



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**Date:** Monday, July 9, 2018  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, 495 Hot Springs Road  
 Harrison Hot Springs, British Columbia

<b>1. CALL TO ORDER</b>	
Meeting called to order by Mayor Facio.	
<b>2. INTRODUCTION OF LATE ITEMS</b>	
<b>3. APPROVAL OF AGENDA</b>	
<b>4. ADOPTION OF COUNCIL MINUTES</b>	
(a) THAT the Minutes of the Regular Council Meeting held on June 18, 2018 be adopted.	Item 4(a) Page 1
<b>5. BUSINESS ARISING FROM THE MINUTES</b>	
<b>6. CONSENT AGENDA</b>	
i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	(a) Advisory Planning Commission Meeting Minutes of March 16, 2018  Item 6.iii(a) Page 5
iv. Correspondence	
<b>7. DELEGATIONS/PETITIONS</b>	
(a) Fraser Valley Regional District Chief Administrative Officer, Paul Gipps Re: Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018  Item 7(a)	
<b>8. CORRESPONDENCE</b>	
(a) Email correspondence dated June 29, 2018 from Melissa Smith, Business Services, Ministry of Transportation and Infrastructure RE: Nomination for "Sasquatch" Stop of Interest Initiative Robert Reyerse, Executive Director of Tourism Harrison  Item 8(a) Page 7	
<b>9. BUSINESS ARISING FROM CORRESPONDENCE</b>	
<b>10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS</b>	

## 11. REPORTS FROM MAYOR

## 12. REPORTS FROM STAFF

- (a) Report of the Planning Consultant – June 20, 2018 Item 12(a)  
Page 9  
Re: Flood Plain Exemption request for Unit 2 of 520 Hot Springs Road

Recommendation

THAT the flood exemption request be denied.

- (b) Report of the Planning Consultant – June 25, 2018 Item 12(b)  
Page 41  
Re: Development Variance Permit for 296 Cedar Avenue

Recommendation

THAT Council issue Development Variance Permit DVP 06/18, for the property located at 296 Cedar Avenue, Harrison Hot Springs for land legally described as: Lot 19 Block 2 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster Plan 251 (P ID: 002-176-971).

- (c) Report of the Planning Consultant – June 26, 2018 Item 12(c)  
Page 47  
Re: To start the Development Variance Permit and the Development Permit process for 247 Miami River Drive

Recommendation

THAT Council:

1. Authorize staff to work on application 3090-20-DVP04/18 for land legally described as:

Lot 19, Except: Part on Plan 66847; Block 3 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786, with the civic address of 247 Miami River Drive, and

2. Authorize staff to work on application 3060-20-DP03/18 for land legally described as:

Lot 19, Except: Part on Plan 66847; Block 3 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786, with the civic address of 247 Miami River Drive.

- (d) Report of the Planning Consultant – July 3, 2018 Item 12(d)  
Page 51  
Re: Development Permit for 296 Cedar Avenue

Recommendation

THAT Council issue Development Permit 3060-20-DP07/18 for land located at 296 Cedar Avenue, Harrison Hot Springs BC and legally described as: Lot 19; Blk 2 of Fractional Section 13; Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 251.

Subject to a covenant being in place to address the following issues:

- a) No trees in the Streamside Protection Enhancement Area (SPEA) will be removed and if they are the replacement ratio will be for every tree removed two replacement trees will be replanted;
- b) Permanent signage and fencing must be erected around any rehabilitated areas within the SPEA. Signage indicating that this area is a sensitive wildlife and fisheries area. The fence may be any of the following:
  - i) a rail fence,
  - ii) a chain link fence, or
  - iii) a cedar fence.

- c) Except for the proposed residential development, including the driveway and the landscaping area, the SPEA is a no disturbance area and it must not be used as a dump site for any yard waste; and
- d) Encroachment into the SPEA area to remove any invasive vegetation species and to plant native species is permitted, if it does not adversely affect the native vegetation and the work is being conducted under the recommendations of a Qualified Environmental Professional (QEP). The development of the QEP's plan or any professional work related to this issue is the financial responsibility of the land owner.

(e) Report of the Deputy Chief Administrative Officer/Corporate Officer – July 3, 2018  
 Re: Proposed "Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018"

Item 12(e)  
 Page 57

Recommendation

THAT Council consents to the Fraser Valley Regional District's "Fraser Valley Regional District Regional Solid Waste Management Service Establishment Bylaw No. 1478, 2018".

(f) Report of the Chief Administrative Officer – July 5, 2018  
 Re: UBCM Ministerial Meetings

Item 12(f)  
 Page 65

Recommendation

THAT the Village request meetings with the following Cabinet Ministers at the 2018 UBCM Annual Conference:

- Office of the Premier – Premier John Horgan
- Minister of Energy, Mines and Petroleum Resources - Honourable Michelle Mungall
- Minister of Health - Honourable Adrian Dix
- Minister of Public Safety and Solicitor General - Honourable Mike Farnworth
- Minister of Tourism, Arts and Culture - Honourable Lisa Beare
- Minister of Transportation and Infrastructure - Honourable Claire Trevena
- Ministry of Indigenous Relations and Reconciliation - Honourable Scott Fraser
- Ministry of Municipal Affairs and Housing - Honourable Selena Robinson

**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: June 18, 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 Samantha Piper  
Councillor John Hansen

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

ABSENT:  
Councillor Sonja Reyerse

*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

Report of the Chief Administrative Officer – June 18, 2018  
Re: Lights on the Lake Festival; Tourism Harrison

3. APPROVAL OF AGENDA

Moved by Councillor Buckley  
Seconded by Councillor Hansen

THAT the agenda be approved as amended.

**CARRIED  
UNANIMOUSLY**  
*RC-2018-06-09*

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Piper  
Seconded by Councillor Buckley

THAT the minutes of the Regular Council Meeting held on June 4, 2018 be adopted.

**CARRIED  
UNANIMOUSLY**  
*RC-2018-06-10*

5. BUSINESS ARISING FROM THE MINUTES

None

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
June 18, 2018

6. **CONSENT AGENDA**

i. Bylaws

ii. Agreements

iii. Committee/  
Commission  
Minutes (a) Age-Friendly Committee Meeting Minutes of April 5, 2018.

iv.  
Correspondence

**Moved by Councillor Buckley**  
**Seconded by Councillor Hansen**

THAT the Minutes of the Age-Friendly Committee be received.

**CARRIED  
UNANIMOUSLY**  
RC-2018-06-11

7. **DELEGATIONS**

(a) Friends of Agassiz and Harrison Hot Springs, Michie Vidal  
Re: Update on the organization's activity in relation to the proposed mine site at 3628 Hot Springs Road, Agassiz.

Michie Vidal provided an update of recent activities of Friends of Agassiz and Harrison Hot Springs regarding meetings with stakeholders and government agencies regarding efforts to stop the quarry at 3628 Hot Springs Road, Agassiz.

(b) Tourism Harrison, Stephanie Gallmore  
Re: Proposal for a new "Lights on the Lake" Festival

Stephanie Gallmore presented a PowerPoint presentation regarding "Lights on the Lake" festival targeted to attract tourists during the winter months. Tourism Harrison asked Council to consider partnering in the event with a contribution of \$25,000.

8. **CORRESPONDENCE**

(a) Letter dated June 7, 2018 from the City of New Westminster  
Re: Changes to the Strata Property Act

**Moved by Councillor Buckley**  
**Seconded by Councillor Hansen**

THAT the correspondence be received.

**CARRIED  
UNANIMOUSLY**  
RC-2018-06-12

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

None

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

**Councillor Piper**

- Attended the Joint Emergency Program Committee held on June 6, 2018.
- Attended the Lower Mainland Local Government Association Executive meeting.
- Attended the Sasquatch Grand Opening held on June 15, 2018.
- Attended the Mountain Institute's Citizen Advisory Meeting held on June 18, 2018.

11. **REPORTS FROM MAYOR LEO FACIO**

- Summarized the BC Children's Hospital Foundation magazine regarding the article on the Teck Acute Care Centre and the importance of contributing to charitable organizations.
- Announced that water restrictions are in effect.
- Announced that pay parking is in effect.
- Attended the Upper Fraser Valley Regional Detachment Recognizing Excellence award ceremony held on June 5, 2018.
- Attended the Sasquatch Days event on June 16 and 17, 2018.
- Attended the Royal Canadian Legion Veterans' Dinner held on June 6, 2018.
- Attended the Fraser Valley Regional District Regional and Corporate Services Committee meeting held on June 12, 2018.
- Reported on the Fraser Valley Regional District Regional's mosquito control efforts.
- Reported on the 2018 Freshet impact within the Regional District.

12. **REPORTS FROM STAFF**

- (a) Report of the Chief Administrative Officer - June 14, 2018  
Re: 2018 UBCM Ministerial Meetings

The Corporate Officer announced that the Provincial Cabinet Information Meeting Book was also received on June 18, 2018.

Received and filed.

- (b) Report of the Chief Administrative Officer – June 18, 2018  
Re: Lights on the Lake Festival, Tourism Harrison

**Moved by Councillor Buckley**  
**Seconded by Councillor Hansen**

THAT Council allocates \$25,000 from RMI funding in 2018 to the Lights on the Lake Festival, to be coordinated by Tourism Harrison.

**CARRIED  
UNANIMOUSLY**  
RC-2018-06-13

13.

**BYLAWS**

- (a) Report of the Deputy Chief Administrative Officer/Corporate Officer – June 5, 2018  
Re: Proposed "Fraser Valley Regional District Regional *Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018*"

**Moved by Councillor Buckley**  
**Seconded by Mayor Facio**

THAT Council consents to the Fraser Valley Regional District's "Fraser Valley Regional District Regional Solid Waste Management Service Establishment Bylaw No. 1478, 2018".

**OPPOSED BY COUNCILLOR PIPER,  
COUNCILLOR HANSEN, and  
COUNCILLOR BUCKLEY**

**MOTION FAILED**

14.

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

Questions from the public were entertained.

15.

**ADJOURNMENT**

**Moved by Councillor Buckley**  
**Seconded by Councillor Hansen**

THAT the meeting be adjourned 7:57 p.m.

**CARRIED  
UNANIMOUSLY**  
RC-2018-06-14

\_\_\_\_\_  
Leo Facio  
Mayor

\_\_\_\_\_  
Debra Key  
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS  
ADVISORY PLANNING COMMISSION MEETING

6.iii.(a)

**DATE:** March 16, 2018  
**TIME:** 9:00 a.m.  
**PLACE:** Council Chambers  
495 Hot Springs Road  
Harrison Hot Springs, BC

**IN ATTENDANCE:** Freddy Marks, Chair (attended at 9:05 a.m.)  
Frank Peters  
Terry Mitchell  
Brian Williams

Deputy Chief Administrative Officer/Corporate Officer, Debra Key  
Planning Consultant, Ken Cossey

**ABSENT:**  
Donna Cooney

*Recording Secretary: Nicole Sather*

1. **CALL TO ORDER**

Corporate Officer, Debra Key called the meeting to order at 9:00 a.m. and advised members that if quorum is not achieved by 9:15 a.m. that the meeting must be cancelled.

