



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, August 13, 2018
Time: After Public Hearing
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 July 9, 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	(a) Age-Friendly Committee Minutes of August 2, 2018.
	Item 6.iii(a) Page 9
iv. Correspondence	
7. DELEGATIONS/PETITIONS	
(a) John Allen Re: Oak Tree at Post Office and reconstruction of "Quiet Stream Motel"	
Item 7(a) Page 13	
8. CORRESPONDENCE	
9. BUSINESS ARISING FROM CORRESPONDENCE	
10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS	
11. REPORTS FROM MAYOR	

12. REPORTS FROM STAFF

- (a) Report of the Planning Consultant – July 26, 2018
Re: To start the Development Variance Permit review process regarding property located at 750 Hot Springs Road. Item 12(a)
Page 15
- Recommendation
- THAT Staff be authorized to work on application 3090-20-DVP07/18 for land legally described as: Lot A, Section 12, Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan EPP74538 except part in Plan EPP78774.
-
- (b) Report of the Planning Consultant – July 26, 2018
Re: To issue a Development Permit for 800 Hot Springs Road. Item 12(b)
Page 19
- Recommendation
- THAT Development Permit DP04/18 be issued for land located at 800 Hot Springs Road, Harrison Hot Springs BC and legally described as: Lot 8, Section 12, Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 17111.
-
- (c) Report of the Fire Chief – August 8, 2018
Re: Training Container Item 12(c)
Page 39
- Recommendation
- THAT Council receive the Fire Chief's report regarding a new Training Container for the Harrison Hot Springs Fire Department.
-
- (d) Report of the Infrastructure Manager – August 9, 2018
Re: Road and Bridge Inventory and Active Transportation Plan Item 12(d)
Page 41
- Recommendation
- THAT the budget for the Road and Bridge Inventory and Active Transportation Plan to be undertaken by CTQ Consultants Ltd. be increased to \$63,000.
-
- (e) Report of Chief Administrative Officer – August 9, 2018
Re: Mobility Pricing Item 12(e)
Page 49
- Recommendation
- THAT the Village send a letter to the Honourable Claire Trevena requesting that the Fraser Valley be represented during all discussions relating to Mobility Pricing initiatives which may be under consideration in BC.
-
- (f) Report of the Planning Consultant – August 9, 2018
Re: Zoning Bylaw No. 1115, 2017 and Development Procedures Bylaw No. 1090, 2016 Item 12(f)
Page 53
- Recommendation
- THAT Council not delegate the authority outlined in section 33 of the Cannabis Control and Licensing Act to any staff member, and
- THAT staff be authorized to work on amending the Zoning Bylaw and the Development Procedures Bylaw.

13. BYLAWS

- (a) Report of the Planning Consultant, – August 9, 2018
Re: Sign Bylaw No. 1126, 2018 Item 13(a)
Page 55
- Recommendation
- That Sign Bylaw No. 1126, 2018 be given first, second and third reading.

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

15. ADJOURNMENT

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

4(a)

DATE: July 9, 2018
TIME: 7:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
Councillor John Hansen
Councillor Sonja Reyerse
Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/Corporate Officer, Debra Key
Financial Officer, Tracey Jones
Infrastructure Manager, Troy Davis

ABSENT: Councillor John Buckley
Councillor Samantha Piper

Recording Secretary: Debra Key

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF LATE ITEMS**

Report of Planning Consultant – July 3, 2018
Re: Start of Development Permit Process – 800 Hot Springs Road

3. **APPROVAL OF AGENDA**

Moved by Councillor Hansen
Seconded by Councillor Reyerse

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**
RC-2018-07-01

4. **ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Hansen
Seconded by Councillor Reyerse

THAT the minutes of the Regular Council Meeting held on June 18, 2018 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2018-07-02

5. **BUSINESS ARISING FROM THE MINUTES**

None

6. **CONSENT AGENDA**

i. Bylaws

ii. Agreements

iii. Committee/
Commission
Minutes

iv.
Correspondence

(a) Advisory Planning Commission Meeting Minutes of March 16, 2018.

Moved by Councillor Reyerse
Seconded by Councillor Hansen

THAT the Minutes of the Advisory Planning Commission Meeting be received.

**CARRIED
UNANIMOUSLY**
RC-2018-07-03

7. **DELEGATIONS**

(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

Paul Gipps provided an overview and explanation for recovery of costs for the
Fraser Valley Regional District Regional Solid Waste Management Service
Area Establishment Bylaw No. 1478, 2018

8. **CORRESPONDENCE**

(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

Moved by Councillor Reyerse
Seconded by Councillor Hansen

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**
RC-2018-07-04

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

Moved by Councillor Reyerse
Seconded by Councillor Hansen

THAT the nomination for a "Sasquatch" Stop of Interest Sign under the Ministry of
Transportation and Infrastructure's Stop of Interest Sign Program be accepted, the
placement of the sign be approved near the Sasquatch Museum and that the
Ministry work in collaboration with Tourism Harrison and Sts'ailes First Nation on the
initiative.

**CARRIED
UNANIMOUSLY**
RC-2018-07-05

10.

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

Councillor Reyerse

- Reported that the Chamber of Commerce Bursary was awarded to Jessica Lucki and the Ian Maw Memorial Bursary was awarded to Amanda Heffell who was accepted into the UFV's Culinary Program.
- Reported that the Agassiz Library held their annual Quiz Night attracting 80 participants of 10 teams of 8. The winning team was the "Lost Boys" who walked away with the coveted title of the "Know-it-Alls". The event raised approximately \$1300 for the Agassiz Library.
- Reported that the library also has a new Virtual Reality Vive station. Seventeen customers experienced this new technology during the VR event. It gave some opportunities to experience once-in-a-lifetime events without leaving the room or the ground. The Virtual Reality station is one of the latest additions to the FVRL playground.
- Attended Sasquatch Days and was part of the parade and welcoming ceremony.
- Attended the Canada Day celebrations and was part of the welcoming ceremony.
- Attended the Quarry Development open house at the Agricultural Hall.

11.

REPORT FROM MAYOR FACIO

- Reported there will be an Open House on July 21, 2018 at the Agassiz-Harrison Museum
- Reported on a letter received June 22, 2018 in response to the Village's letter of April 12, 2018 from Minister Mungall, Ministry of Energy, Mines and Petroleum Resources regarding the proposed construction of the aggregate quarry in Agassiz
- July 5, 2018 attended an Opening Reception at the Ranger Station Gallery for the 40th anniversary of the Festival of the Arts
- Last Saturday met with former Chief Willie Charlie of Sts'ailes First Nation and the Sasquatch Dancers to open the Festival of the Arts on the beach and to wish the Festival success for the events. Also expressed acknowledgment to Ed and Phyllis Stenson, former Executive Directors of the Festival Society.
- Reported that at the Fraser Valley Regional District Board of Directors Meeting of June 26, 2018, it was announced that the Electoral Areas now connected to water systems and moving away from well systems.
- Reported on the recently completed water system upgrades in the south area of the Village

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 9, 2018

- Reported on a Fraser Valley Regional District letter that will be forwarded to the Prime Minister regarding flood risk mitigation on the Fraser River
- Reported that the Fraser Valley Regional District will be communicating with the Provincial Government and Translink Board on the imposition of mobility charges on Fraser Valley Regional District residents and businesses

12.

REPORTS FROM STAFF

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

Moved by Councillor Reyerse
Seconded by Councillor Hansen

THAT the flood exemption request be denied.

**CARRIED
UNANIMOUSLY**
RC-2018-07-06

- (b) Report of the Chief Administrative Officer – June 18, 2018
Re: Development Variance Permit for 296 Cedar Avenue

Moved by Councillor Hansen
Seconded by Councillor Reyerse

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 (PID: 002-176-971).

**CARRIED
UNANIMOUSLY**
RC-2018-07-07

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

Moved by Councillor Reyerse
Seconded by Councillor Hansen

THAT Council 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

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 9, 2018

THAT Council 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.

**CARRIED
UNANIMOUSLY**
RC-2018-07-08

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

Moved by Councillor Reyerse
Seconded by Councillor Hansen

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.

**CARRIED
UNANIMOUSLY**
RC-2018-07-09

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 9, 2018

- (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”

Moved by Councillor Hansen
Seconded by Councillor Reyerse

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

**CARRIED
UNANIMOUSLY**
RC-2018-07-10

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

Moved by Councillor Reyerse
Seconded by Councillor Hansen

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

**CARRIED
UNANIMOUSLY**
RC-2018-07-11

- (g) Report of Planning Consultant – July 3, 2018
Re: Start of Development Permit Process – 800 Hot Springs Road

Moved by Councillor Hansen
Seconded by Councillor Reyerse

THAT staff be authorized to work on application 3060-20-DP04/18 for land legally described as: Lot 8, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 17111.

**CARRIED
UNANIMOUSLY**
RC-2018-07-12

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 9, 2018

13. **BYLAWS**

None

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

Questions from the public were entertained.

15. **ADJOURNMENT**

Moved by Councillor Hansen
Seconded by Councillor Reyerse

THAT the meeting be adjourned 7:55 p.m.

**CARRIED
UNANIMOUSLY**
RC-2018-07-13

Leo Facio
Mayor

Debra Key
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS
AGE-FRIENDLY COMMITTEE MEETING

6.iii(a)

DATE: Thursday, June 7, 2018
TIME: 10:30 a.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Councillor John Hansen, Chair
Marg Doman
Ken Gisborne
Ken Smith
Deputy Chief Administrative Officer/Corporate Officer, Debra Key

GUEST: Karina Lanting, Parent Advisory Committee, President

ABSENT:
Vivian Walker
Allan Jackson

Recording Secretary: Nicole Sather

1. **CALL TO ORDER**

The Chair called the meeting to order at 10:30 a.m.

2. **INTRODUCTION OF LATE ITEMS**

(d) Summer Program on Aging

(e) Tech Savvy Workshop

(f) Simon Fraser University Graduate Collaboration

3. **APPROVAL OF AGENDA**

Moved by Marg Doman
Seconded by Ken Gisborne

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
AFC-2018-06-01

4. **ADOPTION OF MINUTES**

Moved by Ken Gisborne
Seconded by Ken Smith

THAT the minutes of the Age-friendly Committee Meeting held on April 5, 2018 be adopted.

**CARRIED
UNANIMOUSLY**
AFC-2018-06-02

*Village of Harrison Hot Springs
Minutes of the Age-friendly Committee Meeting
June 7, 2018*

5. **ITEMS FOR DISCUSSION**

(a) Speaker Series - Local First Nations History

Discussion ensued on potential First Nations speakers and potential topics for presenter including pre-settler history of the local area, art, and culture. Members identified October as target timeframe to hold event.

Discussion ensued on potential Parents Advisory Committee collaboration for this event. Further discussion required to explore interest, logistics and responsibilities.

(b) Parents Advisory Committee (PAC) Collaboration Updates

Karina Lanting, President of the Parents Advisory Committee, presented an overview of PAC activities and summarized discussion with Vivian Walker regarding a potential movie night partnership with the Age-Friendly Committee.

Karina identified September 6, 2018 as the best date to hold event as it would align with the PAC's Welcome Back initiative for the school children and would be open to the public.

Discussion ensued on logistics, equipment, advertisement, partners' responsibilities, cost sharing options, movie selection, commercial rental cost, and privately owned equipment donated for event.

Members to review commercial cost, resources, test privately owned equipment, review logistics and layout of holding an outdoor event at the elementary school.

(c) New proposed time for Regular Meetings

Moved by Ken Smith
Seconded by Ken Gisborne

THAT the Age-Friendly Committee meetings be held once every two (2) months on Thursday at 10:30 a.m.

**CARRIED
UNANIMOUSLY**
AFC-2018-06-03

Councillor Hansen advised the committee of an ICBC initiative that targets road safety and challenges that seniors may occur. More information will be provided at the next Regular Age-Friendly Committee Meeting held on August 2, 2018.

Village of Harrison Hot Springs
Minutes of the Age-friendly Committee Meeting
June 7, 2018

(d) Summer program on Aging

Ken Smith provided an overview of an event held by Simon Fraser University in Harrison Hot Springs regarding medical advancements, technology, and health for the aging population and presented a handout regarding loneliness and depression in seniors.

Discussion ensued to bring forward a similar structure topic for a Speaker Series event.

(e) Tech Savvy Workshop

Ken Smith provided an update on the Tech Savvy Event held on May 17, 2018.

Discussion ensued on challenges to attract a younger demographic to attend event and potential solutions to address issue such as method of advertising, and time of event.

(f) Simon Fraser University Graduate Collaboration

Discussion ensued on possible partnership with a graduating student from Simon Fraser University to review the Age-Friendly Action Plan and provide recommendations that would meet the current community needs.

Members to review current Age-Friendly Action Plan and provide feedback on any gaps at the next regular meeting.

Moved by Ken Smith
Seconded by Ken Gisborne


THAT further discussions continue with Simon Fraser University to seek details and any costs associated to review the existing Age-Friendly Action Plan.

**CARRIED
UNANIMOUSLY**
AFC-2018-06-04

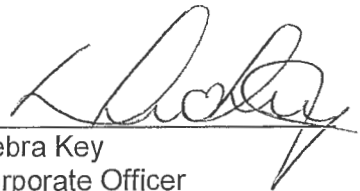
6. **ADJOURNMENT**

Moved by Ken Gisborne
Seconded by Marg Doman

THAT the meeting be adjourned at 11:40 a.m.



John Hansen
Chair



Debra Key
Corporate Officer

**CARRIED
UNANIMOUSLY**
AFC-2018-06-05

7(a)

Admin

From: john allen <johnjallen@shaw.ca>
Sent: Wednesday, August 08, 2018 10:25 AM
To: Admin; Reception
Cc: John j. Allen
Subject: Delegation request

To Village of Harrison

From ; John J. Allen

Good morning.

I would like to appear as a delegation on Aug 13th to discuss the oak tree near the Post Office and the illegal reconstruction of the Quiet Stream Motel which has been achieved without any of the necessary municipal permits or approvals.

I expect I can cover these two topics in the ten minutes allowed.

Yours

John J. Allen

604-796-9117

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council

DATE: July 26, 2018

FROM: Ken Cossey, MCIP, RPP
Planning Consultant

FILE: 3090-20-DVP-07/18
(750 Hot Springs Rd)

SUBJECT: To start the Development Variance Permit review process

ISSUE:

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

BACKGROUND:

The lot is approximately 2.2 Ha (5.43 Ac) in size, was recently subdivided, rezoned and is located adjacent to Hot Springs Road.

