



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**Date:** February 16, 2021  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, Memorial Hall, 290 Esplanade Avenue, Harrison Hot Springs, British Columbia

**Due to the COVID-19 pandemic and the Provincial Health Order of December 4, 2020, members of the public are prohibited from in-person attendance at Council Meetings.  
Visit our website for instructions on how to connect to the digital Council Meetings.**

### 1. CALL TO ORDER

Meeting called to order by Mayor Facio.  
Acknowledgment of Sts'ailes traditional territory

### 2. INTRODUCTION OF LATE ITEMS

### 3. APPROVAL OF AGENDA

### 4. ADOPTION OF COUNCIL MINUTES

(a) THAT the Regular Council Meeting Minutes of February 1, 2021 be adopted

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### 5. BUSINESS ARISING FROM THE MINUTES

### 6. CONSENT AGENDA

#### i. Bylaws

#### ii. Agreements

#### iii. Committee/ Commission Minutes

#### iv. Correspondence

### 7. DELEGATIONS/PETITIONS

(a) Steve Litke, Fraser Basin Council  
Re: Lower Mainland Flood Management Strategy

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### 8. CORRESPONDENCE

(a) Letter dated February 3, 2021 from the District of Kent  
Re: Flood Risk Assessment and Mitigation Planning

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(b) Letter received February 8, 2021 from Telus  
Re: Improving wireless cellular coverage in the Village of Harrison Hot Springs.

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### 9. BUSINESS ARISING FROM CORRESPONDENCE

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

#### Councillor Hooper

- Agassiz Harrison Historical Society

- Fraser Health
- Fraser Valley Regional Library Board (Alternate Municipal Director)

#### **Councillor Palmer**

- Fraser Valley Regional Library Board (Municipal Director)
- Kent Harrison Joint Emergency Program Committee
- Public Art Committee

#### **Councillor Piper**

- Corrections Canada Citizen's Advisory Committee
- Harrison Agassiz Chamber of Commerce
- Kent Harrison Joint Emergency Program Committee
- Tourism Harrison

#### **Councillor Vidal**

- Agassiz Harrison Healthy Communities
- Fraser Valley Regional District Board (Alternate Municipal Director)
- Fraser Valley Regional District Hospital Board (Alternate Municipal Director)

### **11. REPORTS FROM MAYOR**

### **12. REPORTS FROM STAFF**

- (a) Report of Community Services Manager – February 1, 2021  
Re: BC Transit Bus Shelter Program

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#### **Recommendation:**

1. THAT staff be authorized to move the bus stop at McCombs Drive and Alder Avenue to the nearest street lamp.
2. THAT an E2 Base Transit Shelter be installed for Bus Stop ID:132009
3. THAT staff apply to BC Transit's *Transit Shelter Program* for one E2 Base Shelter; and;
4. THAT up to \$14,000 for the installation of a bus shelter be approved in the 2021 Financial Budget

- (b) Report of Operations Manager – February 10, 2021  
Re: Application for Funding for Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning – Community Emergency Preparedness Fund (CEPF)

Item 12(b)  
Page 21

#### **Recommendation:**

THAT the staff be authorized to work with Northwest Hydraulic Consultants to apply to the Community Emergency Preparedness Fund - Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning Program for a grant of up to \$150,000.00 to undertake flood risk assessment work in the Harrison Lake Area within the Village of Harrison Hot Springs; and

THAT the Village retain Northwest Hydraulic Consultants to undertake flood risk assessment work on the Harrison Lake Dike and the road and infrastructure associated with the Harrison Hot Springs Waste Water Treatment Plant at a cost not to exceed \$150,000, contingent upon funding from the Community Emergency Preparedness Fund - Structural Flood Mitigation; and

FURTHER THAT the 2021-2015 Financial Plan Bylaw No. 1161, 2021 be amended to include this expenditure.

### 13. BYLAWS

- (a) Report of Financial Officer – February 10, 2021  
Re: 2021-2025 Financial Plan Bylaw No. 1161, 2021

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Opportunity for public comments

Recommendation:

THAT the 2021-2025 Financial Plan Bylaw No. 1161, 2021 be given second and third reading.

- 
- (b) Report of Planning Consultant – February 2, 2021  
Re: Zoning Amendment Bylaw. 1163 – 835 Angus Place

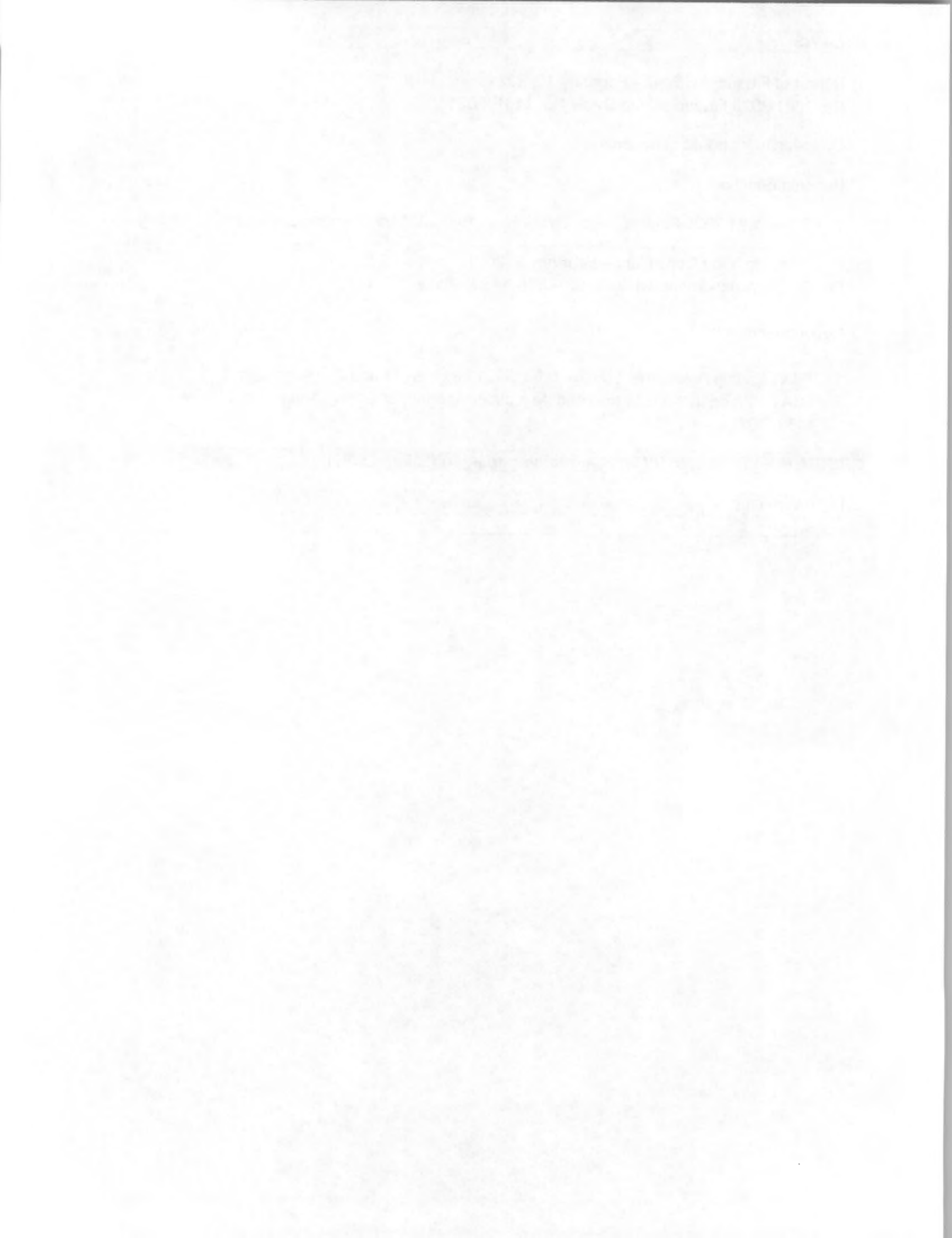
Item 13(b)  
Page 29

Recommendation:

