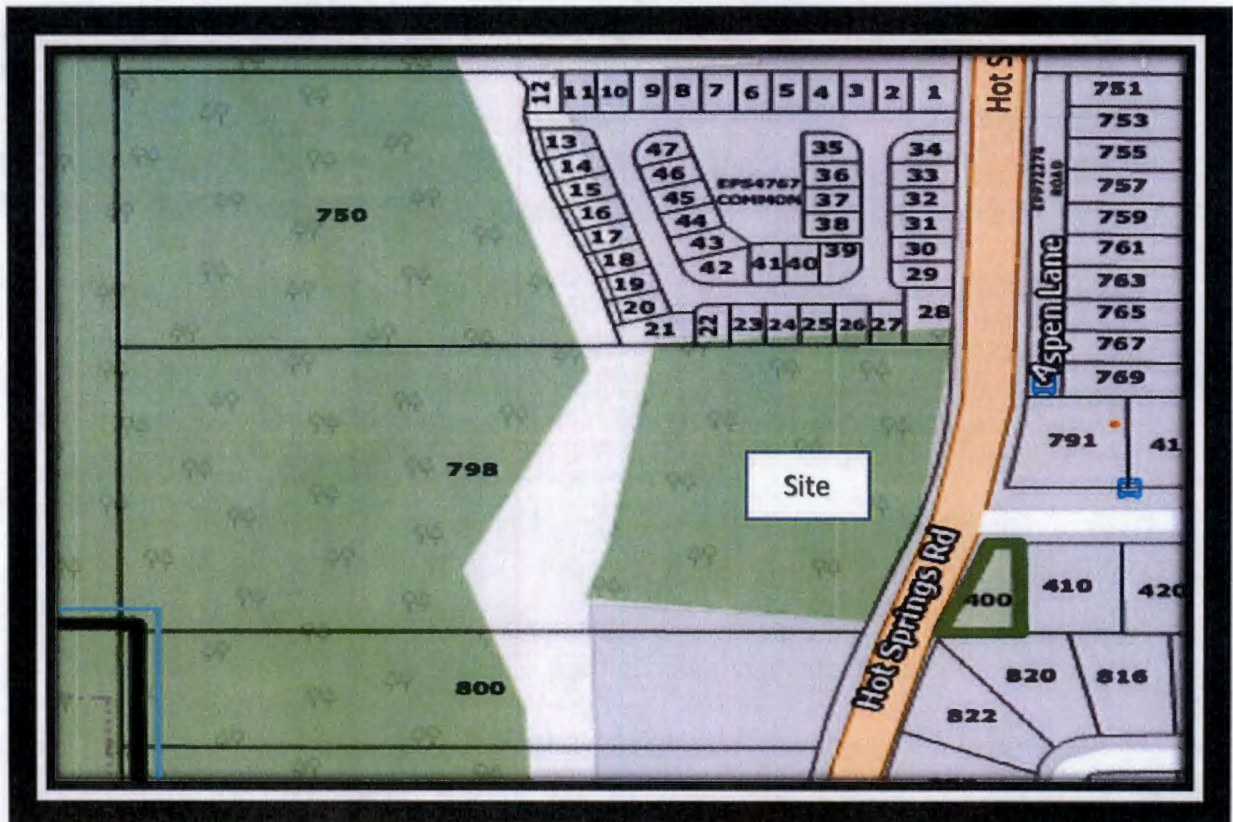
ISSUE:

Council's consideration on the issuance of Development Permit DP02/21 for 798 Hot Springs Road, Harrison Hot Springs.

BACKGROUND:

Parcel Size, and adjacent uses

This site is approximately 2.17 Ha (5.36 Ac) in size, is currently vacant and is accessible from Hot Springs Road.



To the north the area is zoned R-5, the westerly area or the Aspen Lane area is zoned R-3 and south of the site the area is zoned C-3.

Current and Proposed Land Use

The site is currently vacant, however the applicant is proposing a 40 Strata Lot residential subdivision for the site. The parcel size will be similar in size to the parcel located to the north of the site, 750 Hot Springs Road. The minimum parcel size for this zone is 130 M², the proposed development parcel size range, for the 40-lot subdivision is from a low of 135 M² to a high of 197 M².



Zoning Bylaw and OCP Designation

Based upon a review of the Village's OCP, the site is within the Tourist Commercial Designation and the site is within two (2) Development Permit Areas, one addressing form and character for tourism related development projects and one for to address Geo Technical issues. The site is zoned R-5 (Resort Residential).

Development Permit Area (DPA) Guideline Objective – Geotechnical Hazard and Tourist Commercial

The guidelines for this DPA are contained within the Geotechnical Hazard Development Area are outlined in section 9.4.4 of the OCP, on pages 48-52.

As this project is not a tourism related project, the form and character requirements are not applicable.

