



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, January 16, 2017
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 Regular Council Meeting held on December 19, 2016 be adopted.	Item 4(a) Page 1
(b) THAT the Public Hearing Record of Zoning Amendment Bylaw 1094, 2016 held on December 19, 2016 be adopted.	Item 4(b) Page 7
5. BUSINESS ARISING FROM THE MINUTES	
6. CONSENT AGENDA	
i. Bylaws	(a) Bylaw Notice Enforcement Amendment Bylaw No. 1097, 2016 Item 6.i.(a) Page 15
ii. Agreements	
iii. Committee/ Commission Minutes	(a) Advisory Planning Commission Meeting Minutes of February 22, 2016 Item 6.iii.(a) Page 17 (b) Age-friendly Committee Meeting Minutes of October 5, 2016 Item 6.iii.(b) Page 19
iv. Correspondence	(a) Letter dated December 2, 2016 to the Community to Community Forum Members from Minister Todd Stone regarding Highway 7. Item 6.iv.(a) Page 21 (b) RCMP Property Crime Statistics October 1 –December 31, 2016 Item 6.iv.(b) Page 23
7. DELEGATIONS/PETITIONS	

8. CORRESPONDENCE

- | | |
|---|----------------------|
| (a) Letter dated December 1, 2016 from Laura Midan and Randy Doerksen regarding Utility Billing | Item 8(a)
Page 29 |
| (b) Harrison Lake Boat Launch Statement of Operations – 2016 | Item 8(b)
Page 31 |
| (c) Letter dated December 15, 2016 from Communities in Bloom regarding the 2017 National Edition of Communities in Bloom. | Item 8(c)
Page 33 |
| (d) Letter dated December 29, 2016 from the Ministry of Finance regarding tax on short-term accommodation. | Item 8(d)
Page 37 |
| (e) Letter dated January 4, 2017 from the Ministry of Health following up on the meeting with Council at UBCM. | Item 8(e)
Page 39 |

9. BUSINESS ARISING FROM CORRESPONDENCE

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

11. REPORTS FROM MAYOR

12. REPORTS FROM STAFF

- | | |
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| (a) Report of Deputy Chief Administrative Officer/Corporate Officer – December 20, 2016
Re: Use of Public and Municipal Property Policy 4.1 | Item 12(a)
Page 41 |
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Recommendation:

THAT Council supports the criteria applied to the Use of Public and Municipal Property application of the Unity Christian School (Jessica Read) as outlined in the Use of Public and Municipal Property Policy No. 4.1; and

THAT the request to refund the special event rental fee for the December 3, 2016 Christmas Market be declined.

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| (b) Report of Financial Officer – January 10, 2017
Re: Waste Disposal and Collection Residential Rate | Item 12(b)
Page 47 |
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Recommendation:

THAT Council approves the increase in the residential collection rate to \$189.60 per residence per annum.

AND THAT the increase be effective January 1, 2017 and will be reflected on the first quarterly billing issued at the end of March 2017.

(c) Report of Chief Administrative Officer – January 12, 2017
Re: Infrastructure Planning Grants

Item 12(c)
Page 49

Recommendation:

1. THAT the Village apply to the Province for an Infrastructure Planning Grant for \$15,000 to undertake a study to identify structural improvements to the Fire Hall which would bring it up to modern standards for seismic safety.

2. THAT the Village apply to the Province for an Infrastructure Planning Grant for \$15,000 to undertake a study to identify potential improvements to the Waste Water Treatment Plant in terms of energy efficiency and environmental outcomes.

(d) Report of Planning Consultant – January 16, 2017
Re: Development Variance Permit for 240 Eagle Street

Item 12(d)
Page 51

Recommendation:

THAT staff:

1. Be authorized to work on DVP 3090-20-DVP03/16, and
2. Be authorized to refer the DVP to the adjacent properties within a 30 metre distance from the said property, as per the requirements of Bylaw 1090, 2016, and
3. Be authorized to refer this DVP to the Fire Department.

(e) Report of Planning Consultant – January 16, 2017
Re: Development Variance Permit for 423 Miami River Drive

Item 12(e)
Page 55

Recommendation:

THAT staff:

1. Be authorized to work on DVP 3090-20-DVP04/16, and
2. Be authorized to refer the DVP to the adjacent properties within a 30 metre distance from the said property, as per the requirements of Bylaw 1090, 2016, and
3. Be authorized to refer this DVP to the Fire Department.

13. BYLAWS

(a) Report of Deputy Chief Administrative Officer/Corporate Officer – January 10, 2017
Re: Business Hours Regulation Repeal Bylaw No. 1096, 2016

Item 13(a)
Page 59

Recommendation:

THAT Business Hours Regulation Repeal Bylaw No. 1096, 2016 be adopted.

(b) Report of Deputy Chief Administrative Officer/Corporate Officer – January 10, 2017
Re: FVRD Building Inspection Extended Service Area Amendment Bylaw No. 1379, 2016 and Repeal of the Village's Building Regulation Bylaw 965, 2011

Item 13(b)
Page 61

Recommendation:

THAT Building Regulation Repeal Bylaw No. 1098, 2017 be given first, second and third readings.

(c) Report of Deputy Chief Administrative Officer/Corporate Officer – January 10, 2017
Re: Bylaw Notice Enforcement Amendment Bylaw No. 1099, 2017

Item 13(c)
Page 63

Recommendation:

THAT Bylaw Notice Enforcement Bylaw Amendment No. 1099, 2017 be given first, second and third readings.

(d) Report of Planning Consultant – January 16, 2017
Re: Bylaw No. 1094 – Third Reading & Adoption

Item 13(d)
Page 73

Recommendation:

THAT third reading and adoption be given to Bylaw No. 1094.

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

15. RESOLUTION TO CLOSE THE MEETING

MOTION FOR CONSIDERATION

THAT the meeting be closed to the public, 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:

90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality

90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party

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

DATE: December 19, 2016
TIME: 8:06 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

ABSENT:

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

Mayor Facio called the meeting to order at 8:06 p.m.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Councillor Piper
Seconded by Councillor Hansen

THAT the agenda be approved.

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 December 5, 2016 be adopted as amended, on page 2, Item 7 Delegation, 2nd bullet: Goals include: increasing social media follows/likes, increasing traffic to their website, spending money on direct advertising and ensuring all tourism businesses have effective marketing; and,

on page 6, Item 15 Resolution to Close the Meeting, should read: Moved by Councillor Buckley, Seconded by Councillor Piper.

CARRIED
UNANIMOUSLY

5. BUSINESS ARISING FROM THE MINUTES

None

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
December 19, 2016*

6. CONSENT AGENDA

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

None

7. DELEGATIONS

(a) Harrison Christmas Bazaar – Jessica Read

Ms. Read presented information on the Harrison Christmas Bazaar, a special event recently held at the Memorial Hall and requested that Council refund the event fees.

8. CORRESPONDENCE

None

9. BUSINESS ARISING OUT OF CORRESPONDENCE

None

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

Councillor Reyerse

- Attended the Fraser Valley Regional Library Board Meeting on December 14, 2016. The 2017 budget was passed, the 2017 Fall Conference was set with Daniel Burrus as the speaker and there was discussion on the Fraser Valley Regional Library's new tool kits to assist third party fundraisers.

11. REPORTS FROM MAYOR LEO FACIO

- Received an email from Fraser Health regarding new overdose prevention services opening in high risk communities such as Langley, Abbotsford and Maple Ridge.
- Reported on an article in the Observer regarding selective reading.
- Attended a festive lunch on December 13, 2016 at the Kent Elementary School.
- Attended the Agassiz RCMP Open House on December 14, 2016.
- Provided an update on naming of the East Sector Park from the Fraser Valley Regional District.
- Attended the FVRD Regional and Corporate Services Committee meeting on December 6, 2016.

Village of Harrison Hot Springs
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Reported on a summary for the 2016 Job Creation Partnership Program and for the 2017 application and a report on the BC Parks Future Strategy.

- Reported that 3 members of the Harrison Hot Springs Fire Department received recognition for 5 years with the Department. Fred Webber, Bruce Malfait and Trevor Todd were thanked for their dedication to the community.
- Attended the Kent-Harrison Joint Emergency Program Committee Meeting on December 7, 2016.
- Thanked the Public Works department for their hard work during the heavy snowfall.
- Reported on the highlights of achievements and initiatives completed for the 2016 year-end.
- Wished residents and businesses a very Happy Christmas and prosperous New Year.

12.

REPORTS FROM STAFF

- (a) Report of Deputy Chief Administrative Officer/Corporate Officer – December 8, 2016
Re: Boat Launch Facility Year End Report and Boat Launch and Parking Lot Regulation Bylaw No. 1065

Moved by Councillor Buckley
Seconded by Councillor Hansen

THAT the Report of Deputy Chief Administrative Officer/Corporate Officer of December 8, 2016 regarding the Boat Launch Facility Year End Report and Boat Launch and Parking Lot Regulation Bylaw No. 1065 be postponed.

**CARRIED
UNANIMOUSLY**

- (b) Report of Deputy Chief Administrative Officer/Corporate Officer – December 8, 2016
Re: Kent-Harrison Joint Emergency Program Committee Appointments

Moved by Councillor Buckley
Seconded by Councillor Hansen

THAT the Chief Administrative Officer and Public Works Foreman be appointed to the Kent-Harrison Joint Emergency Program Committee; and

THAT Mayor Facio and Councillors Buckley and Piper be appointed to the Kent-Harrison Joint Emergency Program Committee.

**CARRIED
OPPOSED BY COUNCILLOR REYERSE**

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- (c) Report of Planning Consultant – December 19, 2016
Re: Development Variance Permit for 388 Pine Avenue

Councillor Piper excused herself at 8:38 pm. due to a potential conflict stating she has a professional relationship with the applicants.

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT Development Variance Permit DVP02/16 for 388 Pine Avenue be issued.

CARRIED

Councillor Piper re-entered the Chambers at 8:41 p.m.

13.

BYLAWS

- (a) Report of Deputy Chief Administrative Officer/Corporate Officer
Re: Percentage Additions Repeal Bylaw No. 1095, 2016

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT Percentage Additions Repeal Bylaw No. 1095, 2016 be adopted.

CARRIED
OPPOSED BY COUNCILLOR REYERSE

- (b) Report of Planning Consultant – December 19, 2016
Re: Development Procedures Bylaw No. 1090, 2016

Moved by Councillor Reyerse
Seconded by Councillor Piper

THAT Council give 4th reading and adoption to Bylaw No. 1090, 2016.

CARRIED
UNANIMOUSLY

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- (c) Report of Deputy Chief Administrative Officer/Corporate Officer – December 6, 2016
Re: Business Hours Regulation Repeal Bylaw No. 1096, 2016

Moved by Councillor Buckley
Seconded by Councillor Reyerse

THAT Business Hours Regulation Repeal Bylaw No. 1096, 2016 be given first, second and third readings.

CARRIED
OPPOSED BY COUNCILLOR PIPER

- (d) Report of Deputy Chief Administrative Officer – December 14, 2016
Re: Bylaw Notice Enforcement Act and Bylaw Notice Enforcement Bylaw No. 855

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT Bylaw Notice Enforcement Amendment Bylaw No. 1097, 2016 be given first, second and third reading.

CARRIED
UNANIMOUSLY

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

Questions from the public were entertained.

15. **ADJOURNMENT**

Moved by Councillor Buckley
Seconded by Councillor Hansen

The meeting adjourned at 8:48 p.m.

CARRIED
UNANIMOUSLY

Leo Facio
Mayor

Debra Key
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS
RECORD OF PUBLIC HEARING OF
ZONING AMENDMENT BYLAW 1094, 2016

DATE: December 19, 2016
TIME: 7:00 p.m.
PLACE: Council Chambers,
495 Hot Springs Road, Harrison Hot Springs

IN ATTENDANCE: Mayor Facio
Councillor Buckley
Councillor Reyerse
Councillor Hansen

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/CO, Debra Key

ABSENT: Councillor Piper

Recording Secretary: Jaclyn Bhatti

(1) CALL TO ORDER

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

(2) PROCEDURE FOR PUBLIC HEARING

Mayor Facio read the opening statement and procedures for conducting the public hearing pursuant to Section 464 and 466 of the *Local Government Act*.

Zoning Amendment Bylaw 1094, 2016

The Mayor reported that four (4) written submission were received.

The Chief Administrative Officer provided an overview of Bylaw No. 1094, 2016.

Applicant comments:

Chuck Stam - 47635 Hope River Road, Chilliwack

Representing the owners/development group of 388 Pine Avenue, 657 Hot Springs Road & 673 Hot Springs Road.

Mr. Stam gave an overview of the proposed developments:

- Phase 1 – the middle development with 35 single family lots, 50 foot wide roadway

**VILLAGE OF HARRISON HOT SPRINGS
RECORD OF THE PUBLIC HEARING OF
ZONING AMENDMENT BYLAW 1094, 2016**

intersecting through the centre of the property. Parking would be limited to the south side of the road, with a sidewalk and bike path on the north side of the road with connectivity to Hot Springs Road. There is no vehicle access from any of these developments to Hot Springs Road.

- Phase 2 – the southern property which will have 35 units averaging 1600 square feet which will 1.5 story duplexes and 1 three-plex. Each unit will have a 2 car garage with a full 6 metre parking apron in front of the garage, along with 8 visitor stalls within the development.
- Phase 3 – the northern property is 34 units which average 1600 square feet and are 2 and 3 story townhomes. There are 108 parking stalls for residents and another 10 dedicated for visitor parking. Adjacent to that, the developers have committed to keeping the existing hedge, with the exception of where access to the development will be.
- There is an amenity contribution from the developers to the Harrison Hot Springs Fire Department and the Tree Bylaw will be met through a landscape plan and a linear park dedication will be developed on the Hot Springs Road side. There will be design control on the single family subdivision.

The Mayor called for a first time for submissions to Council regarding Zoning Amendment Bylaw No. 1094, 2016.

(3) PUBLIC COMMENTS

Felix Comeau – 624 McCombs Drive

- The subdivision will be sticking out past the homes on McCombs Drive. I would like to see them moved so they fall in line with the houses that are already on McCombs Drive. Lots 17 and 18 can be turned to face the other direction so they line up with current homes on McCombs Drive. There would be no loss of land to the developer and still give the proper size of a home.
- Lots 19 and 20 can also be turned.
- I have no problem with the development, just the direction of the lots I mentioned.

John Allen – 398 Hot Springs Road

- I would like councilors to reject Bylaw No. 1094 and ask for a more thorough and complete planning process to be undertaken.

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RECORD OF THE PUBLIC HEARING OF
ZONING AMENDMENT BYLAW 1094, 2016**

- I have no problem with this developer. He has no obligation to consider the quality of the project or to think about the longer term and how this project will work for many years to come.
- The project should be an asset to the Village and not create traffic or other problems.
- Pine Avenue is a concern – needs a sidewalk on the south side in front of this development. No provision for increased vehicle and pedestrian traffic. Need a right-hand turn lane off Hot Springs Road.
- Need proper roads and sidewalks within project
- McCombs Drive frontage – bring that area up to Village standards.
- Beautify the frontage of this project along Hot Springs Road. Proper, wide sidewalk, solid fence or wall, landscape strip between wall and sidewalk and proper lighting.
- Review OCP requirements for this project.
- I find it difficult to comment on the overall project when it is one big bundle rather than dealt with separately.
- Pathways to Hot Springs Road should be at least 3 m or 10 feet wide.
- Pocket park should be considered.
- 479 Alder is for sale, developer should consider buying that and bringing an entrance to the development from Alder Avenue.
- Stick to OCP, subdivision and other bylaws to ensure that Harrison's growth is towards quality housing.

Allan Jackson – 352 Cottonwood

- Likes the project, with one concern being the trees. If trees are going to come down, they need to be identified prior to be removing and assurance that when the subdivision is complete they will be replaced throughout the development. Landscaping is key.
- There is a lot of data on filling in ditches now and it has been realized it is not a good thing. Would like the developer to think about that in the planning.
- Hopes to see the development go through.

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RECORD OF THE PUBLIC HEARING OF
ZONING AMENDMENT BYLAW 1094, 2016

Janne Perrin – 327 Miami River Drive

- The development should follow guidelines for solar panels, geo-thermal heat, and permeable surfaces. It should be an environmentally sound development.
- That area is invaded with the noxious Japanese Knotweed and would like to have the developer look into that.
- Would like to see some sort of park.
- Happy to hear the 3 – 1 ratio for tree replanting and would like to see that followed.
- Is not against the development, would just like to see 21st century practices in regards to environmental aspects.

Marg Doman – 518 Cottonwood Avenue

- Would like to see the development improve Pine Avenue as you come off Hot Springs Road. Where the road curves on Pine Avenue needs to be addressed as it is a safety issue.

Raina Clark – 469 Alder Avenue

- Concern on the project is how it pertains to the OCP and criteria for redesignation of land use, and how it affects adjacent neighbours in regards to buffering, landscaping, fencing, lack of privacy, drainage issues as they are all possible problems that will affect residents of Alder Avenue.
- Understood that the area was for low density residential with appropriate traffic management. Lack of sidewalks on Alder Avenue and the increase of traffic is a concern.

The Mayor called for a second time for submissions to Council regarding Bylaw No. 1094, 2016 Zoning Amendment.

John Allen – 398 Hot Springs Road

- On the two sketches I gave you, number 1 shows a new north-south connector from Alder to Pine and shows the lots of McCombs Drive fronting on McCombs, which would solve the building line issue the gentleman had earlier.
- Agrees that Alder Avenue needs an upgrade, but not paid for by the developer.

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RECORD OF THE PUBLIC HEARING OF
ZONING AMENDMENT BYLAW 1094, 2016**

Chuck Stam - 47635 Hope River Road, Chilliwack

Would like to address some of the issues raised:

- Homes backing on to 624 McCombs Drive - the developer had conversation with the property owner and have offered to covenant lots 16, 17 and 18 and restrict them to 1.5 stories with zero second story windows looking into the yard.
- Turning of the lots – it was discussed with traffic engineers to turn the first two lots on each side to face McCombs Drive and was not endorsed as they do not want extra driveways on McCombs Drive.
- Frontage on McCombs will be improved.
- Pedestrian access sidewalk at Pine Avenue was not endorsed by traffic engineer or design team. There will be direct pedestrian access from the townhouse site out onto Hot Springs Road between buildings 3 and 4.
- Density – the Neighborhood Plan called for 14 dwelling units per acre that would have been approximately 140 units and the total unit count is currently at 104.
- Trees – an arborist report has been completed. 53 distinct trees were identified. We will be meeting or exceeding the bylaw in regards to replanting trees.
- Park and amenity space – both townhouse sites have 200 metre amenity space or playground. It is up to developer if passive or active parks, but currently 2 areas identified.
- Thank you for suggestion on permeable pavement and information on knotweed that will be eliminated from the site.
- Fencing/drainage – Yes there will be fencing surrounding south townhouse project. All drainage will be captured and drained internally.
- Alder traffic – we will be following the recommendations of the traffic report when we submit a civil design.

Council clarified questions regarding the building line on McCombs.

Allan Bott – 6420 Rockwell Drive

- Appears to be confusion on what we plan for McCombs Drive. The engineering submitted shows barrier curb on McCombs, a sidewalk on McCombs, street lighting on McCombs, a landscape strip on McCombs, filling in of the ditch from our north

**VILLAGE OF HARRISON HOT SPRINGS
RECORD OF THE PUBLIC HEARING OF
ZONING AMENDMENT BYLAW 1094, 2016**

frontage all along our frontage to Alder Avenue, street lighting to Alder, barrier curb to Alder. We see the McCombs frontage as adding to the Age-friendly aspect of the community. We did not want to face housing that way because of traffic, for safety reasons and look of subdivision.

- Has spoken with 624 McCombs and expressed my safety concerns as well. Some of residents' concerns had to deal with lack of privacy and we are addressing those. I understand the concern but I think safety overrides that and that aesthetics of the subdivision is important to us.

Felix Comeau – 624 McCombs Drive

- I agree we had discussion. Also had discussion about frontage and he said wouldn't change. That's why I am bringing to you Council to decide whether it should be changed or not.
- Continued to express that the two houses should be moved and come off McCombs.
- Nothing against subdivision. Nothing against developer. Just want frontage to be straighter and developer won't lose a lot.

Councillor Reyerse asked if any consideration has been given to this project for solar panels or geothermal heating.

Allan Bott stated he has met with FortisBC. They provide incentive programs for energy efficient installation of hot water on demand, etc.; those are things are looking at right now.

John Allen – 398 Hot Springs Road

- Apologized to Mr. Bott about the sidewalk on McCombs and the ditch.
- Would like to object to Mr. Stam's comments about traffic report. I read it and found it not very useful. Council should get their own independent traffic report for review. Encourage Council to have the traffic report reviewed by the Village's traffic engineer.

Janne Perrin – 327 Miami River Drive

- Pleased to hear that the 53 distinct trees will be left.
- Without bio web that goes with them, the trees will have to come down. Are they part of passive park so they can continue to live? If you take them down and just leave the distinct trees up you will wind up taking them down in 5 years too.

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ZONING AMENDMENT BYLAW 1094, 2016

- Passive parks – if it is like Woods Park that's wonderful. If like in the Schep subdivision in Agassiz then I don't think we want that. Parks that are just lawn and play equipment aren't what we are looking for in this century. And in times of climate change and global warming, we want to keep those trees up.

Chuck Stam - 47635 Hope River Road, Chilliwack

- To clarify the 53 distinct trees will not be maintained. They were indemnified in the report but the majority will be eliminated during construction. We will meet the tree bylaw with new trees being installed that are appropriate for the site as per the landscape plan. On passive park issue – in design terms it could be community garden, gazebo area, sitting area, etc., not just grass play space. Depending on demographics the appropriate amenities will go in.

Alan Bott – 6420 Rockwell Drive

- Yes, most of the trees on the proposed development will be removed and we will meet the terms of the tree removal bylaw and replant.

The Mayor called for a third time for submissions to Council regarding Bylaw No. 1094, 2016 Zoning Amendment.

John Allen – 398 Hot Springs Road

- Would just like to point on that on the 2 sketches I submitted, I have actually shown an pocket park on the center of the subdivision and thing a park with its natural state would be an asset and Council should ask for it.

The Mayor called for a final time for submissions to Council regarding Bylaw No. 1094, 2016 Zoning Amendment.

Hearing none, the Public Hearing for Bylaw No. 1094 is hereby closed.

(4) CONCLUSION

The public hearing concluded at 8:02 p.m.

Certified a true record of the Zoning Amendment Bylaw 1094, 2016, Public Hearing held December 19, 2016 in the Council Chambers, 495 Hot Springs Road, Village of Harrison Hot Springs, BC

Leo Facio
Mayor

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1097

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

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Bylaw Notice Enforcement Bylaw No. 855 to specify bylaw contraventions in relation to which a Screening Officer may enter into a compliance agreement;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Bylaw Notice Enforcement Amendment Bylaw No. 1097, 2016".

2. Bylaw Notice Enforcement Bylaw No. 855 is hereby amended by deleting Section 10.1.4 under Part 10 Powers, Duties and Functions of Screening Officers, in its entirety and substituting the following:

"10.1.4 To provide for payment of a reduced penalty if a compliance agreement is entered into for any offence as provided in Schedule A".

3. Said Bylaw is further amended by deleting Section 10.2 under Part 10 Powers, Duties and Functions of Screening Officers, in its entirety and substituting the following:

"10.2 The bylaw contraventions in relation to which a Screening Officer may enter into a compliance agreement are indicated in Schedule A."

READINGS AND ADOPTION

READ A FIRST TIME THIS 19th DAY OF DECEMBER, 2016

READ A SECOND TIME THIS 19th DAY OF DECEMBER, 2016

READ A THIRD TIME THIS 19th DAY OF DECEMBER, 2016

ADOPTED THIS DAY OF ,2017

Mayor

Corporate Office

VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING

DATE: February 22, 2016
TIME: 2:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Freddy Marks, Chair
Donna Cooney
Terry Mitchell
Brian Williams

Chief Administrative Officer, Madeline McDonald
Manager of Development and Community Services, Lisa Grant

ABSENT: Frank Peters

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

Chair Freddy Marks called the meeting to order at 2:00 p.m.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Brian Williams
Seconded by Donna Cooney

THAT the agenda be approved.

CARRIED
UNANIMOUSLY

4. ADOPTION OF MINUTES

Moved by Brian Williams
Seconded by Donna Cooney

THAT the Minutes of the Advisory Planning Commission Meeting held on September 17, 2015 be adopted.

CARRIED
UNANIMOUSLY

5. ITEMS FOR DISCUSSION

Freddy Marks excused himself from the Chambers at 2:01 p.m. due to a potential conflict of interest stating that 853 Hot Springs Road neighbours his property and one of his clients are the owners of 798 or 750 Hot Springs Road.

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February 22, 2016

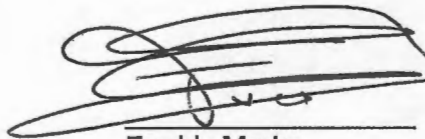
6.

ADJOURNMENT

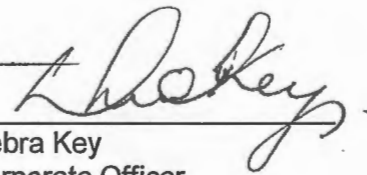
Moved by Brian Williams
Seconded by Donna Cooney

THAT the meeting be adjourned at 2:40 p.m.

**CARRIED
UNANIMOUSLY**



Freddy Marks
Chair



Debra Key
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
AGE-FRIENDLY COMMITTEE MEETING**

DATE: October 5, 2016
TIME: 3:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Councillor John Hansen, Chair
Donna Bruins
Harold Bruins
Raymond Hooper

Deputy Chief Administrative Officer/Corporate Officer, Debra Key

ABSENT: Michael Scott
Elaine Marrington

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

- Age-friendly Communities Grant Application

3. APPROVAL OF AGENDA

Moved by Harold Bruins
Seconded by Raymond Hooper

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**

4. ADOPTION OF MINUTES

Moved by Harold Bruins
Seconded by Ray Hooper

THAT the minutes of the Age-friendly Committee Meeting held on September 7, 2016 be adopted.

**CARRIED
UNANIMOUSLY**

Village of Harrison Hot Springs
Minutes of the Age-friendly Committee Meeting
October 5, 2016

5.

ITEMS FOR DISCUSSION

(a) Age-friendly Social Gathering Debrief

Data collected at the Age-friendly Community BBQ was presented. A summary of the information collected will be provided at the next meeting.

(b) Age-friendly Communities Grant Program

The Corporate Officer provided an overview of the criteria required for applying for funding.

Moved by Raymond Hooper
Seconded by Harold Bruins

THAT an Age-friendly Communities Grant application be made to hire a consultant to produce an Age-friendly Services Directory specific to Harrison Hot Springs residents.

**CARRIED
UNANIMOUSLY**

(c) Age-friendly Social Gathering Thank-you Letters

The Chair stated that a list of businesses will be provided to staff to prepare thank you letters acknowledging contributions.

(d) Next Meeting Date

Thursday, October 13, 2016 at 1:00 p.m. - Discuss Grant Application.

6.

ADJOURNMENT

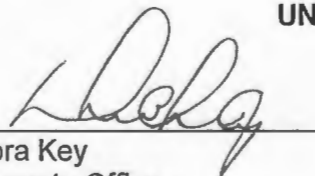
Moved by Harold Bruins
Seconded by Donna Bruins

THAT the meeting be adjourned at 3:41 p.m.

**CARRIED
UNANIMOUSLY**



John Hansen
Chair



Debra Key
Corporate Officer



December 2, 2016

Chief Ernie Crey, Cheam First Nation

Reference: 260729

File: 0400-20

Chief Clem Seymour, Seabird Island

Grand Chief Doug Kelly, Stó:lō Tribal Council

His Worship, Mayor John Van Laerhoven
District of Kent

Chief Colin Pennier, Sq'ewlets

Chief Harvey Paul, Sts'ailes

His Worship, Mayor Leo Facio
Village of Harrison Hot Springs

coordinator@c2cforum-fraservalley.org

Dear Community to Community Forum Members:

Re: Highway 7

Thank you for your letter regarding Highway 7 (Lougheed Highway) through the Mount Woodside area in the District of Kent. Please accept my apologies for the lateness of this reply.

The ministry takes its commitment to the safety of its transportation network very seriously and is aware of concerns about this stretch of highway.

At this time, ministry staff are assessing the highway to see if there are improvements that can be implemented to enhance safety for this section of road. More specifically, our engineers are reviewing the need for additional curve warning signs at that location and will consider your suggestion for a truck pullout/brake check uphill from the curve. They will also discuss possible hydro pole relocations with BC Hydro.

In the meantime, as an added safety measure, the ministry has increased the size of the warning signs in advance of the curve westbound on Highway 7 at the west end of Mount Woodside.

.../2

- 2 -

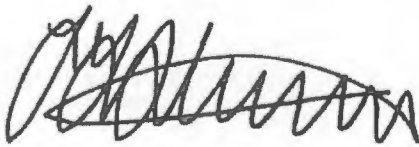
I am advised the RCMP have increased traffic enforcement on the Highway 7 corridor, as their review found that the majority of the crashes in this area are due to driver inattentiveness and speed. I am confident that increased enforcement will improve safety in the corridor.

In addition, I have asked our local Commercial Vehicle Safety and Enforcement representatives to increase their presence and advocate for greater caution and driver awareness along this corridor during their regular discussions with industry representatives.

Should you have any questions, please do not hesitate to contact Ashok Bhatti, the ministry's Regional Director of South Coast Region. Mr. Bhatti can be reached at 604 527-2168 or at Ashok.Bhatti@gov.bc.ca and would be pleased to assist you.

Thank you again for taking the time to write.

