

VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, August 14, 2017
Time: After the Public Hearing
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

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| 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 July 10, 2017 be adopted. | Item 4(a) Page 1 |
| 5. BUSINESS ARISING FROM THE MINUTES | |
| 6. CONSENT AGENDA | |
| i. Bylaws | |
| ii. Agreements | |
| iii. Committee/ Commission Minutes | (a) Advisory Planning Commission Meeting Minutes of December 12, 2016 Item 6.iii(a) Page 7 |
| | (b) Advisory Planning Commission Meeting Minutes of December 16, 2016 Item 6.iii(b) Page 9 |
| iv. Correspondence | (a) Letter dated July 21, 2017 to The Honourable Selina Robinson, Minister of Municipal Affairs and Housing Re: Congratulations on your appointment Item 6.iv(a) Page 11 |
| | (b) Letter dated July 21, 2017 to The Honourable Lisa Beare, Minister of Tourism, Arts and Culture Re: Congratulations on your appointment Item 6.iv(b) Page 13 |
| | (c) Letter dated August 1, 2017 to Honourable Lisa Beare, Minister of Tourism, Arts and Culture Re: BC's Resort Municipality Initiative Item 6.iv(c) Page 15 |

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| 7. DELEGATIONS/PETITIONS | |
| (a) Short Term Vacation Accommodations – Wendy Willis | Item 7(a) Page 17 |
| 8. CORRESPONDENCE | |
| (a) Letter dated July 19, 2017 from the District of Squamish Re: Support for Resolutions | Item 8(a) Page 21 |
| 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 Community Services Manager – August 2, 2017 Re: Veteran Parking | Item 12(a) Page 23 |
| <u>Option #1</u> | |
| THAT the installation of a designated veterans parking stall not proceed and remain status quo. | |
| <u>Option #2</u> | |
| THAT the installation of one veterans only parking stall beside the handicap stall along block one of Esplanade Avenue be approved; and | |
| THAT the veterans be required to pay for parking while the pay parking program is in operation. | |
| <u>Option #3</u> | |
| THAT the installation of one veterans only parking stall beside the handicap stall along block 1 of Esplanade Avenue be approved; and | |
| THAT Veterans be permitted to park in this designated stall, free of charge, while the pay for parking program is in operation. | |
| (b) Report of Community Services Manager – August 4, 2017 Re: Village Signage Plan | Item 12(b) Page 27 |
| <u>Recommendation:</u> | |
| THAT the Village of Harrison Hot Springs Signage Plan dated August 4, 2017 be adopted. | |
| (c) Report of Chief Administrative Officer – August 4, 2017 Re: Request for sidewalk on Pine Avenue | Item 12(c) Page 51 |
| <u>Recommendation:</u> | |
| THAT the request to install a sidewalk on Pine Avenue be declined in accordance with the recommendation received from the Village Engineer. | |

| | |
|--|--------------------------------|
| <p>(d) Report of Planning Consultant – August 14, 2017 Re: To start the rezoning process (800 Hot Springs Road)</p> <p><u>Recommendation:</u></p> <p>THAT the application be deemed as incomplete until such time as the above referenced additional information has been received and reviewed by the Village.</p> | <p>Item 12(d) Page 57</p> |
| <p>(e) Report of Planning Consultant – August 14, 2017 Re: Issuance of Development Permit – 440 Lillooet Avenue</p> <p><u>Recommendation:</u></p> <p>That Development Permit DP 01/17 be issued to Anne and Gerald White and Karen McGuire for the property located at 440 Lillooet, Harrison Hot Springs for land legally described as:</p> <p>Parcel "A" Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Reference Plan 52235.</p> | <p>Item 12(e) Page 61</p> |
| <p>(f) Report of Planning Consultant – August 14, 2017 Re: Issuance of a Development Permit – 875 Myng Crescent</p> <p><u>Recommendation:</u></p> <p>That Development Permit DP 02/17 be issued to Lawrence Caza for the property located at 875 Myng Crescent, Harrison Hot Springs for land legally described as:</p> <p>Lot 92 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 52361.</p> | <p>Item 12(f) Page 85</p> |
| <p>(g) Report of Planning Consultant – August 14, 2017 Re: Development Variance Permit for 875 Myng Crescent</p> <p><u>Recommendation:</u></p> <p>That Development Variance Permit DVP 02/17 be issued to Lawrence Caza for the property located at 875 Myng Crescent, Harrison Hot Springs for land legally described as:</p> <p>Lot 92 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster Plan 52361.</p> | <p>Item 12(g) Page 111</p> |
| <p>(h) Report of Planning Consultant – August 14, 2017 Re: Development Variance Permit for 620 up to and including 655 Schooner Place (35 lots)</p> <p><u>Recommendation:</u></p> <ol style="list-style-type: none">1. Authorize staff to retroactively work on Development Variance Permit 03/17, and2. That Development Variance Permit DVP 03/17 be issued to 1073980 BC Limited for the properties located at 620 and running consecutively up to and including 655 Schooner Place, Harrison Hot Springs for land legally described as: <p>Lot 1 to Lot 35 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminister Plan EPP71186</p> | <p>Item 12(h) Page 119</p> |

| | | |
|-------------------------|-------------------------|-------------------------|
| Lot 1 PID: 030-138-612 | Lot 2 PID: 030-138-621 | Lot 3 PID: 030-138-639 |
| Lot 4 PID: 030-138-647 | Lot 5 PID: 030-138-655 | Lot 6 PID: 030-138-663 |
| Lot 7 PID: 030-138-671 | Lot 8 PID: 030-138-680 | Lot 9 PID: 030-138-698 |
| Lot 10 PID: 030-138-701 | Lot 11 PID: 030-138-710 | Lot 12 PID: 030-138-728 |
| Lot 13 PID: 030-138-736 | Lot 14 PID: 030-138-744 | Lot 15 PID: 030-138-752 |
| Lot 16 PID: 030-138-761 | Lot 17 PID: 030-138-779 | Lot 18 PID: 030-138-787 |
| Lot 19 PID: 030-138-795 | Lot 20 PID: 030-138-809 | Lot 21 PID: 030-138-817 |
| Lot 22 PID: 030-138-825 | Lot 23 PID: 030-138-833 | Lot 24 PID: 030-138-841 |
| Lot 25 PID: 030-138-850 | Lot 26 PID: 030-138-868 | Lot 27 PID: 030-138-876 |
| Lot 28 PID: 030-138-884 | Lot 29 PID: 030-138-892 | Lot 30 PID: 030-138-906 |
| Lot 31 PID: 030-138-914 | Lot 32 PID: 030-138-922 | Lot 33 PID: 030-138-931 |
| Lot 34 PID: 030-138-949 | Lot 35 PID: 030-138-957 | |

(i) Report of Chief Administrative Officer – August 4, 2017
 Re: 2017 UBCM Ministerial Meetings

Item 12(i)
 Page 123

Recommendation:

THAT the Village request meetings with the following Ministers at the 2017 UBCM Convention:

- Premier John Horgan
- Minister of Municipal Affairs and Housing Selina Robinson
- Minister for Tourism, Art and Culture Lisa Beare
- Minister for Public Safety and Solicitor General Mike Farnworth
- Minister of Transportation and Infrastructure Claire Trevena
- Minister of Health Adrian Dix

13. BYLAWS

(a) Report of Deputy Chief Administrative Officer/Corporate Officer – August 1, 2017
 Re: New Zoning Bylaw and associated enforcement update

Item 13(a)
 Page 125

(b) Report of Deputy Chief Administrative Officer/Corporate Officer – August 4, 2017
 Re: Open Burning and Outdoor Fire Regulation Bylaw No. 1110, 2017

Item 13(b)
 Page 127

Recommendation:

THAT Open Burning and Outdoor Fire Regulation Bylaw No. 1110, 2017 be given three readings.

(c) Report of Deputy Chief Administrative Officer – August 4, 2017
 Re: Amendments to Bylaw Notice Enforcement Bylaw No. 855, 2006

Item 13(c)
 Page 135

Recommendation:

THAT Bylaw Notice Enforcement Amendment Bylaw No. 1111, 2017 be given first, second and third reading.

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

15. ADJOURNMENT

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

DATE: July 10, 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
 Financial Officer, Tracey Jones
 Community Services Manager, Alanna Carmichael
 Planning Consultant, Ken Cossey

ABSENT:

Recording Secretary: Jaclyn Bhatti

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

Moved by Councillor Reyerse
Seconded by Councillor Piper

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 June 19, 2017 and the minutes of the Special Council Meeting held on June 28, 2017 be adopted.

**CARRIED
UNANIMOUSLY**

5. **BUSINESS ARISING FROM THE MINUTES**

None

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 10, 2017

6. **CONSENT AGENDA**

i. Bylaws None

ii. Agreements

iii. Committee/
Commission
Minutes

iv.
Correspondence

7. **DELEGATIONS**

- (a) 50th Anniversary of Regional Districts – Paul Gipps, Chief Administrative Officer, Jennifer Kinneman, Manager of Corporate Affairs & Strategic Communications, Suzanne Gresham, Director of Corporate Initiatives, Tareq Islam, Director of Engineering & Community Services, Barclay Pitkethly, Director of Regional Programs

Regional District representatives presented a PowerPoint on the history of Regional Districts and provided an overview of services they provide.

- (b) Village of Harrison Hot Springs Bylaw No. 474 – Allan Bott

Mr. Bott requested that permission be given for construction activity to begin at 7:00 a.m. at the Spinnaker Wynd Subdivision for a trial period.

Moved by Councillor Reyerse
Seconded by Councillor Hansen

THAT the request of Mr. Bott be denied and that the Abatement and Control of Noise Bylaw No. 474 remain status quo.

**CARRIED
UNANIMOUSLY**

8. **CORRESPONDENCE**

- (a) Letter dated June 30, 2017 from the Mayor of New Westminster, Jonathan Cote
Re: Support for Resolutions at the 2017 UBCM Convention

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT a letter be forwarded to UBCM in support of the City of New Westminster's resolutions for consideration at the 2017 Convention.

**CARRIED
UNANIMOUSLY**

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

None

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

Councillor Piper

- Attended Sasquatch Days on June 24, 2017.
- Attended a Special Council Meeting on June 28, 2017.
- Attended the Canada Day Celebrations on July 1, 2017 and thanked everyone who made this event possible.

Councillor Reyese

- Reported there was a Fraser Valley Regional Library Meeting which included the Strategic Plan, Teen Imagine Contest Video and Know Us. Love Us. Video Preview.
- Took part in the Sasquatch Days Procession and Opening Ceremony Celebration on June 24, 2017.
- Attended the Special Council Meeting on June 28, 2017.
- Attended the Canada Day Opening Ceremony on July 1, 2017. Thanked Community Services Manager, Alanna Carmichael for organizing a wonderful event.

11. **REPORTS FROM MAYOR LEO FACIO**

- Reported that Utility Notices were sent out and included information on what is included in the curbside collection service.
- Reported that Canada Day was an outstanding event. Thanked Alanna Carmichael, the Canada Day working group, volunteers and sponsors. Thank you to the Age-friendly Committee for their work with the Time Capsule. There were 29 items included in Time Capsule.
- Reported that a Public Information Session will be held on Tuesday, July 25, 2017 at 2:00 p.m. with representatives from BC Assessment presenting on the basics of property assessment.
- Reported that Sasquatch Days was held on June 24 & 25, 2017. It was a fabulous event. Thank you to Sts'ailes and all the bands that came.
- Attended the Harrison Festival of the Arts reception on July 7, 2017 along with Councillor Buckley as well as the official opening of the Festival on July 8, 2017 with Chief Ralph Leon of Sts'ailes.
- Reported on the Fraser Valley Regional District Board in Brief for June 2017.

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 10, 2017

- Reported on the Mosquito Control media release from the Fraser Valley Regional District. The FVRD can be contacted for mosquito control inquiries.
- Reported that the Agassiz Research and Development Centre will be hosting an Open House on Saturday, July 22, 2017.

12.

REPORTS FROM STAFF

- (a) Report of Financial Officer – July 4, 2017
Re: Purchasing and Procurement Policy No. 2.7 Amendment

Moved by Councillor Buckley
Seconded by Councillor Hansen

THAT the Purchasing & Procurement policy number 2.7 be approved as amended.

**CARRIED
UNANIMOUSLY**

- (b) Report of Planning Consultant – July 10, 2017
Re: To start the Development Variance Permit and the Development Permit Process (875 Myng Crescent)

Moved by Councillor Reyerse
Seconded by Councillor Piper

1. That staff be authorized to work on application 3090-20-DVP02/17 for land legally described as: Lot 92, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 52361.
2. That staff be authorized to work on application 3060-20-DP02/17 for land legally described as: Lot 92, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 52361.

**CARRIED
UNANIMOUSLY**

- (c) Report of Planning Consultant – July 10, 2017
Re: To start the Development Permit process (440 Lillooet Avenue)

Moved by Councillor Reyerse
Seconded by Councillor Hansen

THAT staff be authorized to work on Development Permit Application 3060-20- DP01/17 for land legally described as; Parcel A, Section 13, Township 4, Range 29, West of the Sixth Meridian New Westminster District, Reference Plan 52235.

**CARRIED
UNANIMOUSLY**

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 10, 2017

- (d) Report of Community Services Manager – July 4, 2017
Re: Short Term Vacation Accommodation

Moved by Councillor Hansen
Seconded by Councillor Buckley

THAT Council continue to ban Short Term Vacation Accommodation within the Village of Harrison Hot Springs with the exception of legally zoned accommodation providers such as hotels, motels, inns, & legally conforming B&Bs.

**CARRIED
UNANIMOUSLY**

Moved by Councillor Buckley
Seconded by Councillor Reyerse

THAT that enforcement of Short Term Vacation Accommodation be referred back to staff to amend the bylaw to include the unauthorized use or occupation of land, building or structures that would result in a fine of up to \$1,000 per day to the owner while in non-compliance of the bylaw.

**CARRIED
UNANIMOUSLY**

13.

BYLAWS

- (a) Report of Deputy Chief Administrative Officer/Corporate Officer – July 5, 2017
Re: Pesticide Use Repeal Bylaw No. 1103, 2017

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT Pesticide Use Repeal Bylaw No. 1103, 2017 be adopted.

**CARRIED
OPPOSED BY COUNCILLOR HANSEN AND MAYOR FACIO**

- (b) Report of Planning Consultant – July 10, 2017
Re: 1st and 2nd reading of Zoning Amendment Bylaw No. 1108, 2017 and scheduling of a Public Hearing

Moved by Councillor Buckley
Seconded by Councillor Piper

1. THAT Zoning Amendment Bylaw No. 1108, 2017 be read a first time and a second time; and
2. THAT staff be authorized to schedule a public hearing.

**CARRIED
UNANIMOUSLY**

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 10, 2017

- (c) Report of Deputy Chief Administrative Officer/Corporate Officer – July 5, 2017
Re: Amendments to Zoning Bylaw No. 1020, 2012 re: Short Term Vacation Rental

Moved by Councillor
Seconded by Councillor

THAT Zoning Amendment Bylaw No. 1109, 2017 be given first and second reading.

MOTION FAILED

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 Piper

THAT the meeting be adjourned at 8:36 p.m.

**CARRIED
UNANIMOUSLY**

Leo Facio
Mayor

Debra Key
Corporate Officer

DRAFT

**VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING**

DATE: December 12, 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
Frank Peters

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/CO, Debra Key
Planning Consultant, Ken Cossey (via telephone)

ABSENT:

Recording Secretary: Debra Key

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

Moved by Donna Cooney
Seconded by Terry Mitchell

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
February 22, 2016 be adopted.

**CARRIED
UNANIMOUSLY**

5. **ITEMS FOR DISCUSSION**

Ken Cossey, Planning Consultant provided a brief summary of the proposed
development and Zoning Amendment Bylaw.

*Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission Meeting
December 12, 2016*

- (a) Report of Planning Consultant – October 27, 2016
Re: Rezoning from RSR to R-1 (388 Pine Avenue)
- (b) Report of Planning Consultant – October 27, 2016
Re: Rezoning from RSR to R-3 (657 Hot Springs Road)
- (c) Report of Planning Consultant – November 8, 2016
Re: Rezoning from RSR to R-4 (388 Pine – Proposed Lot B)
- (d) Report of Planning Consultant – November 8, 2016
Rezoning from RSR to R-4 (673 Hot Springs Road)

Commission members discussed the proposed development and recommended that the proposed rear setback for R-3 (Low Density Residential – Small Lot) zoning be increased to 7.5M.

Moved by Brian Williams
Seconded by Terry Mitchell

THAT the proposed rezoning development for 388 Pine Avenue from RSR to R-1, 657 Hot Springs Road from RSR to R-3, 388 Pine Avenue – Proposed Lot B from RSR to R-4 and 673 Hot Springs Road from RSR to R-4, be supported but recommend that the rear setbacks of 657 Hot Springs Road from RSR – R-3 be increased to 7.5M.

**CARRIED
UNANIMOUSLY**


6.

ADJOURNMENT

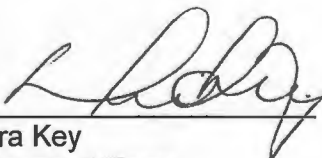
Moved by Donna Cooney
Seconded by Terry Mitchell

THAT the meeting be adjourned at 2:35 p.m.

**CARRIED
UNANIMOUSLY**



Freddy Marks
Chair



Debra Key
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING**

DATE: December 16, 2016
TIME: 3:00 p.m.
PLACE: Council Chambers
 495 Hot Springs Road
 Harrison Hot Springs, BC

IN ATTENDANCE: Freddy Marks, Chair
 Terry Mitchell
 Brian Williams
 Frank Peters

Chief Administrative Officer, Madeline McDonald
 Deputy Chief Administrative Officer/CO, Debra Key
 Planning Consultant, Ken Cossey (via telephone)

ABSENT: Donna Cooney

Recording Secretary: Debra Key

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

Moved by Brian Williams
Seconded by Terry Mitchell

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**

4. **ADOPTION OF MINUTES**

None

5. **ITEMS FOR DISCUSSION**

Report of Planning Consultant – October 27, 2016 and November 8, 2016
 Re: Rezoning of 388 Pine Avenue Development

CAO Madeline McDonald provided an apology to the members for calling a further meeting due to an error in the staff report that was presented to the members at the December 12, 2016 meeting.

Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission Meeting
December 16, 2016

Specifically, in the staff report on page 18 of the agenda package, the proposed zoning for the R-3 zone had indicated a 3.6M, not 4M rear setback as prescribed in the R-3 zoning. Staff provided the members with an excerpt of Zoning Bylaw No. 1020, Residential Zones, which describes the different residential zones and required setbacks.

Ken Cossey, Planning Consultant provided a brief clarification of the differences in the residential zones as outlined in the development and described how and why the standards for certain setbacks are prescribed from a safety perspective, including fire separation and sight lines.

Moved by Brian Williams
Seconded by Frank Peters

THAT the motion passed at the Advisory Planning Commission Meeting on December 12, 2016, as read:

"THAT the proposed rezoning development for 388 Pine Avenue from RSR to R-1, 657 Hot Springs Road from RSR to R-3, 388 Pine Avenue – Proposed Lot B from RSR to R-4 and 673 Hot Springs Road from RSR to R-4, be supported but recommend that the rear setbacks of 657 Hot Springs Road from RSR – R-3" be rescinded.

**CARRIED
UNANIMOUSLY**

Moved by Brian Williams
Seconded by Terry Mitchell

THAT the proposed rezoning development for 388 Pine Avenue from RSR to R-1, 657 Hot Springs Road from RSR to R-3, 388 Pine Avenue – Proposed Lot B from RSR to R-4 and 673 Hot Springs Road from RSR to R-4, be supported.

**CARRIED
UNANIMOUSLY**

6.

ADJOURNMENT

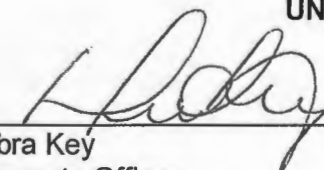
Moved by Brian Williams
Seconded by Terry Mitchell

THAT the meeting be adjourned at 3:15 p.m.

**CARRIED
UNANIMOUSLY**



Freddy Marks
Chair



Debra Key
Corporate Officer

HARRISON HOT SPRINGS

Naturally Refreshed

E-MAILED JUL 24 2017

File: 0530-01

July 21, 2017

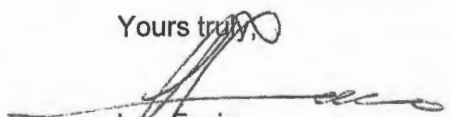
VIA EMAIL: selina.robinson.MLA@leg.bc.ca

The Honourable Selina Robinson
Minister of Municipal Affairs and Housing
Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister Robinson:

On behalf of our Village Council, I would like to congratulate you on your appointment to the position of Minister of Municipal Affairs and Housing. It's good to see Municipal Affairs make a comeback and we support your commitment to making housing available and affordable to all British Columbians. We look forward to working with you and your team as we continue in our efforts to make our Village, and British Columbia as a whole, the most vibrant, enjoyable and sustainable place possible to live, work and play. Please come and see us sometime, we're just up the road!

Yours truly,


Leo Facio
Mayor

HARRISON HOT SPRINGS*Naturally Refreshed*

E-MAILED JUL 24 2017

File: 0530-01

July 21, 2017

VIA EMAIL: LISA.BEARE.mla@leg.bc.ca

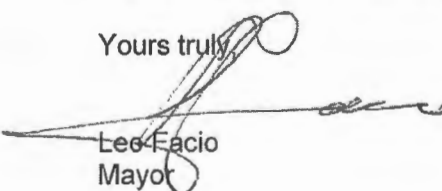
The Honourable Lisa Beare
Minister of Tourism, Arts and Culture
Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister Beare:

On behalf of the Village Council and the community of Harrison Hot Springs I would like to congratulate you on your appointment as the new of Minister of Tourism, Arts and Culture.

