



VILLAGE OF HARRISON HOT SPRINGS

NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

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

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 July 12, 2021 be adopted.		Item 4(a) Page 1
(b) THAT the Special Council Meeting Minutes of July 27, 2021 be adopted.		Item 4(b) Page 5
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws		
ii. Agreements		
iii. Committee/ Commission Minutes		
iv. Correspondence	(a) Letter dated June 22, 2021 from Tourism Harrison River Valley Re: Canada Community Revitalization Fund	Item 6.iv.(a) Page 7
	(b) Letter dated July 29, 2021 from the Fraser Valley Regional District Office of the Chair Re: Canada Community Revitalization Fund	Item 6.iv.(b) Page 9
	(c) Email dated July 27, 2021 from the Ministry of Tourism, Arts, Culture and Sport Re: RMI Funding Notification 2021/2022	Item 6.iv.(c) Page 11
	(d) Letter dated August 11, 2021 from UBCM Re: Canada Community-Building Fund/Gas Tax Fund: Community Works Fund Top-Up Payment and Updated Eligibility Guidelines	Item 6.iv.(d) Page 13

	(e) Letter dated August 17, 2021 from the Ministry of Municipal Affairs Re: Investing in Canada Infrastructure Program (ICIP) – COVID-19 Resilience Infrastructure Stream – Project #IV0094 – Village of Harrison Hot Springs – Fire Hall Renovation	Item 6.iv.(e) Page 21
7. DELEGATIONS/PETITIONS		
8. CORRESPONDENCE		
(a) Letter dated July 29, 2021 from the City of Langley Re: Improvement to Pre-Hospital Care System		Item 8(a) Page 23
(b) Letter dated August 2021 from Strata Council NW 3185 – 595 Lillooet Avenue Re: Rendall Park Path/Walkway		Item 8(b) Page 25
9. BUSINESS ARISING FROM CORRESPONDENCE		
10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS		
Councillor Hooper <ul style="list-style-type: none">• Agassiz Harrison Historical Society• Fraser Health• Fraser Valley Regional Library Board (Alternate Municipal Director)		
Councillor Palmer <ul style="list-style-type: none">• Fraser Valley Regional Library Board (Municipal Director)• Kent Harrison Joint Emergency Program Committee• Public Art Committee		
Councillor Piper <ul style="list-style-type: none">• Corrections Canada Citizen's Advisory Committee• Harrison Agassiz Chamber of Commerce• Kent Harrison Joint Emergency Program Committee• Tourism Harrison		
Councillor Vidal <ul style="list-style-type: none">• 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 – August 31, 2021 Re: Consideration of the issuance of the requested DVP – 798 Hot Springs Road Recommendation: THAT Development Variance Permit DVP 10/21 be issued to 1091760 BC Ltd. for the property located at 798 Harrison Springs Road, Harrison Hot Springs, BC for land legally described as: Lot 9, Section 12, Township 4, Range 29, West of the 6 th Meridian, New Westminster District Plan 5519.		Item 12(a) Page 27

(b) Report of Planning Consultant – August 31, 2021

Item 12(b)
Page 35

Re: Consideration of the issuance of the requested DVP – 470 Esplanade Avenue

Recommendation:

THAT Development Variance Permit DVP 3/21 be issued to Oasis at Harrison Lake Developments Ltd. for the property located at 470 Esplanade Avenue, Harrison Hot Springs for land legally described as:

Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP 112669.

13. BYLAWS

(a) Report of Planning Consultant – September 1, 2021

Item 13(a)
Page 43

Re: Rezoning to change the Floor Area Ratio (FAR) and Lot Coverage – 470 Esplanade Avenue

Recommendation:

THAT Zoning Amendment Bylaw 1171, 2021 be given first and second reading; and

THAT staff be authorized to refer the application to the Advisory Planning Commission and the Harrison Hot Springs Fire Department, and

FURTHER THAT staff be authorized to schedule a public hearing.

(b) Report of Financial Officer – August 31, 2021

Item 13(b)
Page 53

Re: 2021 – 2025 Financial Plan Bylaw No. 1161, 2021 Text Amendment

Recommendation:

THAT the 2021-2025 Financial Plan Amendment Bylaw No. 1169, 2021 be given first, second and third readings.

(c) Report of Chief Administrative Officer – September 1, 2021

Item 13(c)
Page 59

Re: Proposed Revitalization Tax Exemption Bylaw for First Reading

Recommendation:

THAT Revitalization Tax Exemption Bylaw No. 1170, 2021 be given first reading; and

THAT pursuant to s. 227 of the *Community Charter*, public notice be given in accordance with s. 94 of the *Community Charter*; and

FURTHER THAT Revitalization Tax Exemption Bylaw No. 1170, 2021 be referred to Tourism Harrison River Valley and the Harrison-Agassiz Chamber of Commerce for consideration and review.

14. NEW BUSINESS

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

16. ADJOURNMENT

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

DATE: Monday, July 12, 2021
TIME: 7:00 p.m.
PLACE: Council Chambers, Memorial Hall
 290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
 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
 Operations Manager, Tyson Koch
 Fire Chief, Trevor Todd
 Planning Consultant, Ken Cossey

ABSENT: Councillor Samantha Piper

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

3. APPROVAL OF AGENDA

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
 RC-2021-07-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Vidal
Seconded by Councillor Hooper

THAT the Regular Council Meeting Minutes of June 21, 2021 be adopted.

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

5. BUSINESS ARISING FROM THE MINUTES

None

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 12, 2021*

6. CONSENT AGENDA

- i. Bylaws
- ii. Agreements - None
- iii. Committee/Commission Minutes - None
- iv. Correspondence

- (a) Letter dated July 8, 2021 from the Ministry of Municipal Affairs
Re: Investing in Canada Infrastructure Program – Environmental Equality Program

Moved by Councillor Vidal
Seconded by Councillor Palmer

THAT the correspondence be received.

**CARRIED
UNANIMOUSLY**
RC-2021-07-03

7. DELEGATIONS/PETITIONS

None

8. CORRESPONDENCE

None

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
 - June 23 & 25 and July 2 & 7, 2021 attended Zoom meeting and training with the Canadian National Institute of the Blind
 - June 30 and July 7, 2021 took part in the Tamarack Institute's webinars regarding Crisis Communication in a COVID World and Monitoring Outcomes & Measuring Impact from the Opportunity Youth Forum
 - July 8, 2021 attended a Zoom meeting with the Alzheimer Society of BC on supporting people with dementia
 - July 12, 2021 attended a Zoom meeting with members of the BC Citizens Response Network
- Fraser Valley Regional Library Board – no report
- Attended the June 30, 2021 Zoom meeting on Cybersecurity Awareness Training
- July 6, 2021 attended a Zoom meeting with Clean Power 2040 held by BC Hydro

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 12, 2021*

Councillor Palmer

- Fraser Valley Regional Library Board – attended the June 23, 2021 full day board retreat, library fines were the main topic of discussion
- Kent Harrison Joint Emergency Program Committee – no report
- Public Art Committee – no report

Councillor Piper

- Corrections Canada Citizens Advisory Committee – no report
- Harrison Agassiz Chamber of Commerce – no report
- Kent Harrison Joint Emergency Program Committee – no report
- Tourism Harrison – no report

Councillor Vidal

- Agassiz Harrison Healthy Communities – no report
- Fraser Valley Regional District Board – no report
- Fraser Valley Regional District Hospital Board – no report
- Attended the June 30, 2021 Zoom meeting on Cybersecurity Awareness Training
- Attended the July 1, 2021 virtual Canada Day celebrations and congratulated Tourism Harrison for their outstanding efforts and thanked Sts'ailes for their participation

11. MAYOR'S REPORT

- Attended the Harrison Festival of the Arts opening ceremony on July 10, 2021
- Reported on a freshet update
- Reported on the unfortunate fire in Lytton and a letter that was sent on behalf of Council and the Village to Mayor Polderman expressing condolences and the \$1000 contribution that was made towards relief efforts
- Attended a June 22, 2021 phone meeting with Minister Josie Osborne, Attorney General and Minister Responsible for Housing, David Eby and BC Mayors and Regional District Board Chairs regarding housing needs

12. REPORTS FROM STAFF

- (a) Report of Fire Chief – July 7, 2021
Re: Emergency Management BC – Structure Protection Deployment

Moved by Councillor Vidal
Seconded by Councillor Palmer

THAT the Harrison Hot Springs Fire Department be authorized to register an expression of interest to participate in the BC Wildfire Service Structure Protection Program for the purpose of deploying four (4) members and a secondary fire engine if required.

CARRIED
OPPOSED BY COUNCILLOR HOOPER
RC-2021-07-04

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 12, 2021*

- (b) Report of Community Services Manager – July 7, 2021
Re: Canada Community Revitalization Fund

Moved by Councillor Hooper
Seconded by Councillor Vidal

THAT staff apply to the Canada Community Revitalization Fund for up to \$675,000 to revitalize the lagoon pathway and area.

CARRIED
OPPOSED BY COUNCILLOR HOOPER
RC-2021-07-05

13. BYLAWS

- (a) Report of Planning Consultant – July 6, 2021
Re: Rezoning amendment application – 835 Myng Crescent – R1 to R3

Moved by Councillor Hooper
Seconded by Councillor Vidal

THAT first reading not proceed for Zoning Amendment Bylaw No. 1167, 2021.

CARRIED
UNANIMOUSLY
RC-2021-07-06

14. NEW BUSINESS

None

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

Questions from the public were entertained.

16. ADJOURNMENT

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT the meeting be adjourned at 7:58 p.m.

CARRIED
UNANIMOUSLY
RC-2021-07-07

Leo Facio
Mayor

Debra Key
Corporate Officer

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

DATE: Tuesday, July 27, 2021
TIME: 10:00 a.m.
PLACE: Council Chambers, Memorial Hall
 290 Esplanade Avenue, Harrison Hot Springs, BC

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

Chief Administrative Officer, Madeline McDonald
 Deputy Chief Administrative Officer/CO, Debra Key
 Community Services Manager, Rhonda Schell
 Planning Consultant, Ken Cossey

ABSENT:

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

Mayor Facio called the meeting to order at 10:00 a.m.
 Mayor Facio acknowledged the traditional territory of Sts'ailles.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Councillor Vidal
Seconded by Councillor Hooper

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
 SC-2021-07-01

4. DELEGATIONS/PETITIONS

None

5. REPORTS FROM STAFF

- (a) Report of Community Services Manager – July 22, 2021
 Re: Parking Master Plan Contract Award

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT IBI Group be awarded the contract to develop a Parking Master Plan at a cost of \$30,000 plus taxes.

**CARRIED
OPPOSED BY COUNCILLOR HOOPER**
 SC-2021-07-02

*Village of Harrison Hot Springs
Minutes of the Special Council Meeting
July 27, 2021*

6. BYLAWS

- (a) Report of Planning Consultant – July 20, 2021
Re: Rezoning to change the Floor Area Ratio (FAR), Lot Coverage and Building Height (511 Lillooet Avenue)

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT Zoning Amendment Bylaw 1168, 2021 be given first and second reading; and

THAT staff be authorized to refer the application to the Advisory Planning Commission, Harrison Hot Springs Fire Department, Ministry of Transportation and Infrastructure, and Fraser Valley Regional District and

FURTHER THAT staff be authorized to schedule a public hearing.

CARRIED
OPPOSED BY COUNCILLORS HOOPER AND PALMER
SC-2021-07-03

Moved by Mayor Facio
Seconded by Councillor Vidal

THAT the applicant of the Zoning Amendment application for 511 Lillooet Avenue be directed to host a Public Notification Meeting as outlined in sections 11.0 through 11.6 of Development Procedures Bylaw No. 1090, 2016.

CARRIED
UNANIMOUSLY
SC-2021-07-04

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

Questions from the public were entertained.

8. ADJOURNMENT

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT the meeting be adjourned at 11:14 a.m.

CARRIED
UNANIMOUSLY
SC-2021-07-05

Leo Facio
Mayor

Debra Key
Corporate Officer



June 22, 2021

Mayor and Council
Village of Harrison Hot Springs
P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

Subject: Canada Community Revitalization Fund

Dear Mayor Facio and Council

I want to express my support for your grant application to the Canada community Revitalization Fund. I understand this grant funding will be used to support the Village of Harrison Hot Springs proposal to revitalize the Harrison Lake Lagoon Walkway. This key walkway is used by thousands of visitors and residents each year. Given the devastating impact of COVID on the Harrison Hot Springs tourism economy this project is extremely important in improving the visitor experience and attracting visitors back to Harrison. Revitalizing tourism areas and amenities will contribute greatly to encouraging visitors to return to Harrison and help businesses who have struggled to survive during the restrictions imposed by the pandemic.

I support this opportunity that will benefit both residents and visitors of Harrison Hot Springs. If you have any questions, please let me know and we can discuss them further.

Sincerely,

Robert Reyerse
Executive Director,
Tourism Harrison

FILE #	DATE
1855-0204	July 27/21
<input checked="" type="checkbox"/> CAO	<input checked="" type="checkbox"/> INFRA
<input type="checkbox"/> DCA	
<input type="checkbox"/> FC	
<input type="checkbox"/> A	
<input type="checkbox"/> C	
ITEM	
DATE	Sept 7/21
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	



P.O. Box 255, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
Phone: 604-796-5581
Email: info@tourismharrison.com



OFFICE of
THE CHAIR

www.fvrd.ca | info@fvrd.ca

File: 0530-01

July 29, 2021

Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
Via email: info@harrisonhotsprings.ca

RE: Canada Community Revitalization Fund

Dear Mayor Facio and Council,

I wish to express my support for your grant application to the Canada Community Revitalization Fund. I understand that this grant funding will support the Village of Harrison Hot Springs' proposal to revitalize the Harrison Lagoon walkway. New features, such as lighting, widened walkways, and a recycled rubber surface for the playground, will improve the safety and accessibility of this popular outdoor recreation site. This project is extremely important to Harrison Hot Springs and our region, which has been significantly impacted by the COVID-19 pandemic. Revitalising tourism areas and amenities will contribute greatly to welcoming visitors back and helping businesses who have struggled to survive through the pandemic.

I support this opportunity that will benefit both residents and visitors of Harrison Hot Springs.

