



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**ELECTRONIC ATTENDANCE AND PARTICIPATION WILL NOT BE AVAILABLE.  
THE REGULAR COUNCIL MEETING WILL BE CONDUCTED IN-PERSON ONLY**

**Date:** Monday, December 20, 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 December 6, 2021 be adopted.

Item 4(a)  
Page 1

### 5. BUSINESS ARISING FROM THE MINUTES

### 6. CONSENT AGENDA

|                                       |  |                     |
|---------------------------------------|--|---------------------|
| i. Bylaws                             | (a) Council Procedure Amendment Bylaw No. 1164, 2021 | Item 6(i)<br>Page 7 |
| ii. Agreements                        |  |                     |
| iii. Committee/<br>Commission Minutes |  |                     |
| iv. Correspondence                    |  |                     |

### 7. DELEGATIONS/PETITIONS

### 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 – December 14, 2021

Item 12(a)  
Page 11

Re: Issuance of Development Permit DP04/20 – 440 Esplanade Avenue

Recommendation:

THAT Council issue Development Permit 3060-20-DP04/20 for land located at 440 Esplanade Avenue, Harrison Hot Springs BC, and legally described as: Lot A, Section 13 Twp 4 Rge 29 W6M New Westminster District Plan EPP 85404.

Subject to the following;

- A Landscaping Plan as approved by the Village;
- Addition of a LED street light on Esplanade meeting Village standards and in a location satisfactory to the Village, is required; and
- A sidewalk extension complete with new curb and gutter across the frontage of the subject property constructed to MMCD standards A letdown will be provided for each point of access.

(b) Report of Operations Manager – December 7, 2021

Item 12(b)  
Page 31

Re: Permission to apply for funding to manage Stormwater on Hot Springs Road

Recommendation:

THAT staff submit an application for grant funding for the installation of Storm Sewer Infrastructure on Hot Springs Road through the *Investing in Canada Infrastructure Program – Green Infrastructure – Environmental Quality Program* for up to \$2,000,000.00; and

THAT the Village contribute up to \$533,400.00, to be funded by Drainage Development Cost Charges; and

FURTHER THAT an additional \$20,000 be spent in engineering design work for the project to be funded by Drainage Development Cost Charges.

**13. BYLAWS**Item 13(a)  
Page 33

- (c) Report of Chief Administrative Officer – December 14, 2021  
Re: Revitalization Tax Exemption Bylaw No. 1170, 2021

Recommendation:

THAT Revitalization Tax Exemption Bylaw No. 1170, 2021 receive second and third readings.

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



4(9)

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

**DATE:** Monday, December 6, 2021

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

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

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

Chief Administrative Officer, Madeline McDonald  
Financial Officer, Tracey Jones-Piron  
Community Services Manager, Rhonda Schell  
Planning Consultant, Ken Cossey

**ABSENT:**

*Recording Secretary: T. Kafi*

**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**

- Urban Forest Master Plan Contract award – Verbal Report from In Camera meeting of December 6, 2021

**3. APPROVAL OF AGENDA**

Moved by Councillor Piper  
Seconded by Councillor Vidal

THAT the agenda be approved.

**CARRIED  
UNANIMOUSLY**  
RC-2021-12-01

**4. ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Palmer  
Seconded by Councillor Piper

THAT the Regular Council Meeting Minutes of November 1, 2021 be adopted as amended.

**ERRORS AND OMISSIONS**

On Page 3, under 11 Mayor's Report, bullet number 4, should read: "Reported that Dave Sidhu was elected to Council in a bi-election in Abbotsford".

**CARRIED  
UNANIMOUSLY**  
RC-2021-12-02

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

**5. BUSINESS ARISING FROM THE MINUTES**

None

**6. CONSENT AGENDA**

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

None

**7. DELEGATIONS/PETITIONS**

- (a) Attila Hertel & Janice Zhang, IBI Group  
Re: Parking Master Plan

Mr. Hertel provided a PowerPoint presentation on the Parking Master Plan preliminary findings.

- (b) Gretchen Tardif & Elaine Horon, Upanup  
Re: Village Website Redesign

Ms. Tardif provided a PowerPoint presentation and live demonstration of the new Village website

**8. CORRESPONDENCE**

- (a) Letter dated November 2, 2021 from Jennifer Todd  
Re: Request for permanent washroom facility at Spring Park

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

THAT the letter dated November 2, 2021 from Jennifer Todd be received.

**CARRIED  
UNANIMOUSLY**  
RC-2021-12-03

**9. BUSINESS ARISING FROM CORRESPONDENCE**

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

THAT the letter of request be referred back to staff to investigate costs, feasibility and location for an all-weather facility in Spring Park, including an option for the brand name "Portland Loo". This report to be brought back for consideration in the 2022 budget.