Chair Freddy Marks entered the chambers at 9:05 a.m. and assumed conduct of Chair.

Corporate Officer excused herself from chambers.

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

**Moved by Terry Mitchell**  
**Seconded by Brian Williams**

THAT the agenda be approved.

**CARRIED  
UNANIMOUSLY**  
APC-2018-03-01

4. **ADOPTION OF MINUTES**

**Moved by Terry Mitchell**  
**Seconded by Brian Williams**

THAT the Minutes of the Advisory Planning Commission Meeting held on December 17, 2017 be adopted.

**CARRIED  
UNANIMOUSLY**  
APC-2018-03-02

Village of Harrison Hot Springs  
Minutes of the Advisory Planning Commission Meeting  
March 16, 2018

5. **ITEMS FOR DISCUSSION**

(a) Zoning Bylaw No. 1115, 2017 (*proposed*)

Planning Consultant, Ken Cossey, presented a PowerPoint slideshow regarding the proposed draft Zoning Bylaw No. 1115, 2017.

Ken Cossey reported on the Fraser Valley Regional District recommendation to amend definition of natural grade level to finished grade level. This recommendation will be incorporated into the proposed bylaw prior to third reading.

Commission members discussed the proposed Zoning Bylaw.

**Moved by Brian Williams**  
**Seconded by Terry Mitchell**

THAT the Zoning Bylaw No. 1115, 2017 be supported as proposed.

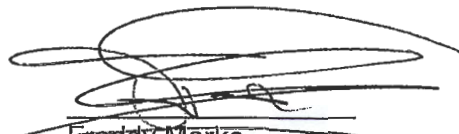
**CARRIED**  
**UNANIMOUSLY**  
APC-2018-03-03

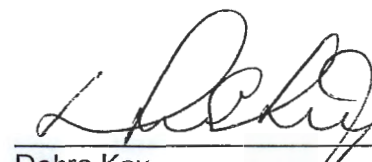
6. **ADJOURNMENT**

**Moved by Terry Mitchell**  
**Seconded by Brian Williams**

THAT the meeting be adjourned at 9:50 a.m.

**CARRIED**  
**UNANIMOUSLY**  
APC-2018-03-04

  
Freddy Marks  
Chair

  
Debra Key  
Corporate Officer

8(a)

**Debra Key**

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**From:** Reception  
**Sent:** Friday, June 29, 2018 9:52 AM  
**To:** Debra Key  
**Subject:** FW: Stop of Interest Nomination - Sasquatch



**Colton Pruss**  
Clerk/Receptionist

Municipal Office: P.O. Box 160, 495 Hot Springs Road  
Harrison Hot Springs, BC V0M 1K0  
E [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)  
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**From:** Smith, Melissa TRAN:EX [<mailto:Melissa.Smith@gov.bc.ca>]  
**Sent:** Friday, June 29, 2018 9:51 AM  
**To:** Reception  
**Subject:** Stop of Interest Nomination - Sasquatch

Good Afternoon,

My name is Melissa Smith, and I work for the Ministry of Transportation and Infrastructure as part of the Stop of Interest initiative.

The Ministry of Transportation and Infrastructure's Stop of Interest sign program tells a story of a person, place or event, of significance to our provincial history. A member of the public submitted a nomination for Sasquatch – which is why I am emailing you today.

The nominator suggested a sign to capture the spirit of uncharted wilderness of BC through the Sasquatch story. A place that we believe would be great for this sign is near the Sasquatch museum, and we are currently beginning discussion with the museum. I would like to seek the village's approval on such a sign, and discuss this topic with you more should your organization like to engage in this initiative.

Please kindly contact me at your convenience – my office hours are Monday to Friday from 8:30am - 4pm (250-356-0672 or [Melissa.smith@gov.bc.ca](mailto:Melissa.smith@gov.bc.ca)). I am also happy to give you a call when it works best for you.

Thank you for your time,

**Melissa Smith**  
Program Assistant  
Business Services, Ministry of Transportation & Infrastructure  
Suite 4D - 940 Blanshard Street, Victoria, BC V8W 3C8

Phone: 250-356-0672

12(a)



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** June 20, 2018

**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3900-01  
Planning Consultant (Unit 2 – 520 Hot Springs)

**SUBJECT:** Flood Plain Exemption request

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#### ISSUE:

To exempt or not exempt this property from the flood plain requirements of Zoning Bylaw 1020, 2012. The current flood plain level has been established at 14.55 M and the request is to reduce it to 14.00 M, for this specific unit.

#### BACKGROUND:

The applicant owns the above referenced unit located within the “Branches” development located at 520 Hot Springs Road. On February 20, 2018 the FVRD Building Inspector attended the site and determined that there has been construction taking place in the garage area of this unit without the benefit of obtaining a building permit. On February 23 the FVRD posted a “Stop Work” notice on the unit. Subsequently and on March 1, 2018 the owner was sent a letter from the FVRD detailing the infractions and options to bring the building unit into compliance. A copy of this letter is attached to this report for your review and reference.

Along the way the FVRD has held any further Building Bylaw enforcement in abeyance until Ms. Bailie’s flood plain exemption request is either approved or denied by the Village.

In preparation of this decision by Council, staff provided direction to Ms. Bailie on what was required with her submission and this included the following; the requirement for a stamped professional’s report to accompany her application, the professional working on the report was also required to be a professional with expertise in either hazard land or flood plain analysis and that they must follow the requirements as outlined in the following document, “Legislated Flood Assessments in a Changing Climate in BC (2012)”.

In addition to this staff gave Ms. Bailie until May 31, 2018 to get the required report submitted. The exemption request and accompanying report is attached to this report for your review and reference.

As outlined in covenant CA3564902, I draw your attention to section 2(a)(i) which states the following:

“(a) For Lot 1 and the remainder:

- i. No area used for habitation, business or the storage of goods damageable by floodwaters shall be located within any building, unit or structure at an elevation such that the underside of the floor system or the top of the concrete slab is less than 14.55 metres Geodetic Survey of Canada (GSC) datum.”

Ms. Bailie is requesting a site-specific relaxation, for her unit, of the flood plain elevation requirements of 14.55 M down to 14.00 M. In the preparation of this report, staff reviewed the following documents; the covenant, the exemption request and the professional report.

**RECOMMENDATION:**

Staff recommends:

- 1/. That the flood exemption request be denied.

**Next Steps**

Options available to the applicant if Council denies this request;

- 1/. An application for a demolition permit will be required to remove the unauthorized work.

Options available to Council, if the applicant does not remove the unauthorized work;

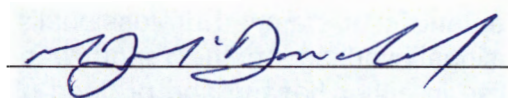
- 1/. Work with the Building Inspector to determine if a recommendation on placing a Notice on Title for the building regulation contravention, as outlined in s 57 of the *Community Charter* is warranted.

Respectfully submitted;

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



Ken Cossey, MCIP, RPP,  
Planning Consultant



Madeline McDonald  
Chief Administrative Officer

Attachments (4)      Febrauary 1, 2018 letter from the FVRD  
Exemption request  
Flood Hazard Assessment report  
Covenant CA3564902



February 1, 2018

Mr. David P. Berg  
Mrs. Ruth A. Berg  
21614 47A Avenue  
Langley BC V3A 8S2

**FILE: 4010-20-HHS5240-16320**

CIVIC: 2 – 520 Hot Springs Road

LEGAL: Lot 2, Section 13, Township 4, Range 29, Meridian 6, New Westminster, Plan EPS3064 Meridian W6, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V; PID: 029-768-381.

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Dear Mr. and Mrs. Berg:

**Re: Request Access for Property Inspection of: #2 - 520 Hot Springs Road**

The Fraser Valley Regional District (FVRD) has been made aware of possible bylaw contraventions on the above noted property. Specifically, information was received of construction without the benefit of a building permit. Please be aware that the *Fraser Valley Regional District Building Bylaw No. 1188, 2013* (Building Bylaw) provides:

*"No person shall commence or continue any construction, alteration, reconstruction, demolition, removal, relocation or change the occupancy of any building or structure, including excavation or other work related to construction until a building official has issued a valid and subsisting permit for the work"*

The Building Bylaw encourages owners to comply with minimum standards established by the *BC Building Code*, the *Occupiers Liability Act*, as well as other enactments which relate to health, safety, and use of land.

The FVRD wishes to work with you to ensure your property is compliant with all current regulations. In order to verify compliance, please contact bylaw enforcement staff prior to **February 16, 2018** to arrange access on a mutually convenient date. Please be aware that the authority to conduct inspections and gain entrance to property is recognized within the *Local Government Act* (Section 419) as well as the Building Bylaw (Part 7.2).

If you have any questions or wish to discuss this matter further, you are welcome to contact me by calling toll free at 1-800-528-0061, directly at 604-702-5015, or by email at [lhinton@fvrd.ca](mailto:lhinton@fvrd.ca). Our office hours are Monday through Friday from 8:30am to 4:30pm. Thank you once again for your co-operation.

Yours truly,

Louise Hinton  
Bylaw Compliance and Enforcement Officer

cc: Debra Key, Village of Harrison Hot Springs  
Margaret-Ann Thornton, Director of Planning & Development  
Rudy Wieler, Building Inspector



Desirae Bailie  
2-520 Hot Springs Road B466  
Harrison Hot Springs, BC  
VOM 1K0

April 5, 2018

Village of Harrison Hot Springs  
495 Hot Springs Road  
Harrison Hot Springs, BC  
VOM 1K0

RE: Site Specific Floodplain Exemption

Registered Owner: Desirae Jean Bailie Phone Number: 778-387-6972  
Address: 2-520 Hot Springs Road, Harrison Hot Springs VOM 1K0; B.466

Legal Description of Property: PL EPS3064 LT 2 LD 36 SEC 13 TWP 4 RNG 26 MER 6, MERIDIAN W6

Parcel Identifier Number (PID): 029-768-381

Name of adjacent watercourse or body of water: Miami Slough & Harrison Lake

Flood construction elevation level in Bylaw: 14.55 metres

Flood construction elevation level requested: 14.00 metres

Description of the existing use of the land:

The original use of the ground floor included a 34 sq.ft. foyer (no closet), a 313 sq.ft. fully finished garage with 283 sq.ft. flex area, under stair storage containing the electric hot water tank. The flex area led to the patio and back yard. Ceiling height 9'0". Materials wood frame with drywall, and concrete slab floor.

The current existing use of the ground floor includes the original 34 sq.ft. foyer, an additional 59 sq.ft. area of foyer with a closet, 170 sq.ft. garage, a 76 sq.ft. storage area, 98 sq.ft. tool storage area, and a 176 sq.ft. flex area that leads to the patio access and back yard, and under stair area containing the electric hot water tank. Ceiling height 9'0". Materials original wood frame with drywall, New partition walls are pressure treated wood frame/wood frame with drywall, insulated, concrete slab floor with vinyl plank water resistant flooring.

Describe the reason(s) for the floodplain exemption requested:

1. There was no designated foyer closet. The very small entrance foyer did not provide any location to store coats and shoes, winter wear, umbrella's, etc. Our family coats and shoes were creating a dangerous fire hazard and trip hazard in the stairway. Solution- A closet area was constructed in the pre-existing shelved cove/nook area in the original garage.

2. There is only one way to access the back yard, through the ground floor patio doors. Problem-unsafe tools, chemicals, paints, solvents within reach and readily accessible to young curious children creating a safety concern. Solution – Create partition walls to separate the passing area to the backyard. Create enclosed designated tool storage area that can be locked for safety.
3. The need for storage, I do not have room on the upper floors to house all our belongings, there are no designated storage areas or closets or shelving within the living areas other than for a small amount of clothing in bedroom closets. Solution – create a small designated storage room with wall shelving that is closed off from children’s direct access to avoid them getting into stored items and avoid any potential injuries. Items are to be stored on shelves and any lower could be stored in water resistant rubber bins.

Enclosed are:

- Photos of property
- Site Plan
- Form foundation plan
- Maps indicating property location to adjacent watercourse
- State of Title Certificate to verify ownership

Signature of Owner \_\_\_\_\_

Date \_\_\_\_\_

May 25<sup>th</sup>, 2018

**Ms. Desirae Bailie**  
2-520 Hot Springs Road  
Harrison Hot Springs, BC, V0M 1K0

Ref.: #2-520 Hot Springs Road, Harrison Hot Springs, BC - Flood Hazard Assessment

Dear Madam:

As requested, Cornerstone Geo-Structural Engineering Ltd. (Cornerstone) conducted a Flood Hazard Assessment for the subject property to address the requirements of the Village of Harrison Hot Springs in relation to the approval of renovation works at the subject property.

This report, carried out following the APEGBC Professional Practice Guidelines – Legislated Flood Assessments in a Changing Climate in BC (2012), summarizes the site conditions, the renovation works carried out at the property, the current flood protection requirements for the area and resulting recommendations, and is intended to be part of a Site-Specific Floodplain Application.

## **1. Site Description**

The subject property is part of an existing town house development located on the west side of Harrison Road adjacent to the east of Miami Slough, as shown in Figure 1, attached. Unit # 2 is located in Building # 1, which was built in 2015, at the north end of the development, (See Site Plan, attached).

The town home complex is located in area characterized by generally flat topography within the designated floodplain, according to the Zoning Bylaw No. 1115, 2017, at an approximate distance of 35 m from the boundary of Miami Slough, as measured on the Fraser Valley Regional District Regional Information Map.

The subject building consists of three-level units and the ground floor at Unit # 2 is dedicated to non-habitable space. According to information supplied by Ms. Bailie this level included originally a 34 sq. ft. foyer without closet, a 313 sq. ft. fully finished garage, 283 sq. ft. flex area leading to patio and garage, and some under stair storage. The building materials consisted of wood frame with drywall and concrete slab floor.

Renovation works were carried out to create separate storage areas and a dedicated passage to the backyard through the construction of partition walls; a foyer closet was also installed. The new partition walls were built using pressure treated wood frame with drywall and concrete slab covered with vinyl plank water resistant flooring. It is important to highlight that the renovated

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Unit 1B – 30508 Great Northern Ave, Abbotsford, BC V2T 6H4 Phone: 604-746-5070

space is not intended to be used as habitable space as informed by Ms. Bailie. The details of the above features are included in the floodplain exemption application letter attached to this report.

## 2. Review of Background Information

Cornerstone conducted a desktop review of relevant information to the project that included the following documents:

- Village of Harrison Hot Springs Official Community Plan, Bylaw No. 864
- Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017
- Village of Harrison Hot Springs, Fraser River Flood Control 1968 Agreement – Operation and Maintenance Instruction Flood Control Works, Volume 3, “As Constructed” Drawings
- CTQ Consultants – Harrison Hot Springs Screw Pump Flood Control Project Description (<https://www.ctqconsultants.ca/project/harrison-hot-springs-screw-pump-flood-control/>)
- BC Integrated Land Management Bureau – Village of Harrison Hot Springs Local Diking Authority Map (October 26, 2009)
- BC Ministry of Water, Land and Air Protection (2004). Flood Hazard Area Land Use Management Guideline
- Fraser Valley Regional District (FVRD) Regional Information Map
- Association of Professional Engineers and Geoscientists of BC (2012). Legislated Flood Assessments in a Changing Climate in BC

## 3. Flood Hazard

### *Flood Construction Level*

According to the Official Community Plan and the Zoning Bylaw the subject property is located within the Designated Floodplain, with a Floodplain Construction Level (FCL) of 14.55 m Geodetic Survey of Canada (GSC) datum.

The above FCL corresponds to a return period of 200 years or an approximate annual probability of 0.5%. This means that for a design life of a house of 50 years, the probability of equaling or exceeding the 200-yr flood elevation is 22%.

According to information supplied by Ms. Bailie, the subject unit has been built at an elevation of 14.00 m and therefore the FCL is not met. However, the occurrence of flooding may be mitigated by the operation of the existing structural measures for flood protection consisting of the dike and pump described below.

### *Existing Structural Measures for Flood Protection*

Harrison Lake is fed by several tributaries and water runoff from melting of the snowpack that may cause the rise of its level above that of Miami River at certain times of the year.

To mitigate the flood risk, a dike was built back in the 1960's including a pump that moves the water flowing from Miami River into the lake in times of high lake levels. This pump has been upgraded recently. Therefore, damage to the subject property may occur only in the case of breach of the dike or malfunction of the pump.

*Potential Consequences in Case of Flood*

In the event of failure of the structural Flood Control measures described above, non-structural damage to the subject residential unit could be expected as a result of the occurrence of the design flood. Among the potential damages affecting the structure are:

- Damage to building envelope
- Damage to dry wall partitions and non-structural elements
- Damage to floors
- Damage to electrical connections

**4. Conclusions and Recommendations**

The mitigation of the flooding hazard in the Village of Harrison Hot Springs is implemented by structural measures including the dike and pump located at Harrison Lake. The occurrence of flooding affecting the subject property depends on the reliable operation of the above elements.

In the event of the occurrence of flooding affecting the subject property, damage to non-structural elements described previously may take place. However, it is our opinion that the stability of the structure is not compromised.

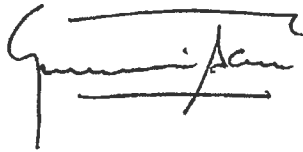

Based on the above, and on the non-habitable condition of the area subject to flood hazard, we recommend that an exception to the Flood Control Requirements of the Zoning Bylaw be granted for the renovations carried out on this property. Entering into an indemnification covenant pursuant to Section 219 of the Land Title Act may be required.

**5. Closure**

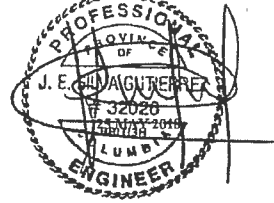
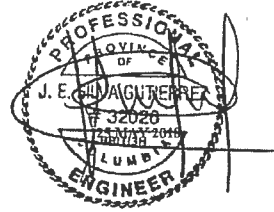
We trust this report satisfies the current requirements from the Village of Harrison Hot Springs. Please don't hesitate to contact us if you have any questions.

Yours truly,

Reviewed,

**German A. Cajigas, M.Eng., P.Eng.**  
Senior Geotechnical Engineer

**Jorge Silva, P.Eng.**  
Principal

#### ATTACHMENTS

- Figure 1. General Site Location
- Site Plan
- Dike and Pump Location
- Photographs
- APEGBC Appendix J – Flood Hazard and Risk Assurance Statement
- Site Specific Floodplain Exception Letter

#2-520 Hot Springs Road



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.

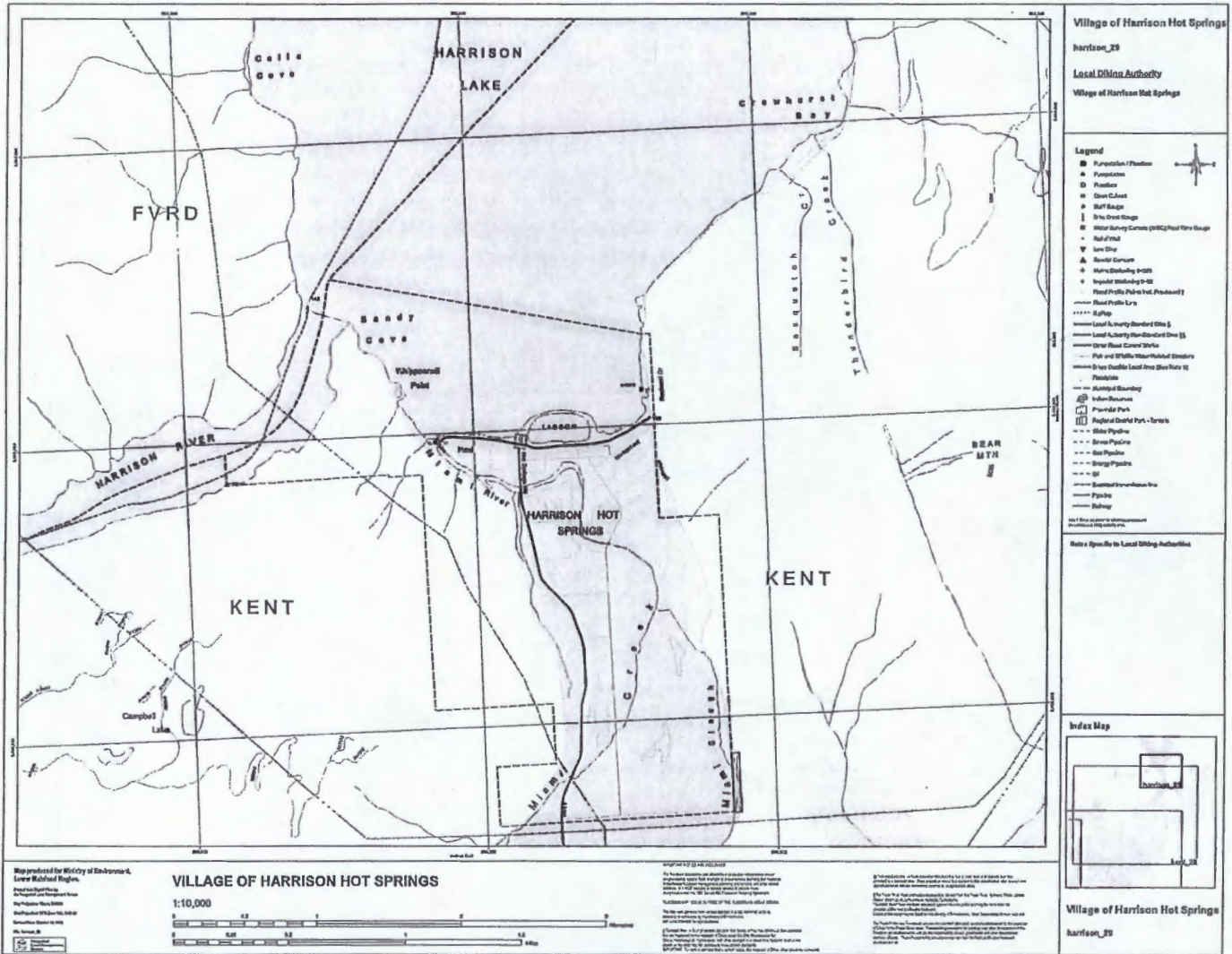
Figure 1. Site Location, Flood Plain and Topography (From FVRD Regional Information Map)



Legend

- Fire Hydrants**
- Standard
- Blemes
- Standpipe
- Storage Tank
- Bloor
- Other
- Unknown
- Right-of-way Text**
- Right-of-way
- Dikes
- Regional Districts**
- Other Regional Districts
- Fraser Valley Regional District
- Jurisdictions**
- Fraser Valley Regional District
- Railways
- Roads**
- Paved Roads
- Unpaved Roads
- Stream
- Waterbodies
- ▨ Wetlands
- ▨ Alluvial Fans
- ▨ Floodplains
- ▨ Indian Reserves
- ▨ Parks and Protected Areas
- ▨ Conservation Lands
- Property
- Property Fill
- Regional Districts Fill





**PHOTOGRAPHS**



Photo 1. Garage area converted into storage



Photo 2. Additional storage area



Photo 3. Games room right before exterior patio



Photo 4. Games room right before exterior patio



Photo 5. Hallway

## APPENDIX J: FLOOD HAZARD AND RISK ASSURANCE STATEMENT

Note: This Statement is to be read and completed in conjunction with the "APEGBC Professional Practice Guidelines - Legislated Flood Assessments in a Changing Climate, March 2012 ("APEGBC Guidelines") and is to be provided for flood assessments for the purposes of the Land Title Act, Community Charter or the Local Government Act. Italicized words are defined in the APEGBC Guidelines.

To: The Approving Authority

Date: 25 MAY 2018

VILLAGE OF HARRISON HOT SPRINGS

Jurisdiction and address

With reference to (check one):

- Land Title Act (Section 86) – Subdivision Approval
- Local Government Act (Sections 919.1 and 920) – Development Permit
- Community Charter (Section 56) – Building Permit
- Local Government Act (Section 910) – Flood Plain Bylaw Variance
- Local Government Act (Section 910) – Flood Plain Bylaw Exemption

For the Property:

STRATA LOT 2 SEC 13 TWP 4 RANGE 29 WEST OF THE 6<sup>TH</sup> MERIDIAN N.W.D. /  
Legal description and civic address of the Property No. 2 - 520 HOT SPRINGS ROAD.

The undersigned hereby gives assurance that he/she is a *Qualified Professional* and is a *Professional Engineer* or *Professional Geoscientist*.

I have signed, sealed and dated, and thereby certified, the attached flood assessment report on the Property in accordance with the APEGBC Guidelines. That report must be read in conjunction with this Statement. In preparing that report I have:

Check to the left of applicable items

- 1. Collected and reviewed appropriate background information
- 2. Reviewed the proposed *residential development* on the Property
- 3. Conducted field work on and, if required, beyond the Property
- 4. Reported on the results of the field work on and, if required, beyond the Property
- 5. Considered any changed conditions on and, if required, beyond the Property
- 6. For a *flood hazard analysis* or *flood risk analysis* I have:
  - 6.1 reviewed and characterized, if appropriate, floods that may affect the Property
  - 6.2 estimated the *flood hazard* or *flood risk* on the property
  - 6.3 included (if appropriate) the effects of climate change and land use change
  - 6.4 identified existing and anticipated future *elements at risk* on and, if required, beyond the Property
  - 6.5 estimated the potential *consequences* to those *elements at risk*
- 7. Where the *Approving Authority* has adopted a specific level of *flood hazard* or *flood risk* tolerance or return period that is different from the standard 200-year return period design criteria<sup>(1)</sup>, I have
  - 7.1 compared the level of *flood hazard* or *flood risk* tolerance adopted by the *Approving Authority* with the findings of my investigation
  - 7.2 made a finding on the level of *flood hazard* or *flood risk* tolerance on the Property based on the comparison
  - 7.3 made recommendations to reduce the *flood hazard* or *flood risk* on the Property

<sup>(1)</sup> *Flood Hazard Area Land Use Management Guidelines* published by the BC Ministry of Forests, Lands, and Natural Resource Operations and the 2009 publication *Subdivision Preliminary Layout Review – Natural Hazard Risk* published by the Ministry of Transportation and Public Infrastructure. It should be noted that the 200-year return period is a standard used typically for rivers and purely fluvial processes. For small creeks subject to debris floods and debris flows return periods are commonly applied that exceed 200 years. For life-threatening events including debris flows, the Ministry of Transportation and Public Infrastructure stipulates in their 2009 publication *Subdivision Preliminary Layout Review – Natural Hazard Risk* that a 10,000-year return period needs to be considered.

8. Where the *Approving Authority* has **not** adopted a level of *flood risk* or *flood hazard* tolerance I have:
- 8.1 described the method of *flood hazard* analysis or *flood risk* analysis used
  - 8.2 referred to an appropriate and identified provincial or national guideline for level of *flood hazard* or *flood risk*
  - 8.3 compared this guideline with the findings of my investigation
  - 8.4 made a finding on the level of *flood hazard* or *flood risk* tolerance on the Property based on the comparison
  - 8.5 made recommendations to reduce *flood risks*
9. Reported on the requirements for future inspections of the Property and recommended who should conduct those inspections.

Based on my comparison between

Check one

- the findings from the investigation and the adopted level of *flood hazard* or *flood risk* tolerance (item 7.2 above)
- the appropriate and identified provincial or national guideline for level of *flood hazard* or *flood risk* tolerance (item 8.4 above)

I hereby give my assurance that, based on the conditions contained in the attached flood assessment report,

Check one

- for subdivision approval, as required by the *Land Title Act* (Section 86), "that the land may be used safely for the use intended".

Check one

- with one or more recommended registered *covenants*.
- without any registered *covenant*.

- for a development permit, as required by the *Local Government Act* (Sections 919.1 and 920), my report will "assist the local government in determining what conditions or requirements under [Section 920] subsection (7.1) it will impose in the permit".
- for a building permit, as required by the *Community Charter* (Section 56), "the land may be used safely for the use intended".

Check one

- with one or more recommended registered *covenants*.
- without any registered *covenant*.

- for flood plain bylaw variance, as required by the *Flood Hazard Area Land Use Management Guidelines* associated with the *Local Government Act* (Section 910), "the development may occur safely".
- for flood plain bylaw exemption, as required by the *Local Government Act* (Section 910), "the land may be used safely for the use intended".

GERMAN A. CATIGAS SILVA  
Name (print)

*German A. Catigas Silva*  
Signature

13-30508 NORTHERN AVE,  
Address

ABBOTSFORD, BC V2T 6H4  
Address

778-918-7085  
Telephone

25 MAY 2018  
Date



(Affix Professional seal here)

If the *Qualified Professional* is a member of a firm, complete the following.

I am a member of the firm CORNERSTONE GEO-STRUCTURAL ENGINEERING LTD.  
and I sign this letter on behalf of the firm. (Print name of firm)



NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT  
FORM C (Section 233) CHARGE  
GENERAL INSTRUMENT - PART 1 Province of British Columbia  
Jan-27-2014 11:41:52.003

CA3564902

PAGE 1 OF 8 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

**Heather Waal**  
RNx5M6

Digitally signed by Heather Waal  
RNx5M6  
DN: o=CA, cn=Heather Waal  
RNx5M6, o=Notary, ou=Verify ID at  
www.junccort.com/LKUP.cfm?  
id=RNx5M6  
Date: 2014.01.27 11:03:21 -0800

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)
- Waal and Co.,  
Notaries Public  
9086 Young Road  
Chilliwack BC V2P 4R5  
Document Fees: \$73.50
- File: 13-181/cn  
LTO #011001 Phone: 604-795-0070  
Corry Newport, Auth-Agent (Floodplain)
- Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]
- SEE SCHEDULE**

STC? YES

3. NATURE OF INTEREST CHARGE NO. ADDITIONAL INFORMATION
- Covenant** Section 219 (Floodplain)

4. TERMS: Part 2 of this instrument consists of (select one only)
- (a)  Filed Standard Charge Terms D.F. No. (b)  Express Charge Terms Annexed as Part 2
- A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):
- WILMARK HOMES LTD. (INC. NO. BC0199454) AND  
HOMECRAFT CONSTRUCTION LTD. (INC. NO. BC0207043)**

6. TRANSFEREE(S): (including postal address(es) and postal code(s))
- VILLAGE OF HARRISON HOT SPRINGS**
- P.O. BOX 160, 495 HOT SPRINGS ROAD  
HARRISON HOT SPRINGS BRITISH COLUMBIA  
V0M 1K0 CANADA

7. ADDITIONAL OR MODIFIED TERMS:
- Nil

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

\_\_\_\_\_  
Brad R. Waal  
Notary Public  
9086 Young Road  
Chilliwack, BC V2P 4R5  
604-795-0070  
Permanent Commission

Execution Date		
Y	M	D
14	01	23

Transferor(s) Signature(s)

Wilmark Homes Ltd. by its  
authorized signatory:

\_\_\_\_\_  
Marvin Kingma

OFFICER CERTIFICATION:  
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

**LAND TITLE ACT  
FORM D**

**EXECUTIONS CONTINUED**

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

\_\_\_\_\_  
Brad R. Waal  
Notary Public  
9086 Young Road  
Chilliwack, BC V2P 4R5  
604-795-0070  
Permanent Commission

Y	M	D
14	01	23
14	01	22

Homecraft Construction Ltd. by its  
authorized signatory:

\_\_\_\_\_  
Marvin Kingma

\_\_\_\_\_  
Brad R. Waal  
Notary Public  
9086 Young Road  
Chilliwack, BC V2P 4R5  
604-795-0070  
Permanent Commission

VILLAGE OF HARRISON HOT  
SPRINGS by its authorized signatory  
(ies):

\_\_\_\_\_  
Name: Ian Crane

\_\_\_\_\_  
Name:

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT  
FORM E**

**SCHEDULE**

PAGE 3 OF 8 PAGES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]

**NO PID NMBR LOT 1 SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN  
NEW WESTMINSTER DISTRICT PLAN EPP31169**

STC? YES

[Related Plan Number]

EPP31169

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]

**002-102-234 REMAINDER FRACTIONAL SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF  
THE 6TH MERIDIAN EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 251,  
SECONDLY: PART SUBDIVIDED BY PLAN 9656, THIRDLY: PART  
SUBDIVIDED BY PLAN 9786, FOURTHLY: PART SUBDIVIDED BY PLAN  
27133, FIFTHLY: PART SUBDIVIDED BY PLAN 38836, SIXTHLY: PART  
SUBDIVIDED BY PLAN 48818, SEVENTHLY: PART SUBDIVIDED BY PLAN  
53383, EIGHTHLY: PART SUBDIVDED BY PLAN 66843, NINTHLY: PART  
SUBDIVIDED BY PLAN 66844, TENTHLY: PART SUBDIVIDED BY PLAN 66845,  
ELEVENTHLY: PART SUBDIVIDED BY PLAN 66846, TWELFTHLY: PART  
SUBDIVIDED BY PLAN 70213, THIRTEENTHLY: PART SUBDIVDED BY PLAN  
LMP10582 NEW WESTMINSTER DISTRICT, FOURTEENTHLY: PART  
SUBDIVIDED BY PLAN EPP31169**

STC? YES

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:  
[PID] [LEGAL DESCRIPTION]

STC? YES

**TERMS OF INSTRUMENT - PART 2**

**Page 4**

**BETWEEN:**            **WILMARK HOMES LTD.** (Inc. No. BC0199454)  
 (as to an undivided ½ interest) and  
**HEMOCRAFT CONSTRUCTION LTD.** (Inc. No. BC0207043)  
 (as to an undivided ½ interest)  
 Having a postal address of:  
 33677 Arcadian Way  
 Abbotsford, BC V2S 7T4  
 (hereinafter called the "Transferor")

**OF THE FIRST PART**

**AND:**                    **VILLAGE OF HARRISON HOT SPRINGS**  
 P.O. Box 160, 495 Hot Springs Road  
 Harrison Hot Springs, BC V0M 1K0  
 (hereinafter called the "Transferee")

**OF THE SECOND PART**

**A. WHEREAS** the Transferor is the registered owner of an estate in fee simple of the following lands situated within the Village of Harrison Hot Springs, Province of British Columbia, more particularly known and described as:

**Parcel Identifier:** 002-102-234

**Legal Description:**

FRACTIONAL SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF THE 6TH MERIDIAN EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 251, SECONDLY: PART SUBDIVIDED BY PLAN 9656, THIRDLY: PART SUBDIVIDED BY PLAN 9786, FOURTHLY: PART SUBDIVIDED BY PLAN 27133, FIFTHLY: PART SUBDIVIDED BY PLAN 38836, SIXTHLY: PART SUBDIVIDED BY PLAN 48818, SEVENTHLY: PART SUBDIVIDED BY PLAN 53383, EIGHTHLY: PART SUBDIVIDED BY PLAN 66843, NINTHLY: PART SUBDIVIDED BY PLAN 66844, TENTHLY: PART SUBDIVIDED BY PLAN 66845, ELEVENTHLY: PART SUBDIVIDED BY PLAN 66846, TWELFTHLY: PART SUBDIVIDED BY PLAN 70213, THIRTEENTHLY: PART SUBDIVIDED BY PLAN LMP10582 NEW WESTMINSTER DISTRICT (hereinafter called the "Lands");

**B. AND WHEREAS** the Transferor proposes to subdivide the Lands according to a Plan of Subdivision filed in the Land Title Office under Plan EPP31169 completed on the 15<sup>th</sup> day of May, 2013 by Mitchell Power, a British Columbia Land Surveyor, a copy of which is attached hereto as Schedule "A", into the following Lot:

- a. Lot 1 Section 13 Township 4 Range 29 West of the 6<sup>th</sup> Meridian  
New Westminster District Plan EPP31169
- b. Remainder Fractional Section 13 Township 4 Range 29 West of the 6th Meridian Except:  
Firstly: Part Subdivided by Plan 251, Secondly: Part Subdivided by Plan 9656, Thirdly:  
Part Subdivided by Plan 9786, Fourthly: Part Subdivided by Plan 27133, Fifthly: Part

**Page 5**

Subdivided by Plan 38836, Sixthly: Part Subdivided by Plan 48818, Seventhly: Part Subdivided by Plan 53383, Eighthly: Part Subdivided by Plan 66843, Ninthly: Part Subdivided by Plan 66844, Tenthly: Part Subdivided by Plan 66845, Eleventhly: Part Subdivided by Plan 66846, Twelfthly: Part Subdivided by Plan 70213, Thirteenthly: Part Subdivided by Plan LMP10582 New Westminster District; Fourteenthly: Part Subdivided by Plan EPP31169

- c. (hereinafter individually called "Lot 1" and "Remainder Fractional Section 13" respectively and collectively, the "Lots");

- C. AND WHEREAS** a covenant under Section 219 of the Land Title Act against the Lots is required as a condition of the consent to approval of the subdivision of the Lands by the Approving Officer under Section 86 of the Land Title Act;
- D. AND WHEREAS** Section 219 of the Land Title Act provides that there may be registered as a charge against the title to any land a covenant in favor of Transferee and a municipality that land is to be used in a particular manner or that land is not to be subdivided except in accordance with the covenant.
- E. AND WHEREAS** the Lands are subject to the provisions of the Village of Harrison Hot Springs Zoning Bylaw No. 1020, 2012, in force from time to time, and are within the floodplain designated therein. In respect to said Lands, Section 18.2 of said Bylaw requires that the underside of any floor system supporting a "habitable area" shall be above that specified level being the Flood Construction Level (FCL).

**NOW THEREFORE THIS AGREEMENT WITNESSETH** that in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada and other good and valuable consideration paid by the Transferee to the Transferor, the receipt of which is hereby acknowledged, the Transferor does hereby covenant with the Transferee under Section 219 of the Land Title Act of the Province of British Columbia as follows:

1. The Transferor is aware of and, on behalf of himself or herself and his or her heirs, executors, administrators, successors and assigns, hereby acknowledges that there is a potential flood danger to the Lands and that the level to which flooding could occur in a 1 in 200 year flood in the area of the Lands, should the protecting dyke be breached, is 14.55 metres GSC, that Natural Ground Elevation of the building site is approximately 11.63 metres GSC, and that the elevation of the crown of the road where water may pond is approximately 14.61 metres GSC.
2. The Transferor, on behalf himself or herself and his or her heirs, executors, administrators, successors and assigns, hereby covenants and agrees with the Transferee, as a covenant in favor of the Transferee pursuant to Section 219 of the Land Title Act, it being the intention and agreement of the Transferor, that the provisions hereof be annexed to and run with and be a charge upon the Lots, that from and after the date hereof:

## Page 6

- (a) For Lot 1 and Remainder:
- i. No area used for habitation, business or storage of goods damageable by floodwaters shall be located within any building, unit or structure at an elevation such that the underside of the floor system or top of concrete slab is less than **14.55 metres** Geodetic Survey of Canada (GSC) datum.
  - ii. No area used for parking, entrance foyer or indoor recreation shall be located at an elevation such that the top of concrete floor is less than 0.15 metres above the crown of the road where water may pond.
- (b) The required elevation may be achieved by structural elevation of the said habitable, business or storage area or by adequately compacted landfill on which any building, or unit located, or a combination of both structural elevation and landfill.
- (c) Where landfill is used to raise the natural ground elevation, the toe of the landfill slope shall be no closer to the natural boundary than the setback requirement above. The face of the landfill slope shall be adequately protected against erosion from flood flow.
3. The Transferor, on behalf of himself or herself or his or her heirs, executors, administrators, successors and assigns acknowledges that the Transferee does not represent to the Transferor, nor to any other person that any building, modular home, manufactured home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots will not be damaged by flooding or erosion and the Transferor, on behalf of himself or herself and his or her heirs, executors, administrators, successors and assigns, with full knowledge of the potential flood or erosion danger and in consideration of the approvals given by the Transferee hereby:
- (a) agrees to indemnify and to save harmless the Transferee and the Transferee's employees, servants or agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Transferee or any of the Transferee's employees, servants, or agents, may suffer or incur or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Transferor or his or her heirs, executors, administrators, successors and assigns contained in this Agreement or arising out of or in connection with any personal injury, death or loss or damage to the Lots, or to any building, modular home, manufactured home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots caused by flooding, erosion or other such similar cause; and
  - (b) does remise, release and forever discharge the Transferee and the Transferee's employees, servants or agents from all manner of actions, cause of actions, suits, debts, accounts, covenants, contracts, claims and demands which the Transferor or any of his or her heirs, executors, administrators, successors and assigns may have against the Transferee and the Transferee's employees, servants or agents for and by reason of any personal injury, death or loss or damage to the Lots, or to any building, modular home, manufactured home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots caused

**Page 7**

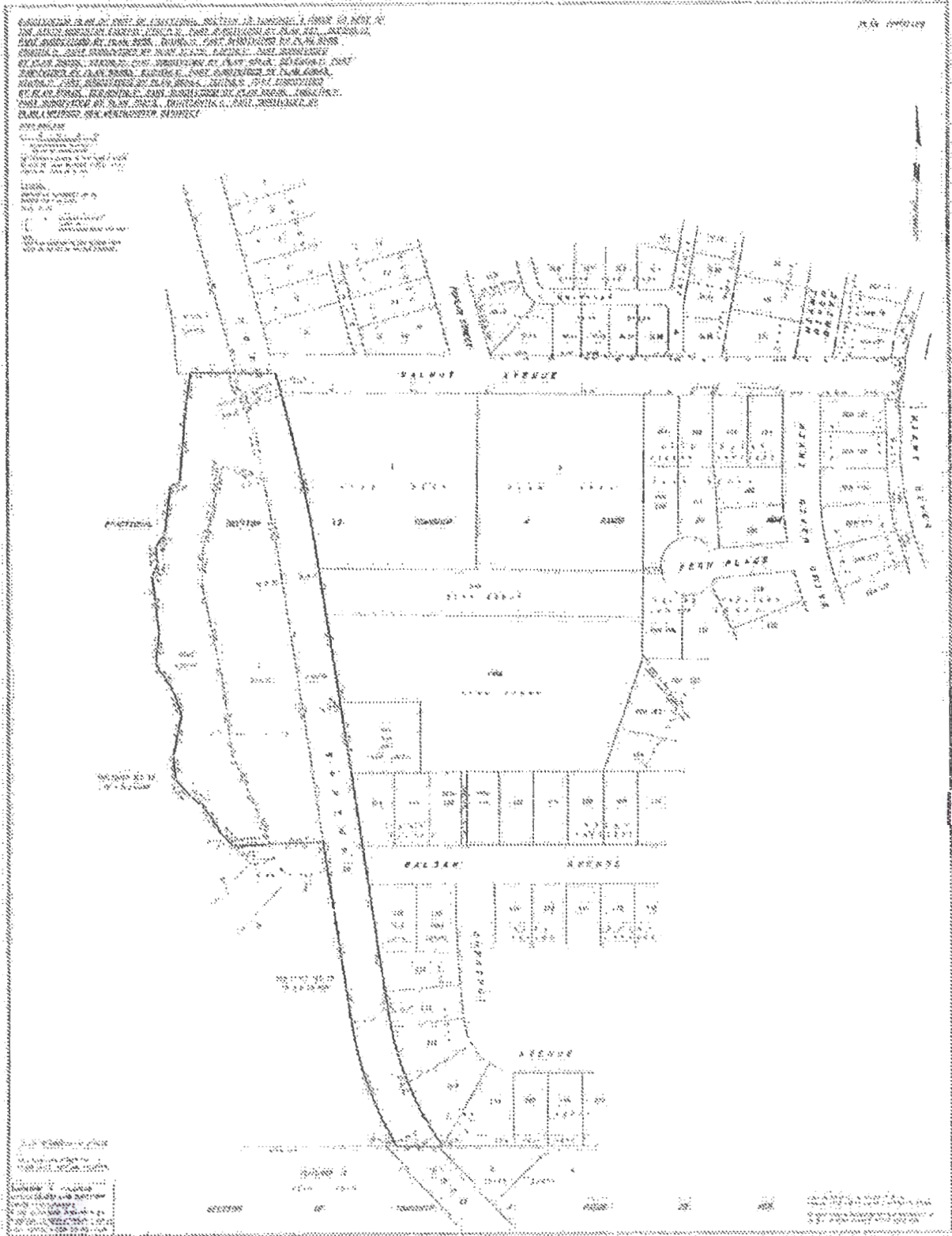
by flooding, erosion or some such similar cause.

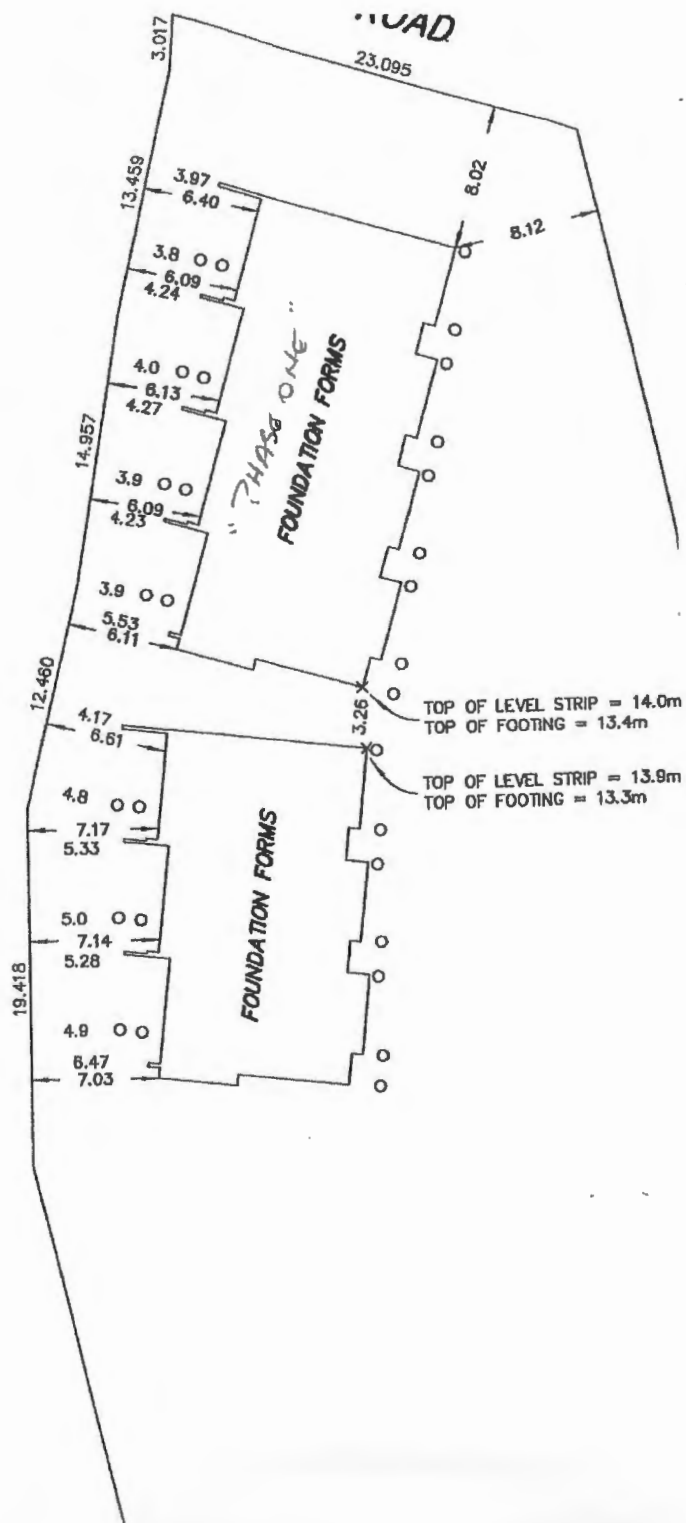
4. Subject to the provisions of Section 219 of the Land Title Act, the Transferor's covenants contained in this Agreement shall burden and run with the Lots and shall enure to the benefit of and be binding upon the Transferor, his or her heirs, executors, administrators, successors and assigns and the Transferee and its assigns.
5. Nothing in this Agreement shall prejudice or affect the rights, powers and remedies of the Transferee in relation to the Transferor, including his or her heirs, executors, administrators, successors and assigns, or the Lots under any law, bylaw, order or regulation or in equity, all of which rights, powers and remedies may be fully and effectively exercised by the Transferee as if this Agreement had not been made by the parties.
6. The Transferor will do or cause to be done at his or her expense all acts reasonably necessary for the Transferee to gain priority for this Agreement over all liens, charges and encumbrances which are or may be registered against the Lots save and except those in favor of the Transferee and those specifically approved in writing by the Transferee.
7. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of Section 219 of the Land Title Act.
8. The Transferor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.
9. (a) The Transferor or any of his or her heirs, executors, administrators and assigns, as the case may be, shall give written notice of this Agreement to any person to whom it proposes to dispose of the Lots, which notice shall be received by that person prior to such disposition.  
  
(b) For the purposes of this paragraph, the word "dispose" shall have the meaning given to it under Section 29 of the Interpretation Act R.S.B.C. 1996, c.238.
10. Wherever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.
11. If any section or any part of this Agreement is found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.
12. This Agreement shall be interpreted according to the laws of the Province of British Columbia.
13. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.

This is the instrument creating the condition of Covenant pursuant to Section 219 of the Land Title Act by the Transferor referred to therein and shown on the Print and Plan annexed hereto as Schedule "A".

Approving Officer – Ian Crane

Schedule "A"







**REPORT TO COUNCIL**

**TO:** Mayor and Council **DATE:** June 25, 2018  
**FROM:** Ken Cossey MCIP, RPP **FILE:** 3090-20-DVP06/18  
Planning Consultant  
**SUBJECT:** Development Variance Permit for 296 Cedar Avenue

**ISSUE:**

To consider the issuance of a development variance permit.

**BACKGROUND:**

The site is located with the C-3 Tourist Commercial Zone and is within the Miami River Development permit area. The older dwelling, which was approximately 56 years old has been recently demolished and the site is approximately 0.1472 Ha in size and is approximately 38 metres deep. The primary issue here, as with the issuance of all development variance permits, is generally from a health and safety perspective. In this case the requested front yard setback is neither a health or safety concern. The variance request is required such that the new proposed dwelling will be moved up as far as possible to limit the rear yard encroachment into the Streamside Protection Enhancement Area (SPEA) or riparian area. With respect to the required Notice of Intent, as per the *Local Government Act*, they were sent out on June 25<sup>th</sup> and any comments must be in by July 9<sup>th</sup>. If any comments are received, they will be shared with Council.


**STAFF RECOMMENDATION:**

That Council:

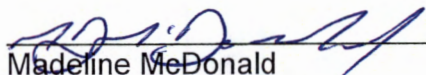
- 1/. Issue Development Variance Permit DVP 06/18 to Mr. Danny Revelant, for the property located at 296 Cedar Avenue, Harrison Hot Springs for land legally described as:  
Lot 19 Block 2 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster Plan 251(PID: 002-176-971)

**Respectfully submitted;**

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



Ken Cossey, MCIP, RPP  
Planning Consultant



Madeline McDonald  
Chief Administrative Officer

Attachments (1) DVP 3090-20 DVP 06/18  
(2) Site Plan

1942

...

...

...

