



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, April 3, 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 March 20, 2017 be adopted		Item 4(a) Page 1
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws	(a) Financial Plan Bylaw No. 1104, 2017	Item 6.i.(a) Page 7
ii. Agreements		
iii. Committee/ Commission Minutes	(a) Age-friendly Committee meeting Minutes of February 23, 2017	Item 6.iii.(a) Page 11
iv. Correspondence		
7. DELEGATIONS/PETITIONS		
8. CORRESPONDENCE		
9. BUSINESS ARISING FROM CORRESPONDENCE		
10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS		
11. REPORTS FROM MAYOR		

12. REPORTS FROM STAFF

- (a) Report of Planning Consultant – April 3, 2017
Re: Issuance of a Development Permit – 480 Hot Springs Road

Item 12(a)
Page 15

Recommendation:

That Development Permit DP 04/16 be issued to Andrew and Stephanie Baziuk for the property located at 480 Hot Springs Road, Harrison Hot Springs for land legally described as Block 1 except: Parcel "A" (reference plan 22152) Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786

13. BYLAWS

- (a) Report of Deputy Chief Administrative Officer/Corporate Officer – March 28, 2017
Re: Highway and Traffic Bylaw No. 974

Item 13(a)
Page 51

Option 1

THAT the Highway and Traffic Bylaw be amended to prohibit the overnight parking of vehicles on Esplanade Avenue within the hours of 12:00 midnight and 6:00 a.m.

Option 2

THAT the Highway and Traffic Bylaw be amended to prohibit the overnight parking of vehicles on Esplanade Avenue, St. Alice Street, Hot Springs Road north of Lillooet Avenue, Maple Street, Chehalis Street and Spruce Street within the hours of 12:00 midnight and 6:00 a.m.

Option 3

THAT the report be referred back to staff for further information on overnight parking provisions.

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, for the purpose of receiving and adopting Closed Meeting Minutes convened in accordance to Section 90(1) of the *Community Charter* and to consider matters pursuant to:

90(1)(c) labour relations or other employee relations

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

DATE: March 20, 2017
TIME: 7:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

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

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/CO, Debra Key
Financial Officer, Tracey Jones
Community Services Manager, Alanna Carmichael

ABSENT:

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Councillor Piper
Seconded by Councillor Buckley

THAT the agenda be approved.

CARRIED
UNANIMOUSLY

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Piper
Seconded by Councillor Hansen

THAT the minutes of the Regular Council Meeting held on March 6, 2017 be adopted.

CARRIED
UNANIMOUSLY

5. BUSINESS ARISING FROM THE MINUTES

None

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 20, 2017*

6. CONSENT AGENDA

- i. **Bylaws**
 - (a) Fire Department Regulation Amendment Bylaw No. 1101, 2017
 - (b) Boat Launch Facility and Parking Lot Regulation Amendment Bylaw No. 1102, 2017

- ii. **Agreements**

- iii. **Committee/
Commission
Minutes**
 - (a) Age-friendly Committee Meeting Minutes of January 26, 2017

- iv. **Correspondence**
 - (a) Letter dated March 3, 2017 from Minister Todd Stone
Re: Meeting with the Village and District of Kent at the UBCM Convention
 - (b) Letter dated March 6, 2017 from Mayor Wayne Baldwin of White Rock
Re: 2017 Residential Property Assessments
 - (c) Email dated March 15, 2017 from Gerry & Anne White
Re: Street Signs
 - (d) Letter dated March 16, 2017 from the District of Kent
Re: Public Health Services for the District of Kent and Village of Harrison Hot Springs

Moved by Councillor Piper
Seconded by Councillor Hansen

THAT Fire Department Regulation Amendment Bylaw No. 1101, 2017 and Boat Launch Facility and Parking Lot Regulation Amendment Bylaw No. 1102, 2017 be adopted, and the Age-friendly Committee Meeting Minutes of January 26, 2017 and the correspondence be received.

**CARRIED
UNANIMOUSLY**

7. DELEGATIONS

None

8. **CORRESPONDENCE**

- (a) Letter dated March 2, 2017 from the District of Kent
Re: Request for Financial Contribution for the Agassiz Library Branch
- (b) Letter dated March 15, 2017 from Georges Huwyler
Re: Residential Water and Sewer Frontage Tax

Moved by Councillor Reyerse
Seconded by Councillor Piper

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

- (a) Letter dated March 2, 2017 from the District of Kent
Re: Request for Financial Contribution for the Agassiz Library Branch

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT the request for financial contribution for the Agassiz Library branch be referred back to staff; and

THAT staff request that the Agassiz Library Branch submit their financial plan for consideration in the 2018 budget.

**CARRIED
UNANIMOUSLY**

- (b) Letter dated March 15, 2017 from Georges Huwyler
Re: Residential Water and Sewer Frontage Tax

No action taken.

10.

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

Councillor Piper

- Attended the Joint Council meeting on March 8, 2017
- Attended the Canada Day Planning meeting on March 15, 2017
- Reminded everyone of the Organics Open House on Thursday, March 23, 2017 from 5 – 7 p.m.

Councillor Buckley

- Attended the Agassiz Harrison Museum Fundraiser
- Attended the Tourism Harrison Board meeting
- Attended the Joint Council meeting on March 8, 2017

11.

REPORTS FROM MAYOR LEO FACIO

- Reported that a plaque in memory of Alice Grau was installed on Spirit Trail in the East Sector Recreation Site.
- Reported that the Sts'ailes elections were held on March 17, 2017 and the new Chief is Ralph Leon Jr.
- Received an invitation to the Annual Chilliwack Plowing Match on April 1, 2017.
- Attended a meeting with MP Jati Sidhu and Mayor Van Laerhoven of the District of Kent regarding funding for Agassiz Harrison Museum.
- Attended the Celebration of Life for the former Mayor of Abbotsford, George Ferguson.
- Reported that there have been 6,000 visitors at the East Sector Recreation Site since last June.
- Reported that a delegation is coming to the Fraser Valley Regional District Board meeting on March 22, 2017 and will be reporting on the homeless count.
- Announced that the Village received grant funding from the Government of Canada and Ministry of Community, Sport and Cultural Development's Clean Water and Wastewater Fund Program for the rehabilitation of water lines, extension of the water distribution system and upgrades of water mains.

12.

REPORTS FROM STAFF

- (a) Report of Community Services Manager – March 15, 2017
Re: 2017 Grants to Groups

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT the community groups be provided with funding, under the Grants to Groups program, as recommended within the attached table.

Moved by Mayor Facio
Seconded by Councillor Reyerse

THAT the funding allocation be approved under the Grants to Groups Program by reducing the contribution for the Help Project to \$500.00 and including a contribution of \$500.00 to the Agassiz Harrison Community Services as follows:

1 st Agassiz Scouts	\$150
Agassiz Baseball Association	\$500
Agassiz Harrison Historical Society (Museum)	\$500
Agassiz Harrison Community Services	\$500
Help Project Society	\$500
Kent Harrison Search & Rescue Team Society	\$2,350
Kent-Harrison Arts Council	\$2,000
Popkum, Agassiz, Harrison Watch Patrol	\$1,500
Total	\$8,000

**CARRIED
UNANIMOUSLY**

- (b) Report of Chief Administrative Officer – March 20, 2017 (verbal)
Re: Award of Engineering Services Contract

The CAO reported that the Village had issued a Request for Proposals for Engineering Services. Eleven (11) proposals were received and evaluated by staff. At the In Camera Meeting of March 20, 2017, Council approved a recommendation to award the contract as follows:

“THAT the Village enter into a two-year contract, renewable for an additional 3-year term, with CTQ Consultants for the provision of Municipal Engineering Services.”

and authorized the release of the resolution to the Regular Meeting of Council of March 20, 2017.

13.

BYLAWS

- (a) Report of Deputy Chief Administrative Officer/Corporate Officer – March 9, 2017

Re: Pesticide Use Repeal Bylaw No. 1103, 2017

Moved by Councillor Hansen
Seconded by Councillor Piper

THAT Pesticide Use Repeal Bylaw No. 1103, 2017 be given three readings.

MOTIN DEFEATED

Moved by Councillor Hansen
Seconded by Councillor Buckley

THAT Pesticide Use Repeal Bylaw No. 1103, 2017 be referred back to staff.

**CARRIED
UNANIMOUSLY**

- (b) Report of Financial Officer – March 10, 2017
Re: 2017 – 2021 Financial Plan Bylaw No. 1104, 2017

Moved by Councillor Reverse
Seconded by Councillor Hansen

THAT the 2017 – 2021 Financial Plan Bylaw No. 1104, 2017 be introduced and 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

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

**CARRIED
UNANIMOUSLY**

Leo Facio
Mayor

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1104, 2017

A Bylaw of the Village of Harrison Hot Springs to establish the 2017 – 2021 Financial Plan

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

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

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

1. That Schedule "A" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan for the years 2017 - 2021.
2. That Schedule "B" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan Objectives and Policies Statement for the year 2017 – 2021.
3. This bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Financial Plan Bylaw No. 1104, 2017"
4. Bylaw No. 1083, 2016 – 2020 Financial Plan is hereby repealed.

READ A FIRST TIME THIS 20th DAY OF MARCH, 2017

READ A SECOND TIME THIS 20th DAY OF MARCH, 2017

READ A THIRD TIME THIS 20th DAY OF MARCH, 2017

ADOPTED THIS DAY OF APRIL, 2017

Mayor

Corporate Officer

**BYLAW NO. 1104, 2017
SCHEDULE "A"**

	2017	2018	2019	2020	2021
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
<u>REVENUES:</u>					
PROPERTY TAXES - RESIDENTIAL	1,205,360	1,228,804	1,253,814	1,278,769	1,304,163
PROPERTY TAXES - BUSINESS	656,692	669,826	683,222	696,887	710,824
PROPERTY TAXES - RECREATION/NON-PROFIT	115,608	117,920	120,278	122,684	125,138
COLLECTIONS FOR OTHER GOVERNMENTS & AGENC	1,707,300	1,738,600	1,770,500	1,803,000	1,803,000
PENALTIES & INTEREST - TAXES	38,000	16,960	12,030	2,030	10,030
UTILITY CO. 1% REVENUE TAXES	34,425	34,425	34,425	34,425	34,425
PAYMENTS IN LIEU OF TAXES	5,200	5,300	5,400	5,500	5,500
TOTAL TAXES COLLECTED	3,762,585	3,811,835	3,879,669	3,943,295	3,993,080
REMITTANCES TO OTHER GOVERNMENTS & AGENCI	(1,707,300)	(1,738,600)	(1,770,500)	(1,803,000)	(1,803,000)
NET TAXES FOR MUNICIPAL PURPOSES	2,055,285	2,073,235	2,109,169	2,140,295	2,190,080
REVENUE FROM OWN SOURCES	1,641,410	1,629,893	1,631,050	1,632,050	1,632,050
GRANTS AND DONATIONS	3,123,700	428,700	314,700	314,700	314,700
DCC REVENUES	700,000	-	-	-	-
TOTAL REVENUE	\$7,520,395	\$4,131,828	\$4,054,919	\$4,087,045	\$4,136,830
<u>EXPENSES:</u>					
LEGISLATIVE	129,750	129,750	129,750	129,750	129,750
GENERAL GOVERNMENT	971,106	992,162	992,189	1,005,297	1,005,297
PROTECTIVE SERVICES	272,440	215,000	215,150	218,000	218,000
DEVELOPMENT PLANNING	415,776	340,230	264,357	266,530	266,530
ENGINEERING, TRANSPORTATION, STORM WATER	929,313	820,878	822,346	827,301	827,301
SOLID WASTE	214,250	180,500	181,762	183,036	191,036
PARKS, RECREATION & CULTURAL SERVICES	505,430	444,765	449,340	454,060	454,060
WASTEWATER UTILITY	845,170	787,503	778,910	785,442	785,442
WATER UTILITY	368,014	370,869	373,897	375,423	375,423
DEBT- INTEREST	28,870	28,400	26,900	25,300	15,300
TOTAL EXPENDITURES	4,680,119	4,310,057	4,234,601	4,270,139	4,268,139
SURPLUS (DEFICIT)	\$2,840,276	\$(178,229)	\$(179,682)	\$(183,094)	\$(131,309)
<u>CAPITAL, DEBT, RESERVES, TRANSFERS & BORROWING</u>					
CAPITAL EXPENDITURES	(5,538,700)	(125,000)	(96,000)	(79,000)	(79,000)
REPAYMENT ON DEBT	(183,500)	(189,000)	(229,500)	(170,700)	(60,700)
PROCEEDS OF DEBT	140,000				
CONTRIBUTIONS TO RESERVES	(375,376)	(361,771)	(319,818)	(375,206)	(536,991)
TRANSFERS FROM RESERVES	562,200	60,000	31,000	14,000	14,000
APPROPRIATION FROM SURPLUS	1,761,100	-	-	-	-
EQUITY IN TANGIBLE CAPITAL ASSETS	794,000	794,000	794,000	794,000	794,000
	\$(2,840,276)	\$178,229	\$179,682	\$183,094	\$131,309
SURPLUS (DEFICIT) PLUS CAPITAL, DEBT, RESERVE TRANSFERS AND BORROWING	\$ -	\$ -	\$ -	\$ -	\$ -

BYLAW NO. 1104, 2017
SCHEDULE "B"
2017 FINANCIAL PLAN OBJECTIVES AND POLICIES

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

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

Funding Sources

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2017. Property taxes usually form the greatest proportion of revenue. As a revenue source, property taxation offers a stable and reliable source of revenues for services such as:

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

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

Table 1: 2017 Funding Sources

Revenue Source	% of Total Revenue	Dollar Value
Property Taxes including Payments in Lieu	20.6%	\$2,055,285
Service Utility Fees (Frontage Taxes)	4.8%	\$397,000
User fees	8.8%	\$889,460
Reserves	5.5%	\$562,200
Surplus	17.5%	\$1,761,100
DCC Revenues	7.0%	\$700,000
Borrowing	1.3%	\$140,000
Grants/Donations	31.1%	\$3,123,700
Other sources	3.4%	\$354,950

Objective and Policies

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

Distribution of Property Taxes

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

Table 2: 2017 Distribution of Property Tax Rates

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	60.9%	\$1,205,360
Business (6)	33.3%	\$656,692
Recreation/Non-profit (8)	5.8%	\$115,608

Objectives

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

Policies

- Set property tax rates that are based on principals of equity and responsiveness to current economic trends
- Regularly review and compare the Village's distribution of tax burden relative to other similar municipalities in British Columbia
- Ensure that property taxes are in line with goals and policies in the Official Community Plan and Regional Growth Strategy

Permissive Tax Exemptions

Policies & Objectives

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

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

DATE: Thursday, February 23, 2017
TIME: 2:00 p.m.
PLACE: Council Chambers
 495 Hot Springs Road
 Harrison Hot Springs, BC

IN ATTENDANCE: Councillor John Hansen, Chair
 Marg Doman
 Raymond Hooper
 Allan Jackson
 Elisabeth Scotson

Alanna Carmichael, Community Services Manager

ABSENT:

Recording Secretary: Jaclyn Bhatti

1. **CALL TO ORDER**

The Chair called the meeting to order at 2:05 p.m.

2. **INTRODUCTION OF LATE ITEMS**

- Snow clearing
- Mission Statement
- Budget

3. **APPROVAL OF AGENDA**

Moved by Allan Jackson
Seconded by Raymond Hooper

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**

4. **ADOPTION OF MINUTES**

Moved by Raymond Hooper
Seconded by Elisabeth Scotson

THAT the minutes of the Age-friendly Committee Meeting held on January 26, 2017 be adopted as amended.

**CARRIED
UNANIMOUSLY**

Errors & Omissions

On page 2, under (d), add Financial Planning to the list of suggested topics for the speakers series.

On page 3, under (f) it should read "The Community Services Manager advised that the 50th Anniversary Time Capsule is not to be opened until 2049."

*Village of Harrison Hot Springs
Minutes of the Age-friendly Committee Meeting
February 23, 2017*

5.

ITEMS FOR DISCUSSION

(a) Speaker Series

The Community Services Manager met with the Agassiz Harrison Community Services Executive Director, Bóbbi Jacob. She advised that Ms. Jacob is available to come in and speak with the Committee about services they offer and discuss Community Services at the Speaker Series. Agassiz Harrison Community Services may be hosting speaker workshops in the future as well and could pair up nicely with the speaker series that the Age-friendly Committee is working on.

Discussion ensued on:

- Having back to back speakers at the same session
- Location
- Speaking to hotels to donate a meeting room for the talks
- Time of event
- Speaker on transgender issues, bullying issues, drugs, the prison system
- Speaker on history; this may be covered on July 1st

(b) Seniors Guide – Harrison Brochure

- It was discussed that the focus should be on the speaker series at this time.

Moved by Marg Doman

Seconded by Elisabeth Scotson

THAT a time capsule for Canada Day be referred to next Canada Day meeting.

**CARRIED
UNANIMOUSLY**

(c) Implementation & Protocol Strategy

Received and filed.

*Village of Harrison Hot Springs
Minutes of the Age-friendly Committee Meeting
February 23, 2017*

- (d) Proposed Schedule for Age-friendly Committee Meetings to be held at 2:00 p.m.

April 6, 2017
June 1, 2017
August 3, 2017
October 5, 2017
December 7, 2017

Next meeting on March 16, 2017 at 2:00 p.m.

- (e) Snow Clearing

- Concerns from citizens regarding safety on crossing the bridge.
- Possibility of having a list available of people willing to help shovel driveways for those who can't.
- Liability issues

- (f) Mission Statement

A draft mission statement will be circulated for the Committee to review.

- (g) Budget

The Chair updated the Committee that the request for \$5,000 for the Age-friendly Committee has been added to the draft budget and explained that if the budget is passed with this item in it all expenditures would still need to be approved.

The Community Services Manager advised the Committee to review the Village's Purchasing and Procurement Policy.

There was a suggestion for the Committee to participate in the Canada Day parade.

6.

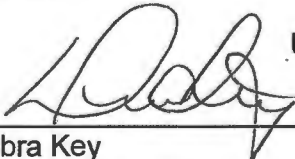
ADJOURNMENT

Moved by Allan Jackson
Seconded by Raymond Hooper

THAT the meeting be adjourned at 3:27 p.m.



John Hansen
Chair



Debra Key
Corporate Officer

**CARRIED
UNANIMOUSLY**



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 3, 2017
FROM: Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP04/16
 Planning Consultant
SUBJECT: Issuance of a Development Permit – 480 Hot Springs Road

ISSUE:

The issuance of a development permit for 480 Hot Springs Road.

BACKGROUND:

The above referenced parcel of land is located within the Miami River Development Permit Area (DPA), as outlined in the OCP. The guidelines for this DPA have been summarized below:

- (a) to comply with the requirements and riparian protection measures to be specified by a QEP in accordance with the Riparian Area Regulations of the Fish Protection Act, and
- (b) the DP will specify the measures to be undertaken to; maintain, store or enhance the SPEA and to control drainage through landscaping to reduce storm water runoff from the development into the SPEA, and
- (c) works within the SPEA will require the written approval of the federal and provincial agencies.

The required information has been received for items (a) and (b) and as the applicant will not be in the wetted area of a SPEA, item (c) is not applicable.

To help protect the SPEA the village has issued a DVP to reduce the front set back requirement from 7.5 M down to 4.5 M. The DVP was issued in December 2014. In addition to this a tree cutting permit request has been submitted to the office. This permit was submitted in December 2016, but has not been issued.

The RAR report of April 18, 2016 is the backbone report associated with the DP requirements. In this report, which included their professional review of the site, the QEP recommended that a landscaping plan, the use of pervious pavers, a soak away (rock pit) and split rail cedar fencing be used to identify the SPEA area. This additional

information has been provided and attached to the DP. The QEP's report has indicated that the proposed development on this site will not be a harmful alteration of the natural features or conditions that support the fish life process.

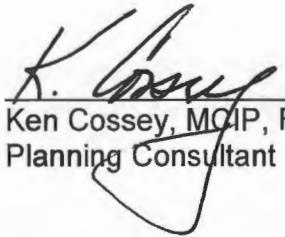
The applicant has also indicated that over a 3-5 year period, they will be removing the invasive Japanese Knotweed from this parcel.

Upon a review of all the associated reports for this project and the RAR report, staff is of the opinion that all of the DP requirements have been addressed.

RECOMMENDATION:

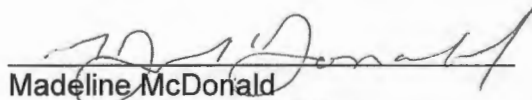
- 1/. That Development Permit DP 04/16 be issued to Andrew and Stephanie Baziuk for the property located at 480 Hot Springs Road, Harrison Hot Springs for land legally described as Block 1 except: Parcel "A" (reference plan 22152) Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786.

