



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

## ADVISORY PLANNING COMMISSION MEETING

**DATE:** Tuesday, February 15, 2011  
**TIME:** 2:00 p.m. – 4:00 p.m.  
**LOCATION:** Council Chambers, Harrison Hot Springs, British Columbia

### 1. CALL TO ORDER

(a) Meeting called to order by the Chair

### 2. LATE ITEMS

(a)

### 3. ADOPTION OF MINUTES

(a) Minutes of the November 16, 2010 meeting

### 4. DELEGATIONS/PETITIONS

(a) None

### 5. CHAIRPERSON REPORT

(a) None

### 6. ITEMS FOR DISCUSSION

(a) DCC Bylaw

### 7. ADJOURNMENT



**VILLAGE OF HARRISON HOT SPRINGS  
ADVISORY PLANNING COMMISSION MEETING**

**DATE:** November 16, 2010  
**TIME:** 2:00 p.m.  
**PLACE:** Council Chambers

**IN ATTENDANCE:** Leo Facio (Chair)  
Lorne Lees (Deputy Chair)  
Allan Jackson, Councillor  
Andre Isakov, CEDO  
Alan Birtch  
Marg Doman  
Raymond Hooper  
Michael Rosen  
  
Recording Secretary, K. Burr

**ABSENT:**

Brian Bignell  
Harvey Ruggles  
Ted Tisdale

**1. CALL TO ORDER**

The Chair called the meeting to order at 2:02 p.m.

**2. LATE ITEMS**

**3. ADOPTION OF MINUTES**

☐ APC minutes of  
September 21, 2010

**Moved by Marg Doman**  
**Seconded by Alan Birtch**

**THAT** the minutes of the Advisory Planning Commission meeting of  
September 21, 2010 be adopted.

**CARRIED**

**4. DELEGATIONS/PETITIONS**

None

**5. CHAIRPERSON REPORT**

None



**VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING  
NOVEMBER 16, 2010  
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6.

**ITEMS FOR DISCUSSION**

☐ Neighbourhood  
Planning Area 2

**Report of Michael Rosen, Planning Consultant – November 6, 2010**

Re: Neighbourhood Planning Area 2. Reporting Out – Neighbourhood Planning Area 2 Working Group

Michael Rosen gave an overview of the Neighbourhood Plan. Discussion went around the table with everyone in support of the draft Neighbourhood Area 2 Plan.

**Moved by Alan Birtch**

**Seconded by Ray Hooper**

**THAT** the draft Neighbourhood Area 2 Plan be approved.

Commission members discussed individual qualifications of the members of the APC.

☐ Minutes of the  
September 22, 2010  
Economic  
Development  
Committee meeting

**Moved by Marg Doman**

**Seconded by Ray Hooper**

**THAT** the APC next meeting will be held in January 2011.

**CARRIED**

7.

**ADJOURNMENT**

**Moved by Lorne Lees**

**Seconded by Marg Doman**

**THAT** the meeting be adjourned at 2:48 p.m.

**CARRIED**

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Leo Facio  
Chair

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Krystal Burr  
Recording Secretary





## VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 960

### **A bylaw to impose Development Cost Charges**

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**WHEREAS** pursuant to Sections 933 and 934 of the *Local Government Act* Council may impose terms and conditions for Development Cost Charges.

**AND WHEREAS** the Development Cost Charges may be imposed for the purpose of providing funds to the Village to pay the Capital Costs of constructing, altering or expanding sewage, water, drainage and highways and for providing and improving parkland in order to serve, directly or indirectly the developments for which the charges are imposed.

**AND WHEREAS** a Development Cost Charge is not payable if a development cost charge has been previously paid for the same development, unless as a result of further development, new capital cost burdens will be imposed on the Village.

**AND WHEREAS** in imposing the development cost charges, Council has taken into consideration future land use patterns and development, the phasing of works and services, the provision and improvement of parkland and whether the charges:

1. Are excessive in relation to the capital cost of prevailing standards of service in the Village;
2. Will deter development;
3. Will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the Village; or
4. Will discourage the development or redevelopment of commercial properties which would otherwise provide employment and economic diversity and stability in the community.

**AND WHEREAS**, the Village has not viewed its Development Cost Charge bylaw since 2000, and the new charges imposed by this bylaw are related to the capital costs of projects included in the Village's 10 year financial plan.