Sincerely,

Jason Lum
Chair

FILE #	DATE
1855-02-07	July 29/21
<input type="checkbox"/> CAO	<input type="checkbox"/> W/REP
<input type="checkbox"/> D	
<input type="checkbox"/> F	
<input type="checkbox"/> A	
<input type="checkbox"/> C	
ITEM	
DATE	AR
INITIAL	
ITEMS: A-REQ. ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	

RECEIVED

JUL 28 2021

BY VILLAGE OF HARRISON HOT SPRINGS

Village of Harrison Hot Springs
 495 Hot Springs Road
 P.O. Box 160
 Harrison Hot Springs, BC, V0M 1K0
 Email: mmcdonald@harrisonhotsprings.ca, community@harrisonhotsprings.ca

Dear Madeline McDonald & Rhonda Schell

I am very pleased to confirm your Resort Municipality Funding (RMI) of \$485,694 for fiscal year 2021/22. This funding is subject to signing the Modification Agreement.

The funding formula established in FY 2019/20 includes three components:

- Fixed base funding – calculated on the three-year MRDT average for 2016, 2017 and 2018
- Performance-based lift – calculated on annual MRDT growth from 2019 to 2020 multiplied by your base funding
- A minimum of \$100,000 in base funding each year

See below for a full breakdown of the funding for FY2021/22:

	FIXED BASE FUNDING	PERFORMANCE BASED LIFT				TOTAL FUNDING 2021/22
Fernie	Established in 2019/20	2019 MRDT	2020 MRDT	Annual MRDT Growth	Performance Lift	
	\$485,694	\$538,729	\$290,641	-46.05%	\$0	\$485,694

Attached you will find a Modification Agreement with the amount of the RMI funds you will be receiving for FY2021/22. Note that 90% of the funds (\$437,125) will be issued upon signing of the Modification Agreement and the remaining 10% (\$48,569) will be issued upon receipt of the 2021 Quarterly 4, Financial Report, **due January 31, 2022**.

Please sign and return the modification agreement to me by **August 3, 2021**. As contracts are processed as a batch, we will arrange the transfer of funds **once signed agreements are received from all communities**.

For further information, please contact me at 778-698-1802 or email dawn.rueckl@gov.bc.ca.

Thank you for your continued support and ongoing work in the tourism sector.

Sincerely,

Dawn Rueckl
 RMI Program Manager

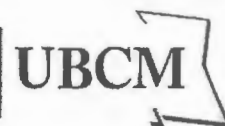
2240-35-01 July 28/21

FILE #	DATE
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCA/DCO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MISC
<input checked="" type="checkbox"/> COMM SERV	<input type="checkbox"/> OTHER
ITEM	COPIES
DATE	INITIAL
SEP 7/21	

ITEMS: A-REQ, ACTION;
 B - INFO - W/REP;
 C - INFO ONLY

August 11, 2021

Canada Community-
Building Fund BC



Mayor Leo Facio
Village of Harrison Hot Springs
Box 160
Harrison Hot Springs, BC V0M 1K0

Dear Leo Facio:

**RE: CANADA COMMUNITY-BUILDING FUND/GAS TAX FUND:
COMMUNITY WORKS FUND TOP-UP PAYMENT AND UPDATED ELIGIBILITY
GUIDELINES**

I am pleased to advise that UBCM is in the process of distributing a top-up to your Community Works Fund (CWF) payment for fiscal 2021/2022. An electronic transfer of \$116,945.40 is expected to occur the week of August 16, 2021.

This additional one-time payment from UBCM for the CWF was approved for disbursement by the Government of Canada to supplement the fiscal 2021/2022 allocation which was delivered in July.

Also announced by the Government of Canada is the expansion of CWF investment categories to now include fire halls and fire station infrastructure.

CWF is made available to eligible local governments by the Government of Canada pursuant to the Administrative Agreement on the Federal Gas Tax Fund in British Columbia. Funding under the program may be directed to local priorities that fall within one of the eligible project categories.

Further details regarding use of CWF and project eligibility are outlined in your CWF Agreement and details on the Canada Community-Building Fund (Gas Tax Fund) can be found on our website at www.ubcm.ca.

For further information, please contact Canada Community-Building Fund Program Services by e-mail at ccbf@ubcm.ca or by phone at 250-356-5134.

Yours truly,

Brian Frenkel
UBCM President

PC: Tracey Jones, Financial Officer

FILE #	DATE
1855-03-03	Aug 11/21
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> NFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input checked="" type="checkbox"/> CFO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
DATE	Sept 7/21
INITIAL	<input type="checkbox"/>

Union of B.C. Municipalities
Federal Gas Tax - Canada Community Building Fund
Community Works Fund Allocations
2021 -2023/24

Recipient Name	Year 8* 2021/22	Projected One-time Payment** 2021/22	Projected Year 9 2022/23	Projected Year 10 2023/24
100 Mile House	\$ 145,024	\$ 138,507	\$ 145,024	\$ 151,754
Abbotsford	\$ 6,281,039	\$ 6,009,634	\$ 6,281,039	\$ 6,550,749
Alberni-Clayoquot	\$ 482,771	\$ 461,674	\$ 482,771	\$ 503,977
Alert Bay	\$ 79,402	\$ 75,718	\$ 79,402	\$ 83,319
Anmore	\$ 64,793	\$ 61,738	\$ 64,793	\$ 68,089
Armstrong	\$ 282,957	\$ 270,486	\$ 282,957	\$ 295,599
Ashcroft	\$ 126,451	\$ 120,735	\$ 126,451	\$ 132,384
Barriere	\$ 133,272	\$ 127,263	\$ 133,272	\$ 139,499
Belcarra	\$ 59,891	\$ 57,049	\$ 59,891	\$ 62,974
Bowen Island	\$ 69,392	\$ 66,137	\$ 69,392	\$ 72,887
Bulkley-Nechako	\$ 897,100	\$ 858,116	\$ 897,100	\$ 936,063
Burnaby	\$ 785,999	\$ 751,611	\$ 785,999	\$ 820,601
Burns Lake	\$ 136,177	\$ 130,042	\$ 136,177	\$ 142,528
Cache Creek	\$ 100,264	\$ 95,679	\$ 100,264	\$ 105,075
Campbell River	\$ 1,492,142	\$ 1,427,471	\$ 1,492,142	\$ 1,556,607
Canal Flats	\$ 87,280	\$ 83,256	\$ 87,280	\$ 91,535
Capital	\$ 1,154,468	\$ 1,124,475	\$ 1,175,476	\$ 1,226,369
Cariboo	\$ 1,781,344	\$ 1,704,188	\$ 1,781,344	\$ 1,858,204
Castlegar	\$ 411,692	\$ 393,663	\$ 411,692	\$ 429,851
Central Coast	\$ 203,956	\$ 194,895	\$ 203,956	\$ 213,211
Central Kootenay	\$ 1,417,894	\$ 1,356,428	\$ 1,417,894	\$ 1,479,177
Central Okanagan	\$ 783,945	\$ 749,847	\$ 783,945	\$ 818,058
Central Saanich	\$ 797,897	\$ 763,196	\$ 797,897	\$ 832,608
Chase	\$ 158,491	\$ 151,393	\$ 158,491	\$ 165,798
Chetwynd	\$ 168,042	\$ 160,531	\$ 168,042	\$ 175,758
Chilliwack	\$ 3,745,554	\$ 3,583,604	\$ 3,745,554	\$ 3,906,597
Clearwater	\$ 160,164	\$ 152,993	\$ 160,164	\$ 167,543
Clinton	\$ 86,092	\$ 82,119	\$ 86,092	\$ 90,296
Coldstream	\$ 526,519	\$ 503,533	\$ 526,519	\$ 549,600
Columbia Shuswap	\$ 937,063	\$ 896,354	\$ 937,063	\$ 977,738
Colwood	\$ 799,878	\$ 765,091	\$ 799,878	\$ 834,674
Comox	\$ 675,280	\$ 645,872	\$ 675,280	\$ 704,736
Comox Valley	\$ 1,076,625	\$ 1,029,891	\$ 1,076,625	\$ 1,123,282
Coquitlam	\$ 493,597	\$ 471,912	\$ 493,597	\$ 515,506
Cowichan Valley	\$ 1,701,815	\$ 1,628,092	\$ 1,701,815	\$ 1,775,266
Courtenay	\$ 1,184,542	\$ 1,133,150	\$ 1,184,542	\$ 1,235,824

- *Year 8 CWF Payment information is based on 2016 census data and 2021 federal funding allocations.
- **Year 8 one-time payment is subject to approval of Bill C 25.
- **Year 8 one-time payment is based on 2016 census data and 2020 federal funding allocations.
- Population adjustments, boundary changes, incorporations of new local governments may vary the available funding in future
- Funds are subject to federal transfer of Gas Tax.

Union of B.C. Municipalities
Federal Gas Tax - Canada Community Building Fund
Community Works Fund Allocations
2021 -2023/24

Recipient Name	Year 8* 2021/22	Projected One-time Payment** 2021/22	Projected Year 9 2022/23	Projected Year 10 2023/24
Cranbrook	\$ 940,188	\$ 899,344	\$ 940,188	\$ 980,997
Creston	\$ 293,388	\$ 280,466	\$ 293,388	\$ 306,477
Cumberland	\$ 223,057	\$ 213,171	\$ 223,057	\$ 233,131
Dawson Creek	\$ 593,858	\$ 567,965	\$ 593,858	\$ 619,824
Delta	\$ 377,707	\$ 361,058	\$ 377,707	\$ 394,586
Duncan	\$ 275,475	\$ 263,327	\$ 275,475	\$ 287,796
East Kootenay	\$ 770,126	\$ 736,623	\$ 770,126	\$ 803,646
Elkford	\$ 167,866	\$ 160,363	\$ 167,866	\$ 175,575
Enderby	\$ 188,331	\$ 179,945	\$ 188,331	\$ 196,917
Esquimalt	\$ 834,911	\$ 798,612	\$ 834,911	\$ 871,209
Fernie	\$ 307,252	\$ 293,732	\$ 307,252	\$ 320,934
Fort St. James	\$ 128,211	\$ 122,420	\$ 128,211	\$ 134,220
Fort St. John	\$ 944,941	\$ 903,892	\$ 944,941	\$ 985,954
Fraser Lake	\$ 101,364	\$ 96,732	\$ 101,364	\$ 106,222
Fraser Valley	\$ 858,898	\$ 821,563	\$ 858,898	\$ 896,223
Fraser-Fort George	\$ 724,749	\$ 693,206	\$ 724,749	\$ 756,325
Fruitvale	\$ 142,383	\$ 135,980	\$ 142,383	\$ 149,000
Gibsons	\$ 260,555	\$ 249,051	\$ 260,555	\$ 272,236
Gold River	\$ 111,222	\$ 106,165	\$ 111,222	\$ 116,504
Golden	\$ 221,076	\$ 211,276	\$ 221,076	\$ 231,066
Grand Forks	\$ 236,084	\$ 225,636	\$ 236,084	\$ 246,717
Granisle	\$ 71,216	\$ 67,885	\$ 71,216	\$ 74,782
Greenwood	\$ 87,148	\$ 83,129	\$ 87,148	\$ 91,397
Harrison Hot Springs	\$ 122,490	\$ 116,945	\$ 122,490	\$ 128,254
Hazelton	\$ 71,656	\$ 68,306	\$ 71,656	\$ 75,241
Highlands	\$ 155,807	\$ 148,824	\$ 155,807	\$ 162,999
Hope	\$ 329,918	\$ 315,419	\$ 329,918	\$ 344,572
Houston	\$ 189,608	\$ 181,166	\$ 189,608	\$ 198,248
Hudson's Hope	\$ 102,552	\$ 97,869	\$ 102,552	\$ 107,462
Invermere	\$ 207,125	\$ 197,927	\$ 207,125	\$ 216,516
Kamloops	\$ 4,031,280	\$ 3,856,996	\$ 4,031,280	\$ 4,204,569
Kaslo	\$ 100,484	\$ 95,889	\$ 100,484	\$ 105,305
Kelowna	\$ 5,664,123	\$ 5,419,350	\$ 5,664,123	\$ 5,907,393
Kent	\$ 324,901	\$ 310,616	\$ 324,901	\$ 339,340
Keremeos	\$ 123,986	\$ 118,377	\$ 123,986	\$ 129,814
Kimberley	\$ 384,669	\$ 367,807	\$ 384,669	\$ 401,669

- *2021/22 CWF Payment information is based on 2016 census data and 2021 federal funding allocations.

- **Year 8 one-time payment is subject to approval of Bill C 25.

- **Year 8 one-time payment is based on 2016 census data and 2020 federal funding allocations.

- Population adjustments, boundary changes, incorporations of new local governments may vary available funding in future years.

- Funds are subject to federal transfer of Gas Tax.