Respectfully submitted;



Ken Cossey, MCIP, RPP,
Planning Consultant

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



Madeline McDonald
Chief Administrative Officer

Attachments (1) DP 04/16

Village of Harrison Hot Springs

DEVELOPMENT PERMIT NO. DP04/16

ISSUED this ___ day of ____, 2017

FILE No: 3060-20-DP04/16

FOLIO No: 5240-16219

TO: **Andrew Roman Baziuk and
Stephanie Lubonicca Baziuk**

(the "Permittee")

ADDRESS: **480 Hot Springs Road
Harrison Hot Springs BC
V0M 1K0**

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit may be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs zoning requirements.

2. This Development Permit applies to and only to those parcels of land(s) within the Village of Harrison Hot Springs legally described below:

**Block 1 except: Parcel "A" (reference plan 22152) Section 13 Township 4 Range 29
West of the Sixth Meridian New Westminster District Plan 9786**

(the "Lands")

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

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

for the construction of a duplex on the above referenced lands, once an approved building permit has been issued.

4. The development shall be carried out according to the following time schedule, if applicable: **N/A**

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

Permittee carry out the work Permitted by this Development Permit within the set time set out below, the security shall be returned to the Permittee.

- (a) an Irrevocable Letter of Credit in the amount of \$ _____
- (b) none required

- 6. THE FOLLOWING CONDITIONS APPLY TO THE DEVELOPMENT OF THE LANDS OR APPLY TO THE USE OF THE LANDS: N/A
- 7. The Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps and specifications.
- 8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
 - a/. Landscaping Plan A1.1 dated February 27, 2017, and
 - b/. Proposed Duplex drawings dated February 20, 2017, and
 - c/. RAR report dated April 18, 2016 and assigned assessment number 3987A, by the province of British Columbia.
- 9. This Development Permit is **NOT** a Building Development Permit, a subdivision approval nor a soil deposit or removal permit.
- 10. This Development Permit shall lapse on the ___ day of April, 2019 unless the development is substantially started.

RESOLUTION PASSED BY COUNCIL, THIS ___ day of _____, 2017

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

Landowner/Agent (signature)

Print Name

Corporate Officer

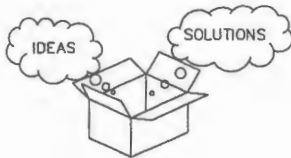


SITE LOCATION PLAN
N.T.S.

Client:
ANDREW BAZIUK

Project:
PROPOSED DUPLEX
480 HOT SPRINGS ROAD
VILLAGE OF HARRISON HOT SPRINGS

Civil Engineering Services Provided By:



OUT OF THE BOX ENGINEERING
0772308 BC LTD
Box 274 Agassiz PO, Agassiz, BC
V0M 1A0
johnsonscollin@gmail.com
604-819-9809

DRAWING LIST:

- 2016-0363-01 SITE SERVICING PLAN
- 2016-0363-02 STORM WATER MANAGEMENT AND SITE GRADING AND DETAILS

NOTES:

GENERAL:

1. All works, materials and testing shall be in accordance with local bylaws and MMCD requirements. All testing shall be performed by a certified testing company at expense to the contractor.
2. Refer to Architectural, Legal Surveyor, Mechanical, Electrical, and other plans to supplement the Civil Engineering Plans. Report any conflict prior to construction.
3. Information on the drawings regarding existing utilities was compiled from available sources such as municipal record drawings, construction drawings, field surveys, and air photos. This information should not be considered complete or correct. It is the Contractor's responsibility to verify existing data by exposure prior to commencing construction and to report any discrepancies to the Engineer. Any claims resulting from failing to do so shall be at the contractor's expense.
4. Prior to any works, the Contractor shall determine/verify for himself all locations of legal property boundaries, rights-of-way, easements, and/or registered covenants. Any cost resulting from special construction methods, equipment and/or materials required to perform the works forming part of the contract without encroaching on or causing damage to other property, shall be included in the contract price, and no additional payment will be made for such works.
5. All elevations, measurements, and dimensions are shown in metres. All pipe diameters are shown in millimetres.
6. Prior to construction, the Contractor shall photograph/video all existing features. The Contractor shall restore all disturbed features (including but not limited to) pavement, curbs, landscaping, fences, etc. affected by construction to original conditions or better and to the satisfaction of the Consultant.
7. Prior to construction, the Contractor must contact the Engineer to schedule a pre-construction meeting during which timing, construction methods, testing, and inspections will be discussed.
8. The Contractor will be responsible for all construction layout and material testing.
9. Any desired changes to the design must be approved in writing by the Engineer. Failure to get proper approval and to notify the Engineer in advance of changes may result in rejection of work.
10. Substitution of any material specified with a material equal to or better in quality or performance will be permitted only with the written approval of the Engineer. The Engineer's determination for the "equal to or better" shall be final and binding.
11. The Contractor shall notify the Engineer a minimum of 24 hours prior to required inspections including (but not limited to) the following:
 - a. During pipe laying
 - b. During preparation of pavement structure
 - c. Testing of all utilities
 - d. After completion of all works
12. Trenches across existing pavement, curbs, sidewalks, and boulevards shall be reinstated in accordance with the Municipal Specifications and Standard Drawings and recommendations of the Geotechnical Engineer.
13. The Contractor shall maintain all municipal roads providing safe access to the construction site and arrange for adequate street cleaning during times of construction.
14. The Contractor shall maintain services and safe access to existing residences at all times. Any disruptions that are unavoidable will require a minimum of a 48 hour notice. A minimum of single lane traffic must be maintained (or at the discretion of the local municipality). Traffic control and safety is the responsibility of the Contractor. The contractor shall at all times implement and maintain adequate traffic control to ensure the convenience and safety of the travelling public, the safety of the workers on the Project, and the protection of the Work to the satisfaction of the Owner, the Local Municipality, and the Consultant.
15. The Contractor shall be responsible for all appropriate measures to ensure the safety of the pedestrians and cyclists and the security of the work area during construction. All excavations left open during non-construction and unsupervised periods shall be adequately fenced and barriered.
16. The Contractor shall record on a current set of plans in a neat and legible manner, all changes, additions, deletions to reflect the "As-Constructed" installation. This set of plans shall be returned to the Engineer at the completion of the works and prior to issuance of Substantial Performance. Any additional survey required to complete proper "As-Constructed/Record" drawings will be the responsibility of the Contractor.
17. All Standard Drawings referred to herein are from MMCD and/or the Local Municipality's Bylaws and Specifications.

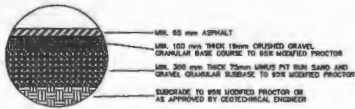
ATTACH TO
DP 04/16
(B)

PROJECT NO. 2016-0363
FEBRUARY 2017
REV A - ISSUED FOR REVIEW/PERMIT

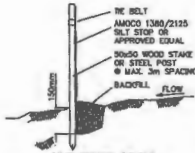
CHECK BEFORE YOU DIG

THE LOCATION OF THE EXISTING UTILITIES HAS BEEN SHOWN BASED ON AVAILABLE INFORMATION. THE ACCURACY AND COMPLETENESS OF THE DRAWINGS IN THIS RESPECT IS NOT GUARANTEED. THE EXACT LOCATION OF THESE UTILITIES AND SERVICES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL COMPLIANTS TO BE IMMEDIATELY REPORTED TO OUT OF THE BOX ENGINEERING





TYPICAL ASPHALT PAVEMENT SECTION
N.T.S.

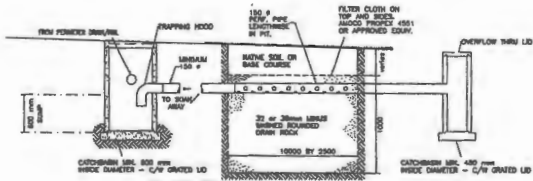


SILT FENCE DETAIL
N.T.S.

SILT FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION ALONG THE SPECIA BOUNDARY.

SILT FENCE TO BE MAINTAINED DURING CONSTRUCTION, INCLUDING REPAIRING DAMAGE AND CLEANING ACCUMULATED SILT FROM BEHIND.

SILT FENCE MAY BE REMOVED ONCE COMPLETION HAS BEEN GRANTED FOR THE PROJECT. FINAL CLEANING OF ACCUMULATED SILT TO OCCUR AT REMOVAL TIME.

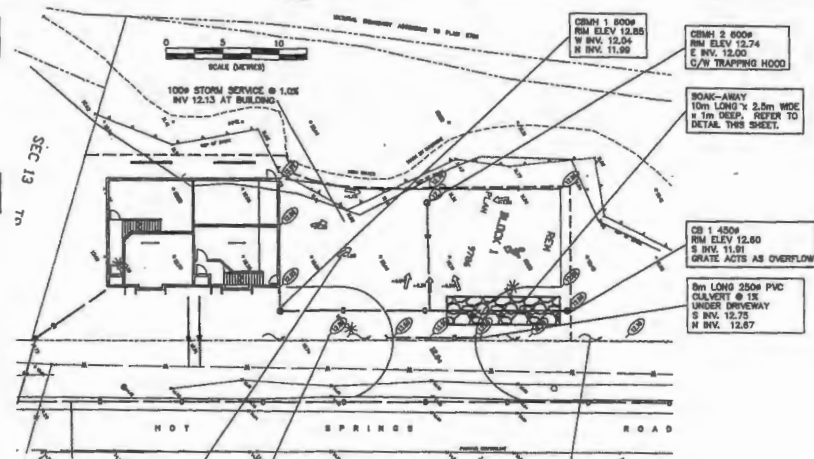


ON-SITE STORM WATER DISPOSAL

- (ALL DIMENSIONS ARE IN MILLIMETRES)
1. ONLY CLEAN WATER FREE OF ANY SILT, CLAY OR OTHER CONTAMINANTS IS TO ENTER THE SOAK-AWAY PIT.
 2. DIMENSIONS TO INDICATE EXCAVATION WITH FILTER CLOTH INSTALLED @ BOTTOM, SIDES, OR END PRIOR TO INSTALLING.
 3. REGULAR MAINTENANCE AND CLEANING REQUIRED FOR CS.

FLOOD CONSTRUCTION LEVEL = 14.20m (SECOND FLOOR VARIETABLE)

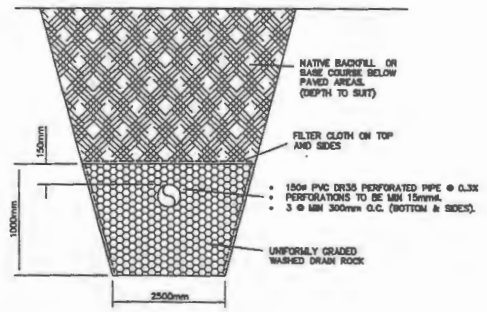
LOWER FLOOR SLAB = 13.20m GARAGE FLOOR AT ENTRANCE = 13.80m



DISTING ELEV FROM SURVEY, DISTING ELEV FROM TRANSACT(TYP), PROPOSED GRADES (TYP), PROPOSED ELEVATIONS (TYP), PROPOSED SOILES (TYP), ORIGINAL SURVEY BY SURVEYOR AND SURVEYOR INCLUDED SOME TOPO AND SPEC BOUNDARY, SENSITIVE ENGINEERING SURVEY BY TOR INCLUDES UTILITIES, TOPO AND DTM, DEM.

CHECK BEFORE YOU DIG
THE LOCATION OF THE EXISTING UTILITIES HAS BEEN SHOWN BASED ON AVAILABLE INFORMATION. THE ACCURACY AND COMPLETENESS OF THE CONTAINS IN THIS REPORT IS NOT GUARANTEED. THE EXACT LOCATION OF THESE UTILITIES AND DEPTHS SHALL BE DETERMINED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL COMPLIANCE TO BE DETERMINED BY APPROVAL TO GO OUT OF THE SOIL ENGINEERING.

NO.	DATE	BY	REVISION
1	2017-02-20	CSJ	ISSUED FOR REVIEW/POST
2	2017-04-20	BY	SCALE



SOAK-AWAY TRENCH SECTION
SCALE: NTS

OUT OF THE BOX ENGINEERING
0772308 BC LTD
Box 274 Agassiz PO, Agassiz BC V0M 1A0
john@outoftheboxeng.com
604-819-8809

NO.	DATE / REVISION	BY	SCALE
1	2017-02-20	CSJ	ISSUED FOR REVIEW/POST
2	2017-04-20	BY	SCALE

PROPOSED DUPLEX
480 HOT SPRINGS ROAD
HARRISON HOT SPRINGS, BC

CLIENT	ANDREW BAZUK	SCALE	AS NOTED
TITLE	STORM WATER MANAGEMENT AND SITE GRADING AND DETAILS	DATE	2017-02-20
PROJECT/LOCATION	480 HOT SPRINGS ROAD HARRISON HOT SPRINGS, BC	JOB NO.	2016-0363
DESIGNED BY	CSJ	DATE	2016-0363-02
CHECKED BY	CSJ	SCALE	2
APPROVED BY	CSJ	DATE	AS NOTED



1

ATTACHED TO
DP 04/16

RECEIVED
NOV 07 2016

FORM 2

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Riparian Areas Regulation: Assessment Report

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

Date 18 April 2016

I. Primary QEP Information

First Name	Howard	Middle Name	Clayton
Last Name	Ratzlaff		
Designation	P.Ag.	Company	HCR Environmental Consulting
Registration #	2439	Email	
Address	35658 Goodbrand Drive		
City	Abbotsford	Postal/Zip	V3G 3E7 Phone # 604 799-6311
Prov/state	BC	Country	Canada

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

First Name	Howard	Middle Name	Clayton
Last Name	Ratzlaff		
Designation	Danger Tree Assessor	Company	HCR Environmental Consulting
Registration #	P1294	Email	
Address	35658 Goodbrand Drive		
City	Abbotsford	Postal/Zip	V3G 3E7 Abbotsford Postal/Zip
Prov/state	B.C.	Country	Canada B.C. Country

III. Developer Information

First Name	Andrew	Middle Name	
Last Name	Baziuk		
Company	A.R. Baziuk Architect Ltd.		
Phone #	604-796-1120	Email	
Address	Box 29		
City	Harrison Hot Springs	Postal/Zip	V0M 1K0
Prov/state	BC	Country	Canada

IV. Development Information

Development Type	Construction: Low Density (< 15 units per ha)		
Area of Development (ha)	0.041	Riparian Length (m)	230
Lot Area (ha)	0.358	Nature of Development	New Development
Proposed Start Date	1 May 2016	Proposed End Date	30 May 2018

V. Location of Proposed Development

Street Address (or nearest town)	480 Hot Springs Road		
Local Government	Village of Harrison Hot Springs	City	Village of Harrison
Stream Name	Miami Slough		
Legal Description (PID)	003-186-733	Region	Lower Mainland
Stream/River Type	Stream = Wetland	DFO Area	Lower Fraser
Watershed Code	110-232100		
Latitude	49	17	55 Longitude 121 47 07

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

FORM 2
Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

No additional QEPs were required.

Table of Contents for Assessment Report

	Page Number
Description of Fisheries Resources Values	4
Results of Riparian Assessment (SPEA width).....	6
Site Plan.....	9
Measures to Protect and Maintain the SPEA	
Danger Trees	10
Windthrow	10
Slope Stability.....	10
Protection of Trees	11
Encroachment.....	11
Sediment and Erosion Control	11
Stormwater Management.....	12
Floodplain Concerns	12
Environmental Monitoring	13
Photos.....	14
Assessment Report Professional Opinion.....	20

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

Introduction

The purpose of this Riparian Area Regulation (RAR) report is to determine the appropriate Streamside Protection and Enhancement Area (SPEA) setback widths for the property at 480 Hot Springs Road, within the Village of Harrison Hot Springs (VoHH), B.C. The SPEA setback widths will determine the appropriate location for a new duplex residence on this greenfield lot. The lot was created June 1947 and is presently zoned for duplex residential use.

The Miami River (Creek) is located north of the subject parcel, flowing from east to west, with confluence to Harrison Lake approximately 0.5 km downstream of the site. The confluence at the lake is controlled by flood gates and fish-friendly flood pumps (as of April 2016). Harrison Lake has a High Water Mark (HWM) elevation of 10.3 m, as determined through previous studies and reports by the author. The HWM elevation at the site, because of proximity to Harrison Lake and connectivity, is also 10.3 m.

The Miami Slough is located along the west side of the parcel and connects to Miami Creek at the north end of the parcel. The legal boundary along the west side of the parcel falls within the floodplain of the slough, identified as the present natural boundary at the time the lot was created. An un-named tributary to the Miami Creek flows within the center of the Miami Slough. Outside of the Fraser/Harrison freshet period, the slough is dry or well below the 10.3 m elevation, and the un-named tributary flows within its own channel within the center portion of the slough. During the Fraser/Harrison freshet, the floodgates at Harrison Lake and the Miami River are closed and the slough inundates (backwaters) with detained water. The flood pumps operate to maintain the level of the Miami River (and Miami Slough) between 10.3 m and 10.6 m during this period. The maximum flood elevation of the Miami River (and Miami Slough) is designated as 10.9 m, based on review of the new flood pump construction drawings prepared for the VoHH.

The average channel width of the un-named tributary within the Miami Slough, under non-freshet conditions, is less than 3.0 m. The un-named tributary is not the subject of this RAR report, and this information is given as anecdotal for reference only. The slough widens substantially during the freshet of the Harrison Lake catchment area, when the flood gates are kept closed to prevent flooding within the VoHH. Under these conditions, the slough takes on a wetland-like character, and the slough becomes stagnant until the end of the freshet when the slough and the Miami River are allowed to drain by gravity flow into the lake. For comparison purposes, we include Figure 1 (Section 3) to illustrate that the minimum RAR SPEA for the un-named tributary would not be impacted by the proposed development. However, the watercourse which is the subject of this assessment is the Miami Slough, which requires a SPEA that is impacted by the proposed development.

A variance to the RAR SPEA outcome is presented, based on use of the RAR Variance Protocol (Undue Hardship Justification).

Aquatic Habitat Assessment Methods

The following fisheries resources were assessed on the subject watercourse(s) as per Section 1.2.1 of the RAR Assessment Methods guidebook :

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

Prior to the field assessment, a literature search on the watercourses within the subject property was conducted. The QEP referred to the Ministry of Environment Habitat Wizard Streams Report when researching the subject property.

Miami River (Creek)

The Miami Creek flows east to west at the north end of the subject parcel. As the Miami Creek is not the subject of this Assessment, the default RAR SPEA for this stream is 30 m measured from the Top of Bank. As will be shown later, the 30 m SPEA is shown conservatively, for the purposes of calculating the developable area under the Variance Protocol.

Miami Slough

The instream habitat consists of silt and mud, with reed canary grass growing throughout, except where the un-named tributary flows through the center of the slough. The channel width varies between 2 and 4 m during low water conditions (un-named tributary) and between 20 and 30 m during high water (freshet) conditions. The banks of the channel are primarily vegetated with reed canary grass, salmonberry, Nootka rose, and hardhack. Japanese knotweed and morning glory were prevalent along the edge of the slough just above HWM and predominantly within the proposed building area.

Within the subject parcel, tree cover along the banks included indigenous species (e.g., western redcedar, spruce, bigleaf maple, alder and cottonwood). Salmonberry, hardhack and snowberry characterised the understory shrub component. The majority (i.e., >70%) of the understory in the southern portion of the property, where the proposed development would occur, was compromised by dense thickets of Japanese knotweed. The knotweed infestation extended north along the east edge of the property, including the road shoulders.

Fish sampling was not conducted as a component of this assessment, nor was there any reason to. Miami Slough is known to be fish bearing and supports salmonid species; coho (*Oncorhynchus kisutch*), and coastal cutthroat (*O. clarki*). The numerous fish species that inhabit Harrison Lake may utilize the slough as well, when the slough becomes inundated with backed up flow. A listing of the potential species in the slough is provided via Fish Wizard. Red-legged frog is also known to inhabit reaches of the slough and the Miami Creek.

It is the professional opinion of the QEP that this reach of Miami Slough should be assessed as a wetland, given the floodplain conditions (lentic habitat) present during freshet. Consequently, the 'Stream/River Type' being submitted for this report, from the available options, is 'Wetland'. The resultant SPEA width is 15 m, measured from the HWM, which provides for Large Woody Debris (LWD) and Litterfall and Insect Drop (LFID). The orientation of the slough channel is north/south, and the Zone of Sensitivity (ZOS) for Shade does not increase the required SPEA width beyond 15 m. The ZOS's and SPEA boundaries are shown on the attached site plan (Figure 2) in Section 3.

The proposed development area is greater than 50 m from the Top of Bank (TOB) of the Miami River, so the Miami River has not been included in the setback assessment. The SPEA for the Miami River would be 30 m from TOB and is shown where it is used to determine the developable area of the site.

