

PUBLIC INFORMATION PACKAGE



**DEVELOPMENT VARIANCE
PERMIT APPLICATION
694, 712, 720 HOT SPRINGS ROAD**

MONDAY, SEPTEMBER 19, 2022

7:00 P.M.

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(Consolidated)
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TAB 1



DEVELOPMENT PROCEDURES

BYLAW NO. 1090, 2016

(CONSOLIDATED)

Record of Amendments to Development Procedures Bylaw No. 1090, 2016				
Amending Bylaw No.	Type of Amendment		Summary of Amendment	Date of Adoