



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, September 17, 2018
Time: 7:00 p.m.
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER		
Meeting called to order by Mayor Facio.		
2. INTRODUCTION OF LATE ITEMS		
3. APPROVAL OF AGENDA		
4. ADOPTION OF COUNCIL MINUTES		
(a) THAT the Minutes of the Regular Council Meeting held on August 13, 2018 be adopted.		Item 4(a) Page 1
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws	(a) Sign Bylaw No. 1126, 2018	Item 6.i(a) Page 7
ii. Agreements		
iii. Committee/ Commission Minutes		
iv. Correspondence	(a) Letter dated August 15, 2018 from Ministry of Municipal Affairs and Housing Re: 2017 Green Communities Committee	Item 6.iv(a) Page 31
	(b) Letter dated August 28, 2018 from Agassiz Baseball Re: Grants for Groups	Item 6.iv(b) Page 35
7. DELEGATIONS/PETITIONS		
8. CORRESPONDENCE		
(a) Letter dated July 31, 2018 from Minister of Transportation and Infrastructure Re: BC Transit Board of Directors Vacancy		Item 8(a) Page 37
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 – August 22, 2018 Item 12(a)
Page 39
Re: To issue a Development Permit for property located at 245 Miami River Drive

Recommendation

THAT Council issue Development Permit - 3060-20-DP06/18 for land located at 245 Miami River Drive, Harrison Hot Springs BC and legally described as: Lot 18 Except part on Plan 66847; Blk 3 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786.

- (b) Report of the Planning Consultant – September 6, 2018 Item 12(b)
Page 63
Re: DVP application for 386 Pine Avenue

Recommendation

THAT staff be authorized to work on application 3090-20-DVP09/18 for land legally described as: Lot B, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan EPP 68500, with a civic address of 386 Pine Avenue.

- (c) Report of the Planning Consultant – September 10, 2018 Item 12(c)
Page 69
Re: Authorize staff to sign a covenant for property located at 296 Cedar Avenue

Recommendation

THAT Council approves staff to enter into a covenant for the property located at 296 Cedar Avenue for land 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 and to authorize the Corporate Officer to execute the legal instrument.

- (d) Report of the Chief Administrative Officer – September 13, 2018 Item 12(d)
Page 79
Re: New Resort Development Strategy

Recommendation

THAT Council appoint a Select Committee to draft a new Resort Development Strategy; and

THAT the Committee include a member of staff, a member of Council and up to two members from the Tourism Harrison Board of Directors.

13. BYLAWS

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

15. ADJOURNMENT

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

4(a)

DATE: August 13, 2018
TIME: 7:30 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

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

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/Corporate Officer, Debra Key
Chief Financial Officer, Tracey Jones
Planning Consultant, Ken Cossey
Fire Chief, David Whittaker

ABSENT:

Recording Secretary: Nicole Sather

1. CALL TO ORDER

Mayor Facio called the meeting to order at 7:30 p.m.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Councillor Piper
Seconded by Councillor Hansen

THAT the agenda be approved.

CARRIED
UNANIMOUSLY
RC-2018-08-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Hansen
Seconded by Councillor Reyerse

THAT the minutes of the Regular Council Meeting held on July 9, 2018 be adopted.

CARRIED
UNANIMOUSLY
RC-2018-08-02

5. BUSINESS ARISING FROM THE MINUTES

None

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
August 13, 2018

6. CONSENT AGENDA

- i. Bylaws
- ii. Agreements
- iii. Committee/
Commission
Minutes
- iv. Correspondence

(a) Age-Friendly Committee Minutes of August 2, 2018.

Moved by Councillor Piper
Seconded by Councillor Hansen

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

**CARRIED
UNANIMOUSLY**
RC-2018-08-03

7. DELEGATIONS

- (a) John Allen
Re: Oak Tree at Post Office and reconstruction of "Quiet Stream Motel"

"Quiet Stream Motel"

Discussed observations of the renovations occurring at the "Quiet Stream Motel".

John Allen presented a photo to Council depicting previous condition of the motel.

Reported on his research regarding the property's business license, building permits and taxation assessment. Questioned the Village's involvement with the Fraser Valley Regional permitting process and reported on possible encroachments over municipal lands.

Suggested to Council to undertake an independent inquiry regarding permits.

Oak Tree located near the Post Office

Expressed concerns over the impediment of the sidewalk beneath the oak tree while the Village undertakes a third party assessment and possible removal of the tree.

Suggested to Council to remove the barricades to allow public use of the sidewalk and commented that the tree is not a hazard.

Proposed that Council consider an alternative to the removal of the oak tree such as tree fertilizer spikes, pruning, and watering program.

8. CORRESPONDENCE

None

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
August 13, 2018*

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

None

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

Councillor Piper

- Expressed her gratitude to the fire fighters working on Mt. Hicks wildfire.
- Attended the pre-planning Canada Day celebration meetings and the Canada Day event held on Sunday, July 1, 2018.
- Attended the Friends of Agassiz and Harrison open house regarding the quarry located in Agassiz.
- Attended the Festival of the Arts 40th anniversary opening reception.
- On behalf of the Mountain Institution, attended a private tour of rehabilitation program operated by the L.I.N.C. Society in Mission, B.C.

Councillor Hansen

- Announced that on Thursday, September 6, 2018 the Age-friendly Committee in collaboration with PAC will host a free movie night.
- Announced that the Age-Friendly Committee has tentatively scheduled Chief Ralph Leon as guest speaker for a local First Nations Speaker Series.

11. **REPORT FROM MAYOR FACIO**

- Participated in the Agassiz-Harrison Story Time in the Park.
- Reiterated the No Open Burning Order within the Village.
- Expressed his appreciation for the fire fighters working throughout the province and on Mt. Hicks wildfire.
- Reported on correspondence received from Georgia tourists regarding their appreciation of the Village's character.
- Reported on the service of Ron McGowan and Ron's contribution to the community.
- Attended the Dragon Boats Regatta. Reported that the Village welcomed over 1,200 paddlers and 63 teams.
- Reported on the Elizabeth's Wildlife Center 2017 Intakes.
- Announced that the Syéxw Chó:leqw Adventure Park grand opening will be held on Friday, September 14, 2018.
- Announced the Fraser Valley Regional District's new program "FoodMesh".
- Reported on a selective reading article regarding online media.

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.

Councillor Piper excused herself from the chambers at 8:11 p.m. due to a potential conflict of interest stating she has a professional relationship with the developer.

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
August 13, 2018

Moved by Councillor Buckley
Seconded by Councillor Reyerse

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.

CARRIED
RC-2018-08-04

Councillor Piper re-entered the chambers at 8:15 p.m.

- (b) Report of the Planning Consultant – July 26, 2018
Re: To issue a Development Permit for 800 Hot Springs Road.

Moved by Councillor Buckley
Seconded by Councillor Reyerse

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.

Moved by Councillor Reyerse
Seconded by Councillor Buckley

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 subject to confirmation that access to the caretaker's residence can be achieved for fire safety purposes.

CARRIED
UNANIMOUSLY
RC-2018-08-05

- (c) Report of the Fire Chief – August 8, 2018
Re: Training Container

Moved by Councillor Piper
Seconded by Councillor Reyerse

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

CARRIED
UNANIMOUSLY
RC-2018-08-06

- (d) Report of the Infrastructure Manager – August 9, 2018
Re: Road and Bridge Inventory and Active Transportation Plan

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT the budget for the Road and Bridge Inventory and Active Transportation Plan to be undertaken by CTQ Consultants Ltd. be increased to \$65,000.