Sincerely,

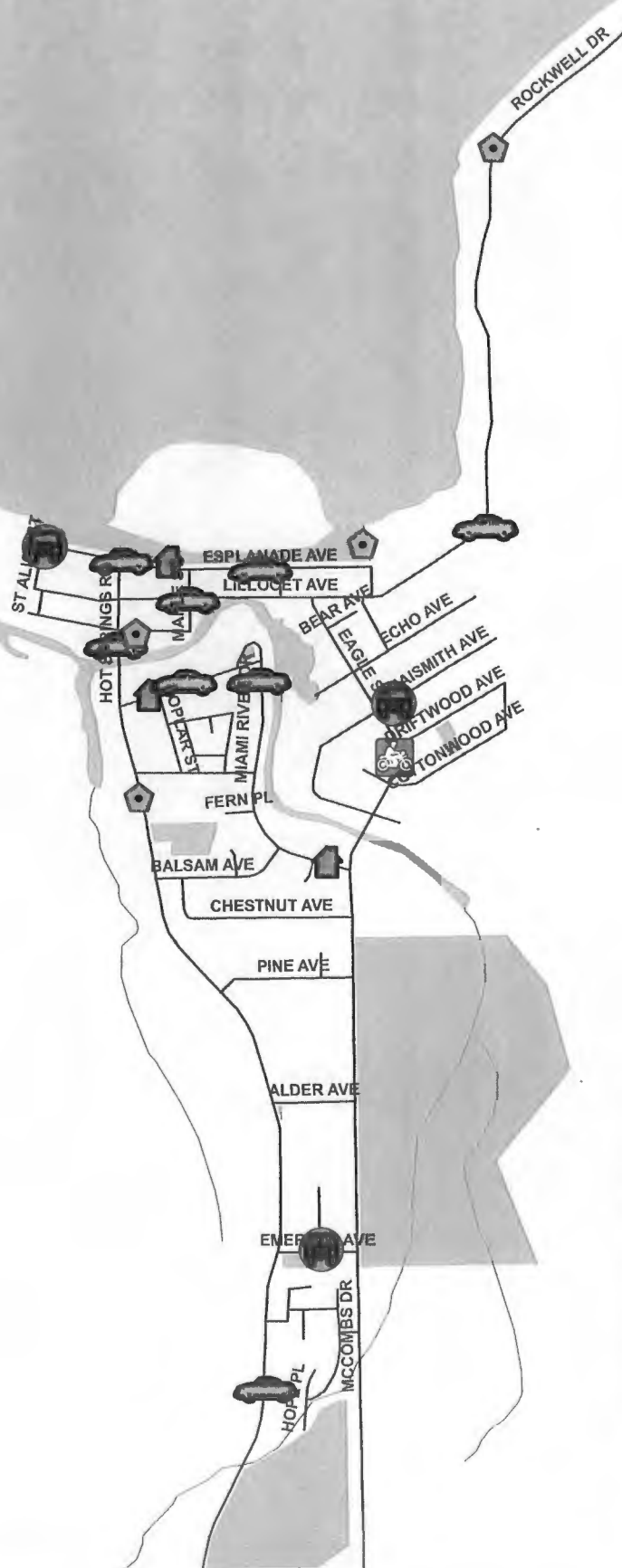


Todd G. Stone
Minister

Copy to: Laurie Throness
MLA, Chilliwack-Hope

Ashok Bhatti, Regional Director
South Coast Region

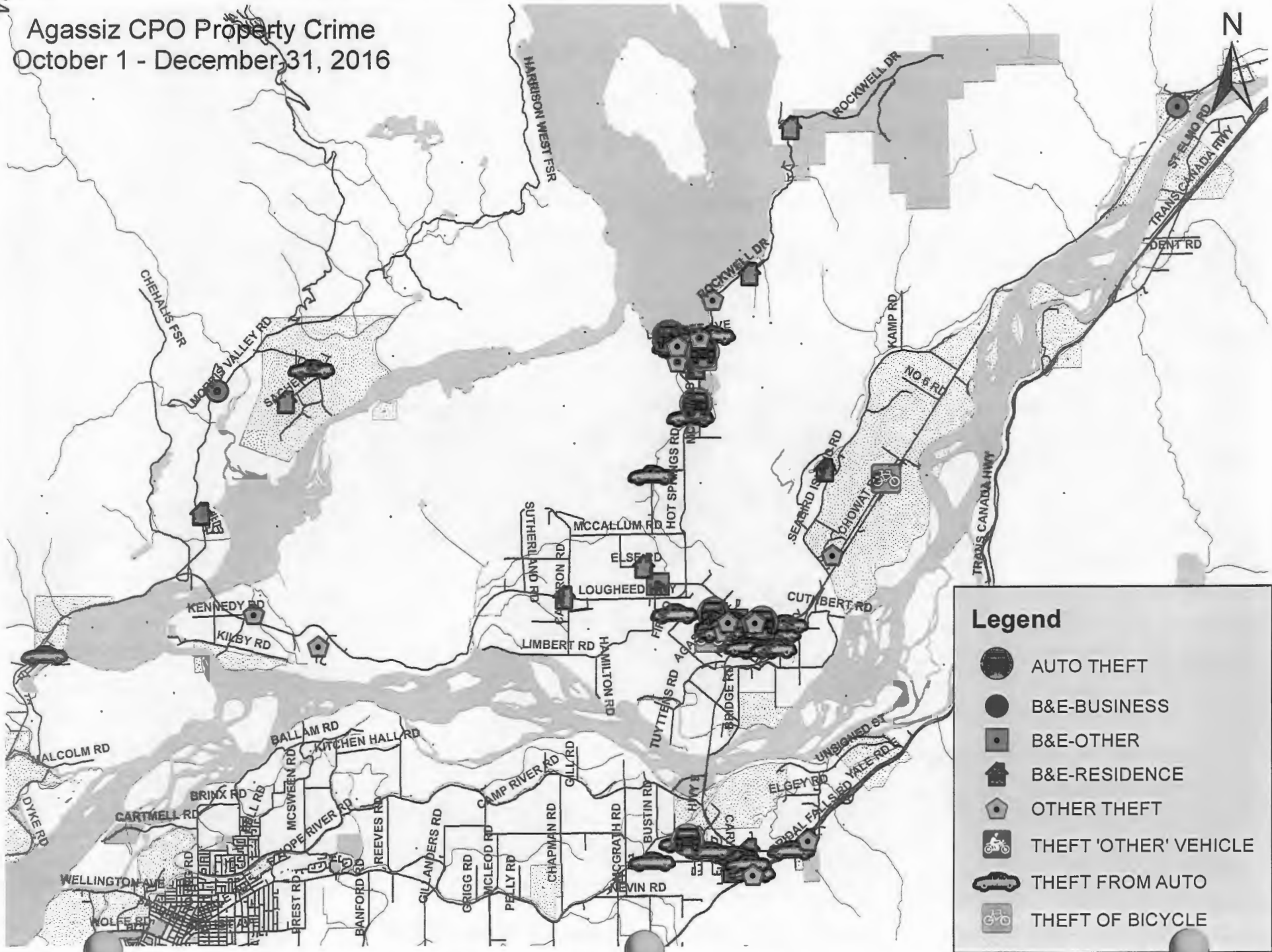
Harrison Village Property Crime October 1 - December 31, 2016



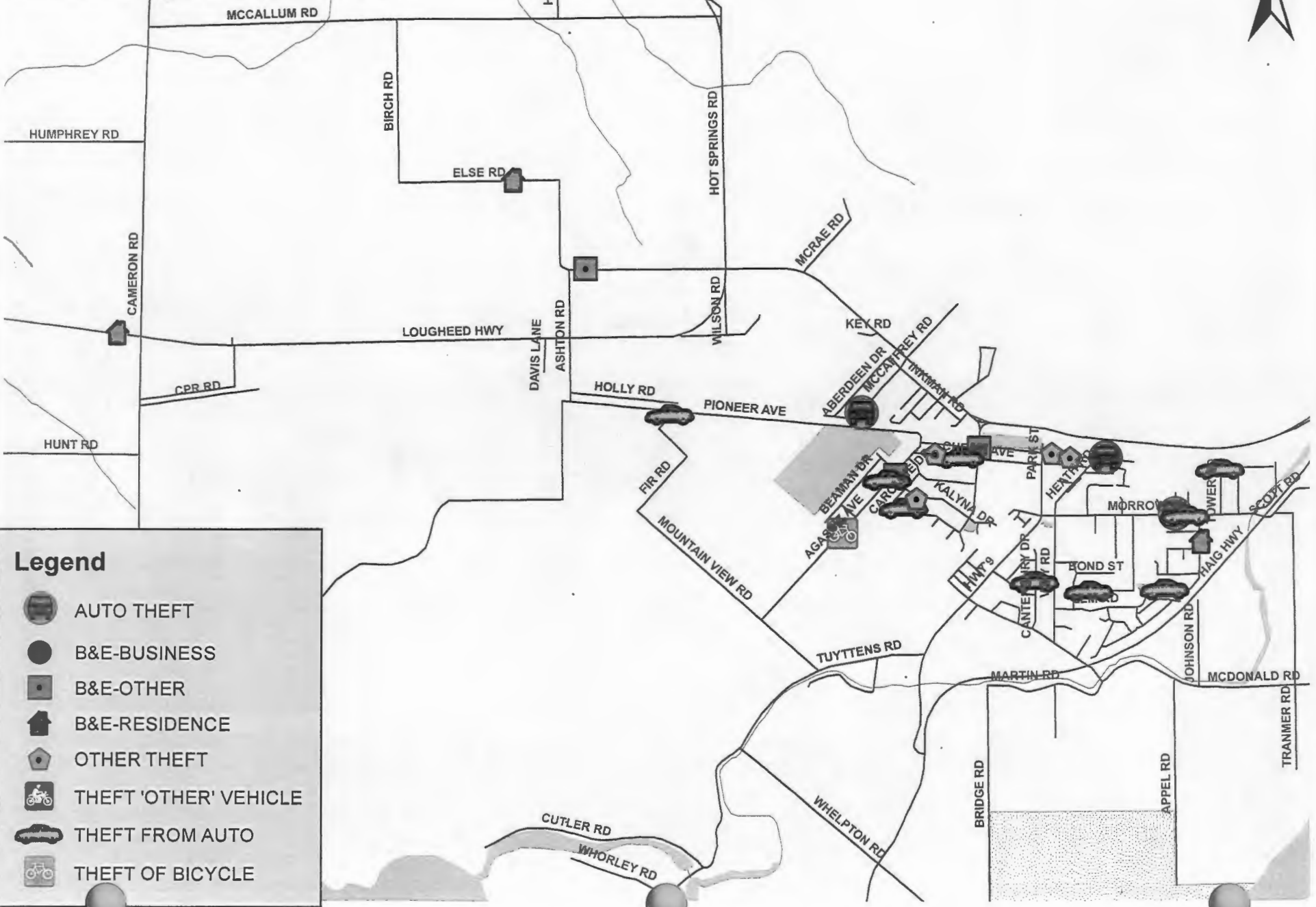
Legend

-  AUTO THEFT
-  B&E-BUSINESS
-  B&E-OTHER
-  B&E-RESIDENCE
-  OTHER THEFT
-  THEFT 'OTHER' VEHICLE
-  THEFT FROM AUTO
-  THEFT OF BICYCLE

Agassiz CPO Property Crime October 1 - December 31, 2016



District of Kent Property Crime October 1 - December 31, 2016



Legend

- AUTO THEFT
- B&E-BUSINESS
- B&E-OTHER
- B&E-RESIDENCE
- OTHER THEFT
- THEFT 'OTHER' VEHICLE
- THEFT FROM AUTO
- THEFT OF BICYCLE

District of Kent		2015 / 2016 Comparison		
Type	Offence Category	2015	2016	2015/2016 % Change
Property Crime	ARSON	0	3	nc
	AUTO THEFT	10	18	80%
	B&E BUS	11	10	-9%
	B&E OTH	5	13	160%
	B&E RES	18	21	17%
	MISCHIEF TO PROPERTY	70	57	-19%
	THEFT FROM VEHICLE	34	29	-15%
	THEFT OVER \$5000	5	0	nc
	THEFT UNDER \$5000	68	43	-37%
	POSS STOLEN PROPERTY	1	5	400%
	ALL PROPERTY CRIME	244	231	-5%

Popkum		2015 / 2016 Comparison		
Type	Offence Category	2015	2016	2015/2016 % Change
Property Crime	ARSON	2	0	nc
	AUTO THEFT	7	9	29%
	B&E BUS	4	4	0%
	B&E OTH	5	8	60%
	B&E RES	8	12	50%
	MISCHIEF TO PROPERTY	14	12	-14%
	THEFT FROM VEHICLE	30	54	80%
	THEFT OVER \$5000	1	1	0%
	THEFT UNDER \$5000	29	11	-62%
	POSS STOLEN PROPERTY	4	1	-75%
	ALL PROPERTY CRIME	109	124	14%

Village of Harrison		2015 / 2016 Comparison		
Type	Offence Category	2015	2016	2015/2016 % Change
Property Crime	ARSON	2	0	nc
	AUTO THEFT	11	9	-18%
	B&E BUS	5	1	-80%
	B&E OTH	1	2	100%
	B&E RES	13	10	-23%
	MISCHIEF TO PROPERTY	27	18	-33%
	THEFT FROM VEHICLE	25	39	56%
	THEFT OVER \$5000	3	4	33%
	THEFT UNDER \$5000	30	19	-37%
	POSS STOLEN PROPERTY	2	4	100%
	ALL PROPERTY CRIME	132	117	-11%

Agassiz CPO		2015 / 2016 Comparison							
Type	Offence Category	2011	2012	2013	2014	2015	5 year average (2011-2015)	2016	2015/2016 % Change
Crimes Against Persons	HOMICIDE	0	0	0	1	0	0.2	1	nc
	ATTEMPT HOMICIDE	4	0	0	1	0	1	2	nc
	SEXUAL ASSAULT	11	6	8	15	5	9	7	40%
	ASSAULT	103	79	96	101	95	94.8	98	3%
	FORCEABLE CONFINEMENT / KIDNAPPING	1	1	0	1	1	0.8	2	100%
	CHILD PORNOGRAPHY	0	0	0	0	0	0	1	nc
	ROBBERY	0	2	0	1	6	1.8	5	-17%
	DOMESTIC VIOLENCE	26	21	26	41	41	31	50	22%
	ALL VIOLENT CRIME	189	179	164	179	190	180.2	189	-1%
Property Crime	ARSON	6	7	6	1	4	4.8	3	-25%
	AUTO THEFT	40	14	25	24	33	27.2	39	18%
	B&E BUS	23	22	17	14	24	20	19	-21%
	B&E OTH	21	12	17	19	13	16.4	28	115%
	B&E RES	36	31	24	29	45	33	57	27%
	MISCHIEF TO PROPERTY	122	100	87	88	132	105.8	116	-12%
	THEFT FROM VEHICLE	60	46	54	82	94	67.2	131	39%
	THEFT OVER \$5000	9	9	6	5	10	7.8	6	-40%
	THEFT UNDER \$5000	90	77	97	102	142	101.6	91	-36%
	POSS STOLEN PROPERTY	4	6	7	8	8	6.6	13	63%
ALL PROPERTY CRIME	493	408	401	397	547	449.2	561	3%	

8(a)

RECEIVED
DEC 13 2016
VILLAGE OF HARRISON HOT SPRINGS

December 1, 2016

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

Dear Mayor and Council,

RE: Utility Account # 9110- 620 McCombs Drive

We are writing to you as we received a letter from Tracey Jones dated June 24, 2016 regarding an increase to our utility bill due to a residential swimming pool. We contacted Tracey in July to discuss the increase as we had some questions and concerns and she suggested that we discuss this matter with Mayor and Council instead. We will outline our questions and concerns below.

- When was the bylaw adopted for charging additional fees for residential swimming pools? When we purchased our home in 2007, we inquired at the Village Office about the permit process, regulations and fees for a residential swimming pool as we wanted to install a pool in our backyard. We were not told by Village staff about this bylaw or the additional fees when we inquired.
- What is the rationale for charging an additional \$311.00 per year for a swimming pool? This fee is the same as charging for another residential unit. We struggle to understand why this rate would be charged as we have never drained our pool in the 9 years that we have had it and in fact, we often have to pump rain water out of the pool as we have too much water. Our swimming pool is equipped with a sand filtration system that allows us to keep the water clean without having to drain and refill. We also do not drain our pool during the winter months as we run our pump and filtration system year round.
- After speaking with Tracey, we understand that the bylaw and fees do not apply to small above ground pools which does not seem reasonable as these pools generally do not have pumps/ filtration systems and maybe drained and refilled with water multiple times throughout the summer season. These smaller pools likely use more water than our 18' x 32' in ground pool.
- Is it possible to have a water meter installed as this would be a more accurate way to charge residents for their water use?

Our household consists of 2 adults, no children. We do 3 loads of laundry per week and use our dishwasher 2-3 times per week. We also have a rain barrel that we use to water our garden. We

probably use much less water than the average household. We would like you to reconsider the rate that is being charged to properties with an in ground residential swimming pool, as we feel we are being overcharged for our water usage.

Please feel free to contact us at 604-796-9788. We look forward to your response in this matter.

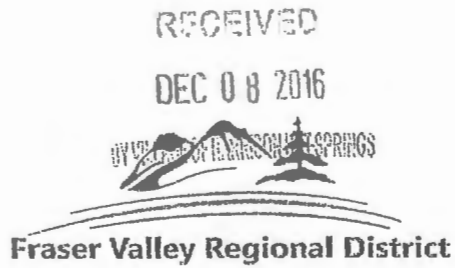


Laura Midan



Randy Doerksen

FILE #	DATE
0220-01	Dec 13/16
<input checked="" type="checkbox"/> PD	<input type="checkbox"/> CO
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN/ FINANCE
<input checked="" type="checkbox"/> PEF	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> REV SVCS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> GEDO	<input checked="" type="checkbox"/> COUNCIL
<input type="checkbox"/> OP. MCB	
ITEM (A) B C	
COUNCIL AGENDA	
DATE Jan. 16/17	
INITIAL RD	
(ITEMS: A-REQ, ACTION: B - INFO - WRESP; C - INFO ONLY)	



Harrison Lake Boat Launch
Statement of Operations - 2016

	2016		2015
	Actual	Budget	Actual
Revenue			
Boat Launch user Fees	\$ 80,894	\$ 77,000	\$ 89,017
Total Revenue	<u>\$ 80,894</u>	<u>\$ 77,000</u>	<u>\$ 89,017</u>
Expenditures			
FVRD Wages Recoverable	\$ 2,000	\$ 2,000	\$ 2,000
Boat Launch Contractor	41,831	37,000	43,797
Supplies	2,916	4,000	3,814
Cost of Credit Sales	1,323	2,600	934
Overhead Support	4,500	4,500	3,500
Total Expenditures	<u>\$ 52,570</u>	<u>\$ 50,100</u>	<u>\$ 54,045</u>
Surplus	28,324	26,900	34,972
<u>Less: guaranteed allocation to Harrison Hot Springs</u>	14,000	14,000	14,000
Net Surplus	<u>\$ 14,324</u>	<u>\$ 12,900</u>	<u>\$ 20,972</u>
Surplus Allocation			
Village of Harrison Hot Springs	\$ 21,162	\$ 20,450	\$ 24,486
Fraser Valley Regional District	7,162	6,450	10,486
	<u>\$ 28,324</u>	<u>\$ 26,900</u>	<u>\$ 34,972</u>

2015 - 2016 Boat Launch Pass Sales

Harrison Boat Launch		
Type of Pass	# Sold	
	2015	2016
Day Pass (can include parking)	2194	1 791
Parking (can be for multiple days)	617	686
Season - Regular	285	265
Season - Fleet 6 (41 boats)		6 (39 boats)

**note: numbers don't take into account refunded passes*

RECEIVED 8(c)

JAN 10 2017

BY VILLAGE OF HARRISON HOT SPRINGS

Enhancing Green Spaces
in Communities



Mise en valeur des espaces
verts au sein des collectivités

December 15th, 2016

Mayor Leo Facio and Council
Village of Harrison Hot Springs
PO Box 160 495 Hot Springs Road
Harrison Hot Springs, British Columbia V0M 1K0



Dear Mayor Facio,

The Village of Harrison Hot Springs, as a past national finalist, is invited to participate in the Canada 150 category of the 2017 National Edition of Communities in Bloom.

The Canada 150 category is a one-time special **non-competitive** edition to provide communities with the opportunity to:

- showcase achievements in greening your community
- celebrate Canada's 150th Anniversary

To facilitate your return to the program, we have revised, and streamlined, the process by:

- modifying the evaluation grid with a 50% reduction in number of evaluated elements
- minimizing profile book requirements
- optimizing, as per your requirements, the judges visit

The evaluation will focus on achievements in:

- Cultural Heritage including Canada's 150 anniversary
- Landscape including Urban forestry
- Floral displays
- Environmental Action

The program retains its value of providing valued information, feedback, engaging the community, showcasing and celebrating its achievements (see over for program benefits).

You will be invited to be part of the Canada 150 celebrations in our Nation's Capital during the 2017 Symposium and Awards Ceremonies from September 13 to 16, 2017 (more details - over).

Looking forward to your participation in 2017.

Sincerely,

Bob Lewis
National Chair

c.c. Ms. Debra Key

Raymond Carriere
Founding President

FILE #	DATE
0360-01	Jan. 10/17
<input type="checkbox"/> CAO	<input type="checkbox"/> CO
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN/ FINANCE
<input type="checkbox"/> DIRF	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> MGR REV SVCS	<input checked="" type="checkbox"/> M-YOR
<input type="checkbox"/> CEDO	<input checked="" type="checkbox"/> COUNCIL
<input type="checkbox"/> OP. MGR	
ITEM A	B
COUNCIL AGENDA	
DATE January 16/17	
INITIAL <i>CB</i>	
ITEMS: ACTION	
B - INFO - WRESP;	
C - INFO ONLY	



People, Plants and Pride... Growing Together | Citoyens et espaces verts en harmonie

112, Terry Fox
Kirkland (Québec)
H9H 4M3

T 514 694-8871
F 514 694-3725

E-Mail/Courriel : bloom@cib-cef.com
Web Site : www.communitiesinbloom.ca
Site Internet : www.collectivitesenfleurs.ca

33
communitiesinbloom



Program Benefits

Since 1995, participating municipalities have recognized, in addition to the significant aesthetic enhancement of their community, the following:

Economic benefits

- Best practices and information exchange
- Valuable information and feedback from the judges
- Marketing, promotional opportunities and tourism promotion

Social benefits

- Increased civic pride, community involvement and improved quality of life
- Mobilization of citizens, groups, businesses and municipality working together
- Information exchanges with national and international communities

Environmental stewardship

- Promoting recycling, composting and waste reduction
- Preservation of green space, urban forest and natural eco systems
- Responsible use of water and energy resources

Symposium on parks and grounds - Delta Ottawa Downtown September 13 to 15

- networking activities with communities from Canada, USA, Europe and Asia
- presentations and conferences for national and international speakers on
 - green spaces and urban forests
 - community engagement
- promotional opportunities for all communities
 - presentations on local community activities
 - panel discussions
- technical visits
 - National Capital parks and green spaces
 - MosaiCanada 150 Gatineau 2017

Awards Ceremonies and Banquet at the Canadian Museum of History - September 16

- presentation of 2017 Maple Leaf Awards
- announcement of National and International Results
- *and the finale...* a Banquet in the Grand Hall with its unrivalled view of Parliament Hill

To register please visit: www.communitiesinbloom.ca/cib2017

For any further information, contact us at bloom@cib-cef.com or (514) 694-8871 ext 3

NSP & G SNP & EV

NATIONAL SYMPOSIUM ON PARKS & GROUNDS

2017 NATIONAL AND INTERNATIONAL AWARDS CEREMONIES

September 13 to 16, 2017

Celebrate your achievements in
our National Capital Region

in partnership with the




MOSAICANADA150
GATINEAU 2017

A gathering to celebrate the
150th anniversary of Confederation



Please visit www.communitiesinbloom.ca/symposium-awards for regular updates

Enhancing Green Spaces
in Communities



Mise en valeur des espaces
verts au sein des collectivités

2017 COMMUNITIES IN BLOOM SPECIAL CANADA 150 NATIONAL EDITION



Participate to earn your Special Edition Maple Leaf Ratings



■ **a one-time special non-competitive category to:**

- Showcase achievements in greening your community
- Celebrate Canada's 150th Anniversary and Restructured to facilitate participation



CANADA 150

■ **a snapshot and report card of your community in 2017 with focus on achievements in:**

- Cultural Heritage including Canada's 150th Anniversary
- Landscape including Urban forestry
- Floral displays
- Environmental Action

Communities in Bloom will proudly showcase community efforts in celebrating Canada's 150th Anniversary

For registration information, please visit www.communitiesinbloom.ca/cib2017

People, Plants and Pride... Growing Together | Citoyens et espaces verts en harmonie... une société florissante



112, Terry Fox
Kirkland (Québec)
H9H 4M3

T 514 694-8871
F 514 694-3725

E-Mail/Courriel : bloom@cib-cef.com
Web Site : www.communitiesinbloom.ca
Site Internet : www.collectivitesenfleurs.ca

 cibcef
 communitiesinbloom

8(d)



DEC 29 2016

His Worship Mayor Leo Facio
Harrison Hot Springs
PO Box 160
495 Hot Springs Road
Harrison Hot Springs BC V0M 1K0

FILE #	DATE
0400-20	Jan. 10/17
<input type="checkbox"/> CAO	<input type="checkbox"/> CO
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN/ FINANCE
<input type="checkbox"/> DIRF	<input type="checkbox"/> B/L ENF
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COUNCIL AGENDA	
DATE January 16/17	
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(ITEMS: A-REQ, ACTION: B - INFO - WRESP; C - INFO ONLY)	

355777

Dear Mayor Facio:

Thank you for your letter of November 28, 2016, addressed to the Honourable Peter Fassbender, Minister of Community, Sport and Cultural Development, regarding tax on short-term accommodation under the *Provincial Sales Tax Act*. I am pleased to respond on his behalf.

The government is aware of the concerns being raised about the sharing economy generally, and the specific concerns being raised about accommodation. The government has also heard concerns that imposing tax on all short-term accommodation, even where a person provides a single unit of accommodation, would impose a significant compliance burden on individuals and small businesses. The government is also working with local governments to determine the appropriate regulatory regime for accommodation provided through the sharing economy.

As you know, the purchase of accommodation from a person who provides, or offers to provide, four or more units of accommodation is subject to provincial sales tax and municipal and regional district tax where applicable. The taxes are payable regardless of whether the accommodation is provided in a hotel, in a bed and breakfast, or in a private residence and regardless of how the accommodation is advertised; whether through an online home rental service, or through another means.

I would like to thank you again for taking the time to write.

Sincerely,

Athana Mentzelopoulos
Deputy Minister

cc: Honourable Peter Fassbender, Minister of Community, Sport and Cultural Development

Laurie Throness, MLA
Chilliwack – Hope

8(e)



FILE #	DATE
0400.90	Jan. 10/17
<input type="checkbox"/> CAO	<input type="checkbox"/> CO
<input checked="" type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN/ FINANCE
<input type="checkbox"/> DIRF	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> MGR REV SVCS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> CEDO	<input checked="" type="checkbox"/> COUNCIL
<input type="checkbox"/> OP. MGR	
ITEM A	B C 1068417
COUNCIL AGENDA	
DATE January 16/17	
INITIAL S/S	
(ITEMS: A-REQ, ACTION; B - INFO - WRESP; C - INFO ONLY)	

January 4, 2017

His Worship Leo Facio
 Mayor of the Village of Harrison Hot Springs
 495 Hot Springs Rd
 PO Box 160
 Harrison Hot Springs BC V0M 1K0

Dear Mayor Facio:

I appreciated meeting with you and your delegation on behalf of Honorable Terry Lake, Minister of Health, at the 2016 Union of British Columbia Municipalities Convention held September 26-30, 2016, in Victoria.

The community of Harrison Hot Springs requested assistance to recruit a physician and establish a medical facility for the community. Ministry staff has consulted Dr. John Hamilton, Medical Director Primary Care, at Fraser Health about this request. Dr. Hamilton advises that there was a part-time physician in Harrison Hot Spring about five years ago. This physician left the community because there was insufficient demand for his services; therefore indicating that the medical needs of the community cannot support a physician practice. This situation remains true today and Fraser Health advises there is sufficient physician capacity in Agassiz and Chilliwack to serve the community.

Many communities in BC have similar challenges to Harrison Hot Springs with seasonal fluctuations of its population. For now, however, the permanent population of Harrison Hot Springs cannot support a physician. Adding primary care services to support the summer time population increase is complicated as there is no existing medical clinic space in the community to support this service. In addition, a summer *locum tenens* physician is also not an option because there is no community physician to replace.

In the meantime, I encourage you to continue working with Fraser Health to explore options that may help support the summertime health care services in Harrison Hot Springs.

Sincerely,

R. Lynn Stevenson, RN, PhD, FCCHL, ICD-D
 Associate Deputy Minister



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** December 20, 2016

FROM: Debra Key **FILE:** 4520-20/0340-50
Deputy CAO/Corporate Officer

SUBJECT: Use of Public and Municipal Property Policy No. 4.1

ISSUE: Application for special event under the Use of Public and Municipal Property Policy

BACKGROUND:

Council received a delegation at the Regular Council meeting of December 19, 2016. The delegation, Jessica Read (Unity Christian School), appeared before Council to request a refund of a special event rental fee paid for an event that was held December 3, 2016 in the Memorial Hall. The matter was referred back to staff for review and report.

To re-cap, staff received an email dated October 7, 2016 from Jessica Read on behalf of the Unity Christian School requesting information about booking the Memorial Hall for a Christmas Market. She stated that the event was about bridging the gap between age groups in the community. She indicated that the market would support local vendors and businesses. The applicant requested that the facility be donated and asked whether or not vendors would be required to obtain business licences.