Union of B.C. Municipalities
Federal Gas Tax - Canada Community Building Fund
Community Works Fund Allocations
2021 -2023/24

Recipient Name	Year 8 2021/22	Projected One-time Payment* 2021/22	Projected Year 9 2022/23	Projected Year 10 2023/24
Kitimat	\$ 415,741	\$ 397,538	\$ 415,741	\$ 434,074
Kitimat-Stikine	\$ 775,231	\$ 741,508	\$ 775,231	\$ 808,970
Kootenay Boundary	\$ 479,870	\$ 478,351	\$ 500,200	\$ 522,152
Ladysmith	\$ 433,786	\$ 414,804	\$ 433,786	\$ 452,892
Lake Country	\$ 626,603	\$ 599,296	\$ 626,603	\$ 653,972
Lake Cowichan	\$ 199,863	\$ 190,978	\$ 199,863	\$ 208,943
Langford	\$ 1,613,351	\$ 1,543,447	\$ 1,613,351	\$ 1,683,011
Langley City	\$ 138,864	\$ 132,591	\$ 138,864	\$ 145,375
Langley District	\$ 424,778	\$ 406,084	\$ 424,778	\$ 443,700
Lantzville	\$ 216,543	\$ 206,939	\$ 216,543	\$ 226,338
Lillooet	\$ 158,007	\$ 150,930	\$ 158,007	\$ 165,294
Lions Bay	\$ 62,053	\$ 59,117	\$ 62,053	\$ 65,229
Logan Lake	\$ 145,596	\$ 139,054	\$ 145,596	\$ 152,350
Lumby	\$ 138,554	\$ 132,316	\$ 138,554	\$ 145,006
Lytton	\$ 68,839	\$ 65,611	\$ 68,839	\$ 72,304
Mackenzie	\$ 221,340	\$ 211,529	\$ 221,340	\$ 231,341
Maple Ridge	\$ 315,198	\$ 301,264	\$ 315,198	\$ 329,364
Masset	\$ 92,781	\$ 88,520	\$ 92,781	\$ 97,272
McBride	\$ 84,991	\$ 81,066	\$ 84,991	\$ 89,148
Merritt	\$ 372,081	\$ 355,763	\$ 372,081	\$ 388,543
Metchosis	\$ 265,088	\$ 253,388	\$ 265,088	\$ 276,964
Metro Vancouver	\$ 136,668	\$ 130,491	\$ 136,668	\$ 143,084
Midway	\$ 86,444	\$ 82,456	\$ 86,444	\$ 90,663
Mission	\$ 1,766,996	\$ 1,690,460	\$ 1,766,996	\$ 1,843,242
Montrose	\$ 101,716	\$ 97,069	\$ 101,716	\$ 106,590
Mount Waddington	\$ 208,093	\$ 198,853	\$ 208,093	\$ 217,526
Nakusp	\$ 128,519	\$ 122,715	\$ 128,519	\$ 134,542
Nanaimo	\$ 4,041,138	\$ 3,866,429	\$ 4,041,138	\$ 4,214,850
Nanaimo RD	\$ 1,824,168	\$ 1,745,163	\$ 1,824,168	\$ 1,902,863
Nelson	\$ 523,174	\$ 500,333	\$ 523,174	\$ 546,111
New Denver	\$ 78,698	\$ 75,044	\$ 78,698	\$ 82,585
New Hazelton	\$ 83,407	\$ 79,550	\$ 83,407	\$ 87,496
New Westminster	\$ 279,974	\$ 267,570	\$ 279,974	\$ 292,610
North Coast RD	\$ 212,758	\$ 203,317	\$ 212,758	\$ 222,391
North Cowichan	\$ 1,363,979	\$ 1,304,840	\$ 1,363,979	\$ 1,422,951
North Okanagan	\$ 874,654	\$ 836,639	\$ 874,654	\$ 912,655

- *2021/22 CWF Payment information is based on 2016 census data and 2021 federal funding allocations.

- **Year 8 one-time payment is subject to approval of Bill C 25.

- **Year 8 one-time payment is based on 2016 census data and 2020 federal funding allocations.

- Population adjustments, boundary changes, incorporations of new local governments may vary the available funding in future

- Funds are subject to federal transfer of Gas Tax.

Union of B.C. Municipalities
Federal Gas Tax - Canada Community Building Fund
Community Works Fund Allocations
2021 -2023/24

Recipient Name	Year 8 2021/22	Projected One-time Payment* 2021/22	Projected Year 9 2022/23	Projected Year 10 2023/24
North Saanich	\$ 552,971	\$ 528,843	\$ 552,971	\$ 577,184
North Vancouver City	\$ 223,359	\$ 213,415	\$ 223,359	\$ 233,537
North Vancouver District	\$ 326,707	\$ 312,273	\$ 326,707	\$ 341,372
Northern Rockies	\$ 295,236	\$ 282,235	\$ 295,236	\$ 308,404
Oak Bay	\$ 854,232	\$ 817,099	\$ 854,232	\$ 891,358
Okanagan-Similkameen	\$ 1,083,447	\$ 1,036,419	\$ 1,083,447	\$ 1,130,396
Oliver	\$ 274,771	\$ 262,653	\$ 274,771	\$ 287,062
Osoyoos	\$ 281,681	\$ 269,264	\$ 281,681	\$ 294,268
Parksville	\$ 608,646	\$ 582,114	\$ 608,646	\$ 635,246
Peace River	\$ 1,063,245	\$ 1,017,089	\$ 1,063,245	\$ 1,109,329
Peachland	\$ 296,777	\$ 283,709	\$ 296,777	\$ 310,011
Pemberton	\$ 171,167	\$ 163,521	\$ 171,167	\$ 179,017
Penticton	\$ 1,543,768	\$ 1,476,868	\$ 1,543,768	\$ 1,610,446
Pitt Meadows	\$ 115,981	\$ 110,702	\$ 115,981	\$ 121,498
Port Alberni	\$ 835,923	\$ 799,581	\$ 835,923	\$ 872,264
Port Alice	\$ 87,104	\$ 83,087	\$ 87,104	\$ 91,351
Port Clements	\$ 70,291	\$ 67,001	\$ 70,291	\$ 73,818
Port Coquitlam	\$ 241,234	\$ 230,513	\$ 241,234	\$ 252,188
Port Edward	\$ 78,434	\$ 74,791	\$ 78,434	\$ 82,309
Port Hardy	\$ 239,737	\$ 229,132	\$ 239,737	\$ 250,527
Port McNeill	\$ 160,736	\$ 153,541	\$ 160,736	\$ 168,139
Port Moody	\$ 162,836	\$ 155,522	\$ 162,836	\$ 170,387
Pouce Coupe	\$ 92,737	\$ 88,478	\$ 92,737	\$ 97,226
Powell River	\$ 636,945	\$ 609,192	\$ 636,945	\$ 664,758
Prince George	\$ 3,314,897	\$ 3,171,539	\$ 3,314,897	\$ 3,457,483
Prince Rupert	\$ 595,706	\$ 569,734	\$ 595,706	\$ 621,752
Princeton	\$ 182,390	\$ 174,260	\$ 182,390	\$ 190,721
qathet RD	\$ 361,210	\$ 345,361	\$ 361,210	\$ 377,206
Qualicum Beach	\$ 451,479	\$ 431,733	\$ 451,479	\$ 471,343
Queen Charlotte	\$ 95,378	\$ 91,004	\$ 95,378	\$ 99,980
Quesnel	\$ 492,674	\$ 471,149	\$ 492,674	\$ 514,304
Radium Hot Springs	\$ 92,033	\$ 87,804	\$ 92,033	\$ 96,492
Revelstoke	\$ 390,038	\$ 372,944	\$ 390,038	\$ 407,269
Richmond	\$ 678,243	\$ 648,536	\$ 678,243	\$ 708,167
Rossland	\$ 222,001	\$ 212,161	\$ 222,001	\$ 232,030

- *2021/22 CWF Payment information is based on 2016 census data and 2021 federal funding allocations.

- **Year 8 one-time payment is subject to approval of Bill C 25.

- **Year 8 one-time payment is based on 2016 census data and 2020 federal funding allocations.

- Population adjustments, boundary changes, and incorporations of new local governments may vary available funding in future

- Funds are subject to federal transfer of Gas Tax.

Union of B.C. Municipalities
Federal Gas Tax - Canada Community Building Fund
Community Works Fund Allocations
2021 -2023/24

Recipient Name	Year 8 2021/22	Projected One-time Payment* 2021/22	Projected Year 9 2022/23	Projected Year 10 2023/24
Saanich	\$ 5,081,757	\$ 4,862,125	\$ 5,081,757	\$ 5,300,068
Salmo	\$ 108,098	\$ 103,175	\$ 108,098	\$ 113,245
Salmon Arm	\$ 837,156	\$ 800,760	\$ 837,156	\$ 873,549
Sayward	\$ 71,568	\$ 68,222	\$ 71,568	\$ 75,149
Sechelt	\$ 507,506	\$ 485,341	\$ 507,506	\$ 529,771
Sechelt Indian	\$ 88,336	\$ 84,266	\$ 88,336	\$ 92,637
Sicamous	\$ 164,785	\$ 157,415	\$ 164,785	\$ 172,362
Sidney	\$ 571,588	\$ 546,656	\$ 571,588	\$ 596,599
Silverton	\$ 66,462	\$ 63,337	\$ 66,462	\$ 69,825
Slocan	\$ 69,851	\$ 66,579	\$ 69,851	\$ 73,359
Smithers	\$ 295,589	\$ 282,572	\$ 295,589	\$ 308,771
Sooke	\$ 630,079	\$ 602,623	\$ 630,079	\$ 657,598
Spallumcheen	\$ 282,605	\$ 270,149	\$ 282,605	\$ 295,231
Sparwood	\$ 224,421	\$ 214,477	\$ 224,421	\$ 234,554
Squamish	\$ 916,641	\$ 876,814	\$ 916,641	\$ 956,442
Squamish-Lillooet	\$ 341,757	\$ 326,747	\$ 341,757	\$ 356,919
Stewart	\$ 75,529	\$ 72,012	\$ 75,529	\$ 79,280
Strathcona	\$ 507,022	\$ 484,878	\$ 507,022	\$ 529,267
Summerland	\$ 569,079	\$ 544,256	\$ 569,079	\$ 593,983
Sun Peaks	\$ 84,991	\$ 81,066	\$ 84,991	\$ 89,148
Sunshine Coast	\$ 695,085	\$ 664,822	\$ 695,085	\$ 725,390
Surrey	\$ 1,677,966	\$ 1,604,828	\$ 1,677,966	\$ 1,751,289
Tahsis	\$ 68,795	\$ 65,569	\$ 68,795	\$ 72,258
Taylor	\$ 122,534	\$ 116,988	\$ 122,534	\$ 128,300
Telkwa	\$ 116,284	\$ 111,008	\$ 116,284	\$ 121,782
Terrace	\$ 570,311	\$ 545,435	\$ 570,311	\$ 595,268
Thompson-Nicola	\$ 1,065,798	\$ 1,019,532	\$ 1,065,798	\$ 1,111,991
Tofino	\$ 142,911	\$ 136,485	\$ 142,911	\$ 149,550
Trail	\$ 397,168	\$ 379,766	\$ 397,168	\$ 414,705
Tumbler Ridge	\$ 145,332	\$ 138,802	\$ 145,332	\$ 152,075
Ucluelet	\$ 133,449	\$ 127,431	\$ 133,449	\$ 139,682
Valemount	\$ 102,816	\$ 98,121	\$ 102,816	\$ 107,737
Vancouver	\$ 2,033,334	\$ 1,944,757	\$ 2,033,334	\$ 2,122,083
Vanderhoof	\$ 253,249	\$ 242,060	\$ 253,249	\$ 264,617
Vernon	\$ 1,824,124	\$ 1,745,121	\$ 1,824,124	\$ 1,902,817
Victoria	\$ 3,833,754	\$ 3,667,997	\$ 3,833,754	\$ 3,998,577
View Royal	\$ 515,956	\$ 493,427	\$ 515,956	\$ 538,584

- *2021/22 CWF Payment information is based on 2016 census data and 2021 federal funding allocations.

- **Year 8 one-time payment is subject to approval of Bill C 25.

- ***Year 8 one-time payment is based on 2016 census data and 2020 federal funding allocations.

- Population adjustments, boundary changes, and incorporations of new local governments may vary available funding in future

- Funds are subject to federal transfer of Gas Tax.

Union of B.C. Municipalities
Federal Gas Tax - Canada Community Building Fund
Community Works Fund Allocations
2021 -2023/24

Recipient Name	Year 8 2021/22	Projected One-time Payment* 2021/22	Projected Year 9 2022/23	Projected Year 10 2023/24
Warfield	\$ 131,820	\$ 125,873	\$ 131,820	\$ 137,984
Wells	\$ 67,431	\$ 64,263	\$ 67,431	\$ 70,835
West Kelowna	\$ 1,495,091	\$ 1,430,292	\$ 1,495,091	\$ 1,559,682
West Vancouver	\$ 190,747	\$ 182,219	\$ 190,747	\$ 199,509
Whistler	\$ 579,598	\$ 554,321	\$ 579,598	\$ 604,953
White Rock	\$ 120,295	\$ 114,829	\$ 120,295	\$ 126,000
Williams Lake	\$ 531,141	\$ 507,955	\$ 531,141	\$ 554,419
Zeballos	\$ 62,589	\$ 59,631	\$ 62,589	\$ 65,786

- *2021/22 CWF Payment information is based on 2016 census data and 2021 federal funding allocations.
- **Year 8 one-time payment is subject to approval of Bill C 25.
- **Year 8 one-time payment is based on 2016 census data and 2020 federal funding allocations.
- Population adjustments, boundary changes, and incorporations of new local governments may vary available funding in future
- Funds are subject to federal transfer of Gas Tax.



August 17, 2021

Madeline McDonald
Chief Administrative Officer
Village of Harrison Hot Springs
Box 160
Harrison Hot Springs, BC V0M 1K0

Email: mmcdonald@harrisonhotsprings.ca

Dear Madeline McDonald:

Re: Investing in Canada Infrastructure Program (ICIP) – COVID-19 Resilience Infrastructure Stream – Project # IV0094 - Village of Harrison Hot Springs - Fire Hall Renovation

It is my pleasure to provide you with a Shared Cost Agreement (Agreement) for the above-named project which has been approved under the ICIP-COVID-19 Resilience Infrastructure Stream to a maximum federal contribution of \$750,000.

Please note, the program timeline has been amended. The new dates will be reflected in Section 4 Obligations of the Recipient and Schedule A.4 of the attached Shared Cost Agreement.

Enclosed is the Agreement between the Ministry of Municipal Affairs and your organization in relation to the above-mentioned project. Please ensure a PDF version of the signed Agreement is emailed to INFRA@gov.bc.ca by **September 14, 2021**.

All public information material pertaining to the project shall clearly and prominently indicate that the project is funded pursuant to ICIP, which includes tendering. Contracts will be awarded in a way that is transparent, competitive and consistent with value for money principles. It is the responsibility of your organization to comply with all local regulations and obtain necessary permits.

In addition, special attention needs to be focused on Schedules B and C "Payment Terms and Conditions" and "Reporting Requirements" which outline the claims process and the various reporting requirements that must be submitted. As described in Schedule C.5, contract conditions will be triggered at different points of claim submissions. The Province will not reimburse a claim unless the requirements have been met.

Reporting and claims are to be submitted online using the Local Government Information System: <https://www.localgovernmentinformationsystem.gov.bc.ca/LGIS>

FILE #	DATE
1855-03-29	Aug 18/21
<input checked="" type="checkbox"/> GAO	<input type="checkbox"/> PA
<input type="checkbox"/> DCA/CC	<input type="checkbox"/> PR
<input checked="" type="checkbox"/> FO	<input type="checkbox"/> OIR
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> CMT BR
<input type="checkbox"/> COMM SE	<input checked="" type="checkbox"/> CMT
ITEM	B
COUNCIL AGENT	
DATE	Sept 7/21
INITIAL	
ITEMS: A-REQ, ACTION:	
B-INFO - W/REP;	
C-INFO ONLY	

Ministry of Municipal Affairs

Infrastructure and Finance Branch
Local Government Division

Mailing Address:
PO Box 9838 Stn Prov Govt
Victoria BC V8W 9T1
Phone: 250 387-4060
Fax: 250 387-7972

Location:
4th Floor, 800 Johnson Street
Victoria BC V8W 1N3

www.gov.bc.ca/muni

Visit the LGIS Learning Centre for training videos and step by step instructions on using the Local Government Information System.

If you have any questions, please contact Rona Biona, Program Analyst, at Rona.Biona@gov.bc.ca or 778-698-3250.

Sincerely,

A handwritten signature in black ink, appearing to read "Bedford", enclosed within an oval shape.

Brian Bedford
Executive Director
Local Government Infrastructure and Engineering

RECEIVED

T 604.514.2800 F 604.530.4371 langleycity.ca

JUL 29 2021

File: 0110.00

BY VILLAGE OF HARRISON HOT SPRINGS

July 29, 2021

Honourable Premier John Horgan
 Province of British Columbia
 PO Box 9422 Stn Prov Govt
 Victoria, BC V8W 9V1

The Honourable Adrian Dix, M.L.A.
 Minister of Health
 PO Box 9050, Stn Prov Govt
 Victoria, BC V8W 9E2

Email: premier@gov.bc.caEmail: HLTH.Minister@gov.bc.ca

Dear Premier Horgan and Minister Dix:

Re: Improvement to Pre-Hospital Care System

At its July 26, 2021 Regular Council meeting, the Council for the City of Langley adopted the following resolution regarding the above-referenced subject.

WHEREAS local governments have been raising concerns of long delays with ambulance response time and First Responders responding to increasing number of Medical Emergency Service Alarm (MESA) calls due to lack of inadequate number of ambulances being available.

WHEREAS the recent heat wave exacerbated the shortcoming of the pre-hospital care system which created unacceptable delays in ambulance response time.

WHEREAS First Responders had to respond to extraordinary number of Medical Emergency Service Alarm (MESA) calls during the recent heat wave and endured unreasonable delays in response time by the ambulance to release them from the calls.

WHEREAS First Responders play an essential role in the pre-hospital care system and in supporting BC Emergency Health Services (BCEHS) with the delivery of the quickest possible response to patients requiring time-critical care.

WHEREAS the Auditor General of British Columbia's report, published in February 2019, on Access to Emergency Health Services provided recommendations to make transformational changes to the pre-hospital care system.

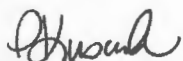
WHEREAS Health Minister Adrian Dix announced on July 14, 2021 to improve ambulance response time by providing funding for 85 new full-time paramedics, 30 fulltime dispatchers, 22 new ambulances, and converting 22 rural ambulance stations to 24/7 ALPHA stations.

THEREFORE, BE IT RESOLVED that the Province of BC and BC Emergency Health Services (BCEHS) immediately allocate the funding to improve ambulance response

time; and to improve coordination with fire departments to support consistent application of medical standards, information sharing, an integrated dispatch system, and improvements to patient care as recommended in the Auditor General report.

BE IT FURTHER RESOLVED that Minister Dix take concrete actions to treat First Responders as an equal and an integral partner of the pre-hospital care system with adequate support (e.g. training) and resources (e.g. cost recovery) in order to achieve this goal; and that this motion be forward to Premier John Horgan; Minister Adrian Dix, Minister of Health; Andrew Mercier, MLA Langley, Susan Wannamaker, Executive Vice President, Clinical Service Delivery, Provincial Health Services Authority; and All municipalities in BC.

Yours truly,
CITY OF LANGLEY



Paula Kusack
Deputy Corporate Officer

cc: Andrew Mercier, MLA Langley
Susan Wannamaker, Executive Vice President, Clinical Service Delivery,
Provincial Health Services Authority
All municipalities in BC.

FILE #	DATE
0400-01	July 29/21
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO	<input type="checkbox"/> W
<input type="checkbox"/> FO	<input type="checkbox"/> IHER
<input type="checkbox"/> AC	<input checked="" type="checkbox"/>
<input type="checkbox"/> COMM	<input checked="" type="checkbox"/>
ITEM	
DATE	Sept 7/21
	INITIAL
ITEMS: A-REQ, ACTION: B - INFO - W/REP; C - INFO ONLY	

RECEIVED

AUG 24 2021

BY VILLAGE OF HARRISON HOT SPRINGS

August 2021

Attention: Mayor, Council and Parks Board
Harrison Hot Springs

Subject: Rendall Park path/walkway

The park's usage by day trip visitors, tourists and residents increased this year. On weekends the park has hundreds of people of all ages enjoying the beach and the natural beauty of the Village.

However, a segment of those visitors is physically handicapped and require walkers or scooters, then there are the families with small children that have baby strollers, and older folks with canes.

To this segment of folks, the park is not user friendly. Why?

The pathway is almost impossible to maneuver with its ruts, intermittent section of sands that sees people on scooters, those with walkers and mothers with baby carriages struggle as they get stuck in the sand and the elderly with canes struggle with their footing.

To make the park equally enjoyable to all, the Village needs to upgrade the walkway by paving it.

Looking forward to reply that acknowledges this shortcoming and commitment to have this corrected as soon as possible.

Strata Council NW 3185 dba Heron's Cove, K. P Dopf V. P. - 595 Lillooet Ave. PO Box 497 HHS.

Signed: Don Guthrie President

Karl Dopf Vice President

FILE #	DATE
0220-01	Aug 24/21
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input checked="" type="checkbox"/> C/ER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> C/ADSR
<input type="checkbox"/> COMM SERV	<input type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
DATE	Sept 7/21
	INITIAL
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council DATE: August 31, 2021

FROM: Ken Cossey, MCIP, RPP FILE: 3090-20-DVP 10/21
(798 Hot Springs Rd)

SUBJECT: Consideration on the issuance of the requested DVP – 798 Hot Springs Road

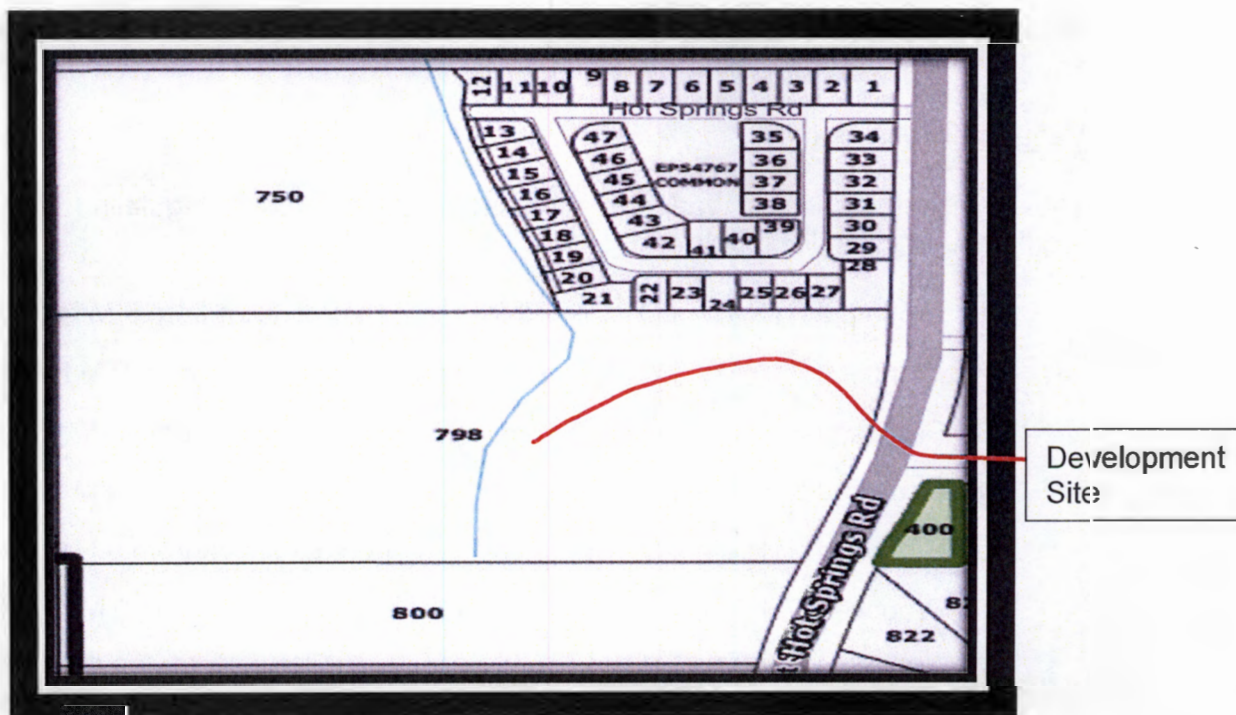
ISSUE:

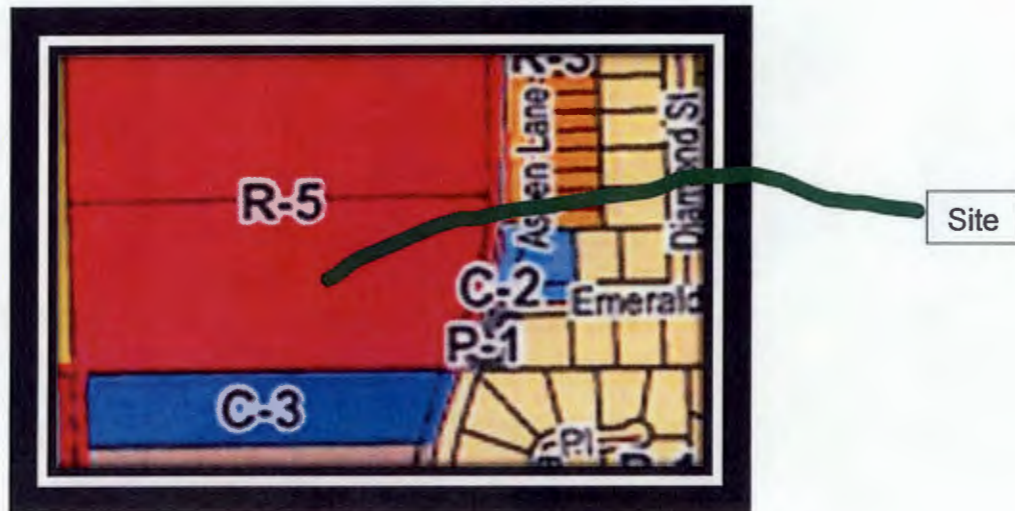
Council's consideration on the issuance of the Development Variance Permit.

BACKGROUND:

Zoning Information, Parcel Size, and adjacent uses

The site is approximately 21,699 M² (2.17 Ha or 5.36 Ac) in size. Due to the steep slope located on this parcel, only the front half of the Lot is being considered for development purposes. The parcel is zoned R-5 and is bounded by Hot Springs Road on the east. The site is proposing similar Lot sizes as found to the north, which is also zoned R-5, and a C-3 Lot to the south.





Current Land Use

The site is currently vacant. The applicant is proposing to create a 40-Lot strata development for 40 single family dwellings. The single-family dwellings are a permitted use for this zone.

Environmental Sensitive Area on the site

The site is located adjacent to a stream that flows into the Miami Slough in a south to north direction. This stream is located near the base of the bedrock escarpment. Due to this the applicant is required to get a report prepared and reviewed by the province under the provincial *Riparian Areas Protection Regulation*.

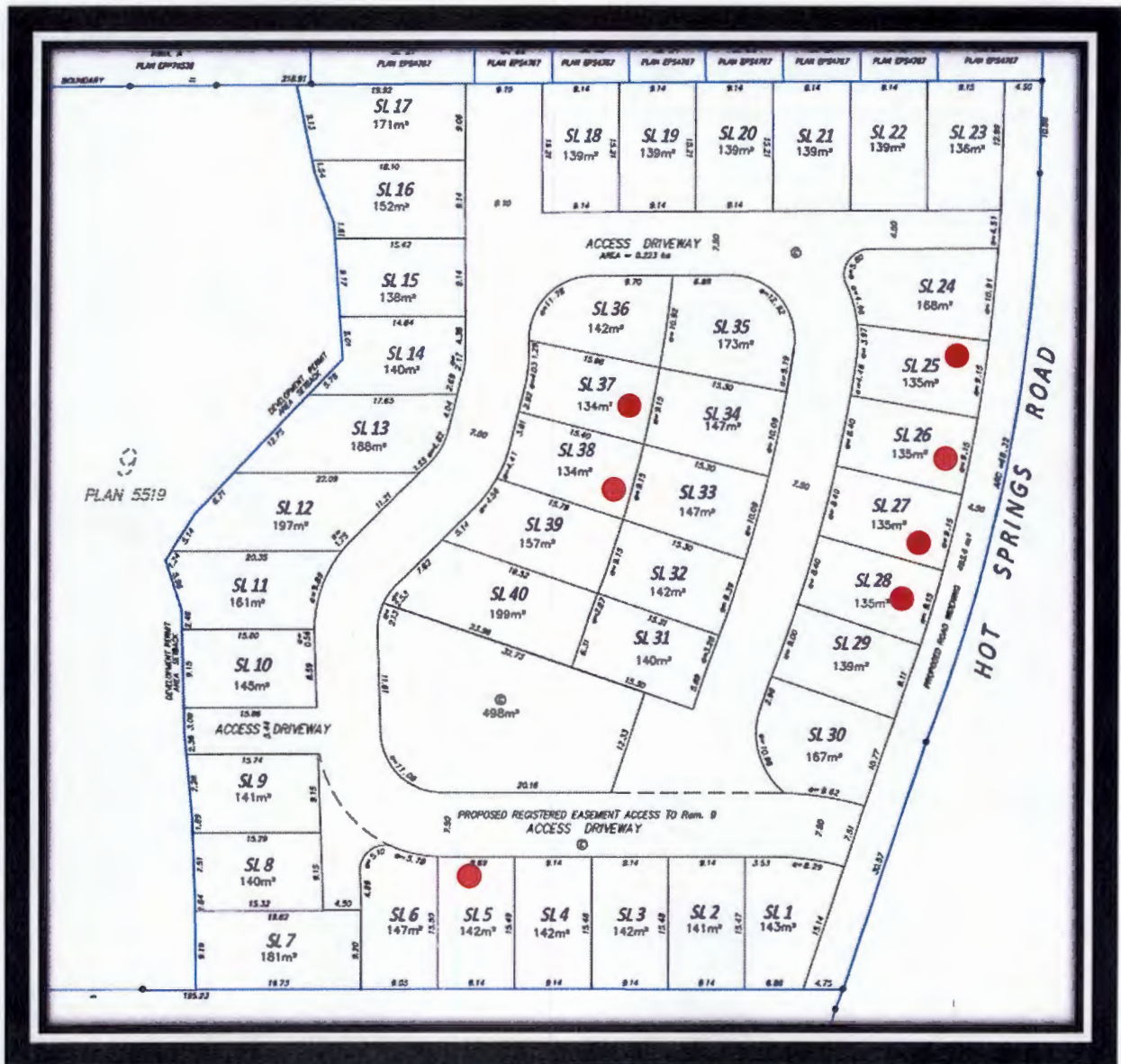
Based upon the report prepared and reviewed by the province, the proposed development site will be located outside of recommended 10 M Streamside Protection and Enhancement Area (SPEA) boundary.

