



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, June 4, 2018
Time: 7:00 p.m.
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER		
Meeting called to order by Mayor Facio.		
2. INTRODUCTION OF LATE ITEMS		
3. APPROVAL OF AGENDA		
4. ADOPTION OF COUNCIL MINUTES		
(a) THAT the Minutes of the Regular Council Meeting held on May 22, 2018 be adopted.		Item 4(a) Page 1
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws		
ii. Agreements		
iii. Committee/ Commission Minutes		
iv. Correspondence	(a) Letter dated May 30, 2018 from The Village of Lion Bay Re: Speculation Tax	Item 6(iv)a Page 7
7. DELEGATIONS/PETITIONS		
8. CORRESPONDENCE		
(a) Letter dated May 15, 2018 from WoodWorks Re: 2018 Community Recognition Awards Call for Nominations		Item 8(a) Page 11
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 the Planning Consultant – May 31, 2018 Item 12(a)
Page 15
Re: To issue a Development Permit regarding 378 Esplanade Avenue.

Recommendation

THAT Council issue development permit number DP02/18 for land legally described as: Strata Lots 1 through to and including 90, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Strata Plan LMS787, civic address as: 378 Esplanade Avenue.

- (b) Report of the Planning Consultant – May 31, 2018 Item 12(b)
Page 69
Re: To start the Development Permit and Development Variance Permit review process regarding 296 Cedar Avenue.

Recommendation

THAT staff be authorized to work on applications 3060-20-DP07/18 and 3090-20-DVP06/18 for land legally described as: Lot 19; Block 2 of Fractional Section 13; Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 251.

THAT Council waive the Lake Shore Development Permit requirements for this application.

- (c) Report of the Deputy Chief Administrative Officer – June 1, 2018 Item 12(c)
Page 73
Re: New Public Notice Communication Policy 1.29

Recommendation

THAT Bulletin Board Policy No. 1.06 be rescinded and the Public Notice Communication Policy No. 1.29 be adopted.

13. BYLAWS

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

15. ADJOURNMENT

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

4(a)

DATE: May 22, 2018
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 Samantha Piper
Councillor John Hansen

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/Corporate Officer, Debra Key
Infrastructure Manager, Troy Davis
Community Services Manager, Chelsea Woolhouse
Planning Consultant, Ken Cossey

ABSENT:

Recording Secretary: Nicole Sather

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

Moved by Councillor Piper
Seconded by Councillor Buckley

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2018-05-08

4. **ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Reyerse
Seconded by Councillor Hansen

THAT the minutes of the Regular Council Meeting held on May 7, 2018 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2018-05-09

5. **BUSINESS ARISING FROM THE MINUTES**

None

6. **CONSENT AGENDA**

i. Bylaws (a) Solid Fuel Burning Appliance Regulation Bylaw No. 1124, 2018

ii. Agreements

iii. Committee/
Commission
Minutes

iv. Correspondence

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT the Solid Fuel Burning Appliance Regulation Bylaw No. 1124, 2018 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2018-05-10

7. **DELEGATIONS**

None

8. **CORRESPONDENCE**

None

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

None

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

Councillor Piper

- Attended the Community to Community Forum meeting held on May 18, 2018.
- Attended the Lower Mainland Local Government Association (LMLGA) held on May 9, 2018.
- Announced that she was voted in as a LMLGA Director at Large.
- Attended the Citizen's Advisory Committee meeting.

Councillor Buckley

- Attended the Community to Community meeting held in Victoria on May 16, 2018.

Councillor Hansen

- Attended the Age-Friendly Tech Savvy Session held on May 17, 2018.

Councillor Reyerse

- Attended the Harrison Hot Springs Fire Department demonstration of the new light response vehicle.
- Attended the Pacific Salmon Foundation Gala Event held on May 11, 2018.

11.

REPORTS FROM MAYOR LEO FACIO

- Reported on the success of the new flood pump capacity with the high water levels.
- Reported that Emergency Operations Center level 1 is in effect for the Village.
- Reported that a notice has been posted for recreational watercraft users to use caution due to high water levels. Royal Canadian Mountain Police will be patrolling Harrison Lake to ensure compliance.
- Reported that the Village's staff is actively monitoring water levels and conducting dike inspections.
- Attended the Harrison Art Show held at Memorial Hall on May 20, 2018.
- Announced to Council that the University of the Fraser Valley has invited Council to attend its Convocation event held on June 5, 2018.
- Reported that the Fraser Valley Regional District will be undertaking a Feasible and Analysis and Impact Assessment for recovery capacity of mixed waste materials.
- Attended the Lower Mainland Local Government Association (LMLGA) held on May 9, 2018.
- Announced the silent auction fundraiser event held by Cops for Cancer on June 2, 2018.
- Reported on a letter received on behalf of the Minister of Finance and Deputy Premier, Honourable Carol James, regarding Medical Services Plan premiums.
- Reported on a letter sent from Sts'ailes to the Premier and Minister of Indigenous Relations and Reconciliation inviting them to attend Sasquatch Days on June 16, 2018.
- Attended the Community to Community Forum meeting held in Victoria on May 16, 2018.
- Attended the Community to Community Forum meeting held on May 18, 2018.
- Reported the District of Kent will be celebrating 125 years and planning is under way for a celebration event.

12.

REPORTS FROM STAFF

- (a) Report of the Financial Officer – May 2, 2018
Re: Annual Report

Chief Administrative Officer presented the Annual Report on behalf of Financial Officer.

The Mayor called for submissions from the public.

Hearing none, the Mayor called for the recommendation.

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
May 22, 2018

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT the Annual Report be approved.

**CARRIED
UNANIMOUSLY**
RC-2018-05-11

- (b) Report of the Deputy Chief Administrative Officer/Corporate Officer – May 8, 2018
Re: Expiration of Development Permit and Discharge of Covenants over lands legally described as Lot B, Section 13, Township 4, Range 29, West of the 6th Meridian, Plan BCP27775, with a civic address of 120 Esplanade Avenue, Harrison Hot Springs, BC

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT staff be authorized to prepare documents for Release of Covenants CA981090 and CA1550048 and that the security deposits currently being held by the Village be returned to the applicant upon registration of the Covenants at Land Titles.

**CARRIED
UNANIMOUSLY**
RC-2018-05-12

- (c) Report of the Infrastructure Manager – May 9, 2018
Re: Fire Hall Seismic Review

Moved by Councillor Reyerse
Seconded by Councillor Piper

THAT the contract to undertake a fire hall seismic assessment be awarded to Ausenco Engineering Canada, Inc. at a total cost of \$14,280, of which the Village will pay \$5,000 from Federal Gas Tax reserves, and the remainder to be funded by a Provincial Infrastructure Planning Grant.

**CARRIED
UNANIMOUSLY**
RC-2018-05-13

- (d) Report of the Infrastructure Manager – May 14, 2018
Re: Purchase of new tractor

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT Council approve the purchase of a Kubota B2301HSD to include a front end loader, mid mount mower deck, and factory installed cab at a cost of up to \$36,000 to be funded from reserves.

**CARRIED
UNANIMOUSLY**
RC-2018-05-14

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
May 22, 2018

- (e) Report of the Infrastructure Manager – May 15, 2018
Re: Road and Bridge Assessment and Active Transportation Plan

Moved by Councillor Piper
Seconded by Councillor Reyerse

THAT Council approve the development of the Road and Bridge Assessment and Active Transportation Plan with a Parking Capacity component at a cost of up to \$50,000.00, as amended.

**CARRIED
UNANIMOUSLY**
RC-2018-05-15

- (f) Report of the Planning Consultant – May 15, 2018
Re: To start the Development Permit process

Moved by Councillor Buckley
Seconded by Councillor Hansen

THAT staff be authorized to work on application 3060-20-DP06/18 for land legally described as: Lot 18 Except: Part on Plan 66847; Block 3 Fractional, Section 13; Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786.

**CARRIED
UNANIMOUSLY**
RC-2018-05-16

- (g) Report of the Planning Consultant – May 15, 2018
Re: To start the Development Permit process

Moved by Councillor Piper
Seconded by Councillor Buckley

THAT staff be authorized to work on application 3060-20-DP05/18 for land legally described as: Lot B; Section 13; Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan BCP 27775.

**CARRIED
UNANIMOUSLY**
RC-2018-05-17

13.

BYLAWS

- (a) Report of the Planning Consultant – May 14, 2018
Re: Rezoning of Lot #34 located on Echo Avenue

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT Council give 1st and 2nd reading to the attached bylaw;

THAT Council authorize staff to refer the bylaw to the Advisory Planning Commission; and

THAT Council authorize staff to set up a public hearing.

**CARRIED
UNANIMOUSLY**
RC-2018-05-18

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 Reyerse

THAT the meeting be adjourned 8:07 p.m.

**CARRIED
UNANIMOUSLY**
RC-2018-05-19

Leo Facio
Mayor

Debra Key
Corporate Officer

6(iv)a



The Village of
Lions Bay

By mail

30 May 2018

The Hon. Carole James
Minister of Finance & Deputy Premier
Room 153
Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister:

New taxes in our community

I write per Council resolution, on behalf of the Village of Lions Bay.

1. We are still not certain whether Lions Bay as a member of MVRD is subject to the **speculation tax**¹: we have received verbal indication both ways. But we are already certain that in Lions Bay this tax would not achieve any increase in long-term rental stock. Our absentee owners who want to rent their properties out are already doing so; those who don't will either pay the tax, or sell. One wonders whether any tax is going to change such a fundamental driver. More importantly municipally, this tax conflicts with *our* plans for rental housing, for volunteer firefighters, newcomers, young families, and valued pioneers. Our new Zoning Bylaw, carefully honed to local conditions, restricts use of housing stock for short term rentals, formalizes secondary suites, provides for subdivision below minimum lot size, and allows carriage houses on qualifying lots. This tax interferes with our community's approach, encouraging people to participate rather than penalising them if they don't.

Lions Bay's average 2018 residential assessment is \$1,718,463. If Lions Bay is indeed subject to the speculation tax, such an average property owned by a typical US summer resident would pay the province \$8,592 for this tax in 2018 and \$34,369 in 2019. It can be argued that a tax is a fee for value received. A fee to change behaviour is a fine. This one is ludicrous, and makes Lions Bay (and all affected communities) undesirable to a wide range of bona fide buyers, who certainly hope for gain on their investment, but who are not pejorative speculators. In Lions Bay this tax may collapse the local market, and will have no effect on rental housing. More broadly, this tax may calm speculation briefly, but it will not reduce the money laundering that is presumably its driver (since

¹ Whereby vacant residential properties in select areas that are not rented out in increments of at least 30 days for at least 3 months (2019, 6 months), require payment of 0.5% on the property value, with a \$2,000 credit for BC residents (2019, 2% for foreign investors and satellite families, 1% for Canadian citizens and permanent residents not in BC, and the 0.5% for those in BC).

o(vi)o

those buyers are not sensitive to a few more cents on the dollar). If the tax prevails in Lions Bay, we respectfully request that it be transferred to us to run our municipality, for example to fund the staff housing we need.

2. The **surtax**² on properties over \$3 mil., which is not in fact a school tax, would impact 39 of our 572 taxable residential parcels in 2018, raising a further \$119,884 or 8.3 percent on Lions Bay's current total 2018 municipal property tax. Put another way, municipal property tax on the parcels in question is \$234,434, and the reason we're not arbitrarily squeezing another \$119,884 from them – even if we had the legislative power -- is because it would be patently unfair. You doubtless have heard from far and wide of house-rich but cash-poor homeowners, but it's worse than that. It's disingenuous to tell people they have the option to defer taxation to their estate. Whether the cash is paid now or later is irrelevant—this is an asset tax. It is capricious, divisive, inequitable and unprincipled. If government constitutionally believes that taxpayers should pay it regardless, we request that be transferred to us to run our own municipality, starting with a well-scoped \$30 mil. shortfall in past infrastructure investment.

On this topic, can we now be allowed to **indicate on future municipal tax bills** that the "school tax" line items no longer bears any relationship to school funding? Can we in fact label it what it is, a "Provincial Property Tax?"

3. I'll add our voice to the long-term widespread dislike of the **property transfer tax**, even before the latest increases³. This recurring cash grab is simply not worthy of a province that prides itself on equity and progressive thinking.
4. Finally, the **Employer Health Tax** will cost Lions Bay municipality an extra estimated \$10,264 in 2019, according to our understanding of the rules so far. I note the proposed double-dip for a few years, and also that since we already have little in the way of services to cut, we would fund it with a 0.7 percent tax increase, a textbook download. We respectfully request that municipalities be exempt.

CONCLUSION & ASKS

As measures to cool the housing market, the proposed fees seem to already be working at the high end of the market, perhaps all too well. As to polls showing "widespread support" to "improve housing affordability," I contend that respondents simply haven't understood that these are only asset taxes, and that while they will certainly raise revenue from the asset rich, they will have little impact on the affordable housing market. Making that impact is the job of local governments that understand their communities. Taking this money out of the community is not helping us do that.

We respectfully request that you review these changes for arbitrariness and unintended consequences, and if they stand, to pay monies raised to the municipalities producing them.

² 0.2% of assessed value on residential properties assessed over \$3 mil. plus 0.4% of the portion over \$4-mil.

³ Over and above the now 20% foreign buyer tax, a further tax of 5% of the transaction over \$3 mil., on top of the existing 3% from \$2 mil. to 3 mil., 2% between \$200,000 and \$2 mil, and 1% of the price under \$200,000.

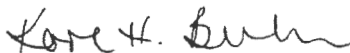
Further, may we suggest that a more effective approach to raising the revenue and having the desired long-term effect on housing in BC, is to fix the money laundering, untaxed foreign capital, and local securities fraud, that underlies it all?

PREVIOUS REQUESTS

To consolidate here Lions Bay's other recent representations to your Ministry, you may recall the deputation at the last UBCM from Metro's small underfunded municipalities, Lions Bay, Anmore, Belcarra and Bowen Island. You may also recall my view then of Lions Bay's fiscal reality as a slow death spiral. To slow the spiral, we ask for your help on some of the points we raised then:

- We asked that our taxpayers participate in the Rural & Northern Benefit, on the same grounds as current participants. If the rumour that has this programme ending is correct, our request is of course moot.
- We asked for an uplift to the Small Communities Grant to compensate for the added fiscal challenge we face simply by being located in the MVRD:
 - Inflated bids for too-small projects.
 - The need to pay metropolitan rates and allowances for staff, and more usually consultants, to secure the expertise that all municipalities need, independent of their size: purchasing, engineering, finance, HR, bylaw enforcement, public safety, planning, building inspection, legal and more.
- Ceding of a modicum of inbounds provincial land to provide a land bank patrimony, same as older municipalities received when *they* incorporated.

Sincerely,
THE VILLAGE OF LIONS BAY



Karl Buhr, Mayor

Copies by email to Lions Bay's MLA and MP, and to Councils of all MVRD, FVRD, CRD and NRD municipalities, and Kelowna and West Kelowna.



RECEIVED

MAY 29 2018

BY VILLAGE OF HARRISON HOT SPRINGS

CELEBRATING 20 YEARS
1998 - 2018



8(a)

May 15, 2018

Dear Regional District Chair and Board Members:

The 2018 Community Recognition Awards Call for Nominations is now open!

I invite your community to identify a recently completed civic building or structure with wood use (either architecturally or structurally), and submit your nomination for the 2018 Community Recognition Awards, to be presented at the UBCM in Whistler. The awards are presented annually to local governments that advocate for using wood in a local project, or through visionary initiatives that work toward building a community culture of wood. Wood use in public buildings brings pride to BC towns and cities, leaves a lasting legacy and celebrates BC's wood culture.

If you are thinking of a new project, there has never been a better time to take advantage of the many benefits wood has to offer.

Why wood? Wood is good!

Choosing wood for civic buildings is good for cultural, environmental, budgetary and health reasons. It's also a good choice for our economy, since forestry is a significant economic engine in BC, and directly or indirectly benefits us all. We are proud to say that BC is recognized as a global leader for wood innovation in building and design, with taller and larger wood buildings being built in centres all around the province, using technologically advanced wood products and building systems - made in BC.

It is also the best choice for the environment, as nothing can make a green building "greener" than optimizing the use of wood, which has a smaller carbon footprint than other building materials. Wood also benefits occupants in the indoor environment. Research has shown people thrive when working and learning in beautiful and high-quality spaces finished with natural materials like wood.

What's new in the world of wood? Consider the advantages and possibilities.

Wood WORKS! BC and the Canadian Wood Council are here to offer our technical expertise, training and education to help your local government realize a lower carbon footprint, competitive building costs, and comfortable, high-performance and effective spaces for your community. Please call me if you are ready to move forward with a new civic project. I can provide information on the professional technical services Wood WORKS! BC offers to your project teams, FREE of charge.

The Wood WORKS! BC Community Recognition Awards program is your opportunity to showcase your community and a wood project that has brought pride to your citizens.

Submit your nomination today! www.wood-works.ca/bc

Regards,

Lynn Embury-Williams
Executive Director
Wood WORKS! BC
1 877 929 9663 – ext. 1
Lembury-williams@wood-works.ca

FILE #	DATE	COUNCIL AGENDA					
1920-20	2018-05-30	CAO	INFRA	PW	OTHER	MAYOR	COUNCIL
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		DCA/CO					
		FO					
		ACCOUNTS					
		COMM SERV					
		ITEM	A	B	C		
DATE	June 4, 2018	INITIAL <input type="checkbox"/>					
ITEMS: A-REQ, ACTION;							
B - INFO - W/REP;							
C - INFO ONLY							

PS Please note that nominations are only open to local governments and their projects. Projects must have been completed within the last three years and built in whole or part with local government funds. Self-nominations are accepted and encouraged.

Deadline for nominations: Friday, August 24, 2018

About Wood *WORKS!* BC



WOOD SOLUTIONS
CONFERENCES



WOOD DESIGN
LUNCHEON CONFERENCES



IN-HOUSE SEMINARS



COMMUNITY RECOGNITION
AWARDS



WORKSHOPS



WOOD DESIGN AWARDS



TECHNICAL SUPPORT



WOOD BUILDING TOURS

Wood *WORKS!* is a national industry-led program of the Canadian Wood Council, with a goal to support innovation and provide leadership on the use of wood products and building systems. Through conferences, workshops, seminars and case studies, Wood *WORKS!* provides education, training and technical expertise to building and design professionals and local governments involved with commercial, institutional and industrial construction projects throughout BC. For 20 years, Wood *WORKS!* BC has facilitated practical, efficient, versatile and cost-effective building and design solutions through the use of wood – the most sustainable, natural and renewable building material on Earth.

Wood *WORKS!* BC has also worked extensively with municipalities on projects ranging from fire halls to arenas to recreation centres. Wood *WORKS!* BC is a recognized resource to help BC communities with the “build with wood” requirements on publicly-funded projects under the Wood First Act, and our expertise is available free of charge.

Wood *WORKS!* BC: Services to Local Governments

I. Free Technical Advice

- structural, fire, seismic, acoustic, envelope, architectural, building performance

II. Community Outreach

- local government liaison and wood design support
- provincial government consultation and collaboration
- industry association partnerships and consultation

III. Sourcing Wood Products and Building Systems

IV. Professional Development/Liaison

- Architectural Institute of BC, Association of Professional Engineers of BC, BC Housing, Licensing & Consumer Services (formerly Home Protection Office/HPO)

V. High Performance Building Support

- advancing low embodied and low operational carbon buildings in your community

2017 Community Recognition Award Winners



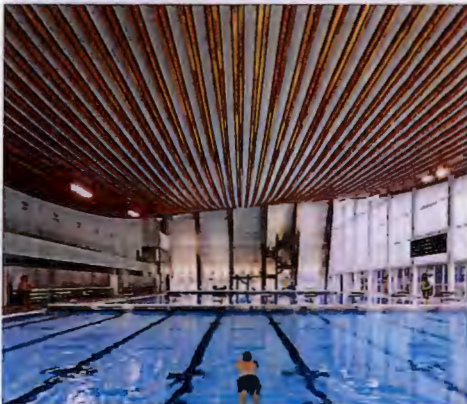
LMLGA -- Lower Mainland Local Government Association:
Metro Vancouver for the Kanaka Creek Watershed Stewardship Centre



LMLGA -- Lower Mainland Local Government Association:
District of North Vancouver for the Delbrook Community Recreation Centre



LMLGA -- Lower Mainland Local Government Association:
City of Richmond for the Alexandra District Energy Building



LMLGA -- Lower Mainland Local Government Association:
City of Surrey for the Grandview Heights Aquatic Centre



AKBLG -- Association of Kootenay Boundary Local Governments:
Village of Salmo for the 6th Street Pedestrian Covered Bridge



AVICC -- Association of Vancouver Island and Coastal Communities:
District of Saanich for the Central Saanich Fire Hall
 Courtesy: Johnston Davidson Architecture + Planning



NCLGA -- North Central Local Government Association:
City of Quesnel/Cariboo Regional District for the West Fraser Centre



SILGA -- Southern Interior Local Government Association:
District of Logan Lake for the Logan Lake Fire Hall
 Courtesy: Wood Design Awards in BC



SILGA -- Southern Interior Local Government Association:
Town of Osoyoos for the Osoyoos Fire Hall
 Courtesy: Wood Design Awards in BC

12(a)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** May 31, 2018

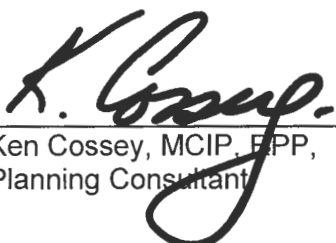
FROM: Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP02/18
(378 Esplanade Ave)

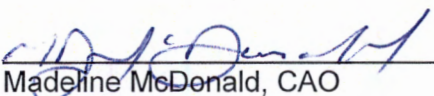
SUBJECT: To issue a Development Permit

ISSUE:
Seeking approval to issue a Development Permit.