**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 "Development Cost Charges Bylaw No. 960, 2011".

**2. DEFINITIONS**

**"Campsite"** means an area within a campground or Recreational Vehicle park that is primarily designated for camping purposes including the use of Recreational Vehicle trailers and similar devices.

**"Commercial Development"** means a building or structure or land used or intended to be used for the carrying on of any business, including the sale and provision of goods, accommodations, entertainment, meals or services, but excludes institutional or residential development.

**"Dwelling Unit"** means a self contained residential unit including a cooking facility and consisting of one or more habitable rooms designed and used for the accommodation of one person or family.

**"Gross Floor Area"** means the combined area of all floors within a building, including any basement, cellar or crawlspace, measured to the inside surface of the exterior walls of the building, but excluding areas for parking, elevator shafts, stairwells, and heating and ventilating fixtures.

**"Institutional Development"** means a building or structure used or intended to be used only on a non-profit basis for cultural, recreational, social, religious, governmental, public hospital or educational purposes. Institutional will be charged the commercial rate.

**"Multi-Family Residential Development"** means a development for residential purposes, which results in more than one dwelling or sleeping unit on a single property and has an overall net minimum density of 25 units per hectare.

**"Residential Subdivision"** means a subdivision under the *Land Title Act* or the *Strata Property Act* which creates parcels for residential occupancy.

**"Single Family Residential Development"** means a development for residential purposes, which results in one dwelling or sleeping unit on a single property.

**"Sleeping Unit"** means one or more habitable rooms used for the lodging of a person or persons.



### **3. DEVELOPMENT COST CHARGES**

- a. Every person who obtains approval of a residential subdivision or a building permit authorizing the construction alteration or extension of a building a structure shall pay at the time of the approval of the subdivision or the issuance of a building permit, as applicable, the relevant development cost charges as set out in Schedules "A" to "E" of this bylaw.
- b. Section 2.1 does not apply to those properties that are exempt from taxation and Section 220 (1) (h) or 224 (2) (f) of the *Community Charter*, or if the total value of the work authorized in the building permit is less than \$50,000 or another amount prescribed by the Minister of Community, Sport and Cultural Development.

### **4. MULTIPLE USE**

When a building or structure is used or intended to be used for more than one class of development, charges under this bylaw shall be calculated separately for each class as though the area was a separate building and the amount payable shall be considered for all classes.

### **5. EXCEPTIONS**

Regardless of Section 2, Development Cost Charges are not payable under this schedule within an area of land that is:

- a. Not serviced by a community water system; and
- b. Will not be provided with a community water system that will not serve the subdivision or development for which approval is sought.

### **6. This bylaw will come into effect on July 1, 2011.**

### **7. SCHEDULES**

- (a) Schedule "A" Development Cost Charges for Community Water Service
- (b) Schedule "B" Development Cost Charges for a Community Sanitary Sewer System
- (c) Schedule "C" Development Cost Charges for Highways
- (d) Schedule "D" Development Cost Charges for Community Drainage Services
- (e) Schedule "E" development Cost Charges for Parkland Acquisition and improvements

attached hereto and forming part of this bylaw.



8. **REPEAL**

(a) "The Village of Harrison Hot Springs Bylaw No. 506 and all amendments, 536, 744 and 763 thereto are hereby repealed in their entirety.

**READINGS AND ADOPTION**

READ A FIRST TIME THIS 6<sup>th</sup> DAY OF JANUARY, 2011

A PUBLIC HEARING WAS HELD ON THE        DAY OF        , 2011

READ A SECOND TIME THIS        DAY OF        , 2011

READ A THIRD TIME THIS        DAY OF        , 2011

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2011

ADOPTED THIS        DAY OF        , 2011

\_\_\_\_\_  
Mayor

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



### Schedule "A"

#### Development Cost Charges for Community Water Service

1. Development Cost Charges are payable for community water services as follows:

Class of Property	Development Cost Charge
Residential Subdivision or Single Family Building Permit	\$6460/unit/parcel
Multi-Family Residential Development	\$4845/unit
Commercial Development	
(a) if a building or structure	\$19. Per square metre of gross floor area
(b) if a campsite	\$19. Per square metre of the gross area of the campsite