Village of Harrison Hot Springs

**DEVELOPMENT VARIANCE PERMIT NO. 06/18**

ISSUED this \_\_\_ day of \_\_\_\_\_, 2018

FILE No: 3090-20-DVP06/18

FOLIO No: 1640-52409

**REGISTERED LANDOWNER**

Danny Revelant

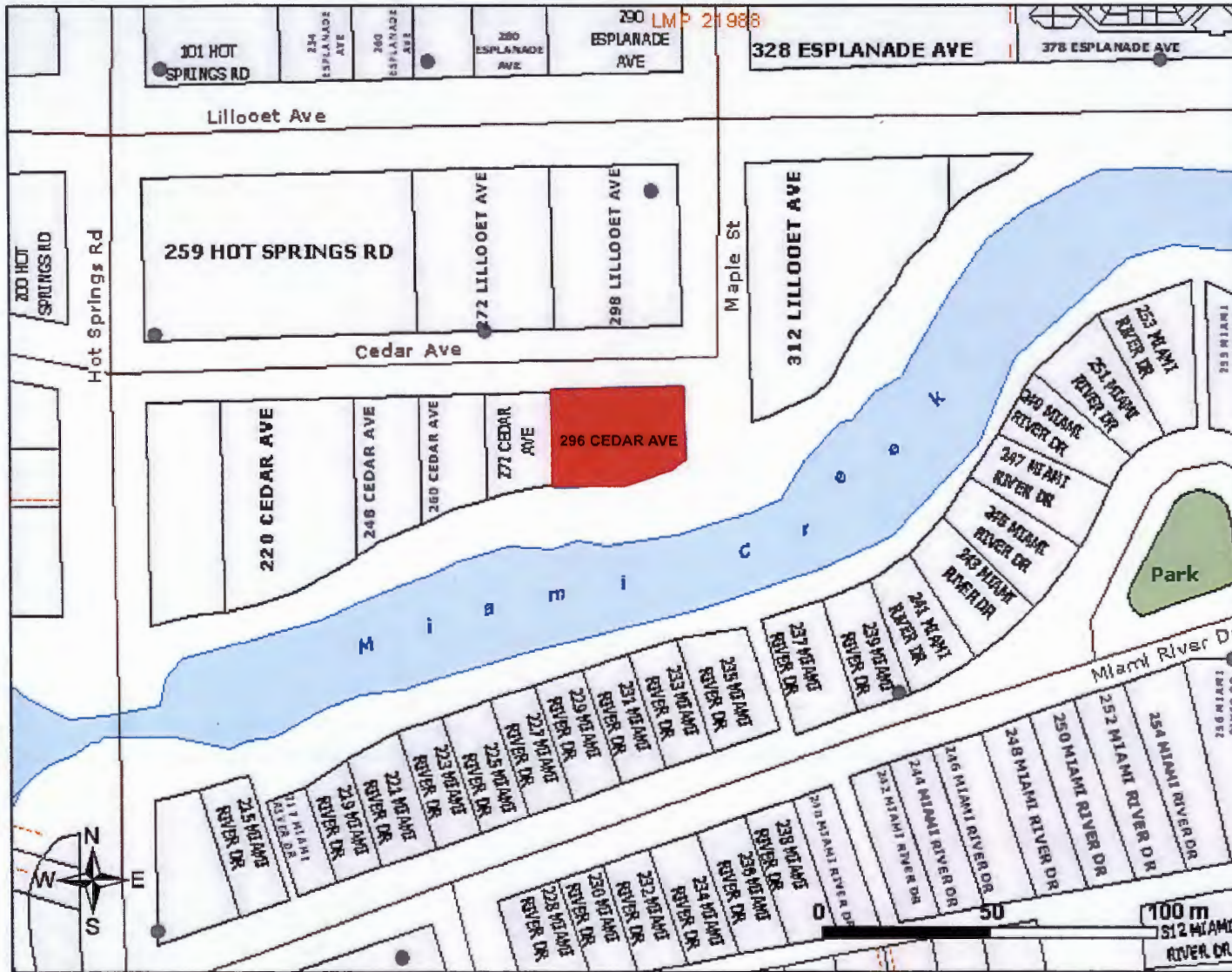
1571 Foster Avenue

Coquitlam, BC V3J 2N3

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:  
  
Legal Description: Lot 19 Block 2 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 251 (PID: 002-176-971)  
  
Civic Address: 296 Cedar Avenue, Harrison Hot Springs, BC
3. Authorization is hereby given for the use of the subject property for the construction and use of a residential dwelling in accordance with the conditions listed in Section 4, below.
4. The use must be carried out subject to the following conditions:
  - **That the minimum front yard setback requirements under Zoning Bylaw 1115, 2017 for the C-3 Zone be reduced from 7.5 metres down to 4.44 metres.**
5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit shall form a part thereof.



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



## VILLAGE OF HARRISON HOT SPRINGS



### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** June 26, 2018

**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3090-20-DVP-04/18  
Planning Consultant **and 3060-20-DP-03/18**  
(247 Miami River Drive)

**SUBJECT:** To start the Development Variance Permit and the Development Permit process

---

#### ISSUE:

Seeking approval to start the Development Variance Permit (DVP) and the Development Permit (DP) review process.

#### BACKGROUND:

The parcel is approximately 0.07 Ha (0.176 Ac) in size, is currently vacant and the site slopes gently down towards Miami River.

The applicant is seeking a front yard setback variance to find a buildable area under that will reduce the encroachment of the building into the Streamside Protection Enhancement Area (SPEA) or the riparian area. The applicant is requesting a reduction in the setback requirements from 7.5 M down to 5.0 M which necessitates the DVP application.

Based upon information contained with the Village's OCP, the site is within the Miami River Development Permit Area (DPA) and is within the Low Density Residential designation of the OCP.

The current owners require the DVP and DP to build a new dwelling on the site. There is a flood covenant registered against the title of this lot and the site will require a revised RAR assessment to be completed. The revised RAR report is being worked upon and will be provided to the Ministry for their review once completed.

Once their review is completed, and reviewed by staff, the revised RAR report will form the basis of the Development Permit. The requirements for this Development Permit area are outlined in section 14.4 of the Village's OCP.

**RECOMMENDATIONS:**

That Council:

- 1/. Authorize staff to work on application 3090-20-DVP04/18 for land legally described as:

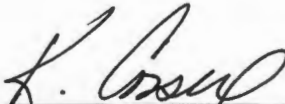
Lot 19, Except: Part on Plan 66847; Block 3 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786, with the civic address of 247 Miami River Drive, and

- 2/. Authorize staff to work on application 3060-20-DP03/18 for land legally described as:

Lot 19, Except: Part on Plan 66847; Block 3 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786, with the civic address of 247 Miami River Drive.

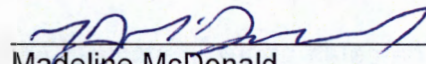
**Respectfully submitted:**

**REVIEWED BY and Concurrence  
with the RECOMMENDATIONS**



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Ken Cossey, MCIP, RPP,  
Planning Consultant

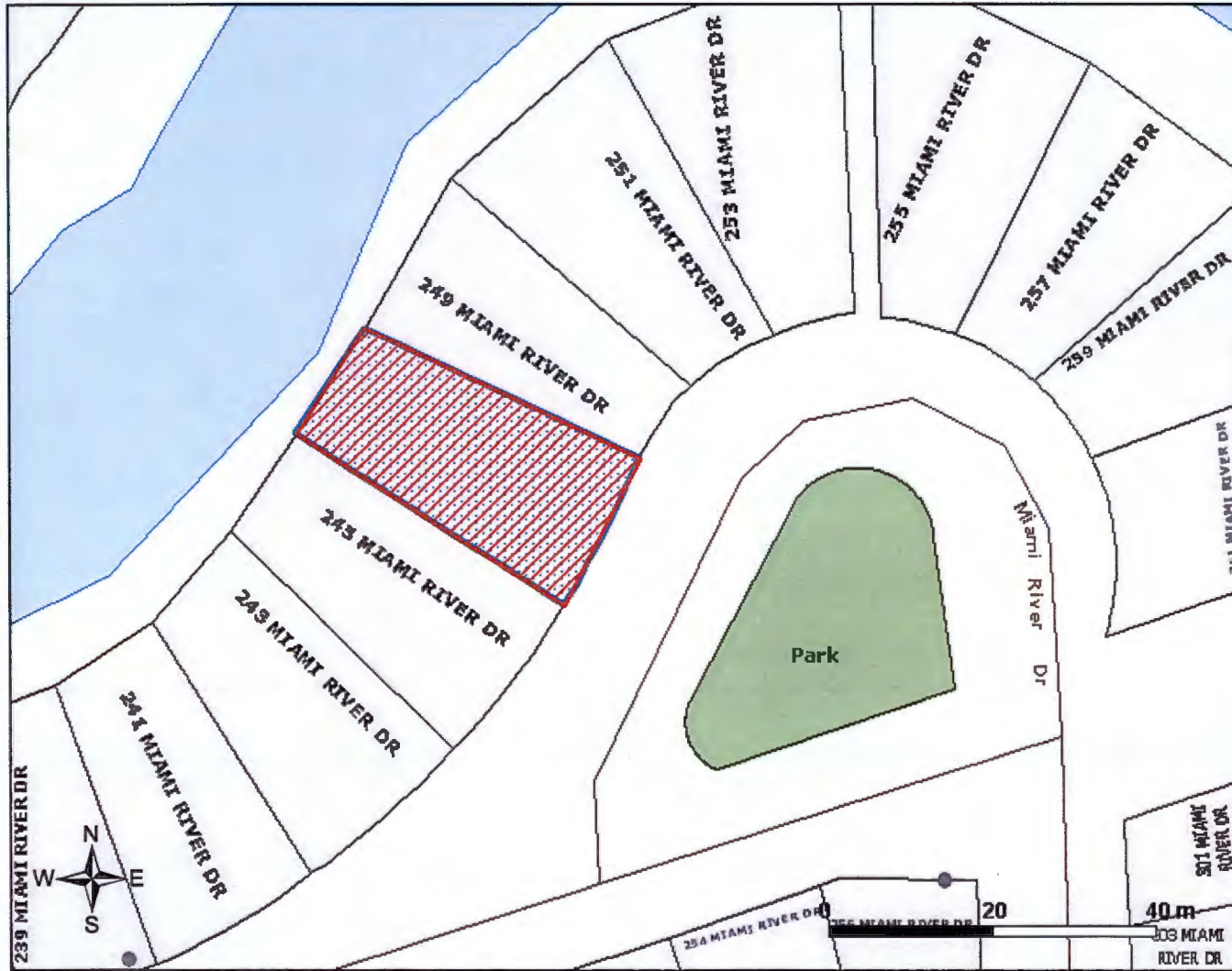


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Madeline McDonald  
Chief Administrative Officer

Attachments (1)      Location Map

247 Miami River Drive



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
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Scale 1:821

16 April 2018, 08:40



## VILLAGE OF HARRISON HOT SPRINGS



### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** July 3, 2018  
**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP07/18  
 (296 Cedar Ave)  
**SUBJECT:** To issue a Development Permit

---

#### ISSUE:

Seeking approval to issue a Development Permit.

#### BACKGROUND:

Based upon a review of the Village's Official Community Plan (OCP), the site is within the Village Centre designation and upon a review of the Zoning Bylaw it is zoned as C-3. In addition to this, the site is approximately 1,471.9 M<sup>2</sup> (0.1472 Ha) in size, is currently vacant as the older dwelling that was once on this site has been demolished and the site can be easily serviced. The site is within two Development Permit Areas (DPA); the Lakeshore and the Miami River. As the proposed use is a detached dwelling, the Lakeshore DPA Commercial or Multi-Family Dwelling guidelines are not applicable and were waived by Council during an earlier Council meeting. However, the Miami River DPA Natural Environmental guidelines are applicable and the Riparian Assessment Report (RAR) prepared by Scott Resource Services Incorporated, forms the backbone of the Development Permit. Contained with the RAR report there are certain issues that can be addressed by the issuance of a Development Permit while other issues that need to be addressed using a covenant. With the use of a combined Development Permit and covenant all the issues identified in the RAR report have been addressed.

#### RECOMMENDATION:

- 1/. THAT Council issue Development Permit 3060-20-DP07/18 for land located at 296 Cedar Avenue, Harrison Hot Springs BC and legally described as: Lot 19; Blk 2 of Fractional Section 13; Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 251.