Referral Agencies

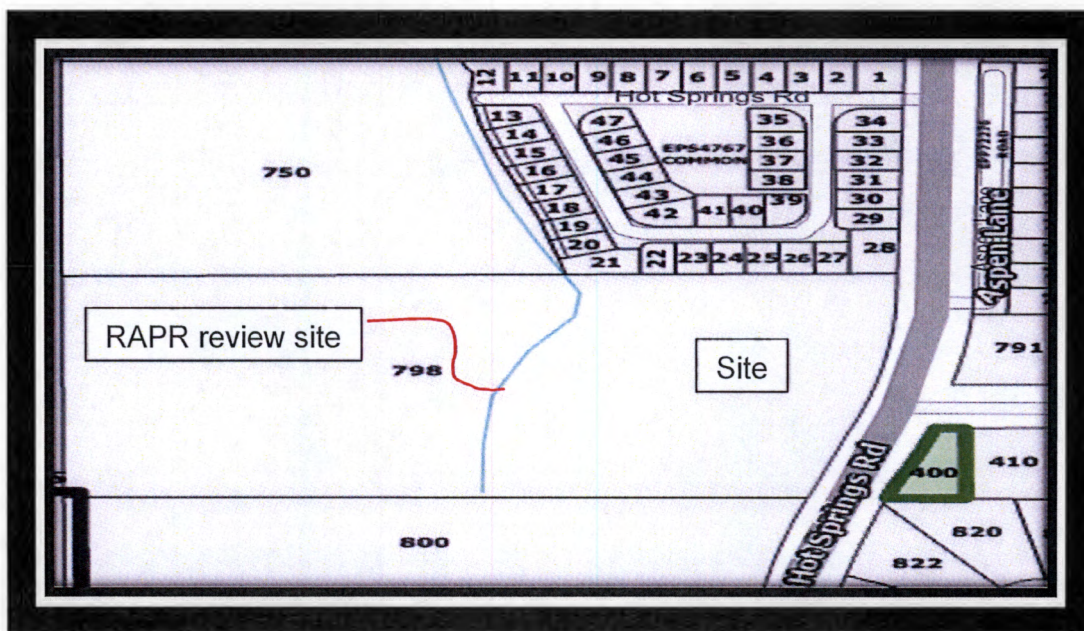
Upon a review of the application, staff is of the opinion that this application does not need to be referred to any external agency.

Notice on Title

There is a no covenant registered against the Lot, that addresses any potential flooding issues.

Riparian Areas Protection Regulation (RAPR)

Given that the site has a portion of the Miami Slough located on its property, a RAPR assessment is required, as per provincial legislation to address any setback widths and to outline any mitigation recommendation. This is required by the province and on July 26, 2021, the province indicated that the report meets the provincial assessment and reporting requirements. The RAPR conditions and requirements are included as part of proposed DP 02/21.



RECOMMENDATION:

1. THAT Development Permit DP 02/21 be issued to 1091760 BC Limited for property located at 798 Hot Springs Road, Harrison Hot Springs for land legally described as:

Lot 9, Sec 12, Twp 4, Rg 29, W6M, New Westminster District Plan 5519.

Subject to the registration of a flood covenant, that is acceptable to the Village, on the Title, and

2. THAT Council waive the requirements for the Tourist Commercial Development Permit area for this application, as the proposed development is not a tourism related project.

Respectfully submitted:

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

Ken Cossey

Ken Cossey, RPP, MCIP,
Planning Consultant

Madeline McDonald

Madeline McDonald, CAO

Attachments (2) (i) Proposed Subdivision Plan, dated March 11, 2021,
 prepared by Condor Land Surveying
 (ii) DP 3060-20-DP02/21

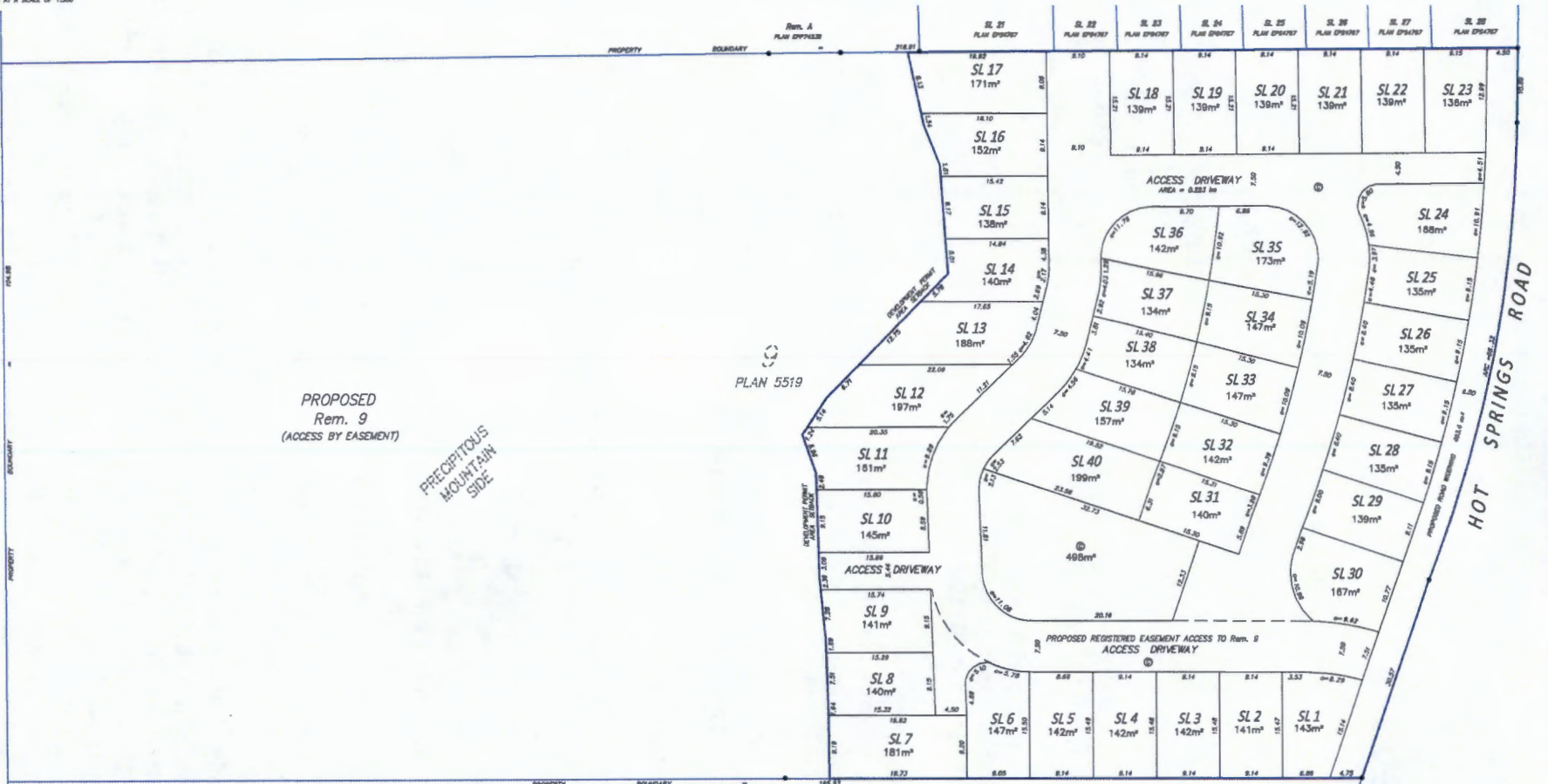
PROPOSED SUBDIVISION PLAN

on LOT 9 SECTION 12 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT PLAN 5519

SCALE 1 : 300
 0 10 20 30 m
 THE INTENDED PLOT SIZE OF THIS PLAN IS 600mm IN WIDTH BY 800mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:300

CLIENT: RANAH DILLON
 PARCEL IDENTIFIER: 011-150-401
 CADC ADDRESS: 798 HOT SPRINGS ROAD
 HARRISON HOT SPRINGS, B.C.

- LEGEND:**
- SCHEDULED HIGH POINT
 - m² DENOTES SQUARE METERS
 - DENOTES COMMON PROPERTY
 - SL DENOTES STRIPE LOT
 - ☼ CONIFEROUS TREE
 - ☼ DECIDUOUS TREE



PROPOSED
 Rem. 9
 (ACCESS BY EASEMENT)

PRECIPITOUS
 MOUNTAIN
 SIDE

- NOTES:**
1. DISTANCES ARE IN METRES AND DECIMALS THEREBY ACCORDING TO LTR RECORDS AND A FIELD SURVEY.
 2. THIS PLAN IS PREPARED FOR RECORD PURPOSES ONLY. NOT TO BE USED FOR PROPERTY LINE RE-ESTABLISHMENT.
 3. SITE POSITIONING IS BASED ON GPS OBSERVATIONS. METRIC COORDINATES ARE UTM.
 4. ELEVATIONS ARE GEODESIC, SHOWN IN METRES, AND ARE DERIVED FROM GPS OBSERVATIONS. DATUM: CGD85.
 5. NOT SUITABLE FOR MORTGAGE PURPOSES.
 6. PLOTTED FROM ENGINEER'S DRAWING.

DATED THIS 11TH DAY OF MARCH, 2021
 RANDY ARNOLD, B.C.L.S.
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.
 © COPYRIGHT, 2021 - CONDOR LAND SURVEYING LTD.

CONDOR LAND SURVEYING LTD.
 ADDRESS: 8-45216 CUMBER RD
 CHILLIWACK, B.C. V2P 6L2
 TEL: (604) 698-6349
 E-mail: rarnold@condor-surveyors.ca
 FILE 21061_1



Village of Harrison Hot Springs

DEVELOPMENT PERMIT NO. DP02/21

ISSUED this ___ day of _____, 2022

FILE No: 3060-20-DP02/21
FOLIO No: 5240-15625

TO: 1091760 BC Ltd.

(the "Permittee")

ADDRESS: c/o Raman Dhillon
1099 Peardonville Road
Abbotsford BC V4X 2M2

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: 011-150-491

Legally Described as: Lot 9, Section 12, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 5519

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

(the "Lands")

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

for the subdivision of the lands for forty (40) strata lots

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 Permittee and be paid to the Permittee, if the security is returned. The condition of the posting of the security is that should the Permittee 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 Permittee; or should the Permittee carry out the work Permitted by this Development Permit within the set time set out below, the security must be returned to the Permittee.

- (a) an Irrevocable Letter of Credit in the amount of:
- (b) none required

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

- i) All Strata Lots must be located outside of the 20 M rockfall setback area, as outlined on page 4 of a Geohazard Assessment Report prepared by Fraser Valley Engineering Limited, dated May 17, 2021.
- ii) The Permittee must meet all terms and conditions as required in the RAPR Assessment Report dated June 10, 2021 prepared by HCR Environmental Consulting.

7. The Permittee agrees that 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) Fraser Valley Engineering Limited, site plan map dated March 25, 2021.
- b) Riparian Areas Protection Regulation Assessment Report 6713B dated June 10, 2021

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 ___, 2024 unless the development is substantially started.