BACKGROUND:
Application was received by the Village on February 9, 2018, before the adoption of the new Zoning Bylaw No. 1115 on May 7, 2018, the previous Zoning Bylaw No. 1020, 2012 regulations will apply. Under the previous zoning bylaw the parcel was zoned under C-2, Lake Shore Commercial. The parcel is approximately .58 Ha (1.45 AC) in size. The site is serviced and is located within the Lake Shore Development Permit area, as outlined in the Village's Official Community Plan. The Strata Corporation is looking to update and repair their retaining wall, restore the landscaping and perform other minor exterior replacements and renovations. In January 2016, a Development Permit (DP) was issued to the Strata Corporation for pervious renovation project. The DP requirements as outlined in existing DP01/16 and this DP have been merged into one permit, as outlined in section 6(b) of the attached permit. Upon a review of the Floodplain map, Schedule B of the Zoning Bylaw No. 1050, 2012, the strata site is also within the floodplain area and there is an associated floodplain covenant registered on title. Staff is of the opinion that all applicable conditions of the Lake Shore Development Permit area have been addressed. This application also exceeds the requirements of the Village's landscaping policy. The requested security is required in case there is any damage to the Village's sidewalks during the construction period.

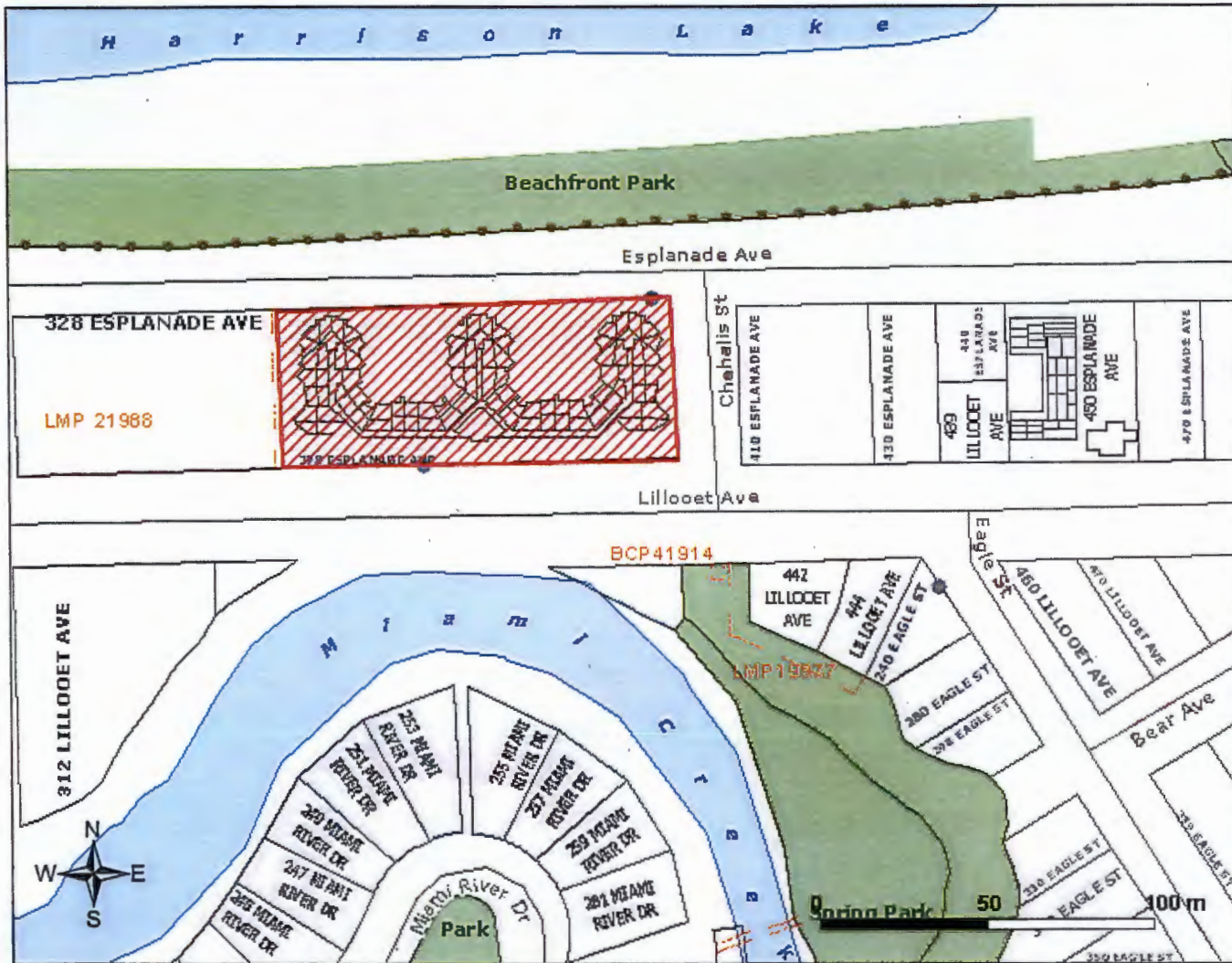
RECOMMENDATION:
1/. THAT Council issue development permit number DP02/18 for land legally described as: Strata Lots 1 through to and including 90, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Strata Plan LMS787, civic address as: 378 Esplanade Avenue.

Respectfully submitted:

Ken Cossey, MCIP, RPP,
Planning Consultant

REVIEWED BY and CONCURRENCE with the RECOMMENDATIONS:

Madeline McDonald, CAO

- Attachments (4)
- Location Map
 - Development Permit DP01/16
 - Landscape Plan
 - Site Survey Plan
 - Development Permit DP02/18

378 Esplanade Avenue



Legend

Fire Hydrants

- Standard
- Siamese
- Standpipe
- Storage Tank
- Storz
- Other
- Unknown

Right-of-ways Text

- Right-of-ways
- Dykes

Regional Districts

- Other Regional Districts
- Fraser Valley Regional District

Jurisdictions

- Fraser Valley Regional District
- + Railways

Roads

- Paved Roads
- Unpaved Roads
- Streams
- Waterbodies

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

Scale 1:2004

16 April 2018, 15:22

VILLAGE OF HARRISON HOT SPRINGS

DEVELOPMENT PERMIT NO. DP01-2016

1. This Development Permit No. 01-2016 is issued to:

Strata Plan LMS 787
378 Esplanade Avenue
Harrison Hot Springs, BC V0M 1K0

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

Parcel Identifier: 018-173-756

Strata Lot 1 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-764

Strata Lot 2 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-772

Strata Lot 3 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-781

Strata Lot 4 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-799

Strata Lot 5 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-802

Strata Lot 6 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-811

Strata Lot 7 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-829

Strata Lot 8 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-507

Strata Lot 32 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-515

Strata Lot 33 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-523

Strata Lot 34 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-531

Strata Lot 35 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-540

Strata Lot 36 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-558

Strata Lot 37 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-566

Strata Lot 38 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-574

Strata Lot 39 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-825

Strata Lot 64 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-833

Strata Lot 65 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-841

Strata Lot 66 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-850

Strata Lot 67 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-868

Strata Lot 68 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-876

Strata Lot 69 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-884

Strata Lot 70 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-837

Strata Lot 9 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-845

Strata Lot 10 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-853

Strata Lot 11 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-861

Strata Lot 12 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-870

Strata Lot 13 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-888

Strata Lot 14 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-896

Strata Lot 15 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-900

Strata Lot 16 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-196-582

Strata Lot 40 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-591

Strata Lot 41 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-604

Strata Lot 42 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-612

Strata Lot 43 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-621

Strata Lot 44 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-647

Strata Lot 46 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-655

Strata Lot 47 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-892

Strata Lot 71 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-906

Strata Lot 72 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-914

Strata Lot 73 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-922

Strata Lot 74 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-931

Strata Lot 75 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-949

Strata Lot 76 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-957

Strata Lot 77 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-918

Strata Lot 17 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-926

Strata Lot 18 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-934

Strata Lot 19 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-942

Strata Lot 20 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-951

Strata Lot 21 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-969

Strata Lot 22 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-977

Strata Lot 23 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-985

Strata Lot 24 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-663

Strata Lot 48 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-671

Strata Lot 49 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-680

Strata Lot 50 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-698

Strata Lot 51 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-701

Strata Lot 52 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-639

Strata Lot 45 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-710

Strata Lot 53 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-728

Strata Lot 54 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-736

Strata Lot 55 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-744

Strata Lot 56 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-965

Strata Lot 78 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-973

Strata Lot 79 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-981

Strata Lot 80 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-990

Strata Lot 81 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-007

Strata Lot 82 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-015

Strata Lot 83 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-023

Strata Lot 84 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-993

Strata Lot 25 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-001

Strata Lot 26 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-019

Strata Lot 27 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-027

Strata Lot 28 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-035

Strata Lot 29 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-043

Strata Lot 30 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-051

Strata Lot 31 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-752

Strata Lot 57 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-761

Strata Lot 58 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-779

Strata Lot 59 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-787

Strata Lot 60 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-795

Strata Lot 61 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-809

Strata Lot 62 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-817

Strata Lot 63 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-831

Strata Lot 85 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-040

Strata Lot 86 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-058

Strata Lot 87 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-066

Strata Lot 88 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-074

Strata Lot 89 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-082

Strata Lot 90 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1


(the "Lands")

Civic Address: 378 Esplanade Avenue, Harrison Hot Springs BC

2. This Development Permit ("DP") is issued pursuant to the *Local Government Act* and the applicable bylaws of the Village and is issued subject to compliance with all of the bylaws of the Village, except as specifically varied or supplemented by this Permit.
3. The following DP terms and conditions shall apply to the Lands:
 - 3.1 That exterior changes be consistent with Schedule A attached hereto.
4. This Permit does not constitute subdivision approval or a Building Permit and does not entitle the Permittee to undertake any work without the necessary approvals or permits. Site work must be in compliance with the above noted site plan.
5. The Permittee shall save harmless and effectually indemnify the Village from and against:
 - a. any and all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whosoever brought by reason of or in any way arising out of or related to the construction, installation, maintenance or repair of the DP Measures, including, without limitation, any and all claims for injurious affection, whether such claims arise at law or under any statute, including, without limitation, the Expropriation Act, R.S.B.C. 1996, and any amendments, rules or regulations thereto, or otherwise whatsoever;
 - b. any and all expenses and costs which may be incurred by reason of or in any way arising out of or related to the construction, installation, maintenance or repair of the DP Measures resulting in damage to any property owned in whole or in part by the Village or which the Village by duty or custom is obliged, directly or indirectly, in any way or to any degree, to construct, install, maintain or repair;
 - c. any and all expenses and costs which may be incurred by reason of liens for non-payment of labour materials, workers' compensation, unemployment insurance, Federal or Provincial tax, check-off or encroachments owing to mistakes in survey;
6. If works defined in this Permit are not substantially commenced within two years of the date of issuance of this Permit, this Permit expires.

