



# VILLAGE OF HARRISON HOT SPRINGS

## NOTICE OF MEETING AND AGENDA

### REGULAR COUNCIL MEETING

**Date:** Monday, October 18, 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 October 4, 2021 be adopted.

Item 4(a)  
Page 1

#### 5. BUSINESS ARISING FROM THE MINUTES

#### 6. CONSENT AGENDA

##### i. Bylaws

(a) Waste Collection and Disposal Bylaw No. 1172, 2021

Item 6(i)  
Page 7

##### ii. Agreements

##### iii. Committee/ Commission Minutes

##### iv. Correspondence

(a) Letter dated September 21, 2021 from Union of British Columbia  
Municipalities  
Re: Emergency Mitigation and Preparedness resolution

Item iv((a))  
Page 15

#### 7. DELEGATIONS/PETITIONS

(a) Agassiz RCMP Detachment – Sgt. Mike Sargent  
Re: Seasonal Policing Report - 2021

Item 7(a)  
Page 17

#### 8. CORRESPONDENCE

#### 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 – October 7, 2021

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Page 25

Re: Consideration on the issuance of Development Variance Permit – 470 Esplanade Avenue

Recommendation:

THAT Development Variance Permit DVP 3/21 (revised) 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, Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan EPP 112669.

### (b) Report of Chief Administrative Officer – October 12, 2021

Item 12(b)  
Page 37

Re: Public Facility Use During the COVID-19 Pandemic

Recommendation:

THAT Council Meetings and public hearings remain at Memorial Hall until further notice.

**Recommendation:**

THAT the Council Procedure Bylaw be amended to allow for open meetings of Council to be conducted electronically or in a hybrid fashion to include both in-person and electronic attendance.

**Recommendation:**

THAT modifications be made to Memorial Hall, at a cost of up to \$6000, to be funded from the COVID-19 Restart Grant, to secure council meeting equipment so as to allow for community events produced by Harrison Festival Society or Tourism Harrison River Valley to be undertaken at the Hall.

**13. BYLAWS****14. NEW BUSINESS****15. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)****16. ADJOURNMENT**

4(a)

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

**DATE:** Monday, October 4, 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  
Financial Officer, Tracey Jones  
Community Services Manager, Rhonda Schell  
Operations Manager, Tyson Koch

**ABSENT:**

*Recording Secretary: Jaclyn Bhatti*

**P**

**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**

- Verbal Report of the Corporate Officer from October 4, 2021 In Camera Council Meeting

**3. APPROVAL OF AGENDA**

Moved by Councillor Vidal  
Seconded by Councillor Piper

THAT the agenda be approved as amended.

**CARRIED  
UNANIMOUSLY**  
RC-2021-10-01

**4. ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Piper  
Seconded by Councillor Vidal

THAT the Regular Council Meeting Minutes of September 7, 2021 be adopted.

**CARRIED  
UNANIMOUSLY**  
RC-2021-10-02

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
October 4, 2021*

**5. BUSINESS ARISING FROM THE MINUTES**

None

**6. CONSENT AGENDA**

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

(a) Advisory Planning Commission Meeting Minutes of October 16, 2019

iv. Correspondence

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

THAT the Advisory Planning Commission Meeting Minutes of October 16, 2019 be received.

**CARRIED  
UNANIMOUSLY**  
RC-2021-10-03

**7. DELEGATIONS/PETITIONS**

None

**8. CORRESPONDENCE**

- (a) Letter dated September 15, 2021 from Langley City  
Re: Appointment of Directors to Regional District Board

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

THAT the correspondence be received.

**CARRIED  
UNANIMOUSLY**  
RC-2021-10-04

**9. BUSINESS ARISING FROM CORRESPONDENCE**

None

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

**Councillor Hooper**

- Agassiz Harrison Historical Society – attended the August 10, 2021 meeting
- Fraser Health
  - September 8, 15, 23 & 29, 2021 attended Zoom meetings and training with the Canadian National Institute for the Blind
  - September 21, 2021 took part in the Tamarak Institute webinar titled Place-Based Neighbourhood Roundtable Model in Montreal
  - September 22, 2021 attended a webinar hosted by the Alzheimer Society of BC on Getting to Know Dementia: Responding to a Diagnosis
  - September 22, 2021 attended a Zoom meeting and a Community Situation Table
  - October 1, 2021 attended the BC Citizens Response Network National Senior's Day celebration
- Attended the September 22, 2021 Lets'emot Community to Community Forum Meeting
- Attended the September 14, 15, 16, 2021 Virtual UBCM Conference

**Councillor Palmer**

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

**Councillor Piper**

- Corrections Canada Citizens Advisory Committee – attended the September 20, 2021 online meeting
- Harrison Agassiz Chamber of Commerce – attended the September 14, 2021 online Board of Directors Meeting
- Kent Harrison Joint Emergency Program Committee – no report
- Tourism Harrison – attended the September 22, 2021 Board Meeting
- Attended the September 22, 2021 Lets'emot Community to Community Forum Meeting
- Attended the September 23, 2021 online Parking Master Plan public information session moderated by IBI Group
- Had the privilege and honour of attending the Sts'ailes First Nation Walk on National Truth and Reconciliation Day
- Reported that the month of October is Purple Light Night for awareness of domestic violence and asked everyone to turn on their exterior lights in purple to show support

**Councillor Vidal**

- Agassiz Harrison Healthy Communities – attended the September 16, 2021 meeting
- Fraser Valley Regional District Board – no report
- Fraser Valley Regional District Hospital Board – no report
- Attended a virtual planning session with the Lower Mainland Local Government Association CivX Planning Committee Meeting
- Attended the September 13, 2021 Municipal Insurance Association of BC Annual General Meeting
- Attended the September 14 – 17, 2021 virtual UBCM Conference

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- Attended a mobilization event for the implementation of a Situation Table
- September 24, 2021 attended the Lower Mainland Local Government Association Strategic Planning and Executive Meeting
- September 28, 2021, on behalf of Mayor Facio, attended a virtual stakeholder engagement with the Minister of Labour

**11. MAYOR'S REPORT**

- Reported that the McCombs Drive Walking Trail is being well used and there a few items that are still to be completed
- Attended the September 30, 2021 Truth and Reconciliation Walk with Sts'ailes
- Reported on the new regional COVID-19 measures that are in effect for Fraser East
- Attended the September 9, 2021 Fraser Valley Regional District Regional and Corporate Services Committee meeting
- Reported on an article in the Metro News Reporter from the UK about Harrison Hot Springs.
- Attended the September 22, 2021 Lets'emot Community to Community Forum meeting
- Attended the Agassiz Fall Fair opening ceremony
- Attended the Fraser Valley Regional District Board of Directors Meeting on September 23, 2021

**12. REPORTS FROM STAFF**

- (a) Report of Community Services Manager – September 13, 2021  
Re: Resort Municipality Initiative Funded Events

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

THAT \$62,000 be funded to Tourism Harrison from the Resort Municipality Initiative budget for events held in 2021.

**CARRIED  
UNANIMOUSLY**  
RC-2021-10-05

- (b) Report of Community Services Manager – September 14, 2021  
Re: Off-Leash Dog Park Survey Summary

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

THAT the Off-Leash Dog Park Survey Summary be received.

**CARRIED  
UNANIMOUSLY**  
RC-2021-10-06

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- (c) Report of Deputy Chief Administrative Officer/Corporate Officer – October 4, 2021  
(verbal)  
Re: Curbside Solid Waste Collection Contract Award

The Corporate Officer reported out that at the Regular In Camera Meeting of October 4, 2021, Council approved the following motion and approved that it be reported out at the Regular Council Meeting of October 4, 2021.

*“THAT BDO Canada LLP be appointed as the municipal auditor for the Village of Harrison Hot Springs for the years ending December 31, 2021 to December 31, 2025 at the following annual costs:*

	Year Ending Dec 31 2021	Year Ending Dec 31 2022	Year Ending Dec 31 2023	Year Ending Dec 31 2024	Year Ending Dec 31 2025
BDO Canada LLP	\$ 34,000.00	\$35,300.00	\$36,700.00	\$38,000.00	\$ 39,500.00 ”

**13. BYLAWS**

- (a) Report of Financial Officer – September 29, 2021  
Re: 2021 – 2025 Financial Plan Amendment Bylaw No. 1169, 2021

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

THAT the 2021-2025 Financial Plan Amendment Bylaw No. 1169, 2021 be adopted.

**CARRIED  
UNANIMOUSLY**  
*RC-2021-10-07*

- (b) Report of Community Services Manager – September 22, 2021  
Re: Waste Disposal and Collection Bylaw No. 1172, 2021

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

THAT Waste Collection and Disposal Bylaw No. 1172, 2021, as amended, be given first, second and third readings.

**CARRIED  
UNANIMOUSLY**  
*RC-2021-10-08*

**14. NEW BUSINESS**

None

*Village of Harrison Hot Springs  
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October 4, 2021*

**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 7:59 p.m.

**CARRIED  
UNANIMOUSLY**  
RC-2021-10-09

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Leo Facio  
Mayor

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Debra Key  
Corporate Officer



## VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1172

### **A bylaw for the collection and disposal of household waste, recyclables, glass packaging and organics/green waste and to establish a fee payable for services provided.**

**WHEREAS** the Village of Harrison Hot Springs has deemed it advisable to establish a bylaw to provide a system for Residential Waste Collection Services and to establish fees for these services;

**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 "Waste Collection and Disposal Bylaw No. 1172, 2021".

#### **2. INTERPRETATION**

"Container" means a waste receptacle constructed of non-corrosive durable metal or plastic, equipped with an odour resistant and animal resistant tight-fitting cover, having a maximum capacity of up to 121 litres weighing no more than 25 kgs and capable of being manually emptied;

"Contaminated Waste" means waste with the presence of hazardous waste or prohibited material, or mixing of any two or more of the following items or materials: a) Household Waste, b) Recyclable Materials, c) Glass Packaging, (d) Organics and (e) Green Waste;

"Contractor's Representative" means the representative of the Contractor designated to perform collection and disposal services;

"Environmental Law" means all federal, provincial, municipal or local laws, statutes or ordinances relating to environmental matters, including all rules, regulations, policies, guidelines, criteria or the like promulgated under or pursuant to any such laws;

"Flexible Plastic" means stand-up and zipper lock pouches, crinkly wrappers and bags, flexible packaging with plastic seal, non-food protective wrap like bubble wrap or plastic envelopes, and net bags;

"Glass Packaging Container" means any Container clearly marked "Glass Recycling", used for temporary storage of Glass Packaging at curbside weighing no more than 25 kgs and capable of being manually emptied;

"Glass Packaging" means a glass bottle, jar or other packaging container used to contain a product that is the subject of a retail sale and does not include ceramic cups, dishes, oven ware, plate glass, safety and window glass, lead based glass such as crystal, TV tubes, light bulbs, insulators, construction or demolition waste or other similar products;

"Green Waste" means plants, landscape vegetation, lawn trimmings;

"Green Waste Container" means an unlined paper bag weighing no more than 25 kgs and capable of being manually emptied;

"Hazardous Waste" as defined under the Hazardous Waste Regulation BC;

"Household Waste" means refuse that originates from residential sources and excludes organics, green waste, recyclable materials, glass packaging, prohibited waste and waste generated by non-residential activities;

"Implementation Day" means January 1, 2022;

"Organics" means Food Waste, food scraps, fruit, paper towel/napkins, compostable food waste containers, food soiled paper and pizza delivery boxes, compostable paper plates/cups, single use wooden cutlery;

"Organics Container" means a waste receptacle constructed of non-corrosive durable metal or plastic, equipped with an odour and animal resistant tight-fitting cover, having a maximum capacity of up to 121 litres weighing no more than 25 kgs and capable of being manually emptied;

"Prohibited Waste" means liquid waste, ignitable or flammable waste, car batteries, oil and oil filters, gypsum/drywall, building/demolition, paints, pesticides, electronic waste and Hazardous Waste as defined by the Hazardous Waste Regulation BC;

"Recyclables" means newspaper, cardboard, any paper, clean and dry household plastic containers coded 1 through 7, Flexible Plastic, milk jugs, tetra-paks, flyers, wax cardboard, books or other products accepted by the Contractor for disposal at a licensed facility;

"Recycling Container" means any Container clearly marked "Recycling", used for the temporary storage of Recyclables at curbside, having a maximum capacity of up to 121 litres weighing no more than 25 kgs and capable of being manually emptied;

"Residence" means a single family dwelling unit or each dwelling unit of a duplex; or residential units of a multi-family dwelling which contracts the Village for Waste Collection Services;

"Service area" means the area within the municipal boundaries of the Village of Harrison Hot Springs;

"Tag Sticker" means the sticker required to be used for the pickup of extra Household Waste;

"Village" means the Village of Harrison Hot Springs;

"Waste Collection Day" means the day established by the Village for the curbside collection of waste;

"Waste Collection Service" means the solid waste service established by the Village of Harrison Hot Springs for the collection of Household Waste, Recyclables, Glass Packaging, Organics and Green Waste;

### 3. GENERAL CONDITIONS

- (a) No person shall dump or dispose of any waste except in accordance with the provisions of this bylaw or by direct authorization of the Village.
- (b) No person shall deposit or use waste for lot filling or leveling purposes.
- (c) No person shall allow waste of any kind whatsoever to leak, spill, blow or drop from any vehicle or container onto any street within the Village.
- (d) No Person shall place or cause to be placed any waste upon any street or public land other than in accordance with the Residential Waste Collection Service provisions.
- (e) No person shall dispose of waste into a Container belonging to another person unless given the authority to do so by the owner of the Container.
- (f) No person shall open any Container, add anything thereto or in any way disturb or tamper with the contents thereof, nor shall any Person handle, interfere with, disturb or tamper with any Container placed for collection other than the Residence owner/occupier, Waste Collector or a Bylaw Enforcement Officer.

### 4. RESIDENTIAL WASTE COLLECTION SERVICE

- (a) The Village is authorized to establish, maintain, and implement through a contract service agreement, a Residential Waste Collection Service within the Village, and impose public regulations, and billing procedures for said system.
- (b) The Residential Waste Collection Service shall include but may not be limited to the systematic and regularly scheduled emptying of Containers placed by Residents upon their frontage, and the disposal of the contents of Household Waste, Recyclables, Glass Packaging, Organics and Green Waste.
- (c) Every owner of a residence within the Village shall pay the applicable fees for this service as set out in Schedule "A" attached hereto this Bylaw
- (d) On their Waste Collection Day, each Resident requiring service shall:
  - i) Place a Container(s) for collection upon their frontage in a location that easily identifies the Container as belonging to the Resident, is clearly visible to the Waste Collector, as close as possible to the travelled portion of an adjacent

street, level with the surface of the lane, but not on a sidewalk or in such a location as to interfere with or impede with vehicular or pedestrian traffic.

- ii) Place a Container(s) for collection no later than 7:00 a.m. on each Waste Collection Day. Container(s) put out for collection after 7:00 am may not be collected.
- iii) Remove their Container(s) from the property frontage to a site not visible from the frontage within 24 hours regardless of it being emptied or not by the Waste Collector pursuant to section 4(d)ii).
- iv) Place allowable containers of:
  - a) Household waste – one (1) container
  - b) Recyclable waste - may consist of a collection of container(s) with unlimited commingled recyclables, clearly identified as a Recycling Container
  - c) Glass Packaging waste – may consist of a collection of container(s) with unlimited glass packaging, clearly identified as a Glass Recycling Container
  - d) Organics – may consist of one (1) container clearly identified as an Organics Container containing Organics
  - e) Green Waste – may consist of up to (10) Green Waste Containers containing only Green Waste
- (e) On the Waste Collection Day, each residence requiring service shall not:
  - i) Place more than one (1) Container of household waste category for Waste Collection pick-up unless otherwise issued an extra tag sticker from the Village to do so.
  - ii) Place Household Waste for Waste Collection pick-up unless inside a sealed Container.
  - iii) Place any Container with a filled weight of over 25 kgs
  - iv) Place a Container that does not meet the definitions in this bylaw.
  - v) Place any other Waste other than Household Waste, Recyclables, Glass Packaging, Organics or Green Waste into a Container to be collected.
  - vi) Place Prohibited Waste or Contaminated Waste in any Container.

## 5. **FEES AND CHARGES**

- (a) The Annual Fee applicable under this Bylaw for residences shall be as described in Schedule "A" attached hereto to this Bylaw as amended from time to time.

- (b) A Person shall be deemed to have received notification of fees if said notification was mailed to the address maintained in the Village's property tax database and no Person shall be discharged or relieved from liability in respect of such fees or from penalties attached to non-payment hereby imposed by reason of non-receipt of any statement of account thereof.
- (c) All accounts shall be rendered to the owner of lands and premises to which the Residential Waste Collection Service is being provided on the basis that every tenant or occupier of said lands or premises shall be jointly liable with the owner for the same.

## 6. RIGHT TO REFUSE

- (a) The Village or Contractor has the right to refuse collection of Household Waste, Recyclable Waste, Glass Packaging, Organics or Green Waste if it contains Contaminated Waste or Prohibited Waste.
- (b) The Village or Contractor has the right to refuse collection of Household Waste if it contains Recyclable Waste, Glass Packaging, or Organics/Green Waste.

## 7. ENFORCEMENT AND IMPLEMENTATION PROVISIONS

- (a) This Bylaw is designated under the provisions of Section 260 of the Community Charter as a Bylaw that may be enforced by means of a ticket issued under the provisions of the Bylaw Notice Enforcement Bylaw.
- (b) Any person who violates any provision of this bylaw or who suffers or permits any act or thing to be done in contravention of or in violation of any of the provisions of this bylaw, or who neglects to do, or refrains from doing anything required to be done by any of the provisions of this bylaw commits an offence is subject to enforcement penalties under the Bylaw Notice Enforcement Bylaw.
- (c) Recurring non-compliance of any provision of this bylaw that may affect the integrity of the Waste Collection System may result in suspension of the service pursuant to section 18(1) of the *Community Charter*.
- (d) Persons deemed to be in non-compliance will be provided reasonable notice of the suspension and will have opportunity to make representation to Council pursuant to section 18(2) of the *Community Charter*.
- (e) Each day that a contravention or violation of or failure to perform any provision of this bylaw continues to exist will be deemed to be a separate offence.
- (f) If any portion of this bylaw is found invalid by a decision of a court of competent jurisdiction, the invalid portion is severed without effect on the remaining portions of the bylaw.

**8. GENDER NEUTRAL**

- (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.

**9. SCHEDULES**

- (a) Schedule "A" Annual Fee is attached hereto and forming part of this bylaw.
- (b) Waste Collection and Disposal Bylaw No. 1172, Schedule "A" Annual Fee will come into effect January 1, 2022 or as otherwise specified in the Schedule.

**10. REPEAL**

- (a) "The Village of Harrison Hot Springs Bylaw No. 1100, 2017" and any amendments thereto are hereby repealed in their entirety.

**READINGS AND ADOPTION**

READ AND FIRST TIME THIS 4<sup>th</sup> DAY OF OCTOBER, 2021

READ AND SECOND TIME THIS 4<sup>th</sup> DAY OF OCTOBER, 2021

READ A THIRD TIME THIS 4<sup>th</sup> DAY OF OCTOBER, 2021

ADOPTED THIS    DAY OF                      , 2021

\_\_\_\_\_  
Mayor

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

**SCHEDULE 'A'**  
Waste Collection and Disposal Bylaw No. 1172, 2021

**Annual Fee**

1.	Collection Fee per residence	January 1, 2022	\$207.00
		January 1, 2023	\$224.48
		January 1, 2024	\$239.16
2.	Sticker Tags (each)		\$ 2.50



RECEIVED

SEP 23 2021

BY VILLAGE OF HARRISON HOT SPRINGS



September 21, 2021

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

Dear Mayor Facio:

**Re: Provincial Response to 2020 Resolutions**

UBCM has received the Province's response to your Council resolution(s) from 2020. Please find the enclosed resolution(s) and their provincial response(s).

Responses from the Province have been posted to the UBCM web site under Resolutions & Policy.

Please feel free to contact Jamee Justason, Resolutions and Policy Analyst, if you have any questions about this process.

Tel: 604.270.8226 ext. 100 Email: [jjustason@ubcm.ca](mailto:jjustason@ubcm.ca)

Sincerely,

Councillor Laurey-Anne Roodenburg  
UBCM President

Enclosure

FILE #	DATE
0390-20-04	Oct 4/21
<input type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
DATE	Oct 18/21
INITIAL <input type="checkbox"/>	
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	

Whereas the Province has adopted the Sendai Framework for Disaster Risk Reduction;

And whereas proposed changes to the BC *Emergency Program Act* will include disaster mitigation as an additional local government responsibility:

Therefore be it resolved that UBCM request that the Province be similarly required by legislation to undertake disaster mitigation work on all lands and facilities under the care and control of the Province where emergency events could negatively impact adjacent communities under local government jurisdiction.

**Convention Decision:** Not Considered - Automatic Referral to Executive

**Executive Decision:** Endorsed

#### Provincial Response

##### ***Ministry of Public Safety and Solicitor General***

*The Province's rugged natural landscape results in several natural hazards such as flooding, wildfire, and geohazards including landslides, rockfall and debris flows that affect our communities. Many of these hazards originate from Crown land and impact populated areas of the province managed by local authorities and First Nations.*

*The Province will continue to support local authorities and First Nations through direct mitigation works where appropriate, and to better understand and invest in disaster risk reduction on Crown land near their communities through application-based mitigation funding programs such as the Community Emergency Preparedness Fund, Community Resiliency Investment Program, and Disaster Mitigation and Adaptation Fund. Disaster risk reduction will be a component of the modernized emergency management legislation, but it is not anticipated that specific mitigation projects will be legislated.*

# HARRISON HOT SPRINGS SEASONAL POLICING REPORT 2021



7(a)

## Background

- ▶ Agassiz RCMP Seasonal Plan created with support of Village of HHS Mayor and Council
- ▶ Result of trial period in 2020 (long weekends) that had positive results
- ▶ May 22 to September 6, 2021 - 12:00-7:00PM Sat/Sun and Holidays
  - ▶ 16 Weekends / 36 Days
- ▶ Ran in conjunction with Agassiz Detachment Seasonal Policing Program during same time frame but also included Thurs/Fri
- ▶ Cst. Jenna Moore / Cst Danielle Renaud

# Mandate

- ▶ Enhanced police visibility during peak times
- ▶ Ensure a safe and fun area for local residents and visitors
- ▶ Increased Police Presence (foot, bike, vehicle patrols) in the following areas:
  - ▶ Main Beach
  - ▶ Rendall Park
  - ▶ Esplanade Ave - Businesses / Resorts
  - ▶ Public Boat Launch
  - ▶ Events - Bands On The Beach, Movie Filming, Canada Day

## Statistical Analysis - Part 1

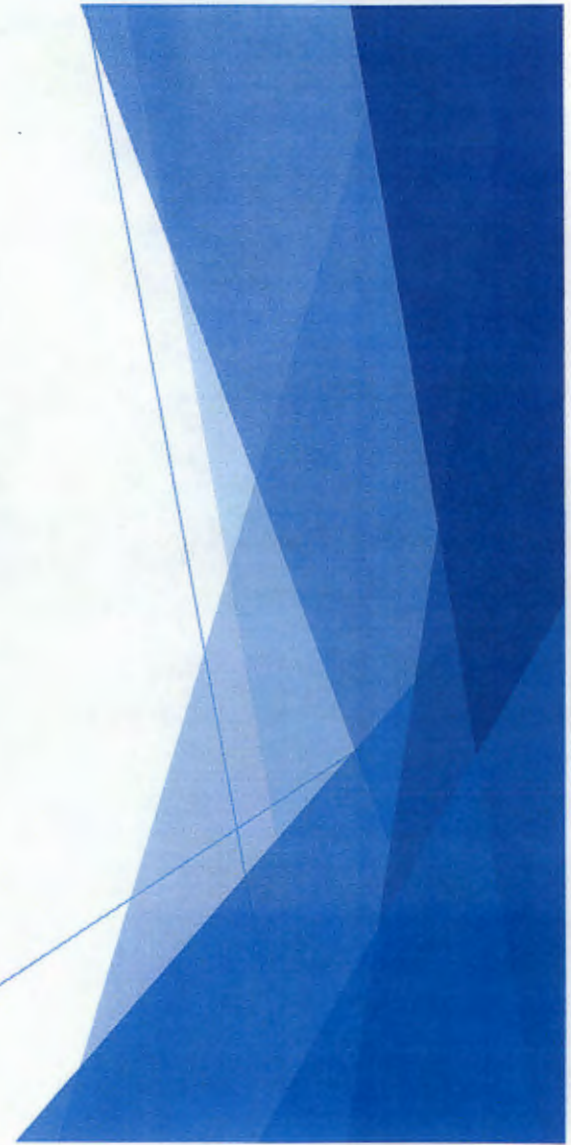
Month	May 22-30	June	July	August	Sept 4-6	Total
Total # of police reports for month In Harrison	17	70	79	65	11	242
Total # of police reports on weekends (Sat/Sun/H) In Harrison	9	21	41	23	5	99
Total # of reports between 12-7PM in Designated Area	5	9	17	5	3	39

## Statistical Analysis - Part 2

- ▶ Total of 99 calls for service in Harrison Hot Springs on weekends/holidays between May 22 - Sept 6
- ▶ 39 of the 99 occurred between 12:00 and 7:00PM when Seasonal Policing were on shift
- ▶ 18 of the 99 occurred at the various Resorts in area
- ▶ 24 of the 39 occurred within the designated patrol area (includes self-generated)
- ▶ 24 calls for service includes:
  - ▶ 14 assistance files including Assist By-Law, Animals left in Vehicles, Noise complaints, Parking issues, Disturbances
  - ▶ Only 5 Resort related files

## Observations

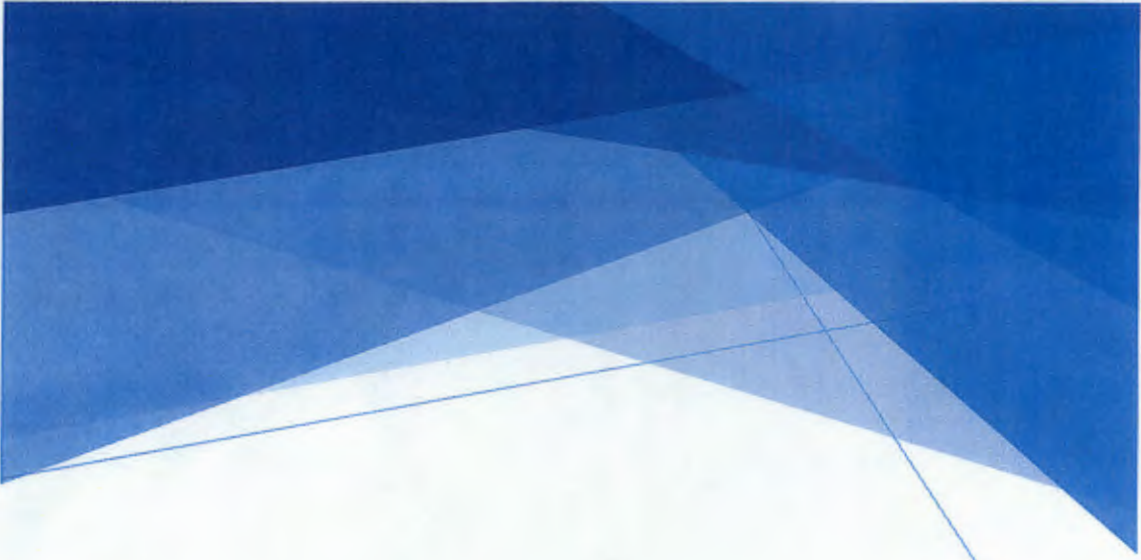
- ▶ Steady crowds observed consistently throughout the summer even during periods of extreme heat and high water levels
- ▶ Very family orientated groups
- ▶ Crackdown on open liquor from onset seemed to have positive impact
- ▶ No major incidents (stabblings, large fights as in previous years)
- ▶ RCMP and By-Law worked very well together



## Why Was It Successful

- ▶ Partnerships with Mayor / Council
- ▶ Communication with Harrison By-Law Team
- ▶ Police presence during peak times
- ▶ Education (assistance, warnings) vs Enforcement (Impaired /Prohib Driving)
- ▶ Positivity from local residents / businesses
- ▶ Agassiz RCMP dedicated Seasonal Team (Local members, more invested)
  
- ▶ Summary of hours:
  - ▶ Designated 12-7PM Member - 241hrs (61 hrs by Sgt)
  - ▶ Detachment Seasonal Member(s) - 239hrs, plus 90hrs on Thurs/Fridays

## Questions/Comments?



## VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO: Mayor and Council**

**DATE:** October 7, 2021

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

**FILE: 3090-20-DVP 3/21  
(Revised)  
(470 Esplanade Avenue)**

**SUBJECT:** Consideration on the issuance of the requested DVP

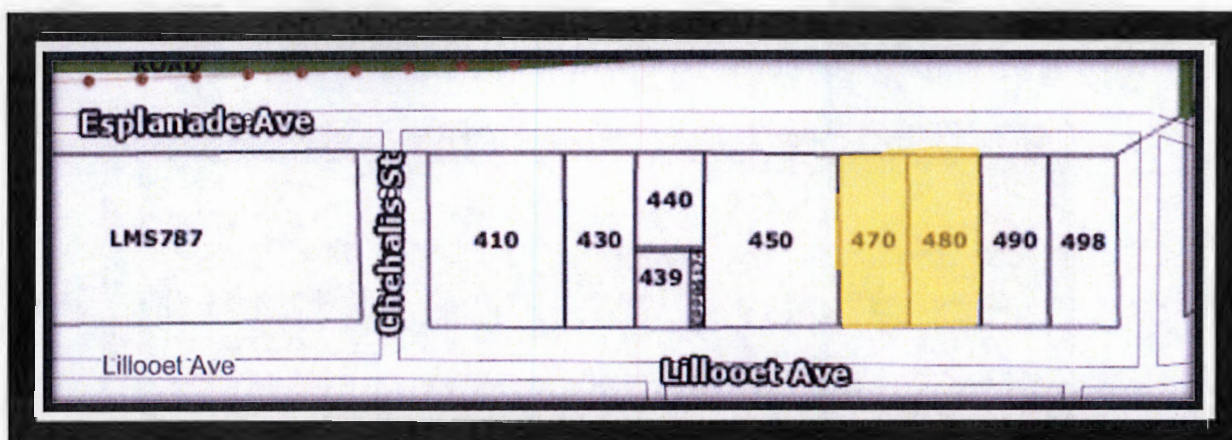
**ISSUE:**

Council's consideration on the issuance of the requested 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 ft<sup>2</sup> (2,023.3 M<sup>2</sup> 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.



### Past Application for this site

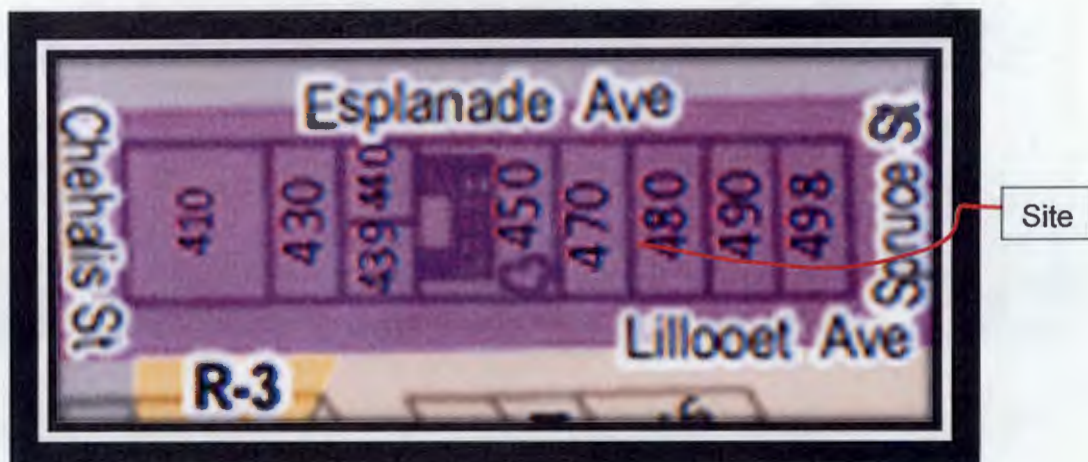
Council considered a Development Variance Permit for this site during a Council meeting held on September 7, 2021. Council did not issue the requested variances at that time. Subsequent to that the applicant has significantly revised the application and has resubmitted an application as a Revised Application. The significant revisions include exceeding the minimum requirement of 37 parking stalls by providing 41 stalls and this includes the required disability parking spots of 4, meeting the required Floor Area Ratio, meeting the minimum setback requirements, meeting the maximum lot coverage allowed, and reducing the total number of floors from five (5) down to four(4).

### 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 Regulation as outlined below.

1. Increase the building height from 15 M to 17.3 M

### Public Notifications

In keeping with the notification requirements, defined as the adjacent lots within 30 M from this site, the owners will receive written notification of the revised variance request. As this report was created before the notices went out, any comments received will be shared with Council.

### Potential Impacts of this requested variance

Staff is of the opinion that the proposed variance does not add to the overall massing of the parcel and the variance requested is 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 and the proponent is proposing a level access point off of Lillooet Avenue. The variance requested is not expected to create a negative impact for the adjacent landowners.

### 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 (revised) 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, Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan EPP 112669.

Respectfully submitted;

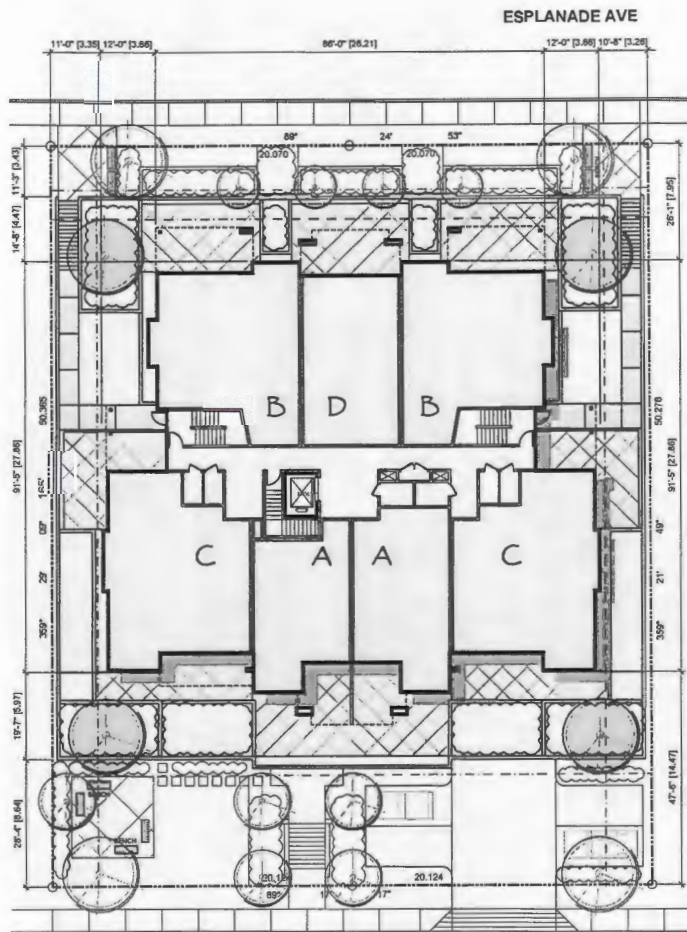
**REVIEWED BY and CONCURRENCE  
with the RECOMMENDATION:**

Ken Cossey  
Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald  
Madeline McDonald  
Chief Administrative Officer

Attachment (2)

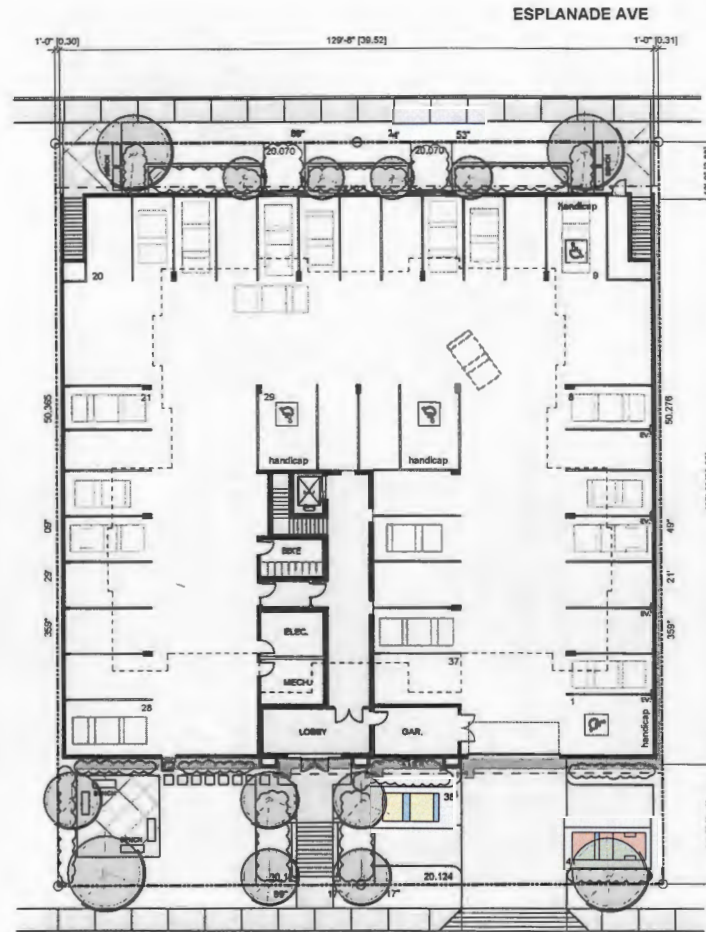
Revised Proposed Site plan – prepared by Luteyn Architecture  
Ltd dated September 15, 2021  
DVP 3090-20-DVP 3/21 (Revised)