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

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

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

**Councillor Hooper**

- Agassiz Harrison Historical Society
  - Attended a meeting on November 9, 2021
- Fraser Health
  - Attended a zoom meeting with Fraser Health on November 19, 2021
  - Attended a webinar by the Alzheimer Society of BC on November 3 and 10, 2021
  - Attended meetings with the Tamarack Institute on November 10 and 17, 2021
  - Attended a meeting with the BC Lung Foundation
  - Attended meetings with CNIB on November 3, 10, 12, 17 and December 1, 2021
  - Attended a zoom meeting with CRN on the Christmas holiday increase of abuse
- Fraser Valley Regional Library Board (Alternate Municipal Director) – no report
- Visited flooded or nearly flooded homes in the Village on the week of November 29, 2021

**Councillor Palmer**

- Fraser Valley Regional Library Board (Municipal Director)
  - Attended the November meeting of the FVRL Board
- Kent Harrison Joint Emergency Program Committee – no report
- Public Art Committee – no report

**Councillor Piper**

- Corrections Canada Citizens Advisory Committee
  - Attended a webinar on victims of Canadian Federal Offenders on November 2, 2021
- Harrison Agassiz Chamber of Commerce
  - Attended a virtual meeting on November 9, 2021
  - Attended the AGM and regular meeting on November 18, 2021
- Kent Harrison Joint Emergency Program Committee – no report
- Tourism Harrison – no report
- Met with Recovery Advisor Derek Hansen of Sto:lo Community Futures and Community Futures North Fraser on November 5, 2021
- Attended the LMLGA Civx Forum on November 15 - 17, 2021

**Councillor Vidal**

- Agassiz Harrison Healthy Communities
  - Attended a meeting on November 18, 2021
- Fraser Valley Regional District Board (Alternate Municipal Director) – no report
- Fraser Valley Regional District Hospital Board (Alternate Municipal Director) – no report
- Attended the LMLGA Civx Forum on November 15- 17, 2021
- Attended the Lower Mainland Executive Board meeting on November 18, 2021

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

**11. MAYOR'S REPORT**

- Extended his support and best wishes to all communities in the Fraser Valley affected by the November floods and complemented the Chair and CAO of the FVRD for their outstanding work during the emergency
- Confirmed that the Miami River flood gates and pumps were operating properly throughout the recent high water emergency event and that the Village crew kept all utility systems operational under extraordinarily challenging circumstances. Thanked all Village staff for their work during the emergency event.
- Reported on a November 24, 2021 letter sent to the Honorable Ravi Kahlon, Minister of Jobs, Economic Recovery and Innovation advocating financial assistance for the business community and reminded anyone who was affected by the floods to apply for Disaster Financial Assistance through the Province.
- Reported on the ongoing conversation with Fraser Health regarding Rural Cooling Centers
- Reported on the November 12, 2021 Fraser Valley Regional and Corporate Services Committee meeting and the November 25, 2021 Fraser Valley Board of Directors and Hospital Board Meeting
- Recognized Agassiz Ready-Mix for their recent donation of gravel for sandbags
- Attended a meeting with Minister of Municipal Affairs, Josie Osbourne, Minister of Transportation and Infrastructure, Rob Fleming, Minister of Public Safety and Solicitor General, Mike Farnsworth and FVRD Chair Jason Lum, on roads in the area east of Agassiz to Hope on November 18, 2021

**12. REPORTS FROM STAFF**

- (a) Report of Planning Consultant – November 25, 2021  
Re: Official Community Plan Review Consultation Strategy

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

THAT Council adopt the above referenced OCP consultation plan, and

THAT Council authorize the release of the Building Awareness Report.

**CARRIED  
UNANIMOUSLY**  
RC-2021-12-05

- (b) Report of Financial Officer – November 30, 2021  
Re: 2021 Audit Plan

1; Report received and filed.



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

- (c) Report of Chief Administrative Officer – December 6, 2021 (Verbal)  
Re: Urban Forest Master Plan Contract Award

The Chief Administrative Officer reported out that at the Regular In Camera Council Meeting of December 6, 2021, Council approved the following motion and that the motion be reported out at the Regular Council Meeting of December 6, 2021.

*"THAT B.A. Blackwell & Associates Ltd. be awarded the contract to develop an Urban Forest Master Plan at a cost of up to \$75,000 plus GST"*

**13. BYLAWS**

- (b) Report of Deputy Chief Administrative Officer/CO – October 26, 2021  
Re: Amendments to Council Procedure Bylaw No. 1164, 2021

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

THAT Council Procedure Bylaw No. 1173, 2021 be given first, second and third readings.

**CARRIED  
UNANIMOUSLY**  
RC-2021-12-06

**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 9:15 p.m.

**CARRIED  
UNANIMOUSLY**  
RC-2021-12-07

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Leo Facio  
Mayor

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Debra Key  
Corporate Officer





VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1173

**A bylaw to amend Council Procedure Bylaw No. 1164, 2021**

**WHEREAS** under Sections 124 (1) of the *Community Charter*, Council must by bylaw establish the general procedures to be followed by Council and Council Committees in conducting their business,

**AND WHEREAS**, Council of the Village of Harrison Hot Springs has deemed it advisable to amend Council Procedure Bylaw No. 1164, 2021;

**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 the Village of Harrison Hot Springs "Council Procedure Amendment Bylaw No. 1173, 2021".

**2. AMENDMENTS**

(a) "Council Procedure Bylaw No. 1164, 2021" is hereby amended by deleting Sections 3 (i) through to (k) under Meetings of Council and replacing the following Sections:

- (i) Regular Council or Special Council meetings may be conducted in person or by means of electronic or other communication facilities;
- (j) If the meeting is held electronically, the facilities must enable the meetings' participants to hear, or watch and hear the meeting at a specified place; except for any part of the meeting that is closed to the public, and a designated municipal officer must be in attendance at the specified place;
- (k) Council members who are unable to attend open Regular or Special meetings in person may participate in the meeting by means of electronic or other communication facilities; except for any part of the meeting that is closed to the public, and the facilities must enable the public to hear, or watch and hear, the participation of the member;
- (l) Council members participating electronically are deemed to be present at the meeting and must act and vote accordingly;

- (m) If at the time a meeting is called and it is declared to take place electronically, then all members attending and participating electronically, must use the computer software as specified by the Village in order to attend and participate;

Said provisions of the Bylaw are further amended by renumbering the remaining Sections accordingly.