CARRIED
UNANIMOUSLY
RC-2018-08-07

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
August 13, 2018

- (e) Report of Chief Administrative Officer – August 9, 2018
Re: Mobility Pricing

Moved by Councillor Buckley
Seconded by Councillor Reyerse

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.

CARRIED
UNANIMOUSLY
RC-2018-08-08

- (f) Report of the Planning Consultant – August 9, 2018
Re: Zoning Bylaw No. 1115, 2017 and Development Procedures Bylaw
No. 1090, 2016

Moved by Councillor Piper
Seconded by Councillor Hansen

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.

CARRIED
UNANIMOUSLY
RC-2018-08-09

13. BYLAWS

- (a) Report the Planning Consultant – August 9, 2018
Re: Sign Bylaw No. 1126, 2018

Moved by Councillor Buckley
Seconded by Councillor Reyerse

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

CARRIED
UNANIMOUSLY
RC-2018-08-10

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

Questions from the public were entertained.

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
August 13, 2018

15. ADJOURNMENT

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT the meeting be adjourned 9:06 p.m.

CARRIED
UNANIMOUSLY
RC-2018-08-11

Leo Facio
Mayor

Debra Key
Corporate Officer

6.i(a)

SIGN BYLAW

FOR THE VILLAGE OF

HARRISON HOT SPRINGS

BYLAW No. 1126, 2018



DRAFT

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**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;

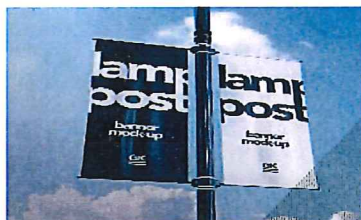
Awning Sign

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;



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;



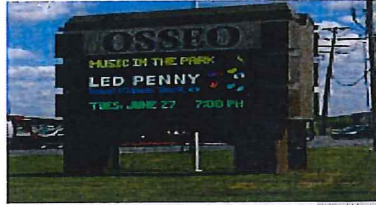
Election Sign

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;

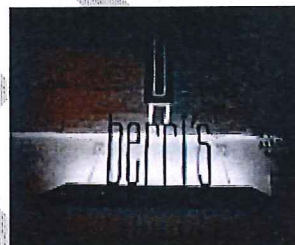


Illuminated Sign

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

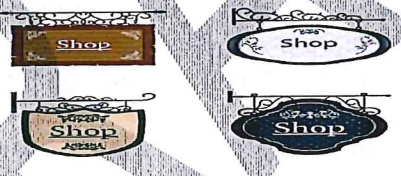
means the total area within the outer edge of the frame or border of a Sign, but where a Sign has no frame or border or background, means the area contained within the shortest line surrounding the copy. Where a Sign has more than one side, the Sign Area is the total of the Sign Area on all sides, unless 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 13th DAY OF AUGUST, 2018

READ A SECOND TIME THIS 13th DAY OF AUGUST, 2018

READ A THIRD TIME THIS 13th DAY OF AUGUST, 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.

6.vi(a)

RECEIVED

AUG 20 2018

BY VILLAGE OF HARRISON HOTSPRINGS



GREEN COMMUNITIES COMMITTEE

Ref: 238247

August 15, 2018

His Worship Mayor Leo Facio and Councillors
Village of Harrison Hot Springs
Box 160
Harrison Hot Springs BC V0M 1K0

FILE #	DATE
	2018-08-20
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input checked="" type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM	A B C
	COUNCIL AGENDA
DATE	Sept 17 / 18
	INITIAL <input checked="" type="checkbox"/>
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	

Dear Mayor Facio and Councillors:

On behalf of the joint Provincial-Union of British Columbia Municipalities (UBCM) Green Communities Committee (GCC), we would like to extend our congratulations for your successful efforts to undertake significant corporate or community-wide climate action to reduce GHG emissions in the 2017 reporting year.

As a signatory to the Climate Action Charter, you have demonstrated your commitment to work with the Province of British Columbia and UBCM to take action on climate change and to reduce greenhouse gas emissions in your community and corporate operations.

The work that local governments are undertaking to reduce their corporate emissions demonstrates significant climate leadership and sets the stage for broader climate action in the community. Your leadership and commitment continues to be essential to ensuring the achievement of our collective climate action goals.

The GCC was established under the Charter to support local governments in achieving their climate goals. In acknowledgement of the efforts of local leaders, the GCC is again recognizing the progress and achievements of local governments such as yours through the multi-level Climate Action Recognition Program. A description of this program is enclosed for your reference.

As a Charter signatory who has achieved Level 1 and Level 2 recognition, and demonstrated significant climate action (corporately or community-wide) to reduce GHG emissions for the 2017 reporting year, you have been awarded Level 3 recognition – 'Accelerating Progress on Charter Commitments'.

.../2



GCC Communiqué on the Climate Action Recognition Program

B.C. local governments continue to play a critical role in reducing GHG emissions across the province. In acknowledgment of the ongoing efforts of B.C. local government leaders, the joint Provincial-UBCM Green Communities Committee (GCC) is pleased to continue the Climate Action Recognition Program (*Recognition Program*) for the 2017 reporting year. This multi-level program provides the GCC with an opportunity to review and publicly recognize, on an annual basis, the progress and achievements of each Climate Action Charter (*Charter*) signatory on their *Charter* commitments. Recognition is provided according to the following:

Level 1: Demonstrating Progress on Charter Commitments

Local governments who demonstrate progress on fulfilling one or more of their *Charter* commitments receive a letter from the GCC acknowledging their accomplishments.

Level 2: Measuring GHG Emissions

Local governments that achieve level 1, have completed a corporate carbon inventory for the reporting year and demonstrate that they are familiar with their community's community energy and emissions inventory receive a letter from the GCC and a 'BC Climate Action Community 2017' logo, for use on websites, letterhead, etc.

Level 3: Accelerating Progress on Charter Commitments

Local governments that achieve levels 1 and 2 and demonstrate significant corporate or community-wide climate action to reduce GHG emissions in the reporting year receive a letter from the GCC and a 'BC Climate Action Community 2017 – Climate Leader' logo, for use on websites, letterhead, etc.

Level 4: Achievement of Carbon Neutrality

Local governments that achieve carbon neutrality in the reporting year receive a letter from the GCC and a 'BC Climate Action Community 2017 – Climate Leader - Carbon Neutral' logo, for use on websites, letterhead, etc.

To be eligible for the *Recognition Program*, local governments must fulfill the public reporting requirements (including reporting progress to carbon neutrality) of the Climate Action Revenue Incentive Program (CARIP). Recognition levels for the *Recognition Program* are based on the information included in each local government's annual CARIP public report. For more information on CARIP and the public reporting requirements go to:

<https://www2.gov.bc.ca/gov/content/governments/local-governments/grants-transfers/climate-action-revenue-incentive-program-carip>

Mayor Facio and Councillors
Page 2

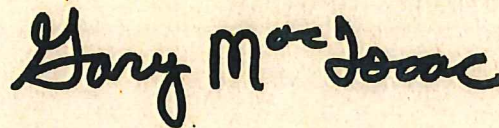
In recognition of your significant achievements, the GCC is pleased to provide you with climate action community branding for use on official websites and letterheads. An electronic file with the 2017 logo will be provided to your Chief Administrative Officer via email. Also enclosed is a *BC Climate Action Community 2017 – Climate Leader* window decal, for use on public buildings.