2. Results of Detailed Riparian Assessment

Refer to Chapter 3 of Assessment Methodology

Date: **18 April 2016**

Description of Water bodies involved (number, type)

Miami Slough

Stream	
Wetland	1
Lake	
Ditch	
Number of reaches	1
Reach	1

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

Channel Width(m)		Gradient (%)
starting point	1	
upstream	2	
	3	
	4	
	5	
	6	
	7	
	8	
	9	
downstream	10	
ending point	11	
Total: minus high flow mean		
	R/P	C/P
Channel Type		S/P

I, Howard Ratzlaff, P.Ag., hereby certify that:

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

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

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

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

Site Potential Vegetation Type (SPVT)

	Yes	No		
SPVT Polygons	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes	
Polygon No:	<input type="text" value="1"/>		<div style="border: 1px solid black; padding: 5px;"> <p>I, <u>Howard Ratzlaff, P.Ag.</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Andrew Baziuk</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p> </div>	
SPVT Type	LC	SH		TR
	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
Method employed if other than TR				
Polygon No:	<input type="text"/>		<div style="border: 1px solid black; padding: 5px;"> <p>Method employed if other than TR</p> </div>	
SPVT Type	LC	SH		TR
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Method employed if other than TR				

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)	15						
Litter fall and insect drop ZOS (m)	15						
Shade ZOS (m) max	3.5	South bank	Yes		No	X	
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)						
Ditch Fish Bearing	Yes		No		If non-fish bearing insert no fish bearing status report		
SPEA minimum	15	(For ditch use table 3-7)					

I, Howard Ratzlaff, P.Ag., hereby certify that:

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

Comments

The minimum SPEA width is based on the ZOS's for LWD and LFID, which are 15.0 m from the HWM. The ZOS for Shade is defined by the line cast by the HWM, shifted 30.0 m south, which has no bearing on this reach of the watercourse, as the HWM is oriented north to south. The ZOS for Shade is a maximum of 3.5 m into the site, at the north end of the proposed development area, measured perpendicular to the HWM line.

The RAR minimum SPEA width for the developable portion of this parcel is 15.0 m from the HWM, as represented on the attached Figure 2 (Section 3). The RAR minimum SPEA of 15 m from HWM results in a hardship case, as the developable area at the south end is only 0.18 m² (1.9 ft²) with a front yard setback of 7.5 m. The Village of Harrison Hot Springs granted a variance from the required front yard setback to help minimize the impact to the SPEA. The approved front yard setback is now 4.5 m. The development area with this relaxation is increased to 16.1 m² (173 ft²) at the south end, but this still represents a hardship case. A small (0.7 m²; 0.065 ft²) additional developable area at the north end of the subject parcel occurs, and this is included in the variance area calculations presented later.

The zoning on this lot allows for duplex residential use. The developer has prepared site plans to illustrate how a duplex would be fitted on the site. The proposed area of development is approximately 575 m² (total area). Approximately 400 m² of this area falls within the 15 m RAR SPEA with landscape areas are included. The driveway into the site must be located north of the proposed duplex. This is to conform to Ministry of Transportation and Infrastructure (MoTI) and VOHH design guidelines preventing a driveway on the west side of the existing Walnut Avenue intersection. Both these parties required that the driveway be located north of the intersection, to prevent traffic from inadvertently assuming the intersection provided a cross-street connection to Walnut Avenue.

Figure 3 (Section 3) presents the proposed site plan for development along with the adjusted SPEA boundaries needed to accommodate the plan. Figure 4 (Section 3) presents the Development Area Calculations following the Draft Variance Protocol.

The Developable Area under the RAR Variance Protocol totals 1,360.5 m² as presented in Figure 4. The maximum permissible development footprint (including encroachment areas) is 408.15 m² as this is a Greenfield site (i.e., 30% of 1,360.5 m²). The Total Area Outside of the SPEA is 16.8 m² or 1.2% of the Developable Area. Therefore the maximum allowable variance area is 391.35 m² (28.8%).

In Figure 5 (Section 3) we present the calculation of proposed Development Footprint Area, including all buildings, hard surface features (driveways and sidewalks, paths, patios, and decks). The proposed variance area is 368 m², which represents 27% of the Developable Area. The Area outside the SPEA added to this is 16.1 m². Therefore the proposed development footprint, under the RAR Variance Protocol for this Greenfield site is 384.1 m², or 28.2% of the Developable Area.

Compensation

As compensation for the proposed SPEA variance (i.e., impact to riparian fish habitat) the owner/developer will treat and remove Japanese knotweed from the site, outside the proposed development footprint. At present the development area is impacted by a dense thicket of knotweed, and the knotweed extends north along the east property boundary. Development site preparation would include excavation and removal of soil containing knotweed, for proper disposal offsite. Outside the development footprint, and along the property/road interface, knotweed would be treated using very cautious herbicide treatment combined with manual removal; all treatments following known and current best management practices for this species. Because this parcel has a disproportionately long frontage adjacent a designated highway, and because Highways' maintenance crews use flail mowers to maintain the vegetation along the road shoulder, it will be imperative that the knotweed removal program be done in cooperation with MoTI.

Areas currently impacted by Japanese knotweed would be planted with indigenous trees and shrubs after the knotweed is successfully removed. This process is anticipated to take a minimum of 3 – 5 years. All other landscape areas within the development footprint would be planted with indigenous trees and shrubs.

To mitigate impacts associated with the proposed development, we have recommended the developer use pervious pavers to create the driveway and sidewalk surfaces, rather than asphalt or concrete. The surfaces will be very flat, so any runoff that doesn't infiltrate within the driveway footprint can be directed into vegetative buffers around the perimeter of the driveway. The SPEA boundary would be fenced with a low, split rail cedar fence, and signage will be placed to identify the SPEA as fish and wildlife habitat areas that are protected and not to be disturbed. Rooftop drainage is recommended to be released into an infiltration trench or gallery within the front yard setback area.

It is our opinion these compensation and mitigation measures will avoid causing serious harm to fish. Further, the proposed development area is well outside the SPEA for the un-named tributary to Miami Creek which flows within the bounds of the slough.

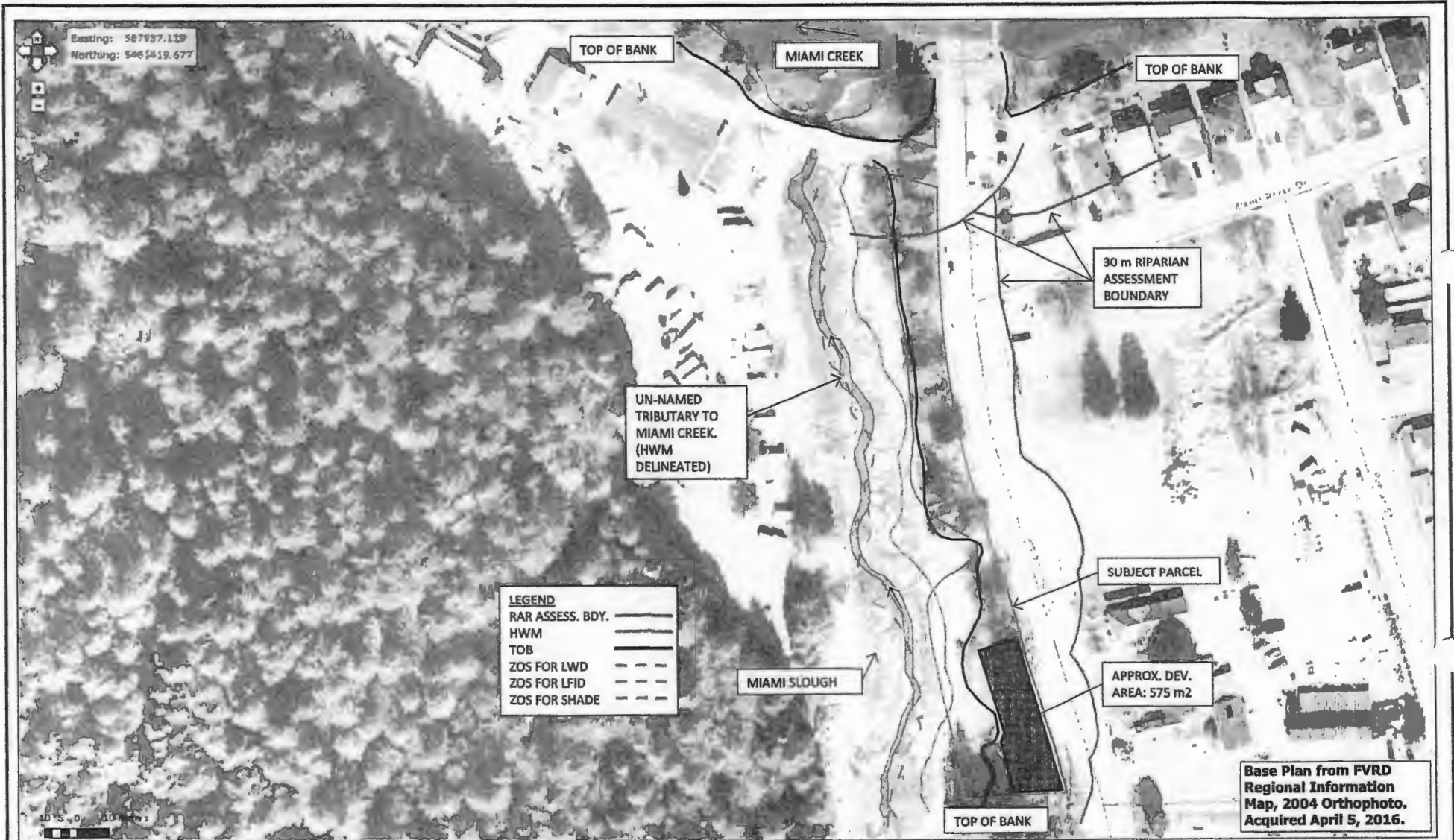
FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Section 3. Site Plans

A survey has been completed by a BCLS. The attached drawing Figures 1 through 5 include the locations of the:

- Riparian Assessment Area Boundary (30 m from the top of bank);
- Existing Structures (none) and proposed structures;
- HWM;
- ZOSs for LWD, LFID, and Shade; and
- Proposed SPEA boundary for consideration under the RAR Variance Protocol.



CLIENT / DEVELOPER: Andrew Baziuk	PROJECT: Riparian Areas Assessment Report	CONSULTANT: HCR ENVIRONMENTAL CONSULTING Howard C. Ratzloff <small>REG. P.L. 1987 (C.P.) 1987 Reg. Assn.</small>	ABBOTSFORD OFFICE: 35659 Goodbrand Dr. Abbotsford B.C. V3G 3E7 604-799-6311	PROJECT NO: 1415.01 DATE: April 5, 2016	SHEET NO: 1 OF 1 DESIGN BY: HCR	Figure 1. ASSESSMENT RESULTS FOR UN-NAMED TRIB. TO MIAMI SLOUGH
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SKETCH PLAN SHOWING LINE FLAGGED BY MADRONE ENVIRONMENTAL SERVICES OVER PART OF BLOCK 1 EXCEPT: PARCEL "A" (REFERENCE PLAN 22152) SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT PLAN 9786

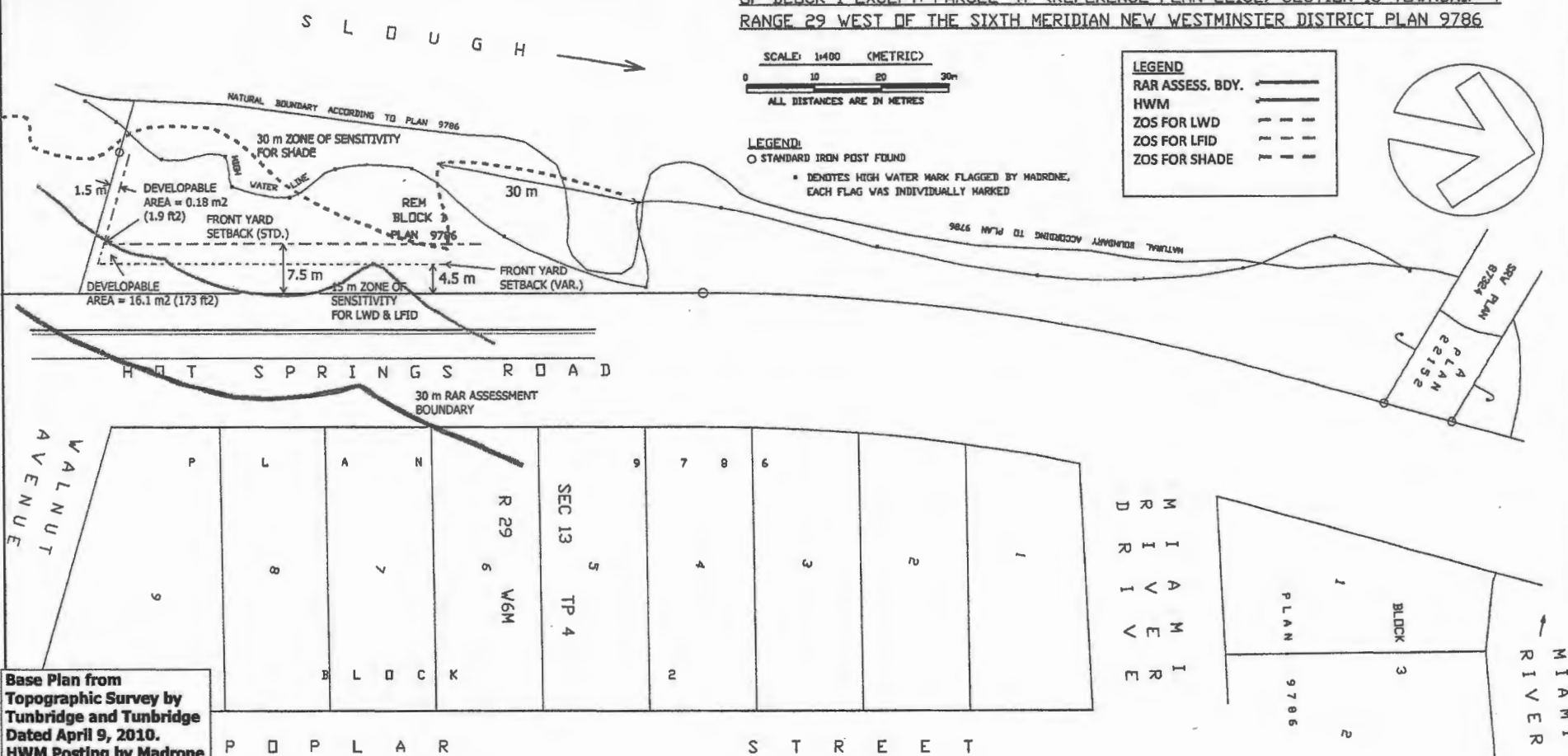
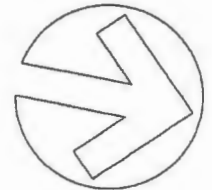
SCALE: 1:400 (METRIC)
 0 10 20 30m
 ALL DISTANCES ARE IN METRES

LEGEND

- RAR ASSESS. BDY.
- HWM
- - - ZOS FOR LWD
- · - · - ZOS FOR LFID
- · - · - ZOS FOR SHADE

LEGEND:

- STANDARD IRON POST FOUND
- DENOTES HIGH WATER MARK FLAGGED BY MADRONE, EACH FLAG WAS INDIVIDUALLY MARKED



Base Plan from Topographic Survey by Tunbridge and Tunbridge Dated April 9, 2010. HWM Posting by Madrone confirmed accurate and reflective of conditions observed by HCR Environmental Consulting, April 5, 2016.

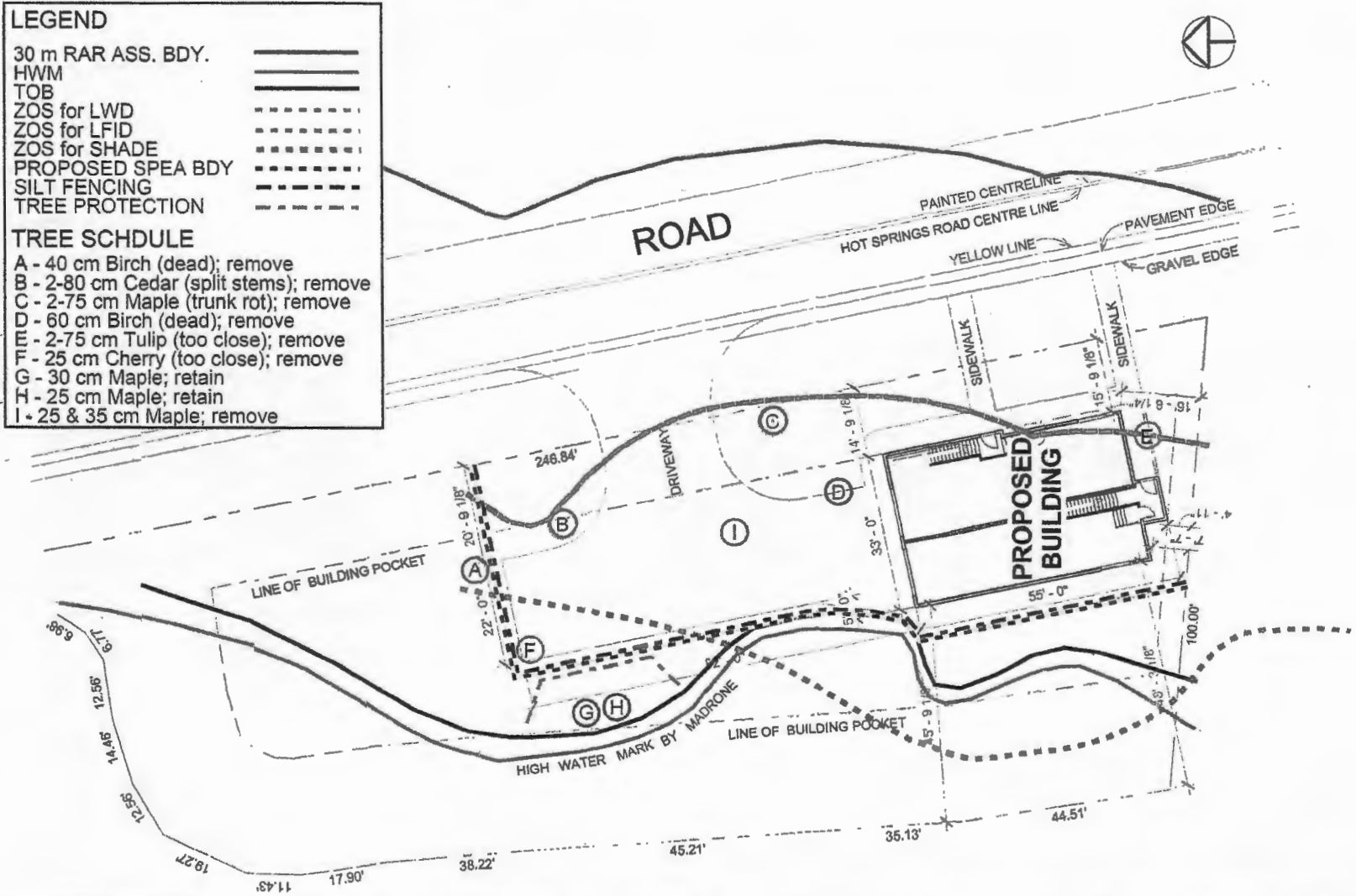
CLIENT / DEVELOPER: Andrew Baziuk	PROJECT: Riparian Areas Assessment Report	CONSULTANT: HCR ENVIRONMENTAL CONSULTING Howard C. Ratzlaff P. Eng. P. Eng. Geos. Dist. S.A.S. Certified to ISO 9001:2015 / ISO 14001:2015	ABBOTSFORD OFFICE: 35658 Goodbrand Dr. Abbotsford B.C. V3G 3E7 604-799-6311	SEAL: 	PROJECT NO: 1415.01	SHEET NO: 1 OF 1	Figure 2. ASSESSMENT RESULTS FOR MIAMI SLOUGH
				DATE: April 5, 2016	DESIGN BY: HCR		

LEGEND

- 30 m RAR ASS. BDY.
- HWM
- TOB
- ZOS for LWD
- ZOS for LFID
- ZOS for SHADE
- PROPOSED SPEA BDY
- SILT FENCING
- TREE PROTECTION

TREE SCHEDULE

- A - 40 cm Birch (dead); remove
- B - 2-80 cm Cedar (split stems); remove
- C - 2-75 cm Maple (trunk rot); remove
- D - 60 cm Birch (dead); remove
- E - 2-75 cm Tulip (too close); remove
- F - 25 cm Cherry (too close); remove
- G - 30 cm Maple; retain
- H - 25 cm Maple; retain
- I - 25 & 35 cm Maple; remove



CLIENT / DEVELOPER:

Andrew Baziuk

PROJECT:

**Riparian Areas
Assessment Report**

CONSULTANT:

**HCR ENVIRONMENTAL
CONSULTING**
Howard C. Ratzlaff
M.P., B.A. (Hons) Geog., Dip. (Env.)
F.R.P.A. (1974) (Mggr) Reg. (Assoc.)

ABBOTSFORD OFFICE:

35658 Goodbrand Dr.
Abbotsford B.C. V3G 3E7
604-799-6311

SEAL:



PROJECT NO: 1415.01

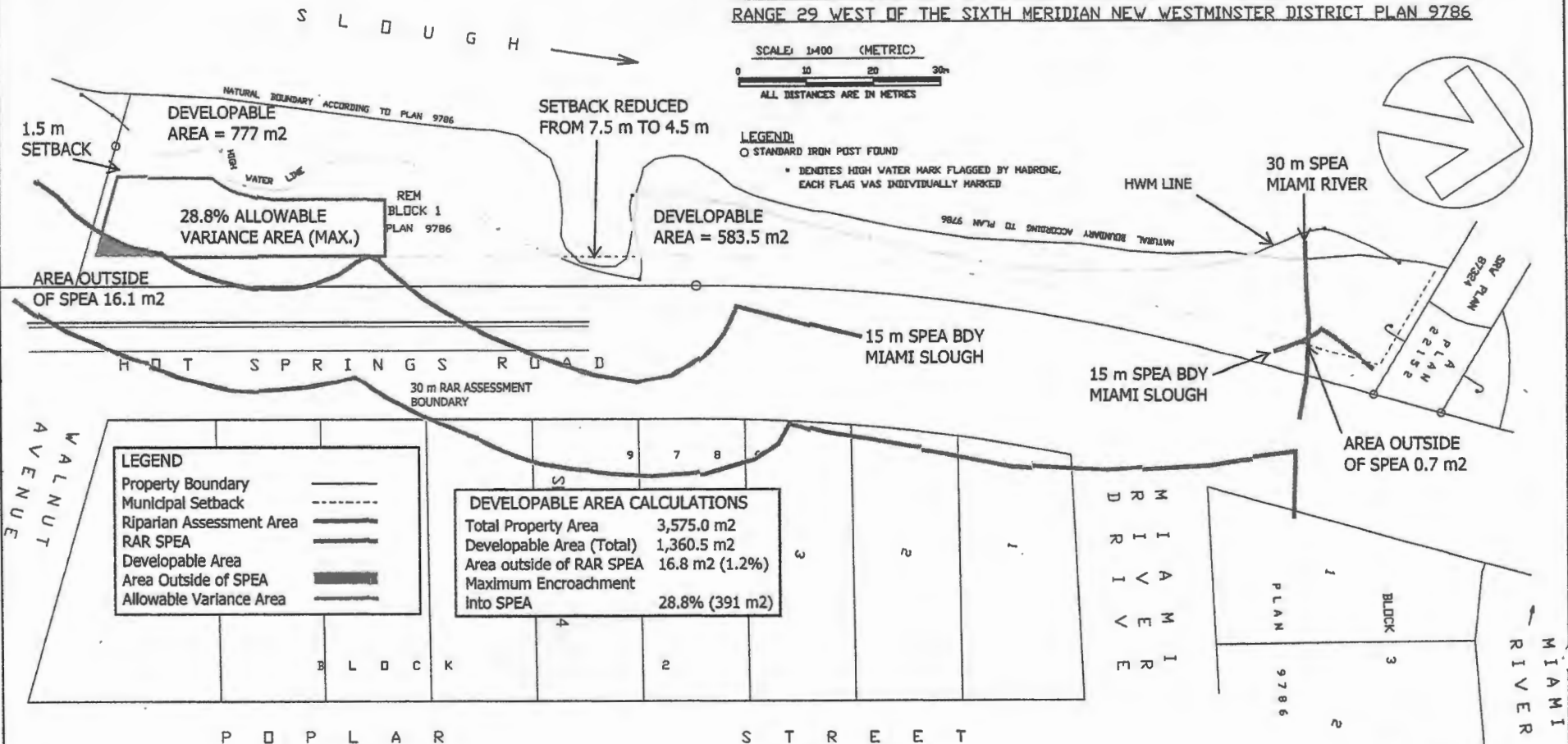
DATE: April 5, 2016

SHEET NO: 1 OF 1

DESIGN BY: HCR

**Figure 3.
PROPOSED DEVELOPMENT PLAN
WITH SPEA VARIANCE
& TREE SCHEDULE**

SKETCH PLAN SHOWING LINE FLAGGED BY MADRONE ENVIRONMENTAL SERVICES OVER PART OF BLOCK 1 EXCEPT PARCEL "A" (REFERENCE PLAN 22152) SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT PLAN 9786



WALNUT AVENUE

LEGEND

Property Boundary	—
Municipal Setback	- - -
Riparian Assessment Area	—
RAR SPEA	—
Developable Area	—
Area Outside of SPEA	—
Allowable Variance Area	—

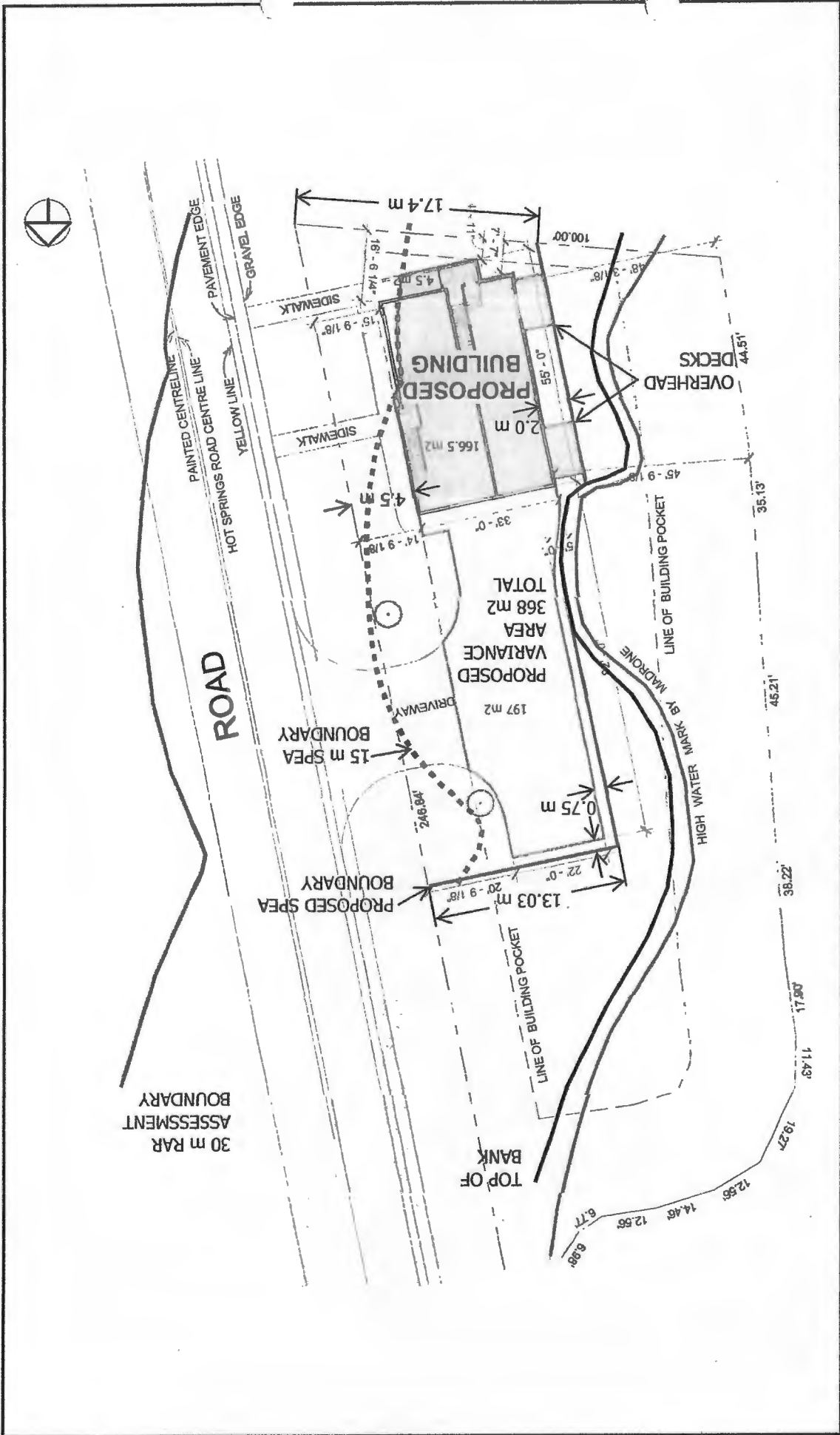
DEVELOPABLE AREA CALCULATIONS

Total Property Area	3,575.0 m ²
Developable Area (Total)	1,360.5 m ²
Area outside of RAR SPEA	16.8 m ² (1.2%)
Maximum Encroachment into SPEA	28.8% (391 m ²)

P O P L A R S T R E E T

Base Plan from Topographic Survey by Tunbridge and Tunbridge

CLIENT / DEVELOPER: Andrew Baziuk	PROJECT: Riparian Areas Assessment Report	CONSULTANT: HCR ENVIRONMENTAL CONSULTING Howard C. Ratzlaff P. Eng., B.A. (Agr. Geog., Dist. Comm.) Certified Geomatics Engineer, Year 4 (2010)	ABBOTSFORD OFFICE: 35658 Goodbrand Dr. Abbotsford B.C. V3G 3E7 604-799-6311	SEAL: 	PROJECT NO: 1415.01	SHEET NO: 1 OF 1	Figure 4. SITE PLAN TO DETERMINE DEVELOPABLE AREA USING VARIANCE PROTOCOL
					DATE: April 18, 2016	DESIGN BY: HCR	



<p>CLIENT / DEVELOPER: Andrew Baziuk</p>	<p>PROJECT: Riparian Areas Assessment Report</p>	<p>CONSULTANT: HCR ENVIRONMENTAL CONSULTING Howard C. Ratzloff P. Eng. S.A. Reg. 6265, Ont. Reg. 0047-99-0311 Chartered Professional Engineer, P. Eng.</p>	<p>SEAL: ABBOTSFORD OFFICE: 3565B Goodland Dr. Abbotsford B.C. V9G 3E7 004-799-0311</p>	<p>PROJECT NO: 1415.01 DATE: April 18, 2016</p>	<p>SHEET NO: 1 OF 1 DESIGN BY: HCR</p>	<p>Figure 5. SITE PLAN TO DETERMINE PROPOSED VARIANCE AREA</p>
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Section 4. Measures to Protect and Maintain the SPEA

