



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, April 18, 2016
Time: 7:00 p.m.
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER	
Meeting called to order by Mayor Facio.	
2. INTRODUCTION OF LATE ITEMS	
3. APPROVAL OF AGENDA	
4. ADOPTION OF COUNCIL MINUTES	
(a) THAT the Minutes of the Committee of the Whole Meeting held on April 1, 2016 be adopted.	Item 4(a) Page 1
(b) THAT the Minutes of the Regular Council Meeting held on April 4, 2016 be adopted.	Item 4(b) Page 5
5. BUSINESS ARISING FROM THE MINUTES	
6. CONSENT AGENDA	
i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	
iv. Correspondence	
7. DELEGATIONS/PETITIONS	
(a) Pay Parking – Frank Peters	Item 7(a) Page 9
(b) Tree Bylaw & Draft Financial Plan – John Allen	Item 7(b) Page 11
8. CORRESPONDENCE	
9. BUSINESS ARISING FROM CORRESPONDENCE	

10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS	
11. REPORTS FROM MAYOR	
12. REPORTS FROM STAFF	
(a) Report of Manager of Development and Community Services – April 11, 2016 Re: Renewal of Development Permit for 120 Esplanade Avenue	Item 12(a) Page 12
<u>Recommendation:</u> THAT Development Permit 02/2012 for 120 Esplanade be reissued to extend the expiry date for another 2 years.	
(b) Report of Manager of Development and Community Services – April 12, 2016 Re: Development Permit for 225 Miami River Drive (Edwards)	Item 12(b) Page 36
<u>Recommendation:</u> THAT Development Permit 01/2015 be issued for 225 Miami River Drive.	
(c) Report of Manager of Development and Community Services – April 13, 2016 Re: Hobie Cat Regatta	Item 12(c) Page 66
<u>Recommendation:</u> THAT the application for use of Rendall Park by the Hobie Cat Association for a Division 4 Regatta from September 2 to 4, 2016 be permitted with the following conditions: 1. THAT two security vehicles (motorhomes), and Hobie Cat boat trailers will be permitted to be parked in Rendall Park in the designated area, as shown on Attachment A, or as approved by the Village. 2. THAT the proponent obtain a Use of Public and Municipal Property Permit.	
(d) Report of Manager of Development and Community Services – April 13, 2016 Re: BC Summer Games	Item 12(d) Page 70
<u>Recommendation:</u> THAT the application for use of Rendall Park by the BC Summer Games for a Hobie Cat Regatta from July 21 to 24, 2016 be permitted with the following conditions: 1. THAT two security vehicles (motorhomes), and Hobie Cat boat trailers will be permitted to be parked in Rendall Park in the designated area, as shown on Attachment A, or as approved by the Village. 2. THAT the proponent obtain a Use of Public and Municipal Property Permit. 3. THAT boat launch and parking fees be waived for five safety vessels, as the Village's in-kind support of the BC Summer Games.	

(e) Report of Deputy Chief Administrative Officer/Corporate Officer – April 13, 2016
Re: Select Committee of Council – Community Enhancement

Item 12(e)
Page 74

Recommendation:

THAT Council establish a “Community Enhancement Committee” with the appointment of two members of the public and one member of Council; and

THAT the purchase of signage for the “Garden of the Week” initiative be approved.

(f) Report of Chief Administrative Officer– April 14, 2016
Re: Proposed Water Distribution Project Funding Opportunity

Item 12(f)
Page 78

Recommendation:

THAT the Village apply for a New Building Canada Fund grant in the amount of up to \$3,600,000 in support of water distribution upgrades in accordance with the Village of Harrison Hot Springs Water Master Plan.

AND THAT the Village fund their 1/3 contribution to the water distribution upgrade project with funds appropriated from the unallocated sewer surplus in the amount of up to \$1,200,000.

13. BYLAWS

(a) Report of Chief Administrative Officer – April 9, 2016
Re: 2016 – 2020 Financial Plan Bylaw No. 1083, 2016, as amended

Item 13(a)
Page 80

Recommendation:

THAT the 2016 – 2020 Financial Plan Bylaw No. 1083, 2016 be given Third Reading as amended.

(b) Report of Deputy Chief Administrative Officer/Corporate Officer – April 7, 2016
Re: Sign Bylaw No. 987 Amendment

Item 13(b)
Page 86

Recommendation:

THAT Sign Amendment Bylaw No. 1082, 2016 be given first, second and third reading.

(c) Report of Deputy Chief Administrative Officer/Corporate Officer – April 7, 2016
Re: Tree Management and Preservation Bylaw No. 1015 Amendment

Item 13(c)
Page 88

Recommendation:

THAT Tree Management and Preservation Amendment Bylaw No. 1084, 2016 be given first, second and third reading; and

THAT the fine for removal of a tree without a permit be increased to:

Option 1: \$500

Option 2: \$1,000

(d) Report of Deputy Financial Officer – April 13, 2016
Re: Tax Rate Bylaw No. 1085, 2016

Item 13(d)
Page 92

Recommendation:

THAT Tax Rate Bylaw No. 1085, 2016 be given first, second and third reading.

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

15. ADJOURNMENT

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING

DATE: Friday, April 1, 2016
TIME: 10:00 a.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
Councillor John Buckley
Councillor Sonja Reyerse
Councillor John Hansen
Councillor Samantha Piper

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/ Corporate Officer, Debra Key
Manager of Development and Community Services, Lisa Grant

ABSENT:

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

Mayor Facio called the meeting to order at 10:01 a.m.

2. INTRODUCTION OF LATE ITEMS

- Questions from the Public

Moved by Councillor Buckley
Seconded by Councillor Reyerse

THAT the Rules of Procedure be waived to allow for Questions from the Public (pertaining to agenda items only).

CARRIED
UNANIMOUSLY

3. APPROVAL OF AGENDA

Moved by Councillor Buckley
Seconded by Councillor Reyerse

THAT the agenda be approved as amended.

CARRIED
UNANIMOUSLY

Village of Harrison Hot Springs
Minutes of the Committee of the Whole Meeting
April 1, 2016

4. **ITEMS FOR DISCUSSION**

Report of Manager of Development and Community Services – March 28, 2016
Re: Pay Parking Proposals

Council discussion ensued on the pay parking proposal on the following issues:

- Cost per unit
- Cost of parking in hotel lots
- Incorporating options for residents
- Suggestion to start at \$1 for the first hour and increase rates from there
- Need for community engagement/information sessions
- When to implement pay parking
- Parking strategy for Village

Moved by Councillor Buckley
Seconded by Councillor Hansen

THAT the report titled "Pay Parking Proposals" be received for information.

**CARRIED
UNANIMOUSLY**

Lisa Grant excused herself from Chambers at 10:54 a.m.

Report of Deputy Chief Administrative Officer/Corporate Officer – March 15, 2016
Re: Sign Bylaw Amendment

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT the report titled "Sign Bylaw Amendment" be received for information; and

THAT Council provide direction on the draft Bylaw No. 1082.

**CARRIED
UNANIMOUSLY**

Lisa Grant re-entered Chambers at 11:04 a.m.

*Village of Harrison Hot Springs
Minutes of the Committee of the Whole Meeting
April 1, 2016*

Report of Deputy Chief Administrative Officer/Corporate Officer – March 15, 2016
Re: Tree Management and Preservation Bylaw No. 1015

Moved by Councillor Reverse
Seconded by Councillor Buckley

THAT the report titled "Tree Management and Preservation Bylaw No. 1015" be received for information.

**CARRIED
UNANIMOUSLY**

Council in Committee discussed the Tree Management and Preservation Bylaw and there was consensus to remove the \$40 application. Staff was asked to explore options for increasing the fine for removal of a tree without a permit.

5. **QUESTIONS FROM THE PUBLIC**

Questions from the public were entertained.

6. **ADJOURNMENT**

Moved by Councillor Hansen
Seconded by Councillor Buckley

THAT the meeting be adjourned at 11:27 a.m.

**CARRIED
UNANIMOUSLY**

Leo Facio
Mayor

Debra Key
Corporate Officer

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

DATE: April 4, 2016
TIME: 7:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
Councillor John Buckley
Councillor Sonja Reyerse
Councillor John Hansen
Councillor Samantha Piper

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/ Corporate Officer, Debra Key
Deputy Financial Officer, Tracey Jones
Interim Operations Manager, Ian Gardner

ABSENT:

Recording Secretary: Jaclyn Bhatti

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF LATE ITEMS**

- Defibrillators
- Search and Rescue

3. **APPROVAL OF AGENDA**

Moved by Councillor Piper
Seconded by Councillor Reyerse

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**

4. **ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Reyerse
Seconded by Councillor Piper

THAT the Minutes of the Regular Council Meeting held on March 21, 2016 be adopted.

**CARRIED
UNANIMOUSLY**

5. **BUSINESS ARISING FROM THE MINUTES**

None

6. **CONSENT AGENDA**

- i. Bylaws
- ii. Agreements
- iii. Committee/
Commission
Minutes
- iv. Correspondence

- (a) Letter dated March 22, 2016 from MLA Laurie Throness to Michael Marchbank, CEO of Fraser Health Authority regarding health clinic options in Harrison Hot Springs.
- (b) Letter dated March 21, 2016 from Canadian Heritage regarding grant funding for Canada Day Celebrations.
- (c) News release dated March 24, 2016 from the Ministry of Environment regarding an extension for the public consultation phase of B.C.'s new Climate Leadership Plan.

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**

7. **DELEGATIONS**

None

8. **CORRESPONDENCE**

None

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

None

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

Councillor Hansen

- Attended a workshop on automated external defibrillators (AED's).

Moved by Councillor Hansen
Seconded by Councillor Buckley

THAT a list of AED device locations be posted in a public area of the Village;
and

THAT staff research grant funding to install an AED at the Boat Launch and the Public Pool.

**CARRIED
UNANIMOUSLY**

11. **REPORTS FROM MAYOR LEO FACIO**

- Thanked staff for putting on the Financial Plan Open House.
- Reported that Search and Rescue are one of the few services who are not recognized with service medals.

Moved by Mayor Facio
Seconded by Councillor Buckley

THAT a letter be sent to the Governor General of Canada in support of recognizing Search and Rescue members with service medals.

**CARRIED
UNANIMOUSLY**

- Reported that there are information brochures on the Fraser Valley Regional District's Animal Control Program available at the Village Office
- Reported that Public Works are in the process of installing 2 stop signs at Esplanade Avenue and Hot Springs Road.
- Attended the Fraser Valley Regional District meeting on March 22, 2016. A vote was passed for a soil removal permit and a temporary use permit for gravel removal near Lake Errock for a 3 – 6 year period instead of a 20 year period.

12. **REPORTS FROM STAFF**

Report of Deputy Financial Officer – March 31, 2016
Re: Purchase and Installation of a Disability Swing

Moved by Councillor Buckley
Seconded by Mayor Facio

THAT Council pursue the purchase of a disability swing funded from:

Option 1: Taxation
Option 2: Surplus

MOTION FAILED

13. **BYLAWS**

Report of Chief Administrative Officer – March 31, 2016
Re: 2016 – 2020 Financial Plan Bylaw No. 1083, 2016

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT the 2016 – 2020 Financial Plan Bylaw No. 1083, 2016 be introduced and be given first and second reading.

**CARRIED
UNANIMOUSLY**

14. **QUESTIONS FROM THE PUBLIC**

Questions from the public were entertained.

15. **RESOLUTION TO CLOSE THE MEETING**

Moved by Councillor Buckley
Seconded by Councillor Hansen

THAT the meeting be closed to the public at 7:36 p.m., except for Council and senior staff and for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance to Section 90 of the *Community Charter* and to consider matters pursuant to:

Section 90(1)(l) discussion with municipal officers and employees respecting municipal objectives, measures, and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*]

**CARRIED
UNANIMOUSLY**

Leo Facio
Mayor

Debra Key
Corporate Officer

RECEIVED

APR 05 2016

BY VILLAGE OF HARRISON HOT SPRINGS

HARRISON HOT SPRINGS

Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS

Request to Appear as a Delegation

In order to make a presentation to Council at a Council Meeting, you are required to submit a written request to the Corporate Administration Department no later than 4:30 p.m. on the Wednesday before the regular meeting. The request can either be a copy of this completed form or a separate letter that you have written which contains the information requested on this form. All requests must be accompanied with background information which will be included in the agenda package. You can submit your request in person, by mail at PO Box 160 Harrison Hot Springs, BC V0M 1K0, fax at 604-796-2192 or e-mail at ksobie@harrisonhotsprings.ca.

The Corporate Administration Department will advise you when you are scheduled to appear before Council. Council meetings commence at 7:00 p.m. in the Village Council Chambers at 495 Hot Springs Road, Harrison Hot Springs, BC.

You are limited to a maximum of 10 minutes to present your material, regardless of the number of presenters in your delegation.

Date: April 5, 16 Requested Meeting Date: April 18, 2016

Organization Name (if applicable): _____

Name of Presenter: Frank Peters (Small business)

Name of Applicant if Other than Above: _____

Contact Phone Number & E-Mail: 604 819-2657 Fhpeters63@gmail.com

Mailing Address with Postal Code: Box 479 Harrison Hot Springs V0M 1K0

Audio/Visual requirements: N/A

Topic: creat awareness of the potential effects of pay parking in Harrison Hot Springs.

Action you wish Council to take: full understanding on the topic in order to make the correct decision.

RECEIVED

APR 1 2016

BY V. OF H.H.S.



VILLAGE OF HARRISON HOT SPRINGS

Request to Appear as a Delegation

In order to make a presentation to Council at a Council Meeting, you are required to submit a written request to the Corporate Administration Department no later than 12:00 p.m. on the Wednesday before the regular meeting. The request can either be a copy of this completed form or a separate letter that you have written which contains the information requested on this form. All requests must be accompanied with background information which will be included in the agenda package. You can submit your request in person, by mail at PO Box 160 Harrison Hot Springs, BC V0M 1K0, fax at 604-796-2192 or e-mail at jbhatti@harrisonhotsprings.ca.

The Corporate Administration Department will advise you when you are scheduled to appear before Council. Council meetings commence at 7:00 p.m. in the Village Council Chambers at 495 Hot Springs Road, Harrison Hot Springs, BC.

You are limited to a maximum of 10 minutes to present your material, regardless of the number of presenters in your delegation.

Date: Apr 17 Requested Meeting Date: Apr 18th

Organization Name (if applicable): _____

Name of Presenter: JOHN ALLEN

Name of Applicant if Other than Above: _____

Contact Phone Number & E-Mail: 604 796 9117 JOHN.ALLEN@SHAW.CA

Mailing Address with Postal Code: POB 201 HHS V0M 1K0

Audio/Visual requirements: NONE

Topic: TREE BYLAW & DRAFT FINANCIAL PLAN

Action you wish Council to take: CONSIDER COMMENTS ON BOTH



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 11, 2016
FROM: Lisa Grant **FILE:** 3060-20-03/2016
Manager of Development and Community Services
SUBJECT: Renewal of Development Permit for 120 Esplanade Avenue

ISSUE:

The owners of 120 Esplanade Avenue have applied to renew Development Permit 02/2012.

BACKGROUND:

In 2008, a development permit was issued to IRCA Group of Management Ltd. for the construction of a mixed use structure located at 120 Esplanade Avenue. The development permit addressed form and character of the proposed development. Since the original development permit was issued, two renewals have been granted. The most recent renewal was approved in 2014 for a two year period.

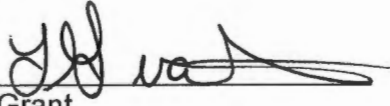
The property came under new ownership in 2014. Since this time, the property owners have applied for a building permit and are waiting on their Home Owner Protection Insurance to be issued. This is the final item to be completed for the building permit to be issued. However, this approval has taken more time than anticipated. As such, the property owners are seeking one additional renewal. This would extend the expiry date to 2018.

At this time there are no changes to the development permit. If the owners should seek to amend the development permit or the zoning for the subject property, they will be required to meet current bylaws and regulations; this includes flood construction requirements for the new development.

RECOMMENDATION:

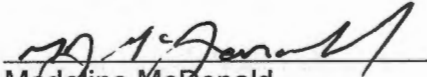
THAT Development Permit 02/2012 for 120 Esplanade be reissued to extend the expiry date for another 2 years.

Respectfully submitted;



Lisa Grant
Manager of Development and Community Services

REVIEWED BY:



Madeline McDonald
Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS

DEVELOPMENT PERMIT NO. DP03/2016

1. This Development Permit No. 03/2016 is issued to:

Goldwell Developments Inc.
Inc. No. 0986866
2602-6188 Wilson Avenue
Burnaby, BC V5H 0A5

as the owner (the "Permittee") and shall apply only to that certain parcel or tract of land within the Village of Harrison Hot Springs (the "Village") described below, and any and all buildings, structures, and other development thereon:

Parcel Identifier: 026-923-149

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

(the "Lands")

Civic Address: 120 Esplanade Avenue, Harrison Hot Springs, BC V0M 1K0

2. The *Land* is located within Development Permit Area 1 – Lakeshore Special Planning Area in the Official Community Plan for the purposes of ensuring that development within the Village of Harrison Hot Springs contributes positively to the character of the Village of Harrison Hot Springs and that the guidelines contribute to a coherence and integrity in the form, character and detailing of the Village of Harrison Hot Springs.
3. Section 5.10 (Off Street Loading) of Zoning Bylaw 672, 1996 is hereby varied such that only 2 off street loading spaces shall be required on the *Land*.
4. The *Land* shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit as Schedule A which shall form a part hereof.
5. Notwithstanding Section 4 of this Permit, the following additional conditions shall apply to the development of the *Land*:
- a) All lighting fixtures, landscape features, and sidewalk treatment located on the municipal road allowances adjacent to the *Land* shall be installed in accordance with the Village of Harrison Hot Spring's standards, the details of which to be approved by the Village of Harrison Hot Springs' Chief Administrative Officer;
 - b) The colours and building materials shall be in accordance with the specifications on the Colour and Material Board held by the Chief Administrative Officer, with the recognition that changes may be permitted subject to the approval of the Village of Harrison Hot Springs Chief Administrative Officer; and

- c) No back lit canopy signage or free standing pylon signs shall be permitted and all signage lighting shall be secured and be vandal proof.
- 6. If works defined in this Permit are not substantially commenced within two years of the date of issuance of this Permit, this Permit expires.
- 7. Prior to issuance of this Permit, the Permittee shall provide security in the form of Cash, or an automatically renewing Irrevocable Letter of Credit, in the amount of \$159,560 to secure the installation of the on-site and off-site landscaping in accordance with attached drawing prepared by James Jarvis and Associates Ltd. The Cash or Letter of Credit shall be received and kept in force until all the works have been completed and installed to the satisfaction of the Village of Harrison Hot Springs.
- 8. The terms of this Permit or any amendment to it, shall run with the Land and are binding on all persons who acquire an interest in the Land affected by this Permit.
- 9. This Development Permit is not a building permit.

AUTHORIZING RESOLUTION PASSED by Village of Harrison Hot Springs Council this XX day of April, 2016.

THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE HEREBY ACKNOWLEDGED.

GOLDWELL DEVELOPMENTS INC.
Incorporation NO. 0986866

THIS PERMIT IS ISSUED this day of , 2016.

The Corporate Seal of the VILLAGE OF)
HARRISON HOT SPRINGS was hereunto)
Affixed in the presence of:)
))
))
_____))
Mayor)
))
_____))
Corporate Officer

Attachments:

SCHEDULE "A"

Architectural and Landscape Plans

PROJECT DATA :

CIVIC ADDRESS :
120-130 ESPLANADE AVE.

LEGAL DESCRIPTION :
ELY HALF LOT 2 AND THE WLY HALF OF LOT 3,
BLOCK 1, SEC. 13, TP. 4, R28 W84, NEW
WESTMINSTER DISTRICT, PLAN 251.

SITE AREA : 34848 SQ.FT (3,207.49 SQ. M.)

EXISTING ZONING : C-1 VILLAGE COMMERCIAL
PROPOSED ZONING : CD-1

F.S.P. PROPOSED (INCLUDING ASSESSMENT) : 1,636

GROSS RESIDENTIAL AREA : 56155.51 S.F. (5054.00 SQ.M.)
GROSS COMMERCIAL AREA : 7840.30 S.F. (705.63 SQ.M.)

NUMBER OF RESIDENTIAL UNITS PROPOSED : 56
NUMBER OF RESIDENTIAL UNITS PER ACRE : 56/0.8 = 70.00

AMENITY AREA (PROVIDED) :

(INDOOR) 913 SQ.FT (83.80 SQ.M.)
(OUTDOOR) 1890 SQ.FT (170.10 SQ.M.)

NO. OF STORIES : 7

BUILDING HEIGHT : 81.83 FT (24.94 M.)
(TO THE UNOZ.C OF THE FLIGHT ROOF)

SITE COVERAGE (FIRST FLOOR) : 50%
SITE COVERAGE (TYPICAL FLOORS) : 20%

PROPOSED RESIDENTIAL UNITS :

ONE BED ROOM 11
ONE BED ROOM + DEN: 10
TWO BED ROOM 18
TWO BEDROOM + DEN 8

TOTAL RESIDENTIAL UNITS 56

PARKINGS STATISTICS :

ONE BED ROOM = 1 STALL
TWO BED ROOM = 1.5 STALL
COMMERCIAL = 1 STALL PER 323 SQ.FT (30 SQ. M.)

	REQUIRED :	PROVIDED :
RESIDENTIAL	09	09
VISITOR (TOTAL)	11	11
COMMERCIAL	24	24
TOTAL PARKING	104	104

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

DRAWING LIST :

- A 1.0 PROJECT DATA
- A 1.1 CONTEXT PLAN
- A 1.2 SITE PHOTOS
- A 1.3 NORTH COLOURED ELEVATION
- A 1.4 WEST COLOURED ELEVATION
- A 1.5 NORTH COLOURED ELEVATION
- A 1.6 SITE PLAN
- A 2.1 FIRST FLOOR PLAN
- A 2.2 SECOND FLOOR PLAN
- A 2.3 THIRD FLOOR PLAN
- A 2.4 FOURTH & FIFTH FLOOR PLAN
- A 2.5 SIXTH FLOOR PLAN
- A 2.6 SEVENTH FLOOR PLAN
- A 2.7 ROOF PLAN
- A 3.1 NORTH ELEVATION
- A 3.2 WEST ELEVATION
- A 3.3 SOUTH ELEVATION
- A 3.4 EAST ELEVATION
- A 4.1 SECTION A-A
- A 4.2 SECTION B-B



OWNER :		ARCHITECT :		LAND SURVEYOR :		LANDSCAPE ARCHITECT :		CIVIL ENGINEER :		GEOTECHNICAL :	
MICA GROUP OF COMPANIES 3 - 1848 LLOYD AVENUE NORTH VANCOUVER, B.C. TEL: 604 887 9900 FAX: 604 887 9882		F. ADAB ARCHITECTS INC. #120-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, B.C. TEL: 604 887 9883 FAX: 604 887 9883		MORGAN STEWART LTD. 1825 SEYMOUR STREET VANCOUVER, B.C. TEL: 604 687 9966 FAX: 604 682 6871		JAMES JAYNE & ASSOCIATES LTD. 25-220 EAST 11TH STREET NORTH VANCOUVER, B.C. TEL: 604 983 3354 FAX: 604 843 3432		APLEY & SMITH 201 - 1340 63RD AVENUE SURREY, B.C. TEL: 604 587 9930 FAX: 604 587 0311		JITCO CONSULTANT INC. 140 - 2925 HESLOP DRIVE SURREY, B.C. TEL: 604 596 8817 FAX: 604 596 8811	

F. ADAB ARCHITECTS INC.

#120-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V8P 2G1
TEL: 604 887 9883 FAX: 604 887 9883
E-MAIL: adab@adab.com

This drawing, in whole or in part, is the property of F. Adab Architects Inc. and may not be reproduced, stored, transmitted, or otherwise used in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of F. Adab Architects Inc.

Contractors shall verify and be responsible for all dimensions on this plan. Site owner shall be advised of any discrepancies and corrections shown on drawing.

These drawings are prepared solely for the use by the party to whom they are addressed and are not to be used for any other purpose without the prior written permission of F. Adab Architects Inc.

11	020408	Revised in B.P. Summary
12	020408	Revised in B.P. Summary
13	020408	Revised in B.P. Summary
14	020408	Revised in B.P. Summary
15	020408	Revised in B.P. Summary
16	020408	Revised in B.P. Summary
17	020408	Revised in B.P. Summary
18	020408	Revised in B.P. Summary
19	020408	Revised in B.P. Summary
20	020408	Revised in B.P. Summary
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25	020408	Revised in B.P. Summary
26	020408	Revised in B.P. Summary
27	020408	Revised in B.P. Summary
28	020408	Revised in B.P. Summary
29	020408	Revised in B.P. Summary
30	020408	Revised in B.P. Summary

PROJECT TITLE :
HARRISON HOT SPRINGS
MIDDLE-SCALE DEVELOPMENT

ADDRESS :
120-130 ESPLANADE AVE
NORTH VANCOUVER, B.C.

FOR :
MICA CONSTRUCTION

DRAWING TITLE :
PROJECT DATA

DATE:	02/20/08	DRAWN BY:	
SCALE:	AS SHOWN	CHECKED BY:	
DESIGN:	FA	DATE:	A-1.0
REVISED:	AA		
PROJECT NO.:	0208		



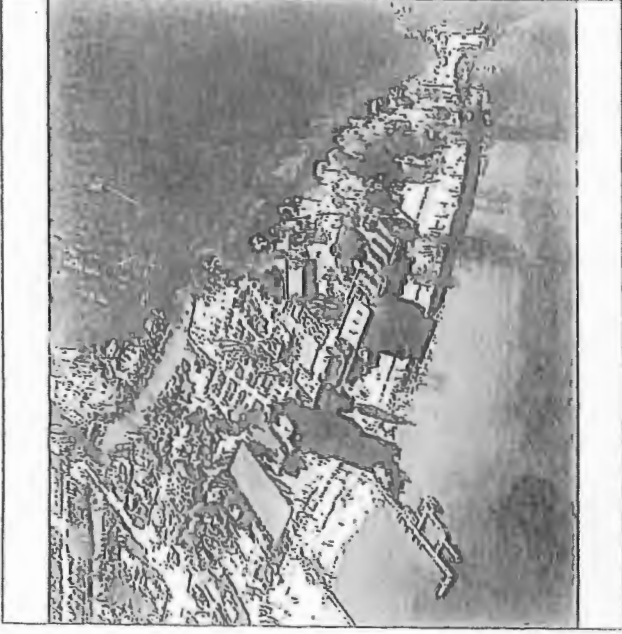
**F. ADAB
ARCHITECTS
INC.**

1100 UNIVERSITY AVENUE
SUITE 1000
ANN ARBOR, MI 48106-1000
PHONE: (313) 963-1100
FAX: (313) 963-1101
WWW.FADABARCHITECTS.COM

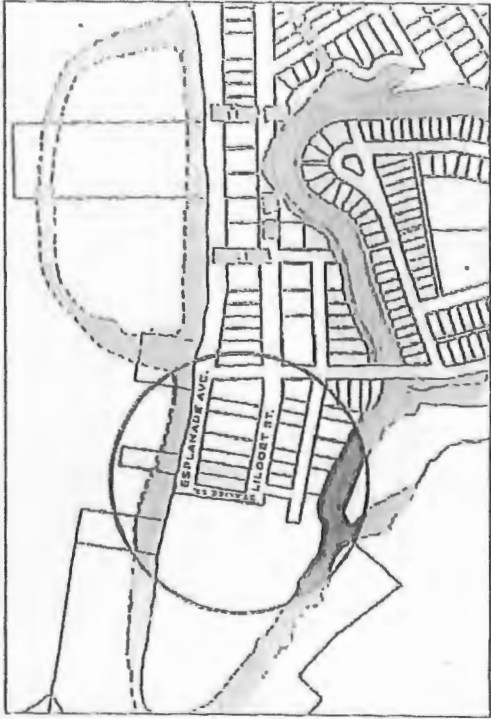
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10	ADAB	Architect
11	Client	Developer
12	City	City of Ann Arbor
13	County	Washtenaw County
14	State	Michigan
15	Project	Commercial / Residential Apartments
16	Location	Ann Arbor, Michigan
17	Scale	As Shown
18	Date	10/20/11

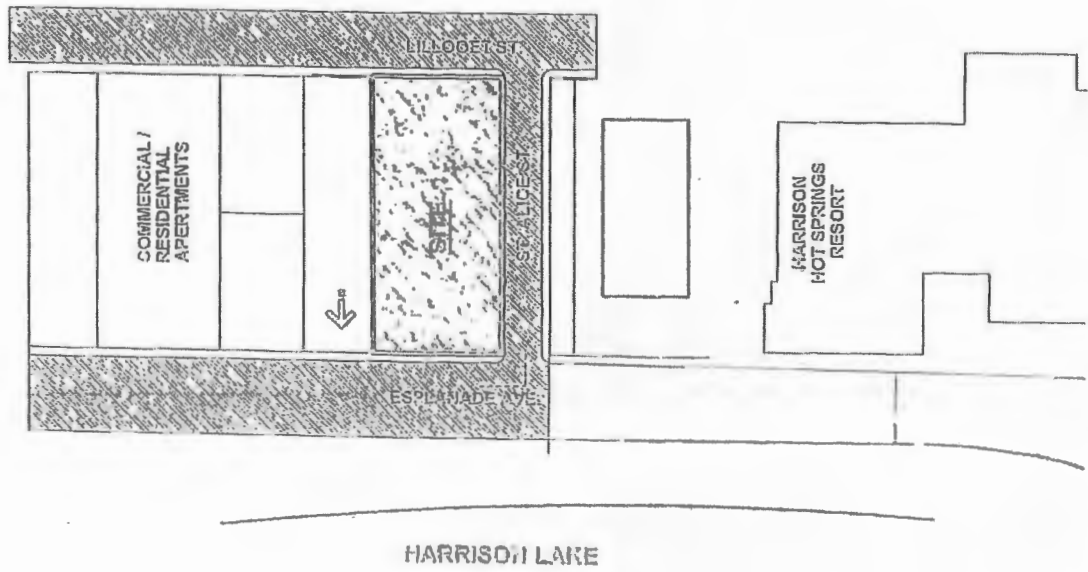
DRAWING TITLE	
CONTEXT PLAN & AERIAL PHOTO	
DATE	10/20/11
SCALE	AS SHOWN
PROJECT NO.	11-001
DRAWN BY	ADAB
CHECKED BY	ADAB
PROJECT NO.	11-001



AERIAL PHOTO



LOCATION MAP



CONTEXT PLAN



**F. ADÆ
ARCHITECTS
INC.**

1000 BROADVIEW AVENUE
SUITE 100
SCARBOROUGH, ONTARIO M1S 1V2
TEL: (416) 291-1111
FAX: (416) 291-1112

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01	FOUNDATION	Foundation for 200, Scarborough
02	CONCRETE	Concrete for 200, Scarborough
03	STEEL	Steel for 200, Scarborough
04	MECHANICAL	Mechanical for 200, Scarborough
05	ELECTRICAL	Electrical for 200, Scarborough
06	PLUMBING	Plumbing for 200, Scarborough
07	PAINTING	Painting for 200, Scarborough
08	LANDSCAPE	Landscaping for 200, Scarborough
09	INTERIORS	Interiors for 200, Scarborough
10	EXTERIORS	Exteriors for 200, Scarborough
11	GENERAL	General for 200, Scarborough
12	MARKET	Market for 200, Scarborough
13	MARKET	Market for 200, Scarborough
14	MARKET	Market for 200, Scarborough
15	MARKET	Market for 200, Scarborough
16	MARKET	Market for 200, Scarborough
17	MARKET	Market for 200, Scarborough
18	MARKET	Market for 200, Scarborough
19	MARKET	Market for 200, Scarborough
20	MARKET	Market for 200, Scarborough

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

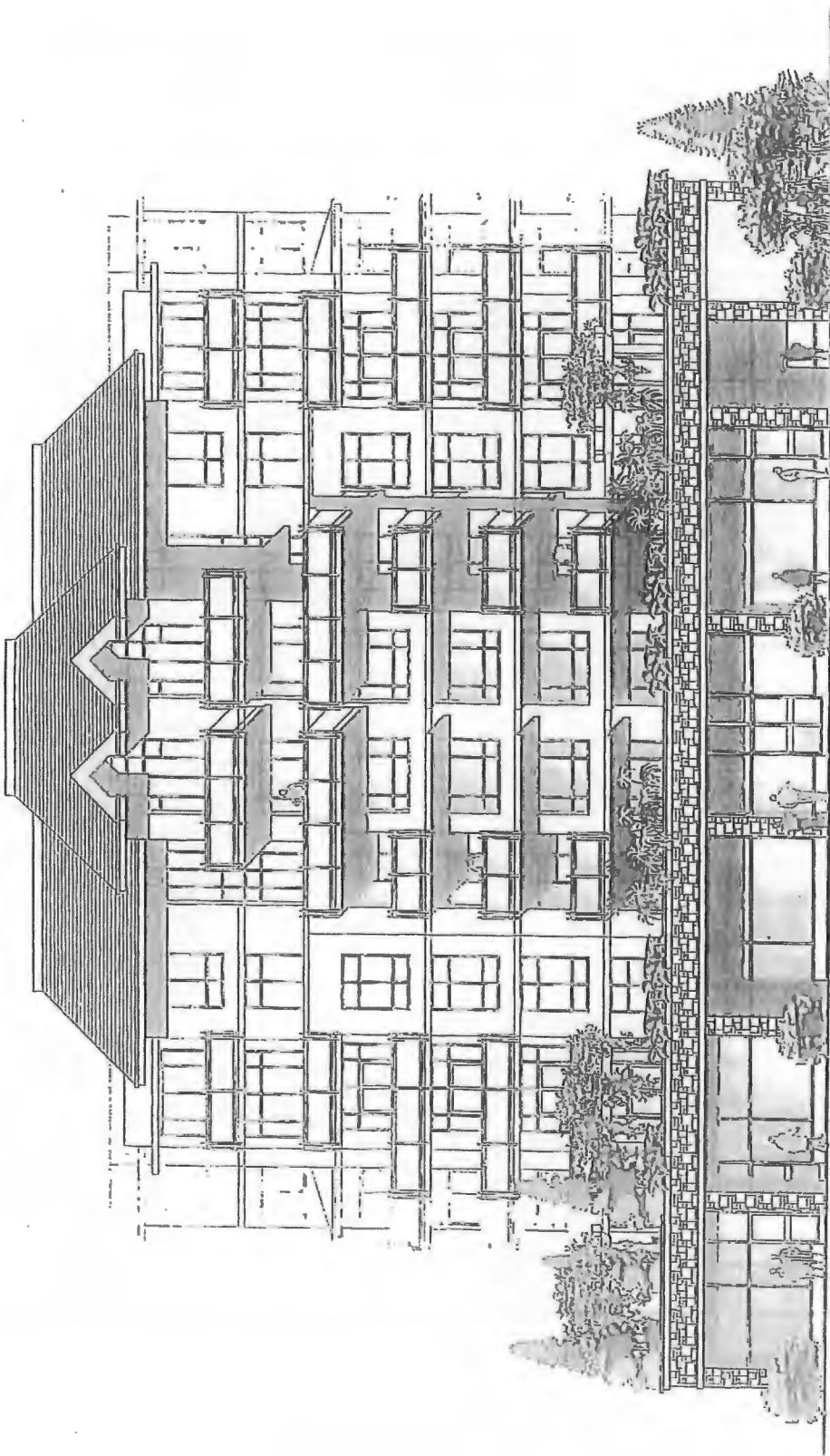
ADDRESS:
100-102 GERRARD ST. E.
HARRISON, ONTARIO L0R 2G0

FOR:
RCA CONSTRUCTION

DRAWING TITLE:
COLOURED NORTH
ELEVATION

DATE:	08/20/13	SHEET NO.
SCALE:	1/4" = 1'-0"	
PROJECT:	HARRISON	
DATE:		
PROJECT NO.:		

A-1.3



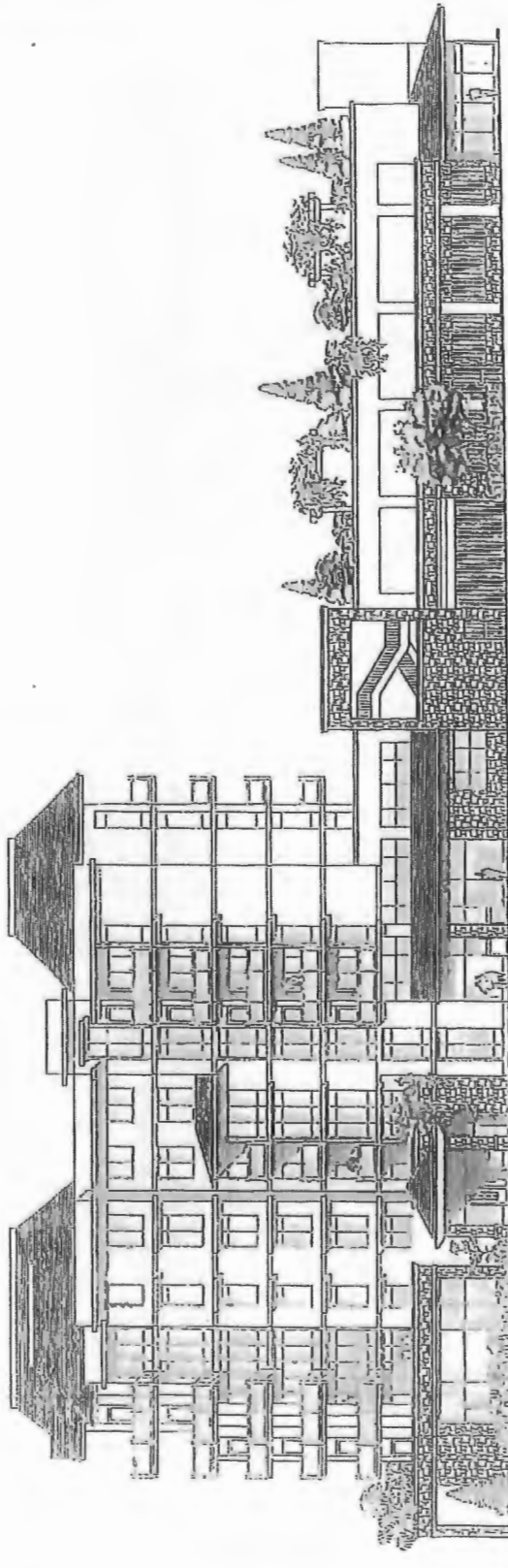
NORTH ELEVATION



**F. ADAM
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15500 MIDLAND AVENUE
SUITE 100
MIRAMICHI, QUEBEC H3Y 2B4
CANADA TEL: (514) 393-1111

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WEST ELEVATION

12	GENERAL NOTES	Revised in R.A. 10/20/04
13	GENERAL NOTES	Revised in R.A. 10/20/04
14	GENERAL NOTES	Revised in R.A. 10/20/04
15	GENERAL NOTES	Revised in R.A. 10/20/04
16	GENERAL NOTES	Revised in R.A. 10/20/04
17	GENERAL NOTES	Revised in R.A. 10/20/04
18	GENERAL NOTES	Revised in R.A. 10/20/04
19	GENERAL NOTES	Revised in R.A. 10/20/04
20	GENERAL NOTES	Revised in R.A. 10/20/04
21	GENERAL NOTES	Revised in R.A. 10/20/04
22	GENERAL NOTES	Revised in R.A. 10/20/04
23	GENERAL NOTES	Revised in R.A. 10/20/04
24	GENERAL NOTES	Revised in R.A. 10/20/04
25	GENERAL NOTES	Revised in R.A. 10/20/04
26	GENERAL NOTES	Revised in R.A. 10/20/04
27	GENERAL NOTES	Revised in R.A. 10/20/04
28	GENERAL NOTES	Revised in R.A. 10/20/04
29	GENERAL NOTES	Revised in R.A. 10/20/04
30	GENERAL NOTES	Revised in R.A. 10/20/04

PROJECT TITLE:
HARRISON HOT SPRINGS
MEDICAL DEVELOPMENT

ADDRESS:
RD. 133 EPLAIZEAVE
HARRISON SPRINGS, Q.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
COLOURED WEST
ELEVATION