Congratulations again on your continually improving achievement. We applaud your leadership and wish you continued success in your ongoing commitment to the goal of corporate carbon neutrality, and your efforts to reduce emissions in the broader community.

Sincerely,



Tara Faganello
Assistant Deputy Minister
Local Government Division
Ministry of Municipal Affairs and Housing



Gary Maclsaac
Executive Director
Union of British Columbia Municipalities

Enclosures



RECEIVED
6.14(b)
SEP 04 2018

BY VILLAGE OF HARRISON HOT SPRINGS

August 28, 2018

Chelsea Woolhouse
Community Services Manager
Village of Harrison Hot Springs
495 Hot Springs Road
P.O. Box 160
Harrison Hot Springs, BC
V0M 1K0

FILE #	DATE
0220-01 1850-20	2018-09-04
<input type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
DATE	Sept 17/18
	INITIAL
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	

Dear Chelsea Woolhouse,

Re: GRANTS FOR GROUPS

Agassiz Baseball Association would like to thank the Village of Harrison Hot Springs for their support of youth baseball for the 2017-18 season. The grant received from the Village as part of the Grants for Groups initiative supported the activities of the Association allowing more youth to participate in the sport.

2017-18 was our fourth full season and we continue to engage players from Harrison in each of our five age divisions: T'Ball, Junior Tadpole, Senior Tadpole, Mosquito and Peewee. We were again encouraged to see many players return for another season as we also welcomed new faces to the program. Players in the Mosquito and Peewee divisions benefited greatly from competitive play with players from outside of our area including Chilliwack, Mission, Aldergrove and Abbotsford and we saw fantastic improvement in player ability, outlook and attitude as players worked together as a team.

The grant from the Village was directly used to offset training expenses such as equipment and rentals necessary for safe play to ensure our kids continue to have locally accessible and affordable sporting opportunities.

Positive sporting activities promote healthy attitudes and habits that directly affect the community and its residents by fostering and building constructive activities and habits in our children and youth. We greatly appreciate the Village of Harrison Hot Springs' ongoing support of these activities that directly benefit the youth of our area.

Regards,

Monte Chartrand
President
Agassiz Baseball Association





OFFICE of THE CHAIR

8(a)
www.fvrd.ca | info@fvrd.ca

RECEIVED

AUG 15 2018

BY VILLAGE OF HARRISON HOT SPRINGS

July 31st, 2018

Hon. Claire Trevena
Minister of Transportation and Infrastructure
Room 306 Parliament Buildings
Victoria, BC
V8V 1X4

FILE #	DATE
0400-0001	2018-08-15
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCA/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
DATE	Sept 17/18
INITIAL	AT
ITEMS: A-REQ. ACTION;	
B - INFO - W/REP;	
C - INFO ONLY	

RE: BC Transit Board of Directors Vacancy

Dear Minister Trevena,

It has come to our attention the BC Transit Board of Directors is short one member. The Fraser Valley is very interested in submitting a candidate for the Lieutenant Governor in Council's consideration.

The Fraser Valley currently is home to three transit systems: The Central Fraser Valley Transit (Abbotsford and Mission), Chilliwack Transit and the Fraser Valley Regional Transit service. While the Chilliwack and Fraser Valley systems share resources such as busses, drivers and facilities, the two operate under separate fare structures and Annual Operating Agreements.

The Fraser valley has recently seen the expansion of service to areas such as Hope, first nations communities such as Cheam First Nation and Sea Bird island First Nation; expansion of service within the City of Chilliwack and to Langley's Carvolth Exchange; as well as significant investment in infrastructure such as the newly planned Transit Facility in Abbotsford.

Together, The Fraser Valley represents the second largest transit service area by population, second only to the Greater Victoria Transit system; however, the Fraser Valley only ranks fifth amongst BC Transit systems in terms of ridership. The potential for continued transit expansion and increases in ridership for the region is tremendous.

As the region continues to grow and congestion intensifies on the major highway corridors, the demand for greater, more frequent and dependable transit also grows. It is for these reasons; the Fraser Valley feels very strongly that a representative from the Fraser Valley would be a benefit to the BC Transit Board.

That being stated, with the municipal elections occurring on October the 20, 2018, The FVRD respectfully requests that you defer any decisions regarding newly appointed representation to the BC Transit Board of Directors only occur after the municipal elections have been completed.



OFFICE of
THE CHAIR

www.fvrd.ca | info@fvrd.ca

The FVRD will submit an application from an elected official from the Fraser Valley after elections and appointments to regional boards' have been finalized.

Thank you for your consideration in this matter.

Sincerely,

Jason Lum
Chair

cc. Mayor Henry Braun, City of Abbotsford
Mayor Sharon Gaetz, City of Chilliwack
Mayor Randy Hawes, District of Mission
Mayor Wilfried Vicktor, District of Hope
Mayor John Van Laerhoven, District of Kent
Mayor Leo Facio, Village of Harrison Hot Springs

12(a)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 22, 2018

FROM: Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP06/18
(245 Miami River Drive)

SUBJECT: To issue a Development Permit

ISSUE:

Seeking approval to issue a Development Permit.

BACKGROUND:

Based upon a review of the Village's Official Community Plan (OCP), the site is within the Low Density residential designation and upon a review of the Zoning Bylaw the site is zoned for Residential 1, Conventional Lot uses. In addition to this, the site is approximately 157.82 M² (0.0157 Ha) in size, is currently vacant and is located adjacent to various single family dwellings. The site is located within the Miami River Development Permit Area (DPA).

In 2012 the Council, at the time, approved the issuance of a Development Variance Permit that reduced the front and side yard setbacks to allow the Streamside Protection and Enhancement Area (SPEA) to be reduced down from 30M to 15M. The reduction requested was a result of the Riparian Assessment Report (RAR) completed at that time. In 2014 the Council, at the time, issued a Development Permit however for various reason the proponents did not start their project. In May 2018 they applied for a renewal application.

The Miami River DPA Natural Environmental guidelines are applicable and the RAR report prepared by Hemmera, forms the backbone of the Development Permit.

Contained with the RAR report there are certain issues that can be addressed by the issuance of a Development Permit while other issues that need to be addressed using a covenant. With the use of a combined Development Permit and covenant all the issues identified in the RAR report have been addressed.

RECOMMENDATION:

- 1/. THAT Council issue Development Permit - 3060-20-DP06/18 for land located at 245 Miami River Drive, Harrison Hot Springs BC and legally described as: Lot 18 Except part on Plan 66847; Blk 3 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786.


0251

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


- a) 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
- b) Encroachment into the SPEA 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; and
- c) the use of pesticides is not allowed in the SPEA.

Respectfully submitted;

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



Ken Cossey, MCIP, RPP,
Planning Consultant



Madeline McDonald, CAO

Attachments (1) DP06/18 – including the RAR report



Village of Harrison Hot Springs

DEVELOPMENT PERMIT NO. DP06/18

ISSUED this ___ day of _____, 2018

FILE No: 3060-20-DP06/18
FOLIO No: 1631-52469

TO: **James and Linda Corkal** (the "Permittee")

ADDRESS: **119 Rivett Crescent
Yellowknife, NWT
X1A 3S6**

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 18 Except part on Plan 66847; Blk 3 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 9786.

(the "Lands")

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

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

for the residential development of the Lands.

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

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

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

- (a) The Streamside Protection and Enhancement Area (SPEA) is 15 M, as approved by the Ministry of Environment and shown on Schedule A, attached hereto,
- (b) The Environmental monitoring program must be followed as outlined in Section 5 of the RAR – Qualified Environmental Professional; Assessment Report, page 11, outlined as Schedule B, attached hereto,
- (c) All work must be undertaken and completed in a manner as to prevent the release of any sediment-laden water into any ditch, watercourse, ravine or storm sewer system. A sediment control plan must be prepared and reviewed by the Village before any site preparation work or any construction takes place.

7. The Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps and specifications.

8. The following plans, maps or specifications are attached to and form a part of this Development Permit:

- a/. The Riparian Area Regulation Report dated May 21, 2011 and prepared by Hemmera.
- b/. Map entitled Sample Assessment Version 3, prepared by Hemmera.

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.

James Corkal (signature)

Linda Corkal (signature)

Print Name

Print Name

Corporate Officer

SCHEDULE B

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Section 5. Environmental Monitoring

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

Environmental monitoring, conducted by a QEP, will occur three times

Three environmental monitoring visits of the site will be conducted by the QEP.

The first environmental monitoring visit will be conducted prior to the commencement of construction activities. The purpose of this visit will be for the QEP to ensure that the developer and contractor are familiar with the location of the SPEA and have adequate erosion control and tree protection plans.

The second environmental monitoring visit will occur mid-construction to ensure that both the developer and contractor are honouring the SPEA and employing erosion control and tree protection measures.

The third environmental monitoring visit will be conducted once construction is complete to ensure that the SPEA was honoured and the riparian area was adequately protected throughout site development.

Photos and detailed notes will be taken during these visits to document development activities, SPEA location and fencing.

A post-construction monitoring report will be completed and submitted to the Fraser Valley Regional District.

NEW WESTMINSTER DISTRICT.

SCALE: 1 INCH = 20 FEET.

ASTRONOMIC NORTH

HENOTS

MIAMI RIVER

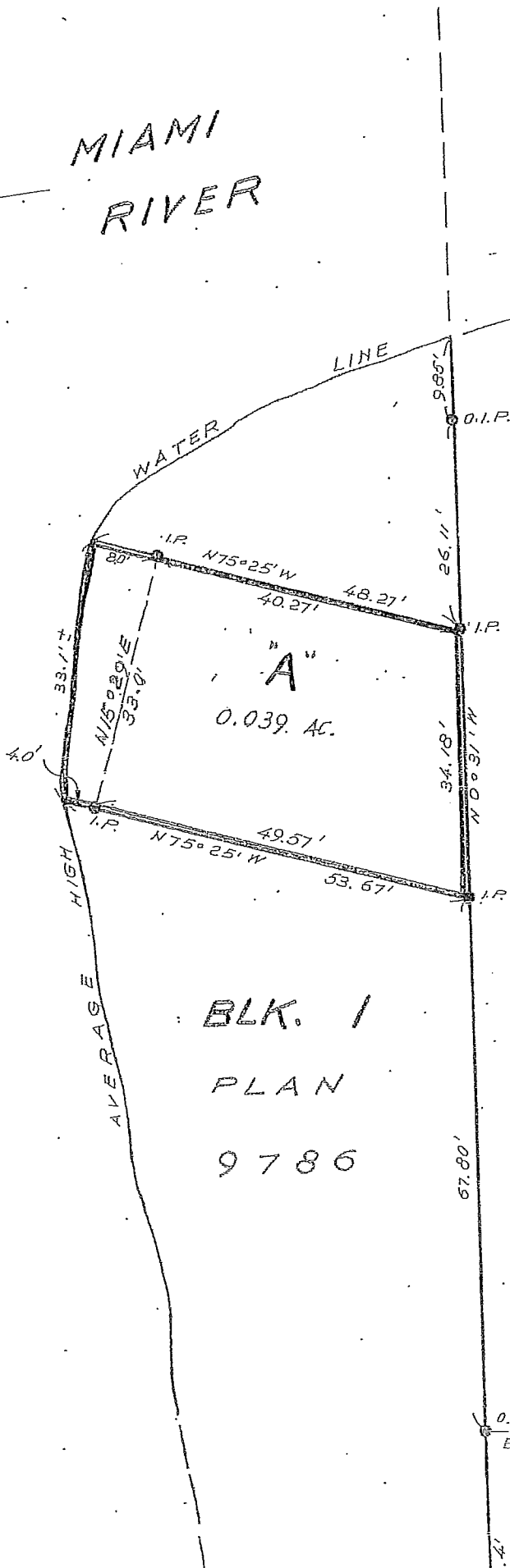
ROAD

SPRINGS 66'

HOT

HARRISON

66'



BLK. 1
PLAN
9786

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Riparian Areas Regulation Assessment Report

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

Date May 21, 200

I. PRIMARY QEP INFORMATION

First Name	Katherine	Middle Name	Joan
Last Name	Chambers		
Designation	R.P.Bio.	Company	Hemmera
Registration #	2143	Email	kchambers@hemmera.com
Address	250-1380 Burrard Street		
City	Vancouver	Postal/Zip	V6Z 2H3
Prov/state	British Columbia	Country	Canada
Phone #	604-669-0424		

II. SECONDARY QEP INFORMATION (USE FORM 2 FOR OTHER QEPS)

First Name	
Last Name	
Designation	
Registration #	
Address	
City	
Prov/state	

III. DEVELOPER INFORMATION

First Name	Linda	Middle Name	
Last Name	Corkal		
Company	owner		
Phone #	(867) 444-8010	Email	linda@corkal.com
Address	119 Rivett Crescent		
City	Yellowknife	Postal/Zip	X1A 3S6
Prov/state	NWT	Country	

IV. DEVELOPMENT INFORMATION

Development Type	residential		
Area of Development (ha)	0.0250	Riparian Length (m)	13
Lot Area (ha)	0.0687	Nature of Development	residential
Proposed Start Date	June 2011	Proposed End Date	June 2012

V. LOCATION OF PROPOSED DEVELOPMENT

Street Address (or nearest town)	245 Miami River Drive, Harrison Hot Springs		
Local Government	Village of Harrison Hot Springs		
Stream Name	Miami Creek (Miami River)		
Legal Description (PID)	002-314-568	Region	Lower Mainland
Stream/River Type	Stream	DFO Area	Lower Fraser
Watershed Code	110-232100-00000-00000-0000-0000-000-000-000-000-000		
Latitude	49°	18'	4"
Longitude	121°	46'	53"

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

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

II. Additional QEP Information

First Name		
Last Name		
Designation		
Registration #		
Address		
City		
Prov/state		

DRAFT

Table of Contents for Assessment Report

	Page Number
1. Description of Fisheries Resources Values	4
2. Results of Riparian Assessment (SPEA width)	6
3. Site Plan	12
4. Measures to Protect and Maintain the SPEA (detailed methodology only).	
1. Danger Trees.....	13
2. Windthrow.....	13
3. Slope Stability.....	13
4. Protection of Trees.....	14
5. Encroachment	14
6. Sediment and Erosion Control.....	15
7. Floodplain.....	15
8. Stormwater Management.....	15
5. Environmental Monitoring	16
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7. Assessment Report Professional Opinion	24

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

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

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

The development plan calls for clearing of the site and construction of a single family residence. Approximately one half of the lot, and one third of the proposed building will fall within 30 m of the high water mark (HWM) of Miami River (Photos 1 and 2).

The site is currently heavily infested with Himalayan blackberry (*Rubus armeniacus*), although a few scattered native trees and shrubs (e.g., *Rosa* spp. and Pacific dogwood (*Cornus nuttallii*)) are located along the northeast property boundary. A 10 m wide strip of mature western redcedar (*Thuja plicata*) runs along the southeast property boundary, parallel to Miami River Drive (Photos 3 and 4).