As a resort municipality with a vibrant tourism economy, we are committed to the support and promotion of arts and culture. We look forward to working with you and your team as we continue to do our part to make our Village, and British Columbia as a whole, the most vibrant, enjoyable and sustainable place in the world to work, live and play. Please come and see us sometime, we're just up the road!

Yours truly,



Leo Facio
Mayor

RECEIVED

AUG 03 2017

BY VILLAGE OF HARRISON HOT SPRINGS

Honourable Lisa Beare, MLA
 Minister of Tourism, Arts and Culture
 PO Box 9327 Stn Prov Govt
 Victoria, BC V8W 9N3

August 1, 2017

Dear Minister Beare;

Re: BC's Resort Municipality Initiative

| | | | |
|---|---|--|-----------|
| FILE # | | DATE | |
| | | Aug 3/17 | |
| <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 type="checkbox"/> MAYOR | |
| <input type="checkbox"/> CEDO | | <input type="checkbox"/> COUNCIL | |
| <input type="checkbox"/> OP. MGR | | | |
| ITEM | A | B | C |
| COUNCIL AGENDA | | | |
| DATE Aug 14 / 17 | | | |
| INITIAL | | | <i>JB</i> |
| (ITEMS: A-REQ, ACTION: B - INFO - WRESP; C - INFO ONLY) | | | |

We write on behalf of the mayors of BC's 14 Resort Municipalities to offer our collective congratulations on your appointment as Minister of Tourism, Art and Culture. We look forward to an opportunity to highlight the successes of the provincial Resort Municipality Initiative (RMI) and to encourage the timely consideration of the continuation of this program.

The RMI has proven to be a unique and innovative tourism program amongst North American jurisdictions. It recognizes the infrastructure burden placed on rural municipalities whose small populations support a tourism economy that "punches above their weight." RMI uses a tourism-based revenue option for the capital investments and programs that enable BC's rural tourism destinations to remain competitive with other worldwide destinations.

RMI funding is one of the few tourism-funded tools available to these rural communities to support the delivery of remarkable visitor experiences. The RMI helps to "keep the promises" that are made by BC's significant investment in marketing through Destination BC and local Destination Management Organizations (DMOs), funded primarily through the Municipal Regional District Tax program, another very successful BC tourism program.

Without the RMI, these communities would not otherwise be able to provide this level of investment in tourism, as our funding options are primarily property taxes which cannot replace the extent of investment the RMI has provided over the past decade.

In 2016, the 14 Resort Municipalities combined efforts to undertake a comprehensive analysis of the value of the RMI to the provincial economy. We confirmed that BC's Resort Municipalities are job creators in rural BC and key contributors to BC's economy. BC's Resort Municipalities consistently punch above our weight class when it comes to jobs, visitation, export revenue, and taxes returned to the province. With less than 1% of the population of BC, Resort Municipalities are responsible for:

- 16% of BC's tourism jobs – more than the energy sector (oil, gas, mining), and on par with forestry or the agriculture sectors
- 30% of the Provinces tourism export revenues
- 29% of the taxes contributed to the Province by the tourism sector

.../2

The current RMI program is confirmed only through March 2018 – despite having previously been confirmed in five-year increments. While we recognize that time is needed for familiarization with this program, there is some urgency to even consider a one-year extension to March 2019 as municipalities begin their planning and budgeting this September. Staffing, fund leveraging, and project viability are compromised without adequate planning time.

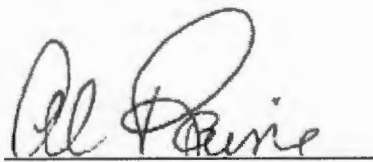
Without the jobs and value created by local community tourism businesses, much of the provincial and rural economic growth and benefits in these communities would be at risk. We would be remiss if we didn't mention the devastating impact that the Interior wildfires are having on rural BC tourism. While no RMI community has been evacuated, Valemount, Harrison Hot Springs, Sun Peaks near Kamloops, Osoyoos, Fernie, Kimberley, Radium Hot Springs, Invermere, Golden, Revelstoke and Rossland have all been seriously impacted by the smoke and negative wildfire images coming from the Interior. A recovery program for these RMI communities is important, and this summer's experience further highlights the importance of the RMI.

The mayors of BC's Resort Municipalities look forward to our annual meeting and conversations with you and Ministry staff at this September's UBCM convention. In the meantime, we have been designated by the RMI communities to represent their interests with the Ministry. If a pre-UBCM meeting could assist you and Ministry staff, we would be pleased to meet to discuss the history and suggest an agenda for the UBCM meeting.

Sincerely,



Josie Osborne
Mayor, District of Tofino
osborne@tofino.ca



Al Raine
Mayor, Sun Peaks Resort Municipality
araine@sunpeaksmunicipality.ca

Copy: Hon. Selina Robinson, Minister of Municipal Affairs and Housing
Hon. Carole James, Minister of Finance
Mary Giuliano, Mayor of Fernie
Ron Oszust, Mayor of Golden
Leo Facio, Mayor of Harrison Hot Springs
Gerry Taft, Mayor of Invermere
Don McCormick, Mayor of Kimberley
Sue McKortoff, Mayor of Osoyoos
Clara Reinhardt, Mayor of Radium Hot Springs
Mark McKee, Mayor of Revelstoke
Kathy Moore, Mayor of Rossland
Dianne St. Jacques, Mayor of Ucluelet
Jeanette Townsend, Mayor of Valemount
Nancy Wilhelm-Morden, Mayor of Whistler

Encl: "Tourism Success Story – BC Resort Municipality Initiative: A Job Driver for BC"

RECEIVED

JUL 28 2017

BY VILLAGE OF HARRISON HOT SPRINGS



VILLAGE OF HARRISON HOT SPRINGS

Request to Appear as a Delegation

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

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

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

Date: July 28, 2017 Requested Meeting Date: August 14, 2017

Organization Name (if applicable): _____

Name of Presenter: Wendy Willis

Name of Applicant if Other than Above: _____

Contact Phone Number & E-Mail: 604-375-6725 w.k.willis

Mailing Address with Postal Code: 15358 80A @shaw.ca

Audio/Visual requirements: N.A. Avenue, Surrey, B.C.

Topic: An appeal to council to V35 8N7
reconsider their decision to end all
STVAs in Harrison.

Action you wish Council to take: _____

-follow Whistler's example of manging STVAs
-grandfather existing STVAs.

July 24, 2017

Dear Mayor and Council,

My name is Wendy Willis, and I am writing this letter to ask Council to reconsider their decision to end short-term vacation rentals in the Village of Harrison Hot Springs. The last council meeting brought up several concerns regarding Short-Term Vacation Rentals (STVAs), including their number and the effect they are having on the Village. I believe that the decision to end STVAs was based on information that was incorrect, and I believe that there is a much better solution.

I personally discovered STVAs when my children were young, following a vacation to Mexico. After a day full of activities, we came back to our one-bedroom hotel unit and tried to put our kids to sleep. While our days on vacation were wonderful, our nights were not, with over-tired children who were not used to sharing a bed. A friend of ours suggested that we try an STVA and for us, after that, the quality of our vacations improved dramatically. When we have travelled with other families, the use of a common area to visit in at the end of the day was also appreciated. Even when I do my annual girls' trip, we always look for STVAs, and make our travel arrangements around the one that we choose. As a vacation destination, I believe that the Village of Harrison will lose tourist money to other communities like Cultus Lake and Whistler, which do provide the option of STVAs to their guests.

When Council met last month to decide the fate of STVAs in Harrison, the information provided contained some inaccuracies, including the actual number of STVAs in the area. The two major websites for STVAs are *Vacation Rental by Owner* (VRBO) and *Airbnb*. If you go to the VRBO website and type in 'Harrison Hot Springs', 75 results appear, but the map covers an area from Chilliwack to Hope. If you zoom in on the map to the actual village, there are 12 VRBOs in Harrison. The *Airbnb* website initially shows 27 listings, but only nine are in the Village. I believe that if we are to address the concerns and effects of VRBOs in Harrison, it is important to start off with accurate numbers. There are 12 VRBOs in the Village of Harrison Hot Springs, nine of which are also listed on the *Airbnb* website.

If you type in 'Harrison Hot Springs' under *Expedia*, an interesting blend of hotels and STVAs appears, five of which are in the Village. Three hotels are listed and two STVAs. One of the points raised at the last meeting was that only two of the hotels are doing well, and the other hotels are suffering as a direct result of STVAs. I have had guests phone me and say that they have never used a VRBO before, but since the hotels were full, they wanted to know how the process worked. As you are aware, there are two main hotels, and many smaller ones. When a tourist is looking for a 4- or 5-star vacation, they are not going to consider a 2- or 3-star accommodation. Not all STVAs will be in competition with every hotel. Businesses can struggle for many reasons, and the implication that elimination of STVAs is the only business solution plan is not supported by any facts. I cannot help but wonder why the "struggling" hotels are not listed in the *Expedia* search, and question whether those hotels have always struggled, or if the elimination of STVAs is the answer.

STVAs were also accused of having an unfair advantage over hotels since they have not been required to pay for a business license. While it is true that every city has the right to set up their own rules regarding short-term rentals, the Village of Harrison has not, to date, had any legislation regarding STVAs. I was actually surprised by the suggestion that STVAs were illegal at the last council meeting. *VRBO* and *Airbnb* are international companies, and there is even a Canadian television show on HGTV called "Vacation House for Free" which tells people how to have vacation rental homes. The suggestion that STVA owners are trying to do something illegal is not accurate. I, personally, declare all of my earnings, and would be happy to purchase any kind of license required. Having owners purchase business licenses is a very reasonable solution, allowing Council to have more control over who is operating a business and the number of vacation rentals in the Village.

STVAs were also accused of hurting the Village of Harrison's economy, since guests might just stay in their vacation home and not make use of local restaurants and businesses. Again, my own personal experience does not support this argument in any way. I have a guide book in my home full of pamphlets and brochures advertising restaurants and activities in Harrison, and a guest book full of reviews about local restaurants and services. We even leave out a gift box of chocolates for our guests from the local Rocky Mountain Chocolate Factory. The idea that people are spending all of their time in my home is not accurate, and even if they do cook a meal or two themselves, they are buying foods locally and supporting our economy.

The results of the online survey were also discussed, but I am concerned about the validity of the results. Many people I spoke to were completely unaware of the survey. I also think that the question, "Have you ever been negatively impacted by a short term vacation accommodation?" is leading. With a different question, like, "Do you think that tourists coming to Harrison should have choices regarding type of vacation accommodation?", the responses may have been different. I would like to know what percentage of the population actually completed the survey. My guess is that those people who are unfortunate to be near a vacation home that is not properly managed made sure that they filled out the survey, and their votes were the majority.

Harrison, as a vacation destination, has always had some problems with tourists who are disrespectful. Whether people are residents, long-term renters, or short-term guests, there will always be people who are not respectful of others. Personally, I tell guests who are renting my home that they will lose their \$1000 damage deposit if there are any noise complaints. I do not want people renting my home who are not going to be respectful of my neighbours, so it is important for me to screen my guests. When I do get a group that is worried that they will be a bit loud, I actually refer them to the hotels, where I know that there is security in place. Ending short-term rentals in Harrison will not correct the problem of disrespectful tourists, but it will discourage many families from staying in Harrison.

Richmond and Tofino were used as examples of cities that have decided to end STVAs, but I believe that the Village of Harrison should use Whistler as their example. Whistler recently voted to require business licenses from STVAs and they have even provided a phone number on their website for people to use if they are concerned that there is one that is not being run properly. I believe that if the Village of Harrison follows Whistler's example, they will be able to control the number of STVAs and ensure that they are being run responsibly.

Personally, we bought our family vacation home here in Harrison with the understanding that there were no rules in place to prevent us from subsidizing our mortgage costs with the occasional short-term rental. I believe that STVAs are a wonderful way for people to vacation, but I also believe that when you are setting up an STVA in a neighborhood, you have a responsibility to your neighbors to do it well and pre-screen your guests. I do not want people in my home who are going to be disrespectful of it or my neighbours. Our home will not become a long-term rental property; that was never our intention. We have invested an extra \$60,000 into it to make it an attractive vacation rental, and I do not think that we should have to consider losing our vacation home and investment because other people did not manage their vacation homes properly. I feel that, at very least, those STVAs that are being run well should be grandfathered.

Respectfully, I would like Council to reconsider their position on ending STVAs in the Village of Harrison Hot Springs or at least consider grandfathering-in existing STVAs based on the following:

- STVAs provide guests to Harrison another vacation alternative, and the loss of STVAs in Harrison will negatively impact local businesses.
- There is an alternative solution to current concerns: By requiring licenses and following up on problem STVAs (as is being done in Whistler), the Village of Harrison can control the number and the quality of STVAs.

I sincerely believe that STVAs that are run well are an asset to the Village, and I believe that Council needs to reconsider their decision to end all STVAs.

Sincerely,
Wendy Willis
Wendy Willis



SQUAMISH

HARDWIRED for ADVENTURE

July 19, 2017

Sent by email

Re: Support for Resolutions

Dear Mayor and Council,

The District of Squamish has submitted three resolutions for consideration at the 2017 UBCM Convention, two of them regarding provincial Environmental Assessment process and the other regarding access to Sexual Assault Forensic kits. We would like to take this opportunity to request your support of these resolutions.

Compensation for Staff Time Spent on Environmental Assessments

WHEREAS the Provincial and Federal Environmental Assessment processes are not the direct jurisdiction of Local Governments and therefore not subject to associated service cost recovery fees and cost of public engagement;

AND WHEREAS these Environmental Assessment processes can be very time consuming, expensive and onerous for Local Government staff, community and Council;

THEREFORE BE IT RESOLVED that the Provincial Government set up a funding system to allow for Local Governments to be compensated for the staff time spent including research, review, technical and working group participation, and to augment and support community engagement during the entire process;

AND FURTHER BE IT RESOLVED that the Provincial Government's EAO Fee Schedule be revised to include a fee for Local Governments throughout the certification process.

Improvements to the Provincial Environmental Assessment Process

WHEREAS a project subject to Provincial Environmental Assessment process can be separated into different EA processes or excluded from the process altogether such as hydro, gas supply, navigation, etc.

AND WHEREAS, because of this, there is no cumulative analysis that creates a clear picture of the entire impact of a proposal, including the five pillars of environmental assessment; Economic, Social, Environmental, Health and Heritage, thereby distorting and potentially minimizes the magnitude of the impact or understanding by the community and local government;

THEREFORE BE IT RESOLVED that the Province consider projects in their entirety when evaluating them through the environmental assessment Office.

Improved Funding and Access for Forensic Sexual Assault Evidence Kits (SAEC)

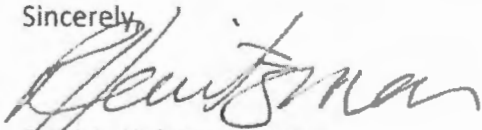
WHEREAS sexual assault evidence collection (SAEC) kits are currently funded through the Ministry of Health. The SAEC kits are considered evidence that is from a committed crime.

AND WHEREAS survivors of sexual assault need medical forensic examinations readily available on demand and should not be expected to travel further than 50km to facilitate equitable access to justice and associated resources.

THEREFORE BE IT RESOLVED that the Provincial Government move funding from the Ministry of Health to the Ministry of Justice and fund comprehensive, 24/7 access to services and staffing needed (sexual assault nurse examiners) and to provide SAEC kits in communities lacking in forensic services.

Thank you for considering our resolutions and your support is appreciated.

Sincerely,



Patricia Heintzman, Mayor
District of Squamish



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: August 2, 2017
 FROM: Community Services Manager FILE: 5480-01
 SUBJECT: Veteran Parking

ISSUE:

Council has asked staff to look into the provision of designated veteran parking stalls within the Village of Harrison Hot Springs. In conducting a review of other municipalities who offer veteran parking, most provide a fee parking service within a pay parking zone. The Village of Harrison Hot Springs runs a seasonal Pay Parking Program and allows free parking during the off-season. The pay parking zone within Harrison Hot Springs currently includes handicap stalls and electric vehicle parking stalls; these individuals are required to pay for parking while the program is in effect.

Providing veterans parking will have some benefits and drawbacks to the community. The benefits include the ability to honour those who served our country. Whereas, singling out one sector of the population over the other, within a predominantly senior community, would be a considerable drawback.

The 2016 Census from Statistics Canada suggests that 56% of the population within Harrison Hot Springs is over the age of 55. Although there is no set age to identify a senior, some senior benefits usually start at age 55.

BACKGROUND:

Below is a snapshot of other communities within the Lower Mainland who offer some form of designated parking for veterans.

City of Chilliwack- Has designated veteran parking stalls at Evergreen Hall, Chilliwack Landing Leisure Centre and Twin Rinks. These stalls have been identified with a Veteran Parking Only sign. All three of these locations provide free parking lots all year round.

City of Coquitlam – Allows complimentary parking on a year round basis for vehicles bearing a "veteran" license plate. However, all relevant time restrictions continue to apply.

City of Port Moody – Allows complimentary parking on a year round basis for vehicles bearing a "veteran" license plate. No registration process is required with the municipality.

City of Richmond – Allows complimentary parking on a year round basis for Richmond veterans by using an "identification sticker" process. Veterans must still adhere to parking limits (normally 2 hours on street) even though parking is free. The municipality requires veterans to provide a photocopy of their ICBC registration papers showing their name, address and licence plate number before they are issued a sticker.

City of Vancouver – Allows complimentary veteran parking during Veterans Week, November 5 – 11.

City of White Rock – Allows complimentary parking on a year round basis for White Rock veterans who have a veteran licence plate. No registration process is required with the municipality.

ICBC offers a selection of licence plates for specific individuals. For the purposes of this report, the relevant licence plates include:

- Veteran plates;
- Memorial Cross plates; and
- Ham radio plates.

Veteran plates are available to individuals who served or who are currently serving:

- During wartime;
- In a post-war capacity; or
- During a NATO or UN operation (This includes members of the RCMP and municipal police).

Memorial Cross recipient plates are available to individuals who:

- Are official Memorial Cross recipients only;
- Eligibility for the Memorial Cross is determined by the Government of Canada;
- The Memorial Cross recipient must be the registered owner, joint owner, or lessee of the vehicle;
- Vehicles eligible for a Memorial Cross recipient plate include most passenger vehicles and motorhomes, and most commercial vehicles with licensed gross vehicle weight of 5,500 kg and less; and
- Memorial Cross recipients with more than one eligible vehicle may request more than one set of Memorial Cross plates.

Ham Radio plates are issued to folks that meet the following criteria:

- They are a certified amateur radio operator. These individuals assist with emergency communications in the event of a natural disaster.

If Council wishes to install a veteran only parking stall, staff recommends that the following be considered:

- One stall be designated along Esplanade Avenue;
- Veterans be required to pay for parking when the program is in effect to ensure the Village is inclusive of all residents;
- That a sign be installed to indicate veteran only parking for those who display a veterans licence plate;

OPTIONS:

Option #1

THAT the installation of a designated veterans parking stall not proceed and remain status quo.

Option #2

THAT the installation of one veterans only parking stall beside the handicap stall along block one of Esplanade Avenue be approved; and

THAT the veterans be required to pay for parking while the pay parking program is in operation.

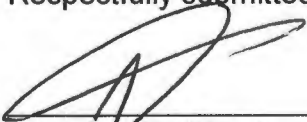
Option #3

THAT the installation of one veterans only parking stall beside the handicap stall along block 1 of Esplanade Avenue be approved; and

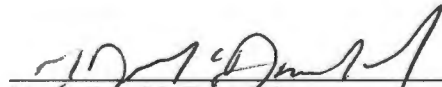
THAT Veterans be permitted to park in this designated stall, free of charge, while the pay for parking program is in operation.

Respectfully submitted:

REVIEWED BY:



Alanna Carmichael
Community Services Manager



Madeline McDonald
Chief Administrative Officer

This signage plan will help guide staff when planning sign installations while accomplishing our five key objectives.

RECOMMENDATION:

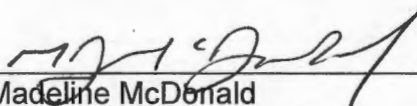
THAT the Village of Harrison Hot Springs Signage Plan dated August 4, 2017 be adopted.

Respectfully submitted:

REVIEWED BY:



Alanna Carmichael
Community Services Manager



Madeline McDonald
Chief Administrative Officer



Signage
Plan

HARRISON HOT SPRINGS

Naturally Refreshed

August 4, 2017



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Overview

Village signs are one of the most important ways to communicate to tourists and residents. If signs are presented in a direct, informed, instructional approach, then visitors will understand aspects of our community. Village branding should be added to most signage to ensure a strong municipal presence is created.

Traditionally, Village signs have been installed on an ad hoc approach which creates inconsistencies in both design and messaging. It can also lead to confusion if signs contradict each other.

Creating sign guidelines will help streamline Village signage to a unique, crisp and professional appearance. These standards will consider colour, size and shape. Moving forward, the development of any Village signage should follow these guidelines.



Inconsistent & unfriendly signage is currently polluting the Village.



We strive to be better than this!

Objective

The Village of Harrison Hot Springs is a Resort Municipality which offers a pristine environment for outdoor enthusiasts. Our community is subject to unique conditions when considering Village signage as we cater to full-time and part-time residents while also welcoming thousands of visitors throughout the year. Given this, five key objectives are identified when developing signage:

Identity

Communication

Creating Positive Experiences

Fiscal Responsibility

Public Safety

Identity

To create identity we must be consistent with imagery, colour, size and messaging. It's recommended to stay away from 'do not,' 'can't,' & 'no'. As a Resort Municipality we want to highlight a friendly, positive message that will appeal to both residents and tourists.



Communication

We invite tourists from all over the world as a Resort Municipality. Given this, language barriers pose a challenge to communicate important messaging. Pictograms offer a universal approach to language and will form a base for any regulatory signage created.



Creating Positive Experiences

Providing universal, consistent and pleasant messaging will leave tourists feeling welcome as they visit our Resort Municipality. Residents will also appreciate the identity their hometown portrays as they welcome family and friends who visit.