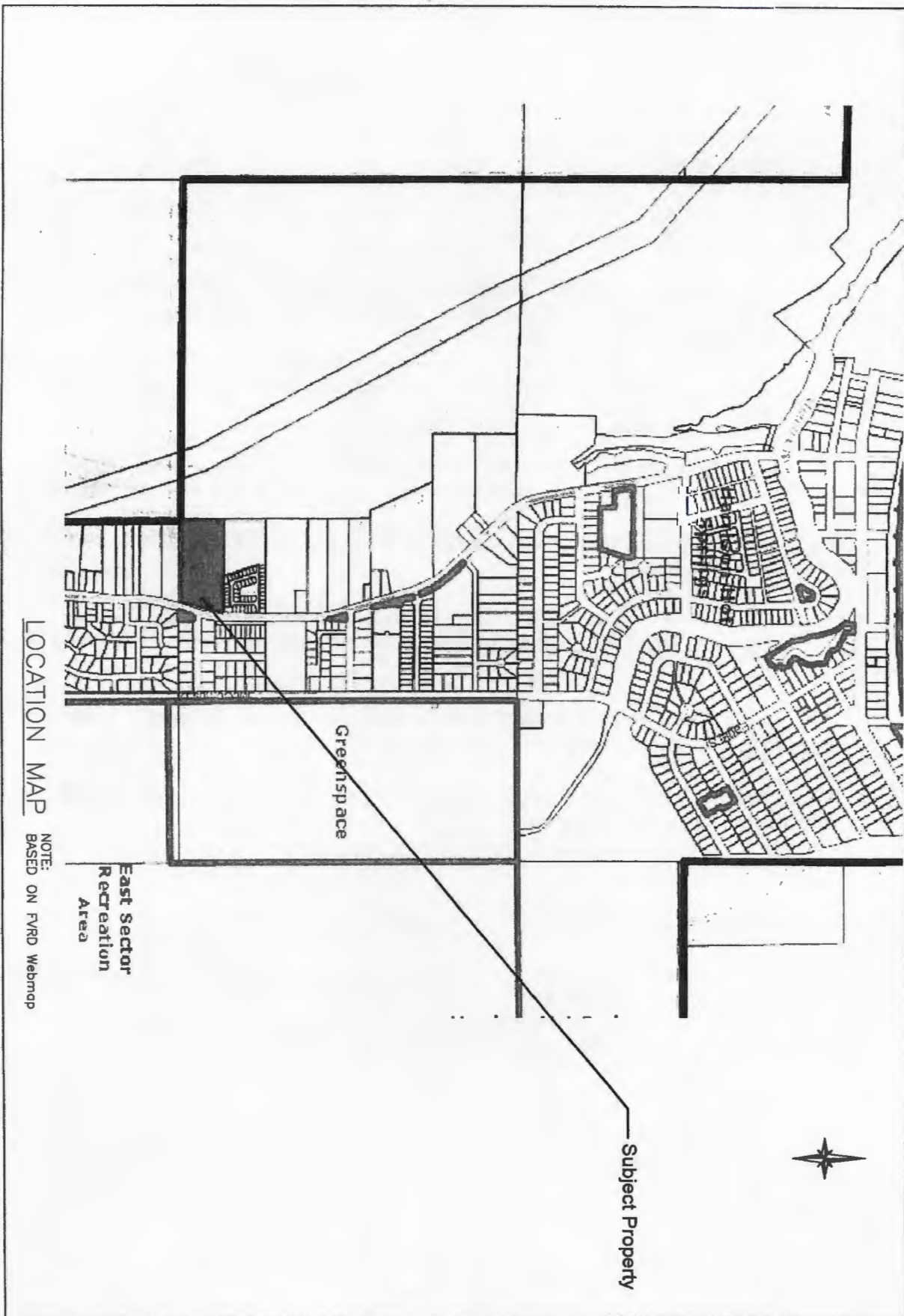
RESOLUTION PASSED BY COUNCIL, THIS ___ day of ___, 2022


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.

Raman Dhillon
(signature)

Print Name

Corporate Officer



SITE: 798 HOT SPRINGS RD, HARRISON HOT SPRING, BC	FILE: 21-0163	 FRASER VALLEY ENGINEERING LTD. #101-33465 MACLURE RD., ABBOTSFORD, B.C., V2S 0C4 TEL: 604-850-0384 FAX: 604-557-0390	No.: 0	DATE: 25MAR2021	REVISIONS: ISSUED FOR B.P.
	DRAWN: GS		CHECKED: JP	CLIENT: 1091760 BC LTD	
DRAWING: LOCATION MAP	DATE: 25MAR2021	SCALE:			



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** February 16, 2022

FROM: Ken Cossey RPP, MCIP,
Planning Consultant **FILE:** 3360-20-Z02/21
(511 Lillooet Ave)

SUBJECT: Public Hearing follow-up for Zoning Amendment Bylaw 1168, 2021
511 Lillooet Avenue, Harrison Hot Springs

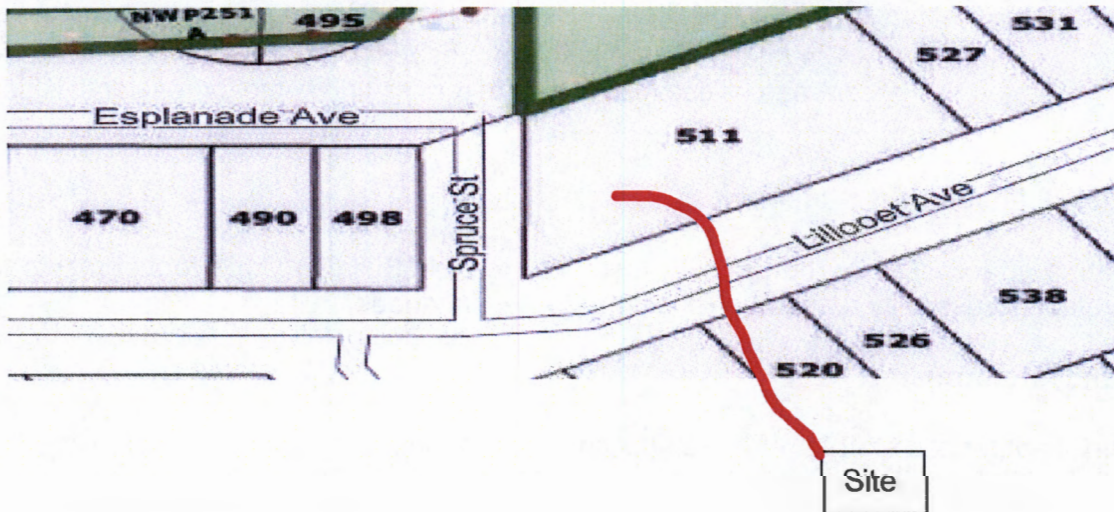
ISSUE:

To provide direction on the land use issues received during the public hearing, the public information meeting, and the referral process for proposed Zoning Amendment Bylaw 1168, 2021.

BACKGROUND INFORMATION:

Based upon a review of the Village's Official Community Plan (OCP), the site is within the Lakeshore Beach Area designation, the Waterfront Commercial Area and within the Lakeshore Special Planning Area.

As per the Village's Zoning Bylaw, the site is zoned as Village Commercial (C-1) and is bounded by Lillooet Avenue to the south, Spruce Street to the west, and Rendall Park to the north.



Zoning Amendment Bylaw 1168, 2021 received first and second reading on July 27th, 2021.

