

VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, April 19, 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 April 6, 2021 be adopted. | Item 4(a)
Page 1 |
| (b) THAT the Record of Public Hearing of April 6, 2021 be adopted. | Item 4(b)
Page 9 |
| (c) THAT the Committee of the Whole Meeting Minutes of April 9, 2021 be adopted. | Item 4(c)
Page 11 |

5. BUSINESS ARISING FROM THE MINUTES

6. CONSENT AGENDA

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

7. DELEGATIONS/PETITIONS

- | | |
|---|----------------------|
| (a) Sgt. Sargent – RCMP
Re: 2020 Village of Harrison Hot Springs Police Report | Item 7(a)
Page 15 |
|---|----------------------|

8. CORRESPONDENCE

- | | |
|--|----------------------|
| (a) Letter dated March 31, 2021 from the City of Victoria
Re: Seeking support for laid off tourism and hospitality workers | Item 8(a)
Page 17 |
| (d) Letter dated April 13, 2021 from City of Penticton
Re: B.C. Government's Use of Provincial Paramountcy to Undermine Local Government Bylaws | Item 8(b)
Page 19 |

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 Planning Consultant – April 14, 2021

Item 12(a)
Page 23

Re: To start the Development Variance Permit and Development Permit review process for 511 Lillooet Avenue

Recommendation:

THAT staff be authorized to start work on applications 3090-20-DVP01/21 and 3060-20-DP01/21 for land legally described as:

Lot A, Sec 13, Twp 4, Rg 29, W6M, New Westminster District PlanEPP108940

(b) Report of Planning Consultant – April 14, 2021

Item 12(b)
Page 27

Re: To start the Development Variance Process (470 & 480 Esplanade Avenue)

Recommendation:

THAT application 3090-20-DVP03/21 for land legally described as:

Lot 7, Blk 4 Fractional Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan 251; and

THAT Application 3090-20-DVP 04/21 for land legally described as: Parcel "345" Sec 13, Twp 4, Rg 29 W6M, New Westminster District Reference Plan 65327.

Not be processed until a land consolidation or boundary realignment has been completed.

13. BYLAWS

- (a) Report of Financial Officer – April 13, 2021
Re: Tax Rate Bylaw No. 1162, 2021

Item 13(a)
Page 33

Recommendation:

THAT Tax Rate Bylaw No. 1162, 2021 be given first, second and third readings.

- (b) Report of Planning Consultant – April 15, 2021
Re: Rezoning Amendment Bylaw 1163, 2021 – Public Hearing Comments for 835 Angus
Place

Item 13(b)
Page 39

Recommendation:

THAT Council not proceed with any further readings of Bylaw 1163, 2021.

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

15. ADJOURNMENT

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

DATE: April 6, 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 Manager Rhonda Schell
Financial Officer, Tracey Jones
Planning Consultant, Ken Cossey

GUESTS: Brian Szabo, BDO Canada LLP
Kayla Northcote, BDO Canada LLP

ABSENT: None

Recording Secretary: Jaclyn Bhatti

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

None

The Corporate Officer raised a point of information stating that page 77 is to be struck from the Agenda as it was inadvertently attached.

3. APPROVAL OF AGENDA

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2021-04-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Vidal
Seconded by Councillor Piper

THAT the Regular Council Meeting Minutes of March 15, 2021 be adopted.

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

*Village of Harrison Hot Springs
Minutes of the Council Meeting
April 6, 2021*

5. BUSINESS ARISING FROM THE MINUTES

None

6. CONSENT AGENDA

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

None

7. DELEGATIONS/PETITIONS

None

8. CORRESPONDENCE

- (a) Letter dated February 12, 2021 from Harrison Art Show
Re: Pay Parking start date and The Harrison Art Show
- (b) Letter dated March 10, 2021 from Village of Belcarra to Honourable Nelly Shin, Member of Parliament
Re: Belcarra Council Motion – Endorsement of 9-8-8 Crisis Line Initiative
- (c) Letter dated March 16, 2021 from Miami River Streamkeepers Society
Re: Miami River Greenway Completion
- (d) Letter dated March 17, 2021 from the City of Prince George to Honourable Patty Hajdu, Minister of Health
Re: Opioid Crisis and Call for Overdose Action Plan
- (e) Letter dated March 17, 2021 from the City of Prince George to BC Utilities Commission
Re: British Columbia Hydro and Power Authority (BC Hydro): 2020 Street Lighting Rate Application
- (f) Letter dated March 18, 2021 from District of Sicamous to Honourable Katrine Conroy, Forests, Lands, Natural Resource Operations and Rural Development
Re: Aquatic Invasive Species Enforcement
- (g) Email dated March 27, 2021 from Shirley and John Dishon
Re: Overflow Parking Survey

*Village of Harrison Hot Springs
Minutes of the Council Meeting
April 6, 2021*

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**
RC-2021-04-03

9. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT staff work cooperatively with the Harrison Art Show to accommodate parking requests related to their upcoming event, as requested in their letter of February 12, 2021.

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

Moved by Councillor Piper
Seconded by Councillor Hooper

THAT a letter be sent to the Village of Belcarra expressing support of a National 3-Digit Suicide Prevention Hotline throughout Canada and copied to MP Brad Vis.

**CARRIED
UNANIMOUSLY**
RC-2021-04-05

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT a letter be sent to the City of Prince George, and copied to the BC Utilities Commission, in response to their letter of March 17, 2021, expressing support of Prince George's opposition to BC Hydro's proposed surcharge to recover the costs of conversion of HPS light fixtures to LED light fixtures.

**CARRIED
UNANIMOUSLY**
RC-2021-04-06

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT a letter be sent to the District of Sicamous, and copied to the Minister of Forests, Lands, Natural Resource Operations and Rural Development, in response to Sicamous' letter of March 18, 2021 expressing support of their resolution for an aquatic invasive species enforcement initiative.

**CARRIED
UNANIMOUSLY**
RC-2021-04-07

*Village of Harrison Hot Springs
Minutes of the Council Meeting
April 6, 2021*

Moved by Mayor Facio
Seconded by Councillor

THAT a response be sent to Shirley and John Dishon providing clarification of the Village's public engagement and communication process and what communication tools will be used for the upcoming Official Community Plan review.

**CARRIED
UNANIMOUSLY**
RC-2021-04-08

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

Councillor Hooper

- Agassiz Harrison Historical Society – no report
- Fraser Health
 - March 17, 19 & 24, 2021 attended online workshops with the Canadian National Institute for the Blind.
 - March 18, 2021 attended webinar held by the Tamarack Institute.
 - March 26, 2021 attended a Zoom meeting with members of the Foundry for a Youth Addiction Knowledge Exchange
 - March 31, 2021 attended a BC Citizens Response Network meeting.
- Fraser Valley Regional Library Board – no report
- Will be attending The End of Poverty Conference May 5 & 6, 2021.