Fiscal Responsibility

By following sign guidelines, less staff time will be utilized in the development and design of signage. While a asset management and replacement plan can assist with budgeting fiscal projections year over year.



Public Safety

Good governance starts with public safety through the provision of emergency services, emergency preparedness, crime preventions through environmental design and infrastructure development. Community signage becomes a base for public safety as it helps direct visitors and residents in the safest manner possible. What would we do without stop signs, cross walks, park signs and wayfinding signs?



Design Guidelines

Material:

Sign Material – Sheet aluminum shall be a nominal thickness of 2mm (0.082") flat sheet tension leveled, sign grade aluminum alloy 5052-H38, conforming to the requirements of ASTM B209M, Specification for Aluminum and Aluminum-Alloy Sheet and Plate.

Material Holes:

Sign holes should be .25" in diameter and spaced at the top/center and bottom center of the sign. These holes will be smaller in size for smaller signage.

Metal Posts:

Will be used for all street signs and regulatory park signs.

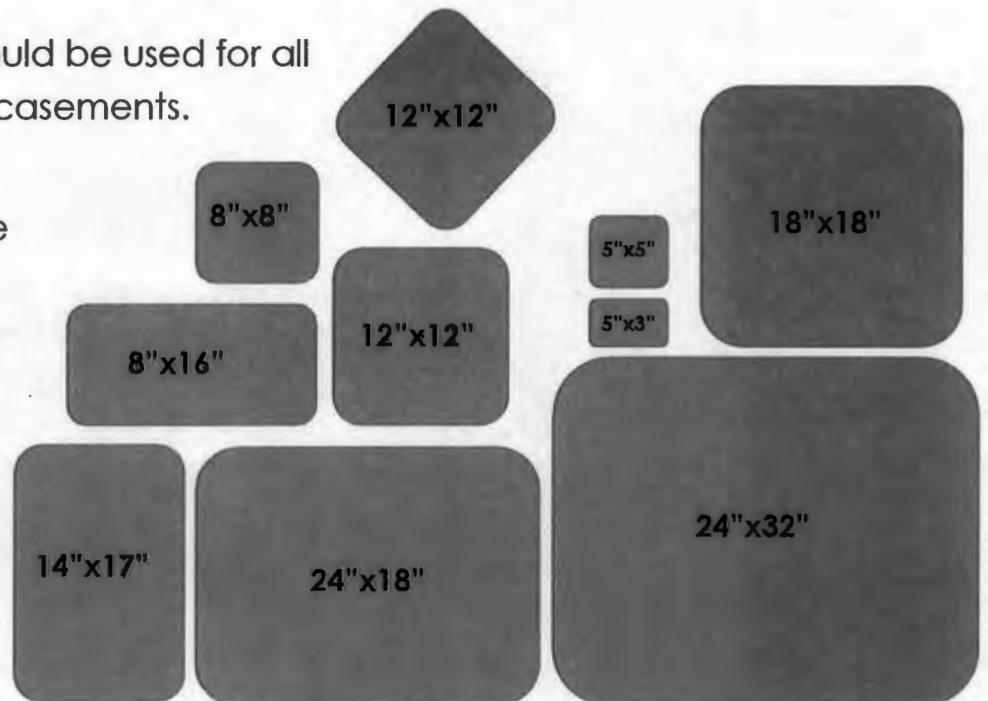
Wood Posts:

Stained cedar posts should be used for all main entry park sign encasements.

Size:

The development of size standards are also necessary to establish a consistent look.

Park entry signs will be 48" x 96" which is consistent to FVRD standards.



Design Guidelines Continued

Colour:

Signs should have a consistent colour and look throughout the village.

| | | | |
|-------------------|---------|---------|---------|
| Turquoise | R - 2 | G - 140 | B - 153 |
| Light Blue | R - 62 | G - 199 | B - 243 |
| Blue/Green | R - 147 | G - 207 | B - 182 |
| Lime | R - 205 | G - 213 | B - 78 |
| Green | R - 54 | G - 167 | B - 76 |
| Brown | R - 81 | G - 38 | B - 3 |

Colour Model: RGB

Fonts:

Signs will utilize century gothic (regular and **bold**) as the primary font. This font provides readers with a standard 'a' shape which is important when dealing with a large tourist population where language will present a challenge. Font size will depend on the size of the sign.

- Maximum number of font sizes on one sign: 3
 - Title
 - Content
 - Footer - website and phone number

Wording:

Some key factors should be considered when developing wording for signage.

- Be direct
- Use simple language at a grade 6 level
- Use pictograms whenever possible

Graphics:

Given the Village of Harrison Hot Springs is a Resort Municipality using graphics, known as pictograms, will help conquer language barriers. Use of these pictograms will vary depending on where the sign is being placed. These pictograms should be placed on one regulatory sign to indicate the regulations of each park.



Design Guidelines Continued

Sign Placement:

Sign placement is key and careful consideration should be taken before placing any sign within public spaces. In an effort to refrain from sign pollution, it's recommended that signs have a purpose and information be clustered into one regulatory sign.

Maintenance:

If signs are no longer valid, fading or out of date they should be removed as soon as possible. All new Village signage should be catalogued and placed on an asset management and replacement plan .

Partnerships:

Permanent community group signage will not be permitted on Village property. Temporary event signage will be considered on an as requested basis.

Unless otherwise prescribed by a contribution agreement, the partner logo should be placed in the bottom right corner of the sign underneath wording that reads:

- In partnership with:

If the Village is required to install a sign as part of a grant, every effort should be made to keep within our signage guidelines and imagery. These guidelines should be parallel with any granting body requirements.

Sign Standards Checklist

Before starting the development of a sign it should meet all of the requirements listed below. If it doesn't meet these requirements then a sign shouldn't be installed.

- Will the sign enhance the experience of the public?
- If replacing an old sign, is the information still relevant?
- Does the sign address an identified need?

If the answer to the questions above was yes, then a sign should be installed. Be sure to review the sign guidelines when creating a new sign.

Standards



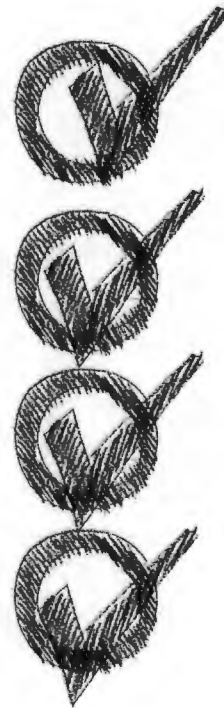
Relevance



Need



Experience



Park Entry Sign

Park entry signs create awareness of place. The park address should be included in the event of emergencies so visitors can provide emergency personnel with the appropriate address.

Placement: 1 per park site at the main entrance

Sign Size: 48"x 96"

Title Font: Century Gothic, 450 pt, Bold

Subtitle Font: Century Gothic, 350 pt

Installation:

- 72" above ground
- 8x8 stained cedar posts
- Affixed on a cement base using black metal clasps



Park Regulatory Sign

Regulatory signs are important to encourage positive use of a public space. They include graphics, hours of operation and contact information.

Placement: All park entries

Sign Size: 14"x 17"

Title Font: Century Gothic, 125 pt, Bold

Subtitle Font: Century Gothic, 50 pt

Footer Font: Century Gothic, 25 pt

Installation:

- Metal posts
- Pole should only include one regulatory sign and if required one caution sign.



Wayfinding Sign

These directional signs are to be used within the trail system or other common areas throughout the Village. They provide visitors and residents with direction if it's otherwise unclear.

Placement: As required

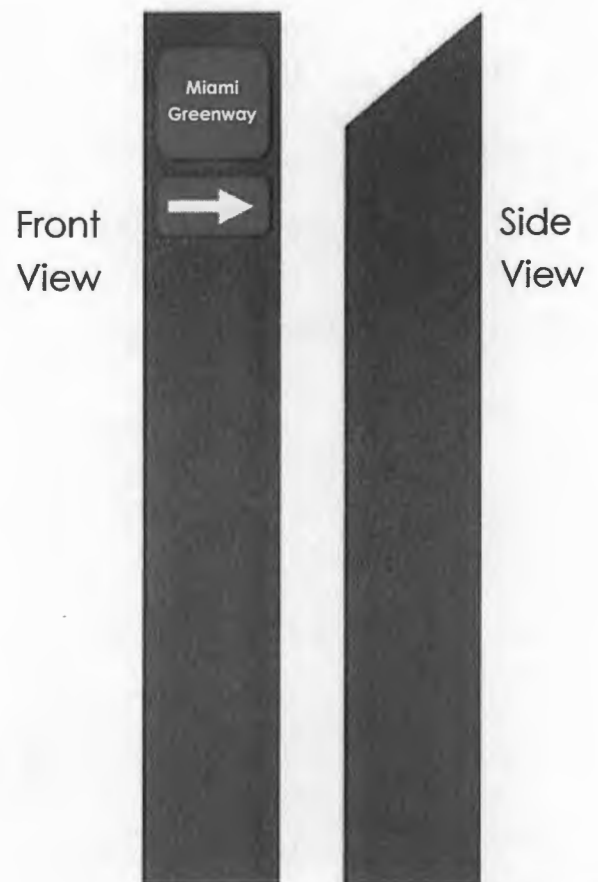
Name and Graphic Size: 5"x 5"

Arrow Size: 5"x3"

Font: Century Gothic, 60 pt, Bold

Installation:

- 42" above ground and affixed with cement
- 6x6 treated posts
- Top cut at a 45 degree angle to increase longevity of wood
- No more than 3 signs on each side of the post



● Semi-Permanent Warning Sign

Warning signs are to be used to create additional public awareness. These can be used to warn the public about dangerous wildlife, create awareness of thin ice or no lifeguard on duty. These signs are seasonal and should be removed when they are no longer valid.

Placement: As required

Sign Size: 8"x8", 12"x12" or 18"x20"

Title Font: Century Gothic, 60 pt, Bold, Capitals

Subtitle: Century Gothic, 60 pt

Installation:

- Aluminum material
- Placed underneath a park regulatory sign or on it's own metal pole
- Placed for 3 months or more



Colour Model: RGB

Interpretive Sign

Education is a key element to creating awareness about sensitive habitat or key infrastructure pieces within the Village. Interpretive signage can help educate the public and provides a fun element to the experience of place.

Placement: As required

Sign Size: 32"x24"

Title Font: Century Gothic, 50 pt, Bold

Subtitle Font: Century Gothic, 35 pt

Footer Font: Century Gothic, 14 pt

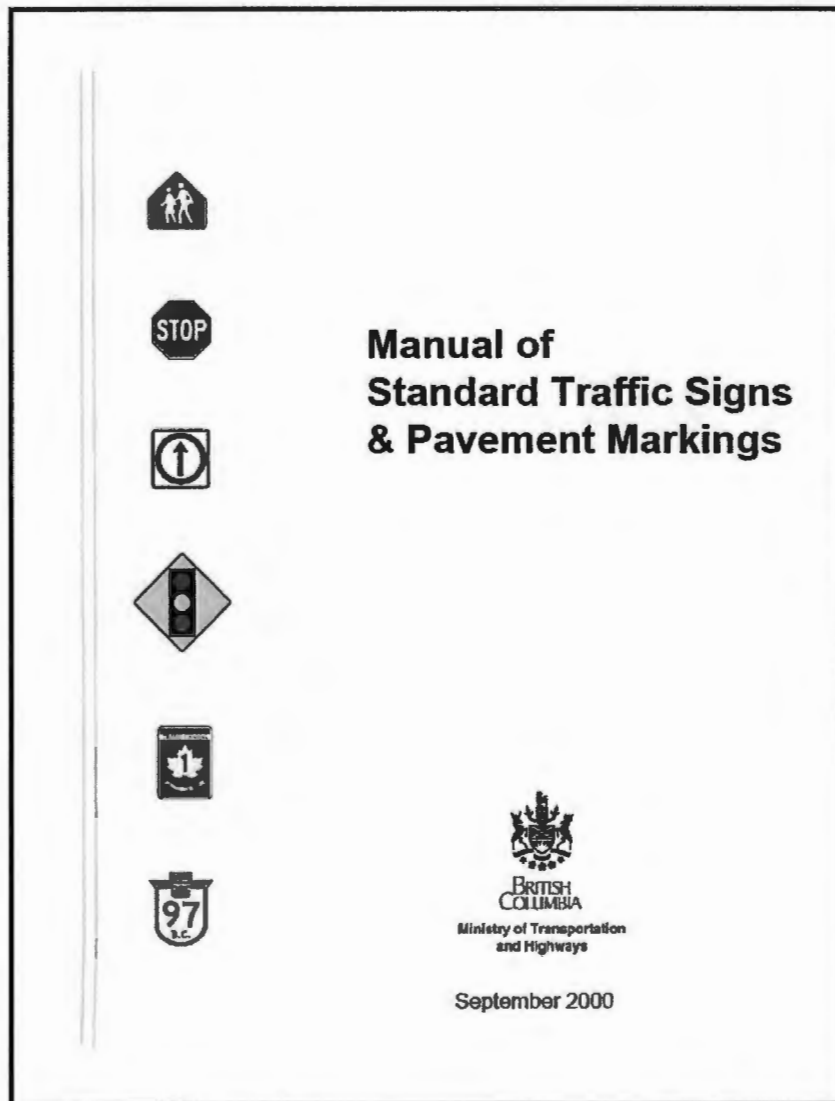
Installation:

- 6"x6" treated post cut on a 45 degree angle for the sign



Street Regulatory Signage

The Village will follow the Ministry of Transportation and Infrastructure's Specifications for Standard Highway Sign Materials, Fabrication and Supply guidelines along with their Manual of Standard Traffic Signs & Pavement Markings for the development and installation of any street signs.





HARRISON HOT SPRINGS

Naturally Refreshed

Prepared by the Village of Harrison Hot Springs



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 4, 2017

FROM: Madeline McDonald **FILE:** 5400-20
 Chief Administrative Officer

SUBJECT: Request for Sidewalk on Pine Avenue

ISSUE:

The Village received a request from Pine Avenue residents dated April 29, 2017 (attached) to install a sidewalk on Pine Avenue.

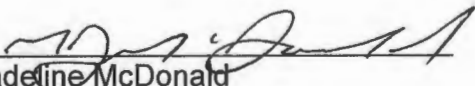
BACKGROUND:

The request was referred to our engineers at CTQ Consultants for review. The Engineer determined the installation of a sidewalk at this location is not feasible. The engineer's memo is attached for Council's review.

RECOMMENDATION:

THAT the request to install a sidewalk on Pine Avenue be declined in accordance with the recommendation received from the Village Engineer.

Respectfully submitted:


 Madeline McDonald
 Chief Administrative Officer

RECEIVED

AUG 03 2017

BY VILLAGE OF HARRISON HOT SPRINGS

MEMORANDUM

Date: July 31, 2017
 To: Madeline McDonald - CAO
 Project #: 12004 Project Name: Engineering Services
 Re: Pine Avenue Sidewalk Recommendation

As requested we have reviewed the feasibility of upgrading the Pine Avenue roadway to include a 1.2m sidewalk on one side. Site measurements from the VHHS crews indicate that the asphalt width of Pine Avenue ranges from 7.4m to 7.6m.

Physical constraints exist on both the north and south sides of the road. Overhead power poles exist proximate to the edge of asphalt on the south side of the road, which eliminates the option to install sidewalk along the south edge. Along the north edge, landscaping and trees constrain the amount of space available to install a functional pedestrian sidewalk.

In conclusion, both the north and south sides of Pine Avenue have significant spatial constraints. These constraints make the installation of a functional sidewalk along either side of Pine Avenue not feasible.

Regards,
 CTQ CONSULTANTS LTD.
 Prepared By:



Dylan deSousa, EIT
 Project Engineer
 CTQ Consultants Ltd.
 ddesousa@ctqconsultants.ca

Reviewed By:



Matt Cameron, P. Eng., FEC
 Senior Engineer, Partner
 CTQ Consultants Ltd.
 mcameron@ctqconsultants.ca

| FILE # | DATE |
|---|--|
| 5400-20 | Aug 3/17 |
| <input checked="" 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 type="checkbox"/> MAYOR |
| <input type="checkbox"/> CEDO | <input type="checkbox"/> COUNCIL |
| <input type="checkbox"/> OP. MGR | |
| ITEM A B C | |
| COUNCIL AGENDA | |
| DATE | |
| INITIAL <input type="checkbox"/> | |
| (ITEMS: A-REQ, ACTION: B - INFO - WRESP; C - INFO ONLY) | |



HARRISON HOT SPRINGS

Naturally Refreshed

File: 0220-01

May 10, 2017

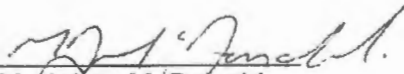
The Watchorn Family
PO Box 472
Harrison Hot Springs, BC V0M 1K0

Dear Watchorn Family:

Subject: Pine Avenue Pedestrian Safety

Thank you for your letter dated April 29, 2017 regarding pedestrian safety on Pine Avenue. I have circulated your letter and the attached petition to Council while we consult with our engineers as to the logistics of adding a sidewalk to this location.

Kind regards,



Madeline McDonald
Chief Administrative Officer

/mm

Municipal Office: P.O. Box 160, 495 Hot Springs Road, Harrison Hot Springs, BC V0M 1K0

E info@harrisonhotsprings.ca W www.harrisonhotsprings.ca

T 604 796 2171 F 604 796 2192

MAY 07 2017

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

April 29, 2017

Dear Mayor Facio and Council,

This letter is in follow up to our written submission included in the December 19-2016, Public Hearing of Zoning Amendment Bylaw 1094 package regarding the development Spynaker Wynds located at 657, 673 Hot springs Road and 388 Pine Avenue.

In our letter we expressed our concerns for the safety of pedestrians along Pine Avenue. Pine Avenue is already narrow and has a blind corner at the property lines of 363 Pine Avenue and 389 Pine Avenue. The foreseeable increase of traffic coming in and out of the town house complex on Pine Avenue will greatly increase traffic.

The final report of Harrison Hot Springs Traffic Calming Plan (completed October 2011), indicates that the influx of traffic travelling along Pine averaged 195 cars in the month of April alone. This number is bigger now due to the increase of population and the increase that will happen when the 34 town homes are built in which their only entrance and exit is on Pine Avenue.

What we are requesting is the addition of a sidewalk down Pine Avenue. Currently, if two cars come down Pine Avenue at the same time Pedestrians are required to get off the road entirely in order for there to be enough room to allow the cars to pass safely.

One of our children is hard of hearing and has difficulty locating sounds and hearing noises to the same volume as us. We feel that if a sidewalk was available for use, it would greatly increase safety for our daughters and all pedestrians.

We are aware that there are plans to bring water lines down Pine Avenue, this would be an ideal time to include a sidewalk in the proposed street planning.

I know that you have been responsive to resident issues in the past, and I hope that you will support this request. With your leadership and support for a sidewalk, our neighbourhood will have the appropriate measures in place to ensure our safety.

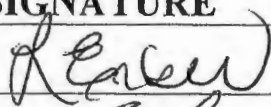
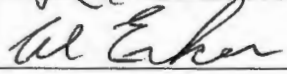
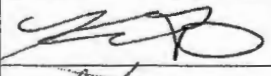
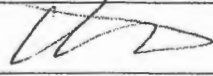
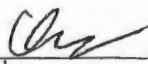
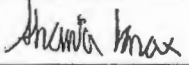
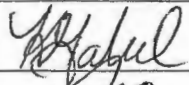
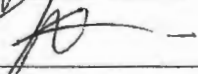
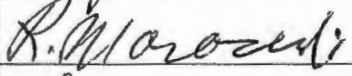
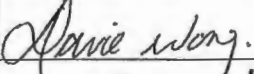


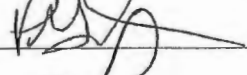

You will also find attached names and signatures of residents on Pine Avenue who also support this request.

Thank you for listening,

The Watchorn Family
435 Pine Avenue

| | |
|---|--|
| FILE # | DATE |
| 0220-07 | MAY 2/17 |
| <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 type="checkbox"/> MAYOR |
| <input type="checkbox"/> CEDO | <input type="checkbox"/> COUNCIL |
| <input type="checkbox"/> OP. MGR | |
| ITEM | A B C |
| COUNCIL AGENDA | |
| DATE | |
| INITIAL <input type="checkbox"/> | |
| (ITEMS: A-REQ, ACTION: B - INFO - WRESP; C - INFO ONLY) | |

I support the installation of a sidewalk
on Pine Avenue - Harrison Hot Springs

| NAME | ADDRESS | SIGNATURE |
|---------------|--------------|---|
| LAURA ERKER | 415 Pine Str |  |
| ALLEN ERKER | 415 PINE ST. |  |
| Kaima Bazar | 395 Pine St |  |
| Luk Storch | 395 Pine St |  |
| Chris Friesen | 473 Pine St |  |
| Shanea Knox | 473 Pine St |  |
| Kelli Gabel | 470 Pine Ave |  |
| FRANK MORROW | 470 PINE AVE |  |
| Rody Morozzi | 455 PINE AVE |  |
| DAVIE WONG | 442 PINE AVE |  |
| CALLIE WILSON | 435 PINE AVE |  |
| Pat Wachorn | 435 PINE AVE |  |
| Fazy Graham | 363 Pine Ave |  |
| KEIGH GRAHAM | 363 PINE AVE |  |

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

| | | |
|-----------------|--------------------------------------|---|
| TO: | Mayor and Council | DATE: August 14, 2017 |
| FROM: | Ken Cossey, MCIP, RPP | FILE: 3360-20-Z03/17 (800 Hot Springs Road) |
| SUBJECT: | To start the rezoning process | |

ISSUE:

Incomplete application, as additional information is required.

BACKGROUND:

This site is currently zoned R-2 Low Density Residential and the site is serviced and has an existing dwelling on the site. The applicant is requesting the change to a Tourist Commercial C-5 zone, with the intent to build/renovate the current structure into a motel. Based upon a telephone conversation of August 3, the motel will consist of 2 suites with 4 rooms per suite and a caretaker's residence.