LILLOOET AVE

**LEVEL 1**

7 UNITS PER FLOOR  
8,600 +/- SQ. FT. (INCLUDING STAIRS)



LILLOOET AVE

**LEVEL P**

37 PARKING STALLS  
16,300 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 = 37 x 0.2 = 8 STALLS

MINIMUM DISABILITY PARKING SPACES REQUIRED  
REQUIRED : 4 STALLS  
PROVIDED : 4 STALLS

MINIMUM NUMBER ON-SITE PARKING STALLS  
APARTMENT : 1.25 PER UNIT (INCLUDES A VISITOR PARKING AREA)

REQUIRED : 28 UNITS x 1.25 = 35 STALLS  
PROVIDED : 37 STALLS + 4 EXT. STALLS = 41 STALLS

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 m<sup>2</sup>  
- PROPOSED LOT SIZE : 2,023 m<sup>2</sup>

**FLOOR AREA RATIO**

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

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

MAXIMUM DENSITY : N/A

**MAXIMUM LOT COVERAGE**

- MAXIMUM LOT COVERAGE : 75%  
- PROPOSED LOT COVERAGE (PARKADE) : 74.8%  
- 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 : 7.5m  
- 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 : 17.3m

**Overall Plans**

CLIENT : OASIS AT HARRISON LAKE DEVELOPMENTS LTD  
PROJECT : HARRISON HOT SPRINGS - APARTMENT SITE  
DATE : SEPTEMBER 18, 2021  
SCALE : 1 : 150

PROJECT :



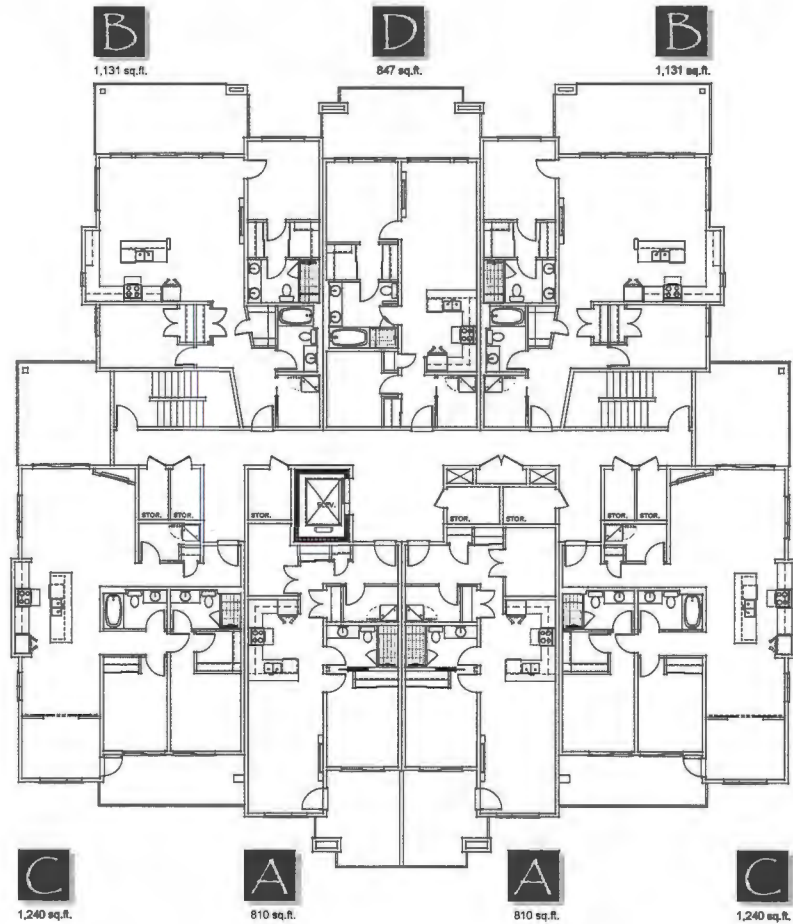
28 - CONDO  
BUILDING

1180-1182 ESPLANADE AVE  
HARRISON HOT SPRINGS

ARCHITECT :



# LAKE SIDE



## OVERALL FLOOR PLAN

SCALE : 3/4" = 1'-0"  
FLOOR AREA: 8,827 SQ. FT.

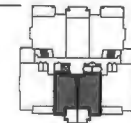
SERVICE AREA INCLUDING STAIRWELLS / ELEVATOR SHAFT /  
CHASES / ELEC. CLOSET : 487 SQ. FT.

NET FLOOR AREA : 8,180 SQ.FT. OVER 4 FLOORS = FAR OF 1.5



## UNIT PLAN - A

SQUARE FEET : 830



## Overall Plans

CLIENT : OASIS AT HARRISON LAKE DEVELOPMENTS LTD  
PROJECT : HARRISON HOT SPRINGS - APARTMENT BIX  
DATE : SEPTEMBER 27, 2021  
SCALE : 1 : 180

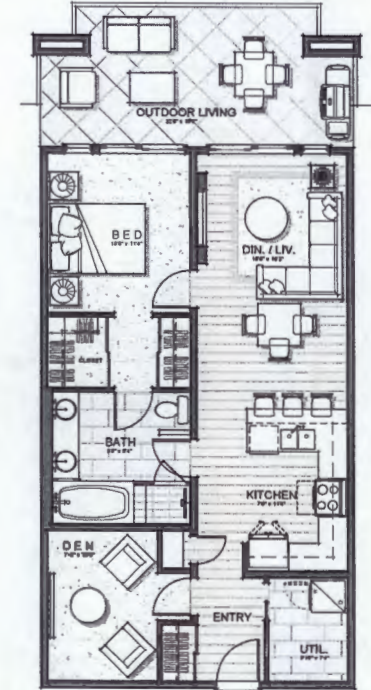
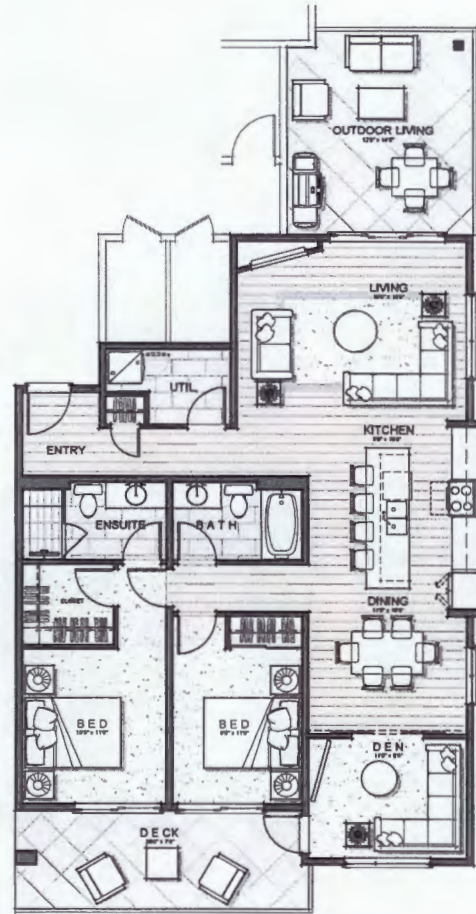
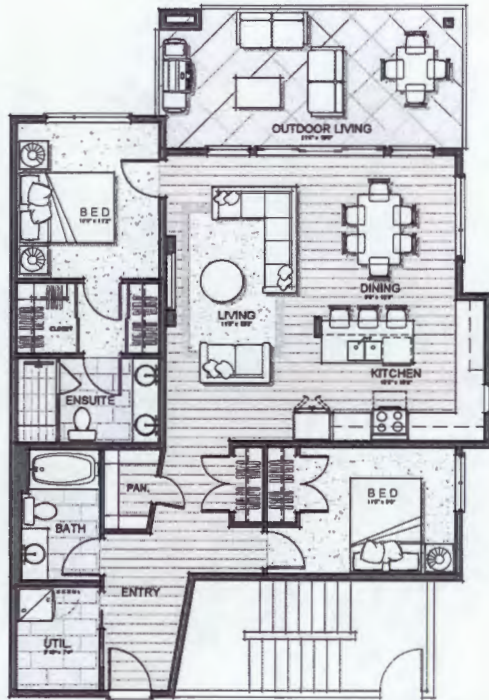
PROJECT :