2. The assist factor for a community water system will be 5%.





**Schedule "B"****Development Cost Charges for a Community Sanitary Sewer System**

1. The development cost charges are payable for a community sanitary sewer services as follows:

<b>Class of Property</b>	<b>Development Cost Charge</b>
Residential Subdivision or Single Family Building Permit	\$5634/unit/parcel
Multi-Family Residential Dwelling	\$4226/unit
Commercial (a) if building or structure (b) if campsite	\$34/square metre of gross floor area \$34/square metre of land designated for the campsite

2. The assist factor for a community sanitary sewer system will be 5%.



### Schedule "C"

#### Development Cost Charges for Highways

1. Development Cost Charges for Highways are payable as follows:

Class of Development	Development Cost Charge
Residential Subdivision or Single Family Building Permit	\$368/unit/parcel
Multi-Family Residential Dwelling	\$294/unit
Commercial	
(a) if building or structure	\$2/square metre of gross floor area
(b) if a campsite	\$0

2. The assist factor for a community highway service will be 5%.



**Schedule "D"**

**Development Cost Charges for Community Drainage Service**

1. Development Cost Charges are payable for community drainage services as follows:

<b>Class of Development</b>	<b>Development Cost Charge</b>
Residential Subdivision or Single Family Building Permit	\$1275/unit/parcel
Multi-Family Residential Dwelling	\$1020/unit
Commercial	
(a) if building or structure	\$6/square metre of gross floor area
(b) if campsite	\$0

2. The assist factor for a community drainage services will be 5%.



### Schedule "E"

#### Development Cost Charges for Parkland Acquisition and Improvements

1. Development Cost Charges are payable for parkland acquisition and improvements as follows:

<b>Class of Property</b>	<b>Development Cost Charge</b>
Residential Subdivision or Single Family Building Permit	\$5001/unit/parcel
Multi-Family Residential Dwelling	\$5001/unit
Commercial	
(a) if building or structure	\$0
(b) if campsite	\$0

2. The assist factor for a parkland acquisition and improvements will be 5%.





**Harrison Hot Springs  
DCC's Required**

	<b>Project Costs</b>	<b>Contingency 0%</b>	<b>Assist 5%</b>	<b>Total Project Costs</b>
Water	\$ 2,668,950	0	\$ (133,447.50)	\$ 2,535,503
Sewer	3,525,491	0	(176,275)	3,349,217
Roads	206,276	0	(10,314)	195,962
Drainage	714,758	0	(35,738)	679,020
Parkland	1,147,500	0	(57,375)	1,090,125
	<u>\$ 8,262,975</u>	<u>0</u>	<u>(\$413,148.75)</u>	<u>\$ 7,849,826</u>

**Harrison Hot Springs  
Water**

		(* Incl 35% Eng & Contingency)				
	Cost Estimate	Other Funding	Net Cost	Benefit Factor (%)	Benefit to New Dev.	
Upgrade existing 150 mm watermain to 300mm:						
Mount Street	* \$ 85,050	\$ -	\$ 85,050	100%	\$ 85,050	
Echo Street	* 221,130	-	221,130	100%	221,130	
Lillooet Avenue	* 51,030	-	51,030	100%	51,030	
Lillooet Avenue	* 102,060	-	102,060	100%	102,060	
Install new 350 mm watermain:						
Mount Street	* 141,278	-	141,278	100%	141,278	
Naismith Avenue	* 214,988	-	214,988	100%	214,988	
Spruce Street	* 73,710	-	73,710	100%	73,710	
Bear Avenue	* 92,138	-	92,138	100%	92,138	
Esplanade Avenue	* 393,120	-	393,120	100%	393,120	
Spruce Street	* 36,855	-	36,855	100%	36,855	
Rockwell Avenue	* 307,800	-	307,800	100%	307,800	
Lillooet Avenue	* 300,983	-	300,983	100%	300,983	
Upgrade existing 150 mm watermain to 350mm:						
Cedar Street	* 55,283	-	55,283	100%	55,283	
Install new 350 mm watermain:						
Cedar Street	* 67,568	-	67,568	100%	67,568	
Hot Springs Road	* 50,760	-	50,760	100%	50,760	
Ground Water Well:						
Drill well	* 45,900	-	45,900	100%	45,900	
Testing	* 11,475	-	11,475	100%	11,475	
- Report	* 19,575	-	19,575	100%	19,575	
Construction of the Well						
Pump, pitless adaptor, controls, kiosk	* 101,250	-	101,250	100%	101,250	
Pipeline construction	* 40,500	-	40,500	100%	40,500	
Three phase power	* 54,000	-	54,000	100%	54,000	
Aeration and treatment	* 202,500	-	202,500	100%	202,500	
	<b>\$ 2,668,950</b>	<b>\$ -</b>	<b>\$ 2,668,950</b>		<b>\$ 2,668,950</b>	