7. AUTHORIZING RESOLUTION PASSED by Village of Harrison Hot Springs Council on January 18, 2016.

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



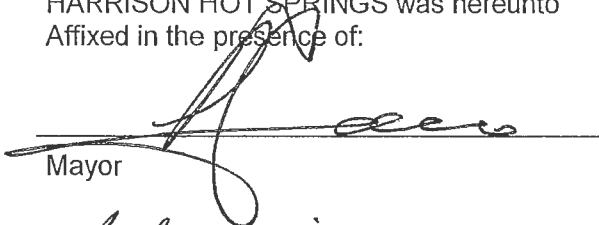
STRATA PLAN LMS 787
(RICHARD ADMIRAAL, PRESIDENT)



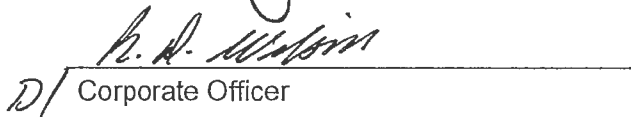
STRATA PLAN LMS 787
(ROBERT PERRY, VICE-PRESIDENT)

THIS PERMIT IS ISSUED this 18th day of JANUARY, 2016.

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



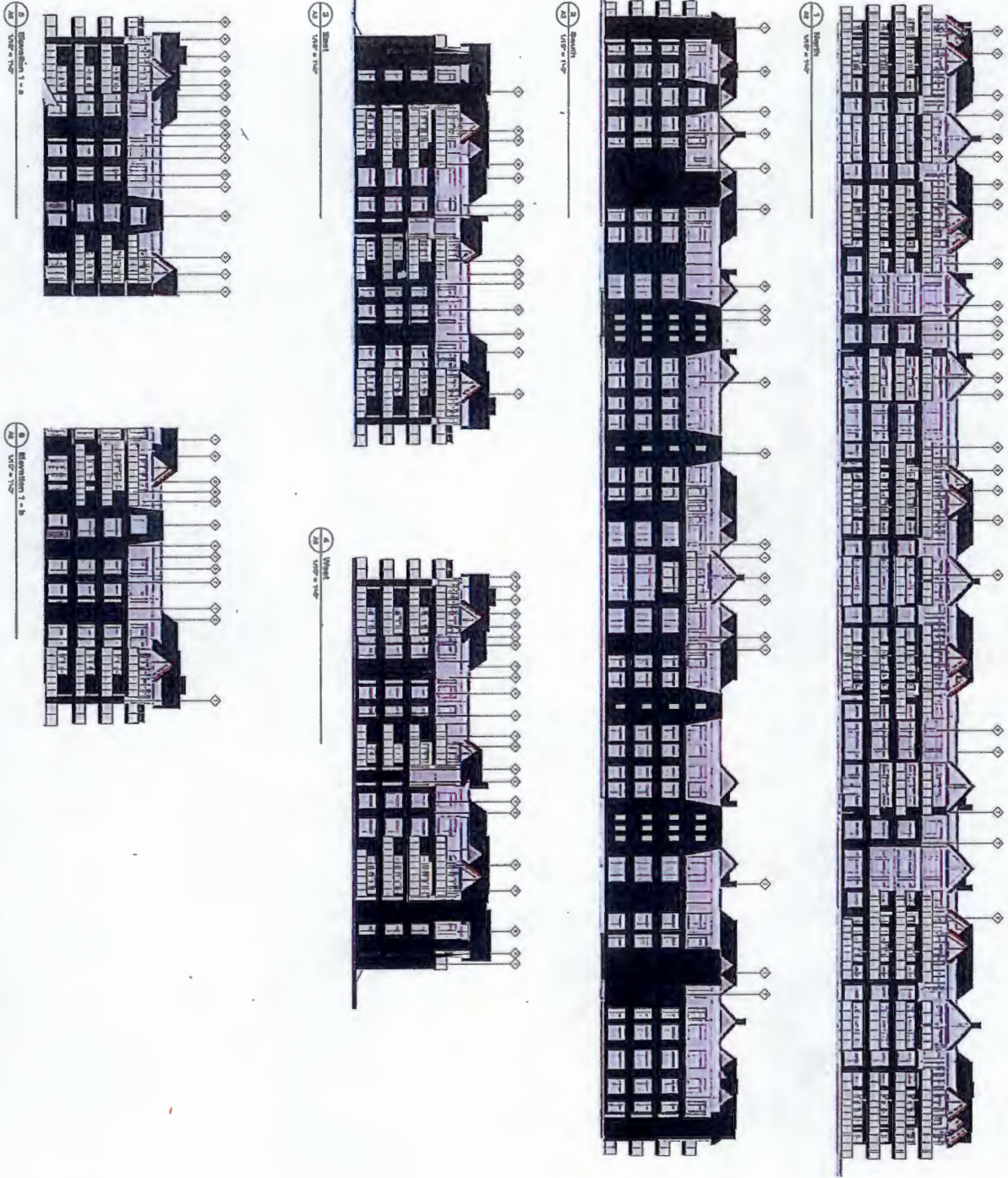
Mayor)



D/ Corporate Officer)

Attachments:
Schedule A

Schedule A



- FINISH SCHEDULE**
1. Painted Interior Trim by Jaland
 2. Solid Painted Exterior Cladding at Slaters
 3. Solid Painted Exterior Cladding at Slaters
 4. Solid Painted Exterior Cladding at Slaters
 5. Solid Painted Exterior Cladding at Slaters
 6. Solid Painted Exterior Cladding at Slaters
 7. Solid Painted Exterior Cladding at Slaters
 8. Solid Painted Exterior Cladding at Slaters
 9. Solid Painted Exterior Cladding at Slaters

CRAVEN | IIUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE

5355 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: (604) 793-9445



JOB NO.	Project Number
SCALE	1/8" = 1'-0"
DATE	Issue Date
<small>THIS DRAWING IS THE PROPERTY OF CRAVEN IIUSTON POWERS ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAVEN IIUSTON POWERS ARCHITECTS.</small>	

DRAWING NAME	Elevations	
REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING NAME

LAGUNA BEACH CONDOMINIUM

Enter address here







TRANSFORMATIONS

LANDSCAPING

Laguna Beach Resort **378 Esplanade St. Harrison Hot Springs**

Schedule A Tender

Company Background:

Transformations Landscaping specializes in complete property design, and restoration. Founded in 2007, Transformations' has designed, planned and executed complex projects throughout the Lower Mainland and Central Interior of British Columbia.

Transformation's has built a reputation for delivering professional property designs that are cost effective, sustainable and visually pleasing. We approach every Project with a business owner's long-term vision in mind. This allows Transformations to provide landscaping solutions that will mature over time, with minimal maintenance.



TRANSFORMATIONS

LANDSCAPING

Landscape Proposal:

Transformations Landscaping has looked over the landscape for Laguna Beach Resort. Working with wholesalers of the lower mainland we were able to come up with a cost effective budget. All products were selected for the short and long term success of the properties landscape.

Transformations Landscaping installs with attention to detail and precision of certified landscape installers.

Tender Prices: \$756,250.00

NOTES:

- Basalite – Valley stone wall system. This will allow us to keep same footprint of existing front wall.(vertical wall system)



TRANSFORMATIONS

LANDSCAPING

- Aluminum Railing provided for new stair systems, perimeter ground floor patios with drop off, courtyard railing, railing and gate around outdoor amenity area, 6 privacy screen dividers. Engineering fees included
- Demolition of current landscape
- Woodwork for 2 entrances from Esplanade Ave. Timber to be 6*6 construction, 1*2 and 1*4 privacy slats. Dumpster privacy screens to be only 2 cedar, painted panels. (no arbor above)
- Eco paving for existing concrete patios(eco rubber)
- Site safety and maintenance
- Automated irrigation system for property(Backflow test and install included)
- Side mount Lighting by stairs and new bollards for lake side
- All soils, plantings and grass installed(8inch new for planting areas – mulch at 3 inches)utilize existing material on site where applicable
- Paver patios, for patios removed due to excavation for retaining walls, as per drawing (3 total on Esplanade st.)

****Not included/subject too****

- Final review of site, to clarify scope of work with PMG and Laguna beach representative
- Engineering visits or specifications
- Wall specifications from engineer
- Contaminated soil removal



TRANSFORMATIONS

LANDSCAPING

Official Contact:

Jeff Babcock : 1 604 316 7792

WCB – C127175381

Insurance with Hub International – Marion Wickstrom

4 Comparable Projects:

Ameera Place : Ice Developments - Sonny - 1 604 807 7772

Vedder Landing : Genica Developments – Larry Les – 1 604 858 2842

Aspen Woods : Mark Steele – 1 604 813-8825

Enn Chilliwack : Rod Budgell – 1 604 316 5284

*A final contract will be written and signed by the client and Transformations Landscaping upon starting.



TRANSFORMATIONS

L A N D S C A P I N G

Best Regards,

Jeff Babcock

Transformations Landscaping

8901 Walters St

Chilliwack, B.C

V2P 6X9

Tel: 1-(604)-316-7792

Email: jeff@transformationslandscaping.com

REPORT ON THE PROGRESS OF THE WORK

The work has been carried out in accordance with the programme of work approved by the Council at its meeting on 15th June 1961. The main areas of activity have been the study of the physical properties of the system, the development of a theoretical model, and the construction of a computer program to calculate the results of the model. The results of the calculations are presented in the following sections.