28 - CONDO  
BUILDING

ARCHITECT :





## Unit Plans

CLIENT : OASE AT HARRISON LAKE DEVELOPMENTS LTD  
PROJECT : HARRISON HOT SPRINGS - APARTMENT SITE  
DATE : SEPTEMBER 27, 2021  
SCALE : 1 : 150

PROJECT :



28 - CONDO  
BUILDING

1000 KESWICK AVE  
HARRISON, ONTARIO L9W 5K1

ARCHITECT :



1000 KESWICK AVE  
HARRISON, ONTARIO L9W 5K1



# Lake Elevation

CLIENT : OASIS AT HARRISON LAKE DEVELOPMENTS LTD  
 PROJECT : HARRISON HOT SPRINGS - APARTMENT BITE  
 DATE : SEPTEMBER 27, 2021  
 SCALE : 3/4" = 1'-0"



28 - CONDO  
 BUILDING

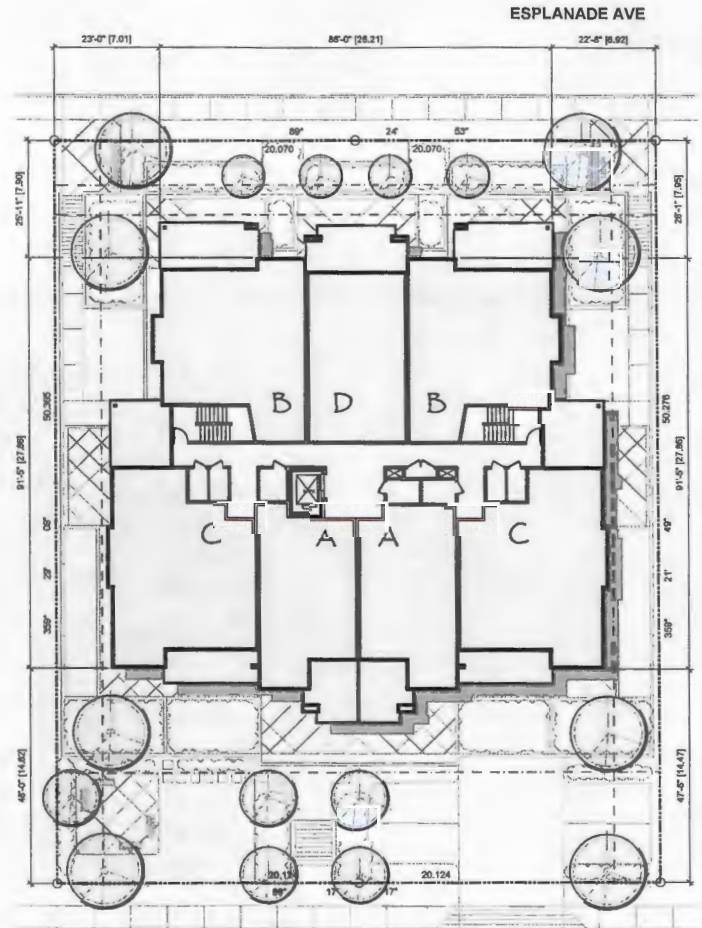
ASSOCIATE 1

LUTYEN  
 ARCHITECTURE LTD

Total amount of sq.ft. of FLOORS	27,000 sq.ft.
Total amount of additional Lockers	24



BLDG ELEVATION



LEVEL 2-4

7 UNITS PER FLOOR  
8,600 SQ.FT. +/- (INCLUDING STAIRS)

LILLOOET AVE



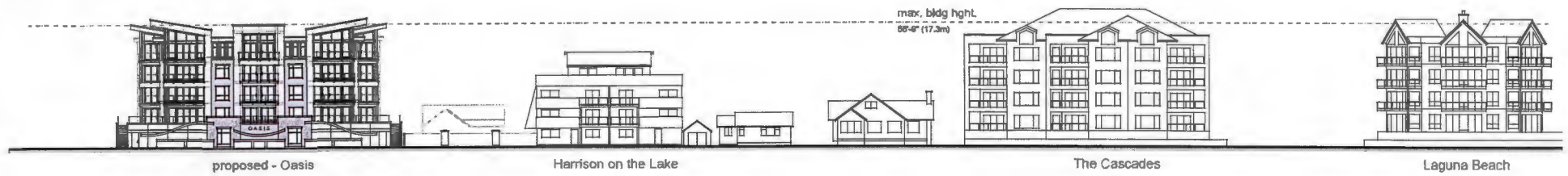
CLIENT : DAVIS AT HARRISON LAKE DEVELOPMENTS LTD  
PROJECT : HARRISON HOT SPRINGS - APARTMENT SITE  
DATE : SEPTEMBER 27, 2021  
SCALE : 1 : 150

PROJECT 1

2B - CONDO  
BUILDING

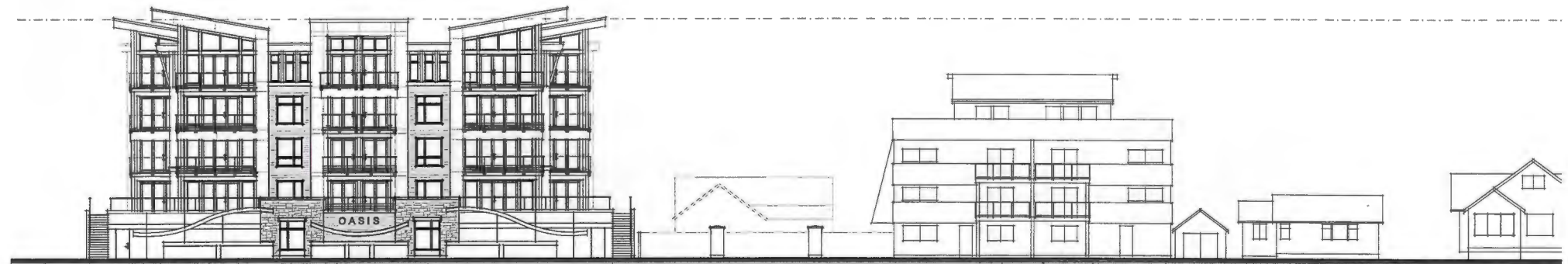
## ABSTRACT





LAKE ELEVATION

SCALE - 1:250



LAKE ELEVATION

SCALE - 1:125

## Context Elevations

CLIENT: OASIS AT HARRISON LAKE DEVELOPMENTS LTD  
PROJECT: HARRISON HOT SPRINGS - APARTMENT SITE  
DATE: SEPTEMBER 27, 2021  
SCALE: 1:125 & 1:250