DATE:	07/20/04	SHEET NO.:	
SCALE:	1/4" = 1'-0"		
DESIGNER:			
CHECKED:			
PROJECT (NO. 040)			



**F. ADAB
ARCHITECTS
INC.**

4736 WOOD ROSEWELT CRESCHIT:
15000 HARRISON BLVD. #100
HARRISON, NC 28533
TEL: (919) 837-3032 FAX: (919) 837-3033
E-MAIL: info@fadam.com

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12	05/20/08	Revised for I.P.C. Supplement
11	04/10/08	General Revision for I.P.C. Supplement
10	03/20/08	Revised for I.P.C. Supplement
9	03/10/08	Revised for I.P.C. Supplement
8	02/20/08	Revised for I.P.C. Supplement
7	02/10/08	Revised for I.P.C. Supplement
6	01/20/08	Revised for I.P.C. Supplement
5	01/10/08	Revised for I.P.C. Supplement
4	01/05/08	Revised for I.P.C. Supplement
3	01/01/08	Revised for I.P.C. Supplement
2	12/20/07	Revised for I.P.C. Supplement
1	12/15/07	Revised for I.P.C. Supplement
01	BAC	REVISION NOTES

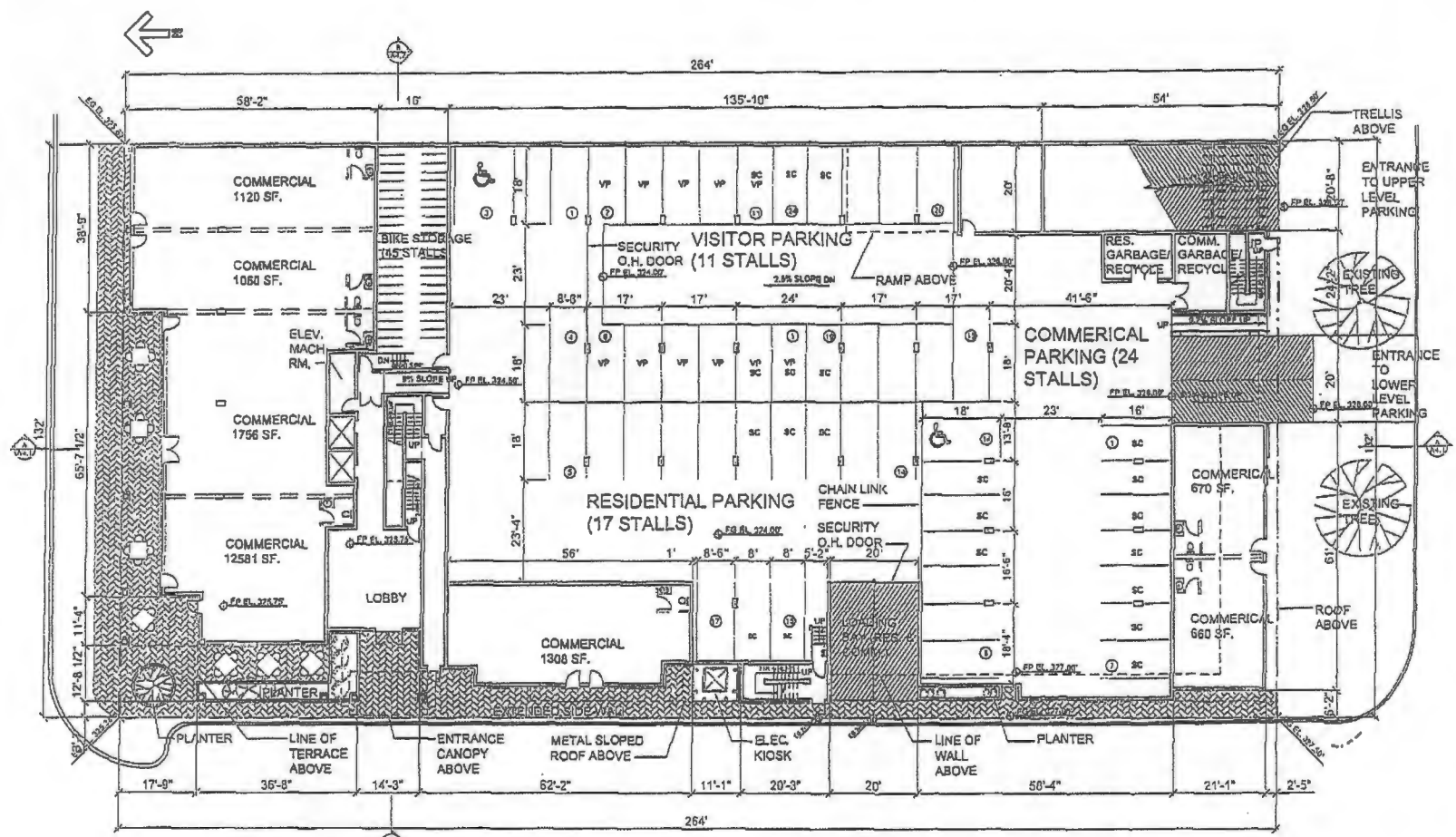
PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS
102-100 ESTPLANNING AVE.
HARRISON HOT SPRINGS, N.C.

FOR:
IRCA CONSTRUCTION

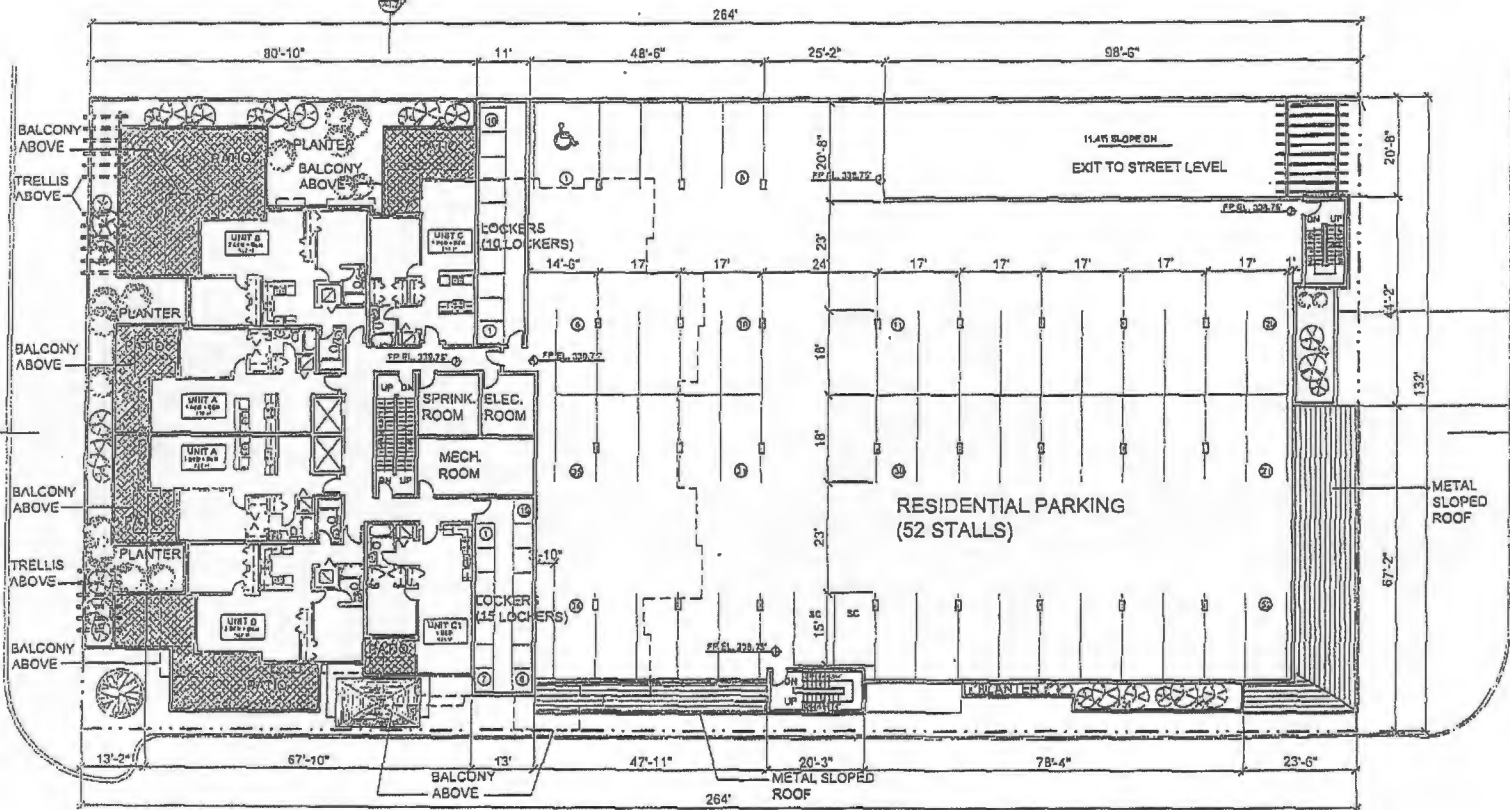
DRAWING TITLE:
FIRST FLOOR PLAN

DATE:	03/20/08	SHEET NO.:	
SCALE:	AS SHOWN		
DESIGN:	LA		A-2.1
DRAWN:	LA		
PROJECT NO.:	0803		



1ST FLOOR PLAN
GROSS COMMERCIAL AREA: 7840.38 S.F.





2ND FLOOR PLAN
GROSS RESIDENTIAL AREA: 5641.76 S.F.



F. ADAB ARCHITECTS INC.

3120-1420 ROOSEVELT CRESCENT
ROTHS WASHINGTON, DC 20001
TEL: 202-878-2222 FAX: 202-878-2222
E-MAIL: info@fadam.com

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13	09/24/18	Revised for D.P. Submission
12	09/19/18	General Revision for D.P. Submission
11	09/27/18	Revised for D.P. Submission
10	04/26/18	Revised for D.P. Submission
9	03/23/18	Revised for D.P. Submission
8	03/16/18	Revised for D.P. Submission
7	11/14/17	Revised for D.P. Submission
6	09/28/17	Revised for D.P. Submission
5	08/23/17	Revised for D.P. Submission
4	08/23/17	Revised for D.P. Submission
3	08/23/17	Revised for D.P. Submission
2	08/23/17	Revised for D.P. Submission
1	07/28/17	Revised for D.P. Submission
02	04/11	REVISION/ RECD

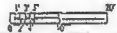
PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS:
102-130 ESPYMADE AVE.
HARRISON HOT SPRINGS, N.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SECOND FLOOR PLAN

DATE:	03/2018	SHEET NO.:	A-2.2
SCALE:	1/4"		
DESIGNER:	FA		
PROJECT NO.:	093		





**F. ADAB
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4100-100 ROOSEVELT CIRCLE
AUSTIN TEXAS 78704
TEL: (512) 914-8851 FAX: (512) 914-9111
E-MAIL: fadab@adab.com

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13	09/21/10	Revised for D.P. Submittals
12	04/17/10	General Revision for D.P. Submittals
11	10/23/09	Revised for D.P. Submittals
10	08/19/09	Revised for D.P. Submittals
9	03/20/09	Revised Floor Plans
8	03/19/09	Revised F.P.S.
7	12/10/08	Revised for D.P. Submittals
6	09/10/08	Revised for D.P. Submittals
5	08/20/08	Revised for D.P. Submittals
4	08/07/08	Revised for D.P. Submittals
3	06/10/08	Revised for D.P.
2	10/10/07	Completed Utility count based on 10 survey conditions
1	02/04/08	Revised for D.P.
100	04/16	REVISED/ISSUED

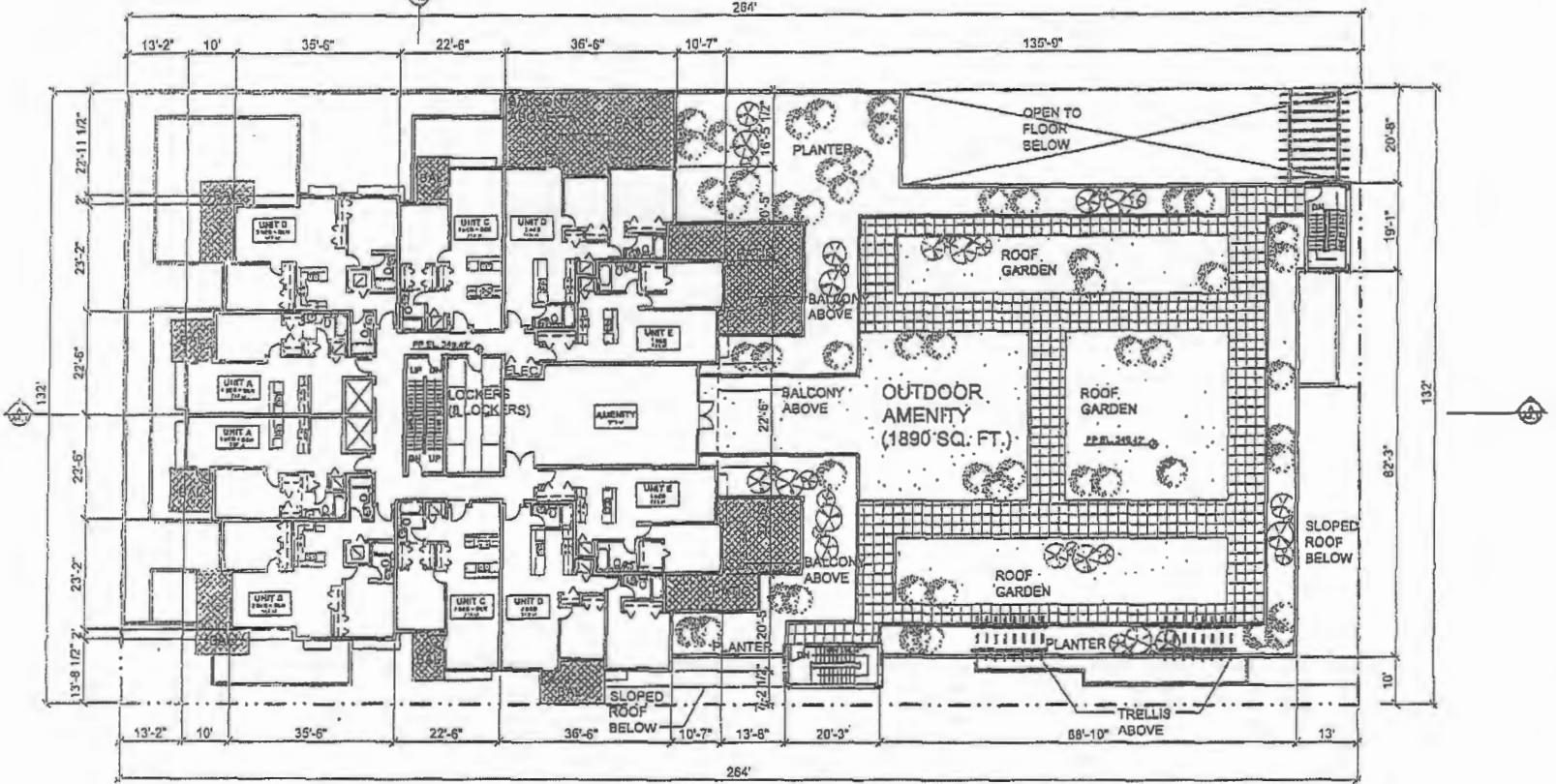
PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
102 - 103 ESPRANOWAVE,
HARRISON HOT SPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

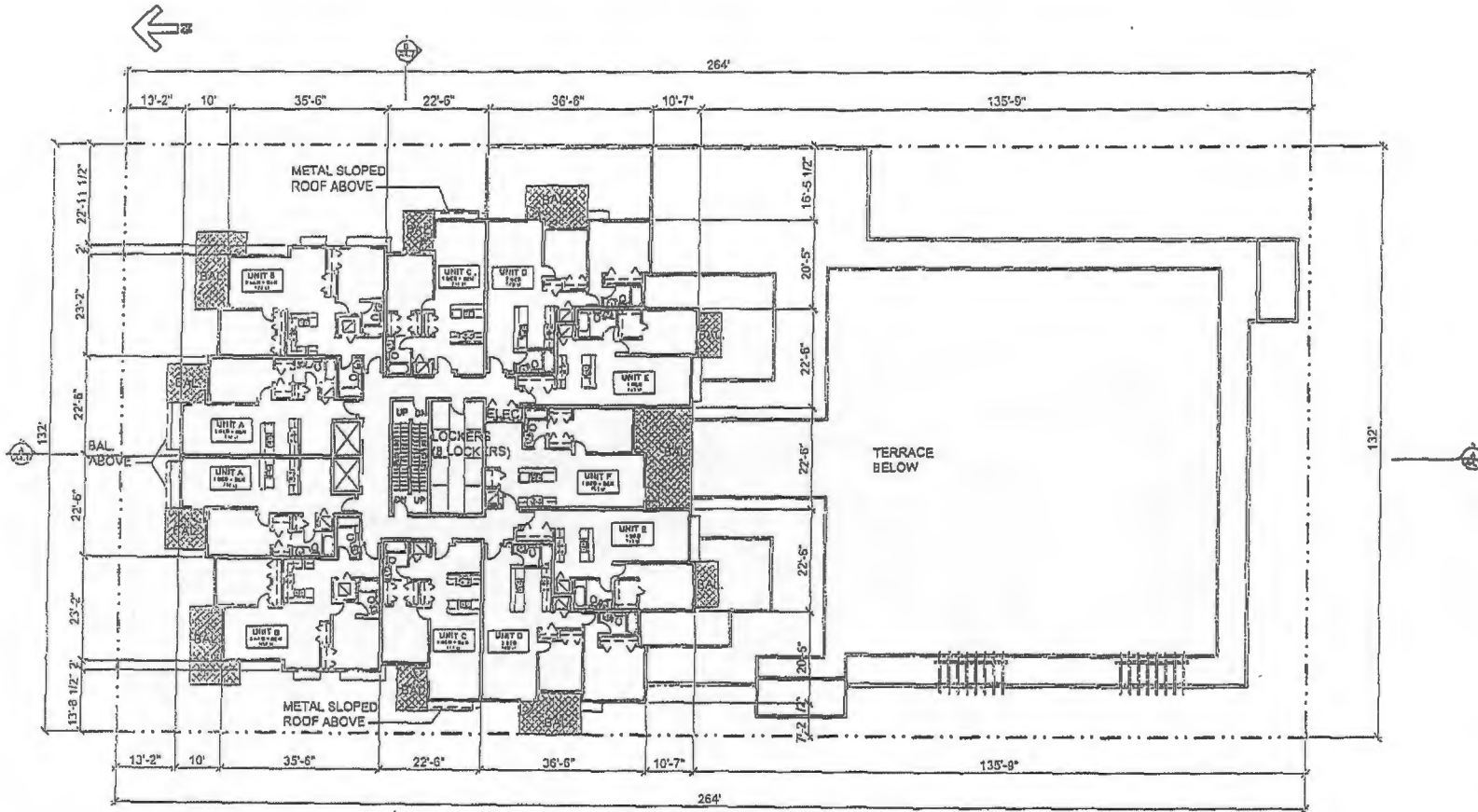
DRAWING TITLE:
THIRD FLOOR PLAN

DATE:	01/18/12	SHEET NO.:	A-2.3
SCALE:	1/8" = 1'-0"		
DESIGN:	FA		
DRAWN:	AM		
PROJECT NO: 041			



3RD FLOOR PLAN

GROSS RESIDENTIAL AREA: 10144.97 S.F. (INDOOR AMENITY INCLUDED)



4TH & 5TH FLOOR PLAN
 GROSS RESIDENTIAL AREA: 9984.94 S.F.



**F. ADAB
ARCHITECTS
INC.**

1150-1800 ROOSEVELT DRIVE
 CORONADO QUADRANT, DC 199 307
 TEL: (800) 621-0333 FAX: (301) 852-0512
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11	02/28/99	Revised for D.P. Submit new
10	03/15/98	General Revision for D.P. Approved
11	10/27/93	Revised for D.P. Submission
10	10/16/93	Revised for D.P. Submission
9	09/10/93	Revised Elevation
8	04/14/93	Revised P.S.D.
7	1/17/93	Revised for D.P. Submission
6	09/15/92	Revised as recommended by D.P.
5	05/28/92	Revised as recommended by D.P.
4	02/02/92	Revised as per D.P. Comments
3	01/11/92	Revised as per
2	04/10/92	Revised as recommended by D.P.
1	03/20/92	Revised for D.P.
100	DATE	REVISION / ISSUED

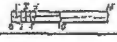
PROJECT TITLE:
 HARRISON HOT SPRINGS
 MIXED-USE DEVELOPMENT

ADDRESS:
 102-103 ESPRANCO AVE.
 HARRISON-HOTSPRINGS, B.C.

FOR:
 BRCA CONSTRUCTION

DRAWING TITLE:
 FOURTH & FIFTH
 FLOOR PLANS

DATE:	02/ 1999	SHEET NO.:	A-2.4
SCALE:	3/4"		
DESIGN:	FA		
DRAWN:	AS		
PROJECT NO.:	8543		





**F. ADAE
ARCHITECTS
INC.**

3759-1000 DODDSONVILLE CREEKWAY
12007TH WASHINGTON, DC VWP 2014
TEL: (301) 887-1800 FAX: (301) 887-0215
E: ADAE@aol.com

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15	02/24/06	Revised for D.P. Building area
14	02/15/06	Corrected floor area for D.P. measurement
11	10/27/05	Revised for D.P. Submittals
10	09/28/05	Revised for U.P. Structural rev
9	09/20/05	Revised Structural
8	08/18/05	Revised F.S.A.
7	11/16/04	Revised for D.C.P. measurement
6	09/13/04	Revised for Structural submittals
5	08/23/04	Revised for F.S.A. measurement
4	08/09/04	Revised for F.S.A. measurement
3	07/16/04	Revised for S.A.
2	07/16/04	Revised for S.A.
1	02/24/04	Revised for S.A.
PK.	PK.	REVISION / REVISION

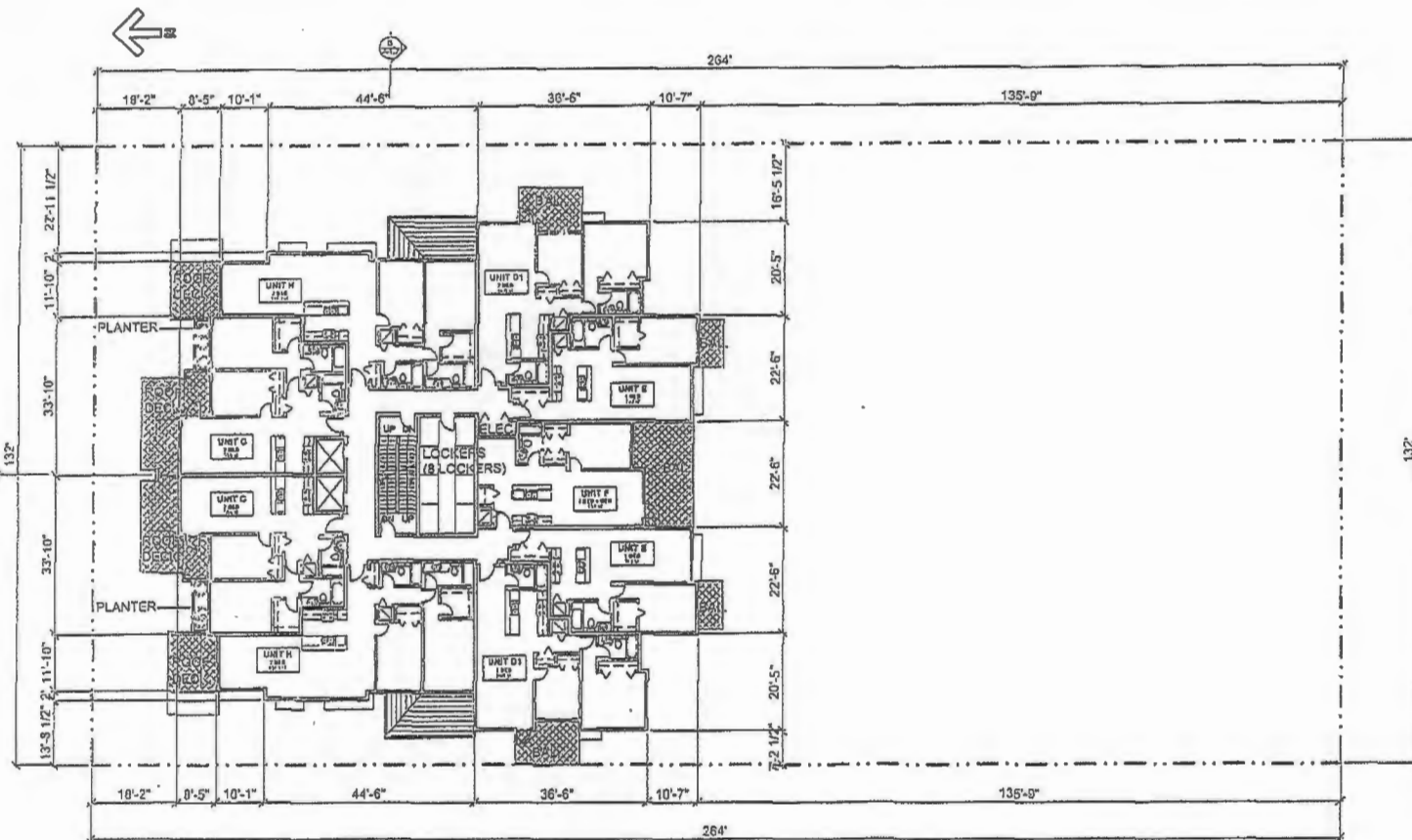
PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
102-120 ESPLANADE AVE.
HARRISON HOT SPRINGS, DC

FOR:
IRCA CONSTRUCTION

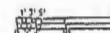
DRAWING TITLE:
SIXTH FLOOR PLAN

DATE:	02/20/06	SHEET NO.:	A-2.5
SCALE:	1/4" = 1'-0"		
DESIGNER:	EA		
DATE:	11		
PROJECT NO.:	0547		



6TH FLOOR PLAN

GROSS RESIDENTIAL AREA: 9416.97 S.F.



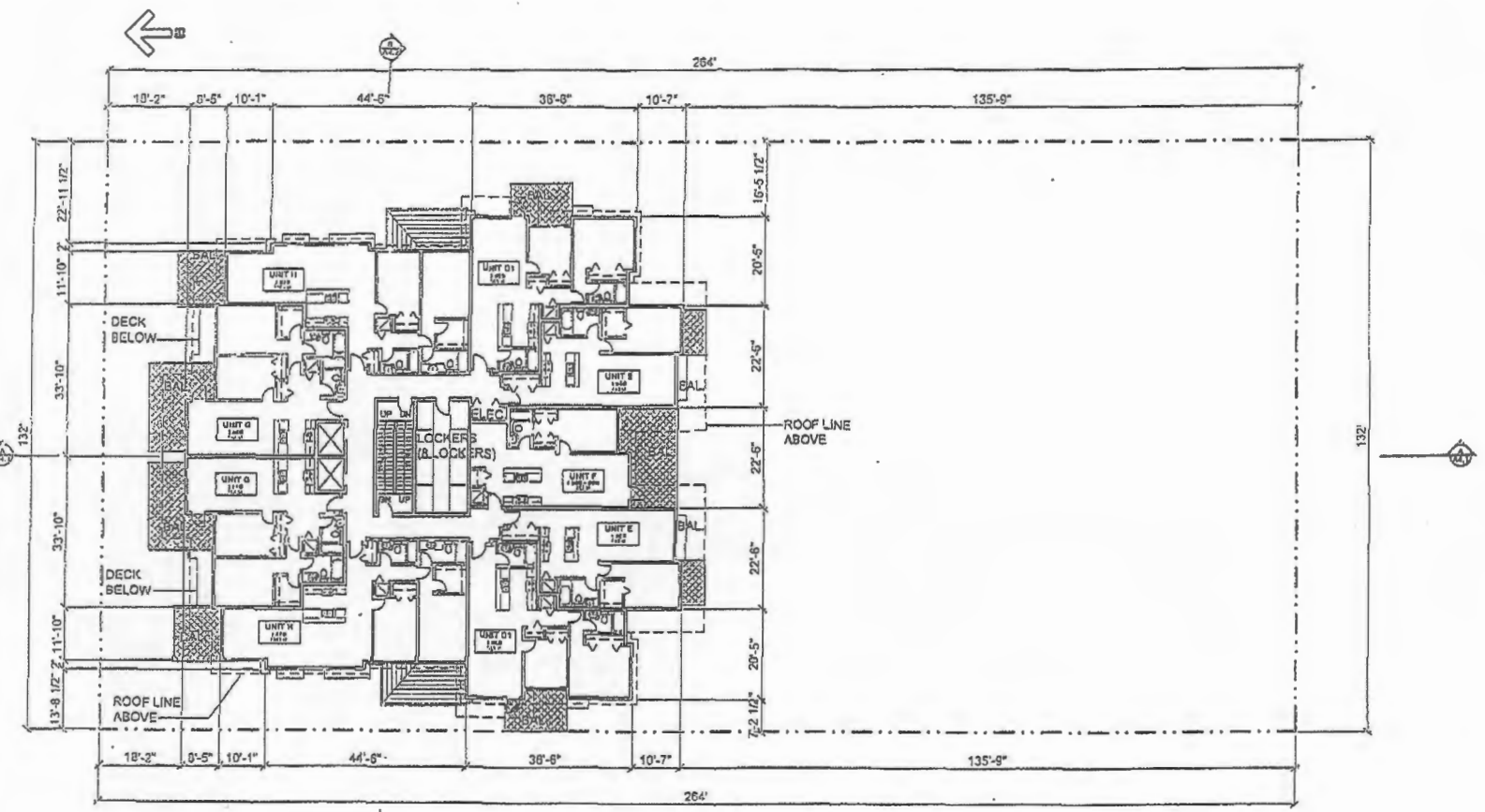


**F. ADAB
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INC.**

4001 WOODBROOK DRIVE
TOWSON, MARYLAND, DC 21286
TEL: 410-588-0000 FAX: 410-588-0001
WWW.FADAB.COM

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7TH FLOOR PLAN
GROSS RESIDENTIAL AREA: 9416.97 S.F.

17	03/24/08	Revised for D.P. Submission
16	02/15/08	Concept Plan for D.P. Submission
15	09/23/07	Revised for D.P. Submission
14	10/11/07	Revised for D.P. Submission
13	09/25/07	Revised for D.P. Submission
12	09/25/07	Revised for D.P. Submission
11	09/25/07	Revised for D.P. Submission
10	09/25/07	Revised for D.P. Submission
9	09/25/07	Revised for D.P. Submission
8	09/25/07	Revised for D.P. Submission
7	09/25/07	Revised for D.P. Submission
6	09/25/07	Revised for D.P. Submission
5	09/25/07	Revised for D.P. Submission
4	09/25/07	Revised for D.P. Submission
3	09/25/07	Revised for D.P. Submission
2	09/25/07	Revised for D.P. Submission
1	09/25/07	Revised for D.P. Submission
01	09/25/07	Revised for D.P. Submission

PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
103-130 ESPRANCE AVE.
HARRISON-HOTSPRINGS, D.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SEVENTH FLOOR PLAN

DATE:	07/16/08	SHEET NO.:	A-2.6
SCALE:	1/8" = 1'-0"		
DESIGN:	EA		
DRAWN:	EA		
PROJECT NO.:	003		



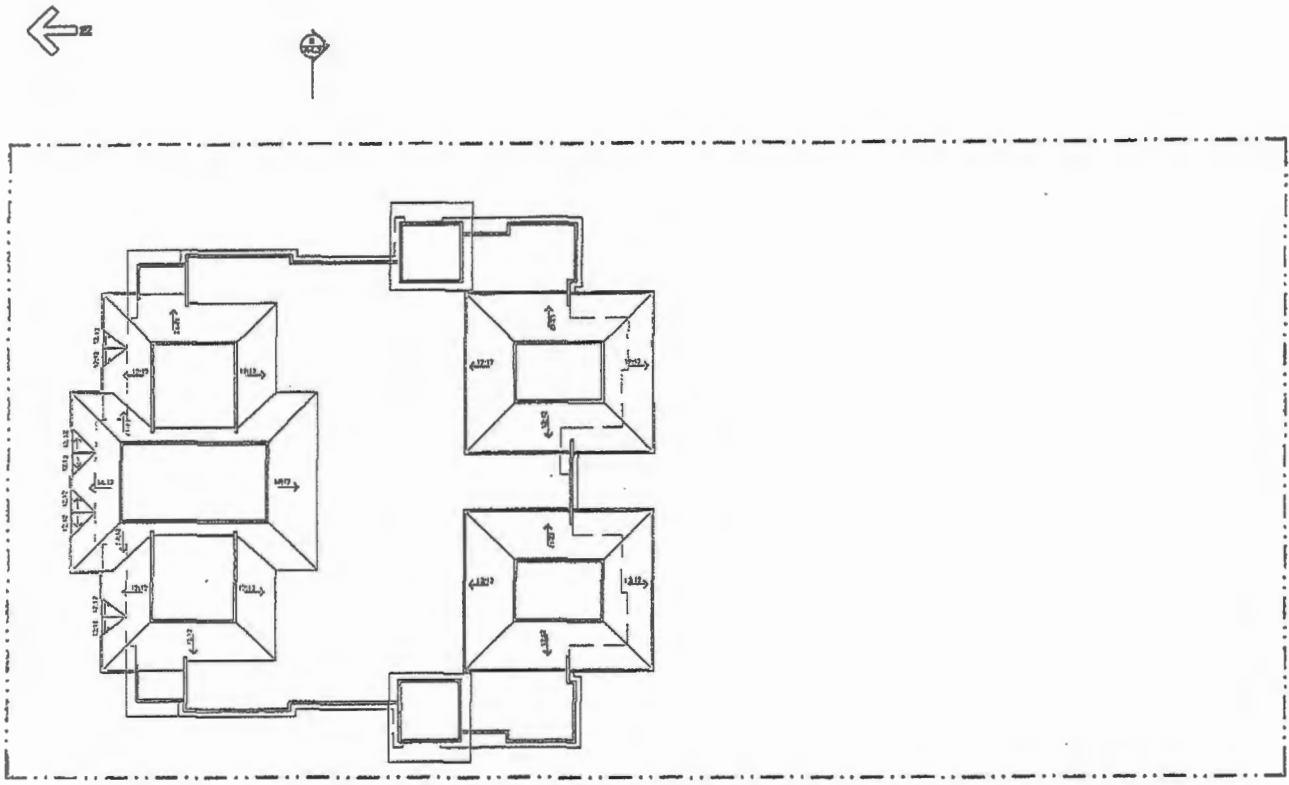
**F. ADAB
ARCHITECTS
INC.**

#12-108 NORFOLK AVENUE
NORTH WALKOVER, DC 20711
TEL: (301) 713-3301 FAX: (301) 713-3311
E-MAIL: info@f-adab.com

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ROOF PLAN

11	10/20/10	Revised for D.P. Submittal
12	02/12/10	Revised for D.P. Submittal
11	10/21/09	Revised for D.P. Submittal
10	10/09/09	Revised for D.P. Submittal
9	08/20/09	Revised for D.P.
8	08/17/09	Revised for D.P.
7	11/01/07	Revised for D.P. Submittal
6	07/20/07	Revised for D.P. Submittal
5	07/20/07	Revised for D.P. Submittal
4	04/03/07	Revised for D.P. Submittal
3	03/17/07	Revised for D.P.
2	10/19/06	Original architectural drawing
1	02/28/06	Revised for D.P.
00	04/01	REVISED FOR D.P.

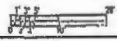
PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

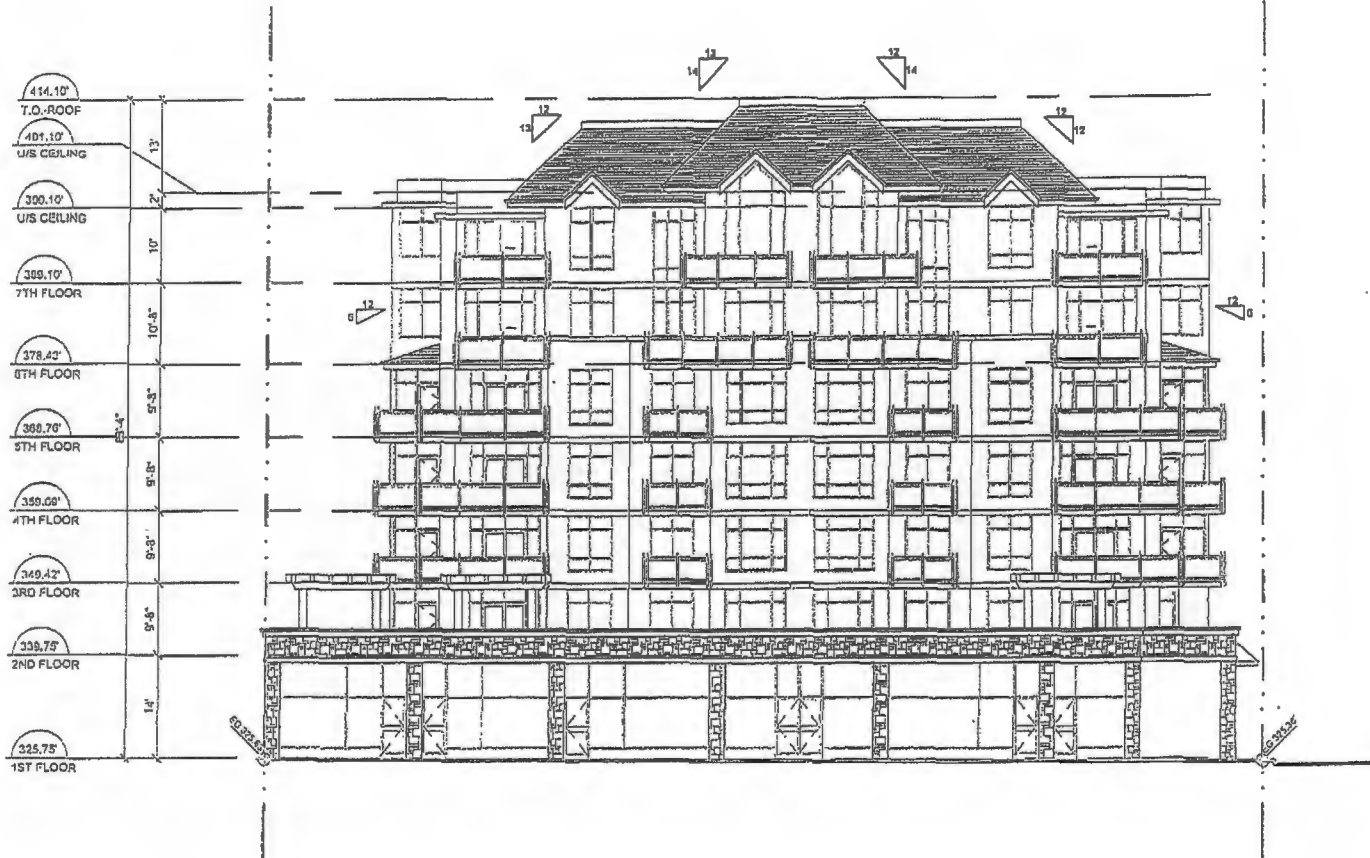
ADDRESS:
100 - 130 ESPRANCA AVE.
HARRISON HOT SPRINGS, B.C.

FOR:
TRCA CONSTRUCTION

DRAWING TITLE:
ROOF PLAN

DATE:	OCT 2010	SHEET NO.:	A-2.7
SCALE:	1/8" = 1'-0"		
CHECKED:	TA		
DATE:	02		
PROJECT NO.:	1001		





**F. ADAS
ARCHITECTS
INC.**

1710 AVENUE ROOSEVELT DRIVE
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TEL: (202) 887-2000 FAX: (202) 887-2571
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10	02-2012	Revised for D.P. Construction
12	03-27-12	Final Approval of D.P. Approvals
11	04-24-12	Revised for D.P. Construction
09	03-18-12	Revised for D.P. Construction
7	07-27-11	Finalize Drawings
8	09-14-11	Revised P.S.D.
2	11-11-07	Revised for D.P. Approvals
6	09-27-07	Revised for D.P. Approvals
5	06-22-07	Revised for D.P. Approvals
4	06-22-07	Revised for D.P. Approvals
3	04-27-07	Revised for D.P.
1	01-23-06	Initial Set
01	04-11	INITIAL DESIGN

PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
121-123 DEERWATER AVENUE
HARRISON HOT SPRINGS, N.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
NORTH ELEVATION

DATE:	01-2015	SHEET NO.:	A-3.1
SCALE:	1/8" = 1'-0"		
DRAWN:	JA		
PROJECT NO.:	893		



**F. ADAE
ARCHITECTS
INC.**

REGISTERED ARCHITECT
STATE OF MISSISSIPPI, LICENSE NO. 10000
MEMBER, MISSISSIPPI ARCHITECTURAL SOCIETY

This drawing is intended for the use of the contractor and is not to be used for any other purpose. The architect is not responsible for any errors or omissions in this drawing or for any consequences that may result from its use. The contractor is responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The architect is not responsible for any delays or cost overruns caused by the contractor's failure to obtain permits or comply with laws and regulations.