Description of the Proposal

In a summary format the proposal is for a proposed 6 storey mixed used commercial and residential development. The specific details include:

- Approximately 1,044 M² (11,239 ft²) of commercial space
- Approximately 124 dwellings/condominiums with short term tourist accommodation being offered
- The development site is approximately 0.43 Ha (1.06 Ac) in size
- Approximately 31 bicycle parking stalls are included
- A two storey parkade is being proposed

Public Realm Improvements - as offered by the developer

The following public realm improvements have been offered by the developer:

- Parking and streetscape improvements
 1. Public benches and bike racks
 2. New public sidewalks, new curbs, and new storm drainage
 3. New public trees will be installed and maintained
 4. Public BBQ stands and a public children's play area – up to \$10,000.00
 5. Public Art contribution - up to \$10,000
 6. New landscaping on three sides of the public washroom located in Rendall Park
- Dwelling units – Special Needs Housing (OCP 6.3.3)
 1. Minimum 10% of the residential units will be accessible units (Note – 124 total units are being proposed for this development, some for commercial use for short-term rentals and some for residential uses)

Accessibility Impact Statement

In terms of accessibility the project must meet the BC Building Code requirements for universal accessibility as per the Building Access Handbook, 2014.

Agency Referrals

Council authorized staff to refer the application to the following agencies and asked that they provide feedback on the project.

1. Advisory Planning Commission
2. The Village's Fire Department
3. The Ministry of Transportation and Infrastructure
4. The Fraser Valley Regional District

Title Review

The Title of this site has been reviewed and there is no flood covenant registered on title.

Summary points of the Public Hearing, the public information meeting, comments from the referral agencies and the submissions received

Listed below and broken out by category is a listing of the various land use issue comments received.

Public Hearing – 10 individuals provided input (October 20, 2021)

1. Parking is an issue for both the commercial and residential components of the project
2. Sun and increased shade, no information has been provided to address this issue
3. Proof that this is a sustainable development project
4. Needs to provide significant community contributions
5. Building too high
6. Protection of public trees
7. Sight lines – at the intersection of Lillooet Avenue and Spruce Street
8. Better utilization of the space

Public submissions – 9 submissions received

1. Parking
2. Community health and mitigating climate change
3. Loss of sunlight and shadows
4. Trees – ecosystems and loss of the trees
5. Potential loss of views
6. Provincial highway – lots of heavy traffic
7. Boat launch congestion
8. The \$15,000.00 cash-in-lieu figure for the parking is too low.

Referral Agencies comments

MoTI – no comments or concerns

FVRD - Boat Launch; it is important not to impede boat launch traffic or parking

APC – have they incorporated Crime Prevention Through Environmental Design (CPTED) principles in the design layout, concern for the lack of parking, and on the suggested public realm improvements the suggested offer of \$10,000.00 is too low. In addition, as the suggested streetscaping offer will be addressed through the design and form Development Permit requirements, it is really a requirement and should not be considered as an offer.

Fire Department – no emergency access issues for the Fire Department

Public Information meeting – 18 submissions received, approximately 40 attended and 24 utilized the sign in sheet (held August 26, 2021, from 11 to 3)

1. Parking
2. How has this development shown that their Carbon Imprint, as per Goal 10 of the OCP has been met?
3. Design does not fit with the surrounding uses
4. Risk of increased fires spreading
5. Amenities – children’s playground in Rendall Park, Pier/Boardwalk near the water, public washrooms in the building, provide 150 parking spaces
6. Trees

STAFF COMMENTS ON THE VARIOUS LAND USE ISSUES RECEIVED THROUGH THIS PROCESS

1. Changes to the Lot coverage

Increases the impervious cover which can reduce or prevent the absorption of stormwater into the land. Water run-off can cause drainage problems to the property and for the neighbouring properties. The applicant needs to provide proof that this is not an issue or provide engineered drawings outlining how this issue will be addressed.

2. Building Height

Building Height variability enhances vertical mixing and is outlined in the Village’s Design Guidelines, S 3.1.2 of the OCP which suggests 6 storeys in areas closer to the edge of the Village and close to the base of the mountains could be permitted.

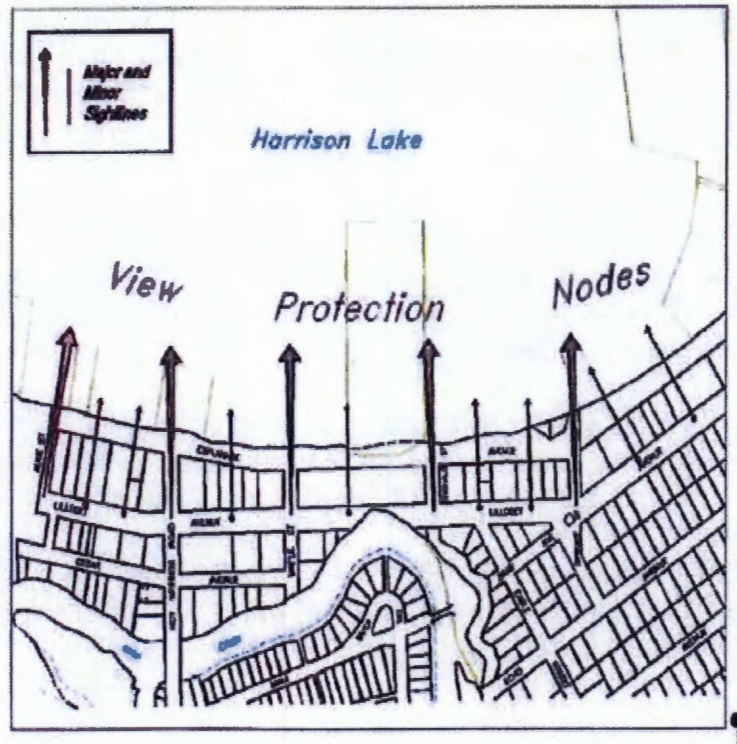
- “A maximum height of 4 storeys is recommended within the Lakeshore Special Planning Area, with exceptions being made for small portions of buildings with landmark value (up to 6 storeys permitted, preferably close to the village edges near the base of the mountains).”