**Harrison Hot Springs  
Parkland**

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		(* Incl 35% Eng & Contingency)					
		Cost	Other	Net	Benefit	Benefit	
		Estimate	Funding	Cost	Factor (%)	to New	
						Dev.	
Boardwalk path along water front	*	\$ 135,000	\$ -	\$ 135,000	100%	\$ 135,000	
Eastside Sector Development for Wetlands	*	540,000	-	540,000	100%	540,000	
<b>New Park Construction:</b>							
Hard surface play area	*	135,000	-	135,000	50%	67,500	
Playground equipment	*	135,000	-	135,000	50%	67,500	
Landscaping/split rail fencing	*	202,500	-	202,500	100%	202,500	
Lacrosse Box	*	270,000	-	270,000	50%	135,000	
		<u>\$ 1,417,500</u>	<u>\$ -</u>	<u>\$ 1,417,500</u>		<u>\$ 1,147,500</u>	

**Harrison Hot Springs  
Roads**

Description		(* Incl 35% Eng & Contingency)	Other Funding	Net Cost	Benefit Factor (%)	Benefit to New Dev.
		Cost Estimate				
Sidewalk along Eagle	*	91,327.50	-	91,327.50	100%	91,327.50
Sidewalk along Lillooet	*	17,111.25	-	17,111.25	100%	17,111.25
Sidewalk along Hot Springs Road	*	67,837.50	-	67,837.50	100%	67,837.50
Master Road Plan		30,000.00	-	30,000.00	100%	30,000.00
		\$ 206,276	\$ -	\$ 206,276		\$ 206,276

**Harrison Hot Springs  
Storm Drainage**

(\* Incl 35% Eng &  
Contingency)

		Cost Estimate	Other Funding	Net Cost	Benefit Factor (%)	Benefit to New Dev.
Upgrade existing drainage to 375mm:						
Bear Avenue	* \$	35,910	\$ -	\$ 35,910	100%	\$ 35,910
Upgrade existing drainage to 450mm:						
Bear Avenue	*	29,700	-	29,700	100%	29,700
Install new 300 mm drains:						
Lillooet Avenue	*	158,760	-	158,760	100%	158,760
Bear Street	*	85,050	-	85,050	100%	85,050
Install new 375 mm drains:						
Lillooet Avenue	*	61,425	-	61,425	100%	61,425
Eagle Street	*	61,425	-	61,425	100%	61,425
Mount Street	*	80,190	-	80,190	100%	80,190
Install new 400 mm drains:						
Mount Street	*	84,375	-	84,375	100%	84,375
Install new 450 mm drains to Lake:						
Mount Street	*	104,423	-	104,423	100%	104,423
Outfall to Lake c/w oil Interceptors	*	13,500	-	13,500	100%	13,500
	\$	714,758	\$ -	\$ 714,758		\$ 714,758

**Harrison Hot Springs  
Sewer**

		(* Incl 35% Eng & Contingency)					
		Cost Estimate	Other Funding	Net Cost	Benefit Factor (%)	Benefit to New Dev.	
Upgrade Pump Station # 6	*	\$ 108,000	\$ -	\$ 108,000	100%	\$	108,000
Upgrade Pump Station # 3	*	162,000	-	162,000	100%		162,000
Replace Syphon							
Construct Pump Station	*	472,500	-	472,500	100%		472,500
Pipeline on Bridge	*	54,000	-	54,000	100%		54,000
Stage II WWTP -approximately 2015	*	2,025,000	-	2,025,000	100%		2,025,000
Remove old plant	*	202,500	-	202,500	100%		202,500
Upgrade 250 mm to 350 mm	*	167,366	-	167,366	100%		167,366
Upgrade 200 mm to 300 mm	*	120,285	-	120,285	100%		120,285
Upgrade 150 mm to 300 mm	*	89,100	-	89,100	100%		89,100
Upgrade 150 mm to 200 mm	*	124,740	-	124,740	100%		124,740
		\$ 3,525,491	\$ -	\$ 3,525,491		\$	3,525,491