Variance Requested

The applicant wishes to vary the following R-5 Land Use Regulation frontage requirements as outlined below.

1. Proposed STRATA LOT 5 – reduce the frontage down from 9 M to 8.69 M
2. Proposed STRATA LOT 25 – reduce the frontage down from 9 M to 8.43 M
3. Proposed STRATA LOT 26 – reduce the frontage down from 9 M to 8.4 M
4. Proposed STRATA LOT 27 – reduce the frontage down from 9 M to 8.4 M
5. Proposed STRATA LOT 28 – reduce the frontage down from 9 M to 8.4 M
6. Proposed STRATA LOT 37 – reduce the frontage down from 9 M to 8.24 M
7. Proposed STRATA LOT 38 – reduce the frontage down from 9 M to 8.22 M

Outlined below is a copy of the proposed site plan with a red dot indicating the affected parcel.



Public Notifications

In keeping with the notification requirements, defined as the adjacent lots within 30 M from this site, they have received written notification of the variance request. No comments have been received back at the writing of this report, however any comments received will be shared with Council.

Potential Impacts of this requested variance

In order to provide Council an impact report on these variance requests, staff have two options when looking at these requests, either it is looked at from an individual or

a collective basis. In this case the variance was looked at from a collective basis and the following impact analysis is provided for your reference and review.

Staff is of the opinion that the proposed variance does not add to the overall massing of the parcel and the variance requests are still within the overall intent of the Village's OCP, within the context of the density requirements. The variances requested are not expected to create a negative impact for the adjacent landowners.

RECOMMENDATION:

THAT Development Variance Permit DVP 10/21 be issued to 1091760 BC Ltd. for the property located at 798 Harrison Springs Road, Harrison Hot Springs, BC for land legally described as:

Lot 9, Section 12, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 5519.

Respectfully submitted;

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

Ken Cossey
Ken Cossey, MCIP, RPP,
Planning Consultant

Madeline McDonald
Madeline McDonald
Chief Administrative Officer

Attachment (2) Proposed Subdivision Plan
DVP 3090-20-DVP 10/21

PROPOSED SUBDIVISION PLAN

on LOT 9 SECTION 12 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT PLAN 5519

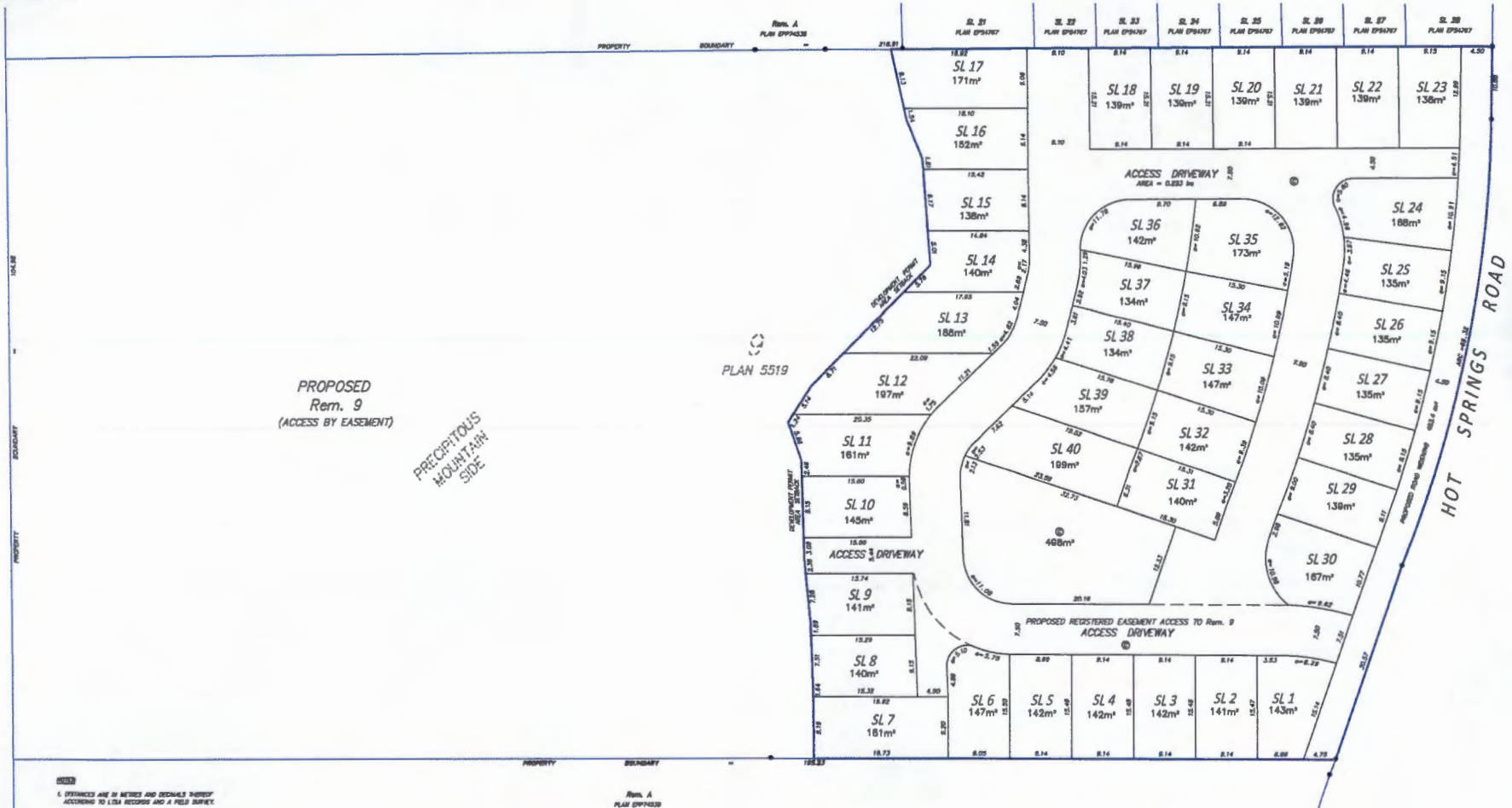
SCALE 1 : 300

THE UNDIVIDED PLOT SIZE OF THIS PLAN IS 65.88m IN WIDTH BY 100.00m IN HEIGHT (2.522) WHEN PLOTTED AT A SCALE OF 1:300

LEGEND:

- STANDARD IRON POST
- DECEYER SQUARE METRE(S)
- DECEYER CIRCULAR PROPERTY
- △ DECEYER TRIANGULAR LOT
- ☼ COMPASS ROSE
- ☼ DECEYER TREE

CLIENT: RIMMAY ENGLISH
PARCEL IDENTIFIER: 011-150-011
CHRG ADDRESS: 780 HOT SPRINGS ROAD
HARRISON HOT SPRINGS, B.C.



1. DIMENSIONS ARE IN METRES AND DECIMALS THEREOF, ACCORDING TO L.S.A. RECORDS AND A FIELD SURVEY.
2. THIS PLAN IS PREPARED FOR RECORD PURPOSES ONLY, NOT TO BE USED FOR PROPERTY LINE OR CONVEYANCE.
3. THE POSITIONING HAS BEEN BASED ON GPS OBSERVATIONS THEREFORE COORDINATES ARE UTM.
4. ELEVATIONS ARE INDICATED, SHOWN IN METRES, AND ARE OBTAINED FROM GPS OBSERVATIONS, BY AIR CORRECTION.
5. NOT SUITABLE FOR MORTGAGE PURPOSES.
6. PLOTTED FROM DIGITIZED DRAWING.

DATED THIS 11TH DAY OF MARCH, 2021

RANDY ARNOLD, B.C.L.S.
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.
© COPYRIGHT, 2021 - CONCOR LAND SURVEYING LTD.

CONCOR LAND SURVEYING LTD.
ADDRESS: 8-40018 HWY 10
CHILLIWACK, B.C. V2R 6L2
TEL: (604) 850-0348
E-mail: res@concor-land-surveying.ca
FILE: 21061_1

Village of Harrison Hot Springs

DEVELOPMENT VARIANCE PERMIT NO. 10/21

ISSUED this ____ day of ____, 2021

FILE No: 3090-20-DVP10/21

FOLIO No: 5240-15625

REGISTERED LANDOWNERS

1091760 BC LTD INC. NO. BC1091760

6228 146 Street

Surrey, BC V3S 3A4

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

Legal Description: Lot 9, Section 12, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 5519 (PID: 011-150-491)
Civic Address: 798 Hot Springs Rd, Harrison Hot Springs, BC
3. Authorization is hereby given for the use of the subject property for the development of single-family residential dwellings on the land in accordance with the conditions listed in Section 4, below.
4. The use must be carried out subject to the following conditions:
 1. Proposed STRATA LOT 5 – reduce the frontage from 9 M to 8.69 M
 2. Proposed STRATA LOT 25 – reduce the frontage from 9 M to 8.43 M
 3. Proposed STRATA LOT 26 – reduce the frontage from 9 M to 8.4 M
 4. Proposed STRATA LOT 27 – reduce the frontage from 9 M to 8.4 M
 5. Proposed STRATA LOT 28 – reduce the frontage from 9 M to 8.4 M
 6. Proposed STRATA LOT 37 – reduce the frontage from 9 M to 8.24 M
 7. Proposed STRATA LOT 38 – reduce the frontage from 9 M to 8.22 M

5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit must form a part thereof.
6. **This Development Variance Permit is not a Building Permit, a Tree Cutting Permit, a subdivision approval nor a soil removal or deposit permit.** No final inspection must be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village.

RESOLUTION PASSED BY COUNCIL THIS ____ day of ____, 2021

I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance Permit contained herein. I understand and agree that the Village of Harrison Hot Springs has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with me, other than those contained in this Permit.

(Authorized Signatory)
1091760 BC LTD

THIS PERMIT IS ISSUED this ____ day of ____, 2021.

VILLAGE OF HARRISON HOT SPRINGS

Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 31, 2021

FROM: Ken Cossey, MCIP, RPP **FILE:** 3090-20-DVP 3/21
(470 Esplanade Avenue)

SUBJECT: Consideration on the issuance of the requested DVP –
470 Esplanade Avenue

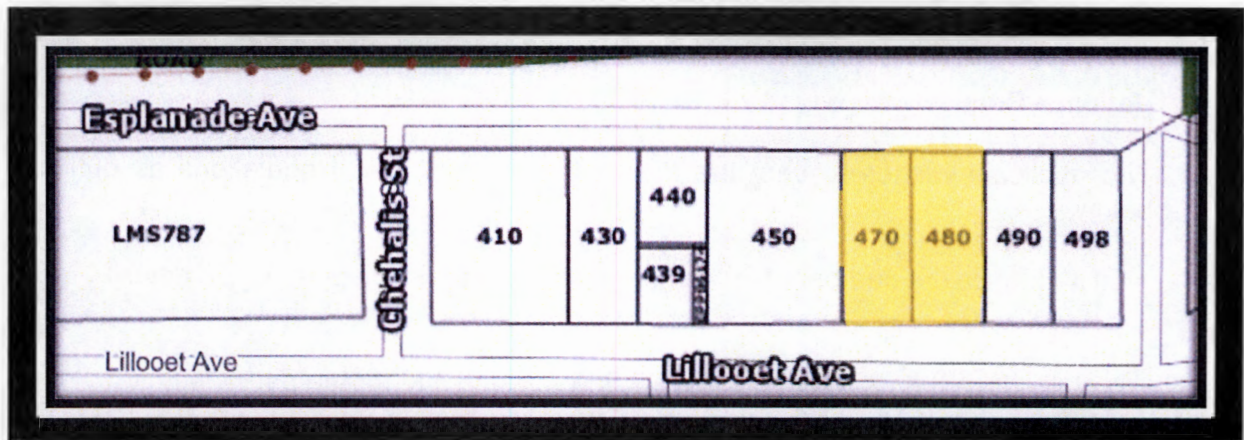
ISSUE:

Council's consideration on the issuance of the Development Variance Permit.

BACKGROUND:

Zoning Information, Parcel Size, and adjacent uses

This site formerly contained two separate Lots with the civic addresses of 470 Esplanade and 480 Esplanade. Recently they have been consolidated into one Lot with the address of 470 Esplanade. The site is approximately 21,780 ft² (2,023.3 M² or 0.49 Ac) in size. The parcel is zoned C-1 and is bounded by Esplanade Ave to the north and Lillooet Ave to the south and other C-1 permitted activities to the east and west of this Lot. The area highlighted in yellow below is the development site.



Current Land Use

The site is currently vacant. The applicant is proposing to create a 5-storey apartment development that will contain 35 apartments. The apartment dwellings are a permitted use for this zone. Listed below is an aerial photo of the development site.



Noted below the development site is in the C-1 Zone, as per the purple tone



Variance Requested

The applicant wishes to vary the following C-1 Land Use Regulations as outlined below.

1. Reduce the number of the required disability parking stalls, from 4 down to 3,
2. Reduce the rear set back from 7.5 M down to 3 M for the parkade only, and
3. Increase the building height from 15 M to 21.5 M

Public Notifications

In keeping with the notification requirements, defined as the adjacent lots within 30 M from this site, they have received written notification of the variance request. No

comments have been received back at the writing of this report, however any comments received will be shared with Council.

Potential Impacts of this requested variance

In order to provide Council an impact report on these variance requests, staff have two options when looking at these requests, either it is looked at from an individual or a collective basis. In this case the variance was looked at from a collective basis and the following impact analysis is provided for your reference and review.