The first section describes the experimental results obtained from the study of the physical properties of the system. The results show that the system exhibits a phase transition at a critical temperature of approximately 100 K. The transition is characterized by a change in the specific heat and the magnetic susceptibility. The critical temperature is found to be independent of the concentration of the system, which is a characteristic feature of a second-order phase transition.

The second section describes the development of a theoretical model for the system. The model is based on the assumption that the system consists of a lattice of spins, each of which can be in one of two states, up or down. The spins are coupled to their nearest neighbors, and the energy of the system is given by the sum of the energies of the individual spins and the energy of the interactions between the spins. The model is solved by the method of the renormalization group, which allows us to calculate the critical temperature and the other properties of the system.

The third section describes the construction of a computer program to calculate the results of the model. The program is written in Fortran and runs on a CDC 6600 computer. It calculates the specific heat, the magnetic susceptibility, and the other properties of the system as a function of temperature and concentration. The results of the calculations are compared with the experimental results and are found to be in good agreement.

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
2	18 FEB 07	ISSUED FOR DP AMENDMENT	BA
1	17 OCT 18	ISSUED FOR TENDER	BA

CLIENT:

PROJECT:

LAGUNA BEACH RENOVATION

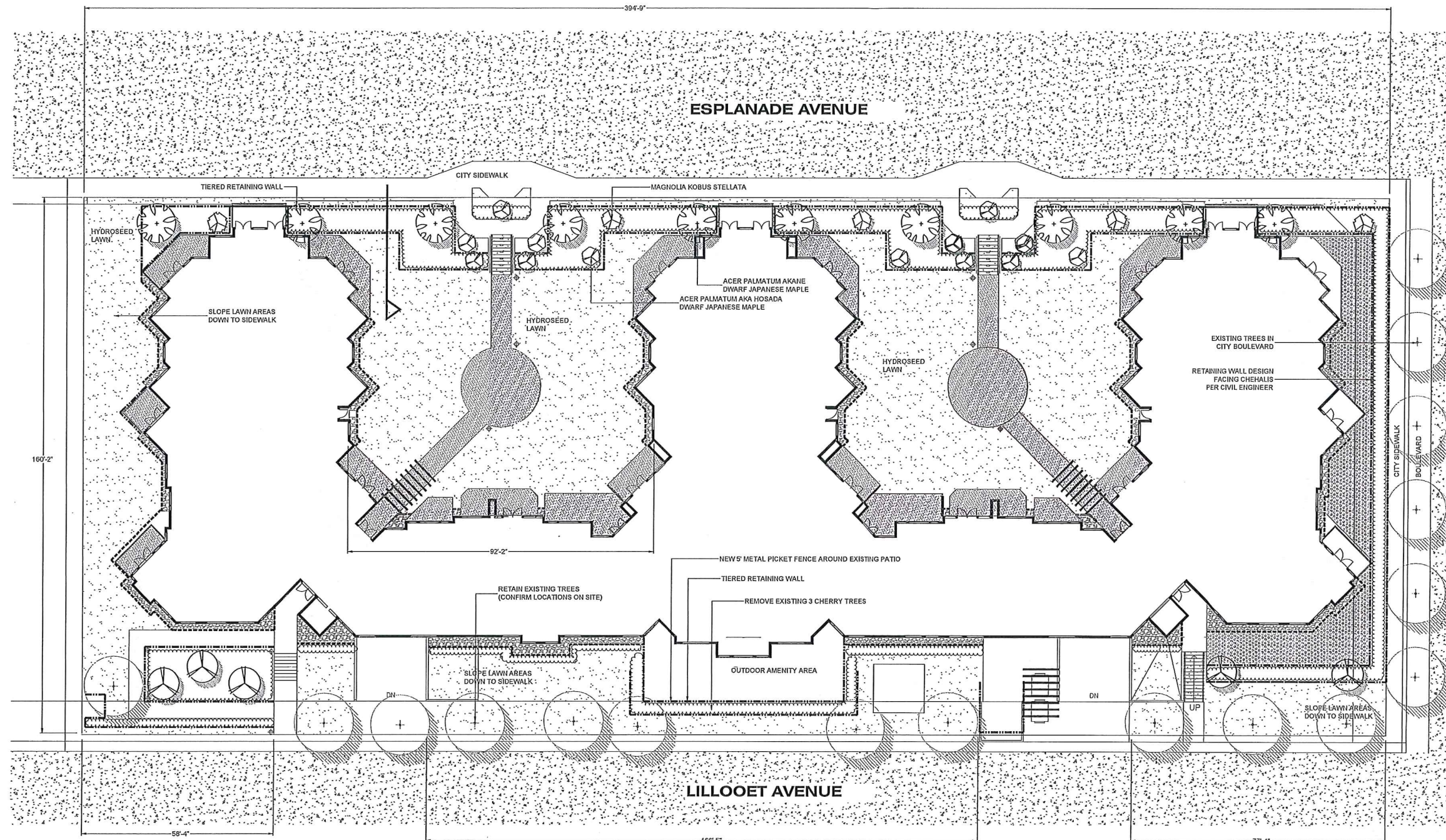
378 ESPLANADE ST.
HARRISON HOT SPRINGS

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 17.OCT.18 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: BA
DESIGN: BA
CHKD: OF 7

L1



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
15	15	ACER PALMATUM AKA HOSADA	DWARF JAPANESE MAPLE (2.5M HT MATURE SIZE)	2.25M HT
10	10	ACER PALMATUM AKA HOSADA	DWARF JAPANESE MAPLE (3M MATURE HT)	2.5M HT; B&B
5	5	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; B&B
5	5	MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA (WHITE)	2.5M HT; B&B
SHRUB				
B1	80	BERBERIS THUNBERGII 'PYGRUZAM'	RED DWARF BARBERRY	#3 POT; 40CM
Z	662	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT; 25CM
S	72	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#3 POT; 60CM
Y	24	TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	1.0M B&B
X	49	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B&B
GRASS				
H	209	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
I	20	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIAL				
A	469	ASTILBE x ARENDII 'GLADSTONE'	FALSE SPIREA; WHITE	15CM POT
L	149	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
GC				
E	92	EUONYMUS JAPONICA 'EMERALD 'N GOLD'	EUONYMUS; GOLD VARIEGATED	#1 POT; 25CM

PMG PROJECT NUMBER: 9x-xxx

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

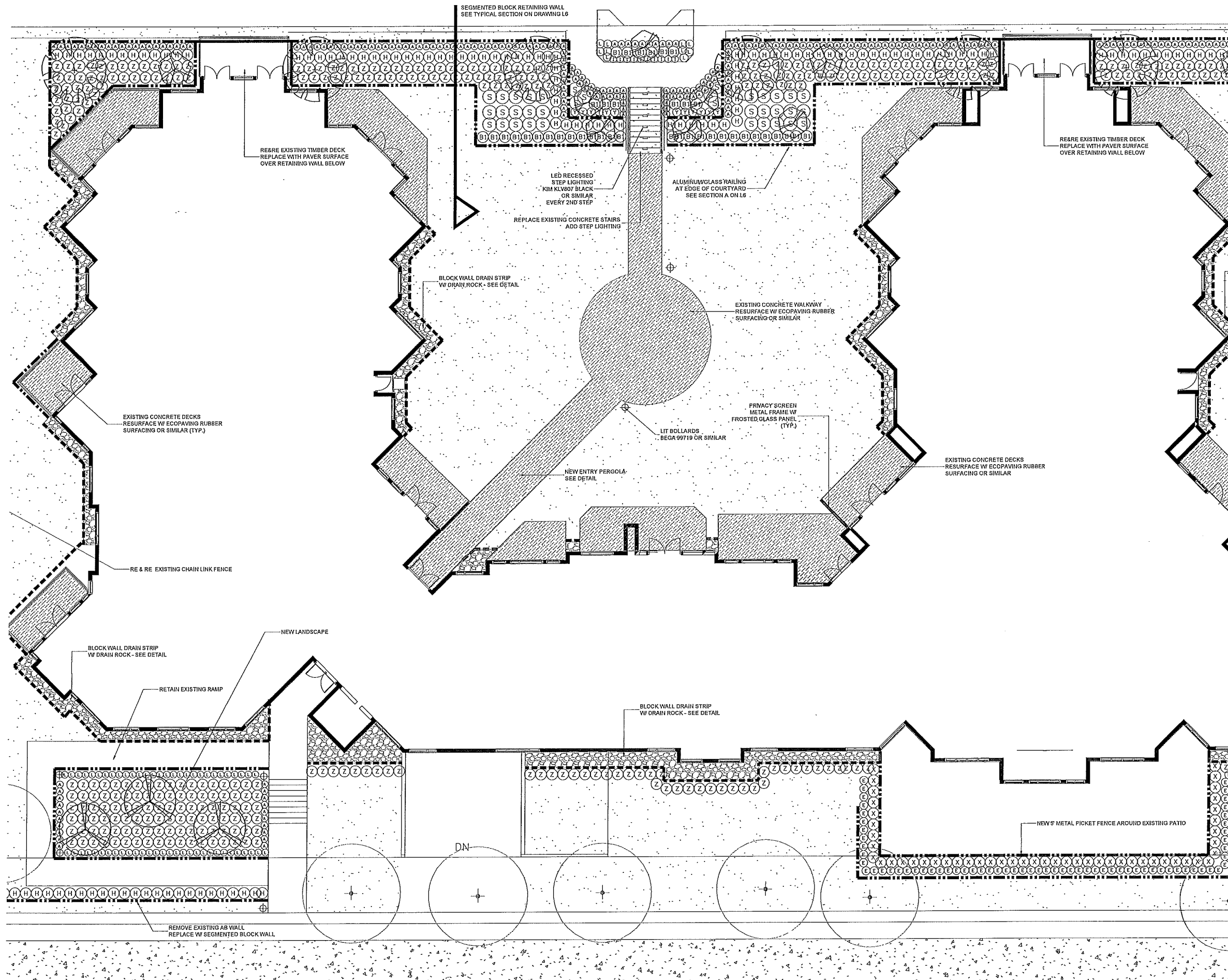


CONCRETE STAIRS W/ RECESSED STEP LIGHTS



PATHWAY BOLLARD

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
2	18.FEB.07	ISSUED FOR DP AMENDMENT	BA
1	17.OCT.18	ISSUED FOR TENDER	BA

CLIENT:

PROJECT:

**LAGUNA BEACH
RENOVATION**

378 ESPLANADE ST.
HARRISON HOT SPRINGS

DRAWING TITLE:

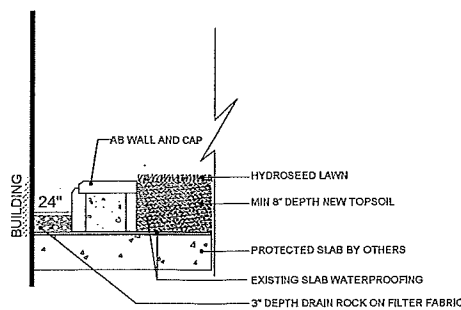
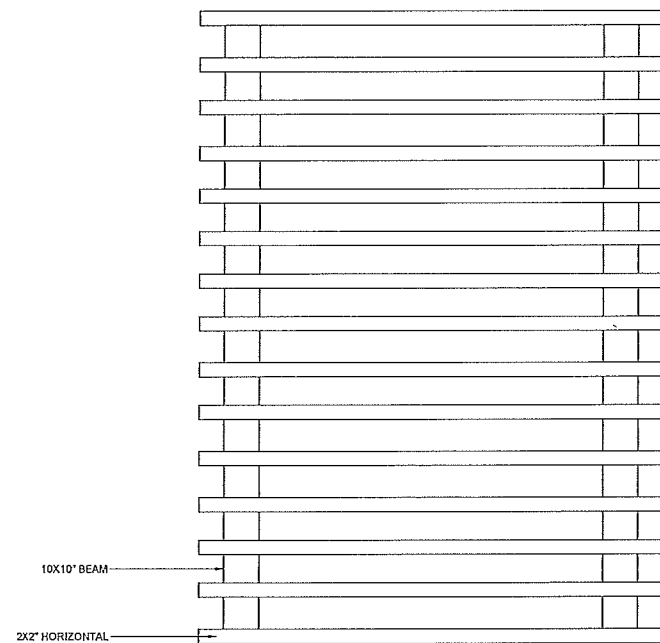
**LANDSCAPE
SHRUB PLAN**

DATE: 17.JUN.09 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: BA
DESIGN: BA
CHKD:

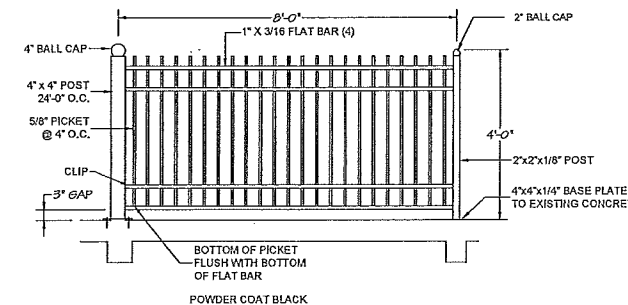
L2

OF 7

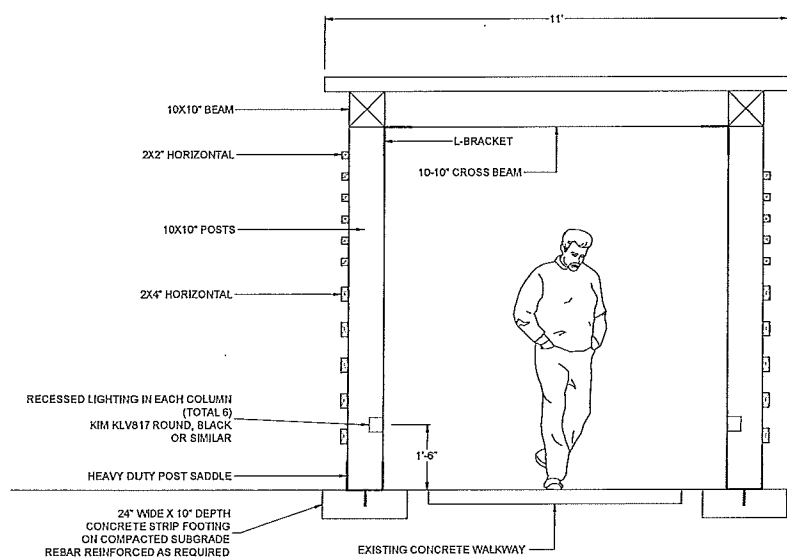
SEAL:



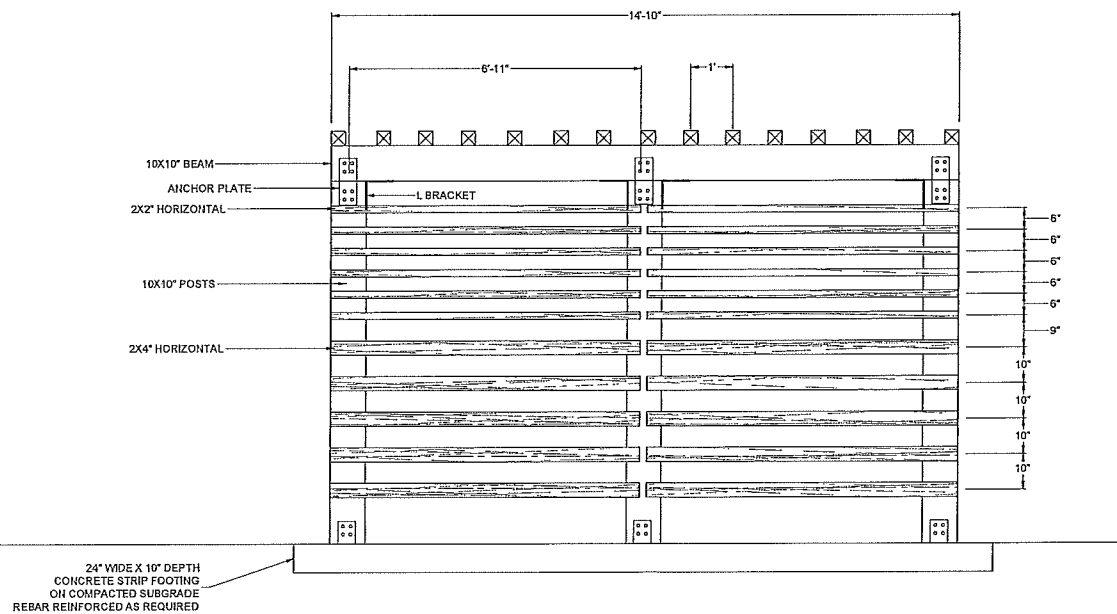
2 DRAIN STRIP AT BUILDING EDGE
3/4" = 1'-0"



3 4' HT. METAL PICKET FENCE AROUND AMENITY PATIO
1/2" = 1'-0"



- NOTES:
1. ALL WOOD HIGH GRADE CEDAR
 2. ALL FASTENERS HOTDIPPED GALVANIZED
 3. WOOD FINISH - NATURAL WOOD CEDAR STAIN, CONFIRMED BY CLIENT



1 PERGOLA OVER COURTYARD BUILDING ENTRY
1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
2	16.FEB.07	ISSUED FOR DP AMENDMENT	BA
1	17.OCT.16	ISSUED FOR TENDER	BA

CLIENT:

PROJECT:

**LAGUNA BEACH
RENOVATION**

378 ESPLANADE ST.
HARRISON HOT SPRINGS

DRAWING TITLE:

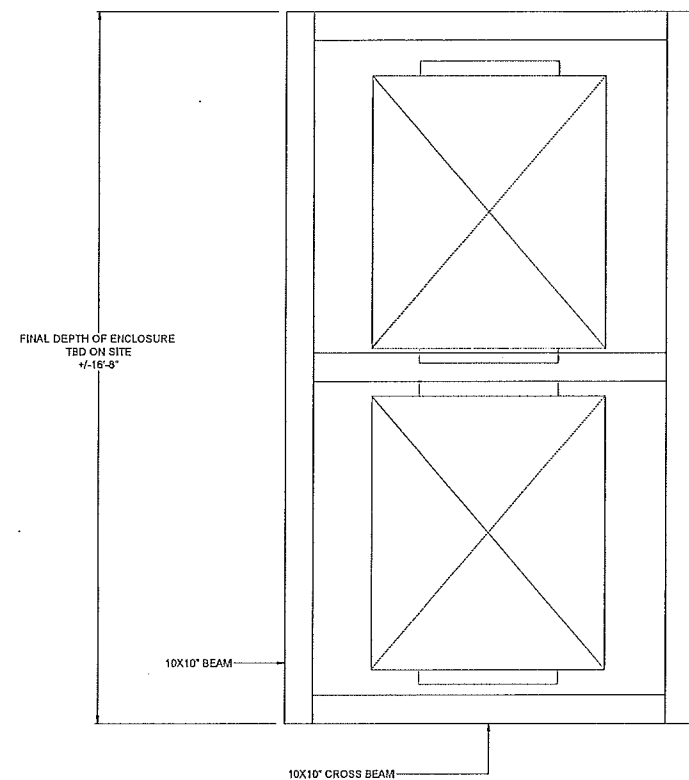
**LANDSCAPE
DETAILS**

DATE: 17.JUN.09 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: BA
DESIGN: BA
CHKD:

L4

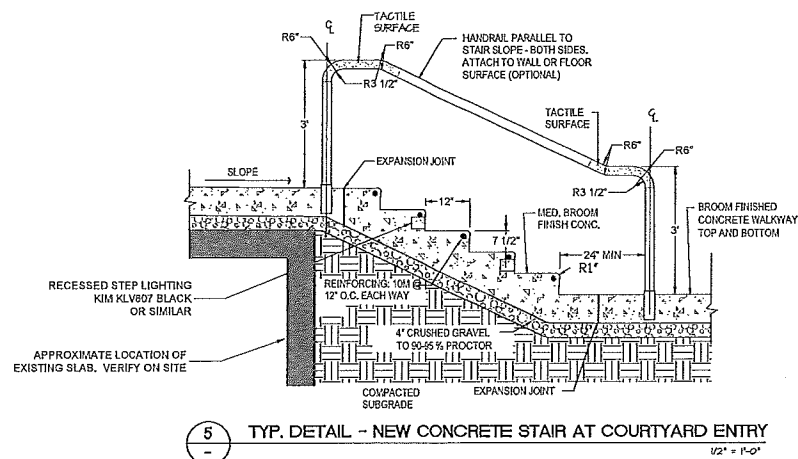
OF 7

SEAL:

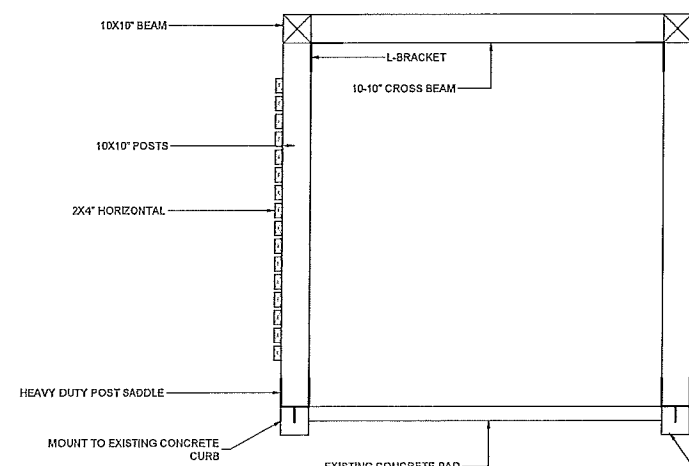


NUMBER OF RISERS REQUIRED TO BE CONFIRMED ON SITE

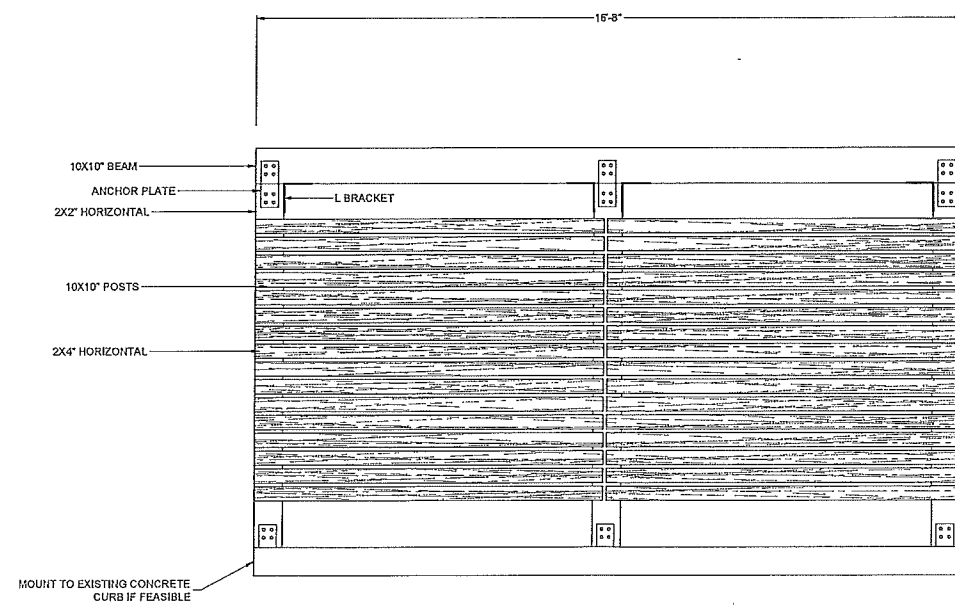
- NOTES:**
- HANDRAILS: BENT STEEL TUBING (GALVANIZED) -
 * WELD ALL JOINTS
 * PREFINISH W/ 2 COATS OF POWDERCOATING, COLOUR DARK GREEN
 * MOUNTING: CORE DRILL CONCRETE TO SNUGLY FIT RAILINGS AND GROUT PREFINISHED HANDRAILS IN PLACE W/ CLEAR EXTERIOR GRADE SEALER.
 * PROVIDE TACTILE SURFACE AT TOP & BOTTOM OF RAILING AS INDICATED.
 - BUILD STAIRS & HANDRAILS TO MEET BUILDING CODE.



5 TYP. DETAIL - NEW CONCRETE STAIR AT COURTYARD ENTRY
1/2" = 1'-0"



- NOTES:**
- ALL WOOD HIGH GRADE CEDAR
 - ALL FASTENERS HOTDIPPED GALVANIZED
 - WOOD FINISH - NATURAL WOOD CEDAR STAIN, CONFIRMED BY CLIENT



4 GARBAGE ENCLOSURE
1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
2	18 FEB. 07	ISSUED FOR DP ADVERTISEMENT	BA
1	17 OCT. 18	ISSUED FOR TENDER	BA

CLIENT:

PROJECT:

LAGUNA BEACH RENOVATION

378 ESPLANADE ST.
HARRISON HOT SPRINGS

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 17 JUN. 09 DRAWING NUMBER:
 SCALE: AS SHOWN
 DRAWN: BA
 DESIGN: BA
 CHKD: OF 7

L5

SITE PLAN OF SELECTED TOPOGRAPHIC FEATURES

OF: STRATA DEVELOPMENT PLAN LMS787 BK.3 FR. SEC.13 TP.4 R.29 NWD

SCALE 1 : 500



ALL DISTANCES ARE IN METRES DERIVED FROM THE ABOVE PLAN AND FROM A SITE SURVEY.

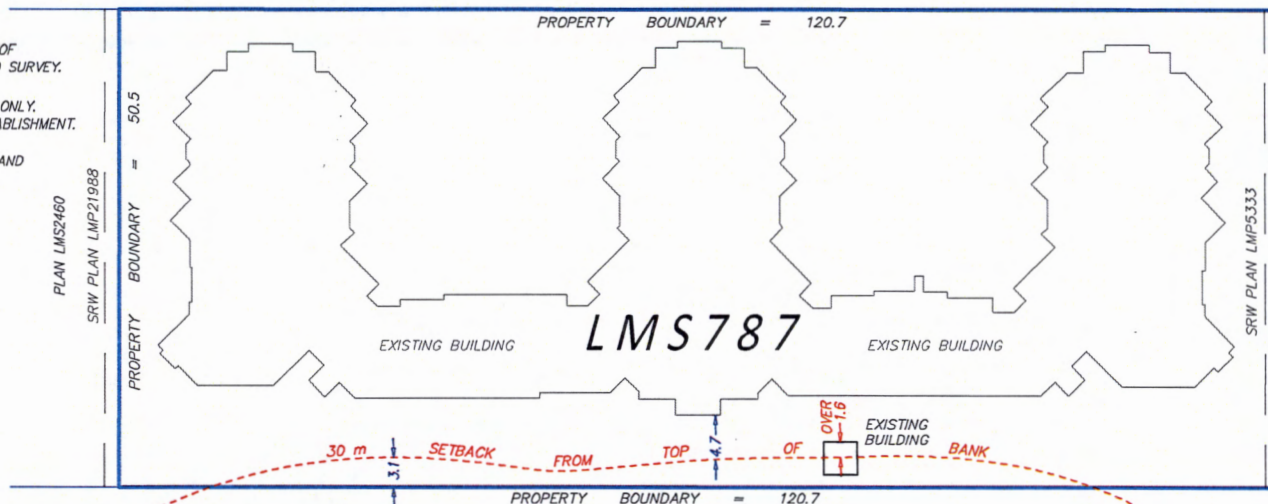
CLIENT: STRATA CORPORATION
 CMC ADDRESS: 378 ESPLANADE AVENUE
 HARRISON HOT SPRINGS, B.C.

HARRISON LAKE

ESPLANADE AVENUE

NOTES:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF ACCORDING TO LAND TITLE RECORDS AND A FIELD SURVEY.
2. THIS PLAN IS PREPARED FOR DESIGN PURPOSES ONLY. IT IS NOT BE USED FOR PROPERTY LINE RE-ESTABLISHMENT.
3. STRATA BUILDING WAS PLOTTED FROM EXISTING LAND TITLE RECORDS.

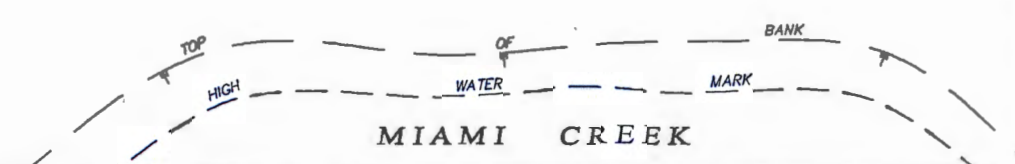


LILLOOET AVENUE

DATED THIS 03RD DAY OF APRIL, 2018

RANDY ARNOLD, BCLS
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.

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ARNOLD & ASSOCIATES
 B.C. LAND SURVEYORS
 29448 SUNVALLEY CR. ABBOTSFORD BC V4X 1J2
 PHONES: 604-856-0511
 604-316-8449
 EMAIL: afterreset@yahoo.ca
 FILE : 18380_1

Village of Harrison Hot Springs
DEVELOPMENT PERMIT NO. DP02/18

ISSUED this ___ day of _____, 2018

FILE No: 3060-20-DP02/18
FOLIO No: Various

TO: **Strata Corporation LMS 787**
(through their authorized agent listed below) (the "Permittee")

ADDRESS: **Brian Atkinson**
Unit 12 – 9229 University Crescent
Burnaby BC V5A 4Z2

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs zoning requirements.
2. This Development Permit applies to and only to those parcels of land(s) within the Village of Harrison Hot Springs legally described below:

Parcel Identifier: 018-173-756

Strata Lot 1 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminister District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-764

Strata Lot 2 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminister District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-772

Strata Lot 3 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminister District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-781

Strata Lot 4 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-799

Strata Lot 5 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-802

Strata Lot 6 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-811

Strata Lot 7 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-829

Strata Lot 8 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-507

Strata Lot 32 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-515

Strata Lot 33 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-523

Strata Lot 34 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-531

Strata Lot 35 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-540

Strata Lot 36 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-558

Strata Lot 37 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-566

Strata Lot 38 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-574

Strata Lot 39 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-825

Strata Lot 64 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-833

Strata Lot 65 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-841

Strata Lot 66 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-850

Strata Lot 67 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-868

Strata Lot 68 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-876

Strata Lot 69 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-884

Strata Lot 70 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-837

Strata Lot 9 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-845

Strata Lot 10 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-853

Strata Lot 11 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-861

Strata Lot 12 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-870

Strata Lot 13 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-888

Strata Lot 14 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-896

Strata Lot 15 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-900

Strata Lot 15 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-196-582

Strata Lot 40 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-591

Strata Lot 41 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-604

Strata Lot 42 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-612

Strata Lot 43 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-621

Strata Lot 44 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-647

Strata Lot 46 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-655

Strata Lot 47 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-892

Strata Lot 71 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-906

Strata Lot 72 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-914

Strata Lot 73 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-922

Strata Lot 74 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-931

Strata Lot 75 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-949

Strata Lot 76 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-957

Strata Lot 77 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-918

Strata Lot 17 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-926

Strata Lot 18 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-934

Strata Lot 19 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-942

Strata Lot 20 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-951

Strata Lot 21 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-969

Strata Lot 22 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-977

Strata Lot 23 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-985

Strata Lot 24 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-663

Strata Lot 48 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-671

Strata Lot 49 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-680

Strata Lot 50 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-698

Strata Lot 51 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-701

Strata Lot 52 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-639

Strata Lot 45 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-710

Strata Lot 53 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-728

Strata Lot 54 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-736

Strata Lot 55 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-744

Strata Lot 56 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-965

Strata Lot 78 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-973

Strata Lot 79 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-981

Strata Lot 80 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-990

Strata Lot 81 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-007

Strata Lot 82 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-015

Strata Lot 83 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-023

Strata Lot 84 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-173-993

Strata Lot 25 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-001

Strata Lot 26 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-019

Strata Lot 27 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-027

Strata Lot 28 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-035

Strata Lot 29 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-043

Strata Lot 30 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-174-051

Strata Lot 31 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-752

Strata Lot 57 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-761

Strata Lot 58 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-779

Strata Lot 59 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-787

Strata Lot 60 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-795

Strata Lot 61 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-809

Strata Lot 62 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-197-817

Strata Lot 63 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-831

Strata Lot 85 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-040

Strata Lot 86 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-058

Strata Lot 87 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-066

Strata Lot 88 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-074

Strata Lot 89 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

Parcel Identifier: 018-198-082

Strata Lot 90 Section 13 Township 4 Range 29 West of the 6th Meridian New Westminster District Strata Plan LMS787 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1

(the "Lands")

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

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

for the upgrade of the common area of the Lands.