The applicant is seeking a building height increase, such that he can place a two-car garage under various single-family dwelling units. The applicant is requesting an extension in the height requirements from 7.5 M up to 9.0 M which necessitates the DVP application. Although there are 47 Lots in the strata development, the application will only apply to Strata Lots 13 up to and including Strata Lot 47. Please see the attached survey plan to review which Lots that this DVP will apply to. The request is based upon the applicant's desire to reduce the potential for any on street parking.


RECOMMENDATIONS:

That Council:

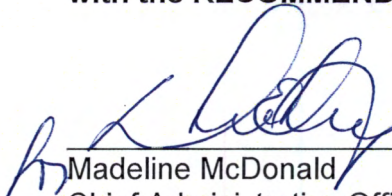
- 1/. Authorize staff to work on application DVP07/18 for land legally described as: Lot A, Section 12, Township 4, Range 29, West of the Sixth Meridian New Westminster District Plan EPP74538 except part in Plan EPP78774.

Respectfully submitted:

REVIEWED BY and Concurrence
with the RECOMMENDATIONS



Ken Cossey, MCIP, RPP,
Planning Consultant



Madeline McDonald,
Chief Administrative Officer

Attachments (1) Site Survey Plan

**BARE LAND STRATA PLAN OF LOT 1 SECTION 12
TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN
NEW WESTMINSTER DISTRICT PLAN EPP78774**

STRATA PLAN EPS4767

VILLAGE OF HARRISON HOT SPRINGS BCGS 92H.022



Distances are in metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500

GRID BEARINGS ARE DERIVED FROM PLAN EPP74538 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ADVERTISED ARE DERIVED FROM PLAN EPP74538.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99969712. THE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF -2.8 METRES.

LEGEND

FOUND PLACED

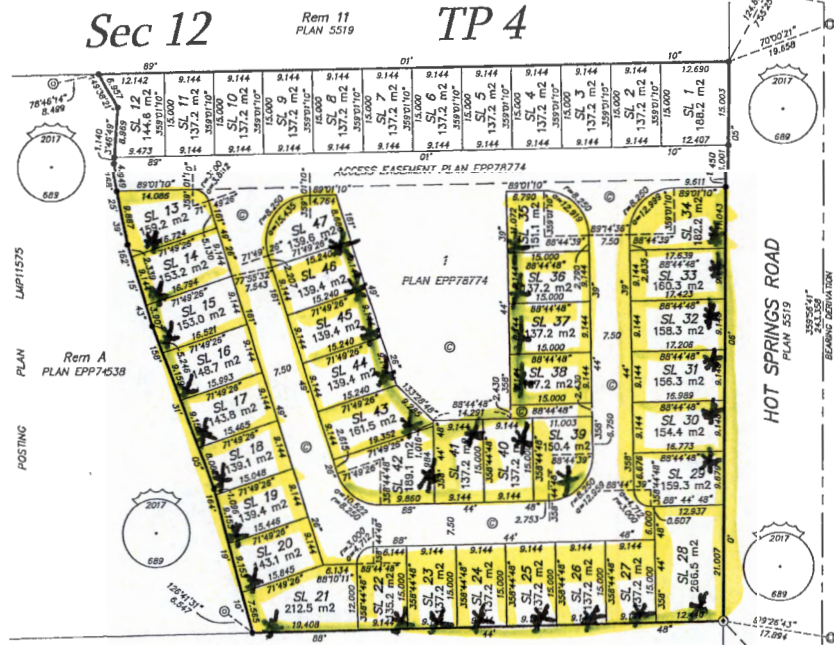
- DENOTES STANDARD IRON POST
- ⊙ DENOTES STANDARD CONCRETE POST
- ⊕ DENOTES STANDARD ROCK POST
- ⊙ DENOTES CHSS CONTROL POINT
- ⊕ DENOTES NON-STANDARD POST (IRON PIPE)
- m² DENOTES SQUARE METRES
- SL DENOTES STRATA LOT
- ⊙ DENOTES COMMON PROPERTY

MODIFIED MONUMENTATION HAS BEEN APPROVED FOR THIS SURVEY.

THIS BARE LAND STRATA PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE VILLAGE OF HARRISON HOT SPRINGS.



CIVIC ADDRESS:
750 HOT SPRINGS ROAD
HARRISON HOT SPRINGS, B.C.



RANGE 29 W6M

Datum: NAD83(CSRs) 4.0.0.BC.1
UTM zone 10
UTM Northing.....5460495.563
UTM Easting.....588714.478
Point combined factor: 0.99969712
Estimated horizontal positional accuracy: 0.02

Datum: NAD83(CSRs) 4.0.0.BC.1
UTM zone 10
UTM Northing.....5460252.279
UTM Easting.....588714.712
Point combined factor: 0.99969712
Estimated horizontal positional accuracy: 0.02

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 14th DAY OF DECEMBER, 2017.
DARRYL J. MITCHELL, BOLS 669

THIS PLAN LIES WITHIN THE FRASER VALLEY REGIONAL DISTRICT

AXIS LAND SURVEYING LTD.
R.S. & CANADA LAND SURVEYORS
101, 2885 VENTURA AVENUE
ABBOTSFORD, B.C. V2S 8A3
T. 604-853-2700 F. 604-853-2710
FILE: A 5309
DWG: 5309-85-REV

* S.L. AFFECTED

SL 13 - SL 47.

12(b)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

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

FROM: Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP04/18
(800 Hot Springs Rd)

SUBJECT: To issue a Development Permit

ISSUE:

Seeking approval to issue a Development Permit.

BACKGROUND:

Based upon a review of the Village's Zoning Bylaw, the site is zoned as a C-3 (Tourist Commercial) and upon a review of the Official Community Plan (OCP), the site is within two Development Permit Areas; Tourism Commercial Development Permit Area #2 and the Geo Technical Hazard Development Permit Area #4.

Under an earlier development application, the applicant rezoned the site from a residential use to a commercial use. As a part of the rezoning process the applicant was required to submit a geo technical report, indicating that the site can be used safely for the intended use.

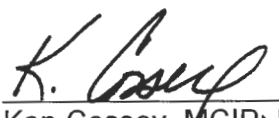
The development is in an area referred to as "Hazard Zone C", which has been deemed as a negligible Hazard Zone as per the Village's OCP, page 54. This designation is a result of a study completed by Thurber Engineering Ltd., April 1992. As the development is in "Zone C" the OCP is silent on any conditions that need to be addressed, from a development permit perspective.

With respect to the Tourism Commercial Development Permit guidelines, staff is of the opinion that the guidelines have been met.

RECOMMENDATION:

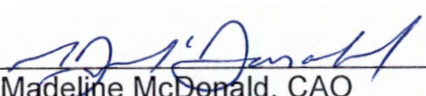
- 1/. THAT Council issue Development Permit DP04/18 for land located at 800 Hot Springs Road, Harrison Hot Springs, B.C. and legally described as: Lot 8, Section 12, Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 17111.

Respectfully submitted;



 Ken Cossey, MCIP; RPP,
 Planning Consultant

REVIEWED BY and CONCURRENCE with the RECOMMENDATION:



 Madeline McDonald, CAO

Attachments (1) DP04/18 and attachments

STATE OF NEW YORK

IN SENATE

January 15, 1914

REPORT OF THE

COMMISSIONERS OF THE LAND OFFICE

IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE

ON APRIL 10, 1913

AND TO A RESOLUTION PASSED BY THE SENATE

ON APRIL 10, 1913

AND TO A RESOLUTION PASSED BY THE SENATE

ON APRIL 10, 1913

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ON APRIL 10, 1913

AND TO A RESOLUTION PASSED BY THE SENATE

ON APRIL 10, 1913

Village of Harrison Hot Springs

DEVELOPMENT PERMIT NO. DP04/18

ISSUED this ___ day of _____, 2018

FILE No: 3060-20-DP04/18

FOLIO No: 5240-15587

TO: **Ian and Wendy McConnell**

(the "Permittee")

ADDRESS: **800 Hot Springs Road
Harrison Hot Springs, BC
V0M 1K0**

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit 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 8, Section 12, Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 17111.

(the "Lands")

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

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

for the development of a motel and a caretaker's residence.

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 cedar hedge shrubs, the current big rock landscaping and cedar trees, as outlined in the photo marked as photo #1 will remain in place.
- (b) The development of the site must follow the requirements of the Site Plan and the landscaping features, as outlined on Page A1.0.
- (c) The development of the site is restricted to the area designated as Zone C, as outlined on the Site Plan.

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 Plan prepared by Cheam Building and Design, numbered A1.0 and revised on March 13, 2018.
- b/. The 800 Hot Springs Road Site Plan Pictures; pages 1 through 5, received by the Village on May 22, 2018.

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.

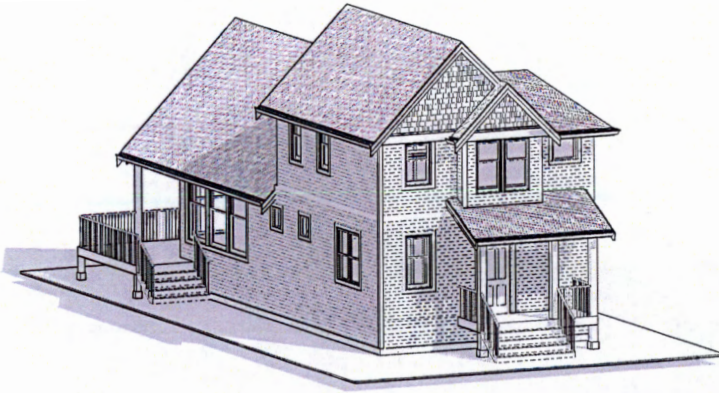
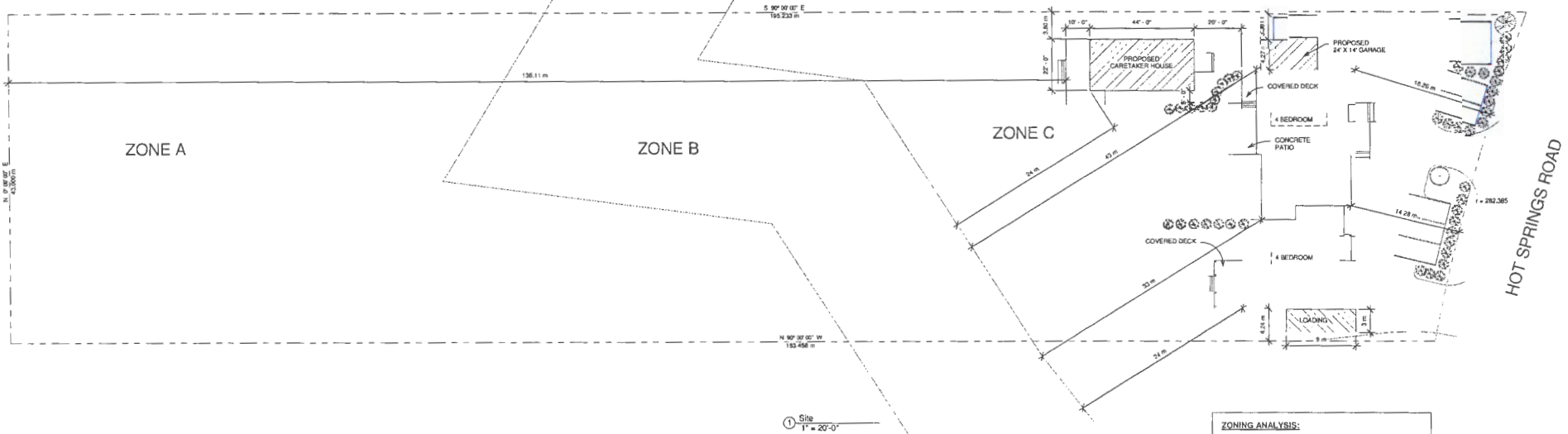
Wendy McConnell (signature)

Ian McConnell (signature)

Print Name

Print Name

Corporate Officer



- GENERAL NOTES:**
1. ANY ERROR OR OMISSION, CHEAM BUILDING & DESIGN IS RESPONSIBLE FOR CORRECTING DRAWINGS ONLY.
 2. ALL DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
 3. ALL EXTERIOR DIMENSIONS TO OUTSIDE OF PLYWOOD SHEATHING AND ALL INTERIOR DIMENSIONS TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
 4. ALL WORK TO CONFORM TO LOCAL CODES & BYLAWS.
 5. ALL CONCRETE TO ATTAIN A COMPRESSIVE STRENGTH OF 25 MPA EXCEPT CONCRETE 6X6M COAT AT 10 MPA, @ 28 DAYS UNLESS NOTED OTHERWISE.
 6. ANCHOR BOLTS 5/8" X 6" @ 4" ON CENTRE.
 7. WOOD IN CONTACT WITH CONCRETE TO BE DAMPROOFED WITH MINIMUM 30 # FRLT.
 8. ALL FRAMING STOCK SPF # 2 OR BETTER, UNLESS OTHERWISE NOTED.
 9. JOISTS TO BE DOUBLED UNDER ALL NUB PARTITIONS RUNNING PARALLEL TO JOISTS.
 10. ALL HEADERS 2-2X10 UNLESS NOTED OTHERWISE.
 11. ALL DOORS CONNECTING THE HOUSE TO THE GARAGE SHALL BE SOLID CORE, BE WEATHERSTRIPPED AND HAVE AN APPROVED AUTOMATIC CLOSER.

ZONING ANALYSIS:

ZONE: C5 - TOURIST COMMERCIAL

PERMITTED USES:

- CAMPGROUND
- HOTEL/MOTEL
- RESIDENTIAL DWELLING

SETBACKS:

- FLL 4.5m (N/A)
- RLL 6.0m (136.11m PROPOSED)
- ISLL 3.6m (3.6m PROPOSED)

MAX BLDG HEIGHT: 10m (7.74m PROPOSED)

MAX LOT COVERAGE: 60% (6.94% PROPOSED)

- 563,498 m² TOTAL BLDG AREA
- 8115,613 m² TOTAL LOT AREA

ACCESSORY USES:

- CARETAKER/OWNER DWELLING UNIT
MAX BLDG AREA 125m² 1345 SF
- PARKING 2.6m X 5.5m
- MOTEL - 1 SPACE / SUITE
1 SPACE / 3 STAFF
- PARKING REQUIRED: 4 SPACES
1 SPACE PER SUITE (2 TOTAL)
2 SPACES FOR CARETAKER/OWNER/STAFF
- PROVIDED: 9 SPACES
- LOADING 9.0m X 3.0m

CHEAM BUILDING & DESIGN

Bus: 604-798-8900
 Email: cheambd@telus.net
 6777 Walker Road, Agassiz, BC V0M 1A4

Date: 08/31/17
 Scale: As indicated
 Drawn By: Devan V.
 Checked By: Roy V.