Councillor Palmer

- Fraser Valley Regional Library Board – no report
- Kent Harrison Joint Emergency Program Committee – no report
- Public Art Committee – no report

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT Councillor Hooper be reimbursed for registration fees for attendance at the Tamarack Institute's, The End of Poverty Conference in May of 2021.

**CARRIED
OPPOSED BY COUNCILLOR PIPER**
RC-2021-04-09

Councillor Piper

- March 16, 2021 attended a National Dialogue Series with the University of the Fraser Valley
- Corrections Canada Citizens Advisory Committee – attended a March 18, 2021 online meeting.
- Harrison Agassiz Chamber of Commerce – no report
- Kent Harrison Joint Emergency Program Committee – no report

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- Tourism Harrison – attended the March 31, 2021 Board of Directors meeting via Zoom.

Councillor Vidal

- Agassiz Harrison Healthy Communities
 - March 16, 2021 attended a webinar on the top scams affecting seniors.
 - March 18, 2021 attended the Healthy Communities meeting and reported that Community Services will provide transportation for individuals to COVID vaccination clinics.
 - Reported that there are free income tax clinics through Community Services.
- Fraser Valley Regional District Board – no report
- Fraser Valley Regional District Hospital Board – no report
- March 18, 2021 attended the Lower Mainland Local Government Association Executive Meeting.
- March 25, 2021 attended a virtual Municipal Finance Authority of BC Annual general Meeting and Financial Forum.

11. MAYOR'S REPORT

- Reported on the COVID-19 vaccination roll out and how to book appointments.
- Reported on the updated Public Health Orders regarding restaurants.
- Reported that there are upcoming meetings in regards to health and will report at the next meeting.

12. REPORTS FROM STAFF

- (a) Report of Community Services Manager – March 26, 2021
Re: 2020 Grants to Groups

Moved by Councillor Piper
Seconded by Councillor Palmer

THAT the following community groups be provided with funding, under the Grants to Groups program:

Agassiz-Harrison Community Services	\$1,500.00
Earthwise Society	\$1,000.00
Agassiz-Harrison Aquanauts Swim Club	\$2,000.00
Storytime in the Park	\$1,000.00
Kent-Harrison Arts Council	\$2,000.00

CARRIED
UNANIMOUSLY
RC-2021-04-10

*Village of Harrison Hot Springs
Minutes of the Council Meeting
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- (b) Report of Community Services Manager – March 26, 2021
Re: Grants Policy 1.02

Moved by Councillor Vidal
Seconded by Councillor Piper

Councillor Palmer requested that “environmental enhancement” be added to the purpose.

THAT Grants Policy No. 1.02 be adopted as amended.

**CARRIED
UNANIMOUSLY**
RC-2021-04-11

Councillor Hooper left the meeting at 7:42 p.m.

- (c) Report of Financial Officers – March 30, 2021
Re: 2020 Audited Financial Statements

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT the 2020 Financial Statements of the Village of Harrison Hot Springs be approved; and

THAT the Independent Auditors Report be received, and

FURTHER THAT the Independent Auditor's Report be attached to the approved Financial Statements of the Village of Harrison Hot Springs.

**CARRIED
UNANIMOUSLY**
RC-2021-04-12

13. BYLAWS

- (a) Report of Planning Consultant – March 22, 2021
Re: Development Procedure Amendment Bylaw

Moved by Councillor Vidal
Seconded by Councillor Piper

THAT Development Procedures Amendment Bylaw No. 1160, 2021 be given first, second and third readings.

MOTION FAILED

*Village of Harrison Hot Springs
Minutes of the Council Meeting
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Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT Development Procedures Amendment Bylaw No. 1160, 2021 be referred back to staff for consideration at a future Committee of the Whole.

**CARRIED
UNANIMOUSLY**
RC-2021-04-13

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 8:19 p.m.

**CARRIED
UNANIMOUSLY**
RC-2021-04-14

Leo Facio
Mayor

Debra Key
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
RECORD OF PUBLIC HEARING OF
ZONING AMENDMENT BYLAW NO. 1163, 2021**

DATE: April 6, 2021
TIME: 6:00 p.m.
PLACE: Council Chambers, Memorial Hall
 290 Esplanade Avenue, Harrison Hot Springs

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 Manager, Rhonda Schell
 Financial Officer, Tracey Jones
 Planning Consultant, Ken Cossey

ABSENT:

Recording Secretary: Jaclyn Bhatti

(1) CALL TO ORDER

Mayor Facio called the public hearing to order at 6:00 p.m.

(2) PROCEDURE FOR PUBLIC HEARING

Mayor Facio read the Mayor's statement and procedures for conducting the public hearing pursuant to Section 464 and 465 of the *Local Government Act*.

Zoning Bylaw Amendment No. 1163, 2021

Planning Consultant, Ken Cossey read out the proposed Zoning Amendment Bylaw No. 1163, 2021.

The Mayor reported that (17) written submissions were received.

The applicant was invited to speak on the proposal. The applicant was not in attendance.

(3) PUBLIC COMMENTS

The Mayor invited the public for submissions to Council regarding Zoning Amendment Bylaw No. 1163, 2021.

**VILLAGE OF HARRISON HOT SPRINGS
RECORD OF THE PUBLIC HEARING OF
ZONING BYLAW NO. 1163, 2021
April 6, 2021**

Rav Ghuman – 529 Cottonwood Avenue

- Against allowing the change from R-1 to R-2 zoning
- Unfair to residents of Harrison Hot Springs
- Would allow an unfair advantage in regards to property value
- Would rather a change to a generalized area, not one particular property

The Mayor called for a second time for submissions to Council regarding Zoning Amendment Bylaw No. 1163, 2021

There were no comments from the public.

The Mayor called for a third and final time for submissions to Council regarding Zoning Amendment Bylaw No. 1163, 2021

There were no comments from the public.

Hearing none, the Public Hearing for Zoning Amendment Bylaw No. 1163, 2021 is hereby closed.

(4) CONCLUSION

The public hearing concluded at 6:08 p.m.

Certified a true record of Zoning Amendment Bylaw No. 1163, 2021, Public Hearing held April 6, 2021 in the Council Chambers, Memorial Hall, 290 Esplanade Avenue, Village of Harrison Hot Springs, BC

Leo Facio
Mayor

Debra Key
Corporate Officer

4(c)

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING**

DATE: Friday, April 9, 2021

TIME: 9:00 a.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/Corporate Officer, Debra Key
Community Services Manager, Rhonda Schell
Planning Consultant, Ken Cossey

ABSENT: None

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

Mayor Facio called the meeting to order at 9:02 a.m.
Mayor Facio acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Councillor Vidal

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
COW-2021-04-01

4. ITEMS FOR DISCUSSION

(a) Report of Planning Consultant – March 22, 2021
Re: The Official Community Plan Review Process

Moved by Councillor Vidal

THAT the Official Community Plan review process be restarted in May 2021.

CARRIED
OPPOSED BY COUNCILLOR PIPER
COW-2021-04-02

Mr. Cossey left the meeting at 9:34 a.m.

*Village of Harrison Hot Springs
Minutes of the Committee of the Whole Meeting
April 9, 2021*

- (b) Report of Deputy Chief Administrative Officer/Corporate Officer – March 30, 2021
Re: Council Procedure Amendments

Moved by Councillor Hooper

THAT the recommended revisions be accepted and a draft Council Procedure bylaw be brought forward to Council.

**CARRIED
UNANIMOUSLY**
COW-2021-04-03

- (c) Report of Chief Administrative Officer – March 4, 2021
Re: Revitalization Incentive Bylaw

Moved by Councillor Palmer

THAT the report regarding a Revitalization Incentive Bylaw be received.

**CARRIED
UNANIMOUSLY**
COW-2021-04-04

Staff was further directed to draft a Revitalization Tax Bylaw to incentivize commercial development and revitalization within commercial zones, dedicated residential rental development and affordable residential development, with the condition that residential development incentives would apply to developments of 4 units or greater.

Moved by Councillor Vidal

THAT staff draft a Revitalization Incentive Bylaw to be brought forward to Council.

**CARRIED
UNANIMOUSLY**
COW-2021-04-05

*Meeting recessed at 10:47 a.m.
Meeting reconvened at 11:05 a.m.*

- (d) Report of Community Services Manager – February 18, 2021
Re: Parking Master Plan

Moved by Councillor Piper

THAT the draft scope of the Parking Master Plan be approved.

**CARRIED
UNANIMOUSLY**
COW-2021-04-06

*Village of Harrison Hot Springs
Minutes of the Committee of the Whole Meeting
April 9, 2021*

Council discussion ensued and directed staff to include the following components in the Plan:

- Consideration of options for parking technologies
- Cost estimates for all recommendations within the final report
- Recommendations for locations for boat trailer parking
- Consideration of parking restrictions on Pine Avenue
- Consideration of parking restrictions around crosswalks to preserve sight lines
- Consideration of parking during events
- Recommendations regarding public engagement tools and education

(e) Report of Chief Administrative Officer – March 4, 2021

Re: Urban Forest Master Plan

Moved by Councillor Piper

THAT the report regarding the scope of the Urban Forest Master Plan be received.

**CARRIED
UNANIMOUSLY**
COW-2021-04-07

Staff was directed to include site specific recommendations for replacement trees, to include an inventory of significant trees on a future GIS layer and to provide public access to information about tree management in the new website.

(f) Report of Community Services Manager – March 17, 2021

Re: Website Redevelopment

Moved by Councillor Vidal

THAT the draft scope of the website redesign be approved.

**CARRIED
UNANIMOUSLY**
COW-2021-04-08

5. ADJOURNMENT

Moved by Councillor Palmer

THAT the meeting be adjourned at 12:08 p.m.

**CARRIED
UNANIMOUSLY**
COW-2021-04-09

Leo Facio
Mayor

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

Request to Appear as a Delegation

In order to make a presentation to Council at a Council Meeting, you are required to submit a written request to the Corporate Administration Department no later than 12:00 p.m. on the Wednesday before the regular meeting. The request can either be a copy of this completed form or a separate letter that you have written which contains the information requested on this form. All requests must be accompanied with background information which will be included in the agenda package. You can submit your request in person, by mail at PO Box 160 Harrison Hot Springs, BC V0M 1K0, fax at 604-796-2192 or e-mail at admin@harrisonhotsprings.ca.

The Corporate Administration Department will advise you when you are scheduled to appear before Council. Council meetings commence at 7:00 p.m. in the Village Council Chambers at 495 Hot Springs Road, Harrison Hot Springs, BC.

You are limited to a maximum of 10 minutes to present your material, regardless of the number of presenters in your delegation.

Date: Feb. 24, 2021 Requested Meeting Date: April 19, 2021

Organization Name (if applicable): RCMP

Name of Presenter: Sgt. Sargent

Name of Applicant if Other than Above: _____

Contact Phone Number & E-Mail: 604-796-2211

Mailing Address with Postal Code: RCMP DETACHMENT
AGASSIZ.

Audio/Visual requirements: _____

Topic: 2020 Village of Harrison Hot Springs

Police Report

Action you wish Council to take: Receive Report

THE CITY OF VICTORIA



OFFICE OF THE MAYOR

March 31, 2021

The Honourable Harry Bains
Minister of Labour
PO Box 9064, Stn Prov Govt
Victoria, BC V8W 9E2

Dear Minister Bains,

On behalf of Victoria City Council, I am writing today to request favourable consideration for the below motion passed at the March 11, 2021 Council meeting:

WHEREAS the covid pandemic has exacerbated existing inequalities and its social, health, and economic impacts are particularly devastating for women and racialized communities; and

WHEREAS the tourism and hospitality industries have been drastically impacted; and

WHEREAS of the 50 000 hotel workers that were laid off in March 2020, the majority are women and people of colour; and

WHEREAS the duration of the pandemic means that recall rights require extension; and

WHEREAS there are reports of hotels in British Columbia refusing to commit to bringing workers back to their jobs when business returns; and

WHEREAS the City of Victoria is committed to a COVID recovery plan that takes better care of people, the environment, and the community than the systems we had before the pandemic; and

WHEREAS the City of Victoria recognizes hotel workers and people who work in the tourism industry as valued and valuable members of our community;

THEREFORE, BE IT RESOLVED THAT the City of Victoria affirms that people should not lose their livelihoods due to the pandemic; and

.../2

THAT the City of Victoria write to the Ministers of Labour and Tourism expressing our support for the right for laid off workers to return to their jobs when the pandemic eases; and

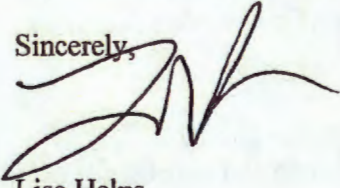
THAT this letter be forwarded to all BC municipalities asking to write their support; and

THAT the City of Victoria writes to the Association of Vancouver Island and Coastal Communities.

Though not expressly in the resolution, the intention of this motion was to write to both the Association of Vancouver Island and Coastal Communities and the Union of BC Municipalities, encouraging them to host future conferences and events in venues that respect worker rights and pay at least a living wage. A copy has been sent to both organizations.

Thank you for your time and consideration. Please do not hesitate to reach out should you have any questions regarding this letter.

Sincerely,



Lisa Helps
Victoria Mayor

Cc: Honourable Melanie Mark, Minister of Tourism, Arts, Culture and Sport
The Association of Vancouver Island and Coastal Communities (AVICC)
The Union of British Columbia Municipalities (UBCM)



Mayor's Office, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

Tel: 250-490-2400 Fax: 250-490-2402

www.penticton.ca

April 13, 2021

President Brian Frenkel
c/o Union of British Columbia Municipalities
525 Government Street
Victoria, BC V8V 0A8

Re: B.C. Government's Use of Provincial Paramountcy to Undermine Local Government Bylaws

Dear President Frenkel:

On behalf of Penticton City Council, I am requesting the Union of British Columbia Municipalities write a letter to Premier John Horgan requesting the reconsideration of invoking Provincial Paramountcy as it relates to the violation of Penticton City Council's authority and the City of Penticton's Zoning Bylaws at 352 Winnipeg Street, Penticton, BC.

The following is a timeline of events:

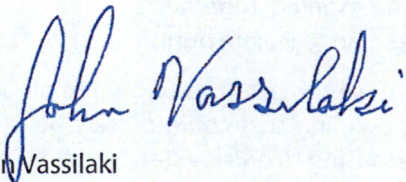
- When COVID-19 struck in March, 2020 many facilities that provided showers, laundry services, and meals to our most vulnerable in our community had to close and/or adapt. The City via its Emergency Operations Centre (EOC), Emergency Management BC and BC Housing worked together to find a temporary "hygiene station" and isolation shelter for anyone that was needing to isolate during COVID.
 - 352 Winnipeg Street was not an ideal site for a hygiene station as it was adjacent to two seniors' homes. However, as the site contained a vacant and free standing building that could quickly be fitted for a hygiene station, the EOC supported and worked with BC Housing to quickly stand-up the hygiene station.
- In September, 2020 BC Housing approached the City to turn the isolation shelter into a 42 bed Temporary Emergency Winter Shelter. This use was contrary to City Zoning Bylaws and although met with trepidation from the neighbourhood, Council ultimately approved a Temporary Use Permit (TUP) for the isolation shelter to be converted and operate as Temporary Winter Shelter until April 1, 2021.
 - Video of the lengthy Council debates from our October 6th and 20th, 2020 meetings can be found on our website to better understand how clear individual Council members were that this was not an appropriate location, but that in the midst of the pandemic, they would grant a TUP on this one occasion.

- In March 2021, BC Housing sought an extension to this TUP until March 31, 2022 in effect changing the use from a temporary, emergency winter shelter to a year round shelter. Council denied this request based on zoning bylaws and the previous clearly communicated unsuitability of this location.
 - Via resolution, Council further directed Pentiction's Safety and Security Advisory Committee to develop location selection criteria for a new, permanent winter shelter for Pentiction.
 - Council initially learned of the Province's interests in exploring the use of paramountcy via an interview on Global news with Minister David Eby, who had met with Council twice early in the year to discuss a supportive housing project at 3240 Skaha Lake Rd., Pentiction, BC.
- Again in March, BC Housing stated their intention to continue operations of the facility "on a balance of convenience" and asked Council to reconsider. Having been presented no alternate location as requested or new information; based on zoning bylaws and the previously communicated unsuitability of this location Council did reconsider the request and again denied the request.
 - Via resolution, Council further directed staff to work with BC Housing to find alternate solutions.
- At the writing of this letter, 352 Winnipeg now operates in contravention of the City of Pentiction bylaws as a newly established year round shelter following the threat of Provincial Paramountcy.

While the issue at hand is a matter of land use and planning, it is important to note according to data provided directly from the current Minister responsible for Housing to City Council, Pentiction has the highest number of supportive housing beds per capita in the Interior region. Each of these beds was developed with Pentiction City Council's input and with respect for their role in the local decision making process.

In closing, Pentiction City Council is hoping Minister David Eby, whom has invoked paramountcy on behalf of the Province, or Premier John Horgan as the head of a Government that promised to work collaboratively with Local Governments, reconsiders their position and adheres to our City's bylaws. As this could happen to any one of the other 188 local governments in B.C., we ask that the Union of British Columbia Municipalities, on behalf of its membership, request Premier John Horgan reconsider the use of Provincial Paramountcy with respect to 352 Winnipeg Street, Pentiction, BC.

Yours truly,



John Vassilaki

Mayor

cc. Pentiction City Council
 Donny van Dyk, Chief Administrative Officer
 Dan Ashton, Member of Legislative Assembly
 BC Local Government Elected Officials

Council seeks support from UBCM to help challenge Provincial Paramountcy

(Penticton, BC – April 13, 2021) – On behalf of City Council, Penticton Mayor, John Vassilaki, has sent a letter to the Union of British Columbia Municipalities (UBCM) President, Brian Frenkel, requesting UBCM prepare a letter to BC Premier, John Horgan, supporting Council's position that the Province's recent use of Paramountcy is a violation of two Council decisions and the City's zoning Bylaws.

"My letter to Mr. Frenkel made it very clear that the issue at hand is a matter of land use and cooperative planning between two levels of government," said Penticton Mayor, John Vassilaki. "The Attorney General and Minister Responsible for Housing, David Eby, would have British Columbians believe that the City of Penticton is not doing its part to support the housing crisis. This is simply not the case and information provided directly from the Minister shows that Penticton has the highest number of supportive housing beds per capita in the interior region. All of these beds were developed with Penticton Council's input and with respect for Council's role in the decision making process.

"Today our previous working relationship of bilateral cooperation has been replaced by a unilateral hammer that puts our residents at risk of having the Provincial Government plan our community. As such, Council has reached out to Mr. Frenkel and the UBCM membership at large to seek their support in reversing the Province's conduct towards Penticton, or any other community they disagree with."

-30-

Contact:

Philip Cooper
Communication Manager
City of Penticton
250-490-2583

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO:	Mayor and Council	DATE: April 14, 2021
FROM:	Ken Cossey, MCIP, RPP Planning Consultant	FILE: 3090-20-DVP01/21 and 3060-20-DP01/21 (511 Lillooet Ave)
SUBJECT:	To start the Development Variance Permit and Development Permit review process for 511 Lillooet Avenue	

ISSUE:

Seeking approval to start the Development Variance Permit and the Development Permit review process for 511 Lillooet Avenue.

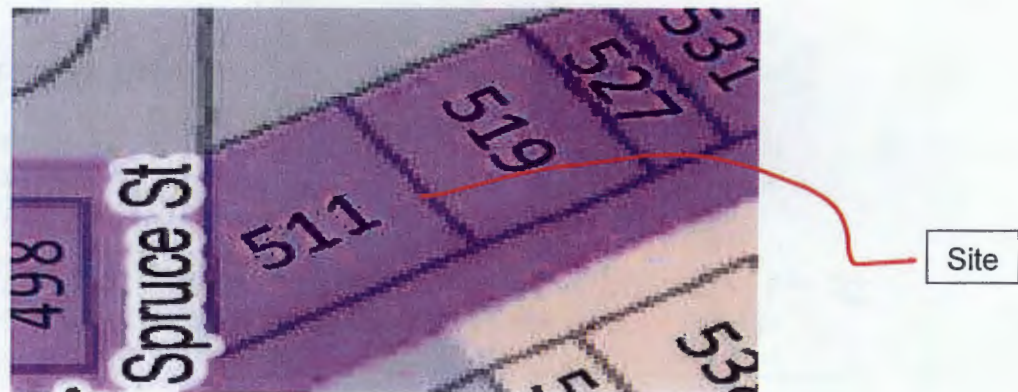
BACKGROUND:

Zoning Information, Parcel Size, and adjacent uses

The site is approximately 4,299 M² (0.43 Ha or 1.06 Ac) in size. The parcel is zoned C-1 and is bounded by Lillooet Avenue to the south, Spruce Street to the east, and Rendall Park to the north.