- (b) "Council Procedure Bylaw No. 1164, 2021" is hereby further amended by deleting Sections 4 (b) (i) under Agenda, and replacing the following Sections:

- (b) Pursuant to section 127 of the *Community Charter*, the Corporate Officer must give public notice of the time, place and date of a Council meeting by way of:

- (i) posting a notice at the public notice posting places stating the way in which the meeting will be conducted either in person or by means of electronic or other communication facilities indicating the place where the public may attend to hear, or watch and hear, the proceedings that are open to the public.

- (c) "Council Procedure Bylaw No. 1146, 2021" is further amended by inserting under 7 Conflict of Interest, a new section (b) after (a) as follows:

- (a) If a member of Council is attending and participating in a meeting by way of electronic means or other communication facilities and the member declares a conflict of interest, the Corporate Officer will have the member temporarily removed from the meeting by disconnecting and placing the member in the virtual waiting room.

Said provisions of the Bylaw are further amended by renumbering the remaining Sections accordingly.

- (d) "Council Procedure Bylaw No. 1146, 2021" is further amended by deleting Section 15(a), (i) and (ii) under Special Meetings of Council and replacing the following Sections:

- (a) Except where notice of a special meeting is waived by unanimous vote of all Council members under Section 127 (4) of the *Community Charter*, at least twenty-four hours before a special meeting of Council the Corporate Officer must give advance notice of the special meeting in accordance with Section 127 (2) of the *Community Charter* by:

- (i) posting a notice at the public notice posting places stating the way in which the meeting will be conducted either in person or by means of electronic or other communication facilities indicating the place where the public may attend to hear, or watch and hear,

the proceedings that are open to the public; and a designated municipal officer must be in attendance at the specified place.

- (e) "Council Procedure Bylaw No. 1146, 2021" is further amended by deleting Section 16 (a) under Public Hearings and Public Information Meetings and renaming the Section 16 as Public Information Meetings.

Said provisions of the Bylaw are further amended by renumbering the remaining Sections accordingly.

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

In Compliance with section 124(3) of the *Community Charter*, public notice was given November 5, 2021 and November 12, 2021 in accordance with section 94 of the *Community Charter*.

#### **READINGS AND ADOPTION**

READ A FIRST TIME THIS 6<sup>th</sup> DAY OF DECEMBER, 2021

READ A SECOND TIME THIS 6<sup>th</sup> DAY OF DECEMBER, 2021

READ A THIRD TIME THIS 6<sup>th</sup> DAY OF DECEMBER, 2021

ADOPTED THIS    DAY OF DECEMBER, 2021

\_\_\_\_\_  
Mayor

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



# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO:** Mayor and Council

**DATE:** December 14, 2021

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

**FILE:** 3060-20-DP04/20  
(440 Esplanade)

**SUBJECT:** To consider the issuance of a Development Permit

### ISSUE:

Consideration of the issuance of a Development Permit.

### BACKGROUND:

#### Parcel Size and Development Permit Area Information

The site is approximately 547.3 M<sup>2</sup> (5,891.28 ft<sup>2</sup>) in size and is being repurposed from a current single-family dwelling to a four-storey building to host two apartment units, and two tourist accommodation units.



The single-family dwelling currently on the site will be removed. The diagram below shows the single-family dwelling that will be removed.



### Zoning Bylaw and OCP Designation

Based upon a review of the Village's OCP, the site is within the Waterfront designation and is within the Commercial 1 (Village Commercial) Zone. This zone allows for the proposed uses.

### Proposed Lot Coverage

Under the zoning regulations the total allowable Lot coverage is 75% and the proponents have indicated that the proposed development Lot coverage will be approximately 50%.

### Floor Area Ratio (FAR)

Under the Zoning Bylaw the FAR must not exceed 1.5. the proponents are proposing a FAR of 1.25. The FAR is a planning tool that can be used to control the density bulk of a building by denoting the maximum floor space that can be constructed.

### Development Permit Area (DPA) Guideline Objective – Lakeshore Development

The guidelines for this DPA are contained within the Lakeshore Development Permit Area, as outlined in section 4.4.4 of the OCP.

"Development Permits issued in this area shall be in accordance with the Village of Harrison Hot Springs Design Guidelines, forming Schedule 1-D of this plan. The design principles include:

- a) Architecture responsiveness to the medium density mixed-use context and integrated with neighbouring buildings of various ages.
- b) Site planning based on creating continuous street-orientated edges and intensifying pedestrian activity within the Lakeshore Special Planning Area.
- c) Protection of view corridors within the village towards Harrison Lake and the surrounding mountains.



- d) Respect for the natural setting should continue to dominate along the lakeshore.
- e) Variation on themes to result in a balance between continuity and a healthy diversity, both within a commercial, residential or mixed-use development and throughout the Village.”

S 4.4.4 of Official Community Plan Bylaw 864, 2007

The issues that need to be addressed include the form and character of the proposed building. Upon a review of the materials submitted staff is of the opinion that the Development Permit objectives have been addressed.