Date:	Issue/Revision
AUGUST 31, 2017	PRELIMINARY DRAWINGS
SEPTEMBER 5, 2017	PRELIMINARY DRAWINGS
FEBRUARY 12, 2018	PERMIT / CONSTRUCTION DRAWINGS
MARCH 13, 2018	PERMIT / CONSTRUCTION DRAWINGS

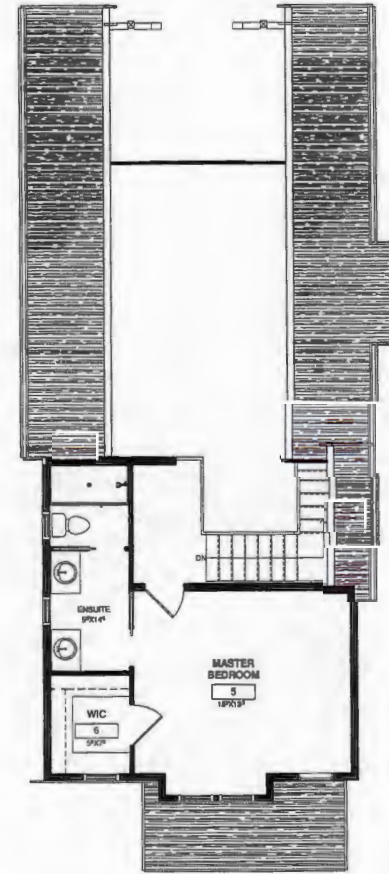
Site Plan
 Harrison Chalet Rentals
 Proposed Owner/Caretaker Residence
 800 Hot Springs Road, Harrison BC **A1.0**



① Main Floor - Presentation
1/4" = 1'-0"



Room Schedule			
Number	Name	Level	Area
1	BEDROOM	Main Floor	104 SF
2	BTHRM	Main Floor	41 SF
3	KITCHEN	Main Floor	154 SF
4	GREAT ROOM	Main Floor	377 SF
5	MASTER BEDROOM	2nd Floor	209 SF
6	WIC	2nd Floor	38 SF
7	LAUNDRY	Main Floor	45 SF
MAIN LEVEL			678 SF
SECOND LEVEL			241 SF



② 2nd Floor - Presentation
1/4" = 1'-0"

**CHEAM BUILDING
& DESIGN**

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Email: cheambd@telus.net
6777 Walker Road, Agassiz, BC V0M 1A4

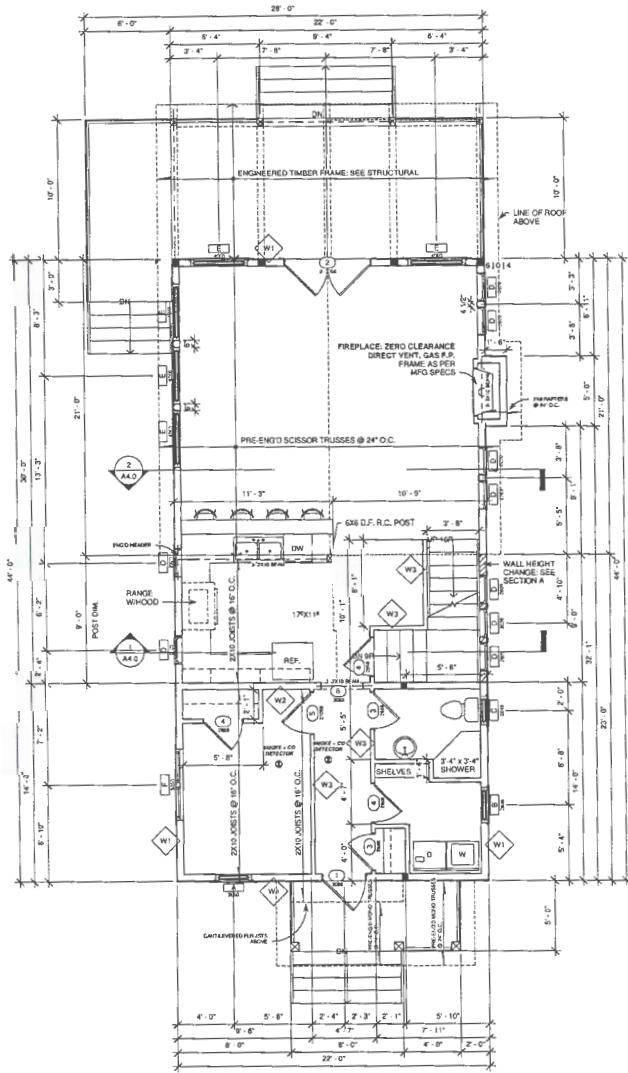
Date: 08/31/17
Scale: 1/4" = 1'-0"
Drawn By: Devan V.
Checked By: Roy V.

Date:	Issue/Revision
AUGUST 31, 2017	PRELIMINARY DRAWINGS
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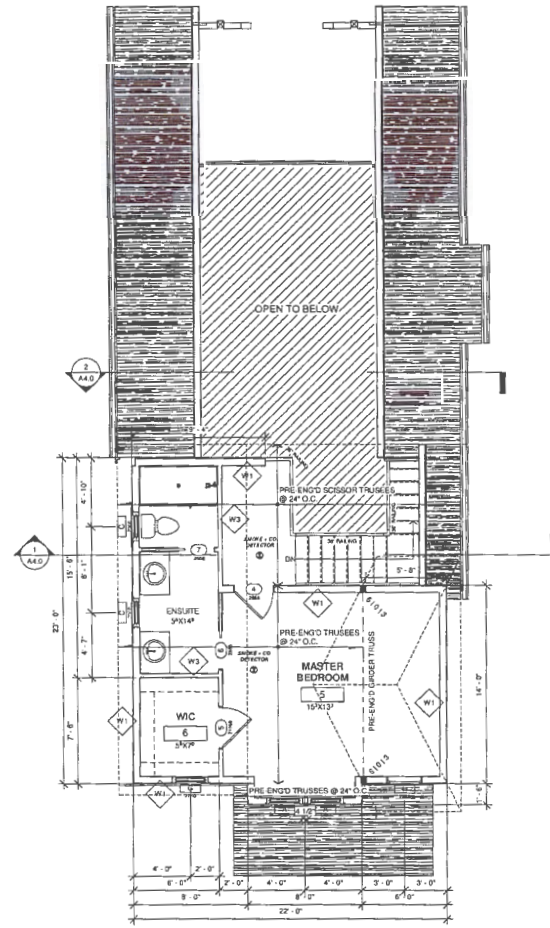
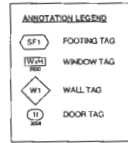
Presentation Plans

Harrison Chalet Rentals
Proposed Owner/Caretaker Residence
800 Hot Springs Road, Harrison BC

A2.0



Wall Schedule		
Symbol	Description	Notes
W1	HORIZONTAL VINYL SIDING BUILDING PAPER 7/16" OSB SHEATHING 2X6 STUDS @ 16" O.C. R20 INSULATION 6 MIL UV POLY V.B. 1/2" GYPSUM BOARD	
W2	1/2" GYPSUM BOARD 2X6 STUDS @ 16" O.C. 1/2" GYPSUM BOARD	
W3	1/2" GYPSUM BOARD 2X4 STUDS @ 16" O.C. 1/2" GYPSUM BOARD	
W4	8" CONCRETE FOUNDATION WALL	



CHEAM BUILDING
& DESIGN

Bus: 604-798-8900
Email: cheambd@telus.net
6777 Walker Road, Agassiz, BC V0M 1A4

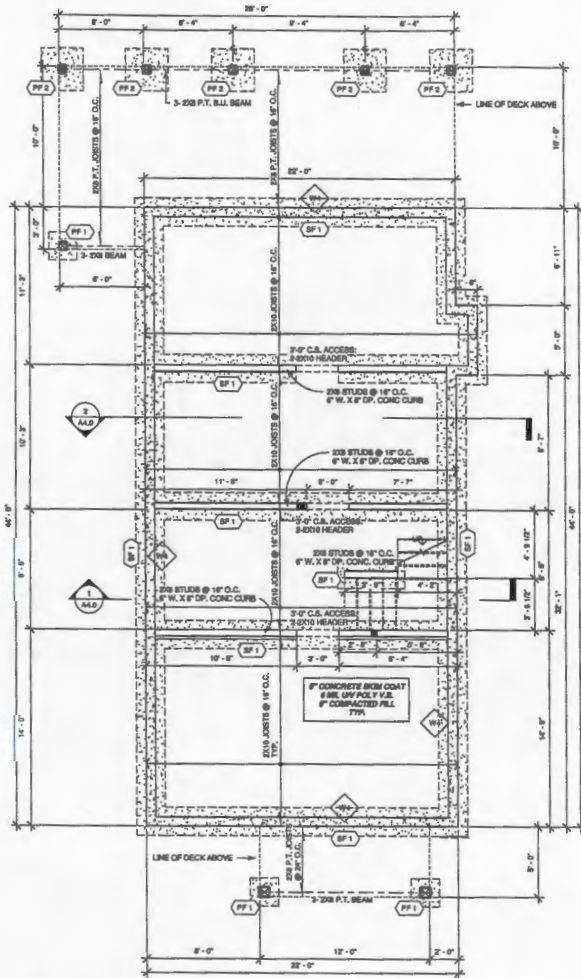
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Scale: 1/4" = 1'-0"
Drawn By: Devan V.
Checked By: Roy V.

Date:	Issue/Revision
FEBRUARY 12, 2018	PERMIT / CONSTRUCTION DRAWINGS
MARCH 13, 2018	PERMIT / CONSTRUCTION DRAWINGS

Floor Plans - Framing

Harrison Chalet Rentals
Proposed Owner/Caretaker Residence
800 Hot Springs Road, Harrison BC

A2.1



① Foundation Plan
1/4" = 1'-0"

Footing Schedule			
Symbol	Size	Reinforcement	Notes
PF 1	24" x 24" x 8" dp.	2-15M @ 18" Lp. e/w	
PF 2			ENGINEERED FOOTING
GF 1			

Wall Schedule		
Symbol	Description	Notes
W1	HORIZONTAL VINYL SIDING BUILDING PAPER 7/16" OSB SHEATHING 2X6 STUDS @ 16" O.C. R20 INSULATION 5 MIL LVP POLY V.B. 1/2" GYPSUM BOARD	
W2	1/2" GYPSUM BOARD 2X6 STUDS @ 16" O.C. 1/2" GYPSUM BOARD	
W3	1/2" GYPSUM BOARD 2X4 STUDS @ 16" O.C. 1/2" GYPSUM BOARD	
W4	8" CONCRETE FOUNDATION WALL	

CHEAM BUILDING
& DESIGN

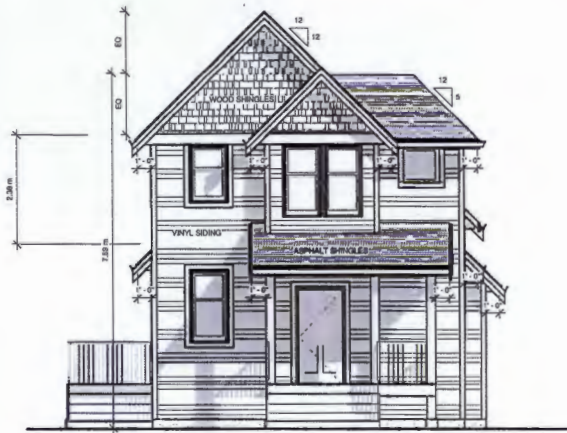
Bus: 604-798-8900
Email: cheambd@telus.net
6777 Walker Road, Agassiz, BC V0M 1A4

Date: 02/09/18
Scale: 1/4" = 1'-0"
Drawn By: Devan V.
Checked By: Roy V.