Upon a review of the OCP the site is within the Geotechnical Development Permit Area # 4 and is designated Low Density Residential, but is adjacent to an area designated as Tourist Commercial.

In 2003 the site was subject to the issuance of a Development Permit, but with the potential change of use it will require a new Development Permit to be issued, if Council wishes to proceed with this rezoning.

If Council would like to proceed with this application then additional re-designation information is recommended, as outlined below;

- 1/. An engineering report indicating that the current water and sewer services are adequate for the new use or if not what is required for the upgrade and what the total upgrade cost will be,
- 2/. A geotechnical report confirming the acceptability of the current use as a commercial use within this site,
- 3/. A Conceptual outline plan, showing the layout of the facility, including the buildings, parking lot and loading area,
- 4/. A report from the Ministry of Transportation and Infrastructure on what their requirements are, if any, as this is a site is will require access and egress points to a provincially controlled highway.

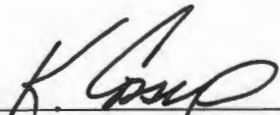
In addition to the above the following is recommended;

- 1/. The site should be incorporated in as a part of the Tourist Commercial Development Permit Area #2, which address the form and character of commercial development in the Village, and
- 2/. A Flood plain covenant be entered into.

RECOMMENDATION:

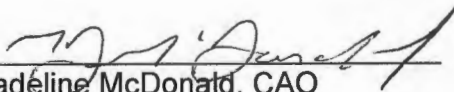
- 1/. THAT the application be deemed as incomplete until such time as the above referenced additional information has been received and reviewed by the Village.

Respectfully submitted;



Ken Cossey, MCIP, RPP,
Planning Consultant

REVIEWED BY and CONCURRENCE with the RECOMMENDATIONS:

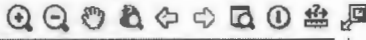


Madeline McDonald, CAO

Attachments (1) Location Map

FVRD Regional Information Map - Public

Default Theme
Help



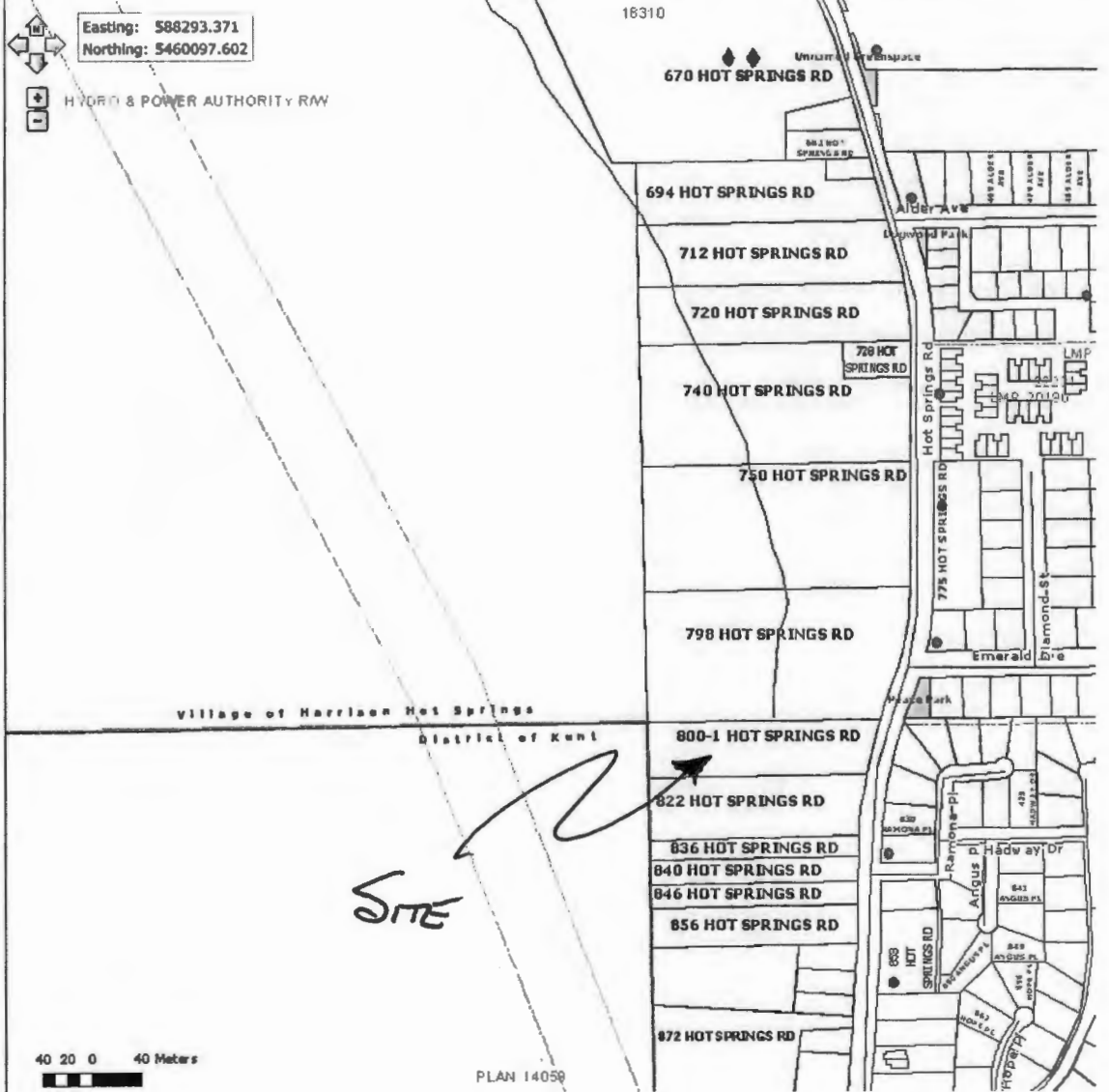
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- Tasks
- Export Map
- Identify
- Print to PDF
- Markup
- Selection Tools
- Reports
- Zoom To XY
- Search Tools

Results

Map Contents

- MainMap
 - Reference Layers
 - Transportation Layers
 - Hydrology Layers
 - Hazard Layers
 - Service Area Layers
 - Zoning Layers
 - Landuse Layers
 - Topographic Layers
 - Imagery Layers





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 14, 2017

FROM: Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP01/17
 Planning Consultant

SUBJECT: Issuance of a Development Permit – 440 Lillooet

ISSUE:

The issuance of a development permit for 440 Lillooet Avenue.

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.

The RAR report of April 3, 2017 is the backbone report associated with the DP requirements. In this report, which included their professional review of the site 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.

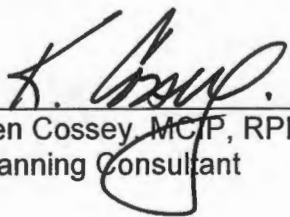
Upon a review of the RAR report, staff is of the opinion that all of the DP requirements have been addressed and the QEP's requirements have been incorporated into the attached DP.

RECOMMENDATION:

- 1/. That Development Permit DP 01/17 be issued to Anne and Gerald White and Karen McGuire for the property located at 440 Lillooet, Harrison Hot Springs for land legally described as:

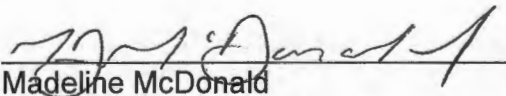
Parcel "A" Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Reference Plan 52235.

Respectfully submitted;



Ken Cossey, MCP, RPP,
Planning Consultant

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



Madeline McDonald
Chief Administrative Officer

Attachments (1) DP 01/17



Village of Harrison Hot Springs

DEVELOPMENT PERMIT NO. DP01/17

ISSUED this ___ day of _____, 2017

FILE No: 3060-20-DP01/17
FOLIO No: 1640.52546

TO: Anne Josephine White,
Gerald White, and
Karen Anne McGuire

(the "Permittee")

ADDRESS: Box 891
371 Eagle Street
Harrison Hot Springs BC
V0M 1K0
(Address for the Whites)

and

31039 Gardner Ave
Abbotsford, BC
V2T 5E4

(Address for McGuire)

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs zoning requirements.

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

Parcel "A" Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Reference Plan 52235

(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 two single family residential dwellings on the above referenced lands, once an approved building permit has been issued.

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

5. As a condition of the issuance of this Development Permit, the Council holds security set out below to ensure that development is carried out in accordance with the terms and conditions of this Development Permit. Should any interest be earned upon the security, it must accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the work hereby authorized according to the terms and conditions of the Development Permit within

the time provided, the Village may use the security to carry out the work by its servants, agents or contractors, and any surplus 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:

- (a) The SPEA Boundary must be delineated by a surveyor prior to the commencement of any land disturbing activities,
- (b) Orange snow fencing and or a slit fence must be placed along the entire SPEA Boundary,
- (c) There must be no permanent Buildings or Structures permitted in the SPEA,
- (d) No sediment must be permitted to leave the subject property,
- (e) As per Section 5 of the RAA, an Environmental Monitor is required to perform the various required inspections and tasks, as laid out in the RAA dated April 3, 2017 and assigned with a report number 4594A, by the Province of BC, and
- (f) Any surface water runoff, resulting from the development, must be detained on the site or infiltrated to the ground. It must not be allowed to run directly into Miami River.

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/. RAA report dated April 3, 2017 and assigned assessment number 4594A, 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 must lapse on the ___ day of ___, 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.

Anne White (signature)

Karen McQuire (signature)

Gerald White (signature)

Print Name

Print Name

Print Name

Corporate Officer

Riparian Areas Regulation: Assessment Report

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

| | |
|-----------|---------------|
| Date | April 3, 2017 |
| Project # | 1249.01 |

I. Primary QEP Information

| | | | |
|----------------|-------------------------|---------------------------|--------------|
| First Name | Remi | Middle Name | |
| Last Name | Masson | | |
| Designation | R.P. Bio | Company Pinchin West Ltd. | |
| Registration # | 2693 | Email rmasson@pinchin.com | |
| Address | 201-34143 Marshall Road | | |
| City | Abbotsford | Postal/Zip | V2S 1L8 |
| Prov/state | BC | Country | Canada |
| | | Phone # | 604-425-1920 |

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

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

III. Developer Information

| | | | |
|------------|---------------------------|-------------------------------|---------|
| First Name | Gerry | Middle Name | |
| Last Name | White | | |
| Company | | | |
| Phone # | 604-491-3941 | Email silverstrands@telus.net | |
| Address | Box 891, 371 Eagle Street | | |
| City | Harrison Hot Springs | Postal/Zip | V0M 1K0 |
| Prov/state | BC | Country | Canada |

IV. Development Information

| | | | |
|--------------------------|---------------------|-----------------------|-------------------|
| Development Type | Other: rezoning | | |
| Area of Development (ha) | 0.112 (approx.) | Riparian Length (m) | 100 (approx.) |
| Lot Area (ha) | 0.127 | Nature of Development | New |
| Proposed Start Date | As soon as possible | Proposed End Date | December 31, 2019 |

V. Location of Proposed Development

| | | | |
|----------------------------------|---------------------------------|-----------|---------------------------------------|
| Street Address (or nearest town) | 440 Lillooet Avenue | | |
| Local Government | Village of Harrison Hot Springs | City | Harrison Hot Springs |
| Stream Name | Miami River | | |
| Legal Description (PID) | PID: 005-006-732 | Region | Lower Mainland -- Primary Region 2 |
| Stream/River Type | Stream | DFO Area | 29-15 |
| Watershed Code | 110-232100 | | |
| Latitude | 49° 18' 08" | Longitude | 121° 46' 46" |

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

Table of Contents for Assessment Report

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|--|--------------------|
| 1. Description of Fisheries Resources Values | 3 |
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| 3. Site Plan | 8 |
| 4. Measures to Protect and Maintain the SPEA (detailed methodology only). | 10 |
| 1. Danger Trees | 10 |
| 2. Windthrow | 10 |
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| 6. Sediment and Erosion Control | 11 |
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| 8. Floodplain Concerns | 12 |
| 5. Environmental Monitoring | 13 |
| 6. Photos | 14 |
| 7. Assessment Report Professional Opinion | 17 |

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

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

The proponent required a Riparian Areas Regulation (RAR) assessment in association with planned development at 440 Lillooet Avenue (subject property). The proposed development will include a re-zoning application, with the intent of subdividing and developing for residential purposes.

The subject property is located in the Village of Harrison Hot Springs, on the north side of Miami River. The subject property is currently zoned for Low Density Residential 2 (Duplex; R-2). As the nature of the proposed development is unknown at this time, no development footprint has been provided. Potential development options include: subdivision and construction of two single family homes; or construction of a duplex. It is understood that any construction would occur outside of the Streamside Protection and Enhancement Area (SPEA), and that subdivision would not result in an undue hardship situation (i.e., child lots will not have encumbrances that preclude reasonable development). Both development options would include construction of a pervious gravel driveway through an existing right of way through the SPEA. The footprint of the driveway is within an existing grassed area, and would not damage or require removal of any tree within the SPEA.

This report will be updated when final details are available and site specific mitigation measures will be adjusted to protect the SPEA accordingly.

Aquatic habitat assessment methods

The following fisheries resources were assessed on the subject watercourse as per the RAR Assessment Methods:

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

Prior to the field assessment, a literature search was conducted on the watercourse located adjacent to the subject property. PWL referred to the Community Mapping Network's Sensitive Habitat Inventory Mapping (SHIM) and the online Fraser Valley Regional District mapping program to identify existing information relating to known streams and fish presence/absence on or near the subject property.

The study area included the subject property and 100 m of Miami Creek adjacent to the subject property. The entire study area was traversed on foot on February 15, 2017.

Streams included any of the following that provided fish habitat:

- a) a watercourse, whether it usually contained water or not;
- b) a pond, lake, river, creek, brook;
- c) a ditch, spring or wetland that was connected by surface flow to something referred to in paragraph (a) or (b);"

Per the RAR, "fish" was considered to include "salmonids, game fish, and regionally important fish". To be considered fish habitat, watercourses were assessed to determine 1) if they contained fish or 2) had a surface connection to fish bearing habitat and provided a significant contribution of base flow, food, and nutrients to fish habitat.

Existing riparian habitat on the property

Riparian habitat on the north bank of Miami River within the riparian assessment area (RAA) included municipal park, residential backyard, and a thin stand of mature trees and understory shrubs (approximately 3 to 5 meters in width). Vegetation immediately adjacent to Miami River included western redcedar (*Thuja plicata*), red alder (*Alnus rubra*), paper birch (*Betula papyrifera*), willow (*Salix* sp.), hardhack (*Spiraea douglasii*), rose (*Rosa* sp.), salmonberry (*Rubus spectabilis*), and reed canarygrass (*Phalaris arundinacea*).

Aquatic habitat assessment results

One watercourse (Miami River) was identified to the south of the subject property. The watercourse assessment results are described in detail below.

Miami River

Miami River (Watershed Code: 110-232100) originates east of McCallum Road in Agassiz and flows north towards the Village of Harrison Hot Springs, eventually draining into Harrison Lake. Miami River is fed by multiple tributaries and drainages in the upper and lower reaches. A pump station and sluice-gate located at the confluence of Miami River and Harrison Lake is used to control water levels for recreational purposes and restricts anadromous fish passage.

At the project location, the average channel width was 23.6 m. The channel was confined within well-defined banks and flowed adjacent to a municipal park south of the subject property in a low gradient (1 %) channel. Instream habitat features included overhanging vegetation.

Miami River has been identified as a fish bearing watercourse (SHIM, 2017). Coho salmon (*Oncorhynchus kisutch*), chinook salmon (*O. tshawytscha*), rainbow trout (*O. mykiss*), cutthroat trout (*O. clarkii*), Salish sucker (*Catostomus* sp.), largescale sucker (*Catostomus macrocheilus*), sculpin (*Cottus* sp.), Northern pikeminnow (*Ptychocheilus oregonensis*), redbelt shiner (*Richardsonius balteatus*), and stickleback (*Gasterosteus* sp.) have been documented within Miami River (Fisheries Information Summary System, 2017).

Based on the results of the aquatic habitat assessment, Miami River was classified as a permanent, fish bearing watercourse that provides fish habitat and a significant source of base flows, food and nutrients to downstream fish habitat. As a result, Miami River will require a SPEA per the RAR.

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Section 2. Results of Riparian Assessment (SPEA width)

Attach or insert the Form 3 or Form 4 assessment form(s). Use enough duplicates of the form to produce a complete riparian area assessment for the proposed development

2. Results of Detailed Riparian Assessment

Refer to Chapter 3 of Assessment Methodology

Date: April 3, 2017

Description of Water bodies involved (number, type)

Miami River

| | |
|-------------------|---|
| Stream | X |
| Welland | |
| 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 | 21.8 | 1.0 | I, <u>Remi Masson</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Gerry White</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation. | |
| upstream | 21.4 | | | |
| | 21.6 | | | |
| | 20.0 | | | |
| | 20.7 | | | |
| downstream | 25.2 | | | |
| | 25.6 | | | |
| | 25.7 | | | |
| | 26.4 | 1.0 | | |
| | 25.9 | | | |
| | 24.7 | | | |
| Total: minus high /low | 212.6 | | | |
| mean | 23.6 | 1.0 | | |
| | R/P | C/P | | S/P |
| Channel Type | X | | | |

Site Potential Vegetation Type (SPVT)

| | | | |
|---------------|---|----------------------------------|---|
| | Yes | No | |
| SPVT Polygons | | X | Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes |
| | I, <u>Remi Masson</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Gerry White</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation. | | |
| Polygon No: | <input type="text"/> | Method employed if other than TR | |
| | LC | SH | TR |
| SPVT Type | <input type="text"/> | <input type="text"/> | X |
| | N/A | | |

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) | 30.0 | | | | |
| Litter fall and insect drop ZOS (m) | 15.0 | | | | |
| Shade ZOS (m) max | 30.0 | South bank | Yes | No | X |
| SPEA maximum | 30.0 | (For ditch use table3-7) | | | |

I, Remi Masson, hereby certify that:

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

Comments

Segment 1 is the north (right) bank. The setback off the south (left) bank is not included in this report as it will not affect the subject property. The SHZOS only applies to the south bank and will not affect the subject property.

The SPEA boundary must be delineated by a surveyor prior to commencement of land disturbing activities.

Section 3. Site Plan

Insert jpg file below

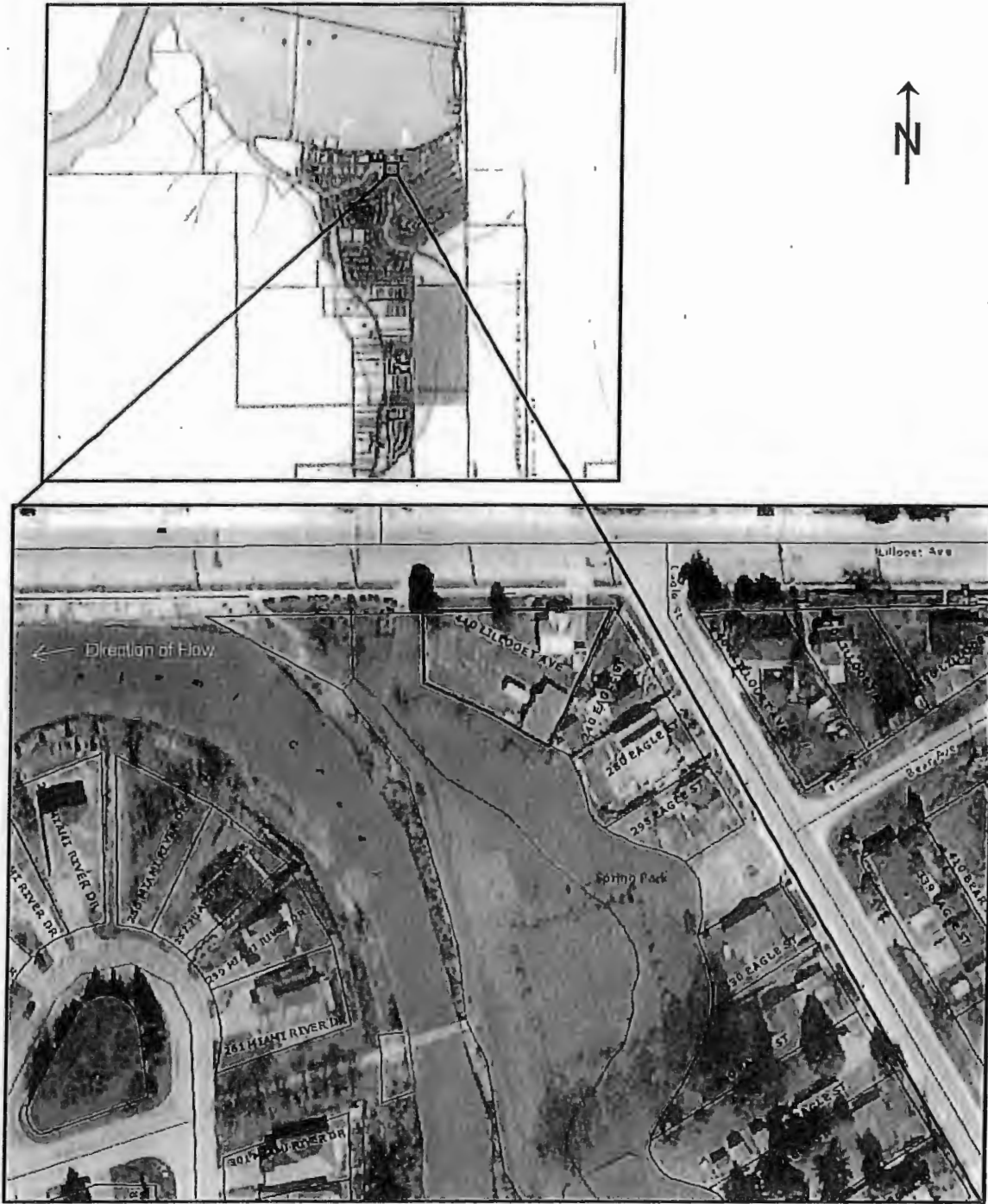
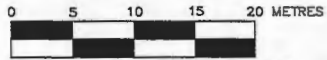


Figure 1. Annotated air photograph of the subject property (outlined in red) and Miami River. Air photograph sourced from the Fraser Valley Regional District online mapping (2017).

PLAN SHOWING LOCATION OF FLAGS PLACED BY PINCHIN WEST LTD. IN THE VICINITY OF PARCEL "A" SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF THE 6TH MERIDIAN NEW WESTMINSTER DISTRICT REFERENCE PLAN 52235

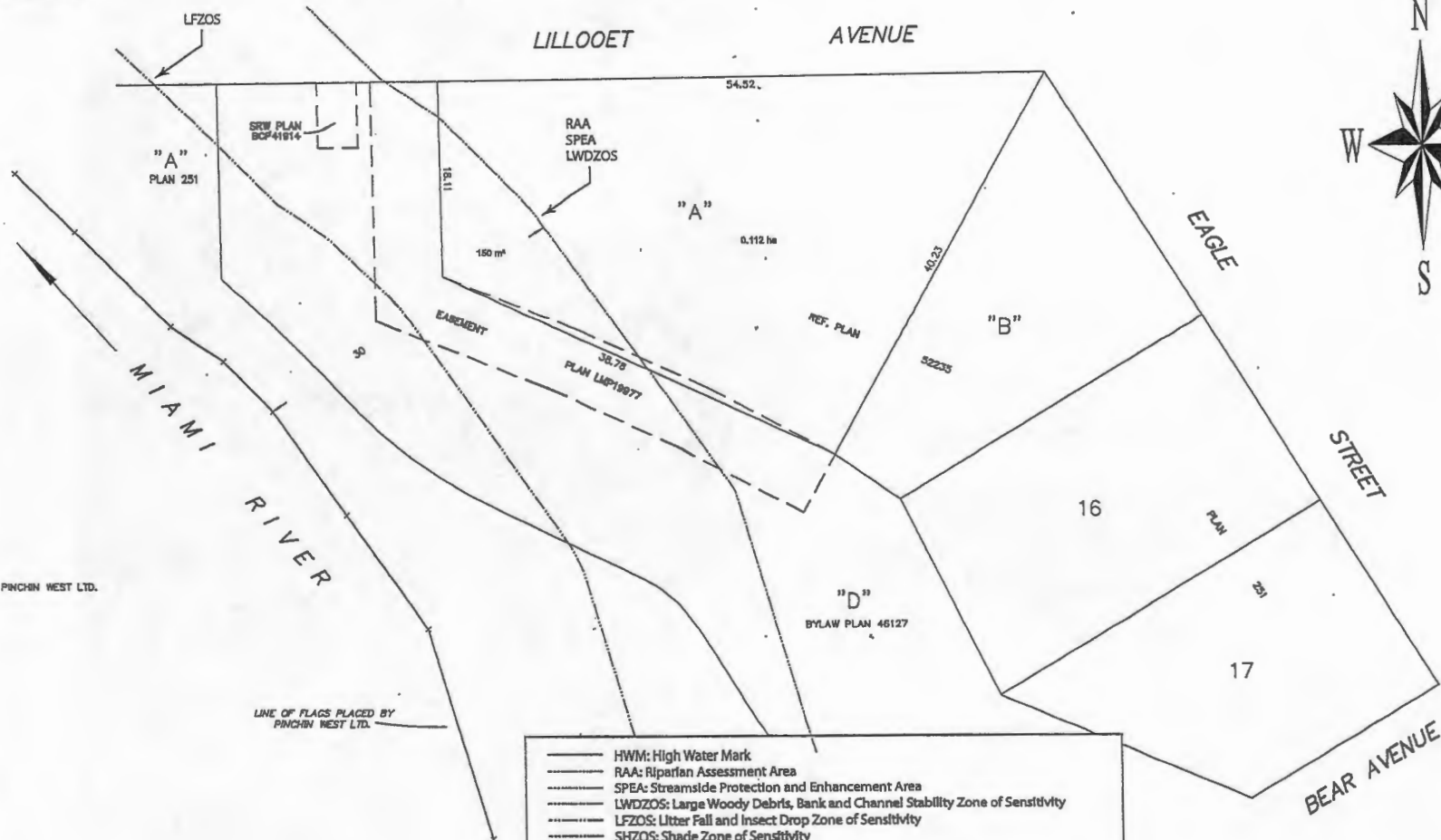
CMVC: 440 LILLOOET AVENUE, HARRISON HOT SPRINGS, B.C.

SCALE 1 : 300



ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL DISTANCES IN METRES AND DECIMALS THEREOF

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 This plan was prepared for the exclusive use of GERRY WHITE & PINCHIN WEST LTD. EATON LAND SURVEYING LTD. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document. This plan is not to be used to establish property lines.



LEGEND:
 x DENOTES FLAG PLACED BY PINCHIN WEST LTD.

——— HWM: High Water Mark
 ——— RAA: Riparian Assessment Area
 ——— SPEA: Streamside Protection and Enhancement Area
 LWDZOS: Large Woody Debris, Bank and Channel Stability Zone of Sensitivity
 - - - - LFZOS: Litter Fall and Insect Drop Zone of Sensitivity
 - - - - SHZOS: Shade Zone of Sensitivity

Base drawing annotated by Pinchin West Ltd. All SPEA boundaries should be delineated by a qualified professional (i.e. surveyor, qualified environmental professional) prior to undertaking ground disturbing activities.

Existing land uses within the SPEA are grand-parented. New development activities are not permitted within the SPEA.

EATON LAND SURVEYING LTD.
 B.C. & CANADA LANDS SURVEYORS
 P.O. BOX 558, AGASSIZ, B.C.
 www.eatonlandsurveying.com
 Ph. (604) 796-LAND (5883)

OUR FILE: 0853 DRAWING: 0853 RAR

DIMENSIONS SHOWN ARE ACCORDING TO LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS REFERENCE PLAN 52235.

PREPARED BY EDWARD C. EATON, BCLS, CLS
 THIS 2nd DAY OF MARCH, 2017.
 REVISED THIS 9th DAY OF MARCH, 2017.

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Section 4. Measures to Protect and Maintain the SPEA

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

| | |
|--|---|
| 1. Danger Trees | <p>The majority of the subject property had been cleared of natural vegetation and danger trees were not identified within the subject property.</p> <p>Dead trees in the SPEA function as a source of large woody debris (LWD) and are to be retained during and following the development phase unless a QEP (Certified Danger Tree Assessor) determines that the trees pose a risk to persons or property (as described in Appendix 2 of the RAR Assessment Methods). Trees felled in the SPEA should be left in the SPEA to function as LWD, and should be replaced per the provincial criteria.</p> <p>If danger trees are felled in the SPEA during a later phase of this project, the QEP's report is to be submitted as an addendum to this report.</p> |
| <p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>e) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>f) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Gerry White</u>;</p> <p>g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> | |
| 2. Windthrow | <p>The proposed development is not anticipated to include the removal of a significant number of trees, and the existing trees are mature and appeared wind firm. As such, this development should not result in new wind stresses or risk of wind throw.</p> |
| <p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Gerry White</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> | |
| 3. Slope Stability | <p>The subject property is generally flat and field indicators of slope instability were not observed in the RAA during the site assessment. As the associated works are anticipated to comply with all applicable building codes and regulations, the risk of slope instability compromising the integrity of the SPEA is considered low.</p> |
| <p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Gerry White</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> | |

FORM

1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

| | |
|--|---|
| <p>4. Protection of Trees</p> | <p>Trees within the SPEA (aside from danger trees as identified by a QEP), if any, will be left in place. The proposed gravel driveway in the right of way within the SPEA must not damage any trees (or their roots) within the SPEA. Orange snow fencing and/or silt fencing should be placed at the SPEA boundary to prevent accidental encroachment during the construction phase of this project. The fencing should extend to the periphery of the drip line of trees located in the SPEA.</p> <p>Trees at the SPEA boundary are to be protected from the development. Impacts to trees within the SPEA can occur through 1) compaction or disturbance to soils; 2) disposal of concrete leachate or other pollutants; or 3) parking of vehicles beneath the drip line.</p> <p>The project environmental monitor, as described in Section 5 below, should be contacted if there will be any excavation, soil deposition, or other ground disturbing activities will occur within 5 m of the drip line of trees in the SPEA.</p> |
| <p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Gerry White</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> | |
| <p>5. Encroachment</p> | <p>The proposed development will include a gravel (pervious) driveway through an existing right-of-way access through the SPEA. This driveway will not affect any trees or shrubs. The driveway itself will be considered a non-permanent structure.</p> <p>The proposed development will occur on an existing cleared lot. Cleared areas are considered a grand-parented feature, and will retain this use.</p> <p>There is an existing park (i.e. grassed area) between the subject property and Miami Creek that is routinely used for recreational purposes. As the property is well removed from Miami Creek, and the existing park acts as a buffer between the property and Miami Creek, specific measures to prevent encroachment are not recommended at this time.</p> <p>New permanent structures are not permitted in the SPEA.</p> |
| <p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Gerry White</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> | |
| <p>6. Sediment and Erosion Control</p> | <p>All development activities will occur on previously developed (as a landscaped area) land. Disturbances to grasses in the portion of the landscaped yard within the SPEA should be minimized. Sediment must not be permitted to leave the subject property.</p> |
| <p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> | |

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

| | |
|---|---|
| <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Gerry White</u> ;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> | |
| <p>7. Stormwater Management</p> | <p>Stormwater resulting from development in the RAA should be returned to natural hydrologic pathways (i.e. be detained or infiltrated to ground). The stormwater management plan for development in the RAA must be sufficient to capture runoff from the half year rainfall event for infiltration, vapour transpiration and/or re-use.</p> |
| <p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Gerry White</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> | |
| <p>8. Floodplain Concerns (highly mobile channel)</p> | <p>Miami River, immediately south of the subject property is confined within well-defined banks and is not considered highly mobile. Moreover, flow levels are controlled by a pump station. As such, there are no anticipated floodplain concerns for the subject property.</p> |
| <p>I, <u>Remi Masson</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Gerry White</u> ;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> | |

Section 5. Environmental Monitoring

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

The proponent has been informed that a qualified environmental professional (QEP) who is familiar with this project, the local ecology, erosion and sediment control, and best construction management practices should be retained to provide environmental monitoring for this project. The measures described above should be communicated to site workers as required to prevent impacts to the SPEA.

A QEP should monitor the works as required to ensure that the SPEA is protected from the development, that the measures above are respected, and that there are no impacts to instream habitat.

As the proposed works include ground disturbances, a QEP should be retained to conduct regular site inspections to ensure the measures described above have been appropriately implemented and that works are not posing a risk to the SPEA or to fish habitat. At a minimum, inspections should occur:

- at the project start to ensure mitigation measures have been installed as required;
- at the mid-point of construction to determine if the installed measures are functioning as intended, and to determine if additional measures may be required; and
- at the project end to determine if the measures employed were sufficient to protect the integrity of the SPEA.

Monitoring frequency can be decreased at the QEP's discretion if the developer demonstrates an appropriate level of compliance, and/or during extended periods of dry weather. Monitoring frequency can be increased at the QEP's discretion if work activities are deemed to pose a high risk to the SPEA or Miami River, or during extended periods of heavy rain.

The developer has also been informed of the requirement to have a QEP complete and file a post-development report. This report should indicate whether or not the above measures were implemented, and how effective they were at protecting the integrity of the SPEA.

Section 6. Photos

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

Photos

Frame 1. Northeast aspect of the southern property boundary and existing conditions within the SPEA associated with the north bank of the Miami River. Photograph taken on February 15, 2017.



Frame 2. North aspect of the subject property and existing conditions within the SPEA associated with the north bank of the Miami River. Photograph taken on February 15, 2017.



Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Frame 3. North aspect of the subject property and existing conditions within the SPEA associated with the north bank of the Miami River. Photograph taken on February 15, 2017.



Frame 4. Southwest aspect of the municipal park and existing conditions within the SPEA associated with the north bank of the Miami River. Photograph taken on February 15, 2017.



Section 7. Professional Opinion**Assessment Report Professional Opinion on the Development Proposal's riparian area.**Date 1. I/We Remi MassonPlease list name(s) of qualified environmental professional(s) and their professional designation that are involved in assessment.)

hereby certify that:

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

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

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

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

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

Limitations: This report was prepared for the exclusive use of the Ministry of Forests, Lands and Natural Resource Operations (MFLNRO), Fisheries and Oceans Canada (DFO), and the Village of Harrison Hot Springs subject to the conditions and limitations contained within the duly authorized work plan. This report is based on the best information available to Pinchin West Ltd. at the time of preparing this report after conducting work using best industry practices to obtain information. Pinchin West Ltd. can only comment on the environmental conditions observed on the date(s) the assessment was performed. To the extent that Pinchin West Ltd. was required to rely on information from other persons, Pinchin West Ltd. has verified such information to the extent reasonably possible in the circumstances. The material provided in this report reflects best industry judgment in light of the information available at the time of preparation of this report.

Information provided by Pinchin West Ltd. is intended for MFLNRO, DFO, and the Village of Harrison Hot Springs use only. Pinchin West Ltd. will not provide results or information to any party unless disclosure by Pinchin West Ltd. is required by law. Any use by a third party of reports or documents authored by Pinchin West Ltd. or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin West Ltd. accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. If additional parties require reliance on this report, written authorization from Pinchin West Ltd. will be required. Such reliance will only be provided by Pinchin West Ltd. following written authorization from MFLNRO, DFO, and/or the Village of Harrison Hot Springs. Pinchin West Ltd. disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed.

Pinchin West Ltd. makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issue, regulatory statutes are subject to interpretation and these interpretations may change over time.

The liability of Pinchin West Ltd. or its staff will be limited to the lesser of the fees paid or actual damages incurred by the MFLNRO, DFO, and/or the Village of Harrison Hot Springs. Pinchin West Ltd. will not be responsible for any consequential or indirect damages. Pinchin West Ltd. is only liable for damages resulting from the negligence of Pinchin West Ltd. All claims by MFLNRO, DFO, and/or the Village of Harrison Hot Springs shall be deemed relinquished if not made within two years after last date of services provided.



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE: August 14, 2017**

FROM: Ken Cossey, MCIP, RPP **FILE: 3060-20-DP02/17**
Planning Consultant

SUBJECT: Issuance of a Development Permit – 875 Myng Crescent

ISSUE:

The issuance of a development permit for 875 Myng Crescent.

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.

The RAR report of July 31, 2017 is the backbone report associated with the DP requirements. In this report, which included their professional review of the site 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, if the noted requirements have been met to protect the SPEA.

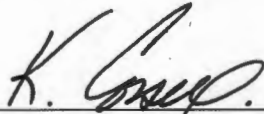
Upon a review of the RAR report, staff is of the opinion that all of the DP requirements have been addressed and the QEP's requirements have been incorporated into the attached DP.

RECOMMENDATION:

- 1/. That Development Permit DP 02/17 be issued to Lawrence Caza for the property located at 875 Myng Crescent, Harrison Hot Springs for land legally described as:

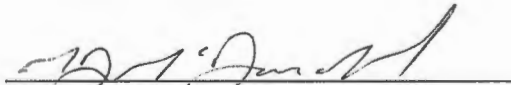
**Lot 92 Section 12 Township 4 Range 29 West of the Sixth Meridian
New Westminster District Plan 52361.**

Respectfully submitted;



Ken Cossey, MCIP, RPP,
Planning Consultant

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



Madeline McDonald
Chief Administrative Officer

Attachments (1) DP 02/17

Village of Harrison Hot Springs

DEVELOPMENT PERMIT NO. DP02/17

ISSUED this ___ day of _____, 2017

FILE No: 3060-20-DP02/17

FOLIO No: 5258-15442

TO: **Lawrence Alfred Caza**

(the "Permittee")

ADDRESS: **220 - 9855 Quarry Street
Chilliwack BC
V2P 3M3**

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs zoning requirements.

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

**Lot 92 Section 12 Township 4 Range 29 West of the Sixth Meridian New
Westminster District Plan 52361**

(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 one single family residential dwelling on the above referenced lands, once an approved building permit has been issued.

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

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

- (a) All efforts must be considered to not cut down any trees. If there is cutting of any mature tree on the site they must be replaced by a ratio of at least 4 new conifers for each mature cut,
- (b) During the construction stage steps must be taken to avoid the introduction of potential pollutants into the ground,
- (c) Machinery used for the construction must be free from leaks and must refuel off the construction site,
- (d) Machines working on the site must operate on non-toxic, biodegradable hydraulic oil,
- (e) Each machine operating on the site must carry a spill kit and if there are any spills over 100 litres they must be reported to the Provincial Emergency Program and the Village office immediately,
- (f) During the construction process, the edge of the SPEA must be clearly identified with temporary high-visibility fencing in those areas where development is occurring. Orange snow fencing is recommended,
- (g) Post Construction – note the following activities that are not permitted in the SPEA, as outlined in part 5 Encroachment of the attached RAA, on page 13,
- (h) Replanting of the SPEA cleared land and the control of any invasive vegetation is required,
- (i) Limit the amount of excavation to the absolute minimum and stage the operations in such a way that allows for the maximum retention of undisturbed ground
- (j) Apply straw mulch to all the exposed ground and piles of fill and /or cover these areas with a tarp or non-woven geotextile material,
- (k) Sediment fencing to be erected prior to any construction taking place, and a QEP must ensure that the fencing has been properly erected and maintained during the construction process,
- (l) No sediment must be allowed to enter the Miami River,
- (m) The control of any stormwater accessing this site must be by the use of a rock-lined infiltration chamber, the use of rain barrels and the creation of a rain garden, and
- (n) As per Section 5 of the RAA, an Environmental Monitor is required to perform the various required inspections and tasks, as laid out in the RAA dated July 31, 2017 and assigned with a report number 4566, by the Province of BC,

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/. RAA report dated July 31, 2017 and assigned assessment number 4566, 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 must lapse on the ___ day of ____, 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.

Lawrence Caza (signature)

Print Name

Corporate Officer

FORM 1

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 **2017-07-31**

I. Primary QEP Information

| | | | |
|----------------|-----------------------|-------------|-------------------------------------|
| First Name | Laurie | Middle Name | |
| Last Name | Kremsater | | |
| Designation | R.P.Bio; R.P.F. | Company | Madrone Environmental Services Ltd. |
| Registration # | RPBio 539; RPF 2270 | Email | laurie.kremsater@madrone.ca |
| Address | 202-2790 Gladwin Road | | |
| City | Abbotsford | Postal/Zip | V2T 4S7 |
| Prov/state | BC | Country | Canada |
| | | Phone # | 604 504 1972 |

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

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

III. Developer Information

| | | | |
|------------|-------------------|-------------|--------------------|
| First Name | Lawrence | Middle Name | |
| Last Name | Caza | | |
| Company | Caza Construction | | |
| Phone # | (604) 819 5200 | Email: | dryhop@hotmail.com |
| Address | 220 Quarry Road | | |
| City | Chilliwack | Postal/Zip | V2P 3M3 |
| Prov/state | BC | Country | Canada |

IV. Development Information

| | | | |
|--------------------------|---------------------------|-----------------------|-----------|
| Development Type | Single family residential | | |
| Area of Development (ha) | 0.03 | Riparian Length (m) | 32 |
| Lot Area (ha) | 0.09 (0.235 acres) | Nature of Development | New build |
| Proposed Start Date | 2017 | Proposed End Date | 2018 |

V. Location of Proposed Development

| | | | |
|----------------------------------|---------------------------------|----------|---------------------------------|
| Street Address (or nearest town) | 875 Myng Crescent | | |
| Local Government | Village of Harrison Hot Springs | City | Village of Harrison Hot Springs |
| Stream Name | Miami Slough | | |
| Legal Description (PID) | 004-997-662 | Region | 2 |
| Stream/River Type | Stream | DFO Area | Lower Fraser Valley |
| Watershed Code | 110-232100 | | |
| Latitude | 49 | 17 | 5.61 |
| Longitude | 121 | 46 | 43.49 |

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

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FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

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

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

The parcel is approximately 0.09 ha (0.235 acres). It falls in the low density residential land use zone of the Village of Harrison Hot Springs and inside the Miami River DPA. The property is a vacant lot. This draft Riparian Areas Regulation (RAR) assessment report is being prepared for a potential buyer so that he can understand the buildable envelope. Permission from the owner for the buyer to conduct the RAR is below. Once there is an actual site plan, the RAR should be updated. *This RAR has now been updated for the new owner with results of a land survey of property boundaries and 5 year high water mark.*

The Miami River DPA requires protection and restoration of the hydrological and ecological attributes of the Miami River and sets a 30 m buffer in the area of the subject property. The parcel lies on the flood plain of Miami Creek and Miami Slough passes through the property. Most of the land is quite flat, sloping gently from Myng Crescent to the Slough. Miami Slough is a low-gradient, slow-moving watercourse typically 10 to 12 m wide in the wet season and smaller during the dry season. The water flows north, discharging into Miami Creek in the Village of Harrison Hot Springs, about 2 km north of the subject property.

Miami Slough is fish-bearing. Habitat wizard records brassy minnow (*Hybognathus hankinsoni*) sculpin (*Cottus* spp), slimy sculpin (*Cottus cognatus*), coho salmon (*Oncorhynchus kisutch*), coastal cutthroat trout (*Oncorhynchus clarkii clarkii*), rainbow trout, steelhead (*Oncorhynchus mykiss*), redbreast shiner (*Richardsonius blattreatus*), stickleback (*Gasterosteus aculeatus*), and salish sucker (*Catostomus* sp.; endangered) in Miami Slough. The Bioblitz at Harrison (Zevit 2011) and Miner (2012) recorded some of the same species and also chinook salmon (*Oncorhynchus tshawytscha*), northern pikeminnow (*Ptychocheilus oregonensis*), pumpkinseed sunfish (*Lepomis gibbosus*) and largescale sucker (*Catostomus macrocheilus*). Although we did not note any amphibians during our field visit, the Bioblitz (Zevit 2011) and Miner (2012) found red-legged frog (*Rana aurora*; special concern), green frogs (*Lithobates clemmitans*; exotic), and roughskin newt (*Taricha granulosa*).