245 Miami River Drive and the property located immediately to the northeast are undeveloped, but the majority of the lots in the vicinity are developed and landscaped (Photos 5 and 6). A 4 m wide municipal right-of-way containing a grassed trail runs between the high water mark (HWM) of Miami River and the properties along Miami River Drive (Photos 5 and 6). A variety of native riparian shrubs appear to have been recently planted along either side of this trail.

Fisheries Resources

Fish Species

Reported observances of fish species in Miami River include: coho salmon (*Oncorhynchus kisutch*), cutthroat trout (*O. clarki*), rainbow trout (*O. mykiss*), stickleback (*Gasterosteus aculeatus*), brassy minnow (*Hybognathus hankinsoni*), redbelt shiner (*Richardsonius balteatus*), Salish sucker (*Catostomus* sp.) and slimy sculpin (*Cottus cognatus*) (FISS 2011).

Onsite Watercourses and Connectivity

Miami River drains to Harrison Lake, located approximately 1 km downstream. A sluice gate and pump station at the mouth restricts but does not prevent fish passage.

FORM 1
Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

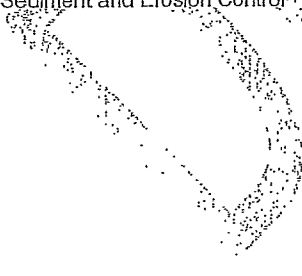
Section 4. Measures to Protect and Maintain the SPEA

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

1. Danger Trees	The majority of vegetation within the SPEA consists of Himalyan blackberry, with a few trees along the northeast border and a strip of cedar trees directly southeast of the SPEA. No suspect danger trees were observed within the SPEA. Local and provincial regulations must be reviewed prior to felling any trees.
<p>I, <u>Kathy Chambers</u>, hereby certify that:</p> <p>e) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>f) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u> </u> <u>Linda Corkal</u>;</p> <p>g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>	
2. Windthrow	Should partial clearing of the cedar trees along the southeast edge of the property occur, windthrow danger must be assessed by a QEP to ensure that remaining trees that are exposed to high velocity winds will not become a threat to people or property.
<p>I, <u>Kathy Chambers</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u> </u> <u>Linda Corkal</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>	
3. Slope Stability	The entire property is of gentle gradient and no evidence of slope stability concerns (i.e., slumps, scars, curved trees) were observed in and around watercourses on the property.
<p>I, <u>Kathy Chambers</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u> </u> <u>Linda Corkal</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.</p>	
4. Protection of Trees	<p>The following best management practices must be followed during construction:</p> <ul style="list-style-type: none"> • Do not trench through the root zone of a tree; • Do not pave around trees; • Do not change the ground level around trees; • Do not allow concrete washout of other pollutants to contaminate the soil around trees

FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

	<ul style="list-style-type: none"> ◦ A physical barrier should be erected to protect trees. The locations of this barrier will vary based on the size and location of the trees on the site but it should provide for the majority of the tree's root system to be undisturbed by the construction activities. ◦ The Village of Harrison Hot Springs <i>Tree Protection Bylaw</i> may apply to trees on site. ◦ Do not cut down trees during the breeding bird season February 15 – May 15, unless a QEP conducted a breeding birds survey in accordance with the <i>Wildlife Act</i>.
<p>I, <u>Kathy Chambers</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Linda Corkal</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
<p>5. Encroachment</p>	<p>No fencing is required to prevent encroachment. No hard surfaces, including decks, paving stones or other development is permitted within the SPEA, and any replanting of vegetation must be performed using native plant species.</p>
<p>I, <u>Kathy Chambers</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Linda Corkal</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
<p>6. Sediment and Erosion Control</p> 	<p>An Erosion and Sediment Control Plan (ESCP) must be prepared prior to construction of the development, in accordance with any municipal bylaws and the <i>Land Development Guidelines for the Protection of Aquatic Habitat</i> manual published by MoE and DFO¹. Ensure that all measures identified in this ESCP are followed and monitored during and after construction. These may include, but not be limited to:</p> <ul style="list-style-type: none"> ◦ Silt fencing ◦ Covering all exposed dirt piles with plastic sheeting ◦ Seeding exposed soil
<p>I, <u>Kathy Chambers</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>Linda Corkal</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods</p>	

¹ Available at <http://www-heb.pac.dfo-mpo.gc.ca/publications/pdf/165353.pdf>

FORM 1
Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

set out in the Schedule to the Riparian Areas Regulation	
7. Stormwater Management	As the proposed development is a single-family residence, no stormwater management beyond that required in the building permit is proposed. Rain will infiltrate through unpaved surfaces.
I, <u>Kathy Chambers</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the developer _____ <u>Linda Corkal</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	
8. Floodplain Concerns (highly mobile channel)	The majority of the Village of Harrison Hot Springs, including all of 245 Miami River Drive, is located within the floodplain of Harrison Lake. 1.1 m of 245 Miami River Drive is located within the floodplain setback as defined by FVRD Bylaw No. 0681.
I, <u>Kathy Chambers</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the developer _____ <u>Linda Corkal</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	

Comment [C1]: Need more research to define active floodplain and mitigation

Section 5. Environmental Monitoring

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

Environmental monitoring, conducted by a QEP, will occur three times

Three environmental monitoring visits of the site will be conducted by the QEP.

The first environmental monitoring visit will be conducted prior to the commencement of construction activities. The purpose of this visit will be for the QEP to ensure that developer and contractor are familiar with location of the SPEA and have adequate erosion measures and tree protection plans.

The second environmental monitoring visit will occur mid construction to ensure the both the developer and contractor are honouring the SPEA and employing erosion control and tree protection measures.

The third environmental monitoring visit will be conducted once construction is complete to that the SPEA was honoured and the riparian area was adequately protected throughout site development.

Photos and detailed notes will be taken during these visits to document development activities, SPEA location and fencing.

A post-construction monitoring report will be completed and submitted to the Fraser Valley Regional District.

Section 6. Photos

Photos and Figures

Figure 1. Aerial photograph of the site and surrounding properties (FVRD Regional Atlas, 2004)

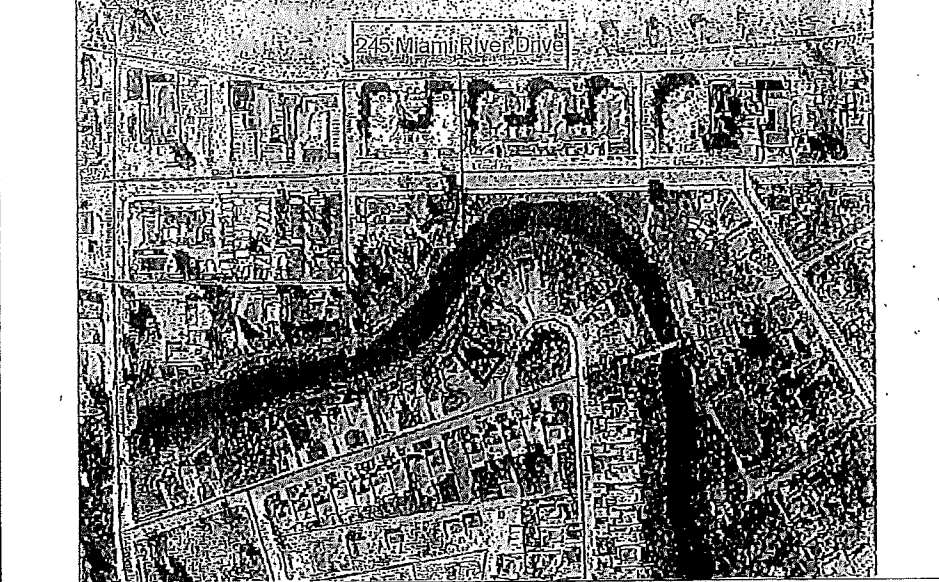


Figure 2. Aerial photograph of the site showing SPEA (FVRD Regional Atlas, 2004)



FORM 1
Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Photo 1. Miami River, facing east (upstream).