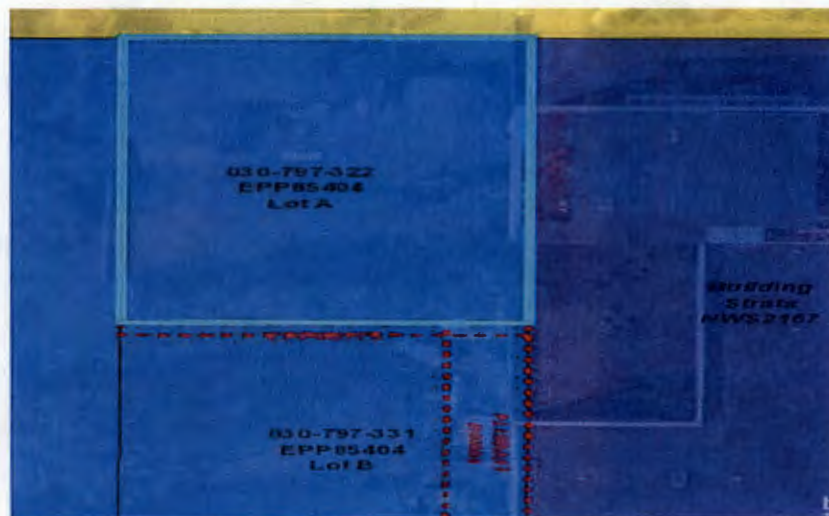
#### Referral Agencies

Upon a review of the application, staff is of the opinion that this application does not need to be referred to any external agency.

#### Title Review

Upon a review of the title, staff has noticed that there is no “save harmless” floodplain covenant registered against this title. If the proponents keep their development above the flood construction level (FCL) of 14.55 M, then this will not be needed. If the FCL of 14.55 is not met, then the opportunity exists to require one prior to the issuance of a building permit.

There are two access easements registered on this title. One access easement that extends across the back of the property and will be used as a part of the visitor overflow parking area. The second easement allows access to the back of the building from Lillooet Avenue. The easements are noted in red in the diagram below.



#### Parking

The required parking will be on-site. The total number of parking stalls being proposed for this development is 8 stalls while the required number of stalls is 5.



### Fencing

The proponents are setting up a 1.2 M high cedar fence around the perimeter of the property that will extend a short portion across the front of the building, as it gets closer to the front of the building. The fence will not extend across the entire front of the site's property line. The proposed height of the fence meets the requirements of the Village's Zoning Bylaw.

### Building Height

The proposed building height is 17.75 M. This exceeds the required maximum building height of 15 M. The additional 2.75 M required is for an elevator shaft extension, that projects above the 15 M height requirement. This projection is exempted from the 15 M requirement, as per the Village's Zoning Bylaw and under this exemption, the total building height with the projection must not be greater than 18 M.

### Community Amenity Contribution

The proponents have also included the installation of a fire hydrant in their proposed design plan. As a community amenity contribution, I would recommend that the fire hydrant not be accepted at this time until a fire flow analysis has been performed. Input from the Village's Fire Department is recommended on either accepting or installing the fire hydrant.

### **RECOMMENDATION:**

THAT Council issue Development Permit 3060-20-DP04/20 for land located at 440 Esplanade Avenue, Harrison Hot Springs BC, and legally described as: Lot A, Section 13 Twp 4 Rge 29 W6M New Westminster District Plan EPP 85404.

Subject to the following;

- a) A Landscaping Plan as approved by the Village;
- b) Addition of a LED street light on Esplanade meeting Village standards and in a location satisfactory to the Village, is required; and
- c) A sidewalk extension complete with new curb and gutter across the frontage of the subject property constructed to MMCD standards A letdown will be provided for each point of access.

Respectfully submitted:

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

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald

Madeline McDonald, CAO

Attachments (2)

Development Permit 04/20  
Site Plan

Village of Harrison Hot Springs

**DEVELOPMENT PERMIT NO. DP04/20**

ISSUED this \_\_\_\_ day of \_\_\_\_\_, 2021

FILE No: 3060-20-DP04/20

FOLIO No: 1645-52720

TO: **Ian Robert McConnell, Wendy Lynn McConnell,  
Harry Hubert Hubner and Karen Louise Hubner**

**(the "Permittees")**

**ADDRESS:**

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs Zoning requirements.

2. This Development Permit applies to and only to those parcels of land(s) within the Village of Harrison Hot Springs legally described below:

Parcel Identifier: 030-797-322

Legally Described as: Lot A, Section 13, Township 4, Range 29, West of the 6<sup>th</sup> Meridian,  
New Westminster District Plan EPP85404

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

**(the "Lands")**

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

for the construction of building that will contain two tourist accommodation suites and  
two residential apartments

4. The development must be carried out according to the following time schedule, if applicable: **N/A**

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

- (a) an Irrevocable Letter of Credit in the amount of: \$47,512.00  
(b) none required ☐