These notes are intended to be read in conjunction with the drawings and specifications. They are not to be used as a substitute for the drawings and specifications. The contractor is responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The architect is not responsible for any delays or cost overruns caused by the contractor's failure to obtain permits or comply with laws and regulations.

1. All work shall be in accordance with the drawings and specifications. 2. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. 3. The architect is not responsible for any delays or cost overruns caused by the contractor's failure to obtain permits or comply with laws and regulations.

13	CONCRETE	Reinforced Concrete
14	FORMWORK	Cast-in-place concrete
15	MECHANICAL	Plumbing, Heating, and Air Conditioning
16	ELECTRICAL	Electrical
17	PAINTS	Interior and Exterior
18	ROOFING	Asphalt/Flt Shingles
19	GLASS	Insulated Glass Units
20	FINISHES	Carpeting, Tile, and Drywall
21	MECHANICAL	Plumbing, Heating, and Air Conditioning
22	ELECTRICAL	Electrical
23	PAINTS	Interior and Exterior
24	ROOFING	Asphalt/Flt Shingles
25	GLASS	Insulated Glass Units
26	FINISHES	Carpeting, Tile, and Drywall
27	MECHANICAL	Plumbing, Heating, and Air Conditioning
28	ELECTRICAL	Electrical
29	PAINTS	Interior and Exterior
30	ROOFING	Asphalt/Flt Shingles
31	GLASS	Insulated Glass Units
32	FINISHES	Carpeting, Tile, and Drywall
33	MECHANICAL	Plumbing, Heating, and Air Conditioning
34	ELECTRICAL	Electrical
35	PAINTS	Interior and Exterior
36	ROOFING	Asphalt/Flt Shingles
37	GLASS	Insulated Glass Units
38	FINISHES	Carpeting, Tile, and Drywall
39	MECHANICAL	Plumbing, Heating, and Air Conditioning
40	ELECTRICAL	Electrical
41	PAINTS	Interior and Exterior
42	ROOFING	Asphalt/Flt Shingles
43	GLASS	Insulated Glass Units
44	FINISHES	Carpeting, Tile, and Drywall
45	MECHANICAL	Plumbing, Heating, and Air Conditioning
46	ELECTRICAL	Electrical
47	PAINTS	Interior and Exterior
48	ROOFING	Asphalt/Flt Shingles
49	GLASS	Insulated Glass Units
50	FINISHES	Carpeting, Tile, and Drywall

PROJECT TITLE:
HARRISON HOT SPRINGS
MIDDLE-CLASS DEVELOPMENT

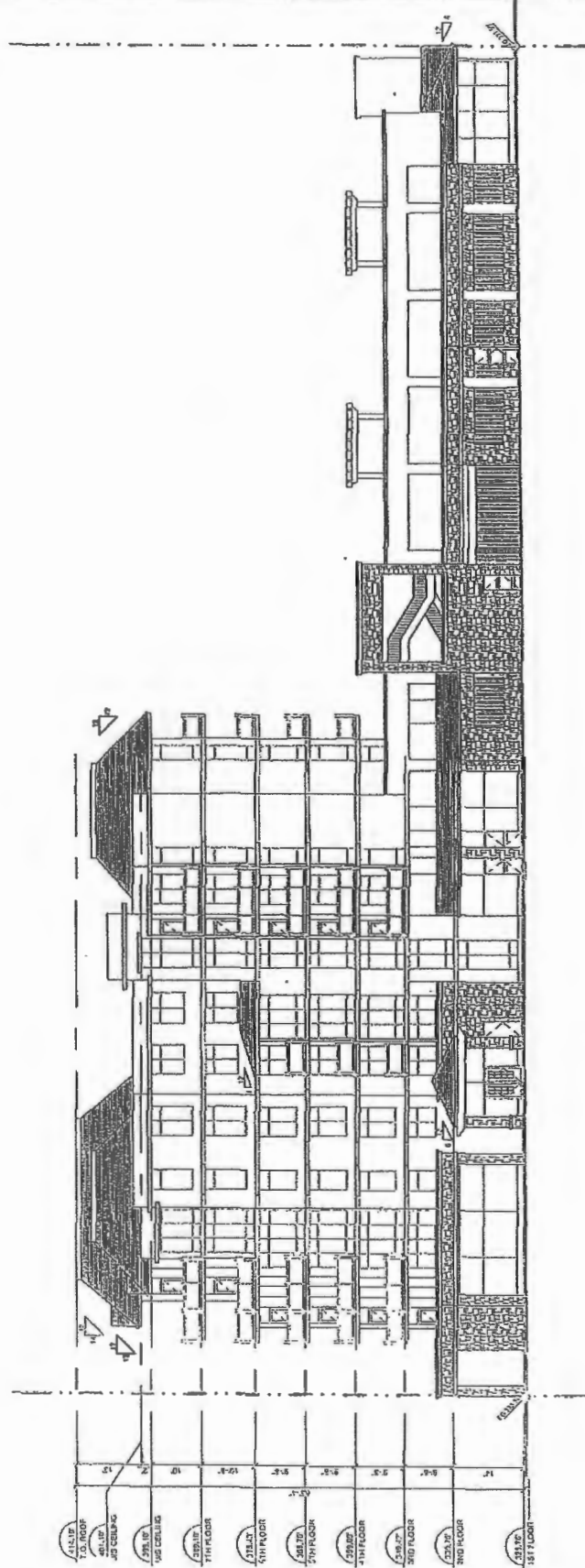
ADDRESS:
100 US 90, HARRISON, MS
HARRISON, MISSISSIPPI, U.S.A.

FOR:
HCA CONSTRUCTION

DRAWING TITLE:
WEST ELEVATION

DATE: 07/20/11
SCALE: 1/4" = 1'-0"
DESIGNED BY: F.A.
DRAWN BY: M.A.
PROJECT NO.: 10000

SHEET NO.:
A-3.2





**F. ADAB
ARCHITECTS
INC.**

1120 HARRISON CRESCENT
NORTH WASHINGTON, DC 20004
TEL: (202) 974-2801 FAX: (202) 974-2822
E-MAIL: info@f-adab.com

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13	02/04/10	Revised for C.P. Submittal
12	02/12/10	Revised for C.P. Submittal
11	02/02/10	Revised for C.P. Submittal
10	10/29/09	Revised for C.P. Submittal
9	09/23/09	Revised for C.P. Submittal
8	09/17/09	Revised for C.P. Submittal
7	10/11/09	Revised for C.P. Submittal
6	09/29/09	Revised for C.P. Submittal
5	09/23/09	Revised for C.P. Submittal
4	09/17/09	Revised for C.P. Submittal
3	09/11/09	Revised for C.P. Submittal
2	09/05/09	Revised for C.P. Submittal
1	08/29/09	Revised for C.P. Submittal
01	08/23/09	Revised for C.P. Submittal

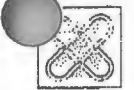
PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
102-130 ESPYAN AVENUE,
HARRISON HOT SPRINGS, DC.

FOR:
MCA CONSTRUCTION

DRAWING TITLE:
SOUTH ELEVATION

DATE:	OCT 2011	SHEET NO.:	
SCALE:	1/8" = 1'-0"		
DESIGNER:	JA		A-3.3
DRAWN:	JA		
PROJECT NO.:	102-130		



**F. ADAB
ARCHITECTS
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12500 WOODBURY DRIVE
1000 WASHINGTON, DC 20001
TEL: (301) 951-2002 FAX: (301) 951-2552
EMAIL: info@fadam.com

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No.	DATE	REVISION / ISSUE
17	10/10/2008	Revised for D.P. Submittal
16	08/18/08	Revised for D.P. Submittal
15	08/18/08	Revised for D.P. Submittal
14	08/18/08	Revised for D.P. Submittal
13	08/18/08	Revised for D.P. Submittal
12	08/18/08	Revised for D.P. Submittal
11	08/18/08	Revised for D.P. Submittal
10	08/18/08	Revised for D.P. Submittal
9	08/18/08	Revised for D.P. Submittal
8	08/18/08	Revised for D.P. Submittal
7	08/18/08	Revised for D.P. Submittal
6	08/18/08	Revised for D.P. Submittal
5	08/18/08	Revised for D.P. Submittal
4	08/18/08	Revised for D.P. Submittal
3	08/18/08	Revised for D.P. Submittal
2	08/18/08	Revised for D.P. Submittal
1	08/18/08	Revised for D.P. Submittal

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS:
102 - 130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C.

FOR:
RCA CONSTRUCTION

DRAWING TITLE:
EAST ELEVATION

DATE:	OCT 2008	SHEET NO.:
SCALE:	1/4" = 1'-0"	A-3.4
DESIGNER:	F.A.	
DRAWN:	A.A.	
PROJECT NO: 0201		



**F. ADAB
ARCHITECTS
INC.**

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22017 HAWKWOOD, DC 20719-2014
TEL: (301) 881-3323 FAX: (301) 997-2923
B-4742.rdr@fadam.com

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13	02/24/18	Revised for S.P., dimensions
12	03/15/18	General Revision for O.P., dimensions
11	10/27/16	Revised for O.P., dimensions
10	10/20/16	Revised for O.P., dimensions
9	04/10/16	Revised Elevators
8	03/11/16	Revised S.P.S.
7	11/16/15	Revised for O.P., site plan
6	09/15/15	Revised for S.P., dimensions
5	08/25/15	Revised for S.P.S., dimensions
4	08/11/15	Revised for S.P.
3	10/15/14	Concept of design - not to scale
2	03/27/14	Revised for S.P.
1	03/27/14	Revised for S.P.
REV.	DATE	DESCRIPTION

PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
101-133 ESPRANACE AVE.
HARRISON CITYSPRINGS, SC.

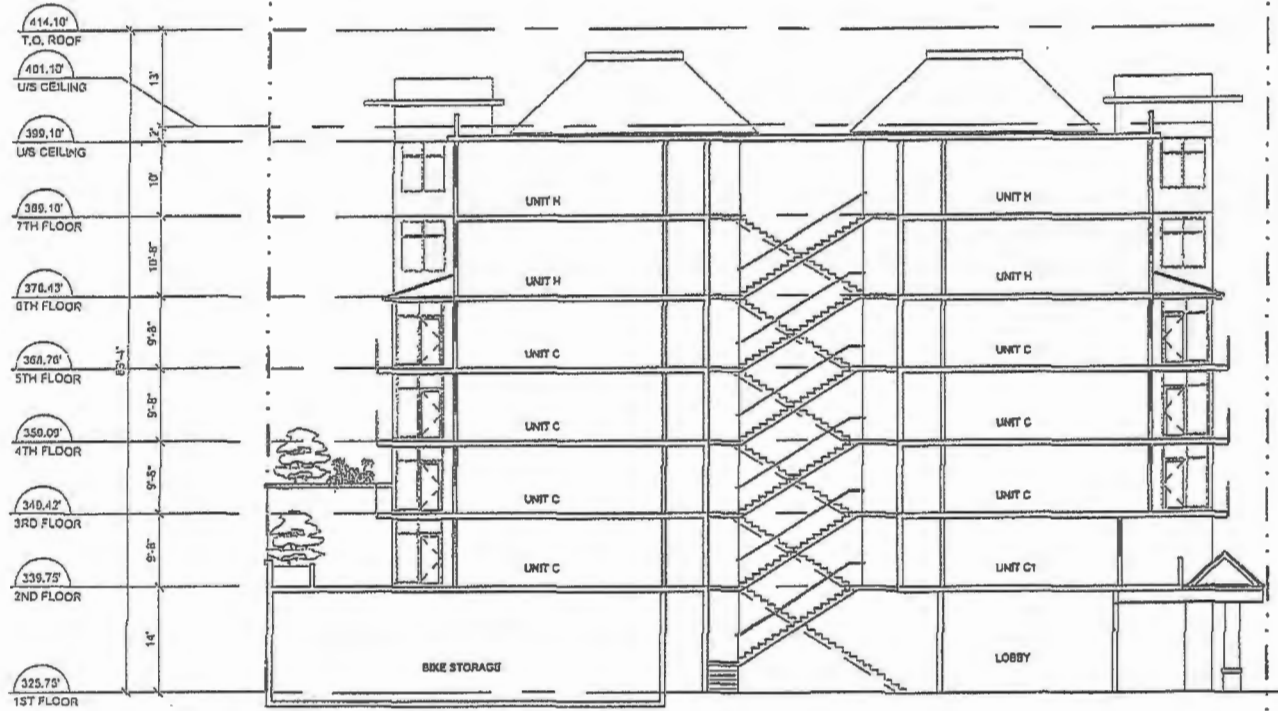
FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SECTION B-B

DATE:	02/28/18	SHEET NO.:	
SCALE:	1/8" = 1'-0"		
DESIGNER:	FA		A-4.2
DRAWN:	AA		
PROJECT NO.:	051		

P.L.

P.L.





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 12, 2016
FROM: Lisa Grant **FILE:** 3060-20-01/2015
Manager of Development and Community Services
SUBJECT: Development Permit for 225 Miami River Drive (Edwards)

ISSUE:

Consideration of a Development Permit for the construction of a new single family dwelling within the Miami River Development Permit Area.

BACKGROUND:

The applicant, applied for a Development Permit in order to facilitate the construction of a new single family dwelling at 225 Miami River Drive. As a requirement of the Miami River Development Permit Area 5, any alteration within 30 meters of Miami River requires an assessment for riparian protection, consistent with the Riparian Area Regulation (RAR).

A Development Variance Permit was issued at the June 27th, 2012 Regular Council meeting that reduced the front and side setbacks to accommodate site restrictions as a result of the 18 meter Streamside Protection and Enhancement Area (SPEA). A Development Permit was not issued at that meeting because the Province and Department of Fisheries and Oceans were waiting for confirmation that the Village was willing to reduce our setbacks.

DISCUSSION:

If a development proposal is unable to comply with the 30 meter setback from the high water mark of a watercourse, a RAR assessment is triggered. In this instance, the applicant has completed the assessment and the SPEA was reduced to 18 meters, as approved by the Ministry of Environment and is subject to certain requirements. The applicant is working with the Province to satisfy these requirements.

Development Permit condition and requirements:

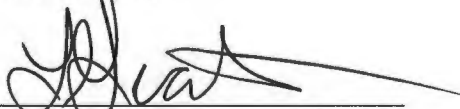
1. The Streamside Protection and Enhancement Area (SPEA) is 18 m, as approved by the Ministry of Environment.
2. The SPEA area should be managed as a natural vegetated area.
3. Dumping, landfill and vegetation removal and the use of pesticides is restricted in the SPEA area.
4. Any landscaping and/or revegetation should utilize native species of trees and shrubs, and be consistent with guidelines provided by Ministry of Environment.
5. A sediment control plan should be prepared and implemented prior to site preparation and construction.

Now that the RAR assessment is complete and the applicant is ready to proceed with their building permit application, it is recommended that DP 01/2015 be issued by Council.

RECOMMENDATION:

THAT Development Permit 01/2015 be issued for 225 Miami River Drive.

Respectfully submitted for your consideration;



Lisa Grant
Manager of Development and Community Services

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Madeline McDonald
Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS
DEVELOPMENT PERMIT NO. DP01-2015

1. This Development Permit No. 01-2015 is issued to:

James and Donna Edwards
1560 Topaz Crescent
Coquitlam BC V3E 2Z9

as the owner (the "Permittee") and shall apply only to that certain parcel or tract of land within the Village of Harrison Hot Springs (the "Village") described below, and any and all buildings, structures, and other development thereon:

Parcel Identifier: 002-314-380

Lot 7, Except: Part on Plan 66847;
Block 3 Fractional Section 13
Township 4 Range 6 West Sixth Meridian
New Westminster District Plan 9786

(the "Lands")

Civic Address: 225 Miami River Drive, Harrison Hot Springs BC

2. This Development Permit ("DP") is issued pursuant to the *Local Government Act* and the applicable bylaws of the Village and is issued subject to compliance with all of the bylaws of the Village, except as specifically varied or supplemented by this Permit.
3. The following DP terms and conditions shall apply to the Lands:
- 3.1 The Streamside Protection and Enhancement Area (SPEA) is 18 m, as approved by the Ministry of Environment and shown on Schedule A, attached hereto.
 - 3.2 The SPEA area should be managed as a natural vegetated area.
 - 3.3 Dumping, landfill and vegetation removal and the use of pesticides is restricted in the SPEA area.
 - 3.4 Any landscaping and/or revegetation should utilize native species of trees and shrubs, and be consistent with guidelines provided by Ministry of Environment.
 - 3.5 A sediment control plan should be prepared and implemented prior to site preparation and construction.
4. This Permit does not constitute subdivision approval or a Building Permit and does not entitle the Permittee to undertake any work without the necessary approvals or permits. Site work must be in compliance with the above noted site plan.
5. The Permittee shall save harmless and effectually indemnify the Village from and against:
- a. any and all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whosoever brought by reason of or in any way arising

August 1, 2012

Franco Lanfranchi
#19-7067 189th Street
Surrey, BC V4N 5M9

Dear Mr. Lanfranchi:

Re: Riparian Areas Regulation Assessment Approval for 225 Miami River Drive

I am writing to inform you that your Riparian Areas Regulation (RAR) assessment report has been submitted to the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO). The reference number for your RAR assessment report is 2473. Now that the report has been submitted, it is made available to Fisheries and Oceans Canada (DFO) and your local government (Village of Harrison Hot Springs). You may now contact the Village of Harrison Hot Springs for the next steps to proceed with your development under the conditions required by RAR. I have enclosed a copy of the assessment report for your records.

Streamside Protection and Enhancement Area

Through the RAR assessment methods, we have calculated your Streamside Protection and Enhancement Area (SPEA) width to be 18 m for Miami River, which is adjacent to your property. The SPEA setback is implemented to protect the integrity of the watercourse.

The SPEA is a **NO-GO ZONE**. This means that **NO ACTIVITY** (e.g., construction, vegetation removal or alteration, dumping of materials and/or adding materials) is permitted within the 18 m SPEA, except existing approved uses.

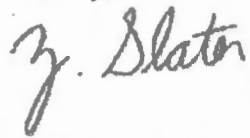
Conditions of the RAR Approval

Your RAR has been approved with the conditions set out in the assessment report (see attached). The SPEA should be demarcated on the ground by a qualified land surveyor who measures 18 m horizontal distance from the high-water-mark flagged by yellow pin flags. A fence at the boundary of the SPEA must be erected before any development activities occur. It is your (i.e., landowner's) responsibility to adhere to the measures and environmental monitoring schedule requirements. Failure to comply can result in your permit being revoked and/or fines. Therefore, it is in your best interest to make all parties who have access to your property aware of the RAR requirements.

Environmental Monitoring is also required during and after the construction process. The monitoring schedule is provided in Section 5: Environmental Monitoring.

Also, a post development report is required once the development process has been completed. You will be required to contact a Qualified Environmental Professional (QEP) at each stage of the development process (i.e., pre-development, mid-development, and post-development). While you are not obligated to use Madrone for all stages of the development process, we do have qualified biologists who are capable of completing all works pertaining to the RAR process until your project is complete, and who look forward to the opportunity of possibly working with you again in the future.

Yours truly,



Zoey Slater, B.Sc., B.I.T.
MADRONE ENVIRONMENTAL SERVICES LTD.