The stream has an organic substrate, with no pools or riffles, rather an almost level, slow flow. Various home owners have developed into the Streamside Protection and Enhancement Area (SPEA) and have ornamental planting such as weeping willow but some natural riparian vegetation also lines the river banks. Some sections of the river bank on nearby properties have Himalayan blackberry (*Rubus armeniacus*) (an alien invasive species). The subject lot has recently (and in contravention of RAR and Village of Harrison bylaws) been cleared of all vegetation, except for two large western red cedar (*Thuja plicata*). The majority of that vegetation would have been in the 30 m Miami River DPA buffer and the 30 m SPEA determined by the provincial detailed riparian areas assessment.

Typical native riparian vegetation seen nearby in the area includes western hemlock (*Tsuga heterophylla*), Sitka Spruce (*Picea sitchensis*) and big-leaf maple (*Acer macrophyllum*) as overstory species. Smaller understory trees typically include young western hemlock, with water birch (*Betula occidentalis*), hazelnut (*Cornus* sp) and willows (*Salix* spp). Tall shrubs include elderberry (*Sambucus racemosa*), salmonberry (*Rubus spectabilis*), and red huckleberry (*Vaccinium parviflorum*) and thimbleberry (*Rubus parviflorus*). The herb layer is dominated by sword fern (*Polystichum munitum*) and ladyfern (*Athyrium filix-femina*). Youth-on-age (*Toxaria menziesii*) is a common herb. Moss spp. are abundant and extensive.

Both the Miami River DPA requirements and Provincial Detailed Riparian Areas Assessment return a 30 m buffer. The 30 m buffer would extend to the road for the majority of the property. When the Village of Harrison Hot Springs road setbacks are incorporated and the side setbacks are incorporated, none of the property could be developed. This constitutes an undue hardship under the Protocol for Management of Riparian Area Regulation Variances – Draft 7c. This lot cannot be reasonably developed for the residential purpose for which it is zoned.

According to the Ministry of Forests Lands and Natural Resource Operations (MFLNRO) draft hardship protocol, the site would have been considered a greenfield before the unauthorized clearing; therefore up to 30% (rather than the brownfield 40%) of the developable area could be made available for the development footprint. The developable area is considered the area of the entire property, excluding any setbacks imposed by the municipality. It should be noted the development should be located as far away from the High Water Mark (HWM) as possible. Values associated with the hardship variance calculations are found below (Table 1).

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Table 1. Hardship Variance Calculations

| Lot size = 2180 m ² | Developable Area – area outside of municipal setbacks (m ²) | Area outside of municipal setbacks, and SPEA (m ²) | % of area legally allowed to develop with 30 m SPEA | 30% of developable area (m ²) | Allowable encroachment in SPEA according to protocol for greenfield (m ²) |
|--|---|--|---|---|---|
| 7.5 m City setback for front; 1.5 m for side | 950.4 | 631.3 | 0 | 189.4 | 189.4 (2039 square feet) |

Compensation (in the form of riparian planting on-site) will be required to create and improve riparian conditions in the SPEA. Planting will greatly improve the riparian conditions over their current state.

When implemented, the SPEA calculated here and restoration required will protect creek functions. My report notes actions to re-establish riparian vegetation, which should be the owner's responsibility. The following table (Table 2) lists suitable species for planting:

Table 2. Recommended Species for Compensation Planting Within SPEA

| Common Name | Scientific Name |
|------------------------|------------------------------|
| Trees | |
| Douglas-fir | <i>Pseudotsuga menziesii</i> |
| Western redcedar | <i>Thuja plicata</i> |
| Pacific dogwood | <i>Comus nuttallii</i> |
| Douglas maple | <i>Acer glabrum</i> |
| Vine maple | <i>Acer circinatum</i> |
| Bitter cherry | <i>Prunus emarginata</i> |
| Pacific crab apple | <i>Malus fusca</i> |
| Shrubs | |
| Red osier dogwood | <i>Comus sericea</i> |
| Pacific ninebark | <i>Physocarpus capitatus</i> |
| Trailing blackberry | <i>Rubus ursinus</i> |
| Red huckleberry | <i>Vaccinium parvifolium</i> |
| Indian plum | <i>Oemleria cerasiformis</i> |
| Nootka rose | <i>Rosa nutkana</i> |
| Baldhip rose | <i>Rosa gymnocarpa</i> |
| Thimbleberry | <i>Rubus parviflorus</i> |
| Dull Oregon-grape | <i>Mahonia nervosa</i> |
| Salal | <i>Gaultheria shallon</i> |
| Twinflower | <i>Linnaea borealis</i> |
| Black twinberry | <i>Lonicera involucrata</i> |
| Common snowberry | <i>Symphoricarpos albus</i> |
| Red-flowering currant | <i>Ribes sanguineum</i> |
| Herbs | |
| Sword fern | <i>Polystichum munitum</i> |
| Lady fern | <i>Athyrium filix-femina</i> |
| Western trillium | <i>Trillium ovatum</i> |
| Fringecup | <i>Tellima grandiflora</i> |
| Vanilla leaf | <i>Achlys triphylla</i> |
| Pacific bleeding heart | <i>Dicentra formosa</i> |

With regard to planting stock, one-gallon pots should be used, and these pots should be planted such that the centres of the shrubs are 1 m apart and trees are 5 m apart. The suggested herb and tree species should be interspersed throughout the enhanced portions of the SPEA to provide a greater diversity of biological function. Planted stock should be watered every two weeks in hot summer weather during the first year. During the second summer, watering occasionally (i.e. once per month) should be sufficient. Planting would be best carried out in the late fall (prior to the first frost) or early spring (e.g. late February-early March), when soil moisture conditions are suitable.

More measures are noted in the report to protect the SPEA. The most important (in addition to the re-planting) include actions to control sediment from flowing to the creek during construction and caution about flood hazard.

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References:

Zevit, P. 2011. Harrison Hot Springs Bioblitz: summary report for partners.

Habitat wizard <http://www.env.gov.bc.ca/habwiz>. Accessed April 2017

Miner, J. 2012. Fish and amphibians of the Agassiz Slough and Miami River. <http://miamiriverstreamkeepers.ca/?cat=35>. Accessed April 2017.

Section 2. Results of Riparian Assessment (SPEA width) 2. Results of Detailed Riparian Assessment

Refer to Chapter 3 of Assessment Methodology

Date: 2017-07-31

Description of Water bodies involved (number, type)

1. stream

| | |
|-------------------|-------------------------------------|
| Stream | <input checked="" type="checkbox"/> |
| Wetland | <input type="checkbox"/> |
| Lake | <input type="checkbox"/> |
| Ditch | <input type="checkbox"/> |
| 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 | - | | I, <u>Laurie Kremsater</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Lawrence Caza</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation. |
| upstream | - | 0.5% | |
| | - | | |
| | - | | |
| | - | | |
| downstream | - | | |
| | - | 0.01% | |
| | - | | |
| | - | | |
| | - | | |
| Total: minus high /low | - | 0.5% | |
| mean | 12m | 0.5% | |
| Channel Type | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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 I, <u>Laurie Kremsater</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Lawrence Caza</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation. |
| Polygon No: | <input type="checkbox"/> | | Method employed if other than TR |
| SPVT Type | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Polygon No: | <input type="checkbox"/> | | Method employed if other than TR |
| SPVT Type | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Polygon No: | <input type="checkbox"/> | | Method employed if other than TR |

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SPVT Type

Zone of Sensitivity (ZOS) and resultant SPEA

| | | | | | |
|---|---|---|--|---|----|
| Segment No: | 1 | If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons | | | |
| LWD, Bank and Channel Stability ZOS (m) | 30 | | | | |
| Litter fall and insect drop ZOS (m) | 15 | | | | |
| Shade ZOS (m) max | 30 | South bank | Yes | x | No |
| 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 maximum | 30 | (For ditch use table3-7) | | | |

I, Laurie Kremsater, 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 Lawrence Caza;

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

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

Comments

The 30 m SPEA sterilizes the property, therefore a hardship calculation has been done considering the area as greenspace (i.e., its recent, non-sanctioned clearing does not render it a brown space). *This RAR was updated to reflect results of a land survey of the property, precisely locating 5 year high water mark. The survey results, shown in Figure 4, place the HWM farther into the property than estimated in Figures 2 and 3, hence the whole property is within the 30 m SPEA.*

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Figure 1: Satellite view of property and general location



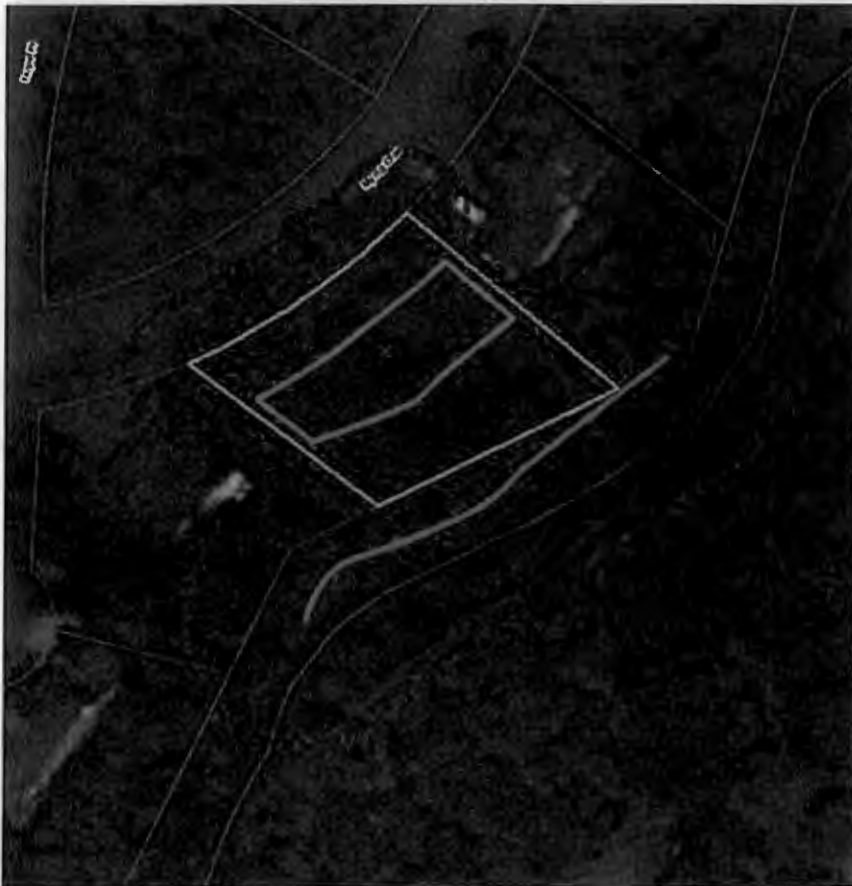
Figure 2: SPEA and Zones of Sensitivity from Detailed Riparian Areas Assessment



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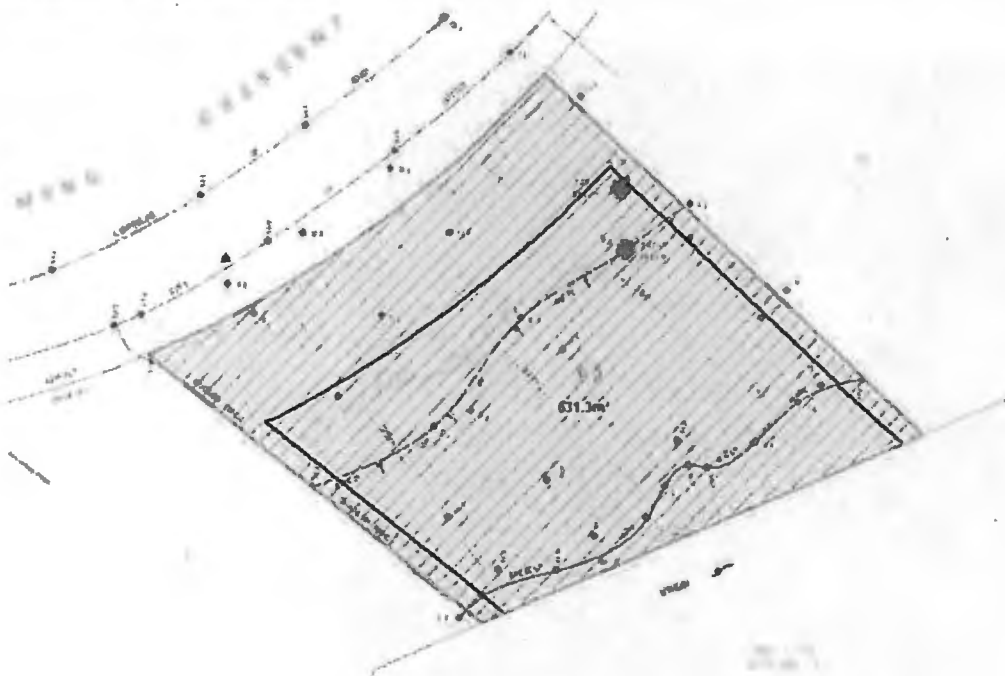
Figure 3: Site Plan (only developable area for single family house) and Hardship calculation showing property outline in yellow as given by FVRD website (North and south property boundaries are ~ 32m, east is 33m, and the western boundary is 28m). Property markers not found onsite. High Water Mark (HWM) flagged in field and estimated in the image here. HWM is in blue. Also in blue, is an idea of the 30% developable area: 7.5 m from road, 1.5 m from each side and a SPEA (revised from 30m to 15 m) to allow the 30% envelope.



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Figure 4: Actual Survey: Note that this is quite different from where I estimated the high water mark in relation to the FVRD web-based property lines. According to the survey, the 5 year HWM sits inside property lines, and whole property is within 30 m SPEA. SPEA would need to be reduced to about 11 m to allow the 30% envelope.



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Section 4. Measures to Protect and Maintain the SPEA

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

| | |
|--|--|
| 1. Danger Trees | |
| I, <u>Laurie Kremsater</u> , hereby certify that: | |
| <ul style="list-style-type: none"> e) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>; f) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Lawrence Caza</u>; g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation | |
| <p>The two large western redcedar trees appear healthy and are not danger trees. Ideally, they should be retained, but may be too close to the only building envelope. Their roots would likely be unavoidably impacted by construction. All efforts should be made to retain the trees, but if these trees are to be removed to accommodate house construction, that removal should adhere to existing bylaws. Regardless of bylaws, because the trees are within the SPEA, mitigative planting would be necessary – at least four young conifer trees to replace each mature tree removed.</p> | |
| 2. Windthrow | |
| I, <u>Laurie Kremsater</u> , hereby certify that: | |
| <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Lawrence Caza</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation | |
| <p>The two remaining trees on the property appear windfirm.</p> | |
| 3. Slope Stability | |
| I, <u>Laurie Kremsater</u> , hereby certify that: | |
| <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Lawrence Caza</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation | |
| <p>The slope are very gentle (less than 5%) and slope stability is not an issue. Some soil has been pushed towards the creek bank during the recent clearing and is likely to become more compact as the soft soil settles.</p> | |
| 4. Protection of Trees | |
| I, <u>Laurie Kremsater</u> , hereby certify that: | |
| <ul style="list-style-type: none"> a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>; b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Lawrence Caza</u>; c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation | |
| <p>Construction activities have the potential to negatively impact upon the integrity of trees, either directly or indirectly. The most likely impacts to occur involve excavation activities, which have the potential to cut through the roots of trees (e.g. from the digging action of excavator buckets). Damage to trees in the SPEA</p> | |

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can also occur through damage to limbs and bark as a result of adjacent machinery activity. Compaction of roots, either through modification of the surface (e.g. addition of fill), or the movement of heavy machinery can also impact upon trees. Potential construction-related contaminants can also infiltrate into the soil (e.g. concrete wash or hydrocarbons), which have the potential to negatively impact trees.

The potential for damage to trees located within the SPEA during the development depends on the proximity of development. Any excavations should occur away from the dripline of the trees. The dripline buffer must be marked with construction fence to protect the trees

During the construction process, measures must be taken to avoid the introduction of potential pollutants into the ground, which may become mobilized in the soil, leading to negative impacts to trees growing inside the adjacent 15 m SPEA (and also to the stream itself). Any concrete forms used during construction must be sound, with no potential for migration of uncured concrete beyond the confines of the forms and into the ground. Machinery used for construction must be clean and free from leaks, and refuelling must occur at the road. Preferentially, machines working inside the 30 m riparian assessment area would operate on non-toxic, biodegradable hydraulic oil. Regardless of the type of hydraulic fluid used, machines operating inside the 30 m riparian assessment area must carry spill kits, for deployment in the event of a spill. Any spills in excess of 100 litres must be reported to the Provincial Emergency Program (1 800 663 3456).

5. Encroachment

I, Laurie Kremsater, 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 Lawrence Caza;
- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

No new "development" is permitted within the SPEA (apart from any Danger tree management required in the future). During the construction process, the edge of the SPEA must be clearly identified with temporary high-visibility fencing in those areas where development is occurring. Orange "snow fencing" is recommended. Identifying the edge of the SPEA will prevent any inadvertent encroachment into the SPEA during construction.

Post construction, it should be noted that none of the following activities are permitted within the SPEA:

- Removal, alteration, disruption or destruction of vegetation;
- Disturbance of soils;
- Construction or erection of buildings and structures;
- Creation of non-structural impervious or semi-impervious surfaces;
- Flood protection works;
- Construction of roads, trails, docks, wharves and bridges;
- Provision and maintenance of sewer and water services;
- Development of drainage systems; and
- Development of utility corridors.

Replanting the SPEA and controlling invasive vegetation or undertaking restoration is not considered "encroachment".

6. Sediment and Erosion Control

I, Laurie Kremsater 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 Lawrence Caza;
- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out the assessment proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

The most appropriate way to control sediment is to manage potential sediment sources. If potential erosion sources are managed properly, sediment cannot be mobilized. Relatively inexpensive techniques, such as covering exposed areas with mulch, can prevent the mobilization of sediment. Generally, the impact of rain drops upon an exposed surface provides sufficient energy to detach soil particles (depending upon particle size), which then become entrained in surface flowing water. Covering exposed areas with mulch protects the surface from rain-splash energy, in turn preventing the liberation of soil particles. Coverage with mulch also prevents the formation of features such as rills and gullies, which have the ability to erode and entrain

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sediment.

Clearing activities associated with preparing construction footprints are the actions that have the highest potential of producing erodible surfaces. To help ensure the proper control of erosion and potential mobilization of sediment that may occur as a result of land preparation activities, the following measures must be employed during the construction process:

- Limiting the amount of excavation to the absolute minimum, and staging operations in such a way that allows for the maximum retention of undisturbed ground (especially vegetated ground) for as long as possible; and
- Applying straw mulch to all exposed ground and piles of fill and/or covering these areas with tarps or non-woven geotextile material. Covering exposed ground will help to decrease the mobilization of sediment from rainfall and surface run-off.

Sediment fencing is often relied upon as the only "ESC" control measure. In reality, sediment fencing does nothing to control erosion, but addresses the control of sediment that has already been mobilized. The proper management of potential sediment sources, using mulching techniques, must be the priority.

In this case, the land is so flat that erecting sediment fencing would not normally be necessary, but because construction will be within the 30 m SPEA and because the land has been completely cleared, we require sediment fencing to be set up before any construction activities. A QEP must ensure that fencing has been properly set up and is properly maintained during the construction process. During construction, hills of soil may be created and be a source of sediment. Construction activities and resulting sediment should be carefully observed and actions taken (e.g., mulch, sediment fencing) to ensure runoff does not flow to the stream.

Comment [AD1]: Not sure if you want to, but could include the diagram showing how to install the fencing

7. Stormwater Management

I, Laurie Kremsater, 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 Lawrence Caza;
- c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation

Development activities generally lead to a net increase in the surface coverage of impermeable materials (e.g. rooftops and driveways) and a decrease in the coverage of permeable surfaces (e.g. vegetated areas). This leads to an increase in surface water run-off from storm events and a decrease in the amount of water that is able to slowly infiltrate into the ground.

Elevated stormwater run-off can have negative impacts on watercourses, including a potential increase in short-lived peak flow events and a decrease in the long-term supply of water to a system, which can result in lower flows in the summer months.

Increased peak flows can potentially impact fluvial environments by flushing alluvial material from the system (e.g. increased scour), which could have repercussions on the availability of spawning habitat. Stream banks can also become more unstable, which can lead to an increased potential for fine sediment transportation. An increase in the frequency of summer low flow events can lead to a decrease in available wetted habitat for fish.

The goal of stormwater management is to capture storm flow and return it to natural hydrological pathways. Ideally, any development should aim towards a "no net gain" in stormwater leaving the site.

The proposed development will increase the impermeable surfaces on the site (primarily roofs and roads surfaces associated with new homes). Potential impacts to stream flows, or impacts to connected downstream habitats associated with stormwater would be difficult to quantify. It is important to note, however, the potential negative effects associated with cumulative impacts of multiple impermeable footprints over an entire watershed. Based on the dimensions of the development footprint, one potential option would be to construct rock-lined infiltration chambers, which receive stormwater flow from the impervious roof top, via rain leaders and piping. Stormwater will be encouraged to infiltrate slowly into the ground if directed into the chambers. Storm water should not be directed directly into the creek but rather be directed to percolate through the soil.

A portion of the water flowing off the roof top could also be collected using rain barrels. This water could be used for non-potable applications (e.g. irrigation).