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

- i) The Permittees must develop the Landscaping Plan as outlined on the Precision Building Design Associates' drawings dated March 11, 2021.
  - ii) The Permittees must develop the exterior of the building as outlined on page 8 of 11 of the Precision Building Design Associates' drawings dated August 5, 2021. This includes the building materials and the colour scheme as presented on this drawing.
  - iii) The Permittees must develop the back access route as outlined on page 2 of 11 of the Precision Building Design Associates' drawings dated August 5, 2021. This includes the proposed cedar fence and the proposed landscaping plan.
  - iv) Exterior lighting must be provided by downlight from the building and must be contained on the property.
  - v) The Permittees must use grass pavers for the front access point to the storage areas, as per page 3 of 11 of the Precision Building Design Associates' drawings dated August 5, 2021.
  - vi) Addition of an LED streetlight on Esplanade Avenue pursuant to Village standards and in a location satisfactory to the Village is required.
  - vii) A sidewalk extension including new curb and gutter across the frontage of the subject property, constructed to MMCD standards. A letdown will be provided for each point of access.
7. The Permittees agree that the Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps, and specifications.
8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
- a) Precision Building and Design Associates Ltd. Landscape Drawings dated March 11, 2021
  - b) Precision Building and Design Associates Ltd. drawings dated August 5, 2021
9. **This Development Permit is NOT a Building Development Permit, a subdivision approval nor a soil deposit or removal permit.**
10. This Development Permit must lapse on the \_\_\_\_ day of \_\_\_\_, 2023 unless the development is substantially started.



RESOLUTION PASSED BY COUNCIL, THIS \_\_\_\_ day of \_\_\_\_, 2021

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

\_\_\_\_\_  
Ian McConnell (Signature)

\_\_\_\_\_  
IAN MCCONNELL

\_\_\_\_\_  
Wendy McConnell(Signature)

\_\_\_\_\_  
WENDY MCCONNELL

\_\_\_\_\_  
Harry Hubner (Signature)

\_\_\_\_\_  
HARRY HUBNER

\_\_\_\_\_  
Karen Hubner (Signature)

\_\_\_\_\_  
KAREN HUBNER

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

[illegible]





Igel Architecture

## The Hubner/McConnell Residence

440 Esplanade Avenue, Harrison Hot Springs, B.C.  
Project: PN3252  
August 5, 2021

3.45953 Airport Rd  
Chilliwack  
British Columbia  
V2P 1A3  
L 604.792.0826



**PRECISION**  
building design associates ltd.





# SITE PLAN

|  |   |
|--|---|
| <b>OWNER:</b> HUBNER/McCONNELL<br><b>DESIGNER:</b> Igel Architecture<br><b>DATE:</b> 08/05/2021<br><b>PROJECT:</b> PN3252<br><b>LOCATION:</b> 440 Esplanade Avenue, Harrison Hot Springs, B.C.<br><b>CLIENT:</b> HUBNER/McCONNELL<br><b>DATE:</b> 08/05/2021<br><b>PROJECT:</b> PN3252<br><b>LOCATION:</b> 440 Esplanade Avenue, Harrison Hot Springs, B.C.<br><b>CLIENT:</b> HUBNER/McCONNELL | <b>DESIGNER:</b> Igel Architecture<br><b>DATE:</b> 08/05/2021<br><b>PROJECT:</b> PN3252<br><b>LOCATION:</b> 440 Esplanade Avenue, Harrison Hot Springs, B.C.<br><b>CLIENT:</b> HUBNER/McCONNELL |
|--|---|



Igel Architecture

**The Hubner/McConnell Residence**

440 Esplanade Avenue, Harrison Hot Springs, B.C.  
 Project: PN3252  
 August 5, 2021

3,45953 Airport Rd  
 Chilliwack  
 British Columbia  
 V2P 1A3  
 T: 604-792-0828

**PRECISION**  
 building design associates ltd





$$\frac{1}{10} = 0.10$$
[illegible]

3.45953 Airport Rd  
Chilliwack  
British Columbia  
V2P 1A3  
1-604-792-0826

**PRECISION**  
building design associates ltd.



The Hubner/McConnell Residence  
440 Esplanade Avenue, Harrison Hot Springs, B.C.  
Project: PN3252  
August 5, 2021

**Unit Dimensions:**  
 Overall Unit: 30'-0" x 32'-8"  
 Living Area: 11'-0" x 22'-8"  
 Dining Area: 7'-0" x 10'-0"  
 Kitchen: 7'-0" x 10'-0"  
 Bedroom 1: 11'-0" x 12'-0"  
 Bedroom 2: 10'-0" x 12'-0"  
 Bedroom 3: 10'-0" x 12'-0"  
 Bathroom: 5'-0" x 7'-0"  
 Outdoor Living: 10'-0" x 12'-0"  
 Covered Patio: 7'-0" x 8'-0"

[illegible]

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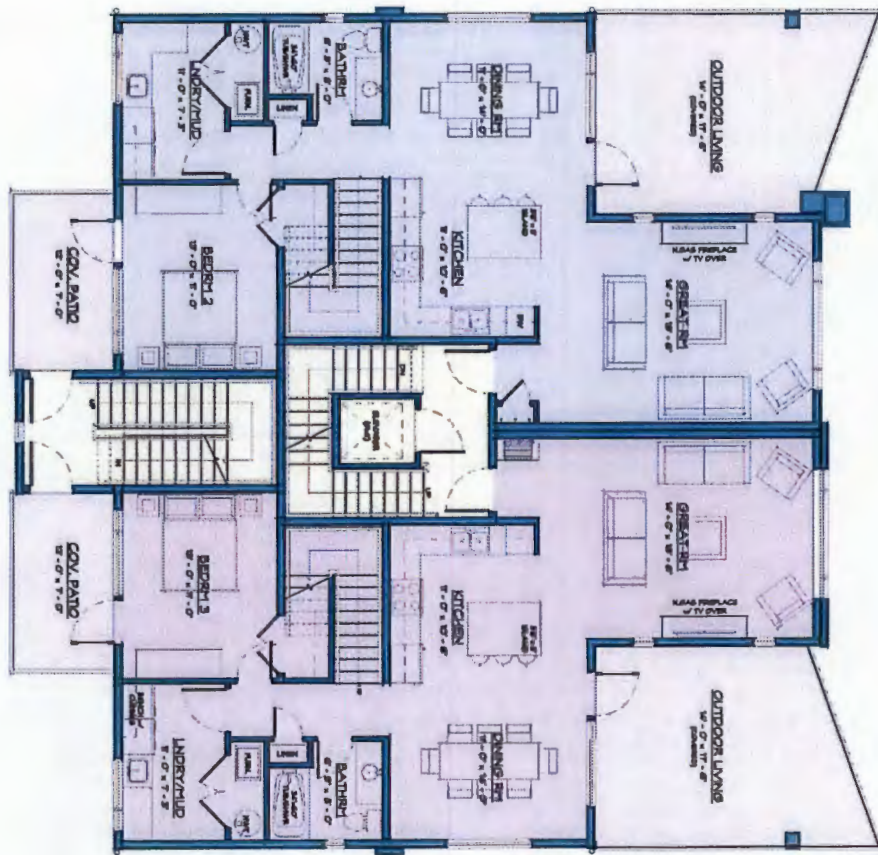
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The Hubner/McConnell Residence  
440 Esplanade Avenue, Harrison Hot Springs, B.C.  
Project: PN3252  
August 5, 2021



3RD FLOOR (RESIDENCE MAIN FLOOR)



| ROOM NAME      | ROOM AREA | OUTDOOR LIVING |
|----------------|-----------|----------------|
| OUTDOOR LIVING | 170.0     | 170.0          |
| GREAT ROOM     | 170.0     | 170.0          |
| KITCHEN        | 80.0      | 80.0           |
| DINING AREA    | 100.0     | 100.0          |
| BATHROOM       | 40.0      | 40.0           |
| BEDROOM        | 100.0     | 100.0          |
| BEDROOM        | 100.0     | 100.0          |
| LIVING AREA    | 100.0     | 100.0          |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 760.0     | 760.0          |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 860.0     | 860.0          |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 960.0     | 960.0          |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 1060.0    | 1060.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 1160.0    | 1160.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 1260.0    | 1260.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 1360.0    | 1360.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 1460.0    | 1460.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 1560.0    | 1560.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 1660.0    | 1660.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 1760.0    | 1760.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 1860.0    | 1860.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 1960.0    | 1960.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 2060.0    | 2060.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 2160.0    | 2160.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 2260.0    | 2260.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 2360.0    | 2360.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 2460.0    | 2460.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 2560.0    | 2560.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 2660.0    | 2660.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 2760.0    | 2760.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 2860.0    | 2860.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 2960.0    | 2960.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 3060.0    | 3060.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 3160.0    | 3160.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 3260.0    | 3260.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 3360.0    | 3360.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 3460.0    | 3460.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 3560.0    | 3560.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 3660.0    | 3660.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 3760.0    | 3760.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 3860.0    | 3860.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 3960.0    | 3960.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 4060.0    | 4060.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 4160.0    | 4160.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 4260.0    | 4260.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 4360.0    | 4360.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 4460.0    | 4460.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 4560.0    | 4560.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 4660.0    | 4660.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 4760.0    | 4760.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 4860.0    | 4860.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 4960.0    | 4960.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 5060.0    | 5060.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 5160.0    | 5160.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 5260.0    | 5260.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 5360.0    | 5360.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 5460.0    | 5460.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 5560.0    | 5560.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 5660.0    | 5660.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 5760.0    | 5760.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 5860.0    | 5860.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 5960.0    | 5960.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 6060.0    | 6060.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 6160.0    | 6160.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 6260.0    | 6260.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 6360.0    | 6360.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 6460.0    | 6460.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 6560.0    | 6560.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 6660.0    | 6660.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 6760.0    | 6760.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 6860.0    | 6860.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 6960.0    | 6960.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 7060.0    | 7060.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 7160.0    | 7160.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 7260.0    | 7260.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 7360.0    | 7360.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 7460.0    | 7460.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 7560.0    | 7560.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 7660.0    | 7660.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 7760.0    | 7760.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 7860.0    | 7860.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 7960.0    | 7960.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 8060.0    | 8060.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 8160.0    | 8160.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 8260.0    | 8260.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 8360.0    | 8360.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 8460.0    | 8460.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 8560.0    | 8560.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 8660.0    | 8660.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 8760.0    | 8760.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 8860.0    | 8860.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 8960.0    | 8960.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 9060.0    | 9060.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 9160.0    | 9160.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 9260.0    | 9260.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 9360.0    | 9360.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 9460.0    | 9460.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 9560.0    | 9560.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 9660.0    | 9660.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 9760.0    | 9760.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 9860.0    | 9860.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 9960.0    | 9960.0         |
| COVERED PATIO  | 100.0     | 100.0          |
| TOTAL          | 10060.0   | 10060.0        |

Igel Architecture

**The Hubner/McConnell Residence**  
 440 Esplanade Avenue, Harrison Hot Springs, B.C.  
 Project: PN3252  
 August 5, 2021

3.45953 Airport Rd  
 Chilliwack  
 British Columbia  
 V2P 1A3  
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This is a detailed floor plan of a two-story house. The plan is symmetrical, with a central hallway and stairs connecting the two levels. The top floor (labeled 'UPPER' on the right) contains two Master Bedrooms (each 12'0" x 12'0"), two Bathrooms (each 5'0" x 6'0"), two Gateways (each 12'0" x 12'0"), and two Closets (each 12'0" x 12'0"). The bottom floor (labeled 'LOWER' on the right) contains two Master Bedrooms (each 12'0" x 12'0"), two Bathrooms (each 5'0" x 6'0"), two Gateways (each 12'0" x 12'0"), and two Closets (each 12'0" x 12'0"). The central hallway is 12'0" x 12'0". The overall dimensions of the house are 36'0" x 36'0".