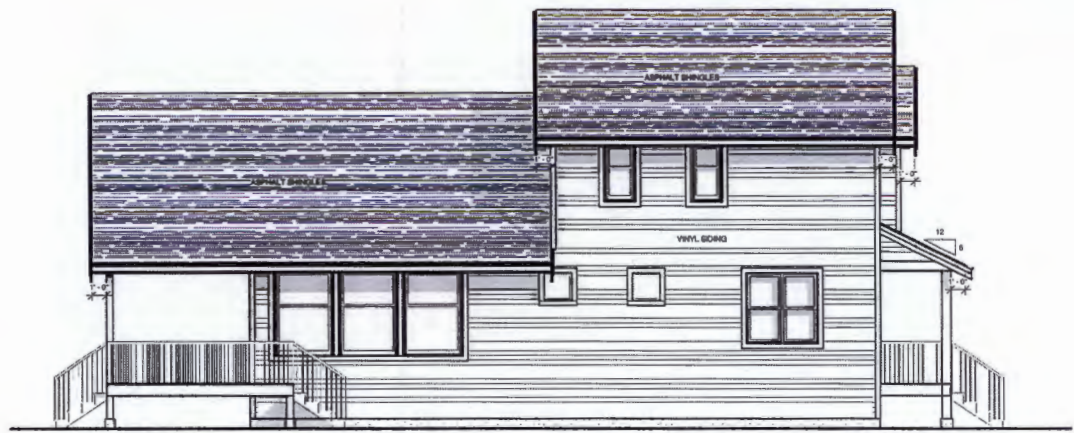
Date:	Issue/Revision
FEBRUARY 18, 2018	PERMIT / CONSTRUCTION DRAWINGS
MARCH 15, 2018	PERMIT / CONSTRUCTION DRAWINGS

Foundation Plan
Harrison Chalet Rentals
Proposed Owner/Caretaker Residence
800 Hot Springs Road, Harrison BC

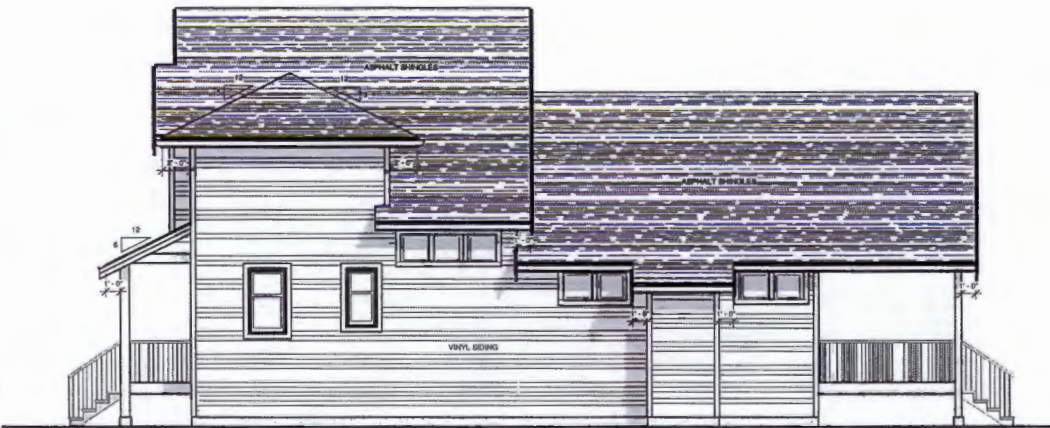
A2.2



③ South
1/4" = 1'-0"



④ West
1/4" = 1'-0"



① East
1/4" = 1'-0"



② North
1/4" = 1'-0"

CHEAM BUILDING
& DESIGN

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Email: cheambd@telus.net
6777 Walker Road, Agassiz, BC V0M 1A4

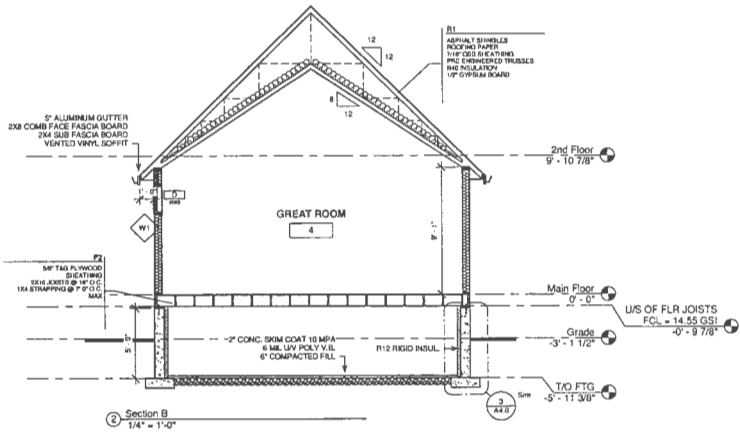
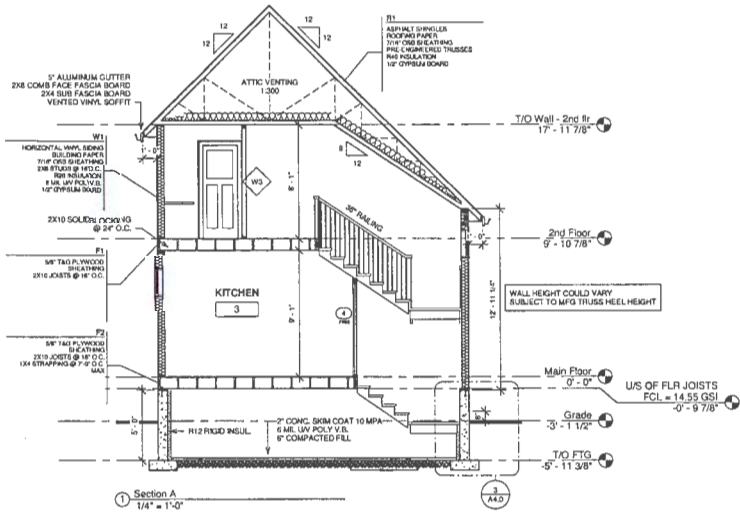
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Date:	Issue/Revision
AUGUST 31, 2017	PRELIMINARY DRAWINGS
SEPTEMBER 5, 2017	PRELIMINARY DRAWINGS
FEBRUARY 15, 2018	PERMIT / CONSTRUCTION DRAWINGS
MARCH 13, 2018	PERMIT / CONSTRUCTION DRAWINGS

Elevations

Harrison Chalet Rentals
Proposed Owner/Caretaker Residence
800 Hot Springs Road, Harrison BC

A3.0



Room Schedule			
Number	Name	Level	Area
1	BEDROOM	Main Floor	104 SF
2	BTHRM	Main Floor	41 SF
3	KITCHEN	Main Floor	154 SF
4	GREAT ROOM	Main Floor	377 SF
5	MASTER BEDROOM	2nd Floor	299 SF
6	WIC	2nd Floor	39 SF
7	LAUNDRY	Main Floor	45 SF

Window Schedule			
Symbol	Size	Quantity	Notes
A	2650	3	
B	2646	1	
C	2040	3	
D	2020	9	
E	4060	5	
F	5050	1	
G	2640	1	
H	2626	1	
I	6030	1	

Door Schedule				
Symbol	Size	Quantity	Function	Notes
1	3068	1	Exterior	
2	2-3068	1	Exterior	
3	2668	2	Interior	
4	2668	4	Interior	
5	2108B	2	Interior	
6	2668	1	Interior	Pocket Door
7	2668	1	Interior	Pocket Door
8	3068	1	Interior	Rough Opening

Footing Schedule		
Symbol	Size	Reinforcement
PF 1	24" x 24" x 8" dp	2-15M @ 18" Lg. e/w
PF 2		ENGINEERED FOOTING
SF 1		

Wall Schedule		
Symbol	Description	Notes
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W2	1/2" GYPSUM BOARD 2X6 STUDS @ 16" O.C. 1/2" GYPSUM BOARD	
W3	1/2" GYPSUM BOARD 2X4 STUDS @ 16" O.C. 1/2" GYPSUM BOARD	
W4	8" CONCRETE FOUNDATION WALL	

CHEAM BUILDING & DESIGN

Bus: 604-798-8900
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 6777 Walker Road, Agassiz, BC V0M 1A4

Date: 02/09/18
 Scale: As indicated
 Drawn By: Devan V.
 Checked By: Roy V.

Date:	Issue/Revision
FEBRUARY 12, 2018	PERMIT / CONSTRUCTION DRAWINGS
MARCH 13, 2018	PERMIT / CONSTRUCTION DRAWINGS

Sections + Details + Schedules
 Harrison Chalet Rentals
 Proposed Owner/Caretaker Residence
 800 Hot Springs Road, Harrison BC **A4.0**

RECEIVED

MAY 22 2018

BY VILLAGE OF HARRISON HOT SPRINGS

800 Hot Springs road Site Plan Pictures

Attn: Ken Cossey
Harrison Village planning dept.

Please find attached 5 pages of site pictures of our property located at 800 Hot Springs road. This is to supplement drawings that you have on file.

Page 1 - **Shows view from Hot Springs road.** All shrubs, big rock landscaping and cedar trees will remain, including the large cedar tree in center area. Parking areas will be visually and physically separated from Hot Springs road, by trees, shrubs and landscape.

Page 2- **Shows parking area facing Hot Springs road.** from the property

Page 3- **Shows new building site from adjacent property facing south.** Some of the larger trees will be relocated around the new construction. Cedar trees are planted on a 2' berm and are a total of 5-6 ft tall at present time. We will probably keep them at about 10 feet overall.

Page 4 - **Shows new building site from #2 unit on my property,** construction will be approximately 40 feet from the other side of cedar hedge.

Page 5 - **Shows approximate new building site from mountain side**
(from my backyard) facing east.

As you can tell from just a few of the pictures on my property, we value privacy, nature and trees, and would continue this look to make new construction as natural and private as possible, to everyone around.

-Only the garage structure attached to existing building would be visible from Hot Springs road. And it will be set back approximately 18' from the front of existing building. (As shown on main building drawing)

-Parking spots are located on drawings provided by Cheam design. There would be a total of 14 spots counting the garage parking, plus a loading zone on the south side of property.

I hope this helps in providing visual information for our development permit. If you have any further questions or need clarification on anything please feel free to ask and I will be happy to provide it.

Sincerely,
Ian McConnell
604 798-9300

800 Hot Springs Rd.

West View from Hot Springs road.

Pg. 1



PHOTO #1

All cedar hedges and front landscaping would remain. Large Cedar tree would remain.



Right side of driveway, cherry tree and ornamental trees on back side would be removed to make way for new parking.

800 Hot Springs Rd.

East view from parking area.

Pg. 2



Looking towards Hot springs road.

800 Hot Springs Rd. Pg. 3

South View of building site from neighbouring property.



Existing cedar hedging at 5-6 feet tall. Some of taller trees will be re-located, but every effort will be made to landscape for a natural look and privacy for both parties.

800 Hot Springs Rd.

pg. 4

North View.



View from my property to new building site on my property.



View from my deck overlooking building site.

800 Hot Springs Rd.

Pg. 5

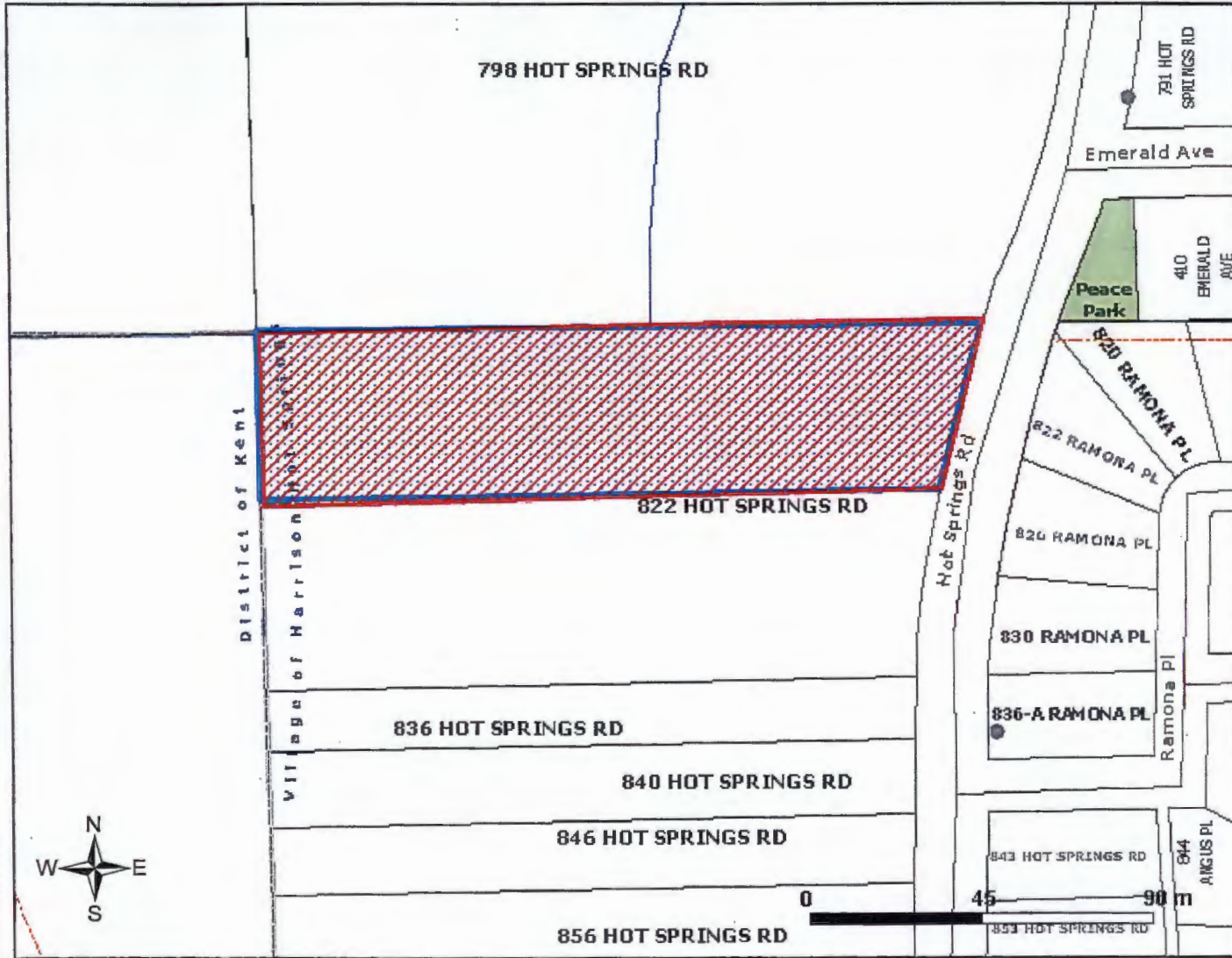
East view from back yard.



View of building site from my property.

APPROX BUILDING SITE
OF CARETAKER'S RESIDENCE

800 Hot Springs Road



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 1:1759

16 April 2018, 09:42

12(c)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 8, 2018
FROM: Fire Chief David Whittaker **FILE:** 7320-01
SUBJECT: Training Container

ISSUE:

New on-site training equipment to provide an opportunity to enhance our Fire Firefighters' skills and allow for simulated live fire experience.

BACKGROUND:

Steel shipping containers have become widely used by fire departments and emergency response trainers across North America as in-place structures for practicing a variety of skill sets and training evolutions. These structures provide an environment to practice fundamental skills such as forcible entry, vertical / horizontal / hydraulic ventilation, rescues and simulated structure fires. This type of training equipment is essential to further extend the skills and capabilities of our Firefighters and to further enhance recruiting.

Deputy Fire Chief Trevor Todd has sourced a suitable steel container for this purpose, without charge, and it will be installed for the Department's use in August 2018. The unit will be located adjacent to the Fire Hall where there is ample fire-fighting equipment for practice and safety purposes.

A limited discharge of smoke may occur during the few hours when a live fire training simulation would take place.

RECOMMENDATION:

THAT Council receive the Fire Chief's report regarding a new Training Container for the Harrison Hot Springs Fire Department.

Respectfully submitted:

David Whittaker, Fire Chief

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 1960. The main areas of activity have been the study of the physical properties of the system, the development of a theoretical model, and the comparison of the results with the available experimental data. The results of the study are presented in the following sections.