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

| | |
|--|--|
| | <p>Rain gardens also offer solutions to capturing stormwater and allowing it to infiltrate slowly into the ground. Rain gardens are beneficial in that they are aesthetically-pleasing features that can add to the visual appeal of a property. The surface area of a rain-garden should be approximately 20% of the impermeable surface area feeding into it. Rain-gardens should be in the form of a shallow depression and be approximately 10-15cm deep (after soil amendments have been added). The surface of a rain-garden should be kept as level as possible, with a slight depression in the centre. Run-off from impermeable surfaces such as the roof tops of the barn and/or carriage house could be directed into a rain-garden via flexible plastic pipes running from the downspouts. To prevent erosion, small gravel (e.g. pea gravel) should be placed around the pipe inflow.</p> <p>After the rain-garden has been dug out, an adequate soil mix should be added, consisting of washed, coarse sand (approximately 50% by volume), hardwood mulch (15% by volume), weed free topsoil with a high organic content (30% by volume) and compost (5% by volume). It is important that the soil is not compacted (e.g. by foot traffic or machinery) after being spread. Minimal foot trampling will be unavoidable during the planting stage.</p> <p>There are numerous options regarding potential plants to use in a rain-garden, but the following species are recommended: red osier dogwood (<i>Cornus sericea</i>), salmonberry (<i>Rubus spectabilis</i>), red elderberry (<i>Sambucus racemosa</i>) and slough sedge (<i>Carex obnupta</i>).</p> |
| 8. Floodplain Concerns (highly mobile channel) | |
| <p>I, <u>Laurie Kremsater</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>Lawrence Caza</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p> | |
| <p>The development is adjacent to a low energy channel (Miami Slough) but is on a very flat area so there is, the danger of either Miami Slough flooding the property. Houses must be built above the flood level set by the FVRD or Village of Harrison Hot Springs. There is no danger of the proposed development impeding the flooding of the Miami Slough</p> | |

Section 5. Environmental Monitoring

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

Monitoring is required during developments that trigger the RAR process to ensure that suggested measures are implemented as required. The following schedule must be adhered to:

Actions Required/Monitoring Schedule

Tree Management Activities:
An arborist or QEP must be involved if either or both of the two trees are removed.

Initial construction-related on-site meeting:
The developer must arrange for an initial meeting between the monitor and construction personnel to ensure that all measures, where applicable, are understood and have been implemented prior to any construction activities occurring. The most important measure in this case would be to ensure that the surveyed SPEA has been clearly demarcated with orange fencing prior to development occurring and that sediment fencing has been put in place effectively.

Monitoring visits during the construction period:
Following the initial meeting, a scheduled site visit must be made by an environmental monitor approximately mid-way through the construction period. The main objective of the visit would be to check on site conditions and assess the effectiveness of measures being employed to protect the SPEA. Modifications can be made to the implemented measures during the mid-point site visit, where appropriate. Construction activities would be documented during the site visit using photographs.

Post-construction site visit and planting assessment:
When development has been completed, a final site visit must be undertaken to close the monitoring process. The final site visit should take place after plants are planted. Monitoring of planted vegetation requires checking annually over a 3 year period to ensure adequate survival.

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Communications Plan:

The developer must contact a qualified environmental professional prior to construction activities occurring. The developer must also contact a QEP mid-way through the construction process and also when construction activities are complete, to allow the post-construction site visit to be carried out.

Post Construction Report:

As part of the monitoring process, a report that documents all "development" activities is required (including any tree management). The report will contain a chronological break down (with site photos) of all development activities and describe compliance to the various measures and of the restoration planting. Once complete, the post construction report would be uploaded using the RAR on-line submission process.

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Section 6. Photos



Photo 1: View of property from Myng Road (looking south). Recent clearing was not sanctioned.

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report



Photo 2: Miami slough from the property, looking southwest.

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report



Photo 3: Views from property looking a) northeast and b) southwest along Miami Slough.

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report



Photo 4: Two trees remain on the property, both in the 30 m riparian buffer. If they need to be removed to allow construction of a house, they need to be replaced by at least 4 young trees each.

Section 7. Professional Opinion

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

Date

1. I Laurie Kremsater M.Sc., R.P.F., R.P.Bio.

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

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 the assessment of the proposal made by the developer Lawrence Caza, 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 a qualified environmental professional, I hereby provide my professional opinion that:

- a) if the development is implemented as proposed by the development proposal there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed, OR
(Note: include local government flex letter, DFO Letter of Advice, or description of how DFO local variance protocol is being addressed)

- b) if the streamside protection and enhancement areas identified in this Assessment Report are protected from the development proposed by the development proposal and the measures identified in this Assessment Report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed.

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

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



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 14, 2017

FROM: Ken Cossey MCIP, RPP **FILE:** 3090-20-DVP02/17
 Planning Consultant

SUBJECT: Development Variance Permit for 875 Myng Crescent

ISSUE:

To consider the issuance of a development variance permit.

BACKGROUND:

Lot 92 is almost covered, approximately 95%, by the 30 M SPEA width requirement. There is a small sliver of the lot that is outside of the SPEA, located in the top northeast portion of the lot, located adjacent to Myng Crescent. As the lot is almost covered by the SPEA requirements, this lot has effectively been sterilized. Due to this the applicant is entitled to build on a building envelope that is approximately 30% of the Lot with the SPEA being reduced from 30 M down to 11 M. This is illustrated on the first attachment taken from the related Assessment Report. Please note that the approximate location of the 30% building envelope has also been provided, as the second attachment taken from the same report. The reduction of the SPEA width is allowed as per the MFLNRO draft hardship protocol requirements.

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 River, flood plain issues (above 14.5 M datum or 1.5 M above Miami River) and no clearing within 9 M of Miami River.

The front yard setback request is for a reduction down from the required 7.5 M to 5 M. The applicant is requesting this to enlarge his building envelope away from the Miami River.

During the July 10th Council meeting, staff was authorized to do the following:

- start work on DVP 3090-20-DVP02/17, and

as required under the Local Government Act, a notice of intent has been circulated to the adjacent neighbours within a 30 metre radius.

As of the writing of this report, August 2, we have received no comments, as the referral period does not start until August 4 and will expire on August 14. If any submissions are received during the notice of intent period, they will be shared with Council during the meeting.

Staff is of the opinion that from a health and safety perspective the requested set back request is a reasonable request.

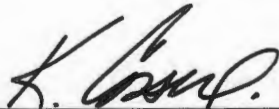
STAFF RECOMMENDATION:

That Council:

- 1/. That Development Variance Permit DVP 02/17 be issued to Lawrence Caza for the property located at 875 Myng Crescent, Harrison Hot Springs for land legally described as:


Lot 92 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster Plan 52361.

Respectfully submitted;



Ken Cossey, MCIP, RPP,
Planning Consultant

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



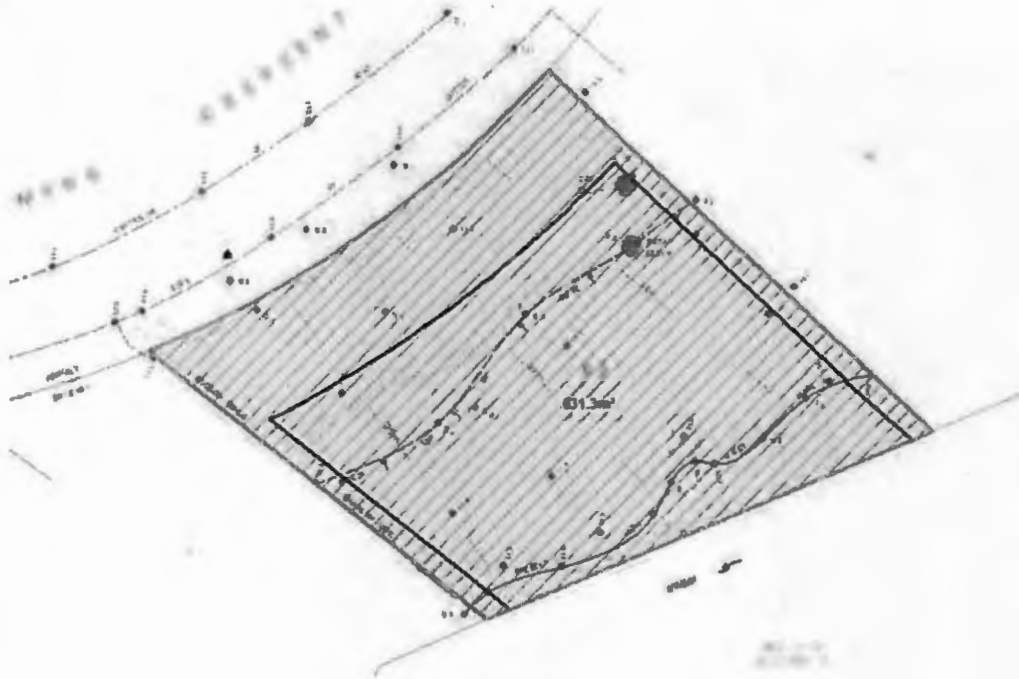
Madeline McDonald
Chief Administrative Officer

Attachments (1) DVP 3090-20 DVP 02/17

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Figure 4: Actual Survey: Note that this is quite different from where I estimated the high water mark in relation to the FVRD web-based property lines. According to the survey, the 5 year HWM sits inside property lines, and whole property is within 30 m SPEA. SPEA would need to be reduced to about 11 m to allow the 30% envelope.



FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Figure 3: Site Plan (only developable area for single family house) and Hardship calculation showing property outline in yellow as given by FVRD website (North and south property boundaries are ~ 32m, east is 33m, and the western boundary is 28m). Property markers not found onsite. High Water Mark (HWM) flagged in field and estimated in the image here. HWM is in blue. Also in blue, is an idea of the 30% developable area: 7.5 m from road, 1.5 m from each side and a SPEA (revised from 30m to 15 m) to allow the 30% envelope.





HARRISON HOT SPRINGS

Naturally Refreshed

Village of Harrison Hot Springs

DEVELOPMENT VARIANCE PERMIT NO. 02/17

ISSUED this ____ day of _____, 2017

FILE No: 3090-20DVP02/17

FOLIO No: 5258-15442

REGISTERED LANDOWNER

Lawrence Alfred Caza

#220 – 9855 Quarry Road

Chilliwack, BC V2P 3M3

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

Legal Description: Lot 92 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 52361 (PID: 004-997-662)

Civic Address: 875 Myng Crescent, Harrison Hot Springs, BC V0M 1K0
3. Authorization is hereby given for the use of the subject property for operation of a residential dwelling in accordance with the conditions listed in Section 4, below.
4. The use must be carried out subject to the following conditions:
 - That the minimum front yard setback requirement under Zoning Bylaw 1020, 2012, for R-1 (Low Density Residential – Conventional Lot) be varied from 7.5 metres down to 5.0 metres.
5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit shall form a part thereof.

6. **This Development Variance Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit.** No certificate of final completion shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village

RESOLUTION PASSED BY COUNCIL THIS _____ day of _____, 2017

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

Lawrence Alfred Caza

THIS PERMIT IS ISSUED this _____ day of _____, 2017.

The Corporate Seal of the VILLAGE OF)

HARRISON HOT SPRINGS was hereunto)

affixed in the presence of:)

)

_____)

Mayor)

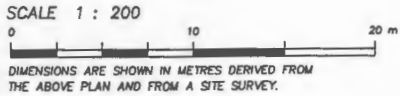
)

_____)

Corporate Officer)

SITE PLAN OF SELECTED FEATURES

ON: LOT 92 SECTION 12 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT PLAN 52361



CLIENT: LAWRENCE ALFRED CAZA
 P.I.D.: 004-997-662
 CMC ADDRESS: 875 MYNG CRESCENT
 HARRISON HOT SPRINGS, B.C.

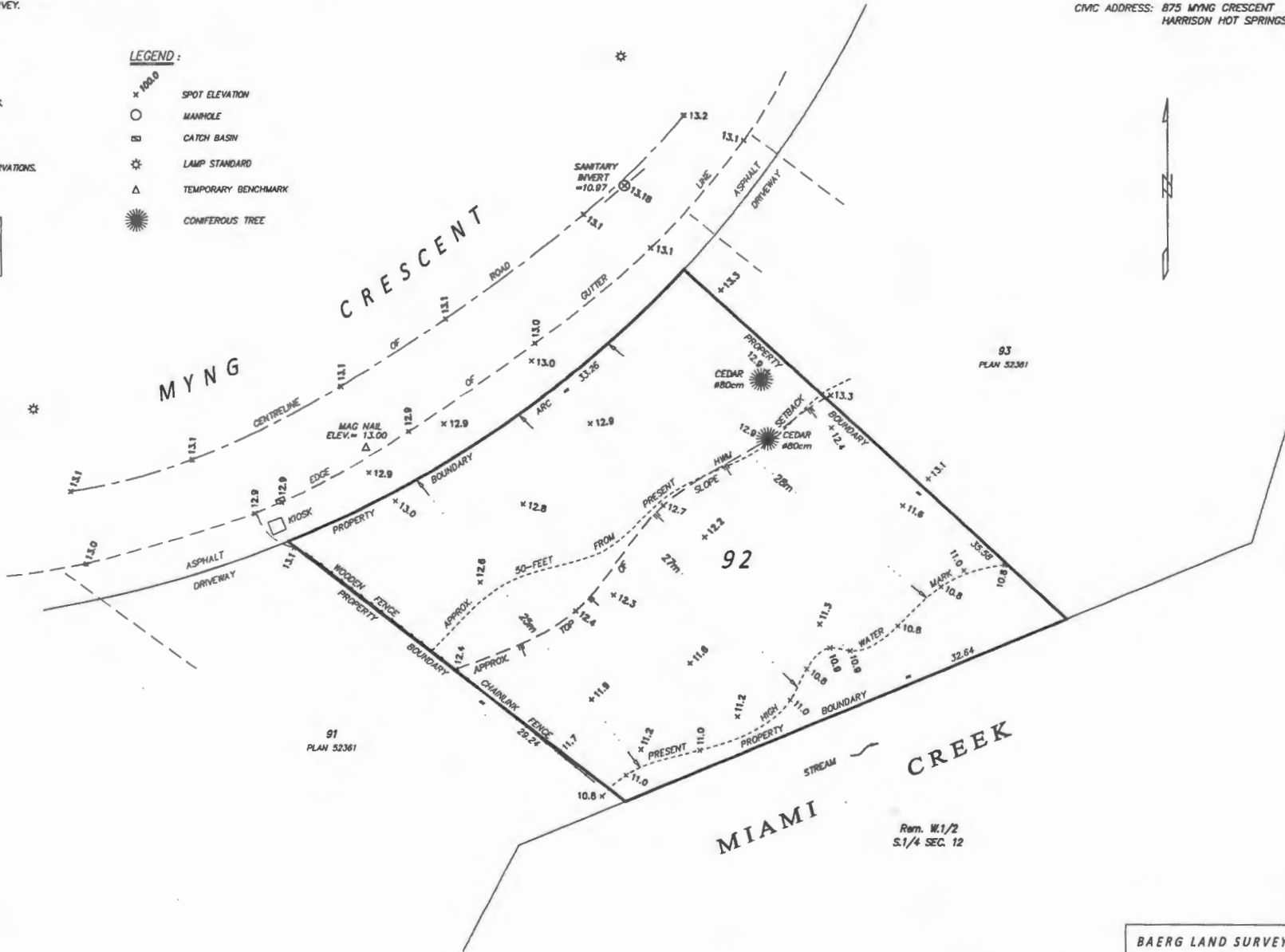
- NOTES:**
1. DISTANCES ARE IN METRES AND DECIMALS THEREOF ACCORDING TO PLAN 52361
 2. BUILDING LOCATION DIMENSIONS ARE AT RIGHT ANGLES FROM PROPERTY BOUNDARIES.
 3. THIS PLAN IS PREPARED FOR DESIGN PURPOSES ONLY. IT IS NOT BE USED FOR PROPERTY LINE RE-ESTABLISHMENT.
 4. ELEVATIONS ARE GSC BASED ON GPS OBSERVATIONS.

LIST OF DOCUMENT NUMBERS OF ANY DOCUMENTS REGISTERED ON TITLE WHICH MAY AFFECT THE LOCATION OF IMPROVEMENTS THAT HAVE NOT BEEN DEFINED BY SURVEY OR DESCRIPTION

N41783

LEGEND:

- x 100.0 SPOT ELEVATION
- MANHOLE
- CATCH BASIN
- ☆ LAMP STANDARD
- △ TEMPORARY BENCHMARK
- ☀ CONIFEROUS TREE



DATED THIS 29TH DAY OF JUNE, 2017

GEORGE W. BAERG, BCLS
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.

© COPYRIGHT, 2017 - GEORGE W. BAERG, BCLS

BAERG LAND SURVEYING LTD.
 BOX 2550 SARDIS STN MANN
 CHILLIWACK, B.C. V2R 1A8
 PHONE: 604-858-5348
 Email: gwbaerg@shaw.ca
 FILE : 17249_1



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 14, 2017

FROM: Ken Cossey MCIP, RPP **FILE:** 3090-20-DVP03/17
 Planning Consultant

SUBJECT: Development Variance Permit for 620 up to and including 655
 Schooner Place (35 Lots)

ISSUE:

To consider the issuance of a development variance permit.

BACKGROUND:

As this is an abnormal situation, in that this issue came to light, during the Building Permit inspection process, this issue has been brought forward for Council's consideration.

The issue here, as with the issuance of all development variance permits, is from a health and safety perspective. In discussions with the FVRD Building Inspection Department on this issue, the reduction of the siting exemption requirements from 1.0 M down to 0.6 M is not a fire issue and all of the other requirements will meet the requirements of the BC Building Code, as outlined below. Please note that this was taken from an email provided by the FVRD to the Village's Corporate Officer.

"With the Harrison zoning, 1.2m setback to side lot lines, there are no special construction requirements and they are allowed 7% openings (glass)

0.6m to less than 1.2m the walls must be 45min fire rated with requirements for the construction/cladding.

Less than 0.6m the walls must be 45min fire rated, with stricter requirements for the construction/cladding.

Any projections (fireplaces, hutches...) within the 1.2m limiting distance, the face and sides of the projection must meet the requirements for the limiting distance of the face of the projection.

Soffits (Eaves) within 1.2m limiting distance must be non-vented with other construction requirements.

Soffits cannot be closer than 0.45m from property line.

It is my understanding that all of Harrison Hot Springs is within the 10 minute fire department response time. If they have any areas that are outside of that, the limiting

distances are cut in half (actual distance between house and property line is 1.2m is treated like it is 0.6m)."

With respect to the required Notice of Intent, as per the Local Government Act, they will be sent out no later than August 4th and any comments must be in by August 14. If any comments are received they will be shared with Council.

STAFF RECOMMENDATION:

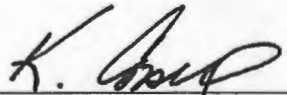
That Council:

- 1/. Authorize staff to retroactively work on Development Variance Permit 03/17, and
- 2/. That Development Variance Permit DVP 03/17 be issued to 1073980 BC Limited for the properties located at 620 and running consecutively up to and including 655 Schooner Place, Harrison Hot Springs for land legally described as:

Lot 1 to Lot 35 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster Plan EPP71186

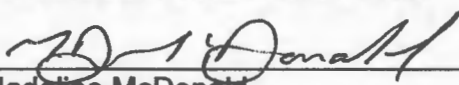
- | | |
|-------------------------|-------------------------|
| Lot 1 PID: 030-138-612 | Lot 2 PID: 030-138-621 |
| Lot 3 PID: 030-138-639 | Lot 4 PID: 030-138-647 |
| Lot 5 PID: 030-138-655 | Lot 6 PID: 030-138-663 |
| Lot 7 PID: 030-138-671 | Lot 8 PID: 030-138-680 |
| Lot 9 PID: 030-138-698 | Lot 10 PID: 030-138-701 |
| Lot 11 PID: 030-138-710 | Lot 12 PID: 030-138-728 |
| Lot 13 PID: 030-138-736 | Lot 14 PID: 030-138-744 |
| Lot 15 PID: 030-138-752 | Lot 16 PID: 030-138-761 |
| Lot 17 PID: 030-138-779 | Lot 18 PID: 030-138-787 |
| Lot 19 PID: 030-138-795 | Lot 20 PID: 030-138-809 |
| Lot 21 PID: 030-138-817 | Lot 22 PID: 030-138-825 |
| Lot 23 PID: 030-138-833 | Lot 24 PID: 030-138-841 |
| Lot 25 PID: 030-138-850 | Lot 26 PID: 030-138-868 |
| Lot 27 PID: 030-138-876 | Lot 28 PID: 030-138-884 |
| Lot 29 PID: 030-138-892 | Lot 30 PID: 030-138-906 |
| Lot 31 PID: 030-138-914 | Lot 32 PID: 030-138-922 |
| Lot 33 PID: 030-138-931 | Lot 34 PID: 030-138-949 |
| Lot 35 PID: 030-138-957 | |

Respectfully submitted;



 Ken Cossey, MCIP, RPP,
 Planning Consultant

Reviewed by and Concurrence with the RECOMMENDATIONS:



 Madeline McDonald
 Chief Administrative Officer

Attachments (1) DVP 3090-20 DVP 03/17

DEVELOPMENT VARIANCE PERMIT NO. 03/17

ISSUED this ____ day of _____, 2017

FILE No: 3090-20DVP03/17

FOLIO No: 5240-16650, 5240-16660, 5240-16670, 5240-16680, 5240-16690, 5240-16700, 5240-16710, 5240-16720, 5240-16730, 5240-16740, 5240-16750, 5240-16760, 5240-16770, 5240-16780, 5240-16790, 5240-16800, 5240-16810, 5240-16820, 5240-16830, 5240-16840, 5240-16850, 5240-16860, 5240-16870, 5240-16880, 5240-16890, 5240-16900, 5240-16910, 5240-16920, 5240-16930, 5240-16940, 5240-16950, 5240-16960, 5240-16970, 5240-16980, 5240-16990

REGISTERED LANDOWNER

1073980 BC Limited

9245 Main Street

Chilliwack, BC V2P 7JN

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

Legal Descriptions: Please note that the legal descriptions are consecutive numbers running from Lot 1 up to and includes Lot 35;

Lot 1 to Lot 35 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan EPP71186

| | | |
|-------------------------|-------------------------|-------------------------|
| Lot 1 PID: 030-138-612 | Lot 2 PID: 030-138-621 | Lot 3 PID: 030-138-639 |
| Lot 4 PID: 030-138-647 | Lot 5 PID: 030-138-655 | Lot 6 PID: 030-138-663 |
| Lot 7 PID: 030-138-671 | Lot 8 PID: 030-138-680 | Lot 9 PID: 030-138-698 |
| Lot 10 PID: 030-138-701 | Lot 11 PID: 030-138-710 | Lot 12 PID: 030-138-728 |
| Lot 13 PID: 030-138-736 | Lot 14 PID: 030-138-744 | Lot 15 PID: 030-138-752 |
| Lot 16 PID: 030-138-761 | Lot 17 PID: 030-138-779 | Lot 18 PID: 030-138-787 |
| Lot 19 PID: 030-138-795 | Lot 20 PID: 030-138-809 | Lot 21 PID: 030-138-817 |
| Lot 22 PID: 030-138-825 | Lot 23 PID: 030-138-833 | Lot 24 PID: 030-138-841 |
| Lot 25 PID: 030-138-850 | Lot 26 PID: 030-138-868 | Lot 27 PID: 030-138-876 |
| Lot 28 PID: 030-138-884 | Lot 29 PID: 030-138-892 | Lot 30 PID: 030-138-906 |
| Lot 31 PID: 030-138-914 | Lot 32 PID: 030-138-922 | Lot 33 PID: 030-138-931 |
| Lot 34 PID: 030-138-949 | Lot 35 PID: 030-138-957 | |

Civic Address: inclusive from 620 to and including 655 Schooner Place, Harrison Hot Springs, BC V0M 1K0

3. Authorization is hereby given for the use of the subject property for operation of a residential dwelling in accordance with the conditions listed in Section 4, below.