Although the above referenced google picture of the site makes reference to the Bungalow Motel and Ice cream shop, the applicant applied for and received a demolition permit to remove these buildings and structures. The applicant has also consolidated two lots into one, as this development covered two parcels at one point. The lot numbered 519 was consolidated with the lot numbered 511 and today the site has the civic address of 511 Lillooet Avenue.



Current and Proposed Land Uses

The buildings and structures on this site are scheduled to be demolished in May. The applicant is proposing to build a mixed-use commercial and apartment building which are permitted uses for this zone. The commercial space to be provided will be approximately 11,239 ft² and the proposed building will consist of 6 storeys and 124 dwelling units. The dwelling units will consist of a mixture of market condominium units and short-term rentals.

Variances Requested

The applicant wishes to vary the following C-1 Land Use Regulations as outlined in Zoning Bylaw 1115, 2017:

Increase the Floor Area Ratio (FAR)	from 1.5 to 1.75,
Increase the Lot coverage	from 75% to 83.8%,
Increase the maximum height	from 15 M to 22.8 M,
Reduce the accessibility parking stalls	from 10 down to 4,
Reduce the parking overall requirements	from 155 down to 136, and
Waive all the commercial parking requirements	and enter into a Cash-in-Lieu arrangement.

In keeping with the notification requirements, defined as the adjacent lots within 30 M from this site, the adjacent property owners will receive written notification of the variance request. Comments received back will be part of the final report submitted to Council.

In addition, the above site is also located within the Lakeshore Development Permit Area. The requirements for this Development Permit Area #1 are outlined within s 4.4 of the Village's Official Community Plan. This area has been set up as a development permit area to address form and character issues associated with commercial and multi-family residential developments.

RECOMMENDATION:

THAT staff be authorized to start work on applications 3090-20-DVP01/21 and 3060 20-DP01/21 for land legally described as:

Lot A, Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan EPP 108940

Respectfully submitted:

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

Ken Cossey

Ken Cossey, MCIP, RPP,
Planning Consultant

Madeline McDonald

Madeline McDonald, CAO

Attachment (1) Site plan

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council

DATE: April 14, 2021

FROM: Ken Cossey, MCIP, RPP
Planning Consultant

FILE: 3090-20-DVP03/21
and 3090-20-DVP04/21
(470 and 480 Esplanade)

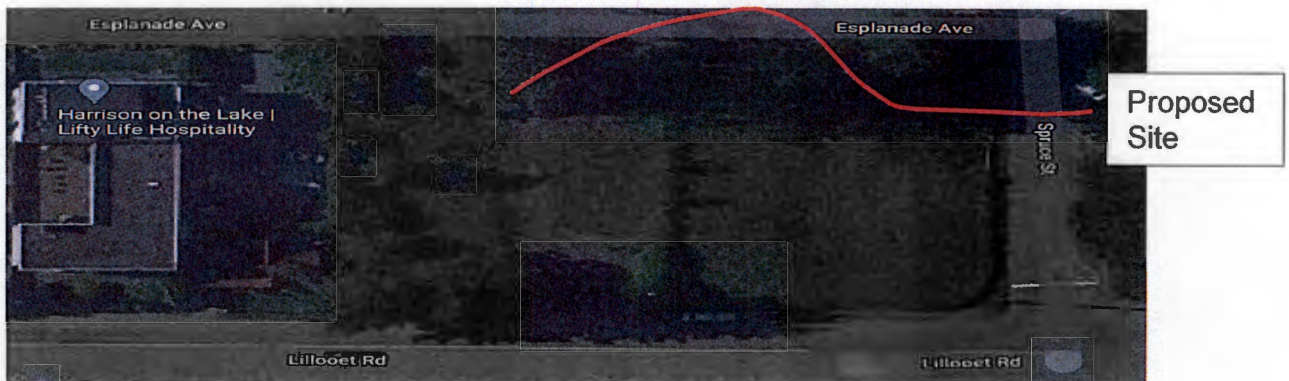
SUBJECT: To start the Development Variance Permit process

ISSUE: To start the process for the Development Variance Permit applications for 470 and 480 Esplanade Avenue

BACKGROUND:

Zoning Information, Parcel Size, and adjacent uses

The two lots individually are approximately 1,011.75 M² (0.10 Ha or .25 Ac) in size. The applicant has stated his intention to purchase and consolidate the lots. When combined the single lot will be approximately 2,023.5 M² (0.20 Ha or .5 Ac) in size. The parcels are zoned C-1 and are surrounded by C-1 uses on the east side and the lot on the west side is currently vacant. Across Lillooet Avenue the sites are zoned R-2.



These sites are also within the Lakeshore Development Permit Area and before any construction can take place the applicant will be required to address the form and character policy requirements as laid out within the OCP.

Current Land Use



The sites are currently vacant but consist of two separate Lots and both lots are owned by the same company. The applicant is proposing to purchase the lots, consolidate them and build a five (5) storey apartment building that includes an above grade parkade, which is a permitted use for this zone.

Variance Requested

The applicant wishes to vary the following C-1 Land Use Regulations as outlined in Zoning Bylaw 1115, 2017:

Reduce the provision of disability parking stalls	from 4 to 3,
Increase the Floor Area Ratio	from 1.5 to 1.85,
Increase the allowable lot coverage	from 75% to 85% (this request is required as the proposed design of the parkade will be 85% coverage and the balance of the 5 floors will be 40%),
Reduce the rear setback	from the required 7.5 M, as it is adjacent to a residential use, to 3 M for the parkade,
Increase the building height	from 15 M to 21.5 M.

In keeping with the notification requirements, defined as the adjacent lots within 30 M from these sites, owners of adjacent properties will receive written notification of the variance requests. Comments received back will be part of the final report submitted to Council.

Notices on title

There is one covenant registered on title against the lot located at 480 Esplanade Avenue. This covenant addresses both the floodplain issues and acts as a

Development Variance Permit. The DVP aspect of this covenant allows for the applicant to reduce the Flood Construction Level (FCL) from 14.55 M down to 13.2 M.

Please note that there is no covenant registered against the other lot located at 470 Esplanade Avenue.

Staff comments on this application

Staff have been in discussion with the applicant, recommending consolidating the two lots into one lot before proceeding with development applications.

From a Planners' perspective it would be prudent to assemble the land first, in this case this includes seeking a consolidation of the two adjacent lots. This can be achieved outside of the Village's Approving Officer, as per s 100(1)(b) of the *Land Title Act*. Please note that the same company owns both parcels, so the Registrar may accept a reference plan or explanatory plan to create the new lot.

If the two lots are not consolidated, then the Village needs to address the respective land use regulations for two separate applications and will need to issue two separate Development Variance Permits.

Typically, a land assembly project is done when the need for a larger lot is required for the proposed development, as in this case. For example, one of the proposed apartment unit types, Type D, will straddle two separate legal descriptions.

RECOMMENDATION:

THAT application 3090-20-DVP03/21 for land legally described as:

Lot 7, Blk 4 Fractional Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan 251;
and

THAT Application 3090-20-DVP 04/21 for land legally described as:

Parcel "345" Sec 13, Twp 4, Rge 29 W6M, New Westminster District Reference Plan 65327.

Not be processed until a land consolidation or boundary realignment has been completed.

Respectfully submitted:

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

Ken Cossey

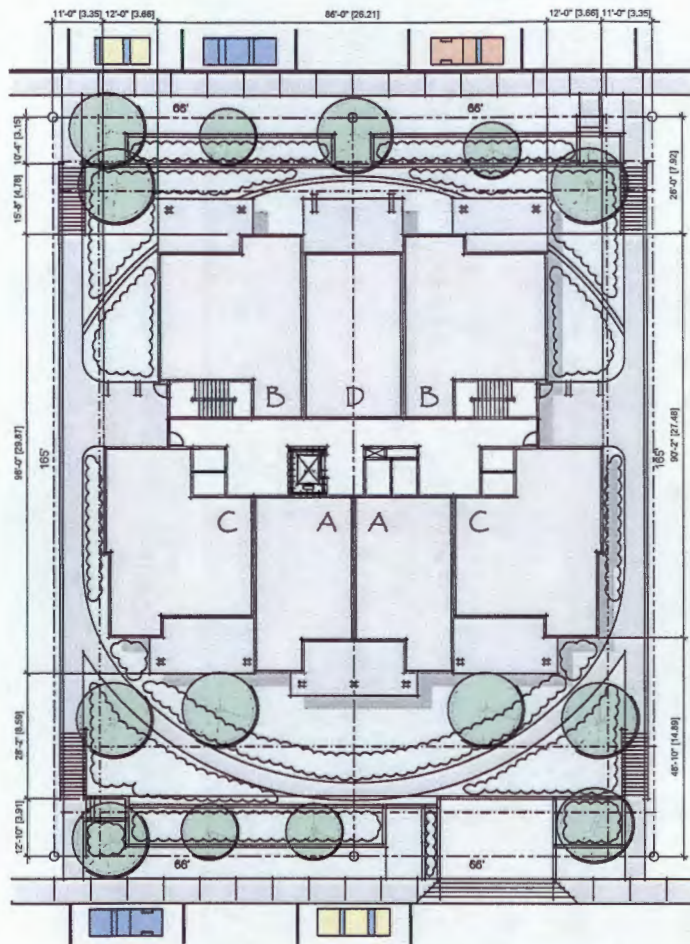
Ken Cossey, MCIP, RPP,
Planning Consultant

Madeline McDonald

Madeline McDonald, CAO

Attachments (2) the two-page overall plan

ESPLANADE AVE

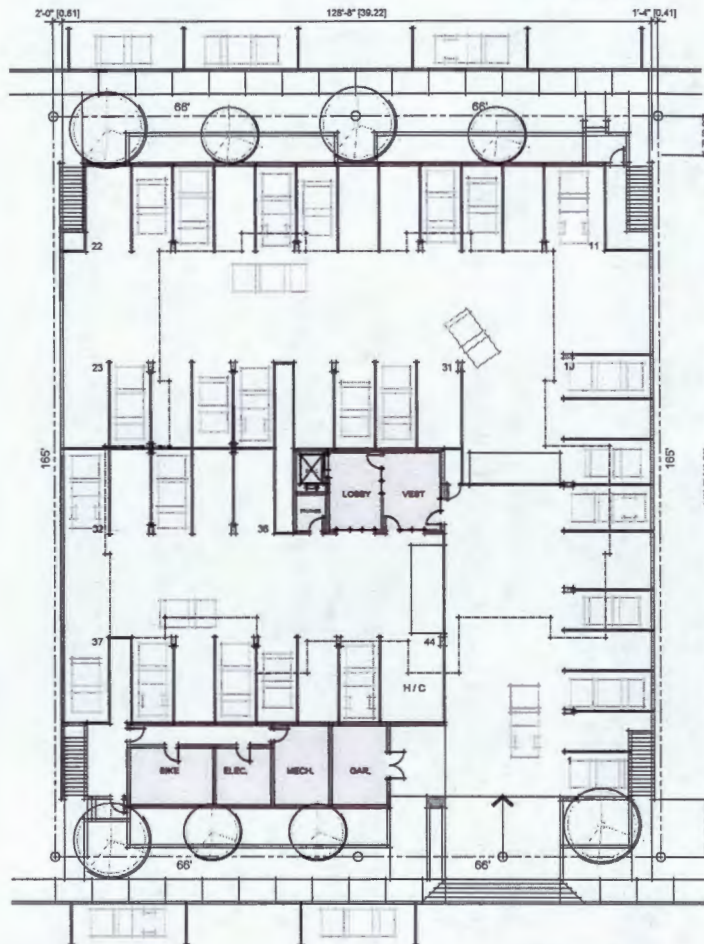


LILLOOET AVE

LEVEL 1

7 UNITS PER FLOOR
8,500 SQ.FT. (INCLUDING STAIRS)

ESPLANADE AVE



LILLOOET AVE

LEVEL P

44 PARKING STALLS
18,500 SQ.FT. (INCLUDING STAIRS)

ZONING INFO.

PART 8.0 PARKING AND LOADING REQUIREMENTS

ALL MULTIPLE UNIT RESIDENTIAL MUST PROVIDE BICYCLE PARKING AT A RATE OF 20% OF THE REQUIRED PARKING = 44 x 0.2 = 9 STALLS

MINIMUM DISABILITY PARKING SPACES REQUIRED

REQUIRED - 4 STALLS
PROVIDED **5 STALLS**

MINIMUM NUMBER ON-SITE PARKING STALLS

APARTMENT - 1.25 PER UNIT (INCLUDES A VISITOR PARKING AREA)

REQUIRED: 35 UNITS x 1.25 = 44 STALLS

PROVIDED: 44 STALLS ON SITE & 9 ON-STREET

PARKING STALL SIZES: STANDARD - 2.75m x 5.8m
HANDICAP - 4.0m x 5.8m

DRIVE AISLE MIN: 7.0m WIDE

MINIMUM OFF-STREET LOADING: N/A

PART 7.0 ZONING REGULATIONS FOR C-1

7.1.2 - COMMERCIAL USES

PERMITTED USES

- APARTMENT

MINIMUM LOT SIZE

- MINIMUM REQUIREMENT: 464 m²
- PROPOSED LOT SIZE: 2,023 m²

FLOOR AREA RATIO

- MAXIMUM ALLOWED: 1.5
- PROPOSED F.A.R.: **1.85**

MINIMUM LOT WIDTH

- MINIMUM WIDTH: 20m
- PROPOSED LOT WIDTH: 40.24m

MAXIMUM DENSITY:

N/A

MAXIMUM LOT COVERAGE

- MAXIMUM LOT COVERAGE: 75%
- PROPOSED LOT COVERAGE (PARKADE): **85%**
- PROPOSED LOT COVERAGE (BLDG): 40%

MINIMUM FRONT SETBACK

- MIN. SETBACK REQUIRED: 0.0m
- PARKADE SETBACK: 3.0m
- BUILDING SETBACK: 5.0m

MINIMUM REAR SETBACK

- MIN. SETBACK REQUIRED: 7.5m
- PARKADE SETBACK: **3.5m**
- BUILDING SETBACK: 7.5m

MINIMUM INTERIOR SIDE SETBACK

- MIN. SETBACK REQUIRED: 0.0m
- PARKADE SETBACK: 0.0m
- BUILDING SETBACK: 3.0m

MAXIMUM HEIGHT

- MAXIMUM ALLOWED: 15.0m
- PROPOSED BLDG: **21.5m**

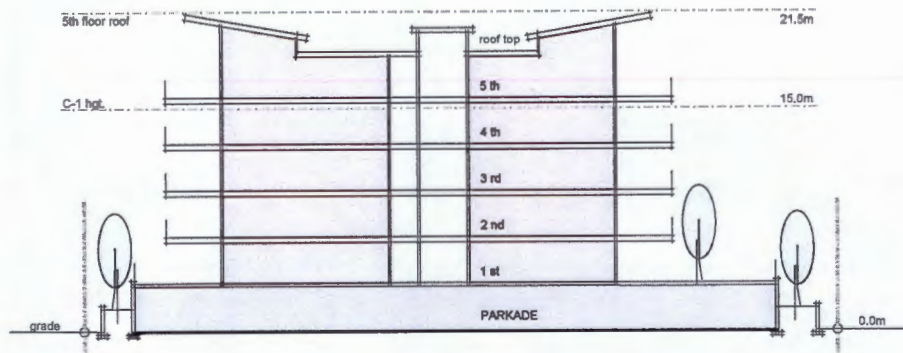
Overall Plans

CLIENT: OPEN BOOK CONSTRUCTION
PROJECT: HARRISON HOT SPRINGS - APARTMENT SITE
DATE: MARCH 11, 2021
SCALE: 1:100

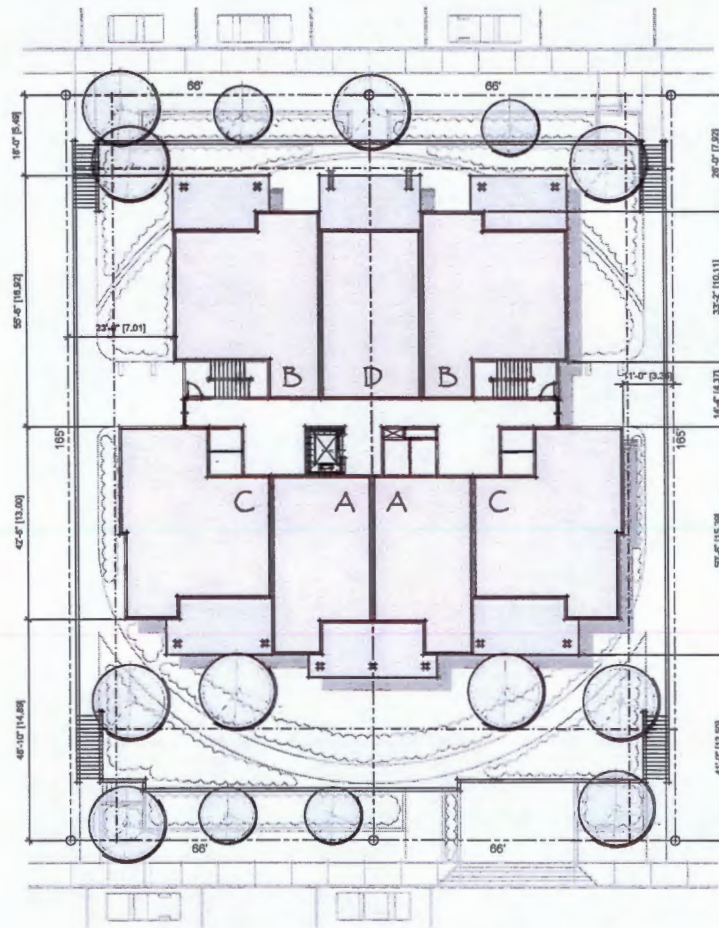
BUILDING INFO.

Unit Type	Unit style	Unit sq.ft.	No. of Units
A	1 bed & den / 1 bath	750 sq.ft.	10 28%
B	2 bed / 2 bath	1100 sq.ft.	10 28%
C	2 bed & den / 2 bath	1150 sq.ft.	10 28%
D	1 bed & den / 1 bath	750 sq.ft.	5 15%
Total amount of units			35

Total amount of sq.ft. of FLOORS	42,500 sq.ft.
Total amount of additional Lockers	30



BLDG SECTION



LEVEL 2-5

7 UNITS PER FLOOR
8,300 SQ.FT. (INCLUDING STAIRS)



Overall Plans

CLIENT : OPEN DOOR CONSTRUCTION
PROJECT : HARRISON HOT SPRINGS - APARTMENT SITE
DATE : MARCH 11, 2001
SCALE : 1 : 150

ARCHITECT
LOPEYNT
ARCHITECTURE LTD



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council

DATE: April 13, 2021

FROM: Tracey Jones
Financial Officer

FILE: 1970-02/3900-01

SUBJECT: Tax Rate Bylaw No. 1162, 2021

ISSUE: On an annual basis Council must establish tax rates to be applied to all properties in the Village of Harrison Hot Springs to levy funds for Municipal, Regional District and Regional Hospital District purposes.

BACKGROUND:

The 2021 budget has determined that the amount required to be raised from property taxes for municipal purposes is \$2,425,128.

The proposed Residential rate (class 1) for 2021 is \$ 2.54019 per \$1000 of assessed value and the rate for the other classes of properties is established as a multiplier of the Residential (class 1) rate.

As per Council motion at the February 1st, 2021 Regular Council meeting the tax rate multiplier for class 6 (Business) was increased from 3.00 to 3.18 and class 8 (Recreational/Non-profit) from 3.5 to 4.17.

For municipal purposes the Village has 3 rate classes of property with assessed value; the proposed allocation between these assessment classes for 2021 is as follows:

Class	Tax Revenue	%
Residential (1)	\$1,593,465	65.7%
Business (6)	\$ 702,830	29.%
Recreation/Non-profit (8)	\$ 128,833	5.3%
	<u>\$2,425,128</u>	<u>100%</u>

Schedule I attached outlines the tax rates for 2021 General Municipal Purposes.

Regional District and Hospital District rates are determined by the Fraser Valley Regional District and the taxes are collected by the municipality on their behalf.

Schedule II outlines the rates levied for Regional District and Regional Hospital District services per \$1,000 of assessed taxable property value.

RECOMMENDATION:

THAT Tax Rate Bylaw No. 1162, 2021 be given first, second and third reading.

Respectfully submitted:

Tracey Jones

Tracey Jones
Financial Officer

REVIEWED BY:

Madeline McDonald

Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1162

A Bylaw to establish tax rates for 2021

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

1. The following rates are hereby imposed and levied for the year 2021
 - (a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Schedule I attached hereto and forming a part of this bylaw.
 - (b) For Regional Hospital District purposes on the full assessed value of all land and assessed value of all improvements taxable for Regional Hospital District purposes, rates appearing in Column "A" of Schedule II attached hereto and forming a part of this bylaw.
 - (c) For Regional District purposes on the full assessed value of all land and assessed value of all improvements taxable for Regional Hospital District purposes, rates appearing in Column "B" of Schedule II attached hereto and forming a part of this bylaw.
2. The minimum amount of taxation upon a parcel of real property shall be one dollar (\$1.00).
3. This bylaw may be cited as "Tax Rate Bylaw No. 1162, 2021."

REPEAL

4. Bylaw No. 1154, 2020 Tax Rate Bylaw is hereby repealed.

READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF APRIL, 2021

READ A SECOND TIME THIS DAY OF APRIL, 2021

READ A THIRD TIME THIS DAY OF APRIL, 2021

ADOPTED THIS DAY OF MAY, 2021

Mayor

Corporate Officer

BYLAW NO. 1162, 2021**SCHEDULE I****GENERAL MUNICIPAL PURPOSES**

PROPERTY CLASS	TAX RATES (DOLLARS OF TAX PER \$1,000 TAXABLE VALUE)
	GENERAL MUNICIPAL
1. Residential	2.54019
2. Utilities	8.89066
3. Supportive Housing	2.54019
4. Major Industry	8.63664
5. Light Industry	8.63664
6. Business/Other	8.07781
7. Managed Forest Land	7.62057
8. Recreation/Non Profit	10.59260
9. Farm	2.54019

BYLAW NO. 1162, 2021**SCHEDULE II**

PROPERTY CLASS	TAX RATES		
	(DOLLARS OF TAX PER \$1,000 TAXABLE VALUE)		
	A	B	
	REGIONAL	REGIONAL	
	HOSPITAL	DISTRICT	TOTAL
1. Residential	0.12317	0.19798	0.32115
2. Utilities	0.43109	0.69293	1.12402
3. Supportive Housing	0.12317	0.19798	0.32115
4. Major Industry	0.41877	0.67314	1.09191
5. Light Industry	0.41877	0.67314	1.09191
6. Business/Other	0.30176	0.48505	0.78681
7. Managed Forest Land	0.36951	0.59394	0.96345
8. Recreation/Non Profit	0.12317	0.19798	0.32115
9. Farm	0.12317	0.19798	0.32115

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

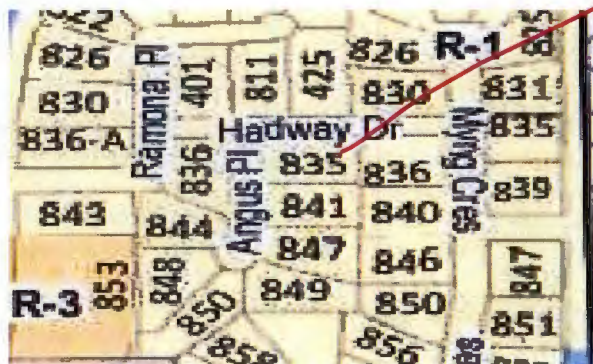
TO:	Mayor and Council	DATE: April 15, 2021
FROM:	Ken Cossey, MCIP, RPP Planning Consultant	FILE: 3360-20-Z02/20 835 Angus Place
SUBJECT:	Rezoning Amendment Bylaw 1163, 2021 – Public Hearing comments for 835 Angus Place	

ISSUE:

To determine whether to grant 3rd and Final reading to Zoning Amendment Bylaw 1163, 2021.

BACKGROUND:

This site is currently developed with one dwelling unit and a small workshop located in the backyard, is approximately 0.09 Ha (933 M²) 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.

The combined gross floor area of a Coach House and all Accessory Buildings or Structures on the Lot must not exceed 90 M², as per s. 4.10 of the 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 was required as the proposed R-2 use is compatible with the current Low Density Residential policies.

In addition, 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.

Sewer and Water line hook up requirements

If the rezoning is approved, the proposed Coach House will need to have a separate community sewer and water line hooked up. The applicant will be responsible for the installation of the two new lines. This issue can be addressed with the requirement of a servicing agreement being in place before the amendment bylaw is adopted.

Potential density changes

With the proposed zoning changes from R-1 to R-2, the number of potential dwelling units will change from 1 dwelling unit to a high of 3 dwelling units. Under the R-1 zone only one dwelling unit is allowed, under the R-2 zone, the change includes a potential duplex and a coach house for a total of three dwelling units.

Traffic and on-site Parking Concerns

Assuming an average of 1.5 to 2.4 vehicles per proposed potential dwelling, the development could potentially contribute an additional 3 new vehicles into the Village's transportation network. (The estimated vehicle figures have been rounded up or down). The issue becomes one of parking on site, as the total number of dwelling units could require 6 parking sites to be located on the site. Two for the potential Coach House and four for the duplex, two each for a potential dwelling unit in the duplex.

PUBLIC HEARING COMMENTS

Comments received during the Public Hearing

The comments received could be categorized as a concern for the value of the property, in the neighbourhood. The property value concern should be used as a reason to not proceed with a rezoning application.

Correspondence received

During the required public hearing notice time frame the Village received 17 written submissions. The breakdown is as follows:

- 15 against the proposed rezoning, and
- Two (2) who support the rezoning.

Upon a review of the written comments submitted, the two land use issues raised include traffic concerns and the neighbourhood character.

RECOMMENDATION:

THAT Council not proceed with any further readings of Bylaw 1163, 2021.

Respectfully submitted:

Ken Cossey

Ken Cossey, MCIP, RPP,
Planning Consultant

**REVIEWED BY and Concurrence
with the RECOMMENDATIONS**

Madeline McDonald

Madeline McDonald
Chief Administrative Officer

Attachments (1) Bylaw 1163, 2021



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 6th 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 16th DAY OF FEBRUARY, 2021

READ A SECOND TIME THIS 16th DAY OF FEBRUARY, 2021

A PUBLIC HEARING WAS HELD ON THE 6th DAY OF APRIL, 2021

READ A THIRD TIME THIS _____ DAY OF _____, 2021

ADOPTED THIS _____ DAY OF _____, 2021

Mayor

Corporate Officer

Schedule 1
Bylaw No. 1163, 2021