[illegible]

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The architectural floor plan depicts the second floor of a building. The main feature is a large rectangular room with a grid pattern, labeled "SCOTT'S HALL" and "2nd Floor". To the left of this room is a smaller room containing a staircase and a bathroom. The plan also shows several trees and a parking area.

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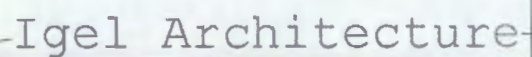


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25





440 Esplanade Avenue, Harrison Hot Springs, B.C.  
Project: PN3252  
August 5, 2021



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### The Hubner/McConnell Residence

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PROPOSED ROOFTOP PATIO W/ ROOFTOP PLANTING (HEIGHT VARIANCE REQUIRED)



ORIGINAL PROPOSAL (NO ROOFTOP PATIO, ROOFTOP PLANTING, OR VARIANCE REQUIRED)



Igel Architecture

## The Hubner/McConnell Residence

440 Esplanade Avenue, Harrison Hot Springs, B.C.  
Project: PN3252  
August 5, 2021

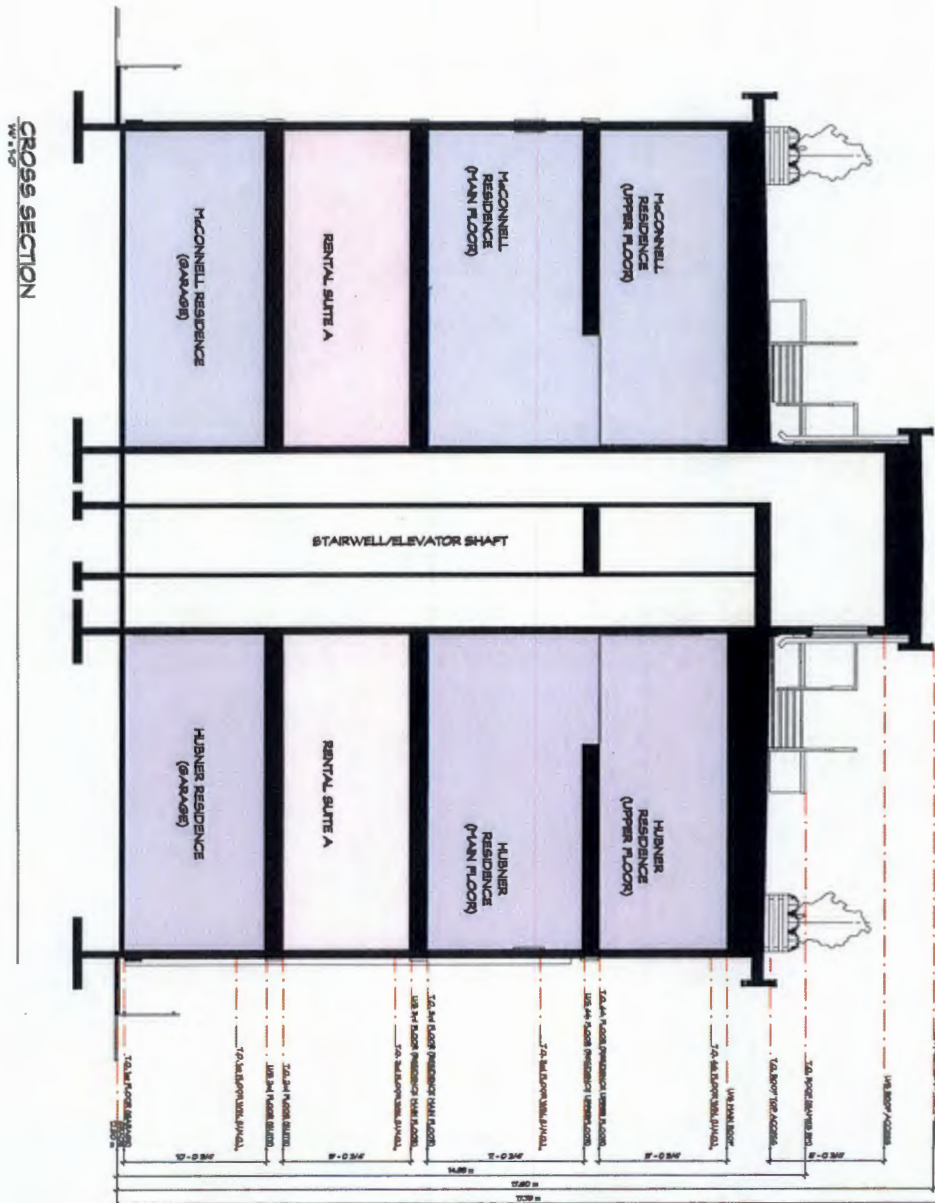
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## The Hubner/McConnell Residence

440 Esplanade Avenue, Harrison Hot Springs, B.C.  
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## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO: Mayor and Council**

**DATE: December 7, 2021**

**FROM: Tyson Koch, ASCT, RSIS  
Operations Manager**

**FILE: 1855-03-31**

**SUBJECT: Permission to apply for Funding to Manage Stormwater on Hot Springs Road**

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**ISSUE:** Approval to apply for funding from the *Investing in Canada Infrastructure Program – Green Infrastructure - Environmental Quality Program* for the construction of storm sewer infrastructure in Hot Springs Road.