4. The use must be carried out subject to the following conditions:

- That section 5.11 (2), of Bylaw 1020, 2012 be reduced from 1.0 M down to 0.6 M, so that this section for the above referenced Lots will be as follows:

“Where steps, eaves, sunlight control projections or light wells project beyond the face of a *building*, the minimum distance to an abutting *lot line* as required elsewhere in this maybe reduced by not more than 1.0 metre provided that the minimum distance of the projecting feature to any *lot line* shall not be less than 0.6 metre.”

5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit shall form a part thereof.

6. This Development Variance Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit. No certificate of final completion shall be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village

RESOLUTION PASSED BY COUNCIL THIS _____ day of _____, 2017

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

 1073980 BC LTD
 Allan Bott

 1073980 BC LTD
 Larry Dekoff

THIS PERMIT IS ISSUED this _____ day of _____, 2017.

The Corporate Seal of the VILLAGE OF)
 HARRISON HOT SPRINGS was hereunto)

affixed in the presence of:

)
 _____)
 Mayor

)
 _____)
 Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 4, 2017
FROM: Madeline McDonald **FILE:** 0390-20-04
 Chief Administrative Officer
SUBJECT: 2017 UBCM Ministerial Meetings

ISSUE:

The Province is accepting requests for meetings with the Premier and members of Cabinet at the 2017 Union of BC Municipalities Convention.

BACKGROUND:

Each year, elected municipal officials meet at the Union of BC Municipalities Convention to attend plenaries and workshops and to vote on resolutions of mutual interest to local governments around the Province. There is also an opportunity to meet with members of Cabinet. Some of the ongoing issues and files of interest to our community include the following:


- Ministry of Municipal Affairs and Housing: Infrastructure planning grants & and the need for general infrastructure upgrades including water and wastewater systems in Harrison
- Ministry for Tourism, Arts and Culture: Continuation of the Resort Municipality Initiative
- Ministry for Public Safety and Solicitor General: The need for a local evacuation route
- Ministry of Transportation and Infrastructure: Highway 7 shouldering upgrade
- Ministry of Health: Health Care services for Harrison

RECOMMENDATION:

THAT the Village request meetings with the following Ministers at the 2017 UBCM Convention:

- Premier John Horgan
- Minister of Municipal Affairs and Housing Selina Robinson
- Minister for Tourism, Art and Culture Lisa Beare
- Minister for Public Safety and Solicitor General Mike Farnworth
- Minister of Transportation and Infrastructure Claire Trevena
- Minister of Health Adrian Dix

Respectfully submitted:


 Madeline McDonald
 Chief Administrative Officer

PHYSICS 551
LECTURE 10
THERMODYNAMICS

1. The first law of thermodynamics states that the change in internal energy of a system is equal to the heat added to the system minus the work done by the system.

2. For a process involving a gas, the work done by the gas is given by the area under the curve on a pressure-volume (P-V) diagram.

3. The internal energy of a gas depends on the number of degrees of freedom of the gas molecules.

4. The equipartition theorem states that each degree of freedom contributes $\frac{1}{2}k_B T$ to the average energy per molecule.

5. The heat capacity of a gas is the amount of heat required to raise the temperature of the gas by one degree.

6. The adiabatic process is a process in which no heat is exchanged with the surroundings.

7. The equation of state for an ideal gas is $PV = Nk_B T$.

8. The entropy of a system is a measure of the number of microstates available to the system.

9. The second law of thermodynamics states that the entropy of an isolated system never decreases.



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 1, 2017

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

SUBJECT: New Zoning Bylaw and associated enforcement

ISSUE: Update for the new Zoning Bylaw and associated enforcement bylaw

BACKGROUND:

Since last summer, Council began discussions on the issue of short term vacation accommodation and the desire to update the zoning bylaw with respect to land use. Council directed staff to begin working on changes to the Zoning Bylaw and subsequent updates to the enforcement provisions for regulating land use within the Village.

At the July 10, 2017 Regular Council Meeting, a Report to Council was submitted that provided options on the issue of regulations for short term vacation accommodation. Council passed a resolution to continue to ban short term vacation accommodation under the zoning bylaw and that enforcement of non-permitted uses be strictly enforced.

Council has requested an update on the process for the new Zoning Bylaw and enforcement provisions. A new Zoning Bylaw is currently being drafted and updates to the enforcement provisions will be incorporated into the Bylaw Notice Enforcement Bylaw (BNEB) as required. We propose that the timeline for the process of the draft zoning bylaw be tentatively set as follows:

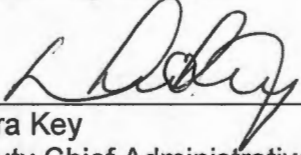
- October 2, 2017 Public Information Meeting
- November 6, 2017 Draft Zoning Bylaw for 1st and 2nd reading
- November 20, 2017 Public Hearing
- December 4, 2017 Zoning Bylaw for 3rd and 4th (adoption) readings.

Draft provisions for the Bylaw Notice Enforcement Bylaw will run concurrently with the draft Zoning Bylaw and its process.

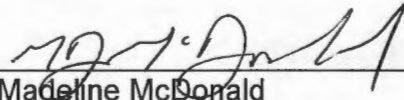
Please keep in mind that this schedule is subject to change, dependent upon any required amendments and/or results of the Public Hearing that may facilitate changes.

Respectfully submitted:

REVIEWED BY:



Debra Key
Deputy Chief Administrative Officer/
Corporate Officer



Madeline McDonald
Chief Administrative Officer

cc: Ken Cossey, Planning Consultant

The Interim Fire Chief has reviewed the draft bylaw and is in concurrence with staff's recommendation.

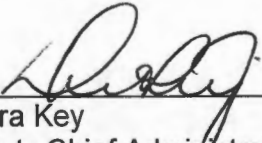
As the current Outdoor Campfire Regulation Bylaw No. 916, 2009 does not contain adequate provisions to address overall open burning, staff is also recommending repeal of the said bylaw and the new Open Burning and Outdoor Fire Regulation Bylaw be presented for Council's consideration.

RECOMMENDATION:

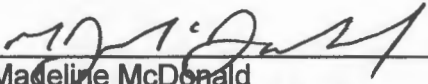
THAT Open Burning and Outdoor Fire Regulation Bylaw No. 1110, 2017 be given three readings.

Respectfully submitted:

REVIEWED BY:



Debra Key
Deputy Chief Administrative Officer/
Corporate Officer



Madeline McDonald
Chief Administrative Officer

A bylaw to establish regulations for open burning and outdoor fires

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to establish a bylaw to regulate, prohibit and impose requirements in relation to the protection and enhancement of the well-being of its community in relation to the matters referred to in the *Community Charter*,

AND WHEREAS the *Community Charter* provides that the authority of a council, may be exercised in relation to the emission of smoke, dust, gas, sparks, ash, soot, cinders, fumes or other effluvia that is liable to foul or contaminate the atmosphere;

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 "Open Burning and Outdoor Fire Regulation Bylaw No. 1110, 2017".

2. DEFINITIONS

In this Bylaw:

"Bylaw Enforcement Officer" means the person appointed from time to time by Council for the purpose of administering the provisions of the bylaw;

"Campground" means land provided for the seasonal or temporary accommodation of the traveling public using tents or recreational vehicles, but excludes a mobile home park;

"Campfire" means an open fire that burns piled material no larger than 0.5 m in height and 0.5 m in width and is used by any person for recreational purpose, or by a First Nation for a ceremonial purpose;

"Camping Space" means a site in a campground used by a trailer, recreational vehicle or tent;

"Communal Campfire" means a campfire that would be used by a campground for their patrons and located in a central area away from external roadways of the campground;

"Construction Waste" means any material resulting from or produced by construction renovation or repair of a building or structure and includes wood products;

“Corporate Officer” means the Corporate Officer of the Village;

“Fire Chief” means the person in charge of the Fire Department as appointed by the Village of Harrison Hot Springs;

“Fire Department” means the Village of Harrison Hot Springs Fire Department;

“Fire Department Officer” means the Fire Chief, Deputy Fire Chief, Captain, or other officer of the Fire Department;

“Operator” means the operator, manager, owner or other person responsible for the management and operation of a Campground;

“Recreational Vehicle” means a trailer, camper, motorhome, either self-propelled, towed or carried, designed for the express use of camping and travel.

“Rubbish” means garbage, debris or waste produced or resulting from human activity;

“Village” means the Village of Harrison Hot Springs

3. SCOPE

- 3.1 No person shall set out, start, or kindle an outdoor fire or permit open burning of wood, wood pellets, rubbish, garden refuse, tires, oil, asphalt shingles, battery boxes, plastic material, synthetic material or construction waste at any time, on any beach or foreshore of Harrison Lake, Harrison River or Miami River or its tributaries, or in any zone within the Village of Harrison Hot Springs.

4. EXEMPTIONS

This Bylaw does not apply to:

- 4.1 Any fire set outdoors and/or outside of a building for the purpose of Fire Department “Live Fire” training exercises;
- 4.2 Any fire set outdoors under the control of the Village public works department;
- 4.3 A campground operator that has applied for and been approved for a Communal Campfire permit for the purposes of a Communal Campfire, subject to the provisions under section 5. Communal Campfires; and
- 4.4 The normal use of charcoal, gas fired or electric grills and barbeques for the purpose of cooking food or approved natural gas fueled outdoor

fireplaces, heaters or propane fire pits (up to a maximum 20 lb (9.07 kg) propane tank).

5. COMMUNAL CAMPFIRES

- 5.1 A campground operator must not permit or allow a campfire to be set without first obtaining a valid campfire permit for each Communal Campfire on their lands;
- 5.2 An operator must make application for a Campfire Permit in the prescribed form as amended from time to time, and pay a fee as specified in the Miscellaneous Fee Schedule Bylaw;
- 5.3 Campfire Permit applications are subject to an inspection of the proposed fire pit, materials to extinguish fires and proof that a fuel break has been established around the perimeter of the campfire location by the Fire Department prior to issuance of a Permit;
- 5.4 All Campfire Permits issued will terminate on the 31st day of December in each calendar year, regardless of when the permit was issued.
- 5.5 Communal Campfires may be set and kindled using only dry seasoned wood, or a wood product designed for campfires that burn with little smoke or residue.
- 5.6 Communal Campfires shall only be set between the hours of 5:00 p.m. to 10:00 p.m. All campfires shall be completely extinguished and smokeless by 10:30 p.m.
- 5.7 Each Communal Campfire shall be set no larger than 0.5 metres high and must be contained within a fire ring no larger than 0.5 metres in diameter and without overhead obstructions, foliage, trees or combustible material;
- 5.8 No Communal Campfire shall be set within 10 metres of any building or adjoining property line;
- 5.9 The Communal Campfire shall be located so as to ensure that smoke from the campfire does not become a nuisance to neighbouring properties;
- 5.10 No Communal Campfire shall be permitted within 20 metres of any municipal road in the Village;
- 5.11 No person shall permit any Communal Campfire to be set during high wind conditions, or when wind falls below 8 km/hr, or if there is an air inversion;
- 5.12 No person shall allow any fire that they have set out, started or kindled to spread to where it could cause damage to property;

- 5.13 No Communal Campfires shall be left unattended at any time;
- 5.14 No operator shall leave the site of a Communal Campfire before extinguishing it completely.

6. GENERAL PROVISIONS

- 6.1 Where, in the opinion of the Fire Chief or any Fire Department Officer, hazardous fire conditions, poor air quality, high wind conditions or an air inversion exist, may prohibit any fires described in Section 4.3 or 5 for such a time as is specified in the order.
- 6.2 A Communal Campfire Permit may be suspended or revoked upon any violation of this Bylaw or any violation of the terms of a Communal Campfire Permit and may be suspended upon issuance of a Provincial Wildfire Service Fire Prohibition or Area Restriction or Fire Prohibition by order of the Fire Chief.
- 6.3 Any person who causes a fire, or through inadvertence, allows a fire to get beyond control and so necessitates the assistance of the Village Fire Department personnel and/or equipment, shall be liable to penalties under the Bylaw Notice Enforcement Bylaw.

7. ISSUANCE OF ORDER

- 7.1 If the Fire Chief and/or a Local Assistant to the Fire Commissioner, or their designates find that any provision of this bylaw has been contravened or has not been complied with, or has been complied with improperly or only in part, or that conditions exist in or upon a building or property to which the bylaw applies and which, in his opinion, constitutes a fire hazard or otherwise constitutes a hazard to life and/or property, he may make such order(s) to ensure full and proper compliance with this bylaw and pursuant to the **Fire Safety Act** and in particular, but without limiting the generality of the foregoing, may:
 - a) make to the owner, occupier or lessee of the building or property such recommendations as deemed necessary to correct the contravention or to ensure compliance with this bylaw or to remove the hazards referred to in the bylaw or,
 - b) make such orders as deemed necessary with respect to any of the matters referred to in this bylaw.
- 7.2 An order made under this bylaw shall be in writing and shall be directed to either the owner, occupier or lessee of the building or property in respect of which the order is made or to both.

8. SERVICE ORDER

- 8.1 An order made under this bylaw shall be served by:
- a) delivering it or causing it to be delivered to the person to whom it is directed, or
 - b) sending the order by return registered mail to the last known property owner.

9. ENFORCEMENT

- 9.1 The Bylaw Enforcement Officer, the Fire Chief or any Fire Department Officer may enter upon any property or premises at all times for the purpose of administering, or enforcing this Bylaw including without limitation, for the purpose of ascertaining whether the regulations and provisions of this Bylaw are being, or have been complied with, and whether the terms of any permit issued under this Bylaw are being, or have been complied with.
- 9.2 The Bylaw Enforcement Officer is hereby authorized and empowered to issue Bylaw Offence Notices to every person who violates any of the provisions of this bylaw.
- 9.3 The Fire Chief or any Fire Department Officer is hereby authorized and empowered to issue orders in writing requiring the correction or cessation of any activity that is being conducted contrary to the provisions of this Bylaw, and to deal with any matter in the manner not repugnant to any provision of the *Fire Safety Act*.
- 9.4 No person shall obstruct or interfere with the Bylaw Enforcement Officer, the Fire Chief or any Fire Department Officer while they are lawfully engaged in or in the discharge of their duties under this Bylaw.

10. PENALTIES

- 10.1 Every person who violates any of the provisions of this bylaw or suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this bylaw, or who neglects to do or who refrains from doing anything required by the bylaw shall be deemed to be guilty of an infraction thereof and liable to the penalties imposed under the Bylaw Notice Enforcement Bylaw.

11. SEVERABILITY

11.1 If any section, subsection, sentence, clause, or phrase in this Bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of the Bylaw.

12. REPEAL

12.1 The "Outdoor Campfire Regulation Bylaw No. 916, 2009" is hereby repealed.

READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF , 2017

READ A SECOND TIME THIS DAY OF , 2017

READ A THIRD TIME THIS DAY OF , 2017

ADOPTED THIS DAY OF , 2017

Mayor

Corporate Officer

DRAFT



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1111

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 Outdoor Campfire Regulation Bylaw No. 916, 2009 and replacing it with section Open Burning and Outdoor Fire Regulation Bylaw No. 1110, 2017 in 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. 1111, 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 AUGUST, 2017

READ A SECOND TIME THIS DAY OF AUGUST, 2017

READ A THIRD TIME THIS DAY OF AUGUST, 2017

ADOPTED THIS DAY OF AUGUST, 2017

Mayor

Corporate Officer

SCHEDULE "A" TO BYLAW NO. 1111
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 | 410.00 |
| | 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 | 3 | 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 valid placard | 50.00 | 40.00 | 60.00 |

SCHEDULE "A" TO BYLAW NO. 1111
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

| BYLAW | SECTION | DESCRIPTION | A1 Penalty | A2 Early Payment | A3 Late Payment |
|---|---------|--|---------------|------------------------|-----------------------|
| | 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 |
| | 12(1) | Cause or permit a nuisance | 500.00 | 490.00 | 510.00 |

SCHEDULE "A" TO BYLAW NO. 1111
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

| BYLAW | SECTION | DESCRIPTION | A1 Penalty | A2 Early Payment | A3 Late Payment |
|--|----------|--|---------------|------------------------|-----------------------|
| | 12(2) | Cause or permit water, rubbish or unsightly matter to accumulate | 500.00 | 490.00 | 510.00 |
| | 13 | Cause or permit a noxious or offensive trade | 500.00 | 490.00 | 510.00 |
| | 16(1) | Fail to inspect residential premises subject to Tenancy Agreement | 500.00 | 490.00 | 510.00 |
| | 16(2)(a) | Failure to give written notice of contravention | 500.00 | 490.00 | 510.00 |
| | 16(2)(b) | Failure to comply with notice | 500.00 | 490.00 | 510.00 |
| Open Burning and Outdoor Fire Regulation Bylaw No. 1110 | 3.1 | <i>Set, start or kindle fire or permit open burning of wood, wood pellets, rubbish, refuse, tires, oil, plastics, synthetics, asphalt shingles, battery boxes, or construction material or waste of any kind</i> | 500.00 | 490.00 | 510.00 |
| | 5.7 | <i>Communal Campfire exceeding allowable size</i> | 100.00 | 90.00 | 110.00 |
| | 5.8 | <i>Communal Campfire within 10 meters of building or property line</i> | 100.00 | 90.00 | 110.00 |
| | 5.10 | <i>Communal Campfire within 20 meters of municipal road</i> | 100.00 | 90.00 | 110.00 |
| | 5.11 | <i>Communal Campfire during high winds</i> | 200.00 | 190.00 | 210.00 |
| | 5.12 | <i>Communal Campfire to spread</i> | 200.00 | 190.00 | 210.00 |
| | 5.13 | <i>Leave Communal Campfire unattended</i> | 200.00 | 190.00 | 210.00 |
| | 5.14 | <i>Fail to extinguish Communal Campfire</i> | 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. 1100 | 3(b) | <i>Dump or dispose of any waste</i> | 100.00 | 90.00 | 110.00 |
| | 3(c) | <i>Deposit or use waste for lot filling or levelling purposes.</i> | 100.00 | 90.00 | 110.00 |
| | 3(d) | <i>Allow waste of any kind whatsoever to leak, spill, blow, drop from any vehicle or container onto any street within the Village</i> | 100.00 | 90.00 | 110.00 |
| | 3(e) | <i>Place or cause to be placed any waste upon any street or public land other than in accordance with the Residential Waste Collection Service conditions</i> | 100.00 | 90.00 | 110.00 |
| | 3(f) | <i>Dispose of waste into a container belonging to another person unless given the authority to do so by the owner or occupier of the premises</i> | 100.00 | 90.00 | 110.00 |
| | 3(g) | <i>Open Container, add, disturb, tamper, handle, interfere with Container placed for collection</i> | 100.00 | 90.00 | 110.00 |
| | 4(f)(v) | <i>Place any other Waste other than Domestic Waste, recyclable or organics/green waste into Container</i> | 100.00 | 90.00 | 110.00 |

SCHEDULE "A" TO BYLAW NO. 1111
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 |
| | 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 | |
| Park Regulation Amendment Bylaw No. 1106 | 19 | <i>Cause, allow or permit dogs in prohibited area</i> | 100.00 | 90.00 | 110.00 |
| | 25 | <i>No person shall intentionally feed or attempt to feed, or otherwise use any attractant to encourage the feeding of any wild animal or bird, including a Canada Goose</i> | 100.00 | 90.00 | 110.00 |

SCHEDULE "A" TO BYLAW NO. 1111
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

| BYLAW | SECTION | DESCRIPTION | A1 Penalty | A2 Early Payment | A3 Late Payment |
|--|----------------------|--|---------------|------------------------|-----------------------|
| | | | | | |
| | | | | | |
| Tree Management and Preservation Bylaw No. 1015 | 6(a) | Remove tree without permit | 200.00 | 190.00 | 210.00 |
| 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 |

SCHEDULE "A" TO BYLAW NO. 1111
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

| BYLAW | SECTION | DESCRIPTION | A1 Penalty | A2 Early Payment | A3 Late Payment |
|--|-------------|--|---------------|------------------------|-----------------------|
| | 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 |
| | 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 |

SCHEDULE "A" TO BYLAW NO. 1111
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

| BYLAW | SECTION | DESCRIPTION | A1 Penalty | A2 Early Payment | A3 Late Payment |
|-------|--------------|---|---------------|------------------------|-----------------------|
| | 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, body, box or van unit | 200.00 | 190.00 | 210.00 |
| | 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 |