Enclosure

Riparian Areas Regulation: Assessment Report

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

Date August 1, 2012

I. Primary QEP Information

First Name	Pontus	Middle Name	Mauritz, Fredrik
Last Name	Lindgren		
Designation	R.P.Bio	Company	Madrone Environmental Services Ltd.
Registration #	1091	Email	pontus.lindgren@madrone.ca
Address	202 - 2602 Mt. Lehman Road		
City	Abbotsford	Postal/Zip	V4X 2N3
Prov/state	British Columbia	Country	Canada

III. Developer Information

First Name	Franco	Middle Name	
Last Name	Lanfranchi		
Company			
Phone #	(604) 617-5264	Email	Franco.l@shaw.ca
Address	#19-7067 189 th Street		
City	Surrey	Postal/Zip	V4N 5M9
Prov/state	British Columbia	Country	Canada

IV. Development Information

Development Type	New Development-single family residential home		
Area of Development (ha)	unknown	Riparian Length (m)	15,244
Lot Area (ha)	0.055732	Nature of Development	New
Proposed Start Date	unknown	Proposed End Date	unknown

V. Location of Proposed Development

Street Address (or nearest town)	225 Miami River Drive		
Local Government	Village of Harrison Hot Springs	City	Harrison Hot Springs
Stream Name	Miami River		
Legal Description (PID)	002-314-380	Region	Village of Harrison Hot Springs
Stream/River Type	Riffle pool	DFO Area	29
Watershed Code	110-232100		
Latitude	49	18	2.39
Longitude	121	47	2.40

Table of Contents for Assessment Report

	Page Number
1. Description of Fisheries Resources Values	3
2. Results of Riparian Assessment (SPEA width)	5
3. Site Plan	6
4. Measures to Protect and Maintain the SPEA (detailed methodology only).	
1. Danger Trees.....	8
2. Windthrow.....	8
3. Slope Stability.....	8
4. Protection of Trees.....	8
5. Encroachment	9
6. Sediment and Erosion Control.....	10
7. Floodplain.....	11
8. Stormwater Management.....	11
5. Environmental Monitoring	13
6. Photos	15
7. Assessment Report Professional Opinion	20

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

The subject property is located within a residential subdivision in the Village of Harrison Hot Springs (Figure 1). The proponent is in the initial planning stages of proposed development for a single family dwelling in character with the rest of the neighbourhood. The proponent's lot is one of the last parcels in the area to be developed and single family dwellings have been constructed on either side of the lot. There is currently no set timeline for the proposed development.

The legal description of the property is Lot 7, Block 3 Plan 9786, Section 13, Township 4, Range 29, Meridian W6, New Westminster Land District, Except Plan 66847. The parcel was cleared at some point in the past and has been allowed to re-vegetate naturally. The dominant tree species throughout the property is red alder (*Alnus rubra*). A singly, mature, bigleaf maple (*Acer macrophyllum*) also exists at the east property boundary. The shrub layer consists of salmonberry (*Rubus spectabilis*), red elderberry (*Sambucus racemosa*) and *Vaccinium sp.* There are also invasive plant species present. Both Himalayan blackberry (*Rubus discolor*) and one or more knotweed species cover the majority of the parcel. It also appears that local residents are using the empty parcel to dispose of unwanted garden waste and debris, such as plastics and cement. Between the parcel and the streambank is the Miami River Greenway Trail; a grassy walking path used by local residents and tourists.

There is one watercourse affecting the property; Miami River, an S1 watercourse. The riparian vegetation along the watercourse includes mosses, salmonberry, hardhack (*Spiraea douglasii*) and grasses. There was little to no woody debris observed along this watercourse. The river bedload consists of sand and silt, with little to no gravel and no coarser sediment. Miami River supports a diverse and valued mix of anadromous and resident fish. A search using the Fisheries Inventory Data Queries (FIDQ)¹ listed the following fish species present in the Miami River: Brassy Minnow, Sculpin, Slimy Sculpin, Coho Salmon, Cutthroat Trout, Rainbow Trout, Redside Shiner, Stickleback, Salish Sucker and Steelhead. The Miami River is a tributary of Harrison Lake.

¹ <http://a100.gov.bc.ca/pub/fidq/main.do> accessed March 29, 2012

2. Results of Detailed Riparian Assessment

Date: **March 28, 2012**

Description of Water bodies involved (number, type)

1

Stream	X
Wetland	
Lake	
Ditch	
Number of reaches	1
Reach #	1

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

Channel Width(m)		Gradient (%)	I, <u>Pontus Lindgren</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Franco Lanfranchi</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.
starting point	25.60		
upstream	26.75	2	
	24.83		
	25.08		
	27.15		
downstream	24.13	3	
	25.45		
	27.82		
	26.21		
	28.45		
	27.30		
Total: minus high /low	236.19		
mean	26.24	2.5	
	R/P	C/P	S/P
Channel Type	X		

Site Potential Vegetation Type (SPVT)

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

I, Pontus Lindgren, hereby certify that:
 a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
 b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Franco Lanfranchi;
 c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
 d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons			
LWD, Bank and Channel Stability ZOS (m)	30				
Litter fall and insect drop ZOS (m)	15				
Shade ZOS (m) max	30	South bank	Yes	X	No
SPEA maximum	30	(For ditch use table 3-7)			

I, Pontus Lindoren, hereby certify that:

- a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the Fish Protection Act;
- b) I am qualified to carry out this part of the assessment of the development proposal made by the developer Franco Lanfranchi;
- c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.

Comments

This parcel is an older, existing lot that was created before riparian protection measures were considered. The parcel itself is only 36.57 m in length and 15.24 m in width. Including the walking path, the longest distance from top of bank is 44.57 m. The local side and front yard zoning setbacks are 1.5 and 7.5 m, respectively. If the full SPEA is applied, there is essentially no room for development of a single family dwelling and deprives the proponent the use of the land. Due to this undue hardship, the proponent is seeking a variance to the SPEA.

The proponent was granted a reduction to the front yard setback and the side yard setback by the Village of Harrison Hot Springs. The front yard setback was reduced to 5 m and the side yard setbacks were reduced to 1 m (See Appendices).

We are requesting, on behalf of the proponent, a variance to the SPEA from 30 to 18 m (Figure 2), which should facilitate a suitable building footprint for the proponent. The proponent will be required to remove any invasive plant species from the SPEA and plant native plant species to enhance the SPEA. The proponent will not be required to plant any part of the SPEA outside of their property line, but will be required to erect a fence at the SPEA boundary.

Fisheries and Oceans Canada has determined that the proposed works are unlikely to result in the harmful alteration, disruption or destruction (HADD) of fish habitat and has issued a letter of acceptance for the variance to the SPEA from 30 to 18 m (See Appendices).

Section 3. Site Plan

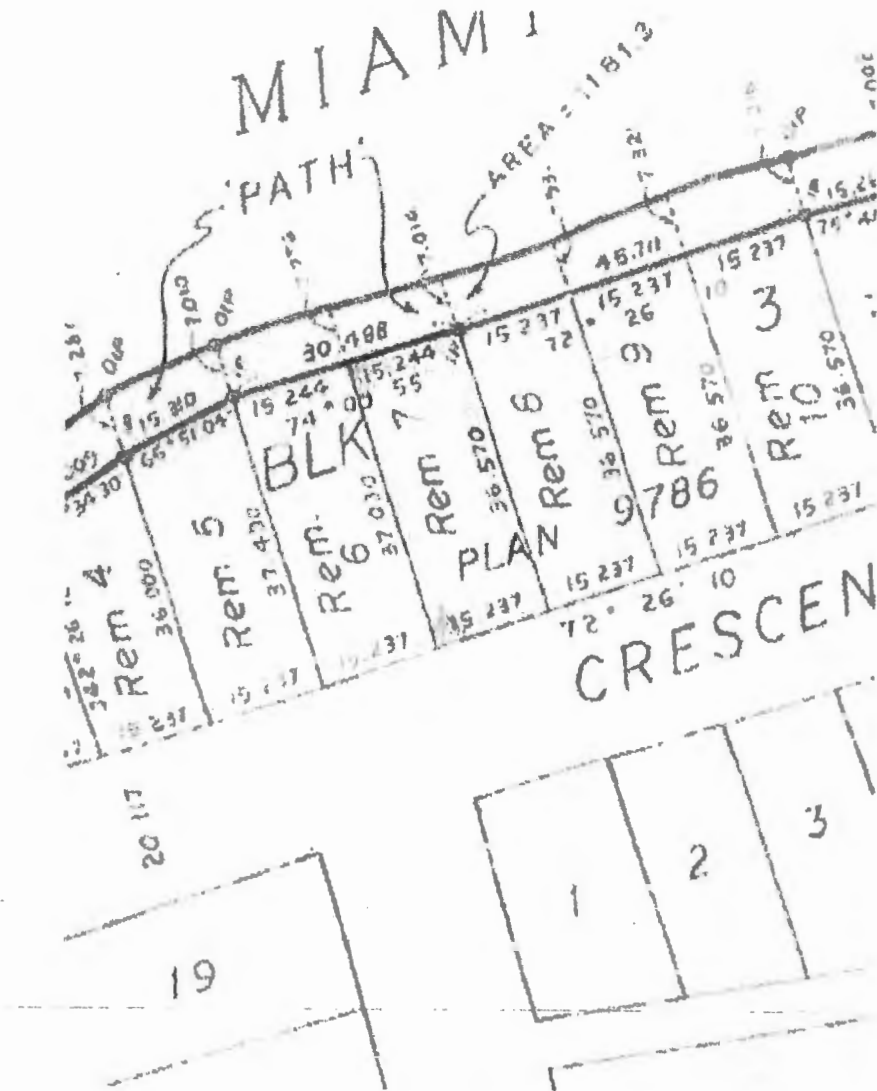
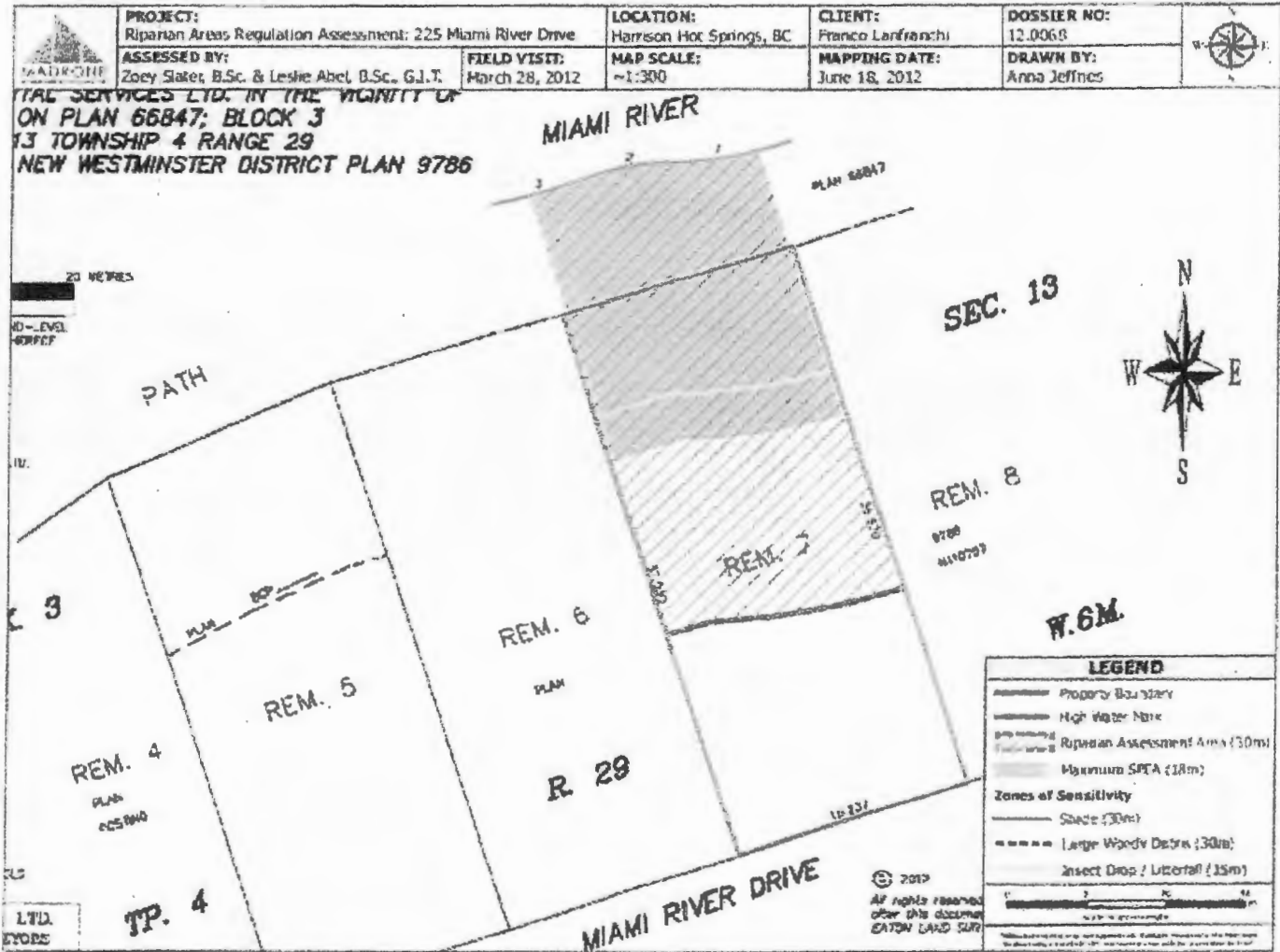


Figure 1: Lot plan provided by the Village of Harrison Hot Springs office.

Figure 2: Site map with SPEA and ZOS.



Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Section 4. Measures to Protect and Maintain the SPEA

<p>1. Danger Trees</p>	
<p>No danger trees were identified in the SPEA or wider Riparian Assessment Area. The property was cleared at some point and the area has been allowed to re-vegetate naturally. The existing trees are young and appear to be in good health. It is not anticipated that trees will need to be removed from the SPEA for human safety or property damage prevention purposes. If, in the future, concerns arise over the health and integrity of the trees, a qualified danger-tree assessor must be retained to perform an assessment. In addition, if it is determined that tree removal or limbing is required; all appropriate documentation must be completed.</p>	
<p>I, <u>Pontus Lindgren</u>, hereby certify that:</p> <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Franco Lanfranchi</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation 	
<p>2. Windthrow</p>	
<p>The property is the last lot to be developed within a subdivision where very little trees are present. All trees within the property boundaries appear to be windfirm.</p>	
<p>I, <u>Pontus Lindgren</u>, hereby certify that:</p> <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Franco Lanfranchi</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation 	
<p>3. Slope Stability</p>	
<p>All developments are occurring on a low gradient (i.e., flat to gentle slope) terrain. There will not be any development-related impacts to the SPEA associated with slope stability.</p>	
<p>I, <u>Pontus Lindgren</u>, hereby certify that:</p> <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Franco Lanfranchi</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation 	
<p>4. Protection of Trees</p>	
<p>Because new construction is proposed, it is imperative to protect trees within the SPEA as their roots can extend outwards several times the height of the tree and can be easily damaged by construction activities. The SPEA should be flagged prior to commencing construction works. Activities that must not take place near trees in the SPEA include:</p>	
<ul style="list-style-type: none"> a. changing the ground level around trees; b. allowing pollutants to contaminate the soil around trees; c. moving or parking vehicles or excavation equipment around trees; and d. storing construction materials around trees. 	

An Environmental Monitor will be performing inspections and will be instructed to watch for practices that could jeopardize the health of the trees within the SPEA.

I, Pontus Lindgren, hereby certify that:

- a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the Fish Protection Act;
- b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Franco Lanfranchi;
- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

5. Encroachment

Encroachment into the SPEA by residents of the property in question, as well as residents adjacent to the property, will have negative effects and may lead to riparian and stream degradation. Currently there is a legally non-conforming grassy walking path (Miami River Greenway Trail) adjacent to the property within the SPEA that local residents use and that the proponent has no jurisdiction over. Plant loss due to trampling of vegetation near a stream increases silting of spawning gravels and reduces the abundance of sensitive aquatic invertebrates that are important fish food sources.

Installing a visual barrier will be necessary, such as a fence (split rail, hedge, etc.), in order to restrict access into the SPEA. Also putting up signage indicating the sensitive nature of the riparian area will help to protect the SPEA.

Planting native vegetation beyond the property boundary (e.g., grassy walking path) is not the responsibility of the proponent; however, the portion of SPEA starting from the northern property boundary will be planted with native vegetation. Table 1 lists recommended native plant species and recommended spacing of these plants suitable for the SPEA on the proponent's property.

Riparian Planting Criteria*

- All tree and shrub species should be native to the local area and where available, of guaranteed nursery stock for successful transplanting. Prior removal of invasive plant species (e.g. Himalayan blackberry, Japanese knotweed, scotch broom) may be required to enhance the survival of transplants.
- When nursery stock is used, the correct botanical name should be used to order planting stock and tags should be left attached for field identification.
- Purchased plant stock should be a minimum of 2 years old, and if transplanting an entire area, planted no greater than 2.0 meters apart for all stock.
- Salvage native plants wherever possible for replanting of the disturbed area, which can also be counted as replacement vegetation.
- For the replacement of individual trees, such as a danger or hazard tree, please refer to the British Columbia Provincial Tree Replacement Criteria. For individual shrub replacement, two shrubs should be replanted for each shrub removed; no replacement of shrubs for trees.
- Fruiting trees and shrubs should be planted to promote recolonization by seed and provide wildlife food sources.
- Stock should be planted in the fall (September to October) or spring (March to April) depending on local conditions.
- To ensure success of the transplants, at least 80% should survive within the first year of planting.
- Additional fertilizing, dedicated watering and/or replanting may be required to establish vigorous vegetative cover throughout the first year of growth.