<p>1. Danger Trees</p>	<p>Dead trees within the SPEA function as a source of coarse woody debris (CWD) and are to be retained outside of the development area.</p> <p>There were 12 trees assessed, as located as shown on Figure 3. These trees were visually inspected for declining health or structural weaknesses that would indicate they may be danger trees. Six (6) of the trees exhibited structural weaknesses, or were already dead (but still standing). Five (5) of these trees were healthy with no indicators of declining health or structural weaknesses. However, 3 of the 5 healthy trees would be impacted by the location of the residence or the driveway construction. The remaining two trees that can be preserved are located near the TOB at the north end of the proposed development area, identified in Figure 3.</p>
<p>I, <u>Howard Ratzlaff, P.Ag. and Certified Wildlife/Danger Tree Assessor</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Andrew Baziuk</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>	
<p>2. Windthrow</p>	<p>The trees outside of the development boundary are distant enough that the new building would not become a target. However, there are numerous trees with failing health (or dead and leaning) that are within striking distance of overhead power lines on the west side of Hot Springs Road. These trees will be assessed and managed by an Arborist who is also a Hazard Tree Assessor, to reduce the developer's liability for damage to public utilities.</p>
<p>I, <u>Howard Ratzlaff, P.Ag. and Certified Wildlife/Danger Tree Assessor</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Andrew Baziuk</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>	
<p>3. Slope Stability</p>	<p>The site is relatively level, and the area between the building site and the HWM did not contain slopes greater than 10%. There were no signs of slope instability between the HWM and the development boundaries.</p>
<p>I, <u>Howard Ratzlaff, P.Ag.</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Andrew Baziuk</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>	

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<p>4. Protection of Trees</p>	<p>The trees within the SPEA and on the adjacent parcel will be protected by erecting an orange snow as shown on Figure 3. This will prevent intrusion and provide protection of the trees during construction.</p>
<p>I, <u>Howard Ratzlaff, P.Ag.</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Andrew Baziuk</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>	
<p>5. Encroachment</p>	<p>Direct impacts from encroachment on riparian areas are a major cause of riparian habitat loss, stream degradation, and the spread of invasive vegetation. A visual barrier (fencing and signs) is the most effective tool to prevent encroachment into riparian areas.</p> <p>A low wood rail fence is recommended to be constructed as located on Figure 3, between the edge of the parking area and the remaining forested SPEA to ensure the riparian vegetation is not encroached upon by development. There will be no feature projections into the proposed SPEA.</p>
<p>I, <u>Howard Ratzlaff, P.Ag.</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Andrew Baziuk</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>	
<p>6. Sediment and Erosion Control</p>	<p>The development area, and including the SPEA to the west of the proposed building, will require preventative measures including the installation of silt fencing. The silt fencing must be in place before any soil movement is undertaken, and must remain in place prior to and during construction until the development area is fully stabilized.</p> <p>There is to be no soil storage outside the development area (within the SPEA). All exposed soil must be covered with plastic sheeting or other impervious material.</p> <p>Upon completion of the development works, the disturbed soils within the development area must be stabilized with new vegetation and ground cover, and all silt fencing must be removed.</p>
<p>I, <u>Howard Ratzlaff, P.Ag. and CPESC</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Andrew Baziuk</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>	

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<p>7. Stormwater Management</p>	<p>Rainwater leaders from the proposed building's roof should be directed into a soak-away pit or released to surface at the east side of the building. Surface runoff from the driveway should be directed toward the east, where it can infiltrate the vegetated areas between the driveway and Hot Springs Road.</p>
<p>I, <u>Howard Ratzlaff, P.Ag.</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Andrew Baziuk</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>	
<p>8. Floodplain Concerns (highly mobile channel)</p>	<p>The watercourse included in this assessment is not considered to be highly mobile, and is located within a protected portion of the Miami River floodplain. The development area is presently at an average elevation of 11.5 to 12.5 m, while the maximum flood elevation of the Miami River floodplain is controlled by the flood pumps to be 10.9 m.</p> <p>No specific flood proofing measures are anticipated, other than any required by the VoHH.</p>
<p>I, <u>Howard Ratzlaff, P.Ag.</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Andrew Baziuk</u>;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	

Section 5. Environmental Monitoring

Site visits are to be conducted periodically by a qualified environmental monitor (EM) during site development to ensure that all protective measures are being followed appropriately. The EM will be given the authority to modify and/or halt any works if deemed necessary for the protection of fish and fish habitat. The EM is to be notified a minimum of 48 hours prior to pouring and placing the concrete foundation and walls, and shall inspect immediately prior or during the pouring and placing on concrete foundations.

If the primary QEP is not the EM for the construction works, the EM must document their environmental monitoring and a copy of all monitoring inspection reports must go to the primary QEP prior to final signoff of the project.

In general, the EM will need to carry out inspections related to the following:

- Tree removal from the development area, to ensure that falling trees do not impact trees within the remaining SPEA;
- Construction start-up, to ensure the proposed SPEA boundaries are not encroached upon (e.g. confirmation that appropriate temporary fencing/barriers are in place and that vegetation within the SPEAs has not been disturbed except for removal of invasive species and rehabilitation with indigenous species);
- During concrete foundation pours;
- Spills of harmful or hazardous materials; and
- At Project completion, to ensure re-stabilization of the vegetation adjacent the new building and driveway.

The frequency of inspections will be dictated by such factors as the sensitivity of the works, the pace of construction, and anticipated/actual weather conditions. The developer will notify the EM in advance of reaching a development stage that has been identified as requiring a site inspection by the EM. Additional inspection(s) may be required under the approval conditions dictated by DFO.

Any spill of a deleterious substance that enters any watercourse, surface water drainage, or storm sewer system must be immediately reported to the **Provincial Emergency Program (24 hour telephone) at 1-800-663-3456**. At least one person on-site during construction must have specific training in spill containment.

At the completion of the project, the primary EM is to prepare a final letter report summarizing each of the monitoring inspections conducted during Project Works. The post-construction monitoring report is to provide sufficient detail regarding any environmental incidents which may have occurred or that had the potential to impact the riparian vegetation within the SPEA or the watercourse. The report is to describe the actions taken by the Contractor or his Subcontractors to avoid or minimize impacts. The post-construction monitoring report is to be submitted to the QEP for review and for submission through the RAR Notification System.

Section 6. Photos

Photograph 1 View of the Miami Slough, looking to the west from the proposed building area. The un-named tributary flows through the center of the slough during low water levels in the Miami River. Flow is to the right (April 5, 2016).



Photograph 2 Downstream view of Miami Slough, from the edge of the proposed development area (April 5, 2016).



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Photograph 3 Upstream view of Miami Slough from the bridge crossing within the statutory right of way located near the north end of the subject parcel (April 5, 2016).



Photograph 4 View of the left bank of the Miami River, looking northeast from the bridge crossing within the statutory right of way (April 5, 2016).



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Photograph 5 View of the vegetation conditions along the high water mark area at the south end of the subject parcel. Japanese knotweed and morning glory were prevalent (April 5, 2016).



Photograph 6 View of the south end of the subject parcel, where a gravel trail is situated in the adjoining property. New residential construction is visible in the top of the photo (April 5, 2016).



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Photograph 7 View of the habitat conditions in the center of the proposed development area, looking northeast to Hot Springs Road (April 5, 2016).



Photograph 8 View of one of the many dead birch trees within the site, this one located near the northwest corner of the proposed development. Knotweed is also visible in the foreground (April 5, 2016).



FORM 1

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Photograph 9 View of habitat conditions at the north end of the development area, looking southwest from the road shoulder (April 5, 2016).



Photograph 10 View of a dangerous tree at the north end of the development area. This is western red cedar with co-dominant tops that are split over a vertical length of more than 10 m (April 5, 2016).



FORM 1

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Photograph 11 View of the riparian habitat within the SPEA looking south west towards the north end of the proposed development area. Miami Slough is visible in the right edge of the photo (April 5, 2016).



Photograph 12 View of the proposed development area, looking southwest. The split top cedar is visible to the right of the hydro pole. Other trees to be removed are right of the blue pickup (April 5, 2016).



Section 7. Professional Opinion**Assessment Report Professional Opinion on the Development Proposal's Riparian Area.**Date 18 April, 20161. I, Howard Ratzlaff, P.Ag. and Certified W/L Danger Tree Assessor,

hereby certify that:

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

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

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

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

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



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: March 28, 2017
FROM: Debra Key FILE: 3900-01
Deputy Chief Administrative Officer/CO
SUBJECT: Highway and Traffic Bylaw No. 974

ISSUE: Parking provisions on Village streets

BACKGROUND:

Council has expressed concern in recent months regarding the overnight parking of vehicles on Village streets, in particular, Esplanade Avenue. Currently, parking of vehicles is permitted on Village streets for a continuous period but cannot exceed 48 hours without movement.

During June 15 – September 15, pay parking is in effect on Esplanade Avenue, St. Alice, Hot Springs Road north of Lillooet, Maple Street, Chehalis Street and Spruce Street during daytime hours between 6:00 a.m. and 7:00 p.m. with free parking available on many other streets.

There is currently no strict prohibition for parking on Village streets as the provisions in the Highway and Traffic Bylaw are generally flexible with the exception of designated parking areas and prohibition for the stopping, standing and parking of vehicles within the bylaw. The bylaw reads, in part:

Section 27(a):

- At any place on a highway for a continuous period exceeding 48 hours without movement;
• Commercial vehicles cannot park longer than 24 hours in a given area;
• The parking in an area where prohibited;
• Park in the boat launch parking area without a permit; and

Section 29:

- The parking of recreational vehicles on any street in excess of 8 hours regardless if it is moved or not to another parking location.

If Council is desirous in prohibiting or otherwise limiting the overnight parking of vehicles on its streets, staff is recommending some options to amend the existing bylaw.

OPTIONS:

Option 1

THAT the Highway and Traffic Bylaw be amended to prohibit the overnight parking of vehicles on Esplanade Avenue within the hours of 12:00 midnight and 6:00 a.m.

Option 2

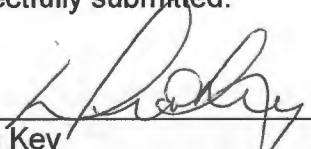
THAT the Highway and Traffic Bylaw be amended to prohibit the overnight parking of vehicles on Esplanade Avenue, St. Alice Street, Hot Springs Road north of Lillooet Avenue, Maple Street, Chehalis Street and Spruce Street within the hours of 12:00 midnight and 6:00 a.m.

Option 3

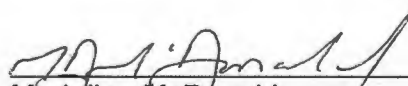
THAT the report be referred back to staff for further information on overnight parking provisions.

Respectfully submitted:

REVIEWED BY:



Debra Key
Deputy Chief Administrative Officer/
Corporate Officer



Madeline McDonald
Chief Administrative Officer