Photo 2. Miami River, facing west (downstream).



FORM 1
Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Photo 3. View of 245 Miami River Drive, facing west. Note Himalayan blackberry covering majority of the property.



Photo 4. Mature cedar trees along southeast side of 245 Miami River Drive.



FORM 1
Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Photo 5. Footpath between river and lots along Miami River Drive, facing east (upstream).

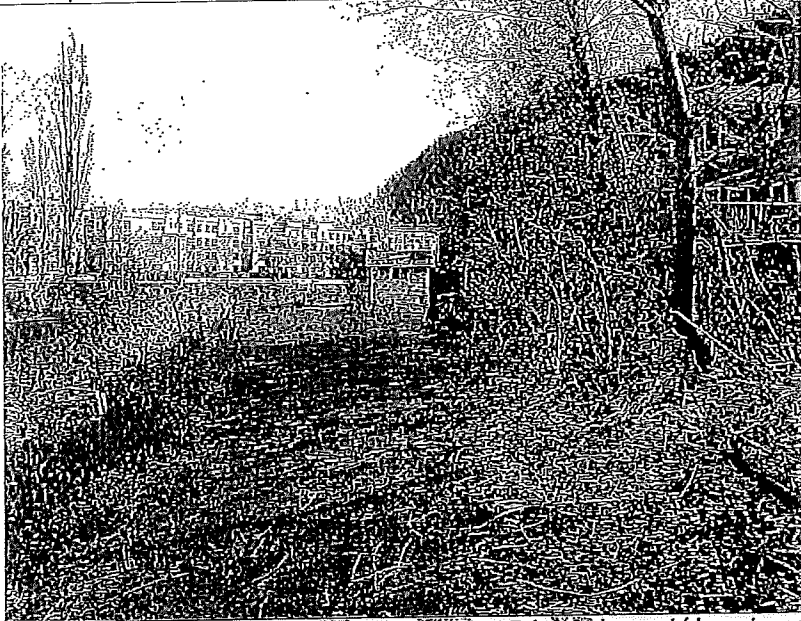


Photo 6. Footpath between river and lots along Miami River Drive, facing west (downstream).



FORM 1

Riparian Areas Regulation - Qualified Environmental Professional - Assessment Report

Section 7. Professional Opinion

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

Date May 21, 2011

1. I/We Kathy Chambers, R.P.Bio.

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

hereby certify that:

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

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

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

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

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

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

12(b)

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council **DATE:** September 6, 2018

FROM: Ken Cossey, MCIP, RPP **FILE:** 3090-20-DVP09/18
Planning Consultant (386 Pine Ave)

SUBJECT: To start the Development Variance Permit process

ISSUE:

Seeking approval to start the Development Variance Permit review process.

BACKGROUND:


The applicant is seeking a front yard setback variance which will in turn allow the applicant to continue with their 34 unit development while providing a 1.5 M wide dedicated strip for the future expansion of Pine Avenue. The requested front yard reduction is from the required 4.5 M down to 3.0 M. Staff will be looking at this variance request from a health and safety perspective.

RECOMMENDATION:


- 1/. That staff be authorized to work on application 3090-20-DVP09/18 for land legally described as: Lot B, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan EPP 68500, with a civic address of 386 Pine Avenue.

Respectfully submitted:

REVIEWED BY and Concurrence
with the RECOMMENDATIONS



 Ken Cossey, MCIP, RPP,
 Planning Consultant

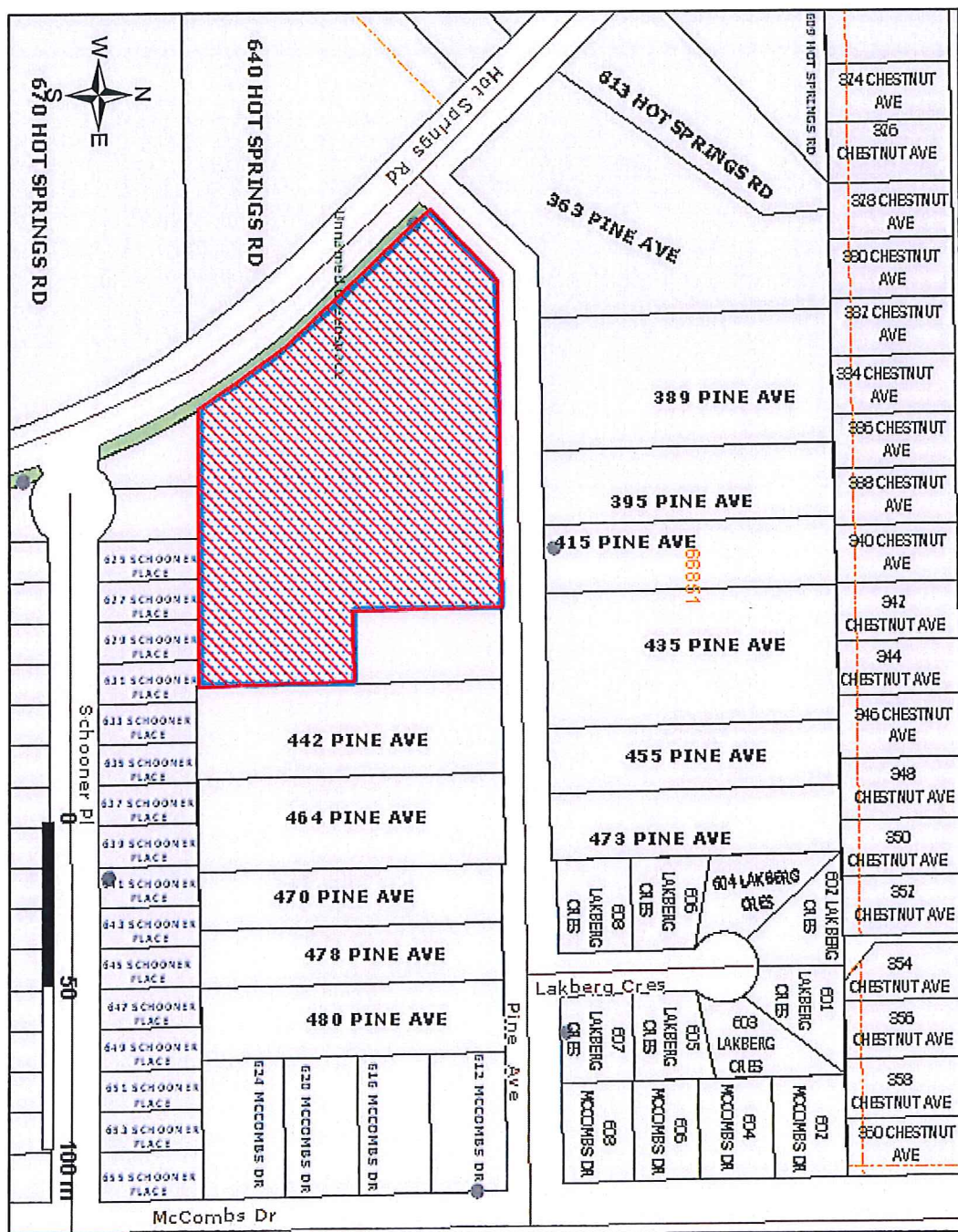


 Madeline McDonald
 Chief Administrative Officer

Attachments (2) Location Map
 Site plan



386 Pine Avenue



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.