* <http://www.pac.dfo-mpo.gc.ca/habitat/reveg/index-eng.htm> - Accessed from Fisheries and Oceans

Canada website June 13, 2012

Table 1: List of recommended native plant species

Recommended Species to Plant		Planting Density: (space between plants)
English Name	Latin Name	
Pacific willow	<i>Salix lucida</i>	0.6 m
hookers willow	<i>Salix hookeriana</i>	
scouler's willow	<i>Salix scouleriana</i>	
nootka rose	<i>Rosa nutkana</i>	0.6 m
red-osler dogwood	<i>Cornus stolonifera</i>	
bitter cherry	<i>Prunus emarginata</i>	1.3 m
Pacific crab apple	<i>Malus fusca</i>	
Pacific ninebark	<i>Physocarpus capitatus</i>	
sakmonberry	<i>Rubus Spectabilis</i>	
red huckleberry	<i>Vaccinium parvifolium</i>	
hardhack	<i>Spiraea douglasii</i>	
thimbleberry	<i>Rubus parviflorus</i>	
red alder	<i>Alnus rubra</i>	1.3 m
vine maple	<i>Acer circinatum</i>	
Indian plum	<i>Oemleria cerasiformis</i>	
beaked hazelnut	<i>Corylus cornuta</i>	
red elderberry	<i>Sambucus racemosa</i>	
black cottonwood	<i>Populus trichocarpa</i>	2.0 m
Douglas-fir	<i>Pseudotsuga menziesii</i>	2.0 m
western red cedar	<i>Thuja plicata</i>	
western hemlock	<i>Tsuga heterophylla</i>	
sitka spruce	<i>Picea sitchensis</i>	
big-leaf maple	<i>Acer macrophylla</i>	

I, Portus Lindgren, hereby certify that:

- a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the Fish Protection Act;
- b. I am qualified to carry out this part of the assessment of the development proposal made by the developer Franco Lanfranchi;
- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

6. Sediment and Erosion Control

Sediment resulting from construction activities can become mobilized during rainfall and transported into water bodies. Sediment is a deleterious substance under the Federal Fisheries Act, and its introduction into watercourses can lead to negative impacts on adjacent and connected downstream fish habitat. Because the proposed development includes excavation within the 30 m RAA, there exists a potential for sedimentation of the watercourse. In order to prevent sediment from entering the watercourse, it is imperative that the client adopt the following preventative measures on site:

- a. Install silt fencing, as appropriate, to control the potential mobilization of sediment in the SPEA from exposed ground;
- b. cover all soil/fill stockpiles with tarps and/or surround them with silt fencing;
- c. carry out excavation activities during dry periods;
- d. apply temporary covers, such as seeding or geotextiles to bare soils;
- e. restrict high-frequency movement of heavy machinery; and
- f. regular sweeping (as opposed to washing, which mobilizes sediment) of any

	<p>impermeable surfaces.</p> <p>Prior to any development taking place, an erosion and sediment control (ESC) plan needs to be developed by a qualified environmental professional (QEP) as part of the construction planning process. The plan must ensure no sediment is transported to, or deposited in, any natural watercourse or storm sewer.</p> <p>The proponent will be notified of this requirement and is responsible to ensure that they are abiding by any and all other erosion and sediment control regulations of their local government. Environmental Monitoring is a requirement of this riparian area assessment report as discussed in Section 5.</p>
	<p>I, <u>Pontus Lindgren</u>, hereby certify that:</p> <ol style="list-style-type: none"> I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the Fish Protection Act; I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Franco Lanfranchi</u>; I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation
<p>7. Stormwater Management</p>	<p>New construction commonly leads to an increase in surface water runoff and a decrease in natural infiltration as a result of an increase in impermeable surfaces (i.e., rooftops or paved areas). The main goals of stormwater management are to either a) capture runoff from impermeable surfaces and return it to natural hydrological pathways, or b) implement initiatives to reduce the production of stormwater runoff (i.e., by installing a bio-retention area). As the proponent proposes to construct a single family dwelling, the rooftop and driveway will increase the amount of runoff.</p> <p>Options for stormwater management include:</p> <ul style="list-style-type: none"> Constructing a rock-lined drain or infiltration chamber which will receive surface runoff from the roof top. Stormwater flow from the roof will be encouraged to infiltrate slowly into the ground using this method Connecting rain leaders from the roof to perforated underground pipes, which will encourage the infiltration of stormwater Installing rain water collection cisterns or rain barrels to collect water flowing off the roof via rain leaders.
	<p>I, <u>Pontus Lindgren</u>, hereby certify that:</p> <ol style="list-style-type: none"> I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the Fish Protection Act; I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Franco Lanfranchi</u>; I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation
<p>8. Floodplain Concerns (highly mobile channel)</p>	<p>The property is within the floodplain according to the Village of Harrison Hot Springs Official Community Plan (OCP). The OCP states that the areas within the Village below 14.55 metres elevation above sea level are designated as "floodplain". The elevation of the property is between 10 and 14 metres. Miami River is confined within stable banks and does not appear to be prone to mobility. It is concluded that channel mobility will not negatively impact the SPEA.</p> <p>I, <u>Pontus Lindgren</u>, hereby certify that:</p> <ol style="list-style-type: none"> I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the Fish Protection Act; I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Franco Lanfranchi</u>; I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

Section 5. Environmental Monitoring

A Qualified Environmental Professional (QEP) will be retained as a project environmental monitor. The QEP will be experienced in sediment and erosion control and will, if necessary, recommend that the developer stop work until any potential impacts to the SPEA are addressed and rectified. Monitoring will be carried out to ensure:

- all development activities remain outside the SPEA;
- tree protection measures are being followed (if applicable);
- protective structures (e.g., fencing and silt barriers) are in good working order and;
- stormwater management structures are working.

Specific Actions Required:

- making sure that a sediment and erosion control plan has been prepared for the site;
- a site inspection by a QEP to be conducted at the beginning, mid-way, and end of construction activities to ensure that all SPEA edges have been marked and maintained and protective measures are being implemented

Monitoring Schedule:

- prior to the first day of operations, an onsite meeting will be held to discuss the proposed development plans and to ensure that any specific measures for sediment and erosion and tree protection have been implemented;
- mid-way through the development operations, a QEP will visit the site to ensure that the development is proceeding as agreed regarding measures to protect the SPEA; and
- a final site visit following the completion of exterior construction. This final visit should take place within 1 week of project completion.

Communication Plan:

- the developer will contact a QEP to schedule a site visit on the first day of operations;
- the developer will also contact a QEP mid-way through the development to allow for a QEP to have the opportunity to assess and, if necessary, recommend modifications to the development activities; and
- upon completion of all construction activities within the RAA, the developer will contact a QEP in order to facilitate a final site inspection. This final site inspection will form the basis of the post-development report, which will be submitted to the Ministry of Forests, Lands, and Natural Resource Operations, the Department of Fisheries and Oceans of Canada, and the local government (Village of Harrison Hot Springs) via the online notification system.

Post-development Report

A post-development report is required once all construction activities within the RAA are completed. The intention of the post-development report is to ensure that the integrity of the SPEA has been maintained during construction and that site-specific mitigation measures have been implemented.

Ensure that the watercourse, RAA, and SPEA are clearly identified on future site plans. Future property owners of the lot must be made aware of the requirements of the Riparian Areas Regulation as it relates to development.

Section 6. Photos



Photo 1: Facing east, overview of Miami River

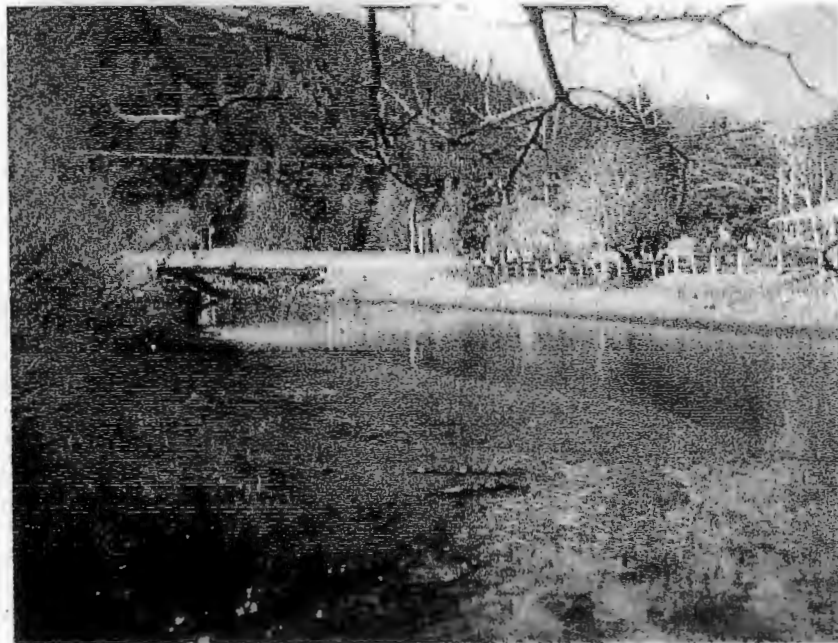


Photo 2: Facing west, overview Miami River



Photo 3: Streambank erosion on adjacent eastern parcel



Photo 4: Streambank within the SPEA



Photo 5: Bird nest in tree at northwestern corner of parcel



Photo 6: Facing east, showing grassy walking path between top of bank and parcel boundary



Photo 7: Debris on the northeastern corner of the parcel



Photo 8: Example of debris observed on the parcel



Photo 9: Facing north, looking at parcel from roadway, shows overall vegetation including invasive species

Section 7. Professional Opinion

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

Date August 1, 2012

1. I/We Pontus Lindgren hereby certify that:

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

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

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

[NOTE: "qualified environmental professional" means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if
(a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association,
(b) the individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
(c) the individual is acting within that individual's area of expertise.]

Section 8. Appendices

HARRISON HOT SPRINGS

Naturally Refreshed

File: 3090-20-49

May 25, 2012

Mr. Franco Lanfranchi
#202 - 2602 Mt. Lehman Road
Abbotsford, BC V4X 2N3

Dear Mr. Lafranchi:

Subject: Development Variance Permit - 225 Miami River Drive

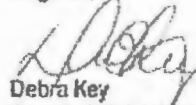
I am pleased to inform you that at the May 22, 2012, regular meeting of Council the following recommendation was approved:

"THAT Council approve the issuance of a Development Variance Permit for property owner(s) at 225 Miami River Drive to vary Zoning Bylaw No. 672, 1996, Village Residential Zone (R1), Section 7.1.3, Principle Building Minimum Setback by reducing the minimum front parcel setback of 7.5m to 5.0m and the interior side parcel setback of 1.5m to 1.0m, subject to approval of relaxation setbacks of both Department of Fisheries and Oceans and Ministry of Environment.

Please sign and return the attached Development Variance Permit at your earliest convenience so that our office can forward the permit to Land Titles for registration. A registered copy of the development variance permit will be mailed to you for your records.

Please contact me should you have any questions regarding this matter

Regards,



Debra Key
Deputy Chief Administrative Officer/Corporate Officer

DK/cr

Municipal Office: P.O. Box 160, 495 Hot Springs Road, Harrison Hot Springs, BC V0M 1K0
E info@harrisonhotsprings.ca W www.harrisonhotsprings.ca
T 604 796 2171 F 604 796 2192



Fisheries
and Oceans

Pêches
et Océans

Pacific Region
Suzanne Thorpe
Habitat and Enhancement Branch
Fisheries and Oceans Canada
100 Annacis Parkway, Lower Fraser Area
Delta, BC V7M 2B2

12-HPAC-PA2-00406

July 20, 2012

Zoey Slater, B.Sc., B.I.T.
Wildlife Biologist
Madrone Environmental Services Ltd.
Fraser Valley Office
#202-2602 Mt. Lehman Road
Abbotsford, British Columbia V4X 2N3

Subject: BC Riparian Areas Regulation (RAR): Streamside Protection and Enhancement Area (SPEA) Variance for 225 Miami River Drive in the Village of Harrison Hot Springs, BC.

Fisheries and Oceans Canada (DFO) has reviewed the submission from Madrone on behalf of the current property owner, Franco Lafranchi, for the RAR variance request at 225 Miami River Drive in the Village of Harrison Hot Springs, BC.

This file has been given the following referral file number and title:

Referral File No.: 12-HPAC-PA2-00406
Referral Title: SPEA Variance at 225 Miami River Drive, Miami River, Village of Harrison Hot Springs.

As you are aware, the RAR is enabled by the provincial *Fish Protection Act*. It requires that local government ensure their bylaws and permits under Part 26 of the Local Government Act provide a level of protection to fish habitat consistent with regulation prior to allowing development. The regulation is meant to provide a fair and consistent approach to development while protecting BC's valuable fisheries resources. Under the regulation, however, there are some properties that may be undevelopable under the designated SPEA requirements. In cases of undue hardship, the agencies will consider variance requests.

Accordingly, DFO has reviewed the RAR Assessment Report submission from Madrone and covering e-mail, dated 19 June 2012, entitled "225 Miami River Drive RAR" based on DFO's current regulatory framework and policies. If the plans are substantially altered, you should consult with us to determine if the information in this letter still applies.

Canada

It is DFO's understanding that the proposed variance request is to reduce the SPEA boundary from 30m to 18m along the Miami River. The Miami River provides habitat for the Salish Sucker, a fish species listed as "endangered" by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC). In accordance with the proposed Recovery Strategy for this species the proposed SPEA setback variance is consistent with the *minimum* recommended 15m wide riparian zone designated for the protection and conservation of this sensitive fish habitat and maintains a minimum buffer strip as defined by the QEP assessment practices under the RAR.

Based on the information provided, DFO has determined that the proposed works are unlikely to result in the harmful alteration, disruption or destruction (HADD) of fish habitat. The harmful alteration, disruption or destruction of fish habitat is prohibited unless Authorized by DFO pursuant to subsection 35(2) of the *Fisheries Act*. In reviewing your proposal, we have considered the Department's "Policy for the Management of Fish Habitat", which provides that no authorizations be issued unless acceptable measures for habitat losses are developed and implemented by the Proponent.

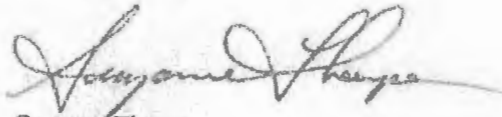
It is therefore, the conclusion of DFO that the proposed works may proceed, provided that the following mitigation measures are strictly applied (and the work is carried out as described in the assessment details provided by Madrone):

1. The 18m SPEA (riparian area) must be set aside in perpetuity for the protection and conservation of fish habitat. This may be accomplished through dedication to the municipality as park, or through a Section 219 Restrictive Covenant held by the municipality or any other mechanism that provides long-term conservation of the SPEA such as municipal Right-of-Way.
2. A fence must be placed at the 18m SPEA (riparian area) boundary.
3. The on-property riparian area may be: a) left alone and undisturbed in perpetuity; or b) managed to prevent growth of invasive species but left in a semi-natural state (i.e., managed for aesthetics, and survival of native trees and shrubs but without permanent structures, permanent viewscape or other alterations such as stepping stones, picnic benches or sheds) and/ or c) revegetated with desired native tree and shrub species in accordance with riparian revegetation guidelines for BC.
4. Existing trees in the SPEA should be protected at the time of development, as defined in the Madrone report. Re-planting of the SPEA is recommended, and should follow the guideline criteria defined in the RAR Assessment Report.
5. All land clearing and construction works should have an erosion and sediment control plan (ESC) plan in place to protect the Miami River from the deposition of any sediment or sediment-laden water.
6. DFO recommends following the guidance and advice provided in the Madrone RAR Assessment Report, as submitted to DFO, as well as all best management practices pertaining to fish habitat protection and working in or about a watercourse.

This letter shall remain valid for a period of two years from the date of issuance, after which time, if the works related to the site have not been undertaken a new application for the works *may* be required. This is to ensure that future applications conform to current regulations and policies.

Should you have any questions or concerns regarding this letter, please contact me at the numbers below, or via e-mail at suzanne.thorpe@dfo-mpo.gc.ca

Sincerely yours,



Suzanne Thorpe
Senior Habitat Biologist, DFO
Habitat Management Unit, Ecosystems Management Branch

cc. Craig Sciankowy, DFO Lower Fraser Area, Section Head
Debra Key, Deputy Chief Administrative Officer/Corporate Officer, Harrison Hot Springs



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 13, 2016

FROM: Lisa Grant **FILE:** 4520-20-03-07
 Manager of Development and Community Services

SUBJECT: Hobie Cat Regatta

ISSUE:

Hobie Cat Regatta organizers have requested use of Rendall Park for their proposed regatta.

BACKGROUND:

The Hobie Cats Association is proposing to host a regatta in Harrison Hot Springs in the waters off of Rendall Park. A Hobie Cat is a small sailing catamaran that is used for racing. Previously the Hobie Cats hosted this event in the Village in 2014 and 2015, additionally they have hosted this event for several years leading up to 2007. They are proposing to host the regatta on the weekend of September 3 - 4, 2016. The event will host a series of races for a Division 4 Regatta Series.

As part of the regatta the Hobie Cat Association is proposing to:

- Park two security vehicles (motorhomes) along the southeast fence line (Attachment A) from Friday evening until Sunday evening.
- If space permits in the area identified in Attachment A, park boat trailers.
- Hobie Cats will launch from the Rendall Park shoreline. Safety boats will launch from the boat launch and pay the required boat launch fee.
- It is estimated that 35 - 40 Hobie Cats will participate in the event.

Staff has been in consultation with the event organizer, the Boat Launch Operator (FVRD) and the Village's Manager of Operations to ensure the logistics of the event will have minimal impact on other park and boat launch users.

To allow the security vehicles and boat trailers to be parked in Rendall Park, Council must pass a resolution pursuant to section 4 of the Park Regulation Bylaw No. 915, 2009.

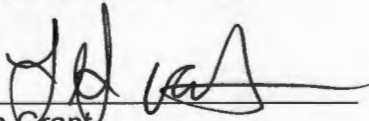
Staff supports the continuation of this event and will work in cooperation with the Hobie Cats Association to facilitate the event.

RECOMMENDATION:

THAT the application for use of Rendall Park by the Hobie Cat Association for a Division 4 Regatta from September 2 to 4, 2016 be permitted with the following conditions:

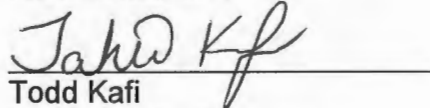
1. THAT two security vehicles (motorhomes), and Hobie Cat boat trailers will be permitted to be parked in Rendall Park in the designated area, as shown on Attachment A, or as approved by the Village.
2. THAT the proponent obtain a Use of Public and Municipal Property Permit.

Respectfully submitted;



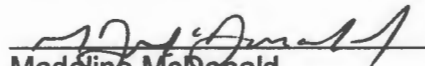
Lisa Grant
Manager of Development and Community Services

REVIEWED BY:



Todd Kafi
Public Works Foreman

REVIEWED BY:



Madeline McDonald
Chief Administrative Officer

Hobie Cats Site Plan





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 13, 2016

FROM: Lisa Grant **FILE:** 4520-20-03
 Manager of Development and Community Services

SUBJECT: BC Summer Games

ISSUE:

BC Summer Games will be hosting their sailing event on Harrison Lake

BACKGROUND:

The 2016 BC Summer Games are being hosted by the City of Abbotsford. Harrison Lake will host the sailing event from July 21 - 24 2016. When the original bid was submitted, the Village supported the application. Harrison Lake was identified as a location for some water-based events.

Since early 2016, Village staff and the event organizers have met to review logistics and other event matters. A few specifics of the event are:

- Similar to the Hobie Cat Regatta, the event will feature small racing catamarans
- Boats will launch from Rendall Park shoreline
- Approximately 40 - 50 catamarans and up to 80 participants
- Athletes will be housed at the Athlete's Village in Abbotsford and transported to the race venue daily
- 5 safety boats will be overseeing the races
- Practice races will take place Wednesday & Thursday
- Races will take place on Friday & Saturday
- Medals will be awarded on Saturday in Rendall Park at the conclusion of the races
- The event will end at 6pm on Saturday

Similar to the Hobie Cat Regatta, two security vehicles will be parked along the southeast fence line from the 21st to the 24th. Also, boat trailers will also be stored in this area and the catamarans will overnight in the park as well. This is all consistent with the Hobie Cat Regatta that has been held in Harrison for several years. A map is attached showing the designated area the BC Summer Games will use in Rendall Park.

Staff has been in consultation with the event organizer, the Fraser Valley Regional District to ensure the logistics of the event will have minimal impact on other park and boat launch users. Additionally, this event and the annual Dragon Boat Regatta will be taking place at the same time. Both event coordinators have been in discussions and have a joint logistics plan in place. Both events will take place at different locations on the water and on the waterfront area. BC Summer Games organizers will be posting notices and newspaper advertisement concerning the events to ensure the general public are notified of the events, potential delays and use of the lakeshore areas.

To allow the security vehicles and boat trailers to be parked in Rendall Park, Council must pass a resolution pursuant to section 4 of the Park Regulation Bylaw No. 915, 2009.


Staff supports this event and will work in cooperation with the organizers to facilitate the event.

RECOMMENDATION:

THAT the application for use of Rendall Park by the BC Summer Games for a Hobie Cat Regatta from July 21 to 24, 2016 be permitted with the following conditions:

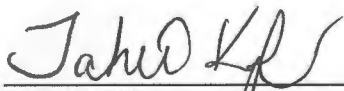
1. THAT two security vehicles (motorhomes), and Hobie Cat boat trailers will be permitted to be parked in Rendall Park in the designated area, as shown on Attachment A, or as approved by the Village.
2. THAT the proponent obtain a Use of Public and Municipal Property Permit.
3. THAT boat launch and parking fees be waived for five safety vessels, as the Village's in-kind support of the BC Summer Games.

Respectfully submitted;



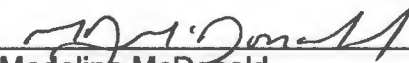
Lisa Grant
Manager of Development and Community Services

REVIEWED BY:



Todd Kafi
Public Works Foreman

REVIEWED BY:



Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 13, 2016

FROM: Debra Key, Deputy Chief Administrative Officer/CO **FILE:** 0360-01

SUBJECT: Select Committee of Council – Community Enhancement

ISSUE: Establishment of a Select Committee

BACKGROUND:

A request has been submitted to purchase “Garden of the Week” signage by two former members of the Communities in Bloom. This initiative was previously administered by the Communities in Bloom Committee. With the dissolution of the CIB Committee, it is recommended that Council establish a new Select Committee.

This Committee will provide recommendations and advice to Council on matters in the Village to enhance its natural beauty, consider ideas for improvement on its public and open spaces, explore community improvement projects and promote attractive visual appeal for the Village that benefits residents and visitors.

One of the initiatives brought forward is for “Garden of the Week” recognition for members of the community for various landscape design, garden ideas and other aesthetic displays of natural vegetative beauty. With this initiative, it is desired that the Village recognize certain property owners by virtue of a selection committee and the display of a sign “award”. The costs for four (4) signs at \$25.00 each and 16 coroplast inserts at \$5.00 each is a total of \$180.00, plus tax.