However, if developers are going to be allowed to build bigger buildings, they should be seen as giving something back to the community. This can include but not be limited to any of all of the following: a high-quality design, improved public spaces and other factors that can add to the character of the site under consideration.

3. Potential Loss of Views and the Sun/Shade review

Listed below are various comments and the OCP requirements on addressing the potential loss of views. The first being the view protection nodes outlined in the OCP.

Figure-2: View-Preservation-Strategy¶



Major-sightlines--key-intersections-where-building-design-and-setbacks-will-complement-viewscapes.¶
Minor-sightlines--approximate-locations-of-view-protection-sightlines-towards-the-lake.¶

¶

Note the larger lines are the major sightline corridors and the smaller lines are the minor sightline corridors. Please note these lines are in relation to the proposed development site. Technically the project is outside of both the major and minor sight lines.

Addressing the view analysis further as per page 81 of the OCP, it can be set up to address the following goal and the following Design Guideline Objective.

- To protect and enhance visual connections between the Village and Harrison Lake. (Page 79 of the OCP)

Design Guideline Objective

- Protection of view corridors within the village toward Harrison Lake and the surrounding mountains.

Therefore, the following from page 81 suggests:

- Where applicable, a view analysis and accurate rendering of the proposed development in its real context may be required to ensure that new

development does not unreasonably block visual connections to the lake.

- Where applicable, a sun/shade impact study may be required to prevent unwelcome shading of public or private uses. The general intent of this technical document is to provide a visual model and written description of the potential impacts of shadows casted by the proposed development.

4. Floor Area Ratio (FAR)

As a very general rule if a developer wants to increase the FAR the guiding concept should be the adjacent road leading to the development. The general guidelines are as follows.

- 30-40 feet (9.1 to 12.1 M) road width – 20% increase
- 40-60 feet road width (12.1 to 18.2 M)– 30% increase
- 60 (+) feet (18.2 M) road width – 40% increase

The Lillooet Avenue Right-of-Way width varies but is approximately 30.2 M on average. The FAR ask is an increase of approximately 54% and based upon the above road width it can accommodate the expected increase.

5. Sight Lines

The Ministry of Transportation and Infrastructure have indicated that they have no comments or concerns with the proposed development. (Email dated August 24, 2021)

6. Potential loss of public trees

Prior to any development taking place a tree survey will need to be provided. This survey must outline what trees are in Rendall Park and which trees are on private property.

7. Parking

This project is deficient on the number of stalls required; this issue needs to be addressed before any approvals are provided.

8. Servicing this includes standard works and services issues and Development Permit issues for the form and character of the building. (At this time this information is provided for information to the Council)

At some point through this approval process the applicant will be required to provide engineered plans indicating how the following on-site and off-site municipal services and Development Permit issues will be provided:

- *Paved roadways, including pavement markings & signs*
- *Private roads, driveways or lanes*
- *Sidewalk, curb and gutters*

- *Street lighting*
- *Public utilities including water (fire hydrant(s)), sanitary sewer, or stormwater infrastructure and facilities*
- *Stormwater and overland drainage facilities*
- *Boulevards, medians, pathways and walkways, street furniture*
- *Building materials and the project colours,*
- *Park and recreation amenities*
- *A Landscaping Plan which adheres to Fire Smart Principals*

The provision of these servicing plans can be a condition of Council, prior to giving final reading to Rezoning Bylaw, some will be required during the Development Permit process, and some may be required at the Building Inspection.

9. Safety

The Village's Fire Department has indicated that they do not have any emergency access issues with the proposed development. As a part of the Works and Services Agreement, the applicants must provide adequate fire flow and protection to the proposed new building.

10. Traffic Congestion

Request a traffic flow study to address the potential congestion for the Rendall Park Boat Launch.

11. Are there any areas that could assist criminal activity?

Request a Crime Prevention Through Environmental Design (CPTED) review around the proposed upgraded washrooms or any dark areas around the building.

12. Community Amenities Contributions

As per policy 1.26 Community Amenities Contributions, negotiations have started with the developer. The developer has offered \$10,000.00 to be used for a public bench, creating BBQ stands and a children's play area. In addition, they have offered \$10,000.00 for the creation of public works of art.

In discussions with the Village's senior staff, the suggestion is a minimum \$30,000.00 contribution towards park amenities to be implemented at the discretion of Council.

13. Carbon Imprint (Goal #10 of the OCP)

Additional information is required to outline how this development will address this issue.

Next Steps

Staff is of the opinion that no further readings of the bylaw be provided until the above referenced deficiencies, and issues have been addressed. This does not include issues identified in point 8 above.

RECOMMENDATION:

THAT Zoning Amendment Bylaw 1168, 2021 not be given any further readings until the following have been provided and accepted by Council.

- a. A View Impact Study
- b. A Sun/Shade review
- c. A Tree Survey, including on-site trees and those which border the site on public property
- d. A Parking Plan, including any potential impact on the Boat Launch Parking Area
- e. A Local Traffic Impact Review
- f. A Crime Prevention Through Environmental Design review of the proposed community washrooms and the proposed development
- g. Completed negotiations as per the Community Amenity Contributions policy
- h. Information outlining how the applicant intends to address the reduction of their carbon footprint for this project.
- i. All the on-site parking requirements have been met or arrangements have been made to address this issue that are satisfactory to the Council.

Respectfully submitted:

**Reviewed by and Concurrence
with the RECOMMENDATIONS:**

Ken Cossey
Ken Cossey, RPP, MCIP
Planning Consultant

Madeline McDonald
Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** February 25, 2022

FROM: Tyson Koch, AScT, RSIS **FILE:** 5480-01
Operations Manager

SUBJECT: Implementation of Restricted Parking on Pine Avenue & McCombs Drive

ISSUE:

To implement no parking regulations on parts of Pine Avenue and McCombs Drive.

BACKGROUND:

At the January 28th, 2022 Committee of the Whole meeting, Council received a Parking Master Plan, prepared by the IBI Group, and dated January 19, 2022, which provided recommendations including a list of roads in the Village where no parking regulations should be implemented.

DISCUSSION:

Parking Management Plan Recommendation

As per section 3.2.5 One-sided Parking Restrictions (pg. 24 & 25):

...streets best suited for one sided parking restrictions include:

- **Pine Avenue:** restrict south side parking since the parking supply on the north side is larger;
- **McCombs Drive:** restrict east side parking to prevent vehicles from blocking the McCombs Drive walking trail;

The Parking Study Final report provided Short Term (1 to 4 year) recommendations for One-sided Parking as follows: Restrict parking to one side along Bear Avenue, Echo Avenue, Spruce Street, Naismith Avenue, Pine Avenue, Diamond Street, McCombs Drive, Alder Avenue, Schooner Place, and McPherson Road. At this point staff is recommending that parking be restricted to one side only on Pine Avenue and McCombs Drive. This is in addition to the restriction against parking on either side of Pine Avenue from the intersection of Hot Springs Road back for approximately 150 meters.

No Parking signage for Pine Avenue can be funded by the existing street signs budget and McCombs Drive signage has been funded by the Trails Project. All signage will be installed by Village staff.

RECOMMENDATION:

THAT "No Parking" signage be installed on portions of Pine Avenue and McCombs Drive to restrict parking to one side only.

Respectfully submitted:

Tyson Koch

Tyson Koch
Operations Manager

REVIEWED BY:

Madeline McDonald

Madeline McDonald
Chief Administrative Officer

12(d)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** March 1, 2022
FROM: Rhonda Schell **FILE:** 0530-01
Community Services Manager
SUBJECT: Public Facility Use During the COVID-19 Pandemic

ISSUE: The use of public and municipal property under current COVID-19 public health guidelines and restrictions.

BACKGROUND:

At the October 18, 2021 Regular Council Meeting, a report was received from the Chief Administrative Officer regarding Public Facility Use During the COVID-19 Pandemic. At that time, we were advised by our liability insurance provider that communities with unstaffed facilities, such as Memorial Hall, should have staff on site during events to ensure compliance with public health orders. Because the Village does not have staff available to assume this role, the only exception was to allow events that are staffed and managed by organisations with existing partnership relationships with the Village and who have staff available to manage all requirements associated with public health orders.

DISCUSSION:

The Order of the Provincial Health Officer for Gathering and Events (the Order) released on February 16th, 2022, modified the restrictions on private gatherings and events. Gatherings and events may now take place at a venue's full capacity. However, indoor organized events still must require proof of vaccination and the wearing of masks (unless a person has proof of exemption as defined in the Order). Our liability insurance provider has now provided examples of effective strategies local governments can implement to mitigate risk arising from renting out their facilities to third parties. This includes requiring event organizers to provide a COVID-19 Safety Plan along with procedures that give evidence of their understanding, and capacity to ensure the Order is complied with by all attendees.

It should be noted that Memorial Hall is still in use as the Village Council Chambers which imposes limitations on its availability for public use.

RECOMMENDATION

THAT all public and municipal property be re-opened to third party rentals who have the capacity to ensure compliance with public health requirements, subject to availability.

Respectfully submitted:

Rhonda Schell
Rhonda Schell
Community Services Manager

REVIEWED BY:

Madeline McDonald
Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** February 23rd, 2022

FROM: Tracey Jones-Piron **FILE:** 1700-02
Financial Officer

SUBJECT: 2022-2026 Financial Plan Bylaw No. 1174,2022

ISSUE: Adoption of 2022-2026 Financial Plan Bylaw No. 1174, 2022

BACKGROUND:

At the February 22, 2022 Regular Council meeting the 2022-2026 Financial Plan received 2nd and 3rd readings. Accordingly, the 2022-2026 Financial Plan is attached for adoption.

RECOMMENDATION:

THAT the 2022-2026 Financial Plan Bylaw No. 1174, 2022 be adopted.

Respectfully submitted:

REVIEWED BY:

Tracey Jones-Piron
Tracey Jones-Piron
Financial Officer

Madeline McDonald
Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1174, 2022

**A Bylaw of the Village of Harrison Hot Springs to establish the 2022 – 2026
Financial Plan**

WHEREAS the *Community Charter* requires the municipality to adopt a five-year financial plan annually;

AND WHEREAS public consultation regarding the financial plan was provided by way of an open meeting;

NOW THEREFORE the Council of the Village of Harrison Hot Springs, in open meeting, lawfully assembled, ENACTS AS FOLLOWS:

1. That Schedule "A" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan for the years 2022 - 2026.
2. That Schedule "B" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan Objectives and Policies Statement for the year 2022 - 2026.
3. This bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Financial Plan Bylaw No. 1174, 2022"
4. Bylaw No. 1161, 2021 – 2025 Financial Plan and all amendments are hereby repealed.