In order to process the application, staff asked the applicant for information on whether or not the sale of goods by vendors were for profit or to be donated to charity, the types of vendors and how many vendors expected. Staff also provided attachments including the Use of Public and Municipal Property Permit Application, Memorial Hall Use Policy and fee information. In addition to the required fees, the applicant was also advised that there would be a requirement to pay a refundable damage deposit of \$500.00. The applicant responded by requesting December 3, 2016 as the booking date.

On October 11, 2016 an application was received by the Village Office with a response that all monies produced by the vendors would be for their profit and that there would be approximately 25-30 vendors (artisans and local creators).

The Use of Public and Municipal Property Policy outlines the guidelines for business, commercial, community and private event functions. It also provides for fee exemptions for certain charitable events provided they do not charge entry or participation fees and are organized solely for the purpose of raising funds for a bonafide charity.

Accordingly, staff sent an email to the applicant advising that the fee for a private event (non-resident) was \$750.00 per day or \$90 per hour plus GST, and, that the vendors would not require a business licence, but that due to the event generating a profit, it did not meet the criteria for fee exemption outlined in the Use of Public and Municipal Property Policy.

On October 19, 2016 the Village received an email from Ms. Read indicating that she was shocked to read that she was being charged for a community event, stating *"it's a shame that my own Village Office wouldn't support me... The community has also responded to this in an outrage as to your unwillingness to support me and other students in an attempt to stop us from doing what we feel will bring the community great happiness, especially at Christmas time"*. She did indicate that she would proceed with the booking of the hall for December 3, 2016, stating, *"I hope to not be disappointed in my Village Office, again"*.

In light of the fact that the applicant was a local resident, even if the sponsoring agency was not, the applicant was offered a resident rate of \$400.00 plus GST. The fee and deposit were paid on November 3, 2016. Village staff provided the applicant with information on the key pickup and cleaning checklists for the facility.

The event proceeded as scheduled and the damage deposit of \$500.00 was refunded to John Allen on December 15, 2016.

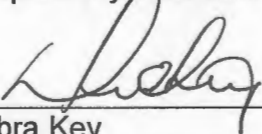
Attached is a copy of the Use of Public and Municipal Property Policy 4.1 for your reference.

RECOMMENDATION:

THAT Council supports the criteria applied to the Use of Public and Municipal Property application of the Unity Christian School (Jessica Read) as outlined in the Use of Public and Municipal Property Policy No. 4.1; and

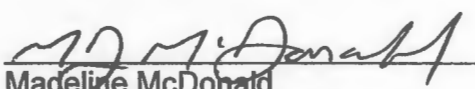
THAT the request to refund the special event rental fee for the December 3, 2016 Christmas Market be declined.

Respectfully submitted:



 Debra Key
 Deputy Chief Administrative Officer/
 Corporate Officer

REVIEWED BY:



 Madeline McDonald
 Chief Administrative Officer


HARRISON HOT SPRINGS*Naturally Refreshed***VILLAGE OF HARRISON HOT SPRINGS****POLICY**

POLICY NAME	POLICY NUMBER	4.1
USE OF PUBLIC AND MUNICIPAL PROPERTY	DATE ADOPTED	July 9, 2012
	DATE AMENDED	July 9, 2012
	DATE AMENDED	July 14, 2014

PURPOSE

The purpose of this policy is to provide regulations for the use of public and municipal property.

DEFINITIONS

"Business" means any commercial activity where the business/individual receives payment for the goods or services it offers.

"Commercial Event" means an event open to or restricted to public participation where the sole purpose is to generate a profit for the organizer/organization.

"Community Event" means an event that is open to the general public where the sole purpose is to encourage community participation or tourism.

Any proceeds generated from the event/activity must be:

- (1) Retained by the organization to further enhance their goals;
- (2) Invested in a community project approved by Council; or
- (3) Donated to a recognized charity.

"Private Event" means any event or activity organized for or by private individuals or groups

POLICY

Unless provided for elsewhere in this policy;

1. Any individual, group or organization wishing to use any public or municipal property for any event, function or activity shall first obtain a USE OF PUBLIC OR MUNICIPAL PROPERTY PERMIT.

2. All functions or events shall be protected by appropriate liability insurance naming the Village as an additional insured party. Appropriate levels of insurance shall be set by the Village based upon a description of the proposed event, function or activity but shall not exceed \$5,000,000.
3. Applications for a permit shall:
 - a. Preferably be made at least six weeks prior to the event;
 - b. Be accompanied by applicable non-refundable fee(s) as per the Miscellaneous Fee Bylaw;
 - c. Be accompanied by a map indicating all areas on which the function or event will occur;
 - d. Be accompanied by a full description of the function participation including approximate attendance draw anticipated, catering or food and beverages provided, if applicable, length of time of the function from beginning of preparation or set up to final clean up and if required and any requirements for change to parking or traffic patterns.
4. *No structures are to be erected other than shade tents or canopies, except in the case of an event that has obtained a special licence under the Liquor Control and Licencing Act, the event must be wholly secured by an enclosure that separates the event from the general public. All structures or enclosures must not impede or restrict general public access to the beach area.*
5. Prior to approval of the permit:
 - a. A refundable damage deposit shall be submitted to the Village;
 - b. Proof of Liability insurance shall be submitted to the Village; and
 - c. Any other permits, licenses or requirements of outside agencies associated with the event or function shall be submitted to the Village.
6. Within 48 hours following the event, all areas used shall be thoroughly cleaned and returned to a condition equal to or better than before the event or the damage deposit shall be forfeited. If the damage deposit is not sufficient to cover all costs, the applicant may be billed for the additional costs. If outstanding costs are not paid, the Village will pursue the costs through a collection agency and the applicant will not be permitted to use Public Property in the future until the debt is paid.

COMMUNITY EVENTS

1. The organizer will recognize the Villages' involvement in the event through its advertising/promotion programs.
2. Any goods offered for sale must be compatible with the event (ie. T-shirts, memorabilia, supplies used by participants).

3. The Village may request the organizers to submit a budget and distribution of the proceeds for the event.
4. No food other than pre-packaged specialty items will be permitted to be sold by vendors. (This does not preclude organizers from making arrangements with a local business for the provision of food at the event.)
5. Organizers must provide proof that the Vendor carries liability insurance or cover the vendors with their insurance. They must also supply a list of vendors and products being supplied prior to commencement of the event.
6. All vendors must provide proof that they hold a valid and subsisting Business Licence from their community of origin.
7. The organizer must submit a map to the Village showing vendor location prior to approval of the event.

EXEMPTIONS

1. On a case by case basis, the Village may exclude events from some or all of the normal requirements based on the following criteria;
 - a) During the event, the use of the land(s) is compatible with its normal activities, and will not be rendered unavailable for use by the general public;
 - b) No fees are being charged for entry or participation in the event;
 - c) No food/goods are being sold or advertised for sale by cash or donation;
 - d) The event is organized solely for the purpose of raising funds for a bonafide charity (a financial statement may be required upon completion of the event); and
 - e) No services are required to be provided by the Village.
 - f) Fees and security deposits will not be assessed if costs are not incurred by the Village.
2. No fee or deposit will be required for any Council Commission or Committee event and will be covered by the Villages' insurance policy.



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 12, 2017

FROM: Madeline McDonald **FILE:** 1855-13
Chief Administrative Officer

SUBJECT: Infrastructure Planning Grants

The Ministry of Community Sport and Cultural Services provides Infrastructure Planning Grants to help communities develop sustainable infrastructure which supports public health and safety, protects the environment and serves to strengthen local and regional economies. The program funds 100% of the first \$5000 and up to 50% of the next \$10,000. There is potential for \$10,000 in funding for a \$15,000 study. Applications are accepted twice per year.

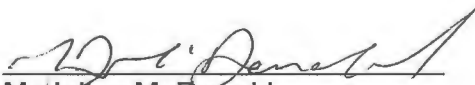
In a 2011, a review by Dave Mitchell and Associates identified the Fire Hall as vulnerable to damage in the event of a seismic event. It would be beneficial to determine what improvements or modifications could be undertaken to improve the building's resilience during an earthquake event.

Another facility which would benefit from an infrastructure review is the Waste Water Treatment plant which has been in operation since 2012. The opportunity may exist to introduce efficiencies into the existing design to improve energy conservation and environmental outcomes.

Recommendations:

1. THAT the Village apply to the Province for an Infrastructure Planning Grant for \$15,000 to undertake a study to identify structural improvements to the Fire Hall which would bring it up to modern standards for seismic safety.
2. THAT the Village apply to the Province for an Infrastructure Planning Grant for \$15,000 to undertake a study to identify potential improvements to the Waste Water Treatment Plant in terms of energy efficiency and environmental outcomes.

Respectfully submitted;


 Madeline McDonald
 Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 16/17

FROM: Ken Cossey MCIP, RPP **FILE:** 3090-20-DVP03/16
 Planning Consultant

SUBJECT: Development Variance Permit for 240 Eagle Street

ISSUE:

To start a Development Variance Permit application process to relax the minimum required rear yard setback. The variance is required to allow for the eventual construction of a second dwelling unit on this parcel of land. This parcel of land is zoned for two-family dwelling units.

STAFF RECOMMENDATION:

That staff;

- 1/. Be authorized to work on DVP 3090-20-DVP03/16, and
- 2/. Be authorized to refer the DVP to the adjacent properties within a 30 metre distance from the said property, as per the requirements of Bylaw 1090, 2016, and
- 3/. Be authorized to refer this DVP to the Fire Department.


BACKGROUND:

The agent has been authorized by the owner to submit this DVP application. The proposed dwelling will be constructed in the backyard and will be attached to the current dwelling. The current R2 zoning, that includes this site, allows for two family dwelling units. Currently there is a SFD unit on this parcel of land and the site is serviced. The applicant is requesting a variance relaxation from the required 7.5 M down to 5.0 M.

Section 499 of the *Local Government Act* requires that notice be given to property owners or tenants by mailed or otherwise delivered at least 10 days prior to the consideration of a Development Variance Permit. Notice of the Development Variance Permit will be mailed or hand delivered before the appropriate council meeting, where

the Development Variance Permit can be considered, with a report prepared for Council if any comments are received.

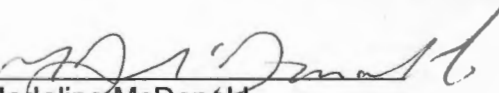
Respectfully submitted;



Ken Cossey, MCIP, RPP
Planning Consultant

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Concurrence with the above recommendation



Madeline McDonald
Chief Administrative Officer



1 SITE PLAN
1:100



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 16/17

FROM: Ken Cossey MCIP, RPP **FILE:** 3090-20-DVP04/16
 Planning Consultant

SUBJECT: Development Variance Permit for 423 Miami River Drive

ISSUE:

To start a Development Variance Permit application process to relax the minimum required front yard setback. The variance is required to keep the proposed dwelling out of the SPEA (Streamside Protection and Enhancement Area).

STAFF RECOMMENDATION:

That staff;

- 1/. Be authorized to work on DVP 3090-20-DVP04/16, and
- 2/. Be authorized to refer the DVP to the adjacent properties within a 30 metre distance from the said property, as per the requirements of Bylaw 1090, 2016, and
- 3/. Be authorized to refer this DVP to the Fire Department.

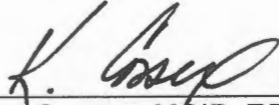
BACKGROUND:

The applicants require this variance in order to keep their potential dwelling out of the SPEA. There is a covenant registered against this parcel of land as well. Upon a review of this covenant, it addresses three issues; no building within 15 M of Miami Creek, flood plain issues (above 14.5 M datum or 1.5 M above Miami Creek) and no clearing within 9 M of Miami Creek. The front yard setback request is for a reduction down from the required 7.5 M to 6M.

Section 499 of the *Local Government Act* requires that notice be given to property owners or tenants by mailed or otherwise delivered at least 10 days prior to the consideration of a Development Variance Permit. Notice of the Development Variance Permit will be mailed or hand delivered before the appropriate council meeting, where

the Development Variance Permit can be considered, with a report prepared for Council if any comments are received.

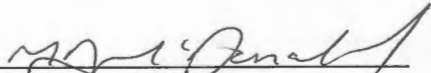
Respectfully submitted;



Ken Cossey, MCIP, RPP
Planning Consultant

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

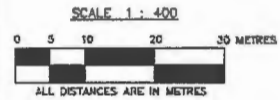
Concurrence with the above recommendation



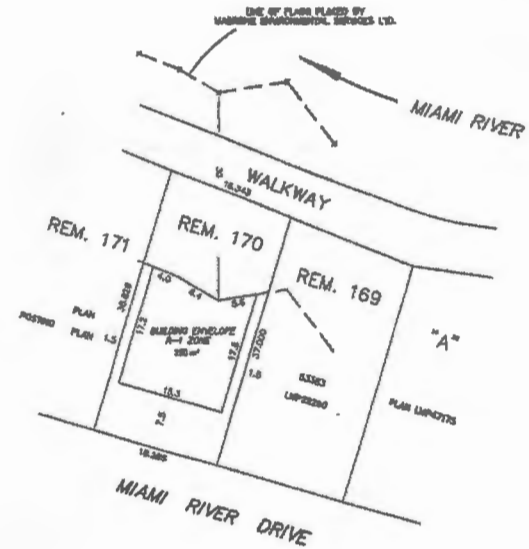
Madeline McDonald
Chief Administrative Officer

PLAN SHOWING LOCATION OF FLAGS PLACED BY
MADRONE ENVIRONMENTAL SERVICES LTD. IN THE VICINITY OF
LOT 170 EXCEPT: PART DEDICATED ROAD ON PLAN 66847;
SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN
NEW WESTMINSTER DISTRICT PLAN 53383

QVIC: 423 MIAMI RIVER DRIVE
HARRISON HOT SPRINGS, B.C.