The first section describes the experimental work carried out during the period of the study. The results of the measurements are presented in the form of tables and graphs. The second section describes the theoretical model developed during the study. The model is based on the assumption that the system is a simple cubic lattice of particles. The results of the calculations are presented in the form of tables and graphs.

The third section compares the results of the theoretical calculations with the available experimental data. It is found that the theoretical model is in good agreement with the experimental data. The results of the study are summarized in the following table.

COST

TIME

QUALITY

August 1, 2018

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

Attention: Debra Key, Corporate Officer

Re: Road and Bridge Inventory and Active Transportation Plan - Engineering Services

We are pleased to present our proposal for Road and Bridge Inventory and Active Transportation Plan - Engineering Services in response to the Village of Harrison Hot Springs Request.

Background Information

The initial road, storm system, and bridge assessment will be a straightforward field exercise. The Village has a total of 12.3 km of paved roads, with the Ministry controlled roadways totaling an additional 4.6 km. The attached table lists the length of each roadway. The Village also has bridges and culverts as part of the municipal infrastructure.

We herein offer the following work program.

WORK PROGRAM

The following personnel will be utilized on this project:

Matt Cameron, P.Eng.	-	Main Client Contact
Dave Cullen, P.Eng.	-	Senior Transportation Engineer
Greg Stark	-	Road Condition Expert (StarTech Consulting)
Louis Prive	-	Field Review of Pavement Condition / GPS Survey
Lucas Thayer, EIT	-	Field Review of Storm System / GPS Survey
Bryan Chabeniuk	-	GIS Programming / Data Management
Don Bergman, P.Eng.	-	Senior Bridge Structural Engineer (CWMM Consulting Ltd.)

Task 1 - Pavement and Storm System Condition Assessment (Lump Sum of \$12,000)

CTQ will allocate two experienced staff, for a period of approximately one and a half weeks, to conduct a visual assessment of the pavement condition and stormwater systems for the entire Village paved road inventory. The Ministry Roads (Hot Springs Drive and Lillooet Ave.) are the responsibility of the province, but inclusion within the Village condition assessment will support any request for upgrades and or identify maintenance deficiencies. The assessments will include a GPS survey of all stormwater surface structures (manholes, catch basins, culverts, etc) as well as GPS survey of all pipe inverts that are accessible from street level. Road widths will also be surveyed by GPS in order that the City will understand the width of each road and to assist with the capital cost estimates. All survey will carry an accuracy of plus or minus ten centimeters. This level of accuracy is consistent with currently accepted standards for GIS systems. Existing road widths, pavement and gravel shoulders, will be included. Pavement markings will also be reviewed and included in assessment. These condition assessments will be reported using a standardized methodology, allowing for simplified data handling through the remaining project phases. Daily traffic volumes will be estimated for each section of road aggregated to build a picture of pavement lifespan and usage.

As part of this task we will conduct a 'photo inventory' of all roadways. The photo inventory will be augmented by 'Google Earth street view' and provide a snap shot in time for the specific items of interest for the condition survey.

Task 2 – Bridge and Culvert Condition Assessment (Lump Sum of \$6,000)

CTQ will allocate two experienced staff, for a period of approximately two days, to conduct a visual assessment of the structural condition of each of the bridges and culverts included within the Village infrastructure inventory. The Hot Springs Drive Bridge will not be included as part of the bridge assessment as the structure is part of responsibility of the province. The attached Bridge Inspection Report form will be used to support the structural assessment. The assessments will include a GPS survey of bridge abutments and culvert inverts that are accessible from street level.

To determine the load rating and operational capacity of the roadway bridges, Don Bergman, P.Eng. will complete visual assessments, and provide recommendations on either load ratings, or the next course of action to determine the load rating. Upon completion of the structural assessment, Don may require a more detailed structural analysis to provide a definitive load rating. His report will detail the next course of action with cost estimates for required maintenance, with a budget for any recommended additional structural review (no destructive testing will be completed as part of the initial review) (cost of structural review is \$2,000 and is included with in Task 2 budget).

As part of this task we will conduct a 'photo inventory' of all structures. The photo inventory will be augmented by 'Google Earth street view' and provide a snap shot in time for the specific items of interest for the condition survey.

Task 3 – Asset Management Plan (Lump Sum of \$3,000)

The road and bridge information will be compiled into an Asset Management Plan spread sheet in the format required by the Village with the following information:

Asset ID	Road Category	Asset Name	Top sheet Road base	Length in meters	Year Acquired	CRC Now	Updated Useful Life	Renewal Cost	Condition (1-5)	Function (1-5)	Capacity Utilisation (1-5)
----------	---------------	------------	---------------------	------------------	---------------	---------	---------------------	--------------	-----------------	----------------	----------------------------

The Village currently uses the costs and useful lives values as per the following table. We will review the costs and useful lives values and make recommendations on any modifications, and also provide recommended annual increases to the costs.

Lookup value	Category of Road	Top Layer \$ per m	Base Layer \$ per m	Top Layer Useful Life (years)	Base Layer Useful Life (years)	Road Right of Way Width (m)	Estimated Land Value (\$ / sq m)
1	Urban Lane	145.45	280.49	25	75	20	100
2	Urban Local	409.16	566.32	25	75	20	100
3	Urban Collector	604.56	837.53	20	75	20	100
4	Urban Arterial	1,081.95	1,514.08	15	75	20	100
5	Rural Local	229.16	855.87	25	75	20	100
6	Rural Collector	302.89	994.51	20	75	20	100
7	Rural Arterial	693.20	1,602.14	15	75	20	100

Task 4 – Inventory in GIS (Lump Sum of \$3,000)

CTQ will collect the 'road condition' and 'storm condition' data as layers that can be added to the proposed Harrison GIS system. The data will be formatted to ensure ease of updating as future studies or new information becomes available. The information will also be formatted so that it can be viewed in the future on the village's public GIS site.

Task 5 – Priority Matrix Development (Lump Sum of \$4,000)

The raw data collected as part of the 'Task 1' efforts will be coupled with the GIS information for utilities and factored by the approximate traffic volumes and expected traffic growth volumes within the Village. This will then allow the development of a matrix of priority for road and infrastructure works. The matrix will differentiate between 'preventative maintenance works', which will be required to extend the life of the roads and storm systems, and 'full replacement works'. The matrix will also offer a 'priority' for when these works should be undertaken for each segment of road based on the condition and age of the pavement and utilities within the right of way. The end product will be defined as we move forward and in consultation with Harrison staff.

Task 6 – Active Transportation Plan (Lump Sum \$9,000)

In addition to the collection of the 'road condition' and 'storm condition' data, the existing sidewalks, bike lanes and two drainage right of ways will also be added as layers that can be added to the proposed Harrison GIS system. Working in conjunction with Village Staff a plan will then be developed identifying:

- Gaps in the existing network;
- Locations for future sidewalk and bike lane installations;
- Areas of improvement for improved mobility and vulnerable road users;
- Areas of improvement for signage and road markings;
- Costs and timing of recommended infrastructure upgrades.

The proposed locations will be given a priority rating and presented to the public and council for input. The revised plan with connectivity of existing and proposed facilities, based on public and Council input will then be included in **Task 7** and **Task 8**, but will be tracked separately as sidewalk and bike lane improvements for inclusion in the 20-year implementation plan.

Task 7 – Unit Cost Estimates (Lump Sum \$4,500)

Based on the preceding tasks, CTQ will prepare cost estimates for the future infrastructure upgrades. A standardized basis of estimating various sections of roads and utilities will be developed and implemented as part of this task. A priority ranking of the future infrastructure upgrades will also be completed for each road segment. The ranking will be based on a 20-year implementation and will allow the Village to prepare a capital plan based on the life cycle costing of the infrastructure condition assessment.

Task 8 – Infrastructure Plan and Costs (Hourly - Maximum \$9,500)

The final task in the project will be the compilation of the Infrastructure Plan complete with options for managing the costs of the outlined works. The plan will outline the methodology used to determine the infrastructure condition, priorities and unit costs. This document will be published as a draft, with a second round of public input, and submitted for review and comment by the Village prior to finalizing and incorporation into the Harrison financial plan. The work will be completed in conjunction with Harrison staff with support and input from CTQ.

Because a portion of this task will be completed by Village staff, we have labeled this task as an 'hourly' function with a maximum fee of \$9,500.

Task 9 – Transportation Planning (Lump Sum of \$4,500)

We will review and provide recommendations on the following transportation items:

- Posted Speed on local roadways – what is the optimum posted speed for local roadways taking into consideration road width, proximity of pedestrians, bike lanes, and side street features, special roadways (such as Esplanade);
- Signage use and proximity to facilities such as play grounds, active transportation corridors, parking and no parking areas;
- Review of parking in neighbourhood areas, and a review of available parking spaces in the village;
- Review of areas where traffic calming or other street furniture, curb flairs, bike lanes, or mixed use paths can be implemented;
- Provide recommendations on how the Village can deal with requests for signage, traffic calming, speed zone reductions, ect;
- Provide a pedestrian profile for Hot Springs Road and Lillooet Avenue.

CTQ FEE SUMMARY

Task 1 - \$12,000

Task 2 - \$6,000

Task 3 - \$3,000

Task 4 - \$3,000

Task 5 - \$4,000

Task 6 - \$9,000

Task 7 - \$4,500

Task 8 - \$9,500

Task 9 - \$4,500

CTQ Total - \$55,500 plus GST

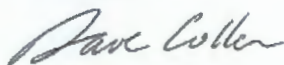
We trust that you will find the preceding work program meets your requirements and would encourage you to contact our office should you have any questions.

We are committed to the successful completions of opportunities such as the Road Inventory Study, that are presented to us from the Village and commit to providing service that will serve the Village for the foreseeable future.

Thank you for providing this opportunity to submit our proposal and we hope it meets your needs. We are available to answer any questions or to meet with you at your convenience.

Sincerely,

CTQ CONSULTANTS LTD.



David D. Cullen, P.Eng.
Transportation Engineer

12(e)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 9, 2018
FROM: Chief Administrative Officer **FILE:** 8310-01
SUBJECT: Mobility Pricing

ISSUE: The Provincial Government created the Independent Mobility Pricing Commission to make recommendations to TransLink and to Metro Vancouver's Mayors' Council regarding mobility pricing options.

BACKGROUND:

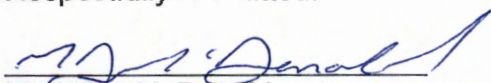
Mobility Pricing is the concept of charging users for transportation services such as roads and bridges. The recently eliminated bridge tolls in the lower mainland represented a form of mobility pricing based on congestion points. The Commission has identified two methods of mobility pricing for consideration, one being the aforementioned congestion point charges or distance based charges which could be applied at time of auto insurance renewal according to odometer readings or by GPS tracking technology.

Currently the discussions relating to the potential for the application of mobility pricing is underway between the Province and stakeholders with the Metro Vancouver region. However, depending on the type of pricing model implemented, there are potential impacts to Fraser Valley residents. The Fraser Valley Regional District has requested support from its member municipalities in seeking representation at the table during the talks relating to mobility pricing.

RECOMMENDATION:

THAT the Village send a letter to the Honourable Claire Trevena requesting that the Fraser Valley be represented during all discussions relating to Mobility Pricing initiatives which may be under consideration in BC.

Respectfully submitted:


 Madeline McDonald
 Chief Administrative Officer

Mobility Pricing Independent Commission

Source: TransLink Website

WHAT IS THE MOBILITY PRICING INDEPENDENT COMMISSION?

The Mobility Pricing Independent Commission's purpose is to make recommendations to the TransLink Board of Directors and Mayors' Council on Transportation on how to improve the way we price transportation in Metro Vancouver, including roads and bridges, in order to manage congestion, promote fairness, and support continued investment in urgently needed transportation infrastructure. Once all Commissioners are eventually appointed, it will be comprised of about a dozen community leaders from across the Metro Vancouver region.

HOW WILL THE INDEPENDENT COMMISSION GO ABOUT ITS WORK?

The Independent Commission is tasked with considering all available options for mobility pricing and making recommendations for made-in-Metro-Vancouver solutions informed by a careful review of the best evidence and the views, perspectives and input of Metro Vancouver residents and stakeholders. From minor tweaks to the existing system to a broad re-imagining, this Independent Commission is invited to rethink all approaches and explore new ways of doing things that are fair and make the transportation system work better for everyone. The Independent Commission will start its work in June 2017 and will provide its report and recommendations by Spring 2018.

WHAT IS MOBILITY PRICING?

Mobility pricing refers to the range of fees and charges for using everyday transportation services. It can include things like road usage charges (tolls, fuel sales tax, or vehicle permit and insurance fees), transit fares, and charges for using shared use services like taxis, bike sharing, car sharing or ride hailing. Different jurisdictions around the world – such as London, Stockholm, Singapore and Oregon – have put in place a number of different models for mobility pricing to meet some or all of the objectives of reducing congestion, improving fairness and supporting transportation investment.

WHY STUDY MOBILITY PRICING?

The Mayors' Council on Regional Transportation's 10-Year Vision for Transportation outlines investments in public transit, roads, bridges and active transportation to reduce congestion across the region. The 10-Year Vision also commits to studying mobility pricing as a strategy for helping achieve the goals of this plan. The current way we pay for usage of some transportation infrastructure and service and not others is increasingly unfair and unsustainable. Studying mobility pricing will make sure that future decisions made by municipal, regional and provincial decision makers are informed by the best available evidence, and the views of Metro Vancouver residents, stakeholders and businesses.

WHAT ARE THE INDEPENDENT COMMISSION'S KEY OBJECTIVES?

The Independent Commission is being asked to evaluate mobility pricing options for Metro Vancouver based on the following objectives:

1. **Reduce traffic congestion** on roads and bridges across the region, so people and goods can keep moving and businesses can thrive and be competitive.
2. **Promote fairness** to address concerns around our long-standing approach to tolling some roads and bridges but not others.
3. **Support transportation investment** to improve the current transportation system in Metro Vancouver for all users.

HOW CAN MEMBERS OF THE PUBLIC LEARN MORE AND GET INVOLVED?

The Independent Commission will engage broadly throughout and use those findings as key inputs to help inform and guide its recommendations. Public and stakeholders from across the region will be able to take part in the Independent Commission's work through a variety of engagement opportunities across Metro Vancouver and online.