Staff is of the opinion that the proposed variance does not add to the overall massing of the parcel and the variance requests are still within the overall intent of the Village's OCP. The addition height is required, as an above ground parkade is being created for the development, that will house 44 parking stalls and 9 bike racks. In addition to this the applicant is proposing to provide 8 on-street stalls.

The variances requested are not expected to create a negative impact for the adjacent landowners. The parkade setback reduction can be addressed further by the use of a covenant as well, if required by Council.

Notices on Title

There is a covenant registered against the Lot. This covenant addresses floodplain requirements and allows the Flood Construction Level (FCL) to be reduced from 14.55 M down to 13.2 M. This is not an issue as this will affect the proposed parkade area, if any flooding occurs.

RECOMMENDATION:

THAT Development Variance Permit DVP 3/21 be issued to Oasis at Harrison Lake Developments Ltd. for the property located at 470 Esplanade Avenue, Harrison Hot Springs for land legally described as:

Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP 112669.

Respectfully submitted;

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

Ken Cossey

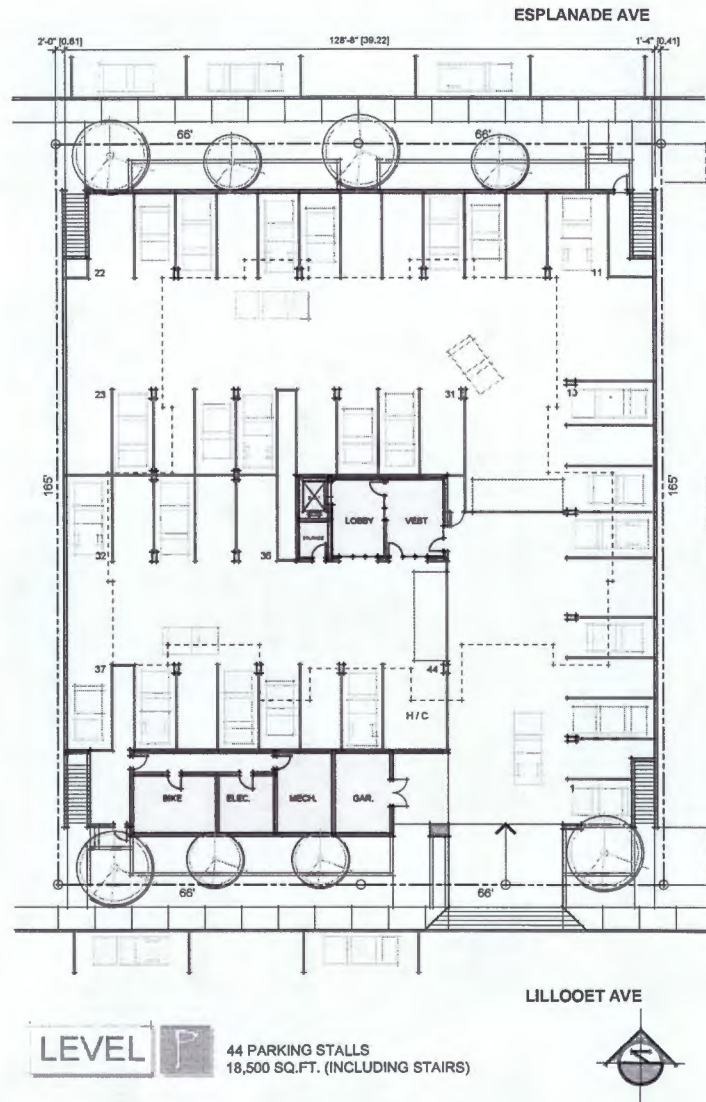
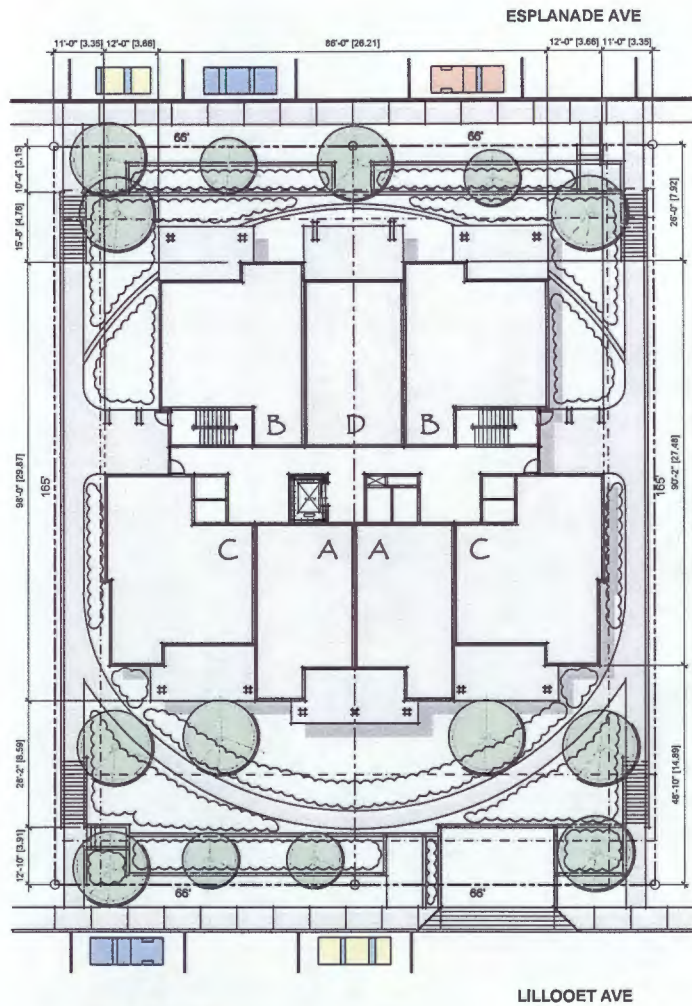
Ken Cossey, MCIP, RPP,
Planning Consultant

Madeline McDonald

Madeline McDonald
Chief Administrative Officer

Attachment (2)

Proposed Site plan – prepared by Luteyn Architecture Ltd
dated March 11, 2021
DVP 3090-20-DVP 3/21



ZONING INFO.

PART 6.0 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 : 3 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 & 8 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 : 484 m²

- PROPOSED LOT SIZE : 2,023 m²

FLOOR AREA RATIO

- MAXIMUM ALLOWED : 1.5

- PROPOSED F.A.R. : 1.88

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) : 88%

- 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 : 3.0m

- 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

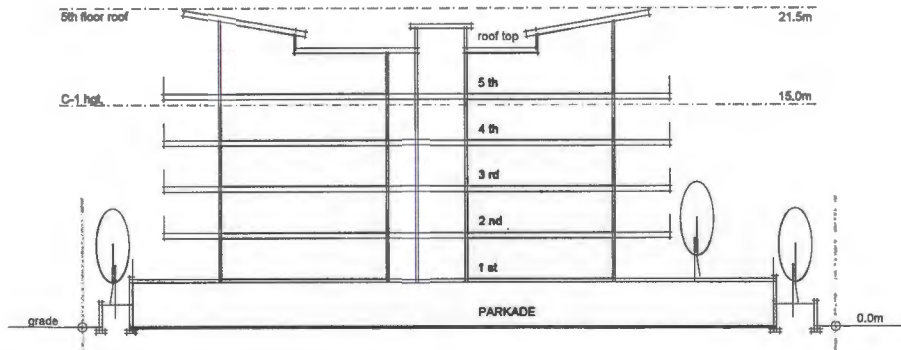
Overall Plans

CLIENT : OPEN DOOR CONSTRUCTION
PROJECT : HARRISON HOT SPRINGS - APARTMENT SITE
DATE : MARCH 11, 2021
SCALE : 1 : 180

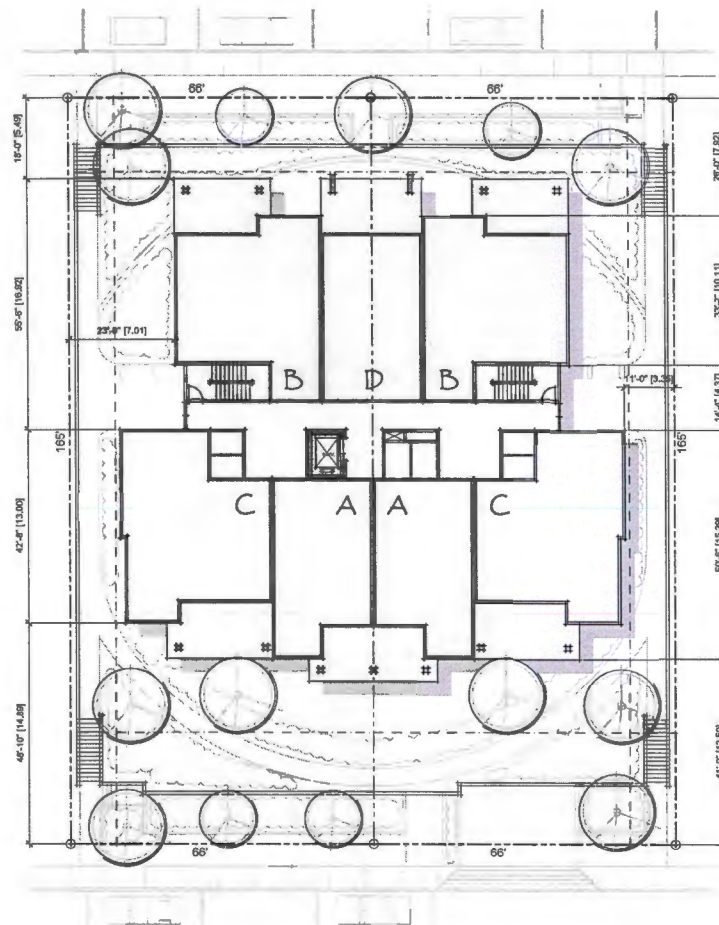
BUILDING INFO.

Unit Type	Unit style	Unit sq.ft.	No. of Units
A	1 bed & den / 1 bath	750 sq.ft.	10
B	2 bed / 2 bath	1100 sq.ft.	10
C	2 bed & den / 2 bath	1150 sq.ft.	10
D	1 bed & den / 1 bath	750 sq.ft.	5
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, 2011
SCALE : 1 : 150

ARCHITECT :
LUTEYNT
ARCHITECTURE LTD.

Village of Harrison Hot Springs

DEVELOPMENT VARIANCE PERMIT NO. 03/21

ISSUED this ____ day of ____, 2021

FILE No: 3090-20-DVP03/21

FOLIO No: Not assigned yet

REGISTERED LANDOWNERS

Oasis at Harrison Lake Developments Ltd

43385 South Sumas Road

Chilliwack, BC V2R 4L6

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

Legal Description: Lot A, Section 13, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan EPP 112669 (PID: 031-465-188)
Civic Address: 470 Esplanade Ave, Harrison Hot Springs, BC
3. Authorization is hereby given for the use of the subject property for the development of the land for residential (apartment) purposes in accordance with the conditions listed in Section 4, below.
4. The use must be carried out subject to the following conditions:
 1. Reducing the number of the required disability parking stalls, from 4 down to 3,
 2. Reducing the rear set back from 7.5 M down to 3 M for the parkade only, and
 3. Increase the building height from 15 M to 21.5 M
5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit must form a part thereof.

6. This Development Variance Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit. No final inspection must be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village.

RESOLUTION PASSED BY COUNCIL THIS ____ day of ____, 2021

I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance Permit contained herein. I understand and agree that the Village of Harrison Hot Springs has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with me, other than those contained in this Permit.

(Authorized Signatory)

Oasis at Harrison Lake Developments Ltd. Inc.
No. BC1309238

THIS PERMIT IS ISSUED this ____ day of ____, 2021.

VILLAGE OF HARRISON HOT SPRINGS

Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council

DATE: September 1, 2021

FROM: Ken Cossey MCIP, RPP
Planning Consultant

FILE: 3360-20-Z03/21
(470 Esplanade)

SUBJECT: Rezoning to change the Floor Area Ratio (FAR) and Lot Coverage
– 470 Esplanade Avenue

ISSUE:

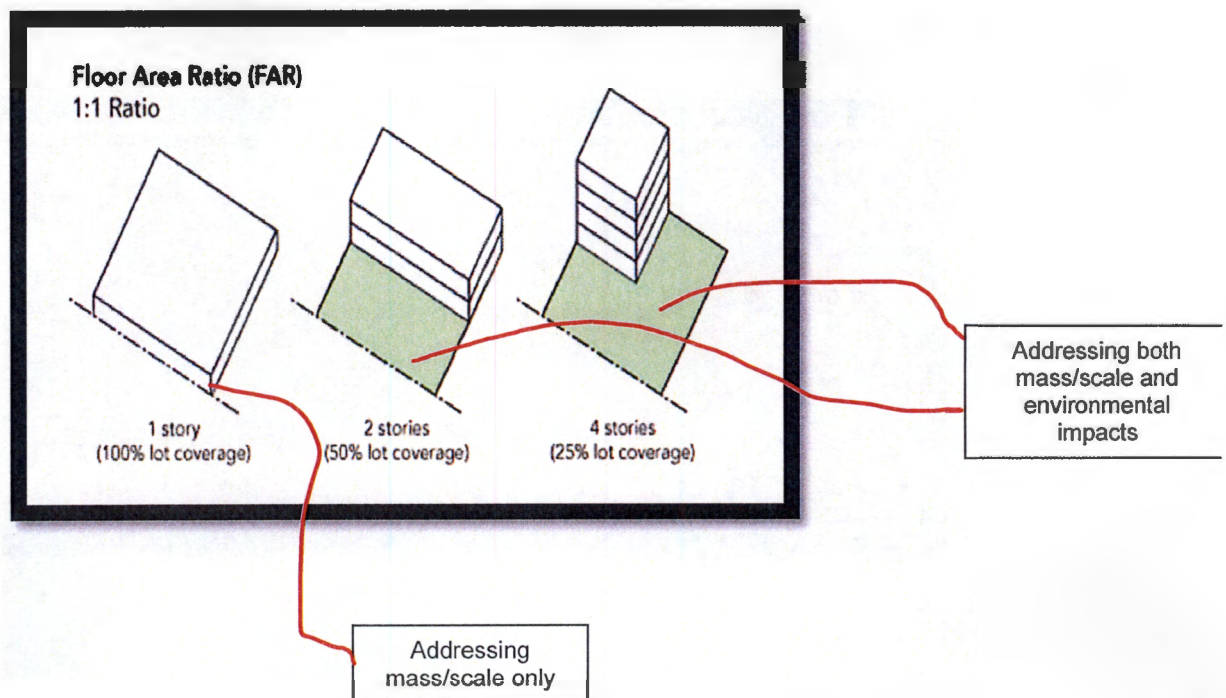
Seeking permission to set up a Public Hearing and to refer the rezoning application to various agencies on a proposed change of the current FAR, from 1.5 to 1.85 and to increase the Lot coverage from 75% to 85%, for the above ground parkade only.