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

(a) an Irrevocable Letter of Credit in the amount of \$35,000.00

(b) none required

6. THE FOLLOWING CONDITIONS APPLY TO THE DEVELOPMENT OF THE LANDS OR APPLY TO THE USE OF THE LANDS:
 - (a) There must be no development located within the Miami River Development Permit Area, as outlined in red on a survey plan provided by Randy Arnold, dated April 3, 2018, and this area must be fenced off prior to the landscaping project commencing,
 - (b) The exterior changes must be consistent with the requirements as outlined in DP01-2016, and
 - (c) The landscaping project must follow the requirement as outlined in the Landscape Plan, sheets L1 through to and including L7 dated October 18, 2017 prepared by PMG Landscape Architects.

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/. The site survey plan provided by Randy Arnold BCLS, dated April 3, 2018,
 - b/. The Village of Harrison Hot Springs DP01/16, issued January 18, 2016, and
 - c/. Landscape Plan, sheets L1 through to and including L7 dated October 18, 2017 prepared by PMG Landscape Architects.

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 ___, 2020 unless the development is substantially started.

RESOLUTION PASSED BY COUNCIL, THIS ___ day of ___, 2018

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.

Brian Atkinson (signature)

Print Name

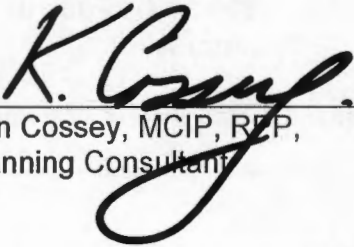
Corporate Officer

(d)61

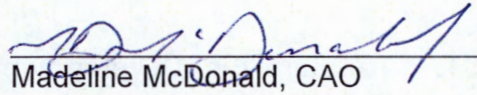
- 2/. That Council waive the Lake Shore Development Permit requirements for this application.

Respectfully submitted;

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



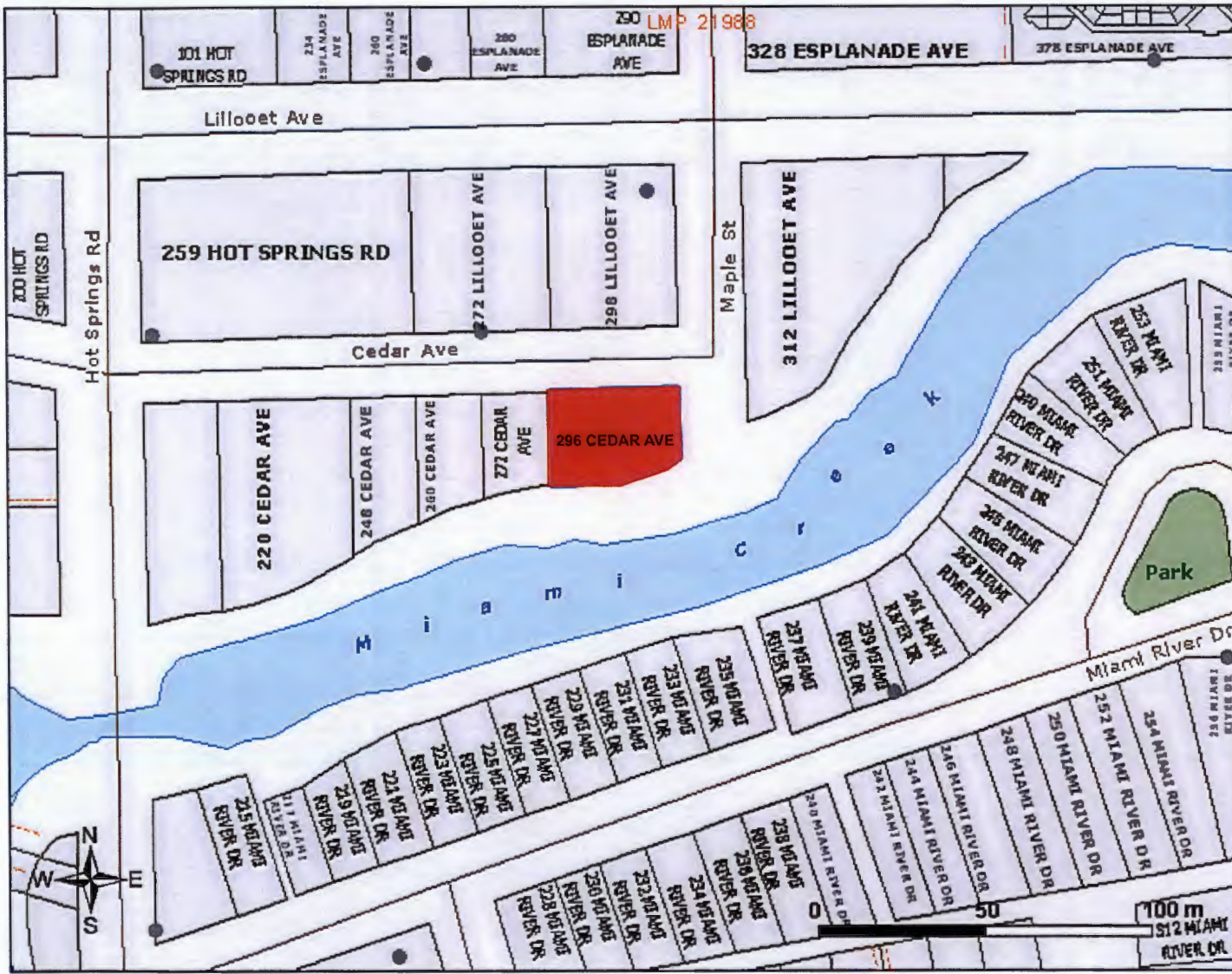
Ken Cossey, MCIP, RFP,
Planning Consultant



Madeline McDonald, CAO

Attachments (1) Location Map

296 Cedar Avenue



Legend

- Fire Hydrants**
 - Standard
 - Siamese
 - Standpipe
 - Storage Tank
 - Storz
 - Other
 - Unknown
- Right-of-ways Text**
- Right-of-ways
- Dykes
- Regional Districts**
 - Other Regional Districts
 - Fraser Valley Regional District
- Jurisdictions**
 - Fraser Valley Regional District
- Railways
- Roads**
 - Paved Roads
 - Unpaved Roads
- Streams
- Waterbodies

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

Scale 1:2012
31 May 2018, 15:24

12(c)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** June 1, 2018

FROM: Debra Key, Deputy Chief Administrative Officer/CO **FILE:** 0340-50

SUBJECT: New Public Notice Communication Policy 1.29

ISSUE: To adopt a new policy for public notice communication

BACKGROUND:

With the upcoming installation of the new Electronic Sign structure at the Village Office, it is necessary to include the establishment and management for communication use that will be broadcast through the new electronic signage. It is recommended that this be incorporated with the bulletin board use. Staff is recommending that a new policy be created that includes public notice bulletin boards and the electronic sign.

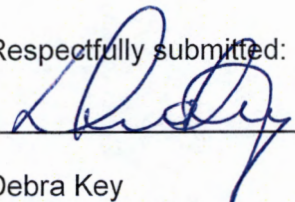
Social media and Village website each have their own stand alone policies.

Accordingly, the new Public Notice Communication policy is attached for Council's consideration.

RECOMMENDATION:

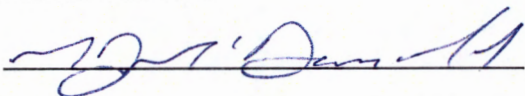
THAT Bulletin Board Policy No. 1.06 be rescinded and the Public Notice Communication Policy No. 1.29 be adopted.

Respectfully submitted:



Debra Key
Deputy Chief Administrative Officer/
Corporate Officer

REVIEWED BY:



Madeline McDonald
Chief Administrative Officer

(5)61

THE STATE OF TEXAS, COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____

known to me to be the person whose name is subscribed to the foregoing instrument,

and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires this _____ day of _____, 20____.

Notary Public in and for the State of Texas



**VILLAGE OF
HARRISON HOT SPRINGS
POLICY**

COUNCIL	POLICY NO. 1.29
PUBLIC NOTICE COMMUNICATION	DATE ADOPTED: AMENDMENT:

PURPOSE

The purpose of this policy is to establish the use and process of the Village’s public notice and electronic message boards as communication tools.

POLICY

1. The communication devices are used to announce Council and community related events only.
2. The following are approved uses:
 - a. Posting of council, committee and commission agendas, meetings, public hearings and other legislative notices;
 - b. Council sponsored or approved community events and function notices;
 - c. Tourism Harrison, Chamber of Commerce, local community social groups, Harrison Festival of the Arts and Agassiz-Harrison Arts Council event notices;
 - d. The communication devices will not be used to advertise private, political, advocacy individuals or groups, lobbying or campaign organizations or controversial events;
 - e. Priority will be given for emergency and protective service messages and Village communication;
 - f. Approval of notices will be at the discretion of the Village and are all subject to space availability;
 - g. The Village reserves the right to refuse any notice; and
 - h. Village staff will be responsible for the placement and removal of any material and communication messaging.