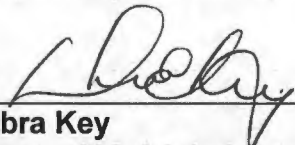
Pursuant to section 142 of the *Community Charter*, the Council can establish a Select Committee to promote and advise Council for these types of initiatives.

RECOMMENDATION:

THAT Council establish a "Community Enhancement Committee" with the appointment of two members of the public and one member of Council; and

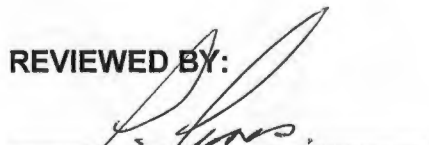
THAT the purchase of signage for the "Garden of the Week" initiative be approved.

Respectfully submitted;



Debra Key
Deputy Chief Administrative Officer/CO

REVIEWED BY:



Tracey Jones
Deputy Financial Officer

REVIEWED BY:



Madeline McDonald
Chief Administrative Officer

(x4) Coroplast Signs with "H" Stakes
\$25.00 Ea.



(x16) 1.5"x10.5"
Coroplast Inserts
\$5 ea

Landscape Design
Entrance
Vegetable Garden
Theme
Colour Display
Climbing Display
Xeriscape
WOW Factor



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 14, 2016

FROM: Chief Administrative Officer **FILE:** 1855-02

SUBJECT: Proposed Water Distribution Project Funding Opportunity

ISSUE: Council identified infrastructure improvements as a top priority for 2016. Deficiencies in the water distribution system have been identified to include the supply lines going to and from the water reservoir as well gaps in the overall distribution system. The New Building Canada Fund offers communities the opportunity to apply for 2/3 funding to support capital infrastructure improvements.

BACKGROUND: The Village commissioned a Water Master Plan in 2015 which identified approximately \$3.55 million in necessary upgrades to the public water distribution system but which did not include the required upgrade to the supply and distribution lines at the water reservoir. The reservoir lines, referred to as the "rockface" lines are estimated to cost an additional \$300,000 to replace, assuming that the lines will be moved from their current location to be buried in the right of way leading to the tank. Additional costs will also include road works associated with the installation of new water distribution lines in parts of the Village where none currently exist. It is not anticipated that the Village can undertake the full scope of the works identified within the Master Plan all at once, but could, instead, start with the most urgent needs and move forward in a phased manner.

The ultimate goal of water system upgrades is to enable universal participation within the community water system to ensure that all residents have access to a safe and reliable water source and to make the system as financially sustainable as possible.

CTQ Engineering, authors of the 2015 Water Master Plan, are currently working on a detailed budget and phased work plan for water improvements which would see the water reservoir line replacement as phase one, to be followed by the installation of public distribution lines starting at the south end of the Village and progressing northward. It is anticipated that the neighborhoods from Pine Avenue southward could be included within the scope of this project, at a cost of up to \$3.6 million.

In order to fund these improvements, the Village must contribute 1/3 of the total project costs. Unallocated sewer surplus funds in the amount of \$1,200,000 could be used for this purpose.


A council resolution is required in order to apply for funds from the New Building Canada Fund in support of this project.

RECOMMENDATIONS:

THAT the Village apply for a New Building Canada Fund grant in the amount of up to \$3,600,000 in support of water distribution upgrades in accordance with the Village of Harrison Hot Springs Water Master Plan.

AND THAT the Village fund their 1/3 contribution to the water distribution upgrade project with funds appropriated from the unallocated sewer surplus in the amount of up to \$1,200,000.

Respectfully submitted;



Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 9, 2016

FROM: Madeline McDonald **FILE:** 1700-02
Chief Administrative Officer

SUBJECT: 2016-2020 Financial Plan Bylaw No. 1083, 2016 as Amended

ISSUE: To provide for Third Reading of 2016-2020 Financial Plan Bylaw No. 1083, 2016

BACKGROUND:

Council gave First and Second Reading to 2016-2020 Financial Plan Bylaw No. 1083 on April 4, 2016. Council also received a report at the April 4th Regular Meeting which disclosed the full cost of a proposed disability swing to be over \$22,000 and voted to remove it from the budget due to lack of funding.

At a closed meeting following the April 4th Regular Meeting Council met with CTQ Engineering to review their contractual obligations with respect to project management and was advised of cost overruns to two of the capital projects currently underway within the Village. Accordingly, Council was asked to approve an additional expenditure of funds in support of the Miami River Flood Pump project and the Esplanade Block 2 Revitalization project. The net overrun between the two projects amounts to 4.2% overall and will have no impact on taxation.

Accordingly, staff have amended the 2016-2020 Financial Plan Bylaw No. 1083, 2016 to reflect the following:

- Deletion of the both the anticipated revenue and the matching expenditure in the amount of \$7300 relating to the supply and installation of a proposed disability swing from the 2016 budget. These funds were anticipated to be raised by donation and there is no net impact on taxation due to this adjustment.
- An increase to 2016 capital expenditures budget to cover anticipated cost overruns in the Esplanade Block 2 Revitalization project, from Gas Tax, in the amount of \$ 41,029.00
- An increase to the Miami River Flood Pump Project, from Surplus, in the amount of \$ 70,946.00

Accordingly, the amended 2016-2020 Financial Plan is attached for Council's consideration.

RECOMMENDATION:

THAT the 2016-2020 Financial Plan Bylaw No. 1083, 2016 be given Third Reading as amended.

Respectfully submitted;

Madeline McDonald
Chief Administrative Officer

A Bylaw of the Village of Harrison Hot Springs to establish the 2016 – 2020 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 2016 - 2020.
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 2016 – 2020.
3. This bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Financial Plan Bylaw No. 1083, 2016"
4. Bylaw No. 1070, 2015 – 2024 Financial Plan is hereby repealed.

READ A FIRST TIME THIS 4th DAY OF APRIL, 2016

READ A SECOND TIME THIS 4th DAY OF APRIL, 2016

READ A THIRD TIME THIS DAY OF APRIL, 2016

ADOPTED THIS DAY OF MAY, 2016

Mayor

Corporate Officer

**BYLAW NO. 1083, 2016
SCHEDULE "A"**

	2016	2017	2018	2019	2020
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUES:					
PROPERTY TAXES - RESIDENTIAL	1,108,095	1,157,300	1,182,800	1,208,800	1,235,400
PROPERTY TAXES - BUSINESS	712,544	709,800	725,400	741,400	757,700
PROPERTY TAXES - RECREATION/NON-PROFIT	112,361	108,400	110,800	113,200	115,700
COLLECTIONS FOR OTHER GOVERNMENTS & AGENCIES	1,651,676	1,684,800	1,718,600	1,753,000	1,788,100
PENALTIES & INTEREST - TAXES	38,000	38,000	38,000	38,000	38,000
UTILITY CO. 1% REVENUE TAXES	34,300	35,000	35,700	36,400	37,100
PAYMENTS IN LIEU OF TAXES	5,100	5,200	5,300	5,400	5,500
TOTAL TAXES COLLECTED	3,662,076	3,738,500	3,816,600	3,896,200	3,977,500
REMITTANCES TO OTHER GOVERNMENTS & AGENCIES	(1,651,676)	(1,684,800)	(1,718,600)	(1,753,000)	(1,788,100)
NET TAXES FOR MUNICIPAL PURPOSES	2,010,400	2,053,700	2,098,000	2,143,200	2,189,400
REVENUE FROM OWN SOURCES	1,393,540	1,362,990	1,371,724	1,380,683	1,390,080
GRANTS AND DONATIONS	1,929,700	475,400	443,500	323,500	323,500
DCC REVENUES	350,000	-	-	-	-
TOTAL REVENUE	\$5,683,640	\$3,892,090	\$3,913,224	\$3,847,383	\$3,902,980
EXPENSES:					
LEGISLATIVE	130,750	130,750	130,750	130,750	130,750
GENERAL GOVERNMENT	825,450	808,300	835,600	836,000	867,900
PROTECTIVE SERVICES	240,250	190,800	191,650	192,500	196,050
DEVELOPMENT PLANNING	334,000	311,000	225,600	227,800	230,000
ENGINEERING, TRANSPORTATION, STORM WATER	533,350	452,650	419,650	420,750	425,250
SOLID WASTE	194,400	170,700	172,000	173,300	174,600
PARKS, RECREATION & CULTURAL SERVICES	424,850	381,450	359,150	363,450	374,850
WASTEWATER UTILITY	625,100	578,400	583,700	589,300	595,000
WATER UTILITY	246,900	230,500	233,000	235,700	238,500
DEBT- INTEREST	28,070	27,100	26,300	24,800	23,200
AMORTIZATION OF TANGIBLE CAPITAL ASSETS	794,000	794,000	794,000	794,000	794,000
TOTAL EXPENDITURES	4,377,120	4,075,650	3,971,400	3,988,350	4,050,100
SURPLUS (DEFICIT)	\$1,306,520	\$(183,560)	\$(58,176)	\$(140,967)	\$(147,120)
CAPITAL, DEBT, RESERVES, TRANSFERS & BORROWING					
CAPITAL EXPENDITURES	(3,664,300)	(149,100)	(174,800)	(140,200)	(143,500)
REPAYMENT ON DEBT	(171,800)	(165,600)	(159,400)	(199,900)	(141,100)
PROCEEDS OF DEBT	-	-	-	-	-
CONTRIBUTIONS TO RESERVES	(244,520)	(348,740)	(435,624)	(317,933)	(376,280)
TRANSFERS FROM RESERVES	963,600	53,000	34,000	5,000	14,000
APPROPRIATION FROM SURPLUS	1,016,500	-	-	-	-
EQUITY IN TANGIBLE CAPITAL ASSETS	794,000	794,000	794,000	794,000	794,000
	\$(1,306,520)	\$183,560	\$58,176	\$140,967	\$147,120
SURPLUS (DEFICIT) PLUS CAPITAL, DEBT, RESERVE TRANSFERS AND BORROWING	\$ -	\$ -	\$ -	\$ -	\$ -

BYLAW NO. 1083, 2016
SCHEDULE "B"
2016 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 2016. Property taxes usually form the greatest proportion of revenue. 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 – 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. The Village will undertake a comprehensive review of water and sewer fees in 2016 to ensure that fees are charged in the most equitable manner possible.

Table 1: 2016 Funding Sources

Revenue Source	% of Total Revenue	Dollar Value
Property Taxes including Payments in Lieu	26.3 %	\$2,010,400
Service Utility Fees (Frontage Taxes)	5.1 %	\$394,000
User fees	10.6 %	\$816,020
Reserves	12.6 %	\$963,600
Surplus	13.2 %	\$1,016,500
Borrowing	-	0
Grants/Donations	25.2 %	\$1,929,700
Other sources	7.0 %	\$533,520

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 and utility rates
- to ensure that Village services are financially sustainable

Distribution of Property Taxes

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

Table 2: 2016 Distribution of Property Tax Rates

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	57.3%	\$1,108,095
Business (6)	36.8%	\$712,544
Recreation/Non-profit (8)	5.9%	\$112,361

Objectives

- Village Council recognizes that residential tax payers are the predominant users of municipal services and therefore should bear a larger portion of the tax burden
- Ensure that the Village is competitive with other similar sized municipalities in British Columbia

Policies

- 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
- Ensure that property taxes are in line with goals and policies in the Official Community Plan and Regional Growth Strategy

Permissive Tax Exemptions

Policies & Objectives

Council does not currently support permissive tax exemptions. Taxpayers within the various property classes are treated equitably and policies are established for each class and not for individual property owners.

A bylaw to amend "Sign Bylaw No. 987, 2011"

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

1. This Bylaw may be cited for all purposes as Village of Harrison Hot Springs "Sign Amendment Bylaw No. 1082, 2016".
2. Said Bylaw is hereby amended by deleting Section 9.3(a) through to (f) under Sandwich Board Signs in its entirety and replacing it with the following:

"9.3 Sandwich Board Signs

- a) *sandwich board signs are prohibited on municipal property, including sidewalks, civic plaza, boulevards, streets, parking areas, parking stalls, public parks and beach areas."*

READ A FIRST TIME THIS DAY OF MARCH, 2016

READ A SECOND THIS DAY OF MARCH, 2016

READ A THIRD TIME THIS DAY OF MARCH, 2016

ADOPTED THIS DAY OF , 2016

Leo Facio
Mayor

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 7, 2016

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

SUBJECT: Tree Management and Preservation Bylaw No. 1015 Amendment

ISSUE: To amend the Tree Management and Preservation Bylaw No. 1015, 2012

BACKGROUND:

At a Regular Council meeting of January 18, 2016, Council referred the Tree Management and Preservation Bylaw to staff to review certain provisions in the bylaw.

At a Committee of the Whole meeting on April 1, 2016, Council directed staff to review the bylaw and remove the reference to a fee for application for a Tree Management and Preservation permit. Council also requested that staff review the amount of the fine and consider options to increase the fine for removal of a tree without a permit.

The current fine under the Bylaw Notice Enforcement Bylaw for Removal of a Tree without a Permit is \$200.00.

Upon review of other communities, the following fines are in place for removal or cutting of a tree without a permit:

Municipality	Offence	Amount of Fine
Abbotsford	Tree cut or damaged	Of up to \$500
	Tree cut or damaged (significant tree, ie. age, condition, size, occurrence, cultural or historical, rare or unusual species)	Of up to \$10,000
White Rock	Cut, remove or damage protected tree (size, heritage, specimen, nesting, species)	Not less than \$1,000 and not more than \$10,000
Sechelt	Cut, prune, top or remove protected trees (Arbutus, wildlife, land use development)	Not more than \$1,000 for first tree cut or damaged
Hope	Cut tree	Of up to \$10,000 for each offence Not more than \$2,000
Mission	Cut tree	Not less than \$1,000 and not more than \$10,000

Anmore	Cut down or damage tree	\$2,000 Each subsequent offence not less than \$5,000
Chilliwack	Cut or remove tree	\$2,000 and up to \$10,000

It is also necessary to amend the Bylaw Notice Enforcement Bylaw to reflect the revisions made in the amendment bylaw provision for enforcement purposes.

Accordingly, a draft bylaw is enclosed for Council's consideration.

RECOMMENDATION:

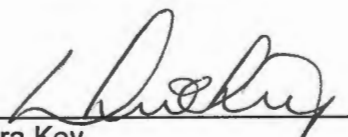
THAT Tree Management and Preservation Amendment Bylaw No. 1084, 2016 be given first, second and third reading; and

THAT the fine for removal of a tree without a permit be increased to:

OPTION 1 \$500

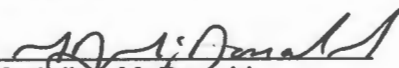
OPTION 2 \$1,000

Respectfully submitted:



 Debra Key
 Deputy Chief Administrative Officer/CO

REVIEWED BY:



 Madeline McDonald
 Chief Administrative Officer

A bylaw to amend "Tree Management and Preservation Bylaw No. 1015, 2012"

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

1. This Bylaw may be cited for all purposes as Village of Harrison Hot Springs "Tree Management and Preservation Bylaw No. XXX, 2016".
2. Said Bylaw is hereby amended by deleting 6. a. & b. APPLICATION FOR PERMIT and replacing with the following:

6. APPLICATION FOR PERMIT

- a. *Every application for a tree removal permit shall be made on the prescribed form and shall be accompanied by a plan identifying the location of trees on the lot in sufficient detail with explanation to the satisfaction of the Village.*
- b. *A report by a qualified person may be requested by the Village.*

READ A FIRST TIME THIS DAY OF APRIL, 2016

READ A SECOND TIME THIS DAY OF APRIL, 2016

READ A THIRD TIME THIS DAY OF APRIL, 2016

ADOPTED THIS DAY OF , 2016

Leo Facio
Mayor

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 13, 2015
FROM: Tracey Jones **FILE:** 1970-02
 Deputy Financial Officer
SUBJECT: Tax Rate Bylaw No. 1085, 2016

ISSUE: On an annual basis Council must impose the tax rates to be applied to all properties in the Village of Harrison Hot Springs for Municipal, Regional District and Regional Hospital District purposes

BACKGROUND: The 2016 budget has determined that the amount required to be raised from property taxes for municipal purposes is \$1,933,000. For municipal purposes the Village has 3 rate classes of property; the allocation between these assessment classes for 2016 is as follows:

<u>Class</u>			
Residential (1)	\$1,108,095		57.3%
Business (6)	\$ 712,544		36.8%
Recreation/Non-profit (8)	\$ 112,361		5.9%
	<u>\$1,933,000</u>		100%

Schedule 1 attached outlines the tax rates for 2016 General Municipal Purposes. The Residential rate (class 1) for 2016 is 3.45954 per \$1000 of assessed value and the rate for the other classes of properties is established as a multiplier of the Residential rate.

The multipliers for 2016 are the same as 2015:

<u>Class</u>	<u>Multiplier</u>	<u>Rate</u>
Residential (1)	1:1	3.45954
Business (6)	3.5:1	12.10839
Recreation/Non- profit (8)	4.75:1	16.43280

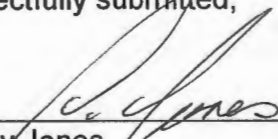
Regional District and Hospital District rates are determined by the Fraser Valley Regional District and the taxes are collected by the municipality on their behalf.

Schedule II outlines the rates levied for Regional District and Regional Hospital District services per \$1,000 of assessed taxable property value.

RECOMMENDATION:

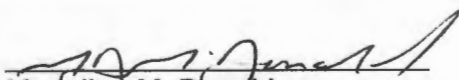
That Tax Rate Bylaw No. 1085, 2016 be given First, Second and Third reading

Respectfully submitted;



Tracey Jones
Deputy Financial Officer

REVIEWED BY:



Madeline McDonald
Chief Administrative Officer

A Bylaw to establish tax rates for 2016

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

1. The following rates are hereby imposed and levied for the year 2016.
 - (a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Schedule I attached hereto and forming a part of this bylaw.
 - (b) For Regional Hospital District purposes on the full assessed value of all land and assessed value of all improvements taxable for Regional Hospital District purposes, rates appearing in Column "A" of Schedule II attached hereto and forming a part of this bylaw.
 - (c) For Regional District purposes on the full assessed value of all land and assessed value of all improvements taxable for Regional Hospital District purposes, rates appearing in Column "B" of Schedule II attached hereto and forming a part of this bylaw.
2. The minimum amount of taxation upon a parcel of real property shall be one dollar (\$1.00).
3. This bylaw may be cited as "Tax Rate Bylaw No. 1085, 2016."
4. Bylaw No. 1071, 2015 Tax Rate Bylaw is hereby repealed.

READ A FIRST TIME THIS DAY OF APRIL, 2016.

READ A SECOND TIME THIS DAY OF APRIL, 2016.

READ A THIRD TIME THIS DAY OF APRIL, 2016.

ADOPTED THIS DAY OF MAY, 2016.

Mayor

Corporate Officer

BYLAW NO. 1085, 2016**SCHEDULE I****GENERAL MUNICIPAL PURPOSES**

PROPERTY CLASS	TAX RATES (DOLLARS OF TAX PER \$1,000 TAXABLE VALUE)
	GENERAL MUNICIPAL
1. Residential	3.45954
2. Utilities	12.10838
3. Supportive Housing	3.45954
4. Major Industry	11.76244
5. Light Industry	11.76244
6. Business/Other	12.10838
7. Managed Forest Land	10.37862
8. Recreation/Non Profit	16.43280
9. Farm	3.45954

BYLAW NO. 1085, 2016

SCHEDULE II

PROPERTY CLASS	TAX RATES (DOLLARS OF TAX PER \$1,000 TAXABLE VALUE)		
	A REGIONAL HOSPITAL	B REGIONAL DISTRICT	TOTAL
1. Residential	.21320	.25650	.46970
2. Utilities	.74621	.89777	1.64398
3. Supportive Housing	.21320	.25650	.46970
4. Major Industry	.72488	.8721	1.59698
5. Light Industry	.72488	.8721	1.59698
6. Business/Other	.52234	.62842	1.15076
7. Managed Forest Land	.6396	.7695	1.4091
8. Recreation/Non Profit	.21320	.25650	.46970
9. Farm	.21320	.25650	.46970