BACKGROUND: Use and Purpose of the FAR

The FAR is a measurement of a Building's or Structure's floor area in relation to the size of the Lot that the Building or Structure will be located on. Generally, the FAR is expressed in a decimal format, and is an effective way to calculate the bulk or mass of the proposed development on a particular site. The FAR is also used in conjunction with other development standards such as Building Heights, and Lot Coverage

Purpose of the FAR

The FAR can be used to lessen environmental impacts of the development or to control the mass and scale of the development, as outlined in the diagram below.



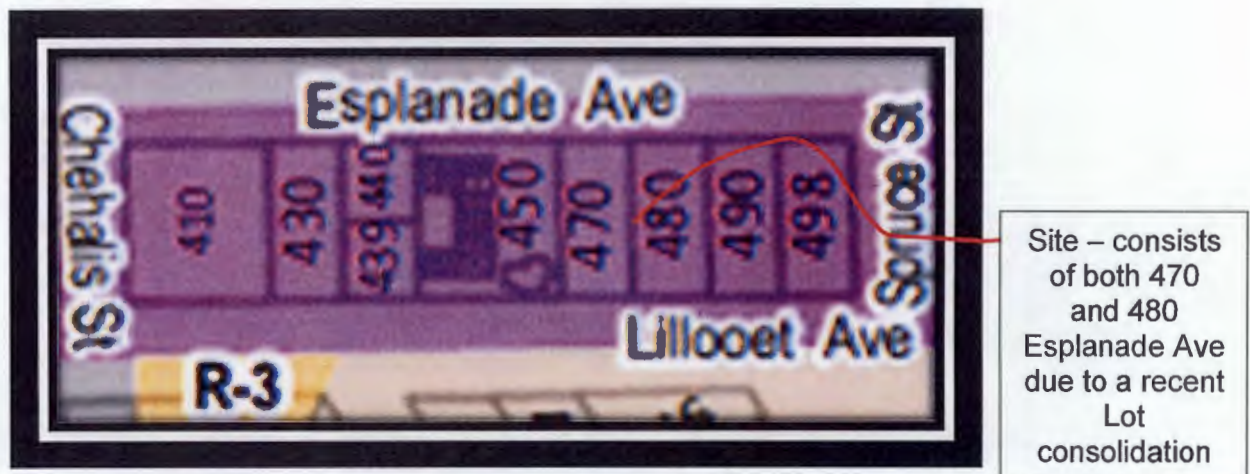
The FAR considers the footprint of the Building or Structure and the entire occupied areas of the proposed development. Unoccupied areas such as but not limited to parking garages, elevator shafts and basements are generally not included in the calculation of the FAR.

OCP designation and Zoning

Based upon a review of the Village's Official Community Plan (OCP), the site is within the Lakeshore Beach Area designation, the Waterfront Commercial Area and within the Lakeshore Special Planning Area. In section 6.3.1 entitled Multi-family Residential Development, high density residential development is permitted in the Waterfront Commercial Area.



As per the Village's Zoning Bylaw, the site is zoned as Village Commercial (C-1) and is bounded by Lillooet Avenue to the south, Chehalis Street to the west, and Esplanade Avenue to the north. Apartments are a permitted use in this zone.



Application Considerations

The following points were considered in assessing this application:

- The Village's Official Community Plan – the application is consistent with the intent of the OCP,
- The Village's Zoning Bylaw – the proposed use is consistent with the permitted land use, and
- The submitted proposal for the redevelopment of the site.

Additional Comments

- At a future meeting Council will need to consider a Development Permit for the form and character of the proposed development

Description of the Proposal

In a summary format the proposal is for a proposed 5-storey residential development. The specific details include:

- Approximately 35 apartment dwellings are being proposed, broken down into 4-unit types, as outlined below

Unit Type	Unit will consist of	Unit ft ² (M ²)	Number of Units
A	1 Bdr and den with 1 bathroom	750(69.6)	10
B	2 Bdr with 2 bathrooms	1100(102.1)	10
C	2 Bdr and Den with 2 bathrooms	1150(106.8)	10
D	1 Bdr and den with 1 bathroom	750(69.6)	5

- Approximately 9 bicycle parking stalls are included and will be located in the parkade
- 30 additional lockers for the potential future owners are being proposed
- An above ground parkade is being proposed – 44 parking spots

Impact to the neighbourhood or Village Operations

Outside of the additional cars being easily added into the Village's current roadway system, staff does not envision any negative impacts to the neighbourhood. However, no engineering information has been provided to indicate the size of the proposed system. This review can be addressed during the Building Permit review process.

Accessibility Impact Statement

In terms of accessibility the project must meet the BC Building Code requirements for universal accessibility as per the Building Access Handbook, 2014.

Agency Referrals

Staff recommends that the following bodies be informed about the project and ask that they provide feedback on the project.

1. Advisory Planning Commission, and
2. The Village's Fire Department

Please note that all the referral comments must be received by staff prior to any Public Hearing be held, as these comments must be shared with the public during the Public Hearing.

Title Review

The Title of this site have been reviewed and there is a flood covenant in place that addresses the Flood Construction Level(FCL). The covenant also acts as a variance to the FCL in that it has been reduced down from 14.55 to 13.2. This is not an issue if any flooding occurs, as the parkade may be affected.

Public Notification Meeting

As outlined in the Village's Development Procedures Bylaw 1090, 2016, specifically s. 11.0, Council may request that the developer hold a Public Notification meeting. This type of meeting would be at the developer's expense and is not considered a public hearing, as Council and or staff are not generally in attendance.

STAFF RECOMMENDATION:

THAT Zoning Amendment Bylaw 1171, 2021 be given first and second reading; and

THAT staff be authorized to refer the application to the Advisory Planning Commission, and the Harrison Hot Springs Fire Department, and

FURTHER THAT staff be authorized to schedule a public hearing.

Respectfully submitted;

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

Ken Cossey

Ken Cossey, MCIP, RPP,
Planning Consultant

Madeline McDonald

Madeline McDonald
Chief Administrative Officer

Attachments (3) Zoning Amendment Bylaw 1171, 2021
 Excerpt of page 50 of Zoning Bylaw No. 1115, 2017
 Overall Site Plan – prepared by Luteyn Architecture Limited
 dated March 11, 2021



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1171, 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. 1171, 2021**".

2. **TEXT AMENDMENT**

That:

- (a) Under section 7.1.2 "Development Regulations for The Commercial Uses" in the C-1 Zone under the Floor Area Ratio regulation column, the number "1.5" be deleted in its entirety and replaced with "1.5⁽¹¹⁾"; and
- (b) Under Notes: add "11/. For land legally described as Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP 112669 (PID 031-465-188), the allowable Floor Area Ratio is 1.85."
- (c) Under section 7.1.2 "Development Regulations for The Commercial Uses" in the C-1 Zone under the Maximum Lot Coverage regulation column, the number "75" be deleted in its entirety and replaced with "75⁽¹²⁾"; and

- (d) Under Notes: add "12/. For land legally described as Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP 112669 (PID 031-465-188), the allowable Lot Coverage is 85%, for the above ground parkade only."

READINGS AND ADOPTION

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

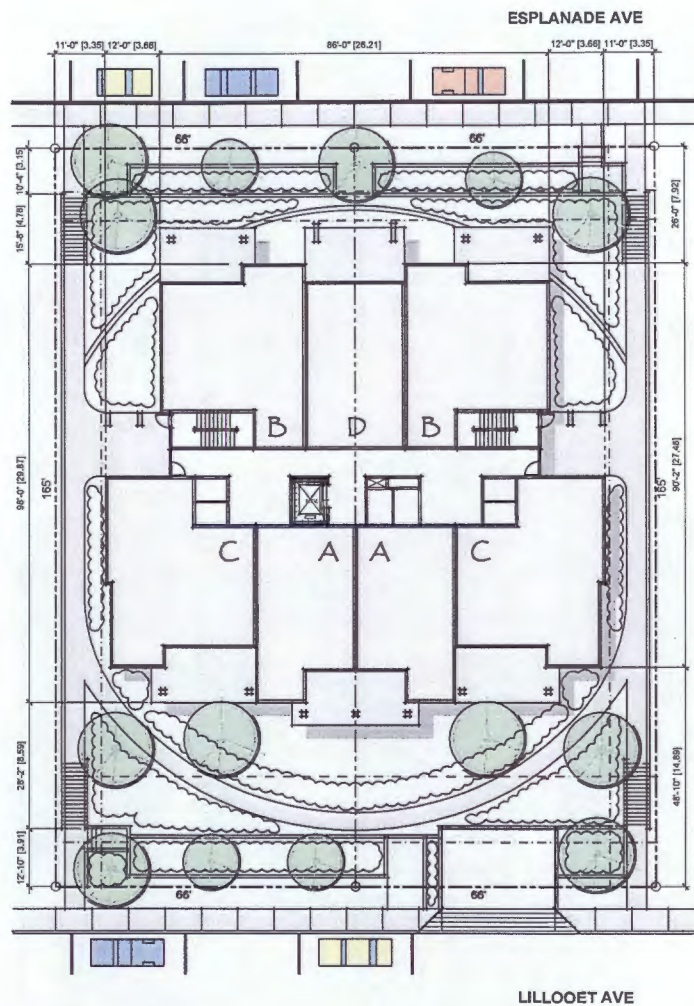
Corporate Officer

DEVELOPMENT REGULATIONS FOR THE COMMERCIAL USES

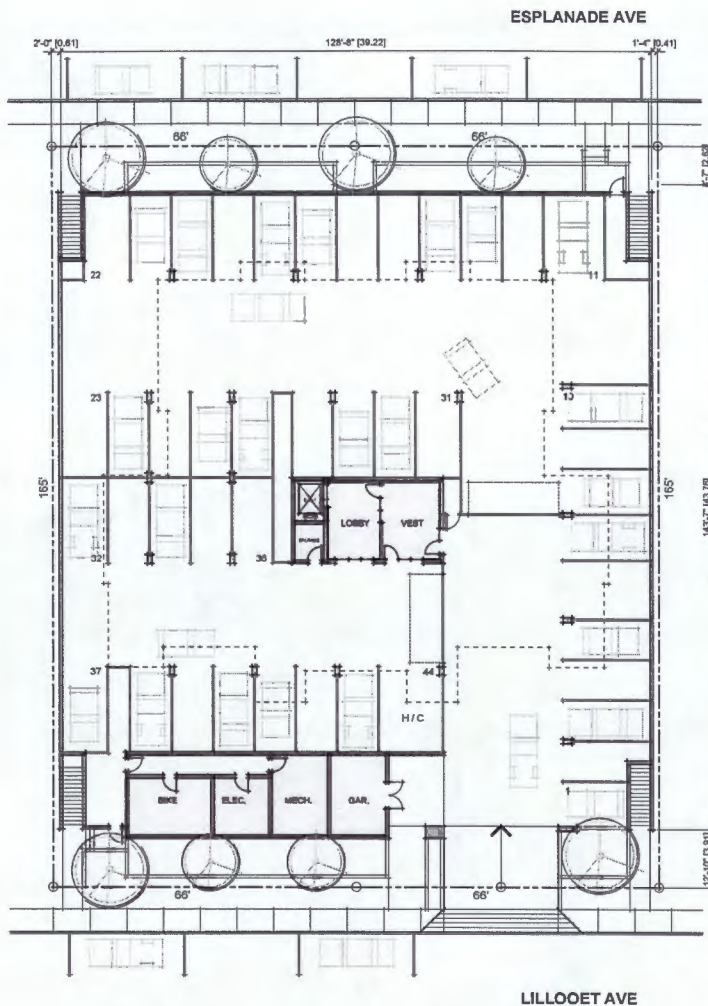
Commercial Development Regulations	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
Minimum Lot Size for subdivision purposes(m ²)	464	464	1500 ⁽³⁾ 925 ⁽⁴⁾ 464 ⁽⁵⁾ 16,200 ⁽⁶⁾	464
Subdivision for a relative (Ha)	1	1	1	1
Floor Area Ratio	1.5		1.5	1.5
Minimum Lot Width (m)	20	20	20	20
Maximum Density (units / ha)	NA	NA	NA	NA
Maximum Lot Coverage (%)	75	60	100	60
Minimum Front Setback (m)	0	7.5	7.5	7.5
Minimum Rear Setback (m)	0 ⁽²⁾	6	0 ⁽⁷⁾	6
Minimum Interior Side Setback (m)	0	3.6	0 ⁽⁷⁾	3.6
Minimum Exterior Side Setback (m)	0 ⁽²⁾	3.6	0 ⁽⁷⁾	3.6
Maximum Height (m)	15	6.5	15	12
Off-Street Parking	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time
Off-Street Loading	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time

Notes:

- 1/. A Micro-Brewery must be located on a Lot with a minimum Lot size of 446 m² and have a maximum building height of 6.0 m
- 2/. A Setback of 7.5 m is required if abutting against a residential use or is a residential use
- 3/. For mixed uses in the C-3 Zone
- 4/. For motels/hotels in the C-3 Zone
- 5/. For all other permitted uses in the C-3 Zone
- 6/. For an Holiday Park located in the C-3 Zone
- 7/. A Setback of 6.0 m is required if abutting against a residential use or is a residential use



LEVEL 1 7 UNITS PER FLOOR
8,500 SQ.FT. (INCLUDING STAIRS)



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

ZONING INFO.

PART 6.0 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 = 8 STALLS

MINIMUM DISABILITY PARKING SPACES REQUIRED

REQUIRED : 4 STALLS

PROVIDED : 3 STALLS

MINIMUM NUMBER ON 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 & 8 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. : 1.35

MINIMUM LOT WIDTH

- MINIMUM WIDTH : 20m

- PROPOSED LOT WIDTH : 40.34m

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 : 3.0m

- 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

ARCHITECT :

LUTYNT
ARCHITECTURE LTD.