PROJECT:



28 - CONDO  
BUILDING

2800 Harrison Road, 4000  
Harrison Hot Springs, BC V2S 1A1

ARCHITECT:



28 p. 14

Village of Harrison Hot Springs

**DEVELOPMENT VARIANCE PERMIT NO. 03/21(Revised)**

ISSUED this \_\_\_\_ day of \_\_\_\_, 2021  
FILE 3090-20-DVP03/21 (REVISED)  
NO:

FOLIO 1645-52607  
NO:

**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 condition:
  1. **Increase the building height from 15 M to 17.3 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.

THIS PERMIT IS ISSUED this \_\_\_\_ day of \_\_\_\_, 2021.

VILLAGE OF HARRISON HOT SPRINGS

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

**Bill Driesen, RE: Oasis at Harrison Lake**

43385 South Sumas Road  
Chilliwack, BC  
billedriesen@gmail.com

RECEIVED

OCT 13 2021

BY VILLAGE OF HARRISON HOT SPRINGS

October 13, 2021

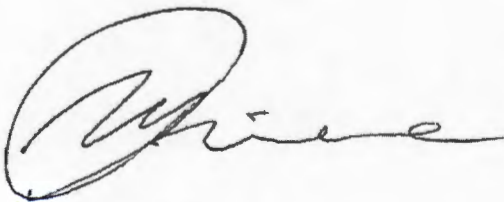
**Debra Key**

The Village of Harrison Hot Springs  
495 Hot Springs Road.  
Harrison Hot Springs BC.

To whom it may concern,

I have had the opportunity to speak to the neighbours directly beside our development located at 470 Esplanade Ave. The Archibalds specifically, who own quite a few units in the building beside, are not opposed to the variance of height from 15 m to 17.3 m. They are welcoming the potential new 28 unit development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Driesen', with a large, stylized initial 'B'.

**Bill Driesen**



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

TO: Mayor and Council                      DATE: October 13, 2021

FROM: Madeline McDonald                      FILE: 0530-01  
Chief Administrative Officer

SUBJECT: Public Facility Use During the COVID-19 Pandemic

**ISSUE:** Continuing COVID-19 related public health restriction continue to impact the use of public facilities.

#### **BACKGROUND:**

On May 4, 2020 due to the COVID-19 pandemic and physical distancing requirements, Council resolved that Council meetings and Public Hearings would be held at Memorial Hall until such time as the need for physical distancing is no longer necessary from a public health standpoint. Accordingly, Memorial Hall has been used exclusively as Council Chambers since June 2020.

#### **DISCUSSION:**

##### **Memorial Hall as a Council Chambers**

Staff is recommending that Council continue using Memorial Hall as a meeting place for council meetings and public hearings. This recommendation is informed by the fact that Memorial Hall's capacity is currently set at 175 people, or fifty percent of the full capacity. WorkSafe BC guidance limits the Council Chambers at the Village Office to 12 people, including staff and Council, rendering it impractical as a public meeting forum on that basis.

##### **Memorial Hall Venue**

Since the COVID-19 pandemic was declared in March of 2020, Memorial Hall has not been made available to third party users for events or other gatherings with the exception of provincial and federal elections and for one memorial service during the summer of 2021 when restrictions on indoor gatherings were reduced in accordance with Step 3 of the BC Restart Plan. This event predated the implementation of vaccine passport requirements.

The Province of British Columbia moved to Step 3 of the Restart Plan on July 1<sup>st</sup>, 2021 which meant increased capacity for indoor organized gatherings. In addition, as of September 28, 2021 event organisers are required to obtain proof of full vaccination by way of a BC vaccine passport, although we are advised that this requirement does not apply to public hearings or council meetings. According to our liability insurance providers, communities with unstaffed facilities, such as Memorial Hall, should have staff on site

during events to ensure compliance with public health orders, including the requirement that all participants and attendees produce a valid vaccine passport.

Accordingly, staff is recommending that Memorial Hall remain closed to third party rentals with the exception of events that are staffed and managed by organisations with existing partnership relationships with the Village and who have staff available to manage all requirements associated with public health orders, including vaccine passports. This would include events directly managed by the Harrison Festival Society or Tourism Harrison River Valley, but would not include other third party organisations or private events.

#### **FINANCIAL:**

If the Hall is to continue to function as a Council Chambers but also be open on a limited basis for community events, further funds, estimated at \$6000, will need to be allocated to cover the costs of securing the computer and audio/visual equipment referenced above. It recommended that these improvements be funded by the COVID-19 Restart Grant.

Hall rental revenue lost was approximately \$6000 in 2020 and approximately \$9500 in 2021 based on actual revenues in previous years. Similar losses can be anticipated in 2022, although this may be mitigated by an end to pandemic restrictions or by limited use by approved organisations. While the COVID-19 Restart Grant funds had not been allocated to replace lost revenue in 2022, this may be reconsidered by Council when staff brings forward an update on the Restart Grant funds during budget deliberations.

The annual costs to conduct and host electronic meetings via Zoom Video Conferencing is approximately \$900 and allows for meetings of up to 500 participants. Our current subscription is due to expire on November 24, 2021 and will be renewed to allow the continued option of allowing Council or the public to attend meetings by electronic means, which has had some public uptake.

It should be noted that converting Memorial Hall between the use of Council Chambers and other events takes approximately 6 hours of staff time per event (one hour for two people to take down equipment and tables, one hour to clean, one hour for two people to set up, and one hour of admin time to reconnect and test IT and Audio/Visual equipment).

#### **Council Meetings and Public Hearings**

Due to the Provincial State of Emergency and Provincial Health Orders during the COVID-19 pandemic, changes were made to allow Council members and the public to attend through electronic or other communication facilities. Accordingly, provisions were amended in the Council Procedure Bylaw to allow for Council to attend Regular and Special meetings via electronic means if unable to attend in person due to an emergency or Provincial Order. The authority to hold electronic meetings under the CRMA (COVID Related Measures Act) and M192 expired on September 28, 2021.

On September 29, 2021 new legislation came into force to provide permanent authority to municipalities to choose, by bylaw, whether to conduct regular and committee meetings electronically. Should Council wish to retain the option to conduct electronic meetings or hybrid meetings where there is a mixture of in-person and electronic attendance, an amendment to the Council Procedure Bylaw will be required.

**RECOMMENDATIONS (Each motion to be voted on separately)**

1. THAT Council Meetings and public hearings remain at Memorial Hall until further notice.
2. THAT the Council Procedure Bylaw be amended to allow for open meetings of Council to be conducted electronically or in a hybrid fashion to include both in-person and electronic attendance.
3. THAT modifications be made to Memorial Hall, at a cost of up to \$6000, to be funded from the COVID-19 Restart Grant, to secure council meeting equipment so as to allow for community events produced by Harrison Festival Society or Tourism Harrison River Valley to be undertaken at the Hall.

Respectfully submitted:

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

REVIEWED BY:

Tracey Jones-Peron

Tracey Jones-Peron  
Financial Officer