More information on the Independent Commission and how to get involved will be made available on its website shortly: www.mobilitypricing.ca.



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 8, 2018
FROM: Ken Cossey, MCIP, RPP **FILE:** 3900-02-01
 Planning Consultant
SUBJECT: Zoning Bylaw No. 1115, 2017 and
 Development Procedures Bylaw No. 1090, 2016

ISSUE:

Review the suggested updates to the following bylaws; Zoning Bylaw No. 1115, 2017 and the Development Procedures Bylaw No. 1090, 2016.

BACKGROUND:

The above referenced Zoning bylaw was adopted by Council on May 7, 2018 while the Development Procedures bylaw was adopted on December 16, 2016.

While the zoning bylaw was being prepared and approved, there was a lot of discussion happening on the overall issue of cannabis decriminalization. This was occurring at the federal and provincial levels, with no specific deadlines attached to the discussion as to when the federal or provincial laws were to be changed to accommodate the decriminalization issue. Since the passage of this bylaw, the federal government has approved Bill C-45 and has announced that the Law will be implemented on October 17, 2018. In addition to this the province has adopted two new Laws; the *Cannabis Distribution Act* and the *Cannabis Control and Licensing Act* and has changed the Agriculture Land Reserve (ALR) regulations with respect to the approval process for the growing of cannabis on ALR designated land.

With the adoption of these new Laws and the changes to the ALR regulations, we will now need to amend the two referenced bylaws.

Zoning Bylaw Changes

- 1/. Need to change the term marihuana to cannabis – this will affect the following definitions; Marihuana, Marihuana Dispensary, Marihuana Operations and Medical Marihuana Production Facility. This is required, from a consistency perspective, due to the adoption of the federal law and the two provincial laws.
- 2/. Need to revise section 4.1 – Local governments now have the ability to say no to medical cannabis productions on ALR if the operation is a cement-

based industrial style cannabis production bunker. This change at the provincial level happened on July 13, 2018.

- 3/. As a housekeeping/typo issue we also need to change the number 60 in the Floor Area Ratio section of the matrix, outlined on page 50 of the bylaw to the proper number 1.5.

Development Procedures Bylaw Changes

Based upon the following outlined in the *Cannabis Control and Licensing Act*,

“Delegation by local government regarding recommendations

34 (1) Despite section 154 (2) (c) of the *Community Charter*, a council as defined in that Act may delegate its powers and duties under section 33 of this Act.”

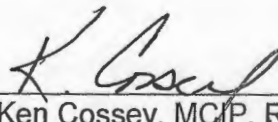
Section 33 of the Act outlines the requirements to provide comments back to the newly created Liquor and Cannabis Regulation Branch when a cannabis licence is submitted to the Village for comments. The provision of any comments can come from Council or they can be delegated to a Village official as per section 154(5) of the *Community Charter*. Any delegation bylaw may establish any terms and conditions Council considers appropriate, as such Council may add that no cannabis licence is to be recommended as a part of your terms and conditions. Please note that consideration of any cannabis related application must be dealt with by Council or a delegated Village official. Any application that is denied by the delegated official can be appealed and referred back to Council for a final decision. Given this step in the process, it would be more efficient to have Council provide the comments directly.

Associated with the referral issue, if a referral is sent to the Village and it is assessed by either Council or the delegated official, you can charge fees for this assessment. If Council wishes to charge an assessment fee, the assessment fees must be placed in a bylaw. The best place for this type of fee assessment would be in the Development Procedures Bylaw.

RECOMMENDATION:

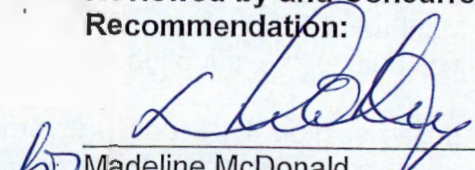
- 1/. That Council not delegate the authority outlined in section 33 of the *Cannabis Control and Licensing Act* to any staff member, and
- 2/. That staff be authorized to work on amending the Zoning Bylaw and the Development Procedures Bylaw.

Respectfully submitted:



Ken Cossey, MCIP, RPP,
Planning Consultant

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



Madeline McDonald
Chief Administrative Officer

13(a)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 8, 2018

FROM: Ken Cossey, MCIP, RPP **FILE:** 3900-01
 Planning Consultant

SUBJECT: Sign Bylaw No. 1126, 2018

ISSUE:

To repeal Sign Bylaw No. 987, 2011 and replace it with Sign Bylaw No. 1126, 2018.

BACKGROUND:

While there are many types and styles of signs, the main function of a sign can be summarized that they function as a communication medium. A medium that conveys information such that the receiver may make cognitive decisions based upon the information provided. In very general terms, signs may be categorized according to the following functions that they perform, as outlined below:

- Identity/Information;
- Act as a form of Advertisement;
- Provide Direction; and
- Provide a Public Service.

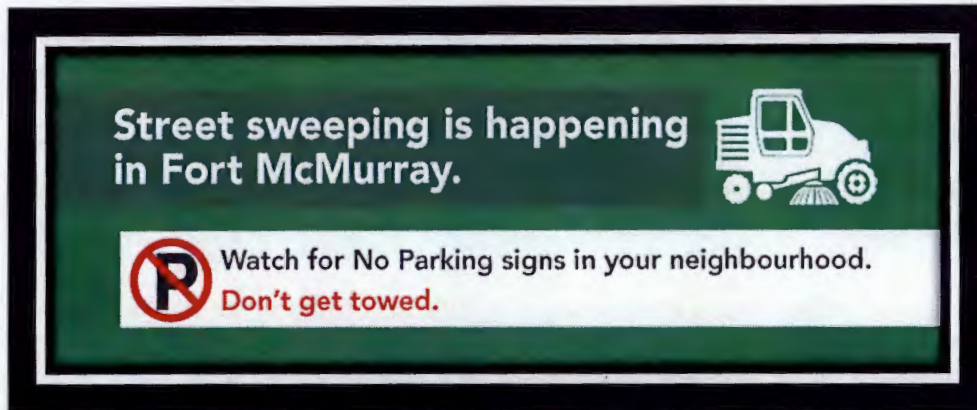
Examples of the various functions that a sign can perform is outlined below:



Example of sign providing direction



Example of a sign providing a form of advertising



Example of a sign providing a public service



Example of a sign providing information

When visitors and residents travel through Harrison Hot Springs, they will notice that signage is a major visual element of the community. The use of high quality signs that are appropriately scaled, can and will positively contribute to a community's visual appeal which in turn will assist on a person's overall positive experience of Harrison Hot Springs. On the flip side any signage made of poor quality materials, is crowded or unappealing, can take away from the same person's overall experience and perception of Harrison Hot Springs.

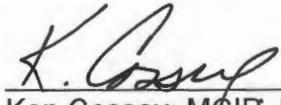
RECOMMENDATION:

Staff recommends:

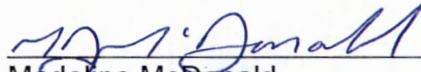
1/. That Sign Bylaw No. 1126, 2018 be given first, second and third reading.

Respectfully submitted;

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



Ken Cossey, MCIP, RPP,
Planning Consultant



Madeline McDonald
Chief Administrative Officer

Attachments (2)

Sign Bylaw No. 1126, 2018

Sign Bylaw No. 1126, 2018 PowerPoint PDF

SIGN BYLAW

FOR THE VILLAGE OF

HARRISON HOT SPRINGS

BYLAW No. 1126, 2018



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Table of Contents

PART 1.0 APPLICATION AND ADMINISTRATION	3
1.1 Title.....	3
1.2 Purpose	3
1.3 Application and Interpretation Requirements of the Bylaw.....	3
1.4 Severability	3
1.5 Definitions.....	4
PART 2.0 GENERAL REGULATIONS AND COMPREHENSIVE SIGN PLAN REQUIREMENTS	14
2.1 General Requirements.....	14
2.2 Comprehensive Sign Plan Requirements	15
PART 3.0 PROHIBITED SIGNS	16
PART 4.0 SIGN ZONES AND REQUIREMENTS	16
4.1 Sign Zones	16
4.2 Sign Permits	16
PART 5.0 SPECIFIC SIGN TYPE REQUIREMENTS	17
5.1 Illuminated Signs	17
5.2 Temporary Signs	17
5.3 Facade Signs.....	18
5.4 Freestanding Signs.....	18
5.5 Home Occupation.....	19
5.6 Projected Signs	19
5.7 Suspended Signs.....	19
5.8 Window Signs.....	20
5.9 Electronic Message Board	20
5.10 Banner Signs	20
5.11 Halo Lit Signs	20
5.12 Election Signs.....	20
PART 6.0 SIGN CONSTRUCTION AND MAINTENANCE STANDARDS	21
PART 7.0 SIGN PERMIT APPLICATION REQUIREMENTS	21
PART 8.0 VIOLATIONS, ENFORCEMENT AND PENALTIES	22
8.1 Violation.....	22
PART 9.0 REPEAL AND EFFECTIVE DATE	22
9.1 Effective Date	22
Schedule "A" to Bylaw 1126, 2018.	23

**Village of Harrison Hot Springs
Sign Bylaw No. 1126, 2018
A BYLAW TO REGULATE SIGNS
WITHIN THE VILLAGE OF HARRISON HOT SPRINGS**

WHEREAS section 526 of the *Local Government Act, RSBC 2015, c.1*, as amended from time to time authorizes a local government to enact a Bylaw respecting the regulation of Signs, including the number of Signs, the size of Signs, the type of Signs, the form of Signs, the appearance of Signs, and the location of the Signs;

AND WHEREAS section 8(4) of the *Community Charter, SBC 2003, c. 26* as amended from time to time, allows for a Council to make regulations and other requirements in relation to the erection, placing, alteration, maintenance, demolition and removal of a Sign, Sign board, advertisement, advertising device or structure, or any class of them;

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

PART 1.0 APPLICATION AND ADMINISTRATION

1.1 Title

- a) This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Sign Bylaw No. 1126, 2018".

1.2 Purpose

- a) The principal purpose of this Bylaw is to encourage the effective use of Signs as a means of communication within the Village of Harrison Hot Springs for the benefit of the residents.
- b) To minimize the adverse effect of Signs on nearby Municipally controlled Land and any privately held Land and to enable the fair and consistent enforcement of these Sign regulations.

1.3 Application and Interpretation Requirements of the Bylaw

- a) This Bylaw applies to all Lands, Buildings and Structures located within the boundaries of the Village of Harrison Hot Springs and as shown on Schedule "A", the Zoning Map of Zoning Bylaw 1115, 2017 as amended from time to time.
- b) Words used in the present tense include the future tense.
- c) Words used in the singular include the plural.

1.4 Severability

- a) If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, such decision must not affect the validity of the remaining portions of this Bylaw.

1.5 Definitions

- a) The definitions contained in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time plus the following definitions below apply to this Bylaw.
- b) The definitions noted below may or may not be supplemented with a diagram, to help explain and visually illustrate the defined term.

Abandoned Sign

means any Sign or any sign support structure that directs attention to an activity, Business and Professional Office, product or service that is no longer being conducted or available on the Lot. In addition, it also means any Sign that has not been maintained as required by this Bylaw;

Address Sign

means a permanent Sign displaying in letters and/or numbers the civic address of, and/or the name of the owner or occupant of any Land, Building or Structure, located on the same Lot as the Sign;

Animated Sign

means all Signs that move or depict movement by any means including intermittent, strobe, flashing, or oscillating lights, or mechanical rotation or movement, but does not include any Electronic Message Board Signs;



Awning

means a shelter supported entirely from the exterior wall of a Building or Structure and composed of non-rigid materials except for the supporting framework;

Awning Sign

means a Sign painted on, affixed flat to, constructed on or attached to the surface of an Awning, but does not extend beyond the limits of such Awning;



Banner Sign

means a Sign composed of lightweight, non-rigid material such as but not limited to; vinyl, cloth, canvas or similar fabric whether affixed to a Building or Structure face, suspended above the Building or Structure face or attached on a pole or draped between two buildings or pole or any combination thereof;



Billboard Sign

means a Sign structure upon which one or more messages is placed for the purposes of advertising or calling attention to any person, matter, thing or event that is not directly related to the Lot, upon which it is located;



Building Directory Sign

means a style of Sign affixed to a Building or Structure face near any entranceway which lists only the names and location of individual Business and Professional Office premises located within a multi-tenanted Building or Structure;



Building or Structure Face Area

means all individual wall areas of a Building or Structure in one plane or elevation;

Bus Shelter Sign

means a Sign on a shelter structure or bench intended to serve bus patrons;



Business and Professional Office

means that part of a Building or Structure or Lot owned or occupied for the conducting of a Business and Professional Office or service;

Canopy

means a permanent hood, cover or shelter projecting from a Building or Structure face and which is supported wholly from the Building or Structure;

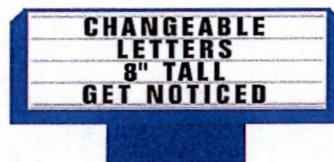
Canopy Sign

means a Sign that is part of or attached to a canopy, or other structural protective element installed over a window, door, entrance, outdoor service area or other similar type of entranceway;



Changeable Copy Sign

means a Sign that facilitates the manual changing of attachable letters and numbers to compose new messages;



Clearance

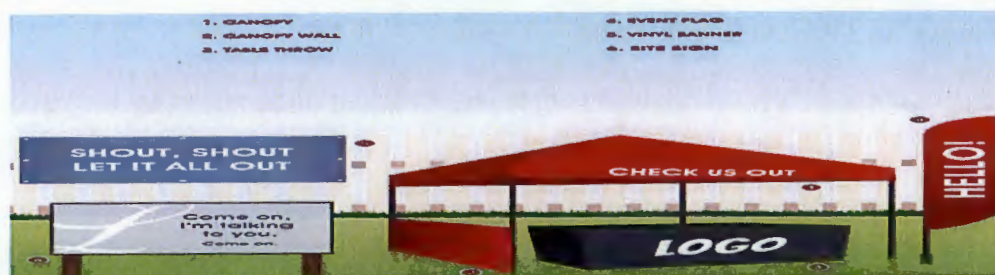
means the vertical distance between the underside of a Sign and the Finished Grade immediately below;

Commercial Promotional Sign, Temporary

means a temporary Sign advertising a special event including a sale, Business and Professional Office opening, Business and Professional Office closing or change in ownership;

Community Event Sign, Temporary

means a Sign advertising a community event which is carried on by either a community organization or Business and Professional Office for the betterment of the community;



Community Organization Sign

means a Sign directing attention to a religious, community, service club or similar organization;

Comprehensive Sign Plan

means a plan that combines text, drawings and outlines the specifications and description of the design elements. These elements may include Sign type or design, colour, illumination, location and height;

Construction Project Sign and/or Contractor Sign, Temporary

means a temporary Sign identifying the firms or individual related to the construction, renovation, or demolition occurring on the Lot and can include any or all of the following:

- i) the nature of the project;
- ii) the owner;
- iii) the general contractor and any sub-trades; and
- iv) the architects, engineers, planners and others associated with the planning, design, development and financing of the project.