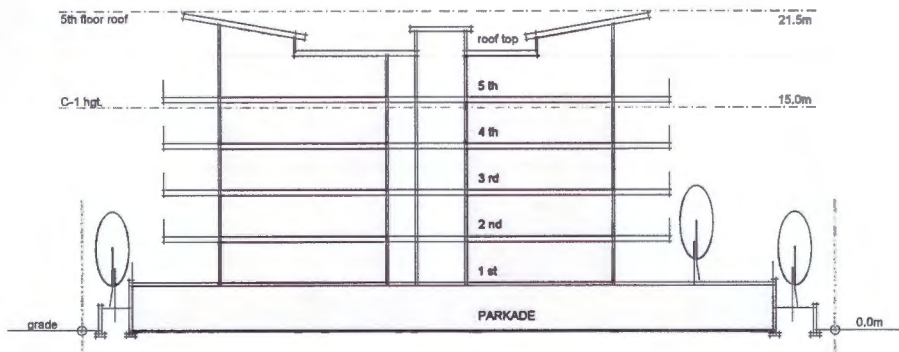
Overall Plans

CLIENT : OPEN DOOR CONSTRUCTION
PROJECT : HARRISON HOT SPRINGS - APARTMENT SITE
DATE : MARCH 11, 2021
SCALE : 1 : 180

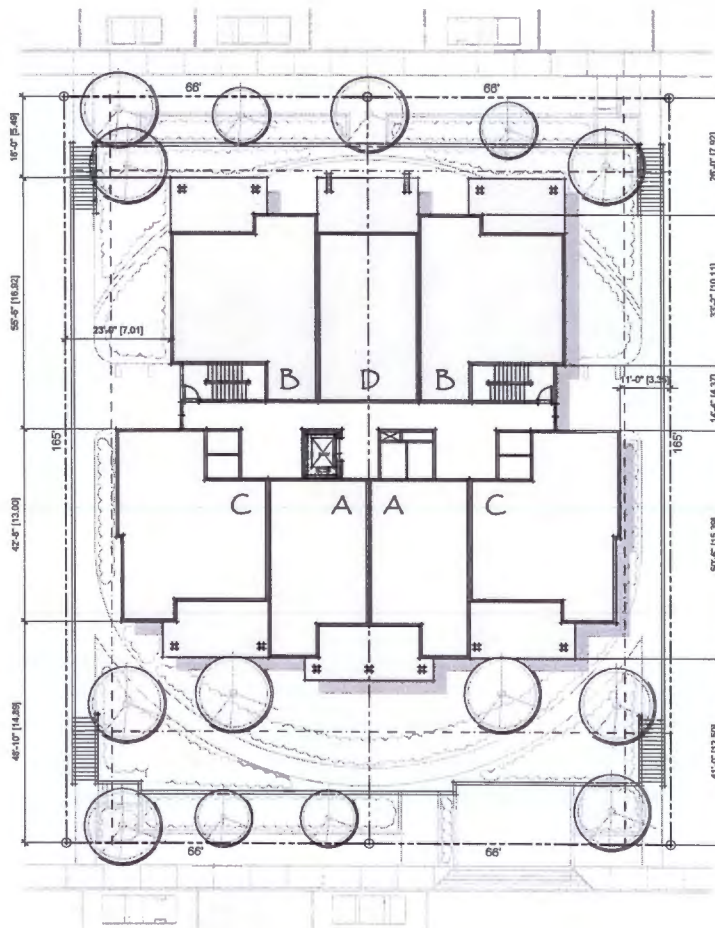
BUILDING INFO.

Unit Type	Unit style	Unit sq.ft.	No. of Units
A	1 bed & den / 1 bath	750 sq.ft.	10
B	2 bed / 2 bath	1100 sq.ft.	10
C	2 bed & den / 2 bath	1150 sq.ft.	10
D	1 bed & den / 1 bath	750 sq.ft.	5
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 :
LUPEYNT
ARCHITECTURE LTD



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 31, 2021

FROM: Tracey Jones **FILE:** 1700-02/3900-01
Financial Officer

SUBJECT: 2021-2025 Financial Plan Bylaw No. 1161, 2021 Text Amendment

ISSUE: To amend the text in Schedule "B" of the 2021-2025 Financial Plan Bylaw No. 1161, 2021

BACKGROUND:

The 2021-2025 Financial Plan Bylaw No. 1161, 2021 was adopted on March 1, 2021. Included in the Schedule "B" 2021 Financial plan objectives and policies is a section related to permissive tax exemptions.

In order for Council to consider the use of a revitalization tax exemption under Section 226 of the *Community Charter*, the current language requires amendment.

Current language:

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.

Proposed language:

Council may consider a revitalization tax exemption in conjunction with its Financial Plan for the purpose of providing incentives for development and revitalization of property within the Village.

RECOMMENDATION:

THAT the 2021-2025 Financial Plan Amendment Bylaw No. 1169, 2021 be given first, second and third readings.

Respectfully submitted:

REVIEWED BY:

Tracey Jones

Tracey Jones
Financial Officer

Madeline McDonald

Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1169, 2021

A bylaw to amend the 2021 – 2025 Financial Plan

WHEREAS the Village of Harrison Hot Springs has deemed it necessary to amend the Financial Plan for the years 2021-2025;

AND WHEREAS public consultation regarding the amendment to the Financial Plan was provided by way of an open meeting;

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

1. CITATION

This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs "Financial Plan Amendment Bylaw No 1169, 2021".

2. REPEAL

That Schedule "B" to Financial Plan Bylaw No. 1161, 2021 is hereby repealed in its entirety and replaced with Schedule "B" attached hereto and forming part of this bylaw.

READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF SEPTEMBER, 2021

AMENDED AND READ A SECOND TIME THIS DAY OF SEPTEMBER, 2021

READ A THIRD TIME THIS DAY OF SEPTEMBER, 2021

ADOPTED THIS DAY OF , 2021

Mayor

Corporate Officer

**BYLAW NO. 1169, 2021
SCHEDULE "B"
2021-2025 Financial Plan**

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%	\$2,469,152
Service Utility Fees (Frontage Taxes)	3.9%	\$476,300
User fees	8.1%	\$994,013
Reserves	4.7%	\$581,458
Surplus	0.4%	\$55,800
DCC Revenues	9.5%	\$1,175,000
Borrowing	0%	\$0
Grants/Donations	49.2%	\$6,100,000
Other sources	4.2%	\$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
Residential (1)	66%
Business (6)	29%
Recreation/Non-profit (8)	5%

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 may consider a revitalization tax exemption in conjunction with its Financial Plan, for the purpose of providing incentives for development and revitalization of property within the Village.



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** September 1, 2021
FROM: Madeline McDonald, CAO **FILE:** 1970-03/3900-01
SUBJECT: Proposed Revitalization Tax Exemption Bylaw for First Reading

ISSUE:

Revitalization Tax Exemption Bylaw No. 1170, 2021 is presented for consideration and First Reading.

BACKGROUND:

Section 226 of the *Community Charter* allows council to provide tax exemptions for the purpose of encouraging revitalization in part or all of the community. The Village does not currently provide such tax exemptions, given that former Revitalization Tax Exemption Bylaw No. 1033, 2013 was repealed in 2018. During the five years that the Bylaw No. 1033 was in effect, no revitalization work was undertaken under the provisions of the bylaw.

At the April 9, 2021 Committee of the Whole Meeting, Council directed staff to draft a new Revitalization Tax Exemption Bylaw to provide tax exemptions for improvements made in excess of \$100,000 for the following categories of property:

- Commercial development
- Residential rental housing of 4 units or greater
- Affordable residential development of 4 units or greater

The purpose of this bylaw would be to incentivize improvements to the commercial areas of the community that contribute to a vibrant retail and hospitality sector and to incentivize the development of both affordable and rental housing. The Harrison Hot Springs Housing Needs and Supply Report (2019) noted that, even in 2019, the cost of housing within the Village is still too high to attract workers for local Harrison jobs. This observation has been echoed by the business community, for whom the attraction and retention of workers remains a challenge. The Report also pointed to a deficit of at least 185 affordable units in Harrison in 2019, based on evidence that 185 households were spending more than 30% of before tax income on shelter costs at the time of the preparation of the report.

According to the Federal Government, rental housing is home to 30% of Canadians, although the 2019 Harrison Housing Study cited that only 19% of housing is rental within the Village. Supporting more affordable rents can help reduce poverty and grow the middle class, and could provide housing for workers within the hospitality industry.

This report recommends first reading of Revitalization Tax Exemption Bylaw No. 1170, 2021, and that notice of the proposed bylaw be given of Council's intention to consider this tax exemption scheme.

Staff is recommending that the draft bylaw be referred to Tourism Harrison River Valley and the Harrison-Agassiz Chamber of Commerce for consideration and review.

RECOMMENDATION:

THAT Revitalization Tax Exemption Bylaw No. 1170, 2021 be given first reading; and

THAT pursuant to s. 227 of the *Community Charter*, public notice be given in accordance with s. 94 of the *Community Charter*; and

FURTHER THAT Revitalization Tax Exemption Bylaw No. 1170, 2021 be referred to Tourism Harrison River Valley and the Harrison-Agassiz Chamber of Commerce for consideration and review.

Respectfully submitted:

Madeline McDonald

Madeline McDonald
Chief Administrative Officer

A bylaw to establish Revitalization Tax Exemption Program

WHEREAS under the provisions of Section 226 of the *Community Charter* the Council may by bylaw adopt a tax exemption program for the purpose of encouraging revitalization within the municipality;

AND WHEREAS the *Community Charter* provides that a revitalization tax exemption program bylaw may only be adopted after notice of the proposed bylaw has been given in accordance with Section 227 of the *Community Charter* and such notice has been provided;

AND WHEREAS the *Community Charter* requires a municipality to set out in its Financial Plan, the objectives and policies in relation to the use of permissive tax exemptions and such provisions have been set out in the Village of Harrison Hot Springs Financial Plan Bylaws and are consistent with this Bylaw;

AND WHEREAS the Mayor and Council has deemed it advisable to establish a revitalization tax exemption program to incentivize the development and revitalization of properties within the Village;

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

1. CITATION

This Bylaw may be cited for all purposes as "Village of Harrison Hot Springs Revitalization Tax Exemption Bylaw No. 1170, 2021".

2. DEFINITIONS

In this bylaw, unless the context otherwise requires:

"Affordable Housing" is rental housing wherein the rent is not more than 30% of the tenant's income;

"Council" means the Council of the Village of Harrison Hot Springs

"Increased Assessed Value" means the difference as per BC Assessment values, in assessed value of land and improvements on a parcel of real property between:

- (a) the year before the construction or alteration began; and
- (b) the year in which the tax exemption certificate is issued;

"Revitalization Area" means any commercial property within the following zones: C-1 Village Commercial, C-4 Marine Commercial; and for multi-family residential development as designated by the Village of Harrison Hot Springs' Zoning Bylaw No. 1115, 2017, as amended from time to time,

"Village" means the Village of Harrison Hot Springs;

3. PROGRAM ELIGIBILITY

A revitalization tax exemption will be granted only in respect of:

- (a) the construction of a new improvement or the alteration of an existing improvement where the improvement or the alteration of the improvement has an aggregate estimated construction cost of at least \$100,000, as determined by the Village; and
- (b) a property in which the new or existing improvement constitutes commercial construction; or
- (c) multi-family residential construction with a minimum of four new dedicated rental or affordable housing residential units or a combination of commercial construction with a dedicated rental or affordable housing residential component with a minimum of four new residential units.

4. TERM

A revitalization tax exemption shall be for a term of five (5) years unless earlier terminated by cancellation of the revitalization tax certificate that is issued by the Village.

5. APPLICATION DEADLINE

In order for real property to be eligible for a revitalization tax exemption in any particular year, the owner must notify the Village by September 30 of the year before the year when the real property will be eligible for a revitalization tax exemption.

6. MAXIMUM EXEMPTION

A revitalization tax exemption must not exceed the Increased Assessed Value of the real property between the year before the construction began, and the year in which the tax exemption certificate is issued.

7. VALUE OF EXEMPTION

The amount of a revitalization exemption from municipal property value of the taxes shall be as follows:

- (a) Year 1: 100% of the Increased Assessed Value;
- (b) Year 2: 80% of the Increased Assessed Value;
- (c) Year 3: 60% of the Increased Assessed Value;

- (d) Year 4: 40% of the Increased Assessed Value;
- (e) Year 5: 20% of the Increased Assessed Value.

8. APPLICATION

Every owner that wishes to obtain a revitalization tax exemption must make application to the Village in the form prescribed by and available from the Village.

9. AGREEMENT

Upon receipt of the written application referred to in Section 8, complete with supporting documents, the Village will provide the owner with an agreement, to be signed and returned to the Corporate Officer, establishing the terms and conditions upon which the Village will grant a revitalization tax exemption.

10. REVITALIZATION TAX EXEMPTION CERTIFICATE

Once the Village agrees that the requirements and conditions of this Bylaw and the agreement referred to in Section 9 have been met, the Village may issue a tax exemption certificate to the owner of the real property specifying:

- (a) the extent of the tax exemption;
- (b) the amount of the tax exemption or the formula for determining the exemption;
- (b) the term of the tax exemption;
- (c) any conditions on which the tax exemption is provided; and
- (d) the amount re-payable to the Village if the certificate is cancelled and how that amount was determined.

11. CERTIFICATE CANCELLATION

A tax exemption certificate may be cancelled by Council in one or more of the following circumstances:

- (a) upon written request of the property owner; or
- (b) if any of the requirements of this bylaw or the conditions contained in the agreement referred to in Section 9 are not met.

12. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this bylaw is, for any reason, held invalid by the decision of any court or competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder of this bylaw.

13. GENDER NEUTRALITY

- (a) This bylaw is gender neutral and accordingly, any reference or phrase to one gender includes the other.

(b) Words in the singular include the plural and words in the plural include the singular.

14. This bylaw may not be amended or repealed and substituted unless Council first gives notice in accordance with section 94 of the *Community Charter*.

READINGS AND ADOPTION

READ A FIRST TIME this day of , 2021

READ A SECOND TIME this day of , 2021

READ A THIRD TIME this day of , 2121

ADOPTED this day of , 2021

Mayor

Corporate Officer