READINGS AND ADOPTION

READ A FIRST TIME THIS 7th DAY OF FEBRUARY, 2022

READ A SECOND TIME AS AMENDED THIS 22ND DAY OF FEBRUARY, 2022

READ A THIRD TIME THIS 22ND DAY OF FEBRUARY, 2022

ADOPTED THIS DAY OF , 2022

Mayor

Corporate Officer

**BYLAW NO. 1174, 2022
SCHEDULE "A"
2022-2026 Financial Plan**

	2022	2023	2024	2025	2026
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUES:					
PROPERTY TAXES - MUNICIPAL	2,519,662	2,555,375	2,567,209	2,620,309	2,672,715
COLLECTIONS OTHER GOVERNMENTS & AGENCIES	2,118,175	2,214,180	2,300,185	2,371,789	2,419,224
PENALTIES & INTEREST - TAXES	-	-	-	-	-
UTILITY CO. 1% REVENUE TAXES	38,617	38,935	39,505	40,296	41,101
PAYMENTS IN LIEU OF TAXES	6,400	6,400	6,400	6,400	6,528
TOTAL TAXES COLLECTED	4,682,854	4,814,891	4,913,299	5,038,793	5,139,569
REMITTANCES OTHER GOVERNMENTS & AGENCIES	(2,118,175)	(2,214,180)	(2,300,185)	(2,371,789)	(2,419,224)
NET TAXES FOR MUNICIPAL PURPOSES	2,564,679	2,600,711	2,613,114	2,667,004	2,720,344
REVENUE FROM OWN SOURCES	2,174,583	2,205,710	2,240,004	2,297,901	2,343,859
GRANTS AND DONATIONS	5,080,801	565,254.00	562,000.00	567,000.00	578,340.00
DCC	1,563,400	-	-	-	-
CONTRIBUTED ASSETS	-	-	-	-	-
TOTAL REVENUE	\$11,383,463	\$5,371,675	\$5,415,118	\$5,531,906	\$5,642,544
EXPENSES:					
LEGISLATIVE	131,900	143,700	135,500	138,128	140,891
GENERAL GOVERNMENT	1,335,315	1,226,900	1,240,745	1,260,612	1,285,824
PROTECTIVE SERVICES	346,523	315,177	318,443	322,412	328,860
DEVELOPMENT PLANNING	482,335	122,700	122,700	125,154	127,657
TOURISM AND COMMUNITY IMPROVEMENT	296,015	300,235	304,673	310,624	316,837
ENGINEERING, TRANSPORTATION, STORM WATER	960,237	864,993	872,459	886,424	904,152
SOLID WASTE	277,437	222,314	228,167	240,460	245,269
PARKS, RECREATION & CULTURAL SERVICES	599,815	604,950	612,535	620,793	633,208
WASTEWATER UTILITY	937,500	915,175	925,557	936,796	955,532
WATER UTILITY	545,123	546,491	553,657	560,456	571,666
DEBT- INTEREST	15,700	15,700	15,700	15,700	16,014
TOTAL EXPENDITURES	5,927,900	5,278,336	5,330,135	5,417,558	5,525,909
SURPLUS (DEFICIT)	\$5,455,563	\$93,339	\$84,983	\$114,347	\$116,635
CAPITAL, DEBT, RESERVES, TRANSFERS & BORROWING					
CAPITAL EXPENDITURES	(8,182,701)	(152,000)	(151,000)	(111,180)	(113,404)
REPAYMENT ON DEBT	(53,100)	(53,100)	(53,100)	(53,100)	(54,162)
PROCEEDS OF DEBT	-	-	-	-	-
CONTRIBUTIONS TO RESERVES	(1,137,997)	(1,150,239)	(1,156,883)	(1,186,248)	(1,209,973)
TRANSFERS FROM RESERVES	2,238,000	137,000	151,000	111,180	113,404
APPROPRIATION FROM SURPLUS	555,235	-	-	-	-
EQUITY IN TANGIBLE CAPITAL ASSETS	1,125,000	1,125,000	1,125,000	1,125,000	1,147,500
	\$(5,455,563)	\$(93,339)	\$(84,983)	\$(114,348)	\$(116,635)
SURPLUS (DEFICIT) PLUS CAPITAL, DEBT,	0	0	0	0	0

BYLAW NO. 1174, 2022
SCHEDULE "B"
2022 FINANCIAL PLAN OBJECTIVES AND POLICIES

In accordance with Section 165(3.1) of the *Community Charter*, the Village of Harrison Hot Springs is required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the *Community Charter*;
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions.

Funding Sources

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2022. Property taxes usually form the greatest proportion of revenue for operations. As a revenue source, property taxation offers a stable and reliable source of revenues for services such as:

- Governance & Administration
- Operations & Public Works
- Protective Services
- Recreation, Parks & Culture

User fees and charges typically form the second largest proportion of planned revenue. Many services can be measured and charged on a user-pay basis. Services where fees and charges are applied include water and sewer usage, solid waste management & pay parking – these are charged on a user pay basis. User fees are designed to apportion the value of a service to those who use the service.

Table 1: 2022 Funding Sources

Revenue Source	% of Total Revenue	Dollar Value
Property Taxes including Payments in Lieu	18.0%	\$2,564,679
Service Utility Fees	3.5%	\$491,000
User fees	8.6%	\$1,209,349
Reserves	15.8%	\$2,238,000
Surplus	3.9%	\$555,235
DCC Revenues	11%	\$1,563,400
Grants/Donations	35.9%	\$5,080,801
Other sources	3.3%	\$474,234

Objective and Policies

- to continue to seek grants for major infrastructure repair and replacement
- to keep the public well-informed about projects and initiatives
- to review utility participation rates to ensure they are equitably funded
- to establish reserve policies to assist in the funding of future capital replacements and to stabilize tax rates
- to ensure that Village services are financially sustainable

Distribution of Property Taxes

Table 2 outlines the projected distribution of property taxes among the property classes.

Table 2: 2022 Distribution of Property Tax Rates

Property Class	% of Total Property Taxation
Residential (1)	67%
Business (6)	28%
Recreation/Non-profit (8)	5%

Policies and Objectives

- Ensure that Village services are financially sustainable
- Set property tax rates that are based on principals of equity and responsiveness to current economic trends
- Regularly review and compare the Village's distribution of tax burden relative to other similar municipalities in British Columbia
- Continue to seek grants for major infrastructure renewal and projects
- Keep the public well-informed about projects and initiatives
- Maintain reserve funds for the funding of future capital replacements
- Maintain reserve funds to stabilize tax rates when required

Permissive Tax Exemptions

Policies & Objectives

Council may consider a revitalization tax exemption in conjunction with its Financial Plan, for the purpose of providing incentives for development and revitalization of property within the Village.