1. THAT Zoning Amendment Bylaw 1163, 2021 be given 1<sup>st</sup> and 2<sup>nd</sup> reading; and
2. THAT staff be authorized to schedule a public hearing for Zoning Amendment Bylaw 1163, 2021.

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

### 15. ADJOURNMENT



4(a)

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

**DATE:** February 1, 2021

**TIME:** 7:00 p.m.

**PLACE:** Council Chambers, Memorial Hall  
290 Esplanade Avenue, Harrison Hot Springs, BC

**IN ATTENDANCE:** Mayor Leo Facio  
Councillor Samantha Piper  
Councillor Ray Hooper  
Councillor Gerry Palmer  
Councillor Michie Vidal

Chief Administrative Officer, Madeline McDonald  
Deputy Chief Administrative Officer/CO, Debra Key  
Community Services Coordinator, Rhonda Schell  
Financial Officer, Tracey Jones  
Operations Manager, Tyson Koch

**ABSENT:** None

*Recording Secretary: Brianne Stevens*

**1. CALL TO ORDER**

Mayor Facio called the meeting to order at 7:00 p.m.  
Mayor Facio acknowledged the traditional territory of Sts'ailes.

**2. INTRODUCTION OF LATE ITEMS**

- Grant application process

**3. APPROVAL OF AGENDA**

Moved by Councillor Palmer  
Seconded by Councillor Vidal

THAT the agenda be approved as amended.

**CARRIED  
UNANIMOUSLY**  
RC-2021-02-01

**4. ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Piper  
Seconded by Councillor Vidal

THAT the Regular Council Meeting Minutes of January 18, 2021 be adopted.

**CARRIED  
UNANIMOUSLY**  
RC-2021-02-02

*Village of Harrison Hot Springs  
Minutes of the Council Meeting  
February 1, 2021*

**Moved by Councillor Vidal**  
**Seconded by Councillor Hooper**

THAT the Committee of The Whole Meeting Minutes of January 20, 2021 be adopted.

**CARRIED  
UNANIMOUSLY**  
RC-2021-02-03

**5. BUSINESS ARISING FROM THE MINUTES**

None

**6. CONSENT AGENDA**

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

**7. DELEGATIONS/PETITIONS**

None

**8. CORRESPONDENCE**

- (a) Lower Mainland Local Government Association  
Re: Resolutions Notice request for Submission

**Moved by Councillor Palmer**  
**Seconded by Councillor Vidal**

**THAT the correspondence be received.**

**CARRIED  
UNANIMOUSLY**  
RC-2021-02-04

**9. BUSINESS ARISING FROM CORRESPONDENCE**

None

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

**Councillor Hooper**

- Agassiz Harrison Historical Society – no report
- Fraser Health
  - January 19, 2021 attended Tamarack Institute Webinar
  - January 21, 2021 attended a telephone conference with Angelina Robinson regarding road safety.
  - January 21, 2021 attended LGBTQ Academy Zoom Meeting
  - January 22, 2021 attended Zoom meeting with Fraser Health
  - January 22 and 27, 2021 attended CNIB Video Conference

*Village of Harrison Hot Springs  
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February 1, 2021*

- January 28, 2021 attended Zoom meeting with members from Foundry/Yake.
- Fraser Valley Regional Library Board – no report
- January 20, 2021 attended Committee of the Whole Meeting

**Councillor Palmer**

- Fraser Valley Regional Library Board – no report
- Kent Harrison Joint Emergency Program Committee – no report
- Public Art Committee – no report
- January 20, 2021 attended Committee of the Whole Meeting

**Councillor Piper**

- Corrections Canada Citizen's Advisory Committee – no report
- Harrison Agassiz Chamber of Commerce – no report
- Kent Harrison Joint Emergency Program Committee – no report
- Tourism Harrison – January 27, 2021 attended a meeting
- January 20, 2021 attended Committee of the Whole Meeting

**Councillor Vidal**

- Agassiz Harrison Healthy Communities – attended a meeting January 21, 2021
- Fraser Valley Regional District Board – no report
- Fraser Valley Regional District Hospital Board – no report
- January 21, 2021 attended an executive meeting at the Lower Mainland Local Government Association
- February 1, 2021 attended a BC Assessment Virtual Forum
- Attended a meeting called Facing the Future
- January 20, 2021 attended a Committee of the Whole Meeting
- Noted that February 1<sup>st</sup> has been proclaimed RCMP Appreciation Day in BC – 100<sup>th</sup> anniversary of RCMP

**11. MAYOR'S REPORT**

- January 28, 2021 attended a conference call with the Minister of Municipal Affairs and BC Mayors. The UCBM President was present. There was a total of 36-39 communities in attendance.
- Reported on Quarterly Update from the Fraser Valley Regional District. A public hearing for the OCP was held via zoom for Electoral Area C and D.
- FVRD adopted an amendment to the Bylaw to enable tickets to be issued for works conducted without obtaining development permits.

**12. REPORTS FROM STAFF**

- (a) Report of Chief Administrative Officer – January 27, 2021  
Re: Municipal and Regional District Tax (MRDT) Program

**Moved by Councillor Piper**

**Seconded by Councillor Vidal**

THAT a letter of support be forwarded to Tourism Harrison to apply as a designated recipient under the Municipal and Regional District Tax Program for the collection of the 3% additional tax on accommodation in the designated accommodation areas of

*Village of Harrison Hot Springs  
Minutes of the Council Meeting  
February 1, 2021*

the municipalities of the Village of Harrison Hot Springs and District of Kent and the Fraser Valley Regional District (Electoral Area C).

**CARRIED**  
**OPPOSED BY COUNCILLOR HOOPER**  
RC-2021-02-05

**Moved by Councillor Piper**  
**Seconded by Councillor Palmer**

THAT staff send a letter to the District of Kent and Fraser Valley Regional District advising that Tourism Harrison will be applying as a designated recipient under the Municipal and Regional District Tax Program.

**CARRIED**  
**OPPOSED BY COUNCILLOR HOOPER**  
RC-2021-02-06

- (b) Report of Financial Officer – January 25, 2021  
Re: Tax Rate Multiplier 2021

**Moved by Councillor Palmer**  
**Seconded by Councillor Vidal**

THAT staff be directed to prepare a tax rate multiplier using the multipliers as set in 2019 as presented in Option 2.

**CARRIED**  
**UNANIMOUSLY**  
RC-2021-02-07

**13. BYLAWS**

- (a) Report of Financial Officer – January 25, 2021  
Re: 2021-2025 Financial Plan Bylaw No. 1161, 2021

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT the 2021-2025 Financial Plan Bylaw No. 1161, 2021 be introduced and be given first reading; and

**CARRIED**  
**OPPOSED BY COUNCILLOR HOOPER**  
RC-2021-02-08

**Moved by Councillor Palmer**  
**Seconded by Councillor Piper**

THAT the 2021-2025 Financial Plan be forwarded for public consultation at an Open House to be held via Zoom on February 16, 2021.

**CARRIED**  
**UNANIMOUSLY**  
RC-2021-02-09

Village of Harrison Hot Springs  
Minutes of the Council Meeting  
February 1, 2021

**Late Item**

THAT in the event that the Storm Sewer, Miami River Greenway and McCombs Drive and COVID-19 Fire Hall grant applications are successful, they be forwarded to Council for approval prior to the projects being tendered.

**Moved by Councillor Palmer**  
**Seconded by Councillor Hooper**

**MOTION  
DEFEATED  
OPPOSED BY COUNCILLORS PIPER AND VIDAL AND MAYOR FACIO**  
RC-2021-02-10

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

There were no questions from the public.

**15. ADJOURNMENT**

**Moved by Councillor Palmer**  
**Seconded by Councillor Vidal**

THAT the meeting be adjourned at 8:20 p.m.

**CARRIED  
UNANIMOUSLY**  
RC-2021-02-11

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Leo Facio  
Mayor

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Debra Key  
Corporate Officer



7(a)



Fraser Basin Council

January 29, 2021

TO LOWER MAINLAND LOCAL GOVERNMENTS

BY EMAIL

See distribution list on page 3

Attention: Mayor and Chief Administrative Officer / City Manager

**Invitation to comment on Draft 1 of the Lower Mainland Flood Management Strategy**

Dear Mayor and CAO/City Manager:

Please accept this invitation for your local government to provide comments on Draft 1<sup>1</sup> of the Lower Mainland Flood Management Strategy (LMFMS). This is a preliminary draft and reflects the input we have received through the 2019 Flood Forum and numerous meetings through to late 2020.

The Fraser Basin Council, as project manager, is extending the invitation to 60+ entities with flood management responsibilities in the Lower Mainland, which includes federal, provincial, local and First Nations governments and infrastructure agencies, as well as other regional entities with interests in Fraser River and coastal flood management. Please find with this letter:

- **Draft 1<sup>1</sup> of the LMFMS**
- **A briefing note on Draft 1.**

Draft 1 of the LMFMS is a fillable PDF document that can be downloaded, completed in Adobe Acrobat Reader (*not* in a browser window), saved and returned to [floodstrategy@fraserbasin.bc.ca](mailto:floodstrategy@fraserbasin.bc.ca). In addition to receiving your organization's comments on the draft LMFMS, we would greatly appreciate your organization rating the draft recommendations to reflect a general level of support (high, low or medium/mixed) and to provide comments. Comments are always appreciated to clarify reasons for a rating.

The deadline for comments on Draft 1 is **March 29, 2021**. Your organization is welcome to follow the internal process you consider appropriate for providing input. One or more representatives of your local government are also invited to attend a webinar to learn more about Draft 1:

Event: **Webinar on Draft 1 of the LMFMS**

When: February 16, 2021 (1:00 pm to 2:30 pm PST)

Pre-register: <https://attendee.gotowebinar.com/register/7194736112811377677>

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<sup>1</sup> Draft 1 was previously referred to as "Draft 1A" by those serving on LMFMS advisory groups and in other meetings. For clarity, Draft 1 is the same as Draft 1A, with one addition, that being an addendum on governance, funding and implementation considerations.

Your input on Draft 1 is critical to helping identify key issues of importance and concern, which will help us in preparation of Draft 2. Your local government will also have opportunity to provide input on Draft 2: see the timeline below.

### **Lower Mainland Flood Management Strategy TIMELINE FOR REVIEW OF DRAFTS**

Strategy Draft	Invitation to Comment	Timeframe
<b>Draft 1 of the LMFMS (Draft 1A + Addendum): January 2021</b>	Draft 1 is for comment by partners and participants in the LMFMS development and others with flood responsibilities.	January 29 – March 29, 2021
<b>Draft 2 of the LMFMS: May 2021</b>	Draft 2 is for comment by partners and participants in the LMFMS development and others with flood responsibilities.	Proposed for May 17 – July 16, 2021
<b>Draft 3 of the LMFMS (for Public Comment): September 2021</b>	Draft 3 is for public and stakeholder comment. Partners and participants in the LMFMS development will see a copy of Draft 3 prior to the public comment period.	Proposed for September 16 – October 15, 2021
<b>Final Draft: November 2021</b>	Draft 4 (Final) Draft will be released. Partners and participants in the LMFMS development will have an opportunity to explore and plan options for implementation.	November 2021 Forward

We thank everyone who has collaborated and/or participated to date on the development of the LMFMS through funding and in-kind contributions. We are particularly grateful for the time and expertise of flood managers and other staff from across government and other bodies who serve on the Joint Program Committee for Integrated Flood Hazard Management and on LMFMS technical advisory committees.

On behalf of both the LMFMS Leadership Committee and the Fraser Basin Council, thank you in advance for your input on Draft 1. Development of a regional strategy is critical to the future resilience and security of the Lower Mainland, and your insights are vital to success.

Questions on Draft 1 are welcome at any time. Please don't hesitate to contact Steve Litke at the Fraser Basin Council ([slitke@fraserbasin.bc.ca](mailto:slitke@fraserbasin.bc.ca)).

Yours truly,



David Marshall  
Chief Executive Officer  
Fraser Basin Council

**Distribution to Lower Mainland Local Governments:**

Metro Vancouver Regional District  
Fraser Valley Regional District  
Bowen Island Municipality  
City of Abbotsford  
City of Burnaby  
City of Chilliwack  
City of Coquitlam  
City of Delta  
City of Langley  
City of Maple Ridge

City of New Westminster  
City of North Vancouver  
City of Pitt Meadows  
City of Port Coquitlam  
City of Port Moody  
City of Richmond  
City of Vancouver  
City of White Rock  
District of Hope  
District of Kent

District of Mission  
District of North Vancouver  
District of West Vancouver  
Township of Langley  
Village of Belcarra  
Village of Harrison Hot Springs  
Village of Lions Bay  
District of Squamish

# Lower Mainland Flood Management Strategy | Draft 1



## Briefing Note for Entities with Flood Management Responsibilities in the Lower Mainland

### Purpose

To provide an overview of Draft 1 of the Lower Mainland Flood Management Strategy and the invitation by the Fraser Basin Council to review and comment on Draft 1.

### Background

The Lower Mainland Flood Management Strategy (LMFMS or Flood Strategy) is a region-wide strategy to reduce flood risk and improve the flood resilience of communities along British Columbia's lower Fraser River and south coast. It focuses on two regionally significant flood hazards: Fraser River flooding and coastal flooding.

The development of the LMFMS has been a collaborative, inter-jurisdictional, regional-scale and multi-year initiative. The Fraser Basin Council (FBC), a not-for-profit organization, is the manager and facilitator of this initiative on behalf of over 60 organizations with flood management responsibilities, including federal, provincial, First Nations and local governments, and other entities, such as infrastructure organizations. The initiative began in 2014 and has included a combination of technical analysis, information tool development and advisory and engagement processes. The aim of the LMFMS initiative is to build a base of knowledge and support for a common vision and set of actions that will work in concert to reduce flood risk across the Lower Mainland.

A key factor for success is to develop a Flood Strategy that has broad support among all orders of government and other organizations. Input from these organizations will strengthen the breadth and depth of support for the Flood Strategy. Government and other entities with flood management responsibilities, through their respective internal processes, have an important role in reviewing the initial drafts of the Flood Strategy, providing input and determining next steps, including Flood Strategy adoption and implementation. Many of these organizations have participated in and provided financial and in-kind support for the initiative to date.

FBC is inviting review and input on Draft 1<sup>1</sup> of the Flood Strategy over a two-month commenting period. Draft 1 was distributed by email in late January 2021 to partners and participants in the LMFMS development process.

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<sup>1</sup> A preliminary draft, named Draft 1A, was distributed in November 2020 for initial review by First Nations and those serving on LMFMS advisory groups (the Joint Program Committee and Leadership Committee). It is now available as Draft 1 for review and comment by all partner and participating organizations. For clarity, Draft 1 is the same as Draft 1A, with one addition, that being an addendum on governance, funding and implementation (Section 6 of Draft 1).

## Flood Strategy Goals and Scope

The draft LMFMS contains seventeen objectives under three overarching goals:

**1) Improve understanding of Lower Mainland flood risk and increase awareness**

*Objectives under this goal include improving understanding of flood risk and risk-based flood management as well as access to information.*

**2) Support investment and actions to reduce flood risk, avoid the creation of new risk, and build resilience of communities, ecosystems and critical infrastructure**

*Objectives emphasize integrated, innovative approaches to reducing flood risk in ways that support the resilience of ecosystems, society and critical infrastructure and account for climate change impacts.*

**3) Strengthen flood risk governance in the Lower Mainland**

*Objectives include furthering collaboration and coordination, reconciliation with First Nations, improving capacity and accounting for the inter-jurisdictional nature of flood.*

Together, the goals and objectives reflect the region's diverse challenges and opportunities and are intended to achieve the Flood Strategy's vision for the Lower Mainland as a flood-resilient region.

The Flood Strategy is focused on addressing Fraser River and coastal flood risks while recognizing that many communities also experience flooding from other sources. The Flood Strategy is not prescriptive in that it does not recommend specific flood risk reduction projects in specific locations. This scope recognizes the important role of existing and future flood management plans, decisions and initiatives at the local and sub-regional scales.

## Key Directions

Draft 1 of the LMFMS contains 68 recommended actions to advance the Flood Strategy's goals and objectives. The following is an overview of the major directions proposed. (Numbers in parentheses refer to Draft 1 sections that contain related recommendations.)

**Regional prioritization:** A core concept of the LMFMS is the prioritization of flood risk areas in the region for flood risk reduction. Current approaches to flood-related project funding tend to be based largely on the merit of applications. This can benefit communities with greater access to technical information and resources regardless of the relative need and urgency of the project compared with other jurisdictions. A process to determine the relative priority of flood risk areas in advance would ensure that areas with higher risk, need and urgency are identified and provide a shared understanding to inform where and how investments should be made. Draft 1 presents draft criteria that are intended to be refined and integrated into a prioritization framework that would ultimately be used to inform funding decisions for risk reduction initiatives. Equity is an important consideration in the proposed approach. (5.3.3)

**Holistic approach to flood risk reduction initiatives:** While regional prioritization considers where and when flood risk reduction actions are most needed, the Flood Strategy also addresses how flood risk could be reduced by recommending development of a framework to guide the

design and evaluation of flood risk reduction initiatives. The framework would ultimately inform funding and decision-making. Draft 1 presents draft criteria under four broad categories as the basis of this proposed framework: impacts on flood risk; alignment with existing frameworks; design for a range of positive impacts (e.g., ecosystem resilience); and the process of planning, design and implementation. The criteria support reducing flood risk in a way that minimizes negative impacts, produces positive co-benefits, can be adapted and sustained in the long term, and supports the values identified by LMFMS partners, while recognizing that the same approaches will not be appropriate in all circumstances. (5.2.2)

**Enabling and supporting integrated flood management measures:** The draft Flood Strategy contains recommendations designed to facilitate and widen the suite of flood risk reduction measures considered, including a range of structural (e.g., diking) and non-structural (e.g., land use) measures. Some recommendations propose changes to provincial legislation, standards and guidelines. Others consider incentives, guidance and further study to advance understanding and uptake of risk-based approaches and alternatives to conventional flood protection infrastructure, including land use regulation and nature-based approaches. These recommended actions are intended to support organizations in achieving their risk reduction objectives along with the objectives of the Flood Strategy and, more specifically, the risk reduction framework described above. (5.2.1, 5.2.3, 5.2.4)

**Enhancing First Nations capacity:** The LMFMS aims to support reconciliation with First Nations and address inequities in flood management, including but not limited to improving capacity and access to opportunities for flood risk reduction. Some draft recommendations include improving flood hazard and risk information in First Nations communities, as well as protocols for including Indigenous knowledge and values in flood planning. Others speak to enhancing First Nations capacity for emergency preparedness and response, flood planning and decision-making, and participation in flood initiatives of other jurisdictions. (5.2.5, 5.3.2)

**Improving collaboration and coordination:** Core to the LMFMS is the recognition that floods and their consequences extend across jurisdictional boundaries and that flood management activities in one jurisdiction can have (and have historically had) significant impacts on others. The draft Flood Strategy recommends actions to improve collaboration, coordination and communication among governments and non-governmental organizations across the region. Actions to improve collaboration with and the participation of First Nations in alignment with the BC Declaration on the Rights of Indigenous Peoples Act are emphasized. (5.3.1, 5.3.2)

**Regional technical services, information sharing and education:** Widespread understanding of flood risks along with access to and sharing of information are key to supporting flood risk reduction over the long-term. Draft 1 proposes programs and other actions to deliver regional-scale flood hazard and risk modelling and mapping, opportunities for sharing information among jurisdictions, and public education and communications. The Strategy recognizes the limited capacity of many communities and the value of undertaking some of these actions at the regional scale. (5.1.1, 5.1.2, 5.1.3)

To support implementation of the recommended actions, the LMFMS contains two key proposals:

- 1) **Establishment of a regional flood entity:** While some of the recommended actions could be led by existing organizations, no existing organization has the capacity or

responsibility to oversee the implementation of the Flood Strategy as a whole. The draft Flood Strategy recommends the establishment of a provincially mandated regional entity to implement and oversee implementation of the LMFMS. It would include a Board structure composed of First Nations, local, provincial and federal governments and infrastructure providers. Proposed roles for the entity include delivering regional-scale flood-related technical, communications and education services; establishing regional priorities for flood risk reduction; advising on or delivering funding decisions for regional, sub-regional and local initiatives pertaining to the Flood Strategy; and supporting collaborative flood planning within the Lower Mainland. It is currently proposed that the entity would not assume the responsibilities of existing jurisdictions. (6.1.1)