Copy

means the letters, characters, numbers or graphics that make up the message on a Sign but does not include background colour;

Directional Sign

means a permanent Sign that communicates information regarding vehicular or pedestrian movement or a permanent Sign designed to direct pedestrian or vehicular traffic to schools, parks, downtown Harrison Hot Springs or Harrison Hot Springs's tourist attractions;



Election Sign

means a Sign that is used to identify a potential candidate for an election held under a respective Federal or Provincial statute or a Sign containing only messages relating to an election or referendum authorized under a respective Federal or Provincial statute;



Electronic Message Board

means a Sign, or portion of a Sign, on which the message Copy is displayed by means of electronically controlled illumination of lamps, tubes, light emitting diodes (LEDs) or other electronic technology which can be changed through computer programming;



Facade Sign

means a Sign affixed on and parallel to the building face on which it is displayed and includes a Canopy Sign but does not include any Banner Signs;



Facia Sign

means a Sign mounted, displayed or painted parallel to the face of a Building or Structure on which it is located;



Farm Product Sign

means a Sign advertising a farm product for sale but does not contain any other advertising;



Food Menu Board

means a Sign associated with the restaurant facility that outlines menu options;

Freestanding Sign

means a Sign standing apart from a Building or Structure supported by an independent structure affixed to the ground;



Halo Lit Sign

means a Sign comprised of individually mounted opaque raised letters or symbols, incorporating rear lighting from a light source that is not directly visible;



Height

means the vertical distance measured from the highest point of a Sign or supporting structure to the elevation of the Finished Grade directly below the Sign. Where the Sign has been located on a berm, the berm will be included as part of the Sign for the purposes of determining the Height;

Home Occupation Sign

means a Sign identifying a Home Occupation as permitted under the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time;

Inflatable Signs

Means, a Sign consisting of balloons and inflatables made of metallic and or cloth material, regardless of the size that is used, for attracting attention to a commercial operation, that may or may not be tethered to the ground or a Building or Structure;



Illuminated Sign

means a Sign with an internal light source or designed to reflect light from an external source intentionally directed at it;



or



Mural Sign

means an artistic rendering or drawing painted or otherwise applied to a building face which is primarily intended as a public display but may have limited text, identification, information or advertising content and is not a Facade Sign;



Neon Sign

means a Sign that uses exposed neon tubing as the principal illumination method;



Portable Sign

means a Sign not permanently affixed to the ground, a Building or Structure and can be readily transported;



Projecting Sign

means a Sign which is attached to and projects, more than 300mm generally perpendicular, from a building structure or wall face;

Real Estate Sign, Temporary

means a Sign indicating that the Lot, Building or Structure or the Business and Professional Office is for sale, for rent or able to be leased;

Roofline

means the line formed by the intersection of the exterior walls of a Building or Structure, with the roof, including a false roof to a maximum of 2.0 metres above the main Roofline;

Roof Sign

means a Sign erected and constructed wholly or partially on or over the roof of a Building or Structure, supported by the roof structure and extending vertically above any portion of the roof;

Sandwich Board Sign

means a portable Sign consisting of two rigid surfaces or panels attached together at one edge and is not permanently attached to a Building or Structure or the ground;



Sign

means any structure, device or visual display which communicates information or attracts the attention of the public to a product, place, activity, person, service, institution, or Business and Professional Office;

Sign Area

means the total area within the outer edge of the frame or border of a Sign, but where a Sign has no frame or border or background, means the area contained within the shortest line surrounding the copy. Where a Sign has more than one side, the Sign Area is the total of the Sign Area on all sides, unless otherwise specified. In the case of an irregularly shaped Sign, the Sign Area shall be the sum of the area of the smallest group of rectangles, triangles or circles within which all letters and other corporate graphics would fit;

Sign Permit

means a permit that is issued by the Village of Harrison Hot Springs that authorizes the placement or erection of a Sign;

Suspended Sign

means a Sign that is suspended from the underside of a horizontal Building or Structure's surface;



Temporary Sign

means a Sign that is displayed for a limited period of time to advertise any of the following:

- i). time limited sales;
- ii). change in ownership;
- iii). Commercial promotions;
- iv). Community events;
- v). Construction project and or contractor information;
- vi). garage sale Signs;
- vii). Real Estate, and
- viii). a Special Event.

Traffic Control Device

has the same meaning as in the *Motor Vehicle Act*, RSBC 1996, c 318;

Window Sign

means a Sign painted on or affixed to the interior or exterior of a window;



Zone

means an area designated for certain land uses according to the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*, as amended from time to time.

PART 2.0 GENERAL REGULATIONS AND COMPREHENSIVE SIGN PLAN REQUIREMENTS

2.1 General Requirements

- a) A person must not erect, place, construct, or alter any Sign without first obtaining the necessary permit, as provided under this Bylaw.
- b) A person must not maintain nor allow any Sign to remain on, or be affixed to, the Lands or the Building or Structure of which that person is the owner or occupier unless a permit in respect of the Sign has been issued pursuant to this Bylaw.
- c) Signs must be located on the premises containing the Business and Professional Office to which they are directing attention to.
- d) Notwithstanding the above, the following Sign types do not require a permit:
 - i). No Trespassing Signs, provided that the Sign does not exceed a Sign Area of 0.4 m²;
 - ii). Election Signs;
 - iii). Signs or notices exhibited by the authority of the Government of Canada, the Province of British Columbia or any Municipal authority;
 - iv). Memorial plaques, cornerstones, historical tablets and similar Signs;
 - v). On-site Building Directional Signs, and these types of Signs must be located in a Commercial zone;
 - vi). Farm Product Signs;
 - vii). any Temporary Signs, subject to Section 5.2 of this Bylaw;
 - viii). Address Signs, that are affixed to a Building or Structure or are located at the entrance way to a Lot;
 - ix). any Directional Signs;
 - x). Food Menu Board attached to the specific Building or Structure used for that site-specific restaurant; and
 - xi) Sandwich Board Signs, subject to Section 3(a)(xii) of this Bylaw.
- e) A Sign must not be located, erected or lighted in such a manner as to interfere with the visibility of a Traffic Control Device or to interfere with visibility at any access to or egress point from a Highway.

- f) A person must not affix any Sign to any Fence, with the exception of the following:
 - i). Signs for Home Occupation uses;
 - ii). No Trespassing Signs and Directional Signs;
 - iii). Signs affixed to Fences enclosing outdoor sports fields; and
 - iv). Construction Project Signs.
- g) The following persons are hereby appointed by Council to enforce this Bylaw;
 - i) the Bylaw Enforcement Officer or his/her delegate.
- h) The obstruction of a doorway, window or sidewalk by a Sign is prohibited, with the exemption being a permitted Window Sign.
- i) Notwithstanding section 2.1(c) above, all other Signs will require a permit.
- j) No Sign can be located within 100.0m of:
 - i) any Municipally controlled Land;
 - ii) the Memorial Hall property; or
 - iii) the front entrance Sign located at the entrance way to the Village, located at the intersection of Harrison Hot Springs Road and McPherson Road.
- k) An Abandoned Sign must not remain in place for more than 30 days, after a written notice has been provide by the Municipality to the applicable owner of the Lot. If the Sign is still in place after the 30-day notice, the Municipality may remove the Sign and send an invoice for the cost of the removal to the owner of the Lot.
- l) The Sign must not be attached to a tree, light pole, Provincially regulated Highway Signs or any utility pole.
- m) The Sign must not contain any holographic image or the projection of any type of image.

2.2 Comprehensive Sign Plan Requirements

- a) A Comprehensive Sign Plan application may be required, by Council or the Village's Approving Officer, for the following type of Land Development projects:
 - i). any shopping, commercial Business and Professional Office or any multi-building strata complexes;
 - ii). as a condition of Subdivision Approval; or as
 - iii). a condition of rezoning approval.
- b) If required, a Comprehensive Sign Plan application must be submitted to the Municipality on a form provided by the Planning Department. Information submitted from the applicant must include the following, unless exempted in writing by the Municipality:
 - i). a completed application form signed by the registered owner together with the application fee;
 - ii). if applicable, written authority for an agent to act on behalf of the registered owner of the subject property;

- iii). the legal description and civic address of any property included in the application;
- iv). a site plan drawn at the appropriate scale showing the existing Buildings, Structures and Signs on the property in relation to the legal property boundaries;
- v). the Building or Structure elevations showing the proposed Signs;
- vi). the proposed Sign type and any specifications associated with the Sign; and
- vii). the number, location, type, size, Height, illumination and design of all the proposed Signs.

PART 3.0 PROHIBITED SIGNS

- a) Persons must not erect, construct, place, alter, or maintain any of the following types of Signs on any Building or Structure, Lot, utility pole, on or in any area of the Municipality:
 - i). an Animated Sign, other than a Traffic Control Device or a pedestrian movement Sign;
 - ii). any pennant or bunting Signs;
 - iii). a Billboard Sign;
 - iv). a Changeable Copy Sign;
 - v). a Portable Signs except as permitted by this Bylaw;
 - vi). a Roof Sign;
 - vii). any wind activated devices designed to attract the attention of the public;
 - viii). an Inflatable Sign;
 - ix). the use of a tractor-trailer unit or the trailer portion of this unit as a Sign;
 - x). any Neon Signs or Halo Lit Signs except as Window Signs;
 - xi). a Bus Shelter Sign; or
 - xii). a Sandwich Board Sign located on any Municipally controlled Land including sidewalks.

PART 4.0 SIGN ZONES AND REQUIREMENTS

4.1 Sign Zones

- a) For the purposes of this Bylaw, the area within the boundaries of the Municipality is divided into two Sign zones as follows:
 - i). Residential Sign Zone A comprising all the Residential Zones as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*, as amended from time to time; and
 - ii). Commercial Sign Zone B comprising all the Commercial Zones as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*, as amended from time to time.

4.2 Sign Permits

- a) A Sign Permit may be issued for the following Sign types in their respective Sign zones as follows:

- i). Residential Sign Zone A:
 - a). Home Occupation Sign.
- ii). Commercial Sign Zone B:
 - a). Awning Sign,
 - b). Banner Sign,
 - c). Canopy Sign,
 - d). Electronic Message Board,
 - e). Facade Sign,
 - f). Facia Sign,
 - g). Freestanding Sign,
 - h). Halo Lit Sign,
 - i). Illuminated Sign,
 - j). Mural Sign,
 - k). Projecting Sign,
 - l). Suspended Sign, and
 - m). Window Sign.

PART 5.0 SPECIFIC SIGN TYPE REQUIREMENTS

5.1 Illuminated Signs

- a) Lighting for illuminated Signs must be downcast or shielded to minimize reflective impact on the night sky by being ground oriented.
- b) Lighting for illuminated Signs must not shine directly onto neighbouring premises or into the direction of oncoming traffic.
- c) All light fixtures required, and all wiring and conduits must be installed within Building or Structure walls, located underground or otherwise concealed from view. and
- d) Must be located within a minimum of 3.0 M from an energized power source.

5.2 Temporary Signs

- a) Must not be of a Sign type that is not permitted by this Bylaw;
- b) Must not remain in place for more than 60 days;
- c) Must be removed by the owner of the Sign, upon expiry of the permit;
- d) Temporary Real Estate Signs must not exceed a Sign Area of 1 M² per side;
- e) If the owner does not remove a temporary Sign from public or private property when the permit expires, the Municipality may remove the Sign at the owner's expense.
- f) If any Sign is placed on a municipal boulevard or Highway contrary to this Bylaw, or without permit, may be removed by the Municipality. Impounded Signs will be held for a period of 30 days, at which time they will become the property of the Municipality.

5.3 Facade Signs

- a) Facade Sign must:
- i). not have a Sign Area greater than 25 M² or 15-percent of the area of the facade of the Building or Structure to which it is attached, whichever is less, except that for a Business and Professional Office with a Gross Floor Area of more than 3700 M², a Facade Sign may exceed 25 M², but must not exceed 15-percent of the area of the facade of the Building or Structure to which it is attached;
 - ii). if applicable, any Canopy Sign Areas must be included in the total allowable Facade Sign Area;
 - iii). only be placed on those Building or Structure facades facing a Highway or internal access route, and for this purpose a building facade is deemed to face a street or access route if the angle formed by the facade and the street or access route is 45 degrees or less;
 - iv). be located not less than 2.5 M above the Finished Grade or sidewalk immediately adjacent to the Building or Structure;
 - v). not extend horizontally beyond the wall of the Building or Structure to which it is attached;
 - vi). not be erected on any part of the roof of the Building or Structure to which it is attached or extend above the Roofline including any parapet;
 - vii). be located in the middle one-third (1/3) of the Business and Professional Office frontage, and
 - viii). cannot project more than 15 cm from the Building or Structure face or wall to which the Sign is attached, with the exception of illuminated Facade Sign which may project up to 0.6m from the Building or Structure face or wall to which the Sign is attached.

5.4 Freestanding Signs

- a) A Freestanding Sign must:
- i). be limited to one per Highway frontage on any Lot;
 - ii). have no more than two sides displaying Copy;
 - iii). have a maximum Height of 3.5 M, and a maximum Sign Area must be 4.5 M² per side;
 - iv). be restricted to Business and Professional Office premises having a Highway Frontage of at least 10 M;
 - v). have a maximum Height of 7 M above the adjacent Finished Grade of the sidewalk, or where there is no sidewalk, the adjacent street Finished Grade;
 - vi). have a maximum Sign Area of 9 M² per side in the case of Business and Professional Office premises with a Gross Floor Area less than or equal to 3,700 M²;
 - vii). have a maximum Sign area of 8 M² per side in the case of Business and Professional Office premises with a Gross Floor Area greater than 3,700 M² on a single Lot;
 - viii). have a maximum Sign Area of 2 M² and a maximum Height of 3 M from Finished Grade, in the case of a Sign placed on Lots that do not front a

- Provincially Controlled Highway. The total Sign Area must be 3 M² or less which includes all the supporting structures and framework;
- ix). be set back a minimum of 0.3 M from the any Lot Line that abuts a Highway or an adjacent Lot;
 - x). have a maximum Sign Area of 3 M² and a maximum Height of 3 M on Lots fronting onto Provincially Controlled Highways. The total Sign Area must be 4 M² or less which includes all the supporting structures and framework; and
 - xi). be located in a landscaped area or planter that is a minimum of twice as large of the permitted Sign Area.

5.5 Home Occupation

- a) A Home Occupation must:
 - i). be limited to one Sign per home;
 - ii). not be internally illuminated or be composed of neon;
 - iii). have a maximum Sign Area of 1 M² per side;
 - iv). have a maximum Height of 2 M above the Finished Grade;
- b) And must be one of the following Sign types:
 - i). a Facade Sign attached to the Residential Dwelling or Accessory Building or Structure containing the Home Occupation use or to a enclosing the Lot;
 - ii). a Window Sign; or
 - iii). a Freestanding Sign.

5.6 Projected Signs

- a). A Projected Sign must:
 - i). not be more than 0.9 m from the face of a Building or Structure;
 - ii). have a maximum Sign Area of 0.6 M²;
 - iii). be attached to the first storey of a Building or Structure;
 - iv). have a minimum clearance of 2.4 M above Finished Grade;
 - v). be mounted in the middle one-third (1/3) of the frontage of the Building or Structure; and
 - vi). it must not encroach into or be overtop of any property owned by the Municipality.

5.7 Suspended Signs

- a) A Suspended Sign must:
 - i). be limited to one per Business and Professional Office;
 - ii). be two-sided, with Sign Copy on both sides;
 - iii). have a maximum Sign Area of 0.6 M²;
 - iv). be attached to the first storey of a Building or Structure;
 - v). have a minimum clearance of 2.4 M above Finished Grade, and
 - vi). be mounted in the middle one-third (1/3) of the frontage of the Building or Structure.

5.8 Window Signs

- a) A Window Sign must:
- i). be limited to the lesser of 1 M² in Sign Area or 15-percent of the total window area;
 - ii). be located on the first or second storey of a Building or Structure;
 - iii). be installed in either the bottom or top one-third (1/3) of window of the Building or Structure; and
 - iv). be excluded from the requirements of this Bylaw, if the artwork or the stained glass does not include any lettering or advertising message.

5.9 Electronic Message Board

- a) An Electronic Message Board must:
- i). not have a Sign Area that exceeds 1.5 M² per side;
 - ii). be installed on the same floor and Building or Structure as to the Business and Professional Office located on this Lot; and
 - iii). be limited to one per Business and Professional Office.

5.10 Banner Signs

- a) A Banner Sign must
- i). be mounted perpendicular to the Building or Structure face on rigid poles or rods attached to the upper portion of the Building or Structure face with a minimum clearance of 3.0 M from either the sidewalk or Finished Grade if no sidewalk;
 - ii). not project above the Roofline;
 - iii). have a Sign Area that does not exceed 20-percent of the Building or Structure's face or 9.0 M², whichever is less;
 - iv). be affixed to a frame on all four corners; and
 - v). be permitted for a total of 30 days only.

5.11 Halo Lit Signs

- a) A Halo-Lit Sign must:
- i). be restricted to displaying either the name of the Business and Professional Office or the name of the Building or Structure, but not both; and
 - ii). be limited to one per Business and Professional Office or Building or Structure;

5.12 Election Signs

- a) Election Signs must:
- i). be removed within seven (7) days following the election or referendum to which they pertain, if placed on any Municipal controlled Land;

- ii). not be erected on any Municipal controlled Land so as to interfere with any pedestrian movement or the visibility of any Traffic Control Device;
- iii) follow all the regulations as outlined in any federal or BC government election regulations.

PART 6.0 SIGN CONSTRUCTION AND MAINTENANCE STANDARDS

- a) All Signage must comply with the requirements of the *BC Building Code*, as amended from time to time;
- b) All Signs shall be securely attached to the ground or Building or Structure surface upon which they are placed;
- c) Where a Sign is attached to a Building or Structure or portion thereof, the portion of the Building or Structure to which the Sign is attached must be structurally sound and must be structurally adequate to support any additional loads;
- d) Signs must be anchored to prevent any lateral movement that could cause wear on supporting members or connections;
- e) All Signs including any supporting structures and any related electrical equipment must be kept fully operable, in good repair, and maintained in a safe, neat, clean, and attractive condition; and
- f) Where the Building Inspector deems it necessary, the design and construction of a Sign greater than 1.8 m in any direction, must be certified by a professional engineer.

PART 7.0 SIGN PERMIT APPLICATION REQUIREMENTS

- a) Any person wishing to construct, alter, or relocate a Sign for which this Bylaw requires a permit must make an application to the Municipality in a form prescribed by the Municipality.
- b) An application must include:
 - i). the civic address of the Lot, premises, Building or Structure on which the Sign is to be placed, erected or altered;
 - ii). the written authorization of the owner of the Lot;
 - iii). a statement of the number and type of Signs that are already affixed or placed on the Lot or premises;
 - iv). one copy of a scaled drawing for each side of the Sign, giving all dimensions and areas and showing colours and materials used; and
 - v). one copy of a drawing showing the position of the proposed Sign as it will appear attached to the Building or Structure and showing the method of attachment, or in the case of a Freestanding Sign, the location of the Sign on the Lot and the method of installation.
 - vi). If A Mural Sign is being proposed, then a maintenance and upkeep plan must be attached to the application form.
- c) Every applicant for a Sign Permit must pay to the Municipality, at the time of application, a fee based on the type of Sign listed in Schedule "A" of this Bylaw; and
- d) No person must proceed with the placing, erection, or altering of any Sign until the permit has been issued.

PART 8.0 VIOLATIONS, ENFORCEMENT AND PENALTIES

8.1 Violation

- a) This Bylaw is designated under the provisions of Section 260 of the *Community Charter, SBC 2003, c. 26*, as amended from time to time, as a Bylaw that may be enforced under the provisions of the *Village of Harrison Hot Springs Bylaw Notice Enforcement Bylaw, 855*, as amended from time to time;
- b) Any person who:
 - i) violates any provision of this bylaw, or
 - ii) who suffers or permits any act or thing to be done in contravention of this bylaw, or
 - iii) who neglects to do, or refrains from doing anything required to be done by any of the provisions of this bylaw, or
 - iv) prevents or obstructs or attempts to prevent or obstruct the authorized entry of any of the Enforcement persons noted in Section 2.1(l) above,

commits an offence and is subject to penalties under the *Village of Harrison Hot Springs Bylaw Notice Enforcement Bylaw, 855*, as amended from time to time; and
- c) Each day that a contravention or violation of or failure to perform any provision of this Bylaw continues to exist will be deemed to be a separate offence.

PART 9.0 REPEAL AND EFFECTIVE DATE

The Village of Harrison Hot Springs Sign Bylaw, 987, 2011, and all amendments, are repealed upon adoption of this Bylaw.

9.1 Effective Date

READ A FIRST TIME THIS _____ DAY OF _____, 2018

READ A SECOND TIME THIS _____ DAY OF _____, 2018

READ A THIRD TIME THIS _____ DAY OF _____, 2018

ADOPTED THIS _____ DAY OF _____, 2018

Mayor

Corporate Officer

Schedule "A" to Bylaw 1126, 2018.

A.1 Fees¹

Type of Sign	Fee
Awning	\$50 per Sign
Banner	\$50 per Sign
Canopy	\$50 per Sign
Electronic Messaging Board	\$50 per Sign
Freestanding	\$50 per Sign
Facia and Facade	\$50 per Sign
Halo-Lit	\$25 per Sign
Home Occupation	\$25 per Sign
Illuminated	\$50 per Sign
Mural	\$50 per Sign
Projecting	\$50 per Sign
Suspended	\$50 per Sign
Window	\$25 per Sign

Notes:

- 1/. Notwithstanding the above referenced fee structure, but subject to the applicable regulations as outlined in this Bylaw, the following Sign Types are exempt from any fee:
 - i). an Address Sign,
 - ii). Building Directional Sign,
 - iii). Community Organizational Sign,
 - iv). Directional Signs,
 - v). Election Signs,
 - vi). Farm Product Signs,
 - vii). Sandwich Board Signs,
 - viii). any Temporary Signs, and
 - ix). any Traffic Control Device, outside of any works and services agreement with the Municipality.

Village Of Harrison Hot Springs Sign Bylaw No. 1126, 2018



Ken Cossey, MCIP, RPP
KWC Planning Services
August 13, 2018



PRESENTATION FORMAT

- Background Information
 - Project Approach
 - Issues Reviewed
- Preamble – contents of the Bylaw
- Summary Points of the Differences
(Current vs Proposed)

BACKGROUND INFORMATION

While there are many types and styles of signs, the main function of sign can be summarized as a communication medium, that conveys information such that the receiver may make cognitive decisions based upon the information provided. In very general terms, signs may be identified according to the following functions that they perform, as outlined below:

- Identity/Information;
- Act as a form of Advertisement;
- Provide Direction; and
- Provide a Public Service



BACKGROUND INFORMATION

WHAT IS A SIGN BYLAW?

- A **tool** used to bring consistency for the identification on the types of signs that are allowed in the Village and where they can be located.
- Speaking in very general terms you can create “Sign Zones” and within each zone you can allow different types of signs.
- It is created under the authority of the *Local Government Act* and the *Community Charter* – as the province allows for the creation of a sign bylaw it is a legal document that outlines various sign regulations



BACKGROUND INFORMATION

THE FUNCTION OF A SIGN BYLAW

- 1/. The Sign Bylaw sets the rules and regulations for both public and private property within the Village limits.
- 2/. It governs where signs may be placed, the size, number, type and appearance of the signs permitted and prohibits certain types of signs.
- 3/. The Bylaw also outlines when a permit is required for a sign and the information required on the permit application.



BACKGROUND INFORMATION

WHY CREATE A NEW BYLAW?

- As a Sign Bylaw is an important **regulatory tool** it is recommended that this bylaw be reviewed and updated periodically - the current bylaw was created in 2011 and is today **7 years old**
- The sign enforcement approach used in 2011, 7 years ago, is a time consuming and expensive process – Summary Conviction vs Bylaw Notice Enforcement Bylaw (BNEB)
- In addition to the enforcement approach update - updated the definitions and create a user friendly bylaw



WHAT DOES A SIGN BYLAW DO?

- Creates Sign “Zones” – specific types of signs per zone
- Outlines the types of Signs
- Outlines the location for Signs
- The requirements for the placement of Signs
- Setting of fees
- Requirements for an Sign Permit application



PROJECT APPROACH HOW DID WE GET STARTED?

- **GAP ANALYSIS** – compared the current bylaw against various pieces of Legislation; *LGA/Community Charter*
- **REVIEWED OTHER SIGN BYLAWS**
- **DRAFT BYLAW** – Senior Staff reviewed



ISSUES REVIEWED

- Definitions – consistent with other Bylaws
 - The enforcement provisions
 - How to make the regulatory Bylaw user-friendly?
- *added diagrams/illustrations and limited the volume of text per page*



PREAMBLE

The *Local Government Act/Community Charter* allows local governments in BC the ability to create certain bylaws. With Sign Bylaw No. 1126, 2018 the authority utilized was found within the following sections of the *Local Government Act* or the *Community Charter*

Section	Legislation Used	For the Purposes of
8(4)	<i>Community Charter</i>	regulations and other requirements in relation to the erection, placing, alteration, maintenance, demolition and removal of a Sign, Sign board, advertisement, advertising device or structure
526	<i>Local Government Act</i>	regulation of Signs, including the number of Signs, the size of Signs, the type of Signs, the form of Signs, the appearance of Signs, and the location of the Signs

SUMMARY POINTS OF THE KEY DIFFERENCES

- Added illustrations into the definitions section -



- Created two Sign Zones –

- A/. Residential Sign Zone A comprising all the Residential Zones as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*
- B/. Commercial Sign Zone B comprising all the Commercial Zones as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*



SUMMARY POINTS OF THE KEY DIFFERENCES

- Added to the prohibited Signs the following:
 - any Animated Sign, other than a Traffic Control Device or a pedestrian movement Sign;
 - any pennant or bunting Signs;
 - a Billboard Sign (in current bylaw);
 - a Changeable Copy Sign;
 - a Portable Signs except as permitted by this Bylaw;
 - a Roof Sign (in current bylaw);
 - any wind activated devices designed to attract the attention of the public;
 - an Inflatable Sign;
 - the use of a tractor-trailer unit or the trailer portion of this unit as a Sign;
 - any Neon Signs or Halo Lit Signs except as Window Signs;
 - a Bus Shelter Sign; and
 - a Sandwich Board Sign located on any Municipally controlled Land including sidewalks.

PICTURES OF SOME OF THE PROHIBITED SIGN TYPES



PICTURES OF SOME OF THE PROHIBITED SIGN TYPES



SUMMARY POINTS OF THE KEY DIFFERENCES

- Change in some of the fees from \$50.00 down to \$25.00
– currently \$50.00 and but proposing:

Type of Sign	Fee
Awning	\$50 per Sign
Banner	\$50 per Sign
Canopy	\$50 per Sign
Electronic Messaging Board	\$50 per Sign
Freestanding	\$50 per Sign
Facia and Facade	\$50 per Sign
Halo-Lit	\$25 per Sign
Home Occupation	\$25 per Sign
Illuminated	\$50 per Sign
Mural	\$50 per Sign
Projecting	\$50 per Sign
Suspended	\$50 per Sign
Window	\$25 per Sign

SUMMARY POINTS OF THE KEY DIFFERENCES

Set up the enforcement of the proposed bylaw through the Bylaw Notice Enforcement Bylaw process, as opposed to the current summary conviction process. Allows for easier enforcement of your proposed Sign bylaw (section 8.1)

Working on creating a policy to implement the new Sign Bylaw:
As a complimentary tool to Sign Bylaw 1126, 2018 these guidelines will ensure that the overall visual experience of Harrison Hot Springs is enhanced further



QUESTIONS?



REPORT

1912