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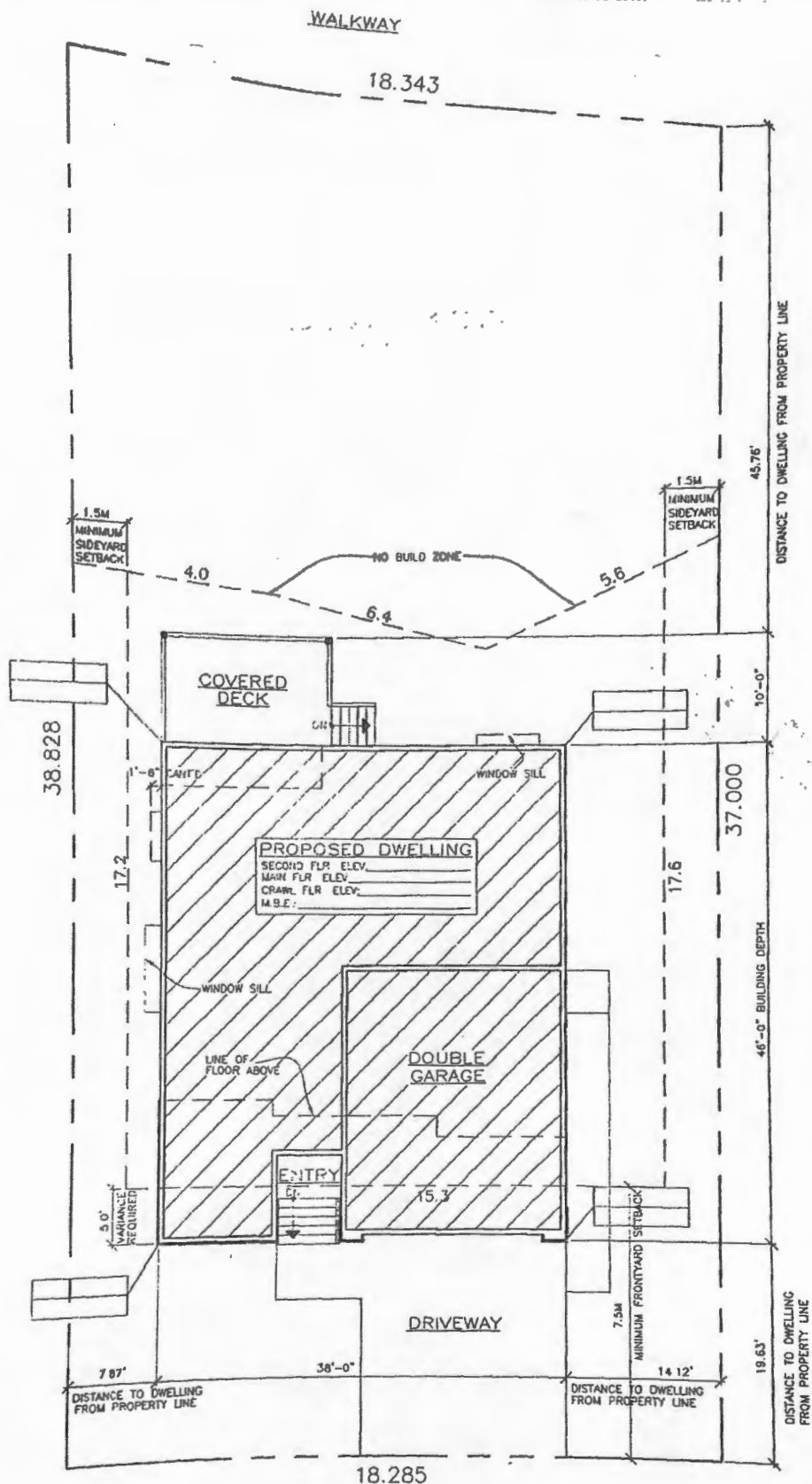


DIMENSIONS SHOWN ARE ACCORDING TO POSTING PLAN LMP22260

EATON LAND SURVEYING LTD.
B.C. & CANADA LAND SURVEYORS
P.O. BOX 906 ADAMS, B.C.
www.eatonsurveying.com
Ph. (604) 700-1400 (800)
OUR FILE: 0814 DRAWING: 0814 04R

PREPARED BY EDWARD C. EATON, B.C.L.S. C.L.S.
THIS 19th DAY OF FEBRUARY, 2016.
REVISED THIS 24th DAY OF FEBRUARY, 2016.

Figure 1. Drawing of Maximum HWM and maximum SPEA



LEGAL DESCRIPTION
 LOT 170

MIAMI RIVER DRIVE

RI ZONING

FOR FURTHER SITE INFORMATION,
 SEE GENERAL NOTES
 SHEET 4 OF 6

SITE PLAN

SCALE: 1/8" = 1'-0"





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 10, 2017
FROM: Debra Key,
Deputy Chief Administrative Officer/CO **FILE:** 3900-01
SUBJECT: Business Hours Regulation Repeal Bylaw No. 1096, 2016

ISSUE: Business Hours Regulation Repeal Bylaw

BACKGROUND:

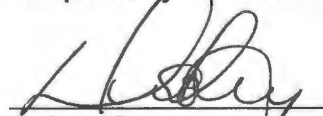
At the Regular Council meeting of December 5, 2016 Council approved a resolution to repeal the Business Hours Regulation Bylaw and provided three readings to the bylaw at the December 19, 2016 Regular Council Meeting.

Accordingly, the Business Hours Regulation Repeal Bylaw is presented for adoption.

RECOMMENDATION:

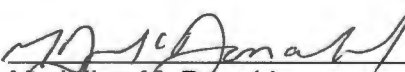
THAT Business Hours Regulation Repeal Bylaw 1096, 2016 be adopted.

Respectfully submitted:



Debra Key
Deputy Chief Administrative Officer/
Corporate Officer

REVIEWED BY:



Madeline McDonald
Chief Administrative Officer

A bylaw to repeal Business Hours Regulation Bylaw No. 942, 2010

WHEREAS the Council adopted the Business Hours Regulation Bylaw No. 942, 2010 on July 12, 2010 to regulate business hours;

AND WHEREAS the Council deemed that the Business Hours Regulation Bylaw is no longer required;

AND WHEREAS the Village of Harrison Hot Springs Business Hours Regulation Bylaw must be repealed;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Business Hours Regulation Repeal Bylaw No. 1096, 2016".

2. The following bylaw is hereby repealed:

(a) The Village of Harrison Hot Springs "Business Hours Regulation Bylaw No. 942, 2010".

READINGS AND ADOPTION

READ A FIRST TIME THIS 19th DAY OF DECEMBER, 2016

READ A SECOND TIME THIS 19th DAY OF DECEMBER, 2016

READ A THIRD TIME THIS 19th DAY OF DECEMBER, 2016

ADOPTED THIS DAY OF , 2016

Mayor

Corporate Officer

A bylaw to repeal Building Regulation Bylaw No. 965, 2011

WHEREAS the Council adopted the Building Regulation Bylaw No. 965, 2011 on April 14, 2011 to govern standards in respect to construction, alteration, repair and demolition of buildings and structures in the Village of Harrison Hot Springs;

AND WHEREAS the Council consented to the Fraser Valley Regional District providing building inspection services under a Building Inspection Extended Service Area Amendment Bylaw;

AND WHEREAS the Council deemed that the Building Regulation Bylaw is no longer required;

AND WHEREAS the Village of Harrison Hot Springs Building Regulation Bylaw must be repealed;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Building Regulation Repeal Bylaw No. 1098, 2017".

2. The following bylaw is hereby repealed:

(a) The Village of Harrison Hot Springs "Building Regulation Bylaw No. 965, 2011" and any amendments thereto.

READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF JANUARY, 2017

READ A SECOND TIME THIS DAY OF JANUARY, 2017

READ A THIRD TIME THIS DAY OF JANUARY, 2017

ADOPTED THIS DAY OF FEBRUARY, 2017

Mayor

Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1099

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

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Bylaw Notice Enforcement Bylaw No. 855 by deleting the section referring to the Building Regulation Bylaw 965, 2011 and replacing the Schedule of Designated Bylaw Contraventions and Penalties;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Bylaw Notice Enforcement Amendment Bylaw No. 1099, 2017".

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

3. REPEAL

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

READ A FIRST TIME THIS DAY OF JANUARY, 2017

READ A SECOND TIME THIS DAY OF JANUARY, 2017

READ A THIRD TIME THIS DAY OF JANUARY, 2017

ADOPTED THIS DAY OF FEBRUARY, 2017

Mayor

Corporate Officer

SCHEDULE "A" TO BYLAW NO. 1099
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

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

SCHEDULE "A" TO BYLAW NO. 1099
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
		valid placard			
	27(f)	Park on sidewalk or boulevard	25.00	15.00	35.00
	27(g)	Park in front of a public or private driveway	50.00	40.00	60.00
	27(h)	Park within 5 meters of a hydrant	25.00	15.00	35.00
	27(i)	Park on crosswalk or within 5 meters of the approach side of a crosswalk	25.00	15.00	35.00
	27(j)	Park within 6 meters of either side of an entrance to or exit from public meeting place, fire hall or playground	25.00	15.00	35.00
	27(k)	Obstruct traffic alongside or opposite of highway excavation or obstruction	25.00	15.00	35.00
	27(l)	Park on highway side of a motor vehicle stopped or parked parallel to the curb side of a highway	25.00	15.00	35.00
	27(m)	Park on a bridge or other elevated structure on a highway	25.00	15.00	35.00
	27(n)	Park which obstructs the visibility of traffic or a traffic control device	25.00	15.00	35.00
	27(o)	Park on cycle path on any portion of a highway for a longer period of time than indicated on the traffic control device	25.00	15.00	35.00
	27(p)	Park on a highway for a continuous period exceeding 48 hours without movement	50.00	40.00	60.00
	27(q)	Commercial vehicle parked longer than 24 hours in a given area	100.00	90.00	110.00
	27(r)	Park adjacent to a yellow curb	25.00	15.00	35.00
	27(s)	Face wrong direction from the normal flow of traffic on the highway	25.00	15.00	35.00
	27(t)	Park where prohibited	40.00	30.00	50.00
	27(u)	Park in lane less than 3.5 meters of the travelled portion of the lane for other vehicle	40.00	30.00	50.00
	27(v)	Park in boat launch area without permit	40.00	30.00	50.00
	27(w)	Park in close proximity to other vehicle to obstruct or unduly restrict movement	40.00	30.00	50.00
	29(a)ii	Exceed total weight of the vehicle and/or trailer in excess of 5500 kg and is in a residential zone between the hours of 7:00 p.m. and 7:00 a.m.	100.00	90.00	110.00
	29(b)	Recreational vehicle parked on any street in excess of 8 hours regardless if it is moved or not to another location	100.00	90.00	110.00
	29(c)	Park unattached utility, boat or RV trailer on any street	50.00	40.00	60.00
	31(a)	Park a vehicle in a stall for a period of time greater than the time indicated by the traffic control device	25.00	15.00	35.00
Nuisance, Noxious or Offensive Trades, Health and Safety Bylaw No. 829	3	Disconnect meter	500.00	490.00	510.00
	5	Divert or install exhaust fans	500.00	490.00	510.00
	6	Store or use dangerous goods	500.00	490.00	510.00
	7	Construct or install trap	500.00	490.00	510.00
	8	Construct or install obstruction to an exit	500.00	490.00	510.00
	10(1)	Interfere or obstruct inspector	500.00	490.00	510.00
	10(2)	Remove, alter, mutilate posted notice	500.00	490.00	510.00
	11	Allow growth of mold or fungus	500.00	490.00	510.00

SCHEDULE "A" TO BYLAW NO. 1099
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
	12(1)	Cause or permit a nuisance	500.00	490.00	510.00
	12(2)	Cause or permit water, rubbish or unsightly matter to accumulate	500.00	490.00	510.00
	13	Cause or permit a noxious or offensive trade	500.00	490.00	510.00
	16(1)	Fail to inspect residential premises subject to Tenancy Agreement	500.00	490.00	510.00
	16(2)(a)	Failure to give written notice of contravention	500.00	490.00	510.00
	16(2)(b)	Failure to comply with notice	500.00	490.00	510.00
Outdoor Campfire Regulation Bylaw No. 916	3.1	Outdoor fire without a permit	50.00	40.00	60.00
	5.4	Burn rubbish, refuse, tires, oil, plastics, synthetics, or construction material of any kind	100.00	90.00	110.00
	5.5	Fire within 10 meters of building or property line	100.00	90.00	110.00
	5.6	Fire within 20 meters of municipal road	100.00	90.00	110.00
	5.8	Open fire on the beach	100.00	90.00	110.00
	5.9	Allow fire to spread causing damage to property	100.00	90.00	110.00
	5.10	Fire during high winds	200.00	190.00	210.00
	5.11	Leave fire unattended	200.00	190.00	210.00
	5.12	Fail to extinguish fire	100.00	90.00	110.00
Littering and Dumping and Snow Bylaw No. 870	2, 9, 11	Dispose or deposit garbage or rubbish in a public place	50.00	40.00	60.00
	2(c)	Deface, damage any property owned by or in care of the Village	100.00	90.00	110.00
	3	Damage or kill a tree, shrub, turf, and flower in a public place	100.00	90.00	110.00
	4(b)	Fail to remove snow, ice and litter from any sidewalk in front of or adjacent property no later than 4:00 p.m.	100.00	90.00	110.00
	7	Deface, destroy any building, structure, facility, fence, sign, seat or bench or ornament on public property	100.00	90.00	110.00
Waste Collection and Disposal Bylaw No. 959	3(b)	Dump or dispose of any waste	100.00	90.00	110.00
	3(c)	Deposit or use waste for lot filling or levelling purposes.	100.00	90.00	110.00
	3(d)	Allow waste of any kind whatsoever to leak, spill, blow, drop from any vehicle or container onto any street within the Village	100.00	90.00	110.00
	3(e)	Place or cause to be placed any waste upon any street or public land other than in accordance with the Residential Waste Collection Service conditions	100.00	90.00	110.00
	3(f)	Dispose of waste into a container belonging to another person unless given the authority to do so by the owner or occupier of the premises	100.00	90.00	110.00

SCHEDULE "A" TO BYLAW NO. 1099
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Park Regulation Bylaw No. 915	3	Enter public beach or park after curfew	100.00	90.00	110.00
	4	Set up or occupy shelter in park, on street or public property	100.00	90.00	110.00
	5	Carry in or set up camping equipment	100.00	90.00	110.00
	6	Remove gravel, sand or earth from beach or shore	100.00	90.00	110.00
	7	Litter on beach or in water	100.00	90.00	110.00
	8	Move or remove buoys, rafts, signs from any beach or from water	100.00	90.00	110.00
Park Regulation Amendment Bylaw No. 1040	9	Kindle, build, light, maintain any fire, barbeque, hibachi or any other form of cooking apparatus that uses wood, charcoal, briquettes or any other form of natural burning product on any beach or park	100.00	90.00	110.00
	10	Operate water vehicle inside buoyed areas	100.00	90.00	110.00
	10	Operate water vehicle in excess of buoyed signs	100.00	90.00	110.00
	12	Occupy roof of building in park	50.00	40.00	60.00
	13	Occupy building, swimming pool, tennis court or other structure in park outside posted hours	100.00	90.00	110.00
	14	Break, injure or damage locks, gates, bolts, fences, seats, benches, buildings, structures or other property in public areas on beaches, boulevards or in parks or grounds	100.00	90.00	110.00
	15	Willfully destroy, mutilate, efface, deface or remove posted sign	100.00	90.00	110.00
	16	Bark, break, peel, cut, deface, remove, injure, root up or otherwise damage trees, shrubs, flowers, roots or grass planted or growing in public areas, beaches, boulevards or in parks or grounds	100.00	90.00	110.00
	17(a)	Smoke in buildings or any public park where prohibited	100.00	90.00	110.00
	17(b)	Possess open liquor in park	100.00	90.00	110.00
	18	Play or practice golf in public park	50.00	40.00	60.00
	19	Cause or permit horses or other animals in park or on beach	100.00	90.00	110.00
	21	Ride or drive any horse in, upon or through public areas, parks, boulevards or beaches	100.00	90.00	110.00
	22	Ride or drive any carriage, wagon, bicycle, motorcycle, scooter, rollerblades, skateboards, automobile, sleigh, snowmobile, all-terrain vehicle or other vehicle in public areas, parks or grounds	100.00	90.00	110.00
	23	Break, injure, dig or destroy any tree, sod, grass of any boulevard or any box, stake or guard which protects	100.00	90.00	110.00
	24	Park unhitched trailers, boats, RV's or any other equipment at any boat launch ramp or designated parking area within the Village	100.00	90.00	110.00
Tree Management and Preservation Bylaw No. 1015	6(a)	Remove tree without permit	200.00	190.00	210.00