- 2) **Establishment of a regional funding program:** The draft Flood Strategy proposes the establishment of a long-term, stable regional funding program to a) support implementation of LMFMS recommendations; b) implement regional, sub-regional and local flood management initiatives aligned with the LMFMS; and c) support the operations of the proposed regional flood entity. Current funding arrangements are unpredictable, focus primarily on emergency response and recovery, and typically are available for a limited time period and for a relatively narrow set of eligible projects and activities. The proposed funding program, administered by the proposed regional entity and supported by the regional prioritization and evaluation frameworks, would provide greater predictability and would enhance capacity for a broader range of proactive flood risk management activities. (6.1.2)

## Next Steps

- **FBC will receive feedback on Draft 1 through Monday, March 29, 2021.** Organizations that are invited to provide feedback can email the completed PDF (and any accompanying documents, e.g., staff report, if available) to [floodstrategy@fraserbasin.bc.ca](mailto:floodstrategy@fraserbasin.bc.ca).
- FBC will host a webinar presentation on Draft 1 on February 16, 2021. The presentation will be recorded and shared for viewing by organizations invited to provide feedback. Additional engagement sessions and/or materials may be delivered during the commenting period.
- Input received by March 29 will inform the development of Draft 2. Draft 2 will be distributed in May 2021 for review by all organizations that were invited to comment on Draft 1. This allows for two rounds of review prior to a period of public comment.
- Public engagement on the LMFMS is planned for September 2021.
- The Flood Strategy will be finalized by November 2021.

## Contact

For more information, or to specify an alternative contact for your organization, email Steve Litke at [slitke@fraserbasin.bc.ca](mailto:slitke@fraserbasin.bc.ca).





7170 Cheam Avenue  
PO Box 70  
Agassiz, British Columbia  
Canada V0M 1A0

Tel: (604) 796-2235  
Fax: (604) 796-9854  
Web: [www.kentbc.ca](http://www.kentbc.ca)

RECEIVED

FEB 08 2021

BY VILLAGE OF HARRISON HOT SPRINGS

8(a)

February 3, 2021

Mr. Leo Facio,  
Mayor  
Village of Harrison Hot Springs  
Box 160, 495 Hot Springs Road  
Harrison Hot Springs, BC V0M 1K0

Dear Mayor Facio: *Leo,*

**Re: Flood Risk Assessment and Mitigation Planning**

FILE #	DATE
5225-07	FEB 8/21
FILED 5225-07	INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input checked="" 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	Feb 16/21
INITIAL <i>LF</i>	
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	

The District of Kent has retained a consultant, Northwest Hydraulic Consultants (NHC), to do a comprehensive Flood Risk Assessment on the geographic area within the District. Following that, they have also been contracted to create a Mitigation Plan, which will identify recommendations for priority actions in the areas of high flood risk. These recommendations will form the basis of future applications to do flood risk reduction works, such as riverbank armouring.

As discussed during our Lets'emot Community to Community Forum meetings, the potential for flooding along the Fraser and Harrison Rivers is a shared concern among our communities. We would like the Flood Risk Assessment to include as many perspectives and local knowledge as possible. This will help to ensure that the recommendations from NHC will consider the region's needs impacted by flooding from the Fraser and Harrison rivers. As such, we have requested that NHC contact members of the Lets'emot Community to Community Forum individually to request their input as part of developing a plan. At a later date, we would like NHC to present their results at a shared meeting for feedback.

If there is a specific person within your organization you would like to be contacted by NHC, please provide their contact information to Dave Charbula, Environmental and Engineering Technologist at [dcharbula@kentbc.ca](mailto:dcharbula@kentbc.ca).

Sincerely,

Sylvia Pranger,  
Mayor



8(b)



TELUS Communications Inc.  
3-4535 Canada Way  
Burnaby, BC  
Canada V5G1J9  
telus.com  
briangregg@sitepathconsulting.com

Dear Ms. McDonald,

I hope this message finds you well. My name is Brian Gregg and I am a Land Use Consultant representing TELUS. I am reaching out today as TELUS has identified an exciting opportunity to improve *existing* wireless cellular coverage in the Village of Harrison Hot Springs and would like to make an application to the federal government's Universal Broadband Fund for funding to *upgrade an existing rooftop antenna installation in your community*. This would include the building, operation and long-term maintenance of the infrastructure that is currently located on the rooftop of the Harrison Hot Springs Resort building (approximate coordinates: 49.303592, -121.7889). This investment will ensure that the network can withstand the demand of new technologies which will be realized over future generations.

Improving connectivity within rural communities enables residents to engage in numerous aspects of the digital economy, including those residents from underrepresented groups. Internet has become an essential service and provides access for residents to numerous benefits such as tele-health, distance learning, and telework. Today, reliable internet access has become a virtual requirement for commercial and industrial businesses, whether small or large, to operate and develop.

Access to reliable internet also supports social services within communities and valuable avenues to serve residents. The internet has made connecting key social service institutions with the residents who use those institutions much easier. Furthermore, this access, expedited through the Universal Broadband Fund, will contribute to a multitude of government strategies that have become easiest to access via the internet.

The opportunity for the Village of Harrison Hot Springs to participate in this project comes at **no cost to the community**. Assuming we are successful in our application, funds to build the network would be committed by TELUS and the Government of Canada.

TELUS is seeking support from the Village of Harrison Hot Springs in the form of a letter of support (attached), by **February 19<sup>th</sup>, 2021**. We would be happy to discuss further with you over the phone at your convenience.

If you have any questions, or would like to discuss further, please don't hesitate to reach out at 778-870-1388.

Respectfully,  
*Brian Gregg*  
Brian Gregg  
Agent for TELUS

FILE #	DATE
5500-04	Feb 8/21
<input type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCA CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> R
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> R
<input type="checkbox"/> COMPTON	<input checked="" type="checkbox"/> NOIL
ITEM	DATE
④	Feb 16/21
DATE	INITIAL <input type="checkbox"/>
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	





## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council

**FROM:** Rhonda Schell  
Community Services Manager

**SUBJECT:** BC Transit Bus Shelter Program

**DATE:** February 1, 2021

**FILE:** 8500-04

#### ISSUE:

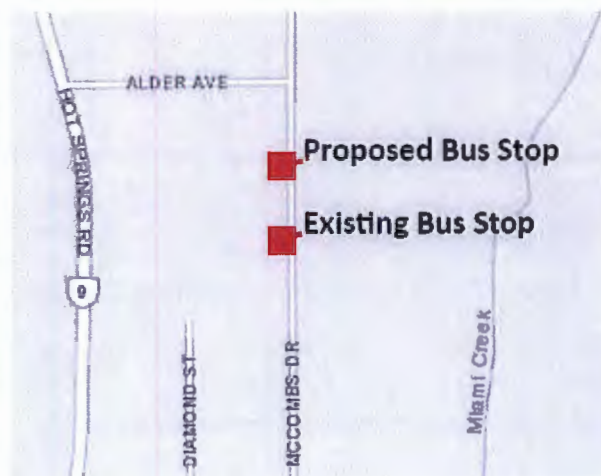
BC Transit's cost-sharing bus shelter program.