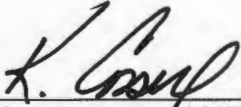
Subject to a covenant being in place to address the following issues:

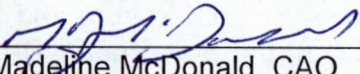
- a) No trees in the Streamside Protection Enhancement Area (SPEA) will be removed and if they are the replacement ratio will be for every tree removed two replacement trees will be replanted;

- b) Permanent signage and fencing must be erected around any rehabilitated areas within the SPEA. Signage indicating that this area is a sensitive wildlife and fisheries area. The fence may be any of the following:
  - i) a rail fence,
  - ii) a chain link fence, or
  - iii) a cedar fence.
- c) Except for the proposed residential development, including the driveway and the landscaping area, the SPEA is a no disturbance area and it must not be used as a dump site for any yard waste; and
- d) Encroachment into the SPEA area to remove any invasive vegetation species and to plant native species is permitted, if it does not adversely affect the native vegetation and the work is being conducted under the recommendations of a Qualified Environmental Professional (QEP). The development of the QEP's plan or any professional work related to this issue is the financial responsibility of the land owner;

Respectfully submitted;

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

  
\_\_\_\_\_  
Ken Cossey, MCIP, RPP,  
Planning Consultant

  
\_\_\_\_\_  
Madeline McDonald, CAO

Attachments (1) DP07/18 – including the RAR report dated June 7, 2016



Village of Harrison Hot Springs

**DEVELOPMENT PERMIT NO. DP07/18**

ISSUED this \_\_\_ day of \_\_\_\_\_, 2018

FILE No: 3060-20-DP07/18

FOLIO No: 1640-52409

TO: Danny Revelant

(the "Permittee")

ADDRESS: 1571 Foster Avenue  
Coquitlam BC  
V3J 2N3

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

**Lot 19; Blk 2 of Fractional Section 13; Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 251.**

(the "Lands")

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

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

**for the residential development 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 Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the work hereby authorized according to the terms and conditions of the Development Permit within the time provided, the Village may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permittee; or should the Permittee carry out the work Permitted by this Development Permit within the set time set out below, the security shall be returned to the Permittee.

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

6. THE FOLLOWING CONDITIONS APPLY TO THE DEVELOPMENT OF THE LANDS OR APPLY TO THE USE OF THE LANDS:

- (a) The residential building be designed and constructed such that the habitable portion lies above the Flood Construction Level of 14.55 M or 1.5 M above the natural ground level, whichever is greatest;
- (b) The approved work area must be clearly delineated out by a Qualified Environmental Professional. The approved work area must be delineated with either snow fencing and or silt fencing to prevent any accidental encroachment of any machinery into this area;
- (c) There must be no temporary or permanent storage of any construction materials or substrate outside of the approved work area during or after construction;
- (d) There must be no discharge of any sediment laden water from the approved work area. The following measures must be in place:
  - i) Silt fencing or equivalent must be placed, as required, to prevent the entrainment of sediment into the Miami River,
  - ii) any exposed soils, due to construction, must be covered with 2.5 cm (1 Inch) of straw and seeded with a grass seed mixture, and
  - iii) any soil stockpiles must be covered with either poly or straw and positioned to be as far away as possible from the Miami River.
- (e) Any storm water resulting from the development must be returned to the natural hydrologic pathways and this is limited to either detainment or the infiltration to ground.

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 Riparian Area Regulation Report dated June 7, 2016 and prepared by Scott Resources Services Incorporated.

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.**

\_\_\_\_\_  
Danny Revelant (signature)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Corporate Officer

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 351

LECTURE 10



THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 350

LECTURE 10

LECTURE 11

LECTURE 12

LECTURE 13

LECTURE 14

May 24, 2018

Harrison Hot Springs  
495 Hot Springs Road, PO Box 160  
Harrison Hot Springs, BC V0M 1K0

**Attention: Madeline McDonald, CAO**

**Re: Request for Statutory Municipal Consent for Proposed Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018**

*Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018* was given three readings by the FVRD Board of Directors on May 23, 2018, a certified copy of which is enclosed for your reference. Also enclosed is a background memorandum which will provide your council with further information. The next steps in the process are:

- To seek the necessary statutory consents from the participants in the service in accordance with S. 346 of the *Local Government Act*;
- Approval of Bylaw No. 1478, 2018 by the Inspector of Municipalities; and
- Consideration of the adoption of Bylaw No. 1478, 2018 by the FVRD Board.

In view of the foregoing, we are requesting that your Council give its consent, by way of formal resolution, to the adoption of *Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018* at its earliest convenience.

Your prompt attention to this matter is greatly appreciated. If you have any questions or concerns regarding the bylaw, please do not hesitate to contact me at (604)-702-5033.

Regards,



Paul Gipps,  
Chief Administrative Officer  
Enc.



**FRASER VALLEY REGIONAL DISTRICT**

**BYLAW NO. 1478, 2018**

**A bylaw to establish a regional service area for the management of solid waste and recyclable material**

---

**WHEREAS** in order to advance the goals as set out in the Solid Waste Management Plan, the Fraser Valley Regional District Board of Directors ("the Board") deems it necessary to establish the Regional Solid Waste Management Service Area;

**THEREFORE** the Board enacts as follows:

**1) CITATION**

This bylaw may be cited as *Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018*.

**2) ENACTMENTS**

- a) The Board hereby establishes the Regional Solid Waste Management Service Area for the purpose of regulating and managing municipal solid waste and recyclable material.
- b) The participating areas for the service established by this bylaw shall be Electoral Areas A, B, C, D, E, F, G and H of the Fraser Valley Regional District and the City of Chilliwack, City of Abbotsford, District of Mission, District of Kent, District of Hope and the Village of Harrison Hot Springs.
- c) The boundaries of the service area established by this bylaw shall be the boundaries of the Fraser Valley Regional District.
- d) The annual costs for the service established by this bylaw shall be recovered by one or more of the following:
  - i. The requisition of money to be collected by a property value tax;
  - ii. Parcel taxes imposed; and/or
  - iii. The imposition of fees and other charges that may be fixed by separate bylaw for the purpose of recovering these costs; and/or
  - iv. Revenues received by way of agreement, enterprise, gift, grant or otherwise.

**3) SEVERABILITY**

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

**4) READINGS AND ADOPTION**

READ A FIRST TIME this 23<sup>rd</sup> day of May, 2018

READ A SECOND TIME this 23<sup>rd</sup> day of May, 2018

READ A THIRD TIME this 23<sup>rd</sup> day of May, 2018

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this day of

ADOPTED this day of

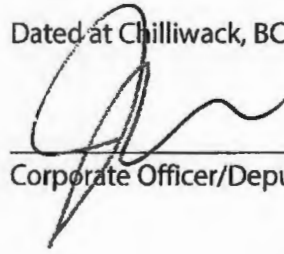
  
\_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_  
Corporate Officer/Deputy

**5) CERTIFICATION**

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018* as read a third time by the Fraser Valley Regional District Board on the 23<sup>rd</sup> day of May, 2018.

Dated at Chilliwack, BC this 24<sup>th</sup> day of May, 2018

  
\_\_\_\_\_  
Corporate Officer/Deputy

To: Regional and Corporate Services Committee  
From: Stacey Barker, Deputy Director of Regional Programs

Date: 2018-05-08  
File No: 5360-27-001

**Subject: Solid Waste Service Area Establishment Bylaw 1478**

---

**RECOMMENDATION**

**THAT** the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *Fraser Valley Regional District Regional Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018*.

**STRATEGIC AREA(S) OF FOCUS**

Support Environmental Stewardship  
Support Healthy & Sustainable Community

**PRIORITIES**

Priority #1 Waste Mangement

**BACKGROUND**

The Draft *Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018* is being brought forward for consideration to allow the Fraser Valley Regional District (FVRD) to regulate solid waste issues from a regional standpoint. Once the service area is established, subsidiary regulatory bylaws can be considered, such as the source separation bylaw currently under development.

**DISCUSSION**

The FVRD's approved Solid Waste Management Plan (SWMP) has set a waste reduction target of 90% diversion by 2026. To reach this target, it is imperative that organic and recyclable material be separated from the residual waste stream. One of the various strategies that the FVRD is proposing is new sorting requirements of municipal solid waste for all residents, businesses, and institutions.

Consultation on a proposed source separation bylaw was concluded in 2017 and, based on feedback received, staff have been working closely with municipal solid waste representatives, the Waste Management Association of BC, Lidstone & Company, and the Ministry of Environment to finalize a draft for the Board's consideration.

A source separation bylaw can only be brought forward to the Board once a service area establishment bylaw is approved by the Board, statutory consent is received from all municipalities and electoral areas and it receives approval from the Inspector of Municipalities.

## **COST**

As discussed in a memo to the Board in November 2017, the vast majority of services provided by the FVRD have their budgets funded through standard municipal and electoral area tax requisition. The FVRD's Regional Solid Waste Program is an exception and is instead funded through a Waste Tonnage Levy. The Levy is applied to all solid waste that is disposed of within the FVRD or leaves the FVRD through a consolidation point (transfer station) on its way for disposal outside of the FVRD. Therefore, the FVRD has never created a service area establishment bylaw for the Solid Waste Program as there was no need to tax FVRD residents.

Levy revenue, however, is on the decline due to increased quantities of organic material being composted and diverted from landfilling. As part of the upcoming annual budget discussion for 2019, this issue will be brought forward again to the Board for their direction on how to acquire additional funding to support this program should there be a shortfall. The enactment of *Bylaw No. 1478, 2018* will provide the FVRD with additional options for funding the annual Solid Waste budget if the Board decides to move in this direction for 2019.

The establishment of *Fraser Valley Regional District Solid Waste Management Service Area Establishment Bylaw No. 1478, 2018* has no effect on 2018 budgets or tax requisition.

### **COMMENTS BY:**

#### **Barclay Pitkethly, Director of Regional Programs**

Reviewed and supported.

#### **Mike Veenbaas, Director of Financial Services**

Reviewed and supported.

#### **Paul Gipps, Chief Administrative Officer**

Reviewed and supported



**Ministry of Indigenous Relations and Reconciliation - Honourable Scott Fraser**

Thank you for funding for admin support for C2C  
Successes of our C2C relationships  
Encourage government attendance to local events

**Ministry of Municipal Affairs and Housing - Honourable Selena Robinson**

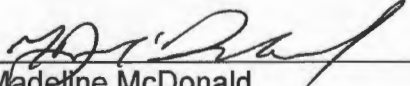
The effect of Mobility Pricing on Fraser Valley residents  
Accessible Housing options for Harrison Hot Springs

**RECOMMENDATIONS:**

THAT the Village request meetings with the following Cabinet Ministers at the 2018 UBCM Annual Conference:

- Office of the Premier – Premier John Horgan
- Minister of Energy, Mines and Petroleum Resources - Honourable Michelle Mungall
- Minister of Health - Honourable Adrian Dix
- Minister of Public Safety and Solicitor General - Honourable Mike Farnworth
- Minister of Tourism, Arts and Culture - Honourable Lisa Beare
- Minister of Transportation and Infrastructure - Honourable Claire Trevena
- Ministry of Indigenous Relations and Reconciliation - Honourable Scott Fraser
- Ministry of Municipal Affairs and Housing - Honourable Selena Robinson

Respectfully submitted:

  
\_\_\_\_\_  
Madeline McDonald  
Chief Administrative Officer