SCHEDULE "A" TO BYLAW NO. 1099
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Property Maintenance Bylaw No. 1072	3(a)	Place graffiti on building, wall, fence sign or other structure	500.00	490.00	510.00
	3(b)i	Throw, deposit, leave or place rubbish in or upon any public space or private property	500.00	490.00	510.00
	3(b)ii	Allow accumulation of noxious weed or invasive plant or other material on public or private property that could cause infestation	200.00	190.00	210.00
	3(b)iii	Abandon vehicle, household appliance or furniture on any highway, sidewalk, ditch, parking lot, waterway, park or other public place or private property	500.00	490.00	510.00
	3(c)i	Cause or allow property or premises to become unsightly	500.00	490.00	510.00
	3(c)ii – a,b,c,d,e&f	Cause or permit accumulation of rubbish, broken or dilapidated furniture or bedding or appliances, vehicle parts or equipment, unused wood or wood products, construction materials or equipment, standing water where unsanitary conditions could develop or remain	500.00	490.00	510.00
	4(a)	Fail to brush vegetation and weed, remove invasive species	200.00	190.00	210.00
Sign Bylaw No. 987	4.7	Sign not maintained in a good state of repair pursuant to the Village's Sign Design Guidelines	200.00	190.00	210.00
	5.1(a)	Billboard signs prohibited	500.00	490.00	510.00
	5.1(b)	Sign located on a balcony or roof of a building	500.00	490.00	510.00
	5.1(c)	Sign in residential zones	200.00	190.00	210.00
	5.1(d)	Sign erected on Village property or highway	200.00	190.00	210.00
	5.1(e)	Signage that exhibits writing or pictures or words which are indecent or tend to corrupt or demoralize or insult, or are immoral or indecent	500.00	490.00	510.00
	5.1(f)	Sign or notice affixed to telephone or hydro pole	100.00	90.00	110.00
	7.1	No sign permit	500.00	490.00	510.00
	7.2	Failure to remove sign erected when no longer required	100.00	90.00	110.00
	7.5	Fail to comply with B C Building Regulation for freestanding signs and structures	500.00	490.00	510.00
	9.1(a)	Sign extended beyond the property line and interferes with public safety	200.00	190.00	210.00
	9.3(a)	Exceed allowable sandwich sign limit	200.00	190.00	210.00
	9.3(b)	Sandwich board displayed beyond 300 meters of business premises	200.00	190.00	210.00
	9.3(c)	Sign which causes a nuisance, impedes, or is unsafe for vehicle or pedestrian traffic	300.00	290.00	310.00
	9.3(d)	Sign located in parking area or parking stall	100.00	90.00	110.00
	9.3(e)	Unkempt or disrepair sandwich board	50.00	40.00	60.00
	9.5(a)i	Third party sign in prohibited area	400.00	390.00	410.00
	9.5(a)ii	Third party sign exceeds limit for building activity	400.00	390.00	410.00
	9.5(a)iii	Exceed maximum third party limit on vacant property	400.00	390.00	410.00
	9.5(a)v	Third party sign copy area greater than 4 sq. meters	400.00	390.00	410.00

SCHEDULE "A" TO BYLAW NO. 1099
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
	9.5(a)vi	All third party signs must be renewed annually	400.00	390.00	410.00
	9.6(a)ii	Promotional sign displayed more than 30 days prior to the event and not removed 4 days following the event	200.00	190.00	210.00
	9.8(a)i	Election sign on civic property not removed within 7 days after the election	200.00	190.00	210.00
Sign Bylaw Amendment No. 1009	4.9	Elections signs on Village Office or Memorial Hall property exceeding 100 meters	200.00	190.00	210.00
Municipal Docks Bylaw No. 991	11	Possess an open container of liquor on a dock	100.00	90.00	110.00
	15	Deposit or leave garbage, refuse, bottles, cans, paper, animal excrement or other waste material on a dock or in the water surrounding a dock	100.00	90.00	110.00
	18	Cause a vessel, watercraft or seaplane to remain moored in a posted loading zone for a period in excess of 60 minutes unless otherwise authorized by the Village	100.00	90.00	110.00
Municipal Docks Bylaw Amendment No. 1008	21(1)(a)(b)	Moor a vessel, watercraft or seaplane at a dock for a period in excess of 12 hours and moored overnight unless approved by special permit issued by the Village	500.00	490.00	510.00
Boat Launch and Regulation Bylaw No. 1075	12	Fail to properly display vehicle hanger	50.00	40.00	60.00
	14	Leave boat, tow vehicle, boat trailer or vehicle unattended at boat launch or on wharf	50.00	40.00	60.00
	15	Moor boat in excess of 15 minutes	40.00	30.00	50.00
	16	Accelerate boat motor while loading or unloading a boat on or off a trailer	200.00	190.00	210.00
Zoning Bylaw No. 1020	V.5(2)(a)	No permit to erect short-term building or structure	50.00	40.00	60.00
	V.6(1)(a)	Exceed 60 day limit for shipping container	50.00	40.00	60.00
	V.6(1)(a)	Exceed length of 15m	50.00	40.00	60.00
	V.6(1)(b)	Shipping container not properly screened	50.00	40.00	60.00
	V.8(4)	Use exceeds maximum 30 square meters	50.00	40.00	60.00
	V.8(8)	Improper display of principal or approved use	50.00	40.00	60.00
	V.10(2)	Exceed permitted secondary suite per parcel	50.00	40.00	60.00
	V.10(3)	Exceed permitted total floor area	50.00	40.00	60.00
	V.14	Obstruct vision	50.00	40.00	60.00
	V.15(1)	Exceed maximum height of fence or retaining wall	50.00	40.00	60.00
	V.15(2)	Prohibited fence	50.00	40.00	60.00
	V.17)	Keep, store or park derelict vehicle or trailer, recreational vehicle, boat or vessel or aircraft, or engine, frame, chassis,	200.00	190.00	210.00

SCHEDULE "A" TO BYLAW NO. 1099
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
		body, box or van unit			
	VI.2)(2)(f)	Lot siting less than prescribed setback	50.00	40.00	60.00
	VI.3)(1)	Prohibited use in Zone	100.00	90.00	110.00
	VI.3)(2)&(3)	Exceed maximum development regulations	100.00	90.00	110.00
	VII.8)	Exceed permitted number of vehicles parked or stored on one parcel	100.00	90.00	110.00



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 16, 2017

FROM: Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z02/16,
3360-20-Z03/16
3360-20-Z04/16
3360-20-Z07/16

SUBJECT: Bylaw No. 1094 - Third Reading & Adoption

ISSUE:

One item has to be addressed:

- 1/. That staff be given direction on Zoning Amendment Bylaw No. 1094.

BACKGROUND:

This rezoning amendment application is part of a large development that will create four (4) lots, proposed lots A to D, from three (3) current lots to house approximately 100 dwelling units. The developer, Mr. Allan Bott, set up a community meeting for the public to review and discuss this project, on September 13th.

During the November 21, 2016 Council meeting, Council gave first and second reading to Bylaw 1094, a bylaw associated with an application to rezone 388 Pine, 657 and 673 Hot Springs Road to accommodate a 100-lot residential development project that requires a zoning change to R-1, R-3 and R-4 zones, from the current RSR (Residential Reserve) zoning requirements. During this meeting Council also gave staff permission to set up a public hearing on December 19th, 2016.

In addition to this potential rezoning as per the Village's Community Amenity Contribution policy, the applicant wishes to contribute \$150,000 to this fund.

During a previous Council meeting staff were authorized to work on the various applications and refer the application to the following agencies:

- (a) The Fire Department,
- (b) The Ministry of Transportation and Infrastructure,
- (c) The adjacent properties, within 30 metres of the application site, as per the repealed Bylaw 553. 1991,
- (d) The local Advisory Planning Commission, and
- (e) The Fraser Valley Regional District.

Listed below is a summary report on this application from the following sources;

- a) The referral agencies; the MOTI, HHS Fire Department, FVRD and the APC
- b) The community open house,
- c) Letters and emails submitted before the Dec 19th public hearing deadline, and
- d) The public hearing.

A/. The results of the referral process are summarized below:

1/. Ministry of Transportation and Infrastructure

- (i) Proposed Lot A (R-1 for the current SFD left on the parcel of land, with the access/egress point off of Pine) – no comments received
- (ii) Proposed Lot B (R-4 Townhouses with the proposed access point onto Pine) – no comments received
- (iii) Proposed Lot C (R-3 Low density small lot) – with the proposed access/egress point off of McCombs) – No direct access will be granted to Hot Springs Road; “.....will require a restrictive covenant be registered on titles of lots adjacent to Hot Springs Road, restricting direct access; No drainage is to be directed towards Hot Springs Road
- (iv) Proposed Lot D (R-4 Townhouses with the proposed access/egress point off of McCombs) – “ No direct access to Hot Springs Road; All structures must be setback a minimum of 4.5 M from the property line fronting (on Hot Springs Road); All drainage must be managed on the subject property. No additional drainage shall be directed towards Hot Springs Road.”

2/. The HHS Volunteer Fire Department: - no comments received

3/. FVRD – no comments received

4/. The APC – During the December 16th meeting the APC voted unanimously for the amendment bylaw.

B/. The Community Open House

The results of the community open house, in which there were approximately 20 - 30 attendees, is summarized below:

- 1/. What does the developer intend to do about bottleneck traffic and the increased traffic flows?
- 2/. Flood protection includes what?
- 3/. Will the development be gated?
- 4/. With the cash-in-lieu what are the funds earmarked for?
- 5/. How big will the houses be?
- 6/. What will the height of the houses be?
- 7/. What order will the phases be developed?

- 8/. Will well water quality be affected?
- 9/. How deep will the waterlines go?
- 10/. How many trees will be demolished and how many are you replacing?
- 11/. What is the width on the residential street and why sidewalks on one side only?
- 12/. How long to complete construction and what time of the day will there be noise?
- 13/. Are you building out the lots or will they be for sale to contractors? Will there be a building scheme?
- 14/. How will residents be informed as the approvals come?
- 15/. What is proposed for privacy between homes?
- 16/. Will Pine Street be upgraded?
- 17/. Are you doing the building or just the groundwork? Will you restrict the size of the houses to match the neighbourhood?

C/. Letters and Emails submitted

- 1/. Are there plans to bring municipal water down Pine Street as our properties are serviced by wells?
- 2/. What is the maximum number of single family dwellings or townhomes that would be developed on the three parcels of land?
- 3/. What would the rear yard setbacks distance on the R-3 that would adjoin the rear of our lot?
- 4/. Are there guidelines in place to ensure that the land clearing work does not damage the root systems of large evergreens that our near our rear property line?
- 5/. Need to retain the current trees.
- 6/. Opposed to the proposed density especially for the proposed densities for 657 and 673 Hot Springs Road.
- 7/. Concern about the extra traffic, noise and congestion and the potential decrease in safety.
- 8/. There is a blind corner at the NW end of Pine Avenue – this blind corner makes it unsafe to walk opposite the flow of traffic.
- 9/. CBC would like both the County {Village} and the applicant to be aware of the existing problems that large communication sites pose to residential developments being approved close to the site's perimeter.

D/. Public Hearing summary points

A public hearing was held on December 19th, 2016 and listed below is a summary report of the land use/development issues related to this project

- 1/. No problem with the development, just the directions of proposed lots 17, 18, 19 and 20. (In relation to the current homes located near the development along McCombs)
- 2/. Need proper roads and sidewalks within project.
- 3/. Beautify the frontage along Hot Springs Road
- 4/. Pocket parks should be considered.
- 5/. Concern about the trees coming down.
- 6/. How it affects adjacent neighbours in regards to buffering, landscaping, fencing, lack of privacy, drainage issues as they are all possible problems.

Listed below is a summary table of any land use issue provided through; the public hearing, the community meeting, the agency referral process and the submission of any letters or emails. Associated with the issue is the recommended next step to address the respective issue.

Issue	Authority	Recommended next steps to address the issue
Traffic works – sidewalks, expanding the roadway	Local Government/MoTI	If any improvements or upgrades are required they can be made to be a part of the eventual subdivision application
Design guidelines	Local Government/ Developer	The developer can apply their own design scheme as the market dictates
Parking	Local Government	On-site parking is provided
Traffic flows		See note (1) below
Drainage	Local Government/MoTI	Addressed at the subdivision stage
Flood protection	Land Title Act	Addressed at the subdivision stage
Landscaping/Tree management	Local Government	Addressed in the development agreement at the subdivision stage

Note:

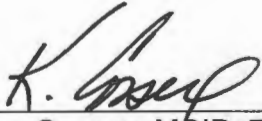
- 1/. Based upon the attached report the expected additional traffic volume will be approximately 58 VPH at weekday peaks and reaching a high of 72 VPH during the PM peak. 95% of the traffic is expected to travel up and down Hot Springs Road and the additional 5% along McCombs.

RECOMMENDATION:

Staff recommends the following:

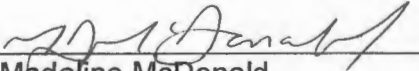
- 1/. That third reading and adoption be given to the Bylaw 1094.

Respectfully submitted;



 Ken Cossey, MCIP, RPP,
 Planning Consultant

REVIEWED BY and CONCURRENCE with the RECOMMENDATIONS:



 Madeline McDonald
 Chief Administrative Officer

Attachments (3) Bylaw 1094
 Traffic report
 Site concept plan



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1094

A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw 1020, 2012

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1020, 2012, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted January 7, 2013;

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

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1094, 2016**".

MAP AMENDMENT

2. That:
 - (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 388 Pine Avenue, legally described as Lot K Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 10239 (PID 008-034-923), outlined in heavy black outline and vertically lined on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Low Density Residential (Conventional Lot) R-1** zone; and,
 - (b) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 388 Pine Avenue, legally described as Lot K Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 10239 (PID 008-034-923), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and that portion of Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and,
 - (c) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and horizontally lined on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Low Density Residential 3 (Small Lot) R-3** zone; and

- (d) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 673 Hot Springs Road, legally described as Parcel "A" (Explanatory Plan 8880) Lot 4 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 011-149-647), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential (RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone and that portion of Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential (RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and
- (e) The map appended hereto designated as Schedule 1 showing such amendments is an integral part of this Bylaw.

READ A FIRST TIME THIS 21st DAY OF NOVEMBER, 2016

READ A SECOND TIME THIS 21st DAY OF NOVEMBER, 2016

A PUBLIC HEARING WAS HELD ON THE 19th DAY OF DECEMBER, 2016

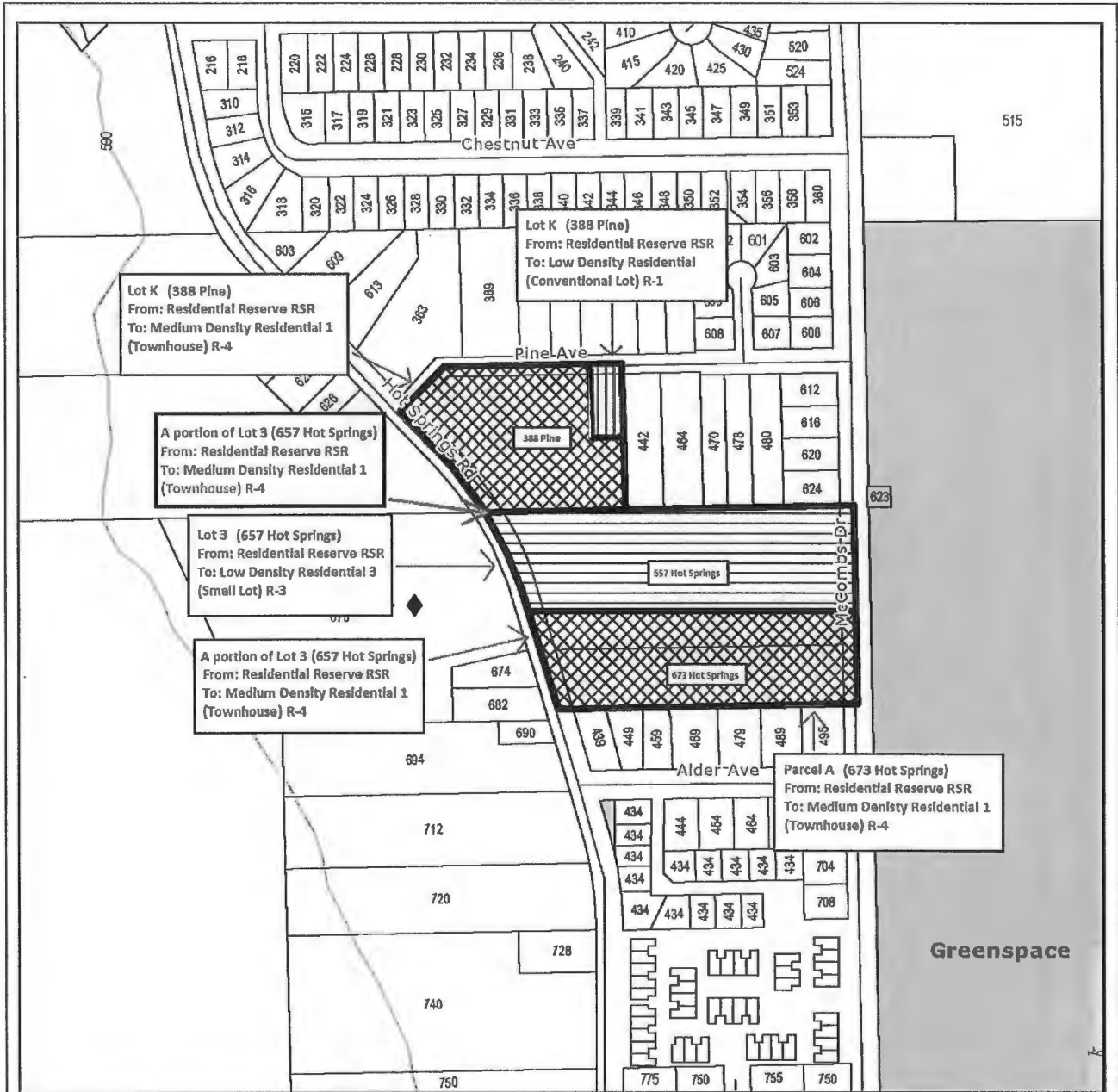
READ A THIRD TIME THIS DAY OF , 2016

ADOPTED THIS DAY OF , 2016

Mayor

Corporate Officer

SCHEDULE 1



Harrison Hot Springs

Zoning Amendment Map Schedule



HARRISON HOT SPRINGS
No Family, Refreshed



Scale: 1:4,000
Date Created: October 27, 2016

- From: Residential Reserve (RSR) To: Medium Density Residential 1 (R-4)**
- From: Residential Reserve (RSR) To: Low Density Residential 3 (R-3)**
- Paved Road
 Streams
- Unpaved Road
 Waterbodies
- Indian Reserves
 Parks and Protected Areas
- From: Residential Reserve (RSR) To: Low Density Residential (R-1)**

This map was compiled by the Fraser Valley Regional District for the Village of Harrison Hot Springs, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.

RECEIVED

OCT 19 2016

BY VILLAGE OF HARRISON HOT SPRINGS



October 18, 2016
McElhanney File: 2121-00258-00

1073980 BC LTD
Box 656
Agassiz, BC
V0M 1A0

Attention: Allan Bott

Dear Sir:

1073980 BC Ltd.- Pine Avenue Subdivision Traffic Impact Study – Trip Generation Results

1.0 BACKGROUND

A residential development, consisting of single family houses, duplexes and town homes, is proposed at Harrison Hot Springs, BC. This development is located east of Hot Springs Road, south of Pine Avenue, and west of McCombs Drive.

McElhanney was commissioned to prepare a traffic impact study for the proposed development. This memo summarizes the trip generation and distribution estimates for the study.

Figure 1 (on page 3) illustrates the study area.

2.0 DEVELOPMENT DESCRIPTION

The planned development includes a total build-out of 35 single family units, 18 duplexes (36 units) and about 34 town houses to be built in three phases.

The phasing plan is summarized in Table 1 below:

Table 1 Land Use and Phasing

Phase	Land Use
1	35 single family units
2	18 Duplexes (36 units)
3	34 townhouses



2.1 Site Accesses

The access to the Phase 1 and 2 properties will be from McCombs Drive and the Phase 3 access is planned on Pine Avenue, as shown in **Figure 1**. Two emergency only accesses will be constructed off Hot Springs Road, between Pine Avenue and Alder Avenue to facilitate the development.

3.0 TRIP GENERATION and DISTRBUTION

3.1 Trip Generation

Trip generation for the development was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual. **Table 2** summarizes the results of the trip generation for the weekday AM and PM peak hours.

Table 2 Trip Generation

AM Peak

Development	ITE Landuse	Size	Unit	Trip Rate	Source	In/Out Ratio		Trips				
						% In	% Out	In	Out	Total		
Phase 1												
Single Family detached	Single Family detached	35	Dwelling Unit	0.75	trips/unit	ITE Land Use 210	25%	75%	7	20	27	
Phase 2												
Duplex	Condo/Townhouse	36	Dwelling Unit	0.44	trips/unit	ITE Land Use 230	17%	83%	3	13	16	
									Total (Phase 1+2)	10	33	43
Phase 3												
Townhomes	Condo/Townhouse	34	Dwelling Unit	0.44	trips/unit	ITE Land Use 230	17%	83%	3	12	15	
									Total (Phase 1+2+3)	13	45	58

PM Peak

Development	ITE Landuse	Size	Unit	Trip Rate	Source	In/Out Ratio		Trips				
						% In	% Out	In	Out	Total		
Phase 1												
Single Family detached	Single Family detached	35	Dwelling Unit	1.00	trips/unit	ITE Land Use 210	63%	37%	22	13	35	
Phase 2												
Duplex	Condo/Townhouse	36	Dwelling Unit	0.52	trips/unit	ITE Land Use 230	67%	33%	13	6	19	
									Total (Phase 1+2)	35	19	54
Phase 3												
Townhomes	Condo/Townhouse	34	Dwelling Unit	0.52	trips/unit	ITE Land Use 230	67%	33%	12	6	18	
									Total (Phase 1+2+3)	47	25	72

The proposed development for all three phases is expected to generate in the order of 58 vehicles per hour (vph) during the weekday AM peak hour and 72 vph during the PM peak hour at the full buildout.



3.2 Trip Distribution

The incoming and outgoing traffic distribution percentages assumed for the development trips are shown below in Figure 1. The distribution was based on the best engineering judgment.

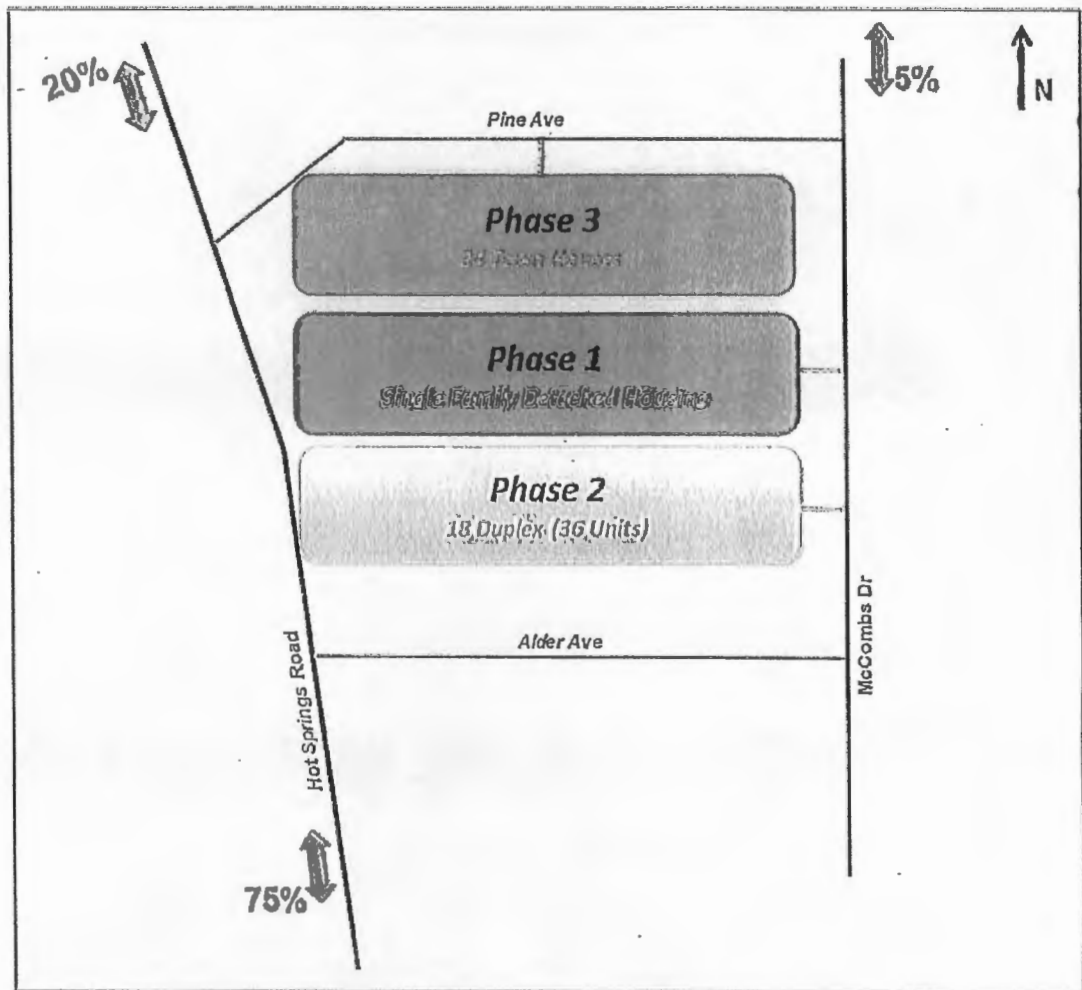


Figure 1 Traffic Distribution



3.3 Traffic Assignment

The new development trips for all three phases were assigned to the surrounding road network, according to the percentages shown in *Figure 1*. The traffic assignment at the full buildout is shown in *Figure 2*.

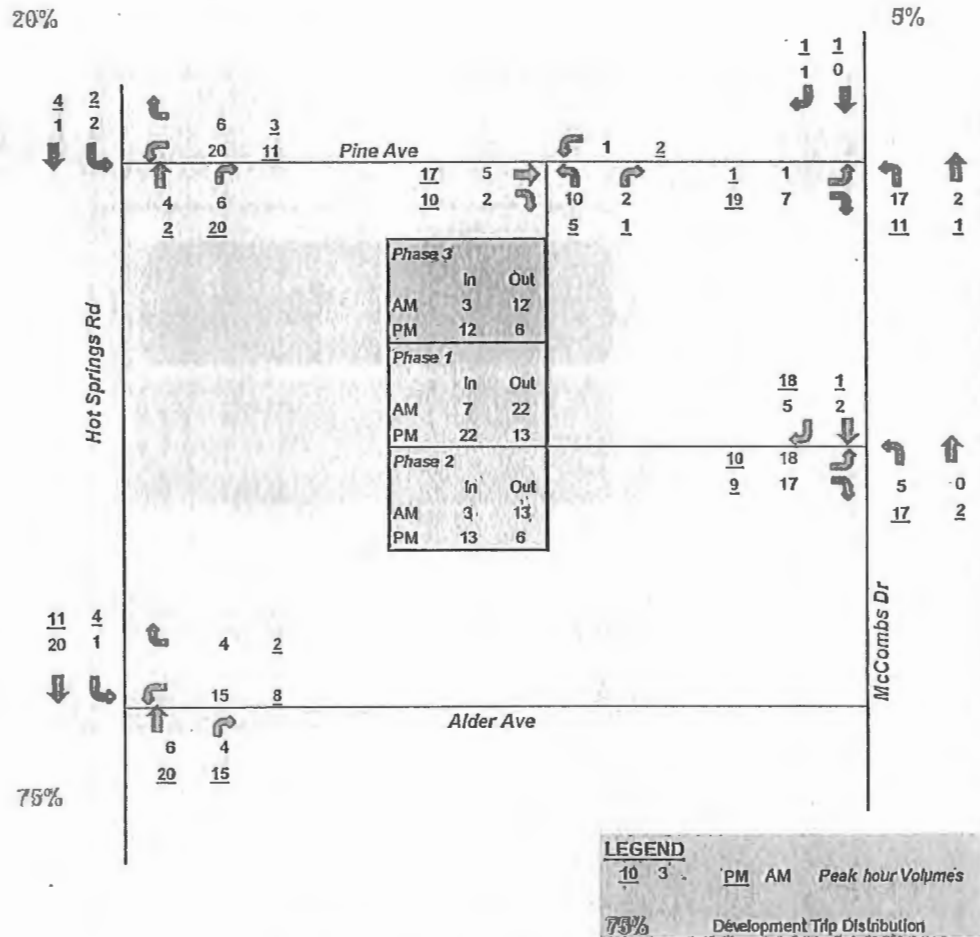


Figure 2 Traffic Assignment



Page 5

Our File: 2121-00258-00

4.0 Conclusion

The above results show that a modest trip generation from the proposed development is expected.

Please call the undersigned if you have any questions regarding this analysis.

Yours very truly,

McELHANNEY CONSULTING SERVICES LTD.

Prepared by:

Reviewed by:

Ahmad Puri, P.Eng.
Traffic Engineer

email: apuri@mcelhanney.com

Denny Leung, P.Eng.
Senior Traffic Engineer

email: dleung@mcelhanney.com