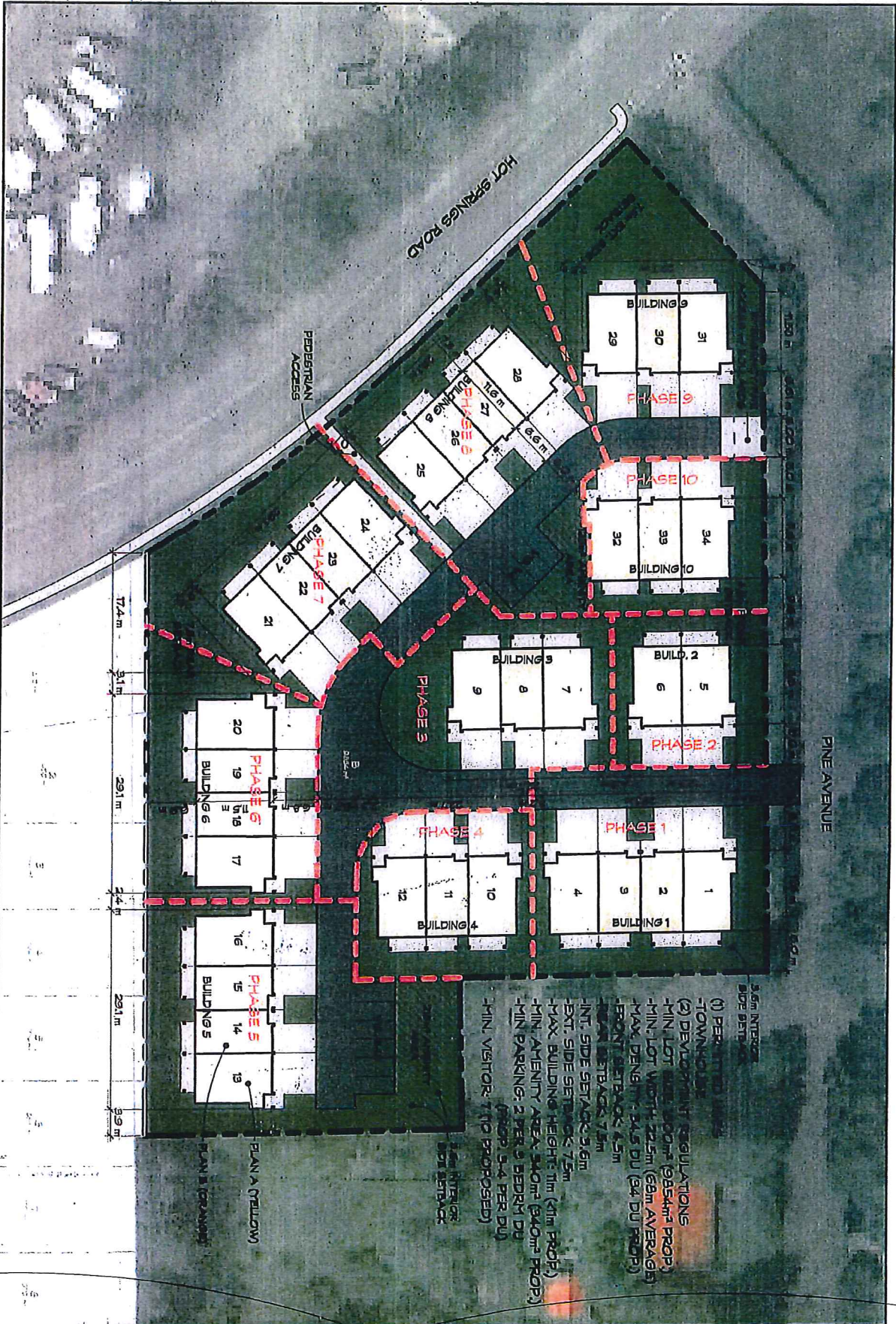
Scale 1:2032

5 September 2018, 10:13



Legend

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



- 3.6m INTERIOR SIDE SETBACK
- (1) PERMITTED
- TOWNHOUSES
- (2) DEVELOPMENT REGULATIONS
- MIN. LOT AREA: 300m² (9254m² PROP.)
- MIN. LOT WIDTH: 22.5m (68m AVERAGE)
- MAX. DENSITY: 24.5 DU (24 DU PROP.)
- FRONT SETBACK: 4.5m
- REAR SETBACK: 7.5m
- INT. SIDE SETBACK: 3.6m
- EXT. SIDE SETBACK: 7.5m
- MAX. BUILDING HEIGHT: 7m (41m PROP.)
- MIN. AMENITY AREA: 240m² (240m² PROP.)
- MIN. PARKING: 2 PER 3 BEDRM DU (2 PER 3-4 PER DU)
- MIN. VISITOR: 1 (NO PROPOSED)

Open Door Construction
 Harrison Hot Springs, Harrison, B.C.
 1 : 500
 May 7, 2018

3 45953 Airport Rd
 Chilliwack
 British Columbia
 V2P 1A3
 T: 604 792 0825
 F: 604 792 0856



VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council DATE: September 10, 2018
FROM: Ken Cossey, MCIP, RPP FILE: 3060-20-DP07/18 (296 Cedar Ave)
SUBJECT: Authorize staff to sign a covenant

ISSUE:

Seeking approval to enter into a covenant for property located at 296 Cedar Avenue and to authorize the Corporate Officer to execute the legal instrument.

BACKGROUND:

This property is in the Miami River Development Permit Area (DPA). The Development Permit (DP) for this property was conditionally issued earlier, with the Riparian Assessment Report (RAR) prepared by Scott Resource Services Incorporated, forming the backbone of the Development Permit. Contained with the RAR report there are certain issues that can be addressed by the issuance of a Development Permit while other issues that need to be addressed using a covenant. With the use of a combined Development Permit and covenant all the issues identified in the RAR report have been addressed. During the Council meeting of July 9, 2018 Council passed the following motion:

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

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

- a) No trees in the Streamside Protection and 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.

- 6261
- 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."


Attached is the covenant addressing the above referenced requirements.

RECOMMENDATION:

- 1/. THAT Council approves staff to enter into a covenant for the property located at 296 Cedar Avenue for land 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 and to authorize the Corporate Officer to execute the legal instrument.

Respectfully submitted;

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



Ken Cossey, MCIP, RPP
Planning Consultant



Madeline McDonald
Chief Administrative Officer

Attachments (1) Covenant

**LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia**

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

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Waal & Co.
Notary Public
9086 Young Road
Chilliwack

BC V2P 4R5

Tricia Anderson, Auth. Agent
LTO # 011001
604-795-0070

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL DESCRIPTION]

**002-176-971 LOT 19 BLOCK 2 OF FRACTIONAL SECTION 13 TOWNSHIP 4 RANGE 29
WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT PLAN 251**

STC? YES

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Covenant

Section 219 - Floodproofing

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms D.F. No.

(b) Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

DANNY REVELANT

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

VILLAGE OF HARRISON HOT SPRINGS

495 HOT SPRINGS ROAD P.O. BOX 160

HARRISON HOT SPRINGS

BRITISH COLUMBIA

V0M 1K0

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

Nil

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

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

Y	M	D

Name: Danny Revelant

OFFICER CERTIFICATION:

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

TERMS OF INSTRUMENT - PART 2

THIS AGREEMENT made this ____ day of _____, 2018.