#### BACKGROUND:

Federal funding has been secured to help further lower the capital cost of new bus stop amenities. The program is jointly funded by the Federal and Provincial Government under the Investing in Canada Infrastructure Program (ICIP). This program now covers up to 80% of the capital costs. The municipal share of the costs includes approximately 20% of the amenity, site prep, installation and shipping. The shelters remain an asset of BC Transit, with the ongoing maintenance, upkeep, safety and liability for the shelters being the responsibility of the Village. The Village has participated in the Transit Shelter Program in the past with the installation of three E2 type bus shelters at Esplanade Avenue and St. Alice Street., Lillooet Avenue and Chehalis Street, and McCombs Drive at the Community Garden.

#### DISCUSSION:

The bus stop location that is being considered for this round of funding is at McCombs Drive and Alder Avenue. Illuminating a shelter at this location is problematic due to insufficient sunlight to charge a solar panel and the absence of Village owned electrical infrastructure in the vicinity. In order to access power from the nearest power pole, an application to BC Hydro is required. The cost to run electricity from the power pole to this bus stop is estimated at \$4000. Staff is recommending that this bus stop be moved approximately 80 metres north where it will be illuminated by an existing street lamp.



The process of moving a bus stop requires an application to BC Transit and notification to adjacent property owners.

Installing an E2 Base Shelter would meet the needs of our ridership and keep all shelters in the village consistent, resulting in lower ongoing maintenance costs. Glass walls are not an optional upgrade for E2 type shelters. The cost difference between an E2 Base Shelter and an E3 Base Shelter with the Harsh Weather glass walls upgrade is \$8,835 plus additional site prep costs and this type of shelter requires a larger footprint. For these reasons staff recommends an E2 type shelter for this location.

### Shelter Type: BC Transit E2



E2 Base Shelter  
\$15,240

#### Where to use:

- Bus stops with low to medium levels of daily passenger boardings, not higher than 40-50 passenger boardings per week.
- Bus stops with restricted space due to property lines, or obstructions which cannot be relocated

**Included:** The Standard roof system with wood slat inserts, side walls; vandal resistant perforated aluminum back panels or tempered glass walls; 2 upper back panel inserts with BC Transit logo, two person wooden bench and an unlit system icon. Prices referenced are for installation of the basic model with no lighting

**Excluded:** Price excludes taxes, additional costs incurred for installation such as ferry and travel costs or add-on's such as lighting (refer to page 21 for details)

BC Transit - Transit Shelter Program, Appendix B, Page 18

### RECOMMENDATIONS:

1. **THAT** staff be authorized to move the bus stop at McCombs Drive and Alder Avenue to the nearest street lamp.
2. **THAT** an E2 Base Transit Shelter be installed for Bus Stop ID: 132009
3. **THAT** staff apply to BC Transit's *Transit Shelter Program* for one E2 Base Shelter; and;
4. **THAT** up to \$14,000 for the installation of a bus shelter be approved in the 2021 Financial Budget.

Respectfully submitted:

REVIEWED BY:

Rhonda Schell

Rhonda Schell  
Community Services Manager

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

REVIEWED BY:

REVIEWED BY:

Tyson Koch

Tyson Koch  
Operations Manager

Tracey Jones

Tracey Jones  
Financial Officer

12(b)



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** February 10, 2021  
**FROM:** Tyson Koch **FILE:** 1855-03-30  
Operations Manager  
**SUBJECT:** Application for Funding for Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning – Community Emergency Preparedness Fund (CEPF)

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**ISSUE:** The Harrison Lake protective dike, the Waste Water Treatment Plant (WWTP) Access Road and area around the Waste Water Treatment Plant requires a Flood Hazard Assessment.

#### **BACKGROUND:**

On December 7, 2020, Village Council directed staff to make a second application to the Provincial Community Emergency Preparedness Fund (CEPF) - Structural Flood Mitigation to seek funding to upgrade the Waste Water Treatment Plant (WWTP) access road.

Staff received notification from the UBCM program officer that the application for funding had been declined on January 29, 2021.

On February 2, 2021 Village staff met with the UBCM Program Officer by teleconference to discuss the application and was advised that the project had merit but that the Ministry would like to see additional information related to flood construction elevations, taking into account new climate change considerations. The Village was encouraged to apply to the Provincial CEPF Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning Program to obtain funding to conduct a Flood Hazard Assessment for the dike, WWTP access road and around the WWTP. Staff was advised that this information would serve to strengthen future applications for grant funding related to this infrastructure.

Northwest Hydraulic Consultants (NHC) has worked extensively on flood mapping within the Fraser Basin and is currently working with the District of Kent, whose letter dated February 8, 2021 is under Correspondence in this agenda. NHC is currently working to complete a comprehensive flood risk assessment in this region and the Village has an opportunity to retain their services to address flood risks within the Village. For this reason, staff is recommending the NHC be the designated contractor for the work within the Village, should funding be made available.

Staff is proposing to work with NHC to prepare and submit an application to the CEPF Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning Program to secure funding for this work. The focus of the assessment would be the Harrison Lake Dike and the road and infrastructure associated with the Harrison Hot Springs Waste Water Treatment Plant. The application deadline for the program, which offers 100% funding up to a maximum of \$150,000, is February 26, 2021.

#### **FINANCIAL IMPLICATIONS:**

Should Council approve this recommendation, the 2021-2025 Financial Plan will require an amendment to include this expenditure.

#### **RECOMMENDATIONS:**

THAT the staff be authorized to work with Northwest Hydraulic Consultants to apply to the Community Emergency Preparedness Fund - Flood Risk Assessment, Flood Mapping & Flood Mitigation Planning Program for a grant of up to \$150,000.00 to undertake flood risk assessment work in the Harrison Lake Area within the Village of Harrison Hot Springs; and

THAT the Village retain Northwest Hydraulic Consultants to undertake flood risk assessment work on the Harrison Lake Dike and the road and infrastructure associated with the Harrison Hot Springs Waste Water Treatment Plant at a cost not to exceed \$150,000, contingent upon funding from the Community Emergency Preparedness Fund - Structural Flood Mitigation; and

FURTHER THAT the 2021-2015 Financial Plan Bylaw No. 1161, 2021 be amended to include this expenditure.

Respectfully submitted:

Tyson Koch

Tyson Koch ASCT, RSIS  
Operations Manager

REVIEWED BY:

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

REVIEWED BY:

Tracey Jones

Tracey Jones  
Financial Officer

13(a)



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** February 10, 2021  
**FROM:** Tracey Jones **FILE:** 1700-02  
Financial Officer  
**SUBJECT:** 2021-2025 Financial Plan Bylaw No. 1161, 2021

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**ISSUE:** To give the 2021-2025 Financial Plan Bylaw No. 1161, 2021 second and third readings.

#### BACKGROUND:

Pursuant to s. 165(1) of the *Community Charter*, Council must adopt annually, a five year Financial Plan that sets out the objectives and policies of the municipality.

Pursuant to Section 166 of the *Community Charter*, council must undertake a process of public consultation regarding the proposed financial plan before its adoption.

The 2021-2025 Financial Plan was made available for Public Consultation at an Open House held on February 16, 2021 via Zoom and is presented at the Regular Meeting of Council on February 16, 2021 for additional opportunity for the public to provide comment.

Accordingly, the 2021-2025 Financial Plan is attached for Council's consideration.

#### RECOMMENDATION:

THAT the 2021-2025 Financial Plan Bylaw No. 1161, 2021 be given second and third reading.

Respectfully submitted:

REVIEWED BY:

Tracey Jones

Tracey Jones  
Financial Officer

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer



**VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1161, 2021**

**A Bylaw of the Village of Harrison Hot Springs to establish  
the 2021 – 2025 Financial Plan**

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WHEREAS the *Community Charter* requires the municipality to adopt a five-year financial plan annually;

AND WHEREAS public consultation regarding the financial plan was provided by way of an open meeting;

NOW THEREFORE the Council of the Village of Harrison Hot Springs, in open meeting, lawfully assembled, ENACTS AS FOLLOWS:

1. That Schedule "A" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan for the years 2021 - 2025.
2. That Schedule "B" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan Objectives and Policies Statement for the year 2021 – 2025.
3. This bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Financial Plan Bylaw No. 1161, 2021".
4. Bylaw No. 1153, 2020 – 2024 Financial Plan is hereby repealed.

**READINGS AND ADOPTION**

READ A FIRST TIME THIS 1<sup>st</sup> DAY OF FEBRUARY, 2021

READ A SECOND TIME THIS      DAY OF FEBRUARY, 2021

READ A THIRD TIME THIS      DAY OF FEBRUARY, 2021

ADOPTED THIS      DAY OF MARCH, 2021

\_\_\_\_\_  
Mayor

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

**BYLAW NO. 1161, 2021  
SCHEDULE "A"  
2021-2025 Financial Plan**

	2021	2022	2023	2024	2025
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
<b>REVENUES:</b>					
PROPERTY TAXES - MUNICIPAL	2,425,128	2,484,634	2,505,482	2,545,173	2,594,700
COLLECTIONS OTHER GOVERNMENTS & AGENCIES	2,053,715	2,143,210	2,223,856	2,307,654	2,353,807
PENALTIES & INTEREST - TAXES	-	-	-	-	-
UTILITY CO. 1% REVENUE TAXES	38,524	38,878	38,935	39,505	40,296
PAYMENTS IN LIEU OF TAXES	5,500	5,500	5,500	5,500	5,610
TOTAL TAXES COLLECTED	4,522,867	4,672,222	4,773,773	4,897,833	4,994,413
REMITTANCES OTHER GOVERNMENTS & AGENCIES	(2,053,715)	(2,143,210)	(2,223,859)	(2,307,654)	(2,353,807)
NET TAXES FOR MUNICIPAL PURPOSES	2,469,152	2,529,012	2,549,914	2,590,179	2,640,606
REVENUE FROM OWN SOURCES	2,014,763	2,083,398	2,111,671	2,147,159	2,188,863
GRANTS AND DONATIONS	5,950,000	2,328,000.00	550,000.00	550,000.00	561,000.00
DCC	1,175,000	-	-	-	-
CONTRIBUTED ASSETS	-	-	-	-	-
TOTAL REVENUE	\$11,608,915	\$6,940,410	\$5,211,585	\$5,287,338	\$5,390,469
<b>EXPENSES:</b>					
LEGISLATIVE	131,350	131,360	133,150	134,950	137,649
GENERAL GOVERNMENT	1,264,720	1,209,086	1,215,650	1,236,041	1,260,762
PROTECTIVE SERVICES	333,027	294,364	273,226	276,681	282,215
DEVELOPMENT PLANNING	337,300	122,700	122,700	122,700	125,154
TOURISM AND COMMUNITY IMPROVEMENT	289,483	293,909	298,135	302,573	308,624
ENGINEERING, TRANSPORTATION, STORM WATER	924,816	882,512	889,141	904,710	922,164
SOLID WASTE	212,948	192,505	193,575	194,667	198,560
PARKS, RECREATION & CULTURAL SERVICES	535,558	518,122	525,085	534,927	545,626
WASTEWATER UTILITY	819,500	838,352	850,029	863,470	880,739
WATER UTILITY	509,513	505,693	515,087	525,388	535,896
DEBT- INTEREST	15,700	15,700	15,700	15,700	16,014
TOTAL EXPENDITURES	5,373,915	5,004,303	5,031,479	5,111,805	5,213,402
SURPLUS (DEFICIT)	\$6,235,000	\$1,936,107	\$180,106	\$175,533	\$177,067
<b>CAPITAL, DEBT, RESERVES, TRANSFERS &amp; BORROWING</b>					
CAPITAL EXPENDITURES	(6,841,958)	(2,544,000)	(109,000)	(109,000)	(111,180)
REPAYMENT ON DEBT	(53,100)	(53,100)	(53,100)	(53,100)	(54,152)
PROCEEDS OF DEBT	-	110,000	-	-	-
CONTRIBUTIONS TO RESERVES	(997,200)	(1,148,007)	(1,164,209)	(1,177,176)	(1,195,365)
TRANSFERS FROM RESERVES	581,458	479,000	109,000	109,000	111,180
APPROPRIATION FROM SURPLUS	55,800	200,000	-	-	-
EQUITY IN TANGIBLE CAPITAL ASSETS	1,020,000	1,020,000	1,037,200	1,054,744	1,075,839
	\$(6,235,000)	\$(1,936,107)	\$(180,109)	\$(175,532)	\$(173,688)
SURPLUS (DEFICIT) PLUS CAPITAL, DEBT.	\$ -	\$ -	\$ -	\$ -	\$ -

**BYLAW NO. 1161, 2021**  
**SCHEDULE "B"**  
**2021 FINANCIAL PLAN OBJECTIVES AND POLICIES**

In accordance with Section 165(3.1) of the *Community Charter*, the Village of Harrison Hot Springs is required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the *Community Charter*;
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions.

**Funding Sources**

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2021. Property taxes usually form the greatest proportion of revenue. As a revenue source, property taxation offers a stable and reliable source of revenues for services such as:

- Governance & Administration
- Operations & Public Works
- Protective Services
- Recreation, Parks & Culture

User fees and charges typically form the second largest proportion of planned revenue. Many services can be measured and charged on a user-pay basis. Services where fees and charges are applied include water and sewer usage, & solid waste management – these are charged on a user pay basis. User fees are designed to apportion the value of a service to those who use the service.

**Table 1: 2021 Funding Sources**

Revenue Source	% of Total Revenue	Dollar Value
Property Taxes including Payments in Lieu	20.2%	\$2,469,152
Service Utility Fees (Frontage Taxes)	3.8%	\$476,300
User fees	8.2%	\$994,013
Reserves	4.8%	\$581,458
Surplus	0.5%	\$55,800
DCC Revenues	9.6%	\$1,175,000
Borrowing	0%	\$0
Grants/Donations	48.5%	\$5,950,000
Other sources	4.4%	\$544,450

**Objective and Policies**

- to continue to seek grants for major infrastructure repair and replacement
- to keep the public well-informed about projects and initiatives
- to review utility participation rates to ensure they are equitably funded
- to establish reserve policies to assist in the funding of future capital replacements and to stabilize tax rates
- to ensure that Village services are financially sustainable

## Distribution of Property Taxes

Table 2 outlines the distribution of property taxes among the property classes.

**Table 2: 2021 Distribution of Property Tax Rates**

Property Class	% of Total Property Taxation
<b>Residential (1)</b>	<b>66%</b>
<b>Business (6)</b>	<b>29%</b>
<b>Recreation/Non-profit (8)</b>	<b>5%</b>

## Policies and Objectives

- Ensure that Village services are financially sustainable
- Set property tax rates that are based on principals of equity and responsiveness to current economic trends
- Regularly review and compare the Village's distribution of tax burden relative to other similar municipalities in British Columbia
- Continue to seek grants for major infrastructure renewal and projects
- Keep the public well-informed about projects and initiatives
- Maintain reserve funds for the funding of future capital replacements
- Maintain reserve funds to stabilize tax rates when required

## Permissive Tax Exemptions

### Policies & Objectives

Council does not currently support permissive tax exemptions. Taxpayers within the various property classes are treated equitably and policies are established for each class and not for individual property owners.



13(b)

## VILLAGE OF HARRISON HOT SPRINGS



### REPORT TO COUNCIL

**TO:** Mayor and Council

**DATE:** February 2, 2021

**FROM:** Ken Cossey, MCIP, RPP  
Planning Consultant

**FILE:** 3360-20-Z02/20  
835 Angus Place

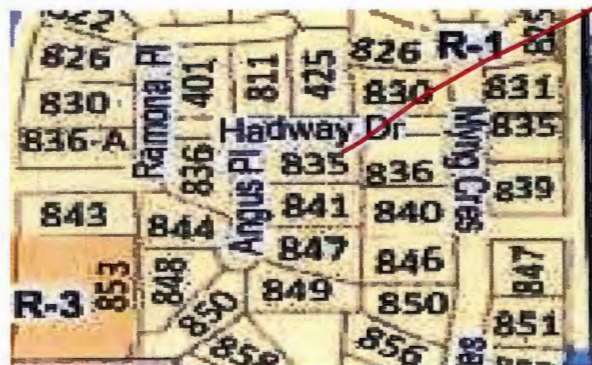
**SUBJECT:** Zoning Amendment Bylaw No. 1163 – 835 Angus Place

#### ISSUE:

Seeking permission to set up a Public Hearing in relation to Zoning Amendment Bylaw No. 1163.

#### BACKGROUND:

This site is currently developed with one dwelling unit and a small workshop located in the backyard, is approximately 0.09 Ha (933 M<sup>2</sup>) in size, is fully serviced, and is accessible from Angus Place.



Site

The requested rezoning amendment is to change the current zoning from an R-1 zone (Residential 1 – Conventional Lot) to an R-2 zone (Duplex). The request is to facilitate the redevelopment of a current workshop to a Coach House. Coach Houses are allowed in R-2 zones only, as per s 4.10 of the Village's Zoning Bylaw.

Two Accessory Buildings are allowed in an R-2 Zone, with the maximum allowable height set at 5 M.

### Official Community Plan (OCP) designation

The site is currently designated as a Low-Density Residential area, as per s 6.3.2 of the Village's OCP. No OCP amendment is required as the proposed R-2 use is compatible with the current Low Density Residential policies.

In addition, this, staff is of the opinion that this proposed use is also compatible with s 6.3.3 of the Village's OCP. This section addresses Affordable, Rental and Special Needs Housing.

### Surrounding Land Uses

This site is surrounded by R-1, Single family dwelling, uses.

### Title Issues

The Title of this site have been reviewed and there is a flood covenant registered on title.

### Proposed Lot Coverage

Under the R-2 zoning requirements, the allowable Lot coverage maximum requirement is 40%. If this rezoning request is approved, the proposed Lot coverage would be 16.8%.

### Sewer and Water line hook up requirements

If the rezoning is approved, the proposed Coach House will require a separate community sewer and water line connection. The applicant will be responsible for the installation of the two new lines.

### Public Hearing Options

If Council chooses to go forward with first and second readings of Zoning Amendment Bylaw No. 1163 there are two options available in relation to the public hearing process.

One option is to waive the Public Hearing as provided under s 464(2)(b) of the *Local Government Act*. Council may waive the public hearing requirements if the proposed bylaw is consistent with the OCP.

If Council waives the holding of the public hearing, the Village must follow the requirements of s 467 of the *Local Government Act*. This section stipulates the that two consecutive notices must be placed in the newspaper and the notice must contain the following:

- a. Purpose of the Zoning Bylaw; and
- b. An outline of the land or lands that are subject to the bylaw; and
- c. The place, time, and dates that the bylaw may be inspected.

There is also a requirement that the last notice in the newspaper cannot be less than three (3) days nor greater than ten (10) days prior to giving the bylaw 3<sup>rd</sup> reading. This is a requirement that is already used when a public hearing is to be set up.

The other option is to hold a Public Hearing, and if, approved, the Public Hearing will be held via electronic means (Zoom meeting).

**RECOMMENDATION:**

1. That Zoning Amendment Bylaw 1163, 2021, be given 1<sup>st</sup> and 2<sup>nd</sup> reading; and
2. That staff be authorized to schedule a public hearing for Zoning Amendment Bylaw 1163, 2021.

**Respectfully submitted:**

**REVIEWED BY and Concurrence  
with the RECOMMENDATIONS**

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

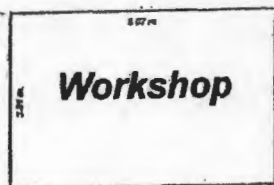
Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

Attachments (2)      Zoning Amendment Bylaw No. 1163, 2021  
Location Map

2.74m

1.83m



**835 Angus Pl in Harrison Hot Springs  
corner with Hadway.**

**Lot No. 73**

**Plan NWP52361, Section 12,**

**Township 4 Range 29**

**Meridian Land District 36**

**PID: 004-997-085**

**Measures 124' x 81" (10,044sq ft).**

74.86m

**HADWAY**

**Enclosed  
Carport**

**Footprint  
of  
residence**

**House 40'x 36'  
1,440 sq ft**

**Porch**

9.13m

4.57m

8.31m



## VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1163, 2021

### A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017

**WHEREAS** the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

**NOW THEREFORE** in open meeting assembled, the Mayor and Council of the Village of Harrison Hot Springs enacts as follows:

#### **CITATION**

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1163, 2021**".

2. **MAP AMENDMENT**

That:

- (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1115, 2017 be amended by rezoning the lands, legally described as Lot 73, Section 12, Township 4, Range 29, West of the 6<sup>th</sup> Meridian, New Westminster District Plan 52361 (PID 004-997-085), outlined in red and cross-hatched on Schedule 1 of this Bylaw from **Residential 1 (Conventional Lot) - R-1** zone to **Residential 2 (Duplex) R-2** zone; and,
- (b) the map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021

A PUBLIC HEARING WAS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
Mayor

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

**Schedule 1**  
**Bylaw No. 1163, 2021**