#### **BACKGROUND:**

Hot Springs Road (HSR), a provincial highway, has existing substandard storm sewer infrastructure (rock pits and open ditches) between Miami River Bridge North and South. Properties fronting HSR are largely unserved by offsite storm water infrastructure. The combined impacts of climate change and infill development have led to storm water management problems in the area when water is not adequately managed onsite, which is the case for the HSR roadway and several private properties in the area. These issues were particularly apparent during the atmospheric river storm event of November 2021, which delivered heavy rainfall across southwest British Columbia, with Harrison Hot Springs seeing accumulations in excess of 500 mm during the course of the event.

The existing storm sewer infrastructure, which does not meet today's engineering standards, was unable to convey storm waters away from the highway and adjacent residential properties resulting in the HSR corridor experiencing significant flooding. In addition, the Village's sanitary sewer system and wastewater treatment plant (WWTP) saw a significant increase of storm water inflow and ground water infiltration (I & I) as the ground became super saturated and some property owners discharged storm waters into the sanitary sewer system.

New subdivisions are required to manage storm water onsite through drainage pits or connection to storm sewer lines where available, but 100-year storm events challenge even the newer infrastructure and a robust common collection system would work well for both the highway and the adjacent properties.

For the past several years, the Village has been seeking the opportunity to partner with the Province to make drainage improvements to the HSR corridor but funding has been a constraint.



As of January 2022, the Village has the opportunity to apply for funding under the *Investing in Canada Infrastructure – Green Infrastructure – Environmental Quality Program*. This program focuses on infrastructure that will enhance environmental quality and make infrastructure improvements to a variety of assets including stormwater systems. This available funding stream is up to 73.33% of the eligible project costs (40% Government of Canada, 33.33% Province of British Columbia) therefore the Village Council will need to commit to funding the remaining 26.67%.

It is anticipated that project costs for a storm water collection and discharge system to serve the HSR corridor between the Miami River Bridge to the north and the southern bridge between McPherson Road and Ramona Place will be \$2,000,000. The Village portion of the overall costs would be up to \$533,400 which would come from the Drainage Development Cost Charge (DCC) Reserve. Drainage DCCs collected in that corridor currently sit at over \$600,000 and are intended to be used for infrastructure upgrades made necessary by development. Engineering work in support of the application is estimated to cost an additional \$20,000 and could also be funded by Drainage DCCs.

If funded, construction of a storm sewer in HSR has a mutual benefit to the Village and Ministry of Transportation and Infrastructure (MoTI) and will be managed jointly. New storm sewer infrastructure will eliminate flooding hazards as well as provide a storm sewer discharge point to current residential properties as well as future infill development along HSR. Village and MoTI staff have been working collaboratively to establish a Storm Water Management Model that considers the effects of climate change and includes potential connection points to the Village's storm sewer network where applicable.

#### **RECOMMENDATION:**

THAT staff submit an application for grant funding for the installation of Storm Sewer Infrastructure on Hot Springs Road through the *Investing in Canada Infrastructure Program – Green Infrastructure – Environmental Quality Program* for up to \$2,000,000.00; and

THAT the Village contribute up to \$533,400.00, to be funded by Drainage Development Cost Charges; and

FURTHER THAT an additional \$20,000 be spent in engineering design work for the project to be funded by Drainage Development Cost Charges.

Respectfully submitted:

**REVIEWED BY:**

Tyson Koch

Tyson Koch  
Operations Manager

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer





# VILLAGE OF HARRISON HOT SPRINGS

## REPORT TO COUNCIL

**TO: Mayor and Council** **DATE: December 14, 2021**  
**FROM: Madeline McDonald, CAO** **FILE: 1970-03/3900-01**  
**SUBJECT: Proposed Revitalization Tax Exemption Bylaw for 2<sup>nd</sup> & 3<sup>rd</sup> Reading**

**ISSUE:** Revitalization Tax Exemption Bylaw No. 1170, 2021 is presented for 2<sup>nd</sup> and 3<sup>rd</sup> Reading.

### BACKGROUND:

Section 226 of the *Community Charter* allows council to provide tax exemptions for the purpose of encouraging property revitalization. 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

At the Regular Council Meeting of September 7, 2021 Council gave first reading to Revitalization Tax Exemption Bylaw No. 1170 and directed staff to give public notice of the proposed bylaw in accordance with Section 227 of the *Community Charter*, and to refer the draft bylaw to Tourism Harrison River Valley and the Agassiz-Harrison Chamber of Commerce. Notice was given in the December 10, 2021 and December 17, 2021 editions of the Agassiz Harrison Observer. Letters were sent to both the Chamber and Tourism Harrison and no formal responses were received, although Tourism staff indicated that they had no concerns with the proposal.

### RECOMMENDATION:

THAT Revitalization Tax Exemption Bylaw No. 1170, 2021 be given second and third readings.

Respectfully submitted:

Madeline McDonald  
 Madeline McDonald  
 Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1170, 2021

**A bylaw to establish Revitalization Tax Exemption Program**

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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 7<sup>th</sup> day of September, 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