BETWEEN: **DANNY REVELANT**
296 Cedar Avenue
Harrison Hot Springs, BC V0M 1K0
In Trust, See CA4212989 and CA5369454
(hereinafter called the "Transferor")

OF THE FIRST PART

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

OF THE SECOND PART

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

Parcel Identifier: 002-176-971

Legal Description: Lot 19 Block 2 of Fractional Section 13 Township 4 Range 29
West of the Sixth Meridian New Westminster District Plan 251
(hereinafter referred to as the "Lands")

B. AND WHEREAS Section 219 of the *Land Title Act* provides that there may be registered as a charge against the title to any land a covenant in favor of Transferee and a municipality that land is to be used in a particular manner or that land is not to be subdivided except in accordance with the covenant.

C. AND WHEREAS the Lands are subject to the provisions of the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, in force from time to time, and are within the floodplain designated therein. In respect to said Lands, Part 3 Section 3.11 of said Bylaw requires that the underside of any floor system supporting a "habitable area" shall be above that specified level being the Flood Construction Level (FCL).

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the

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

1. The Transferor is aware of and, on behalf of himself or herself and his or her heirs, executors, administrators, successors and assigns, hereby acknowledges that there is a potential flood danger to the Lands and that the level to which flooding could occur in a 1 in 200 year flood in the area of the Lands, should the protecting dyke be breached, is 14.55 metres GSC and 1.5 m above the Natural Boundary of Miami Creek, the Miami Slough or any other water course.
2. The Transferor, on behalf himself or herself and his or her heirs, executors, administrators, successors and assigns, hereby covenants and agrees with the Transferee, as a covenant in favor of the Transferee pursuant to Section 219 of the *Land Title Act*, it being the intention and agreement of the Transferor, that the provisions hereof be annexed to and run with and be a charge upon the Lot, that from and after the date hereof:

(a) Where a flood level or Setback has been specified:

- i. the underside of any floor system, or the top of any pad supporting any space, room or Mobile or Modular home, that is used for Residential Dwelling purposes, Commercial uses, or the storage of goods which are susceptible to damage by floodwater must be above the specified flood level;
- ii. any compacted landfill required to support a floor system or pad must not extend within any Setback from a watercourse or body of water specified by the Bylaw or the Ministry of Environment and Climate Change Strategy, as amended from time to time;
- iii. engineered structural support or engineered compacted landfill may be used to elevate the underside of the floor system or the top of the pad above the flood levels specified. In addition to the engineered drawings the structural support or compacted landfill must be designed to protect against scouring, erosion from flood flows, wave action, ice flows and other debris movements;

- iv. where landfill is used to achieve the required elevation, no portion of the landfill slope shall be closer than the distances specified in Part 3 Section 3.11 (b) of Zoning Bylaw No. 1115, 2017 from the *natural boundary*, and the face of the landfill slope shall be adequately protected against erosion from flood flows, wave action or other debris; and
- v. no electrical system can be below the minimum flood levels, as outlined herein.

(b) Additional Requirements:

- i. notwithstanding any other provisions of Zoning Bylaw 1115, 2017, no Residential Dwelling or any part thereof must not be constructed, reconstructed, move, extended or be located within 30.0 m of the Natural Boundary of a lake, river, stream marsh or pond, unless a professional engineer's stamped and signed drawings, of competent experience, indicating that the Lands can be used safely for the intended use has been received;
- ii. any construction in any alluvial fan must be accompanied by a Letter of Assurance from a professional engineer, of competent experience, indicating that the proposed use can be used safely on the Lands.

3. The Transferor, on behalf of himself or herself or his or her heirs, executors, administrators, successors and assigns acknowledges that the Transferee does not represent to the Transferor, nor to any other person that any building, modular home, manufactured home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots will not be damaged by flooding or erosion and the Transferor, on behalf of himself or herself and his or her heirs, executors, administrators, successors and assigns, with full knowledge of the potential flood or erosion danger and in consideration of the approvals given by the Transferee hereby:

- (a) agrees to indemnify and to save harmless the Transferee and the Transferee's employees, servants or agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Transferee or any of the Transferee's employees, servants, or agents, may suffer or incur or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Transferor or his or her heirs, executors, administrators, successors and assigns contained in this Agreement or arising out of or in connection with any personal injury, death or loss or damage to the Lots, or to any building, modular home, manufactured home or unit, improvement, chattel or other structure, including the contents of any of them, built,

constructed or placed on the Lots caused by flooding, erosion or other such similar cause; and

- (b) does remise, release and forever discharge the Transferee and the Transferee's employees, servants or agents from all manner of actions, cause of actions, suits, debts, accounts, covenants, contracts, claims and demands which the Transferor or any of his or her heirs, executors, administrators, successors and assigns may have against the Transferee and the Transferee's employees, servants or agents for and by reason of any personal injury, death or loss or damage to the Lots, or to any building, modular home, manufactured home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots caused by flooding, erosion or some such similar cause.
4. Subject to the provisions of Section 219 of the *Land Title Act*, the Transferor's covenants contained in this Agreement shall burden and run with the Lots and shall enure to the benefit of and be binding upon the Transferor, his or her heirs, executors, administrators, successors and assigns and the Transferee and its assigns.
5. Nothing in this Agreement shall prejudice or affect the rights, powers and remedies of the Transferee in relation to the Transferor, including his or her heirs, executors, administrators, successors and assigns, or the Lots under any law, bylaw, order or regulation or in equity, all of which rights, powers and remedies may be fully and effectively exercised by the Transferee as if this Agreement had not been made by the parties.
6. The Transferor will do or cause to be done at his or her expense all acts reasonably necessary for the Transferee to gain priority for this Agreement over all liens, charges and encumbrances which are or may be registered against the Lots save and except those in favor of the Transferee and those specifically approved in writing by the Transferee.
7. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of Section 219 of the *Land Title Act*.
8. The Transferor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.
9. (a) The Transferor or any of his or her heirs, executors, administrators and assigns, as the case may be, shall give written notice of this Agreement to any person to whom it

proposes to dispose of the Lots, which notice shall be received by that person prior to such disposition.

(b) For the purposes of this paragraph, the word “dispose” shall have the meaning given to it under Section 29 of the *Interpretation Act* R.S.B.C. 1996, c.238.

10. Wherever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.
11. If any section or any part of this Agreement is found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.
12. This Agreement shall be interpreted according to the laws of the Province of British Columbia.
13. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.

This leaves a projected revenue stream of approximately \$377,000 per year for the development of tourism infrastructure projects. These projects must be described and costed in a new Resort Development Strategy (RDS) to cover a three-year period. The Village met with Tourism Minister Lisa Beare and her staff on September 13, 2018 and her team strongly encouraged the Village to prepare the new RDS as soon as possible so that Ministry staff can review it to ensure that development plans meet the requirements of the RMI program. To expedite this, Council may wish to appoint a Committee to draft the new RDS for Council's consideration and adoption. Tourism Harrison, which has been involved in the development of previous RDS plans and assists each year with the annual RMI reporting, may be a good agency to participate on the Committee.

RECOMMENDATIONS:

THAT Council appoint a Select Committee to draft a new Resort Development Strategy; and

THAT the Committee include a member of staff, a member of Council and up to two members from the Tourism Harrison Board of Directors.

Respectfully submitted:



Madeline McDonald
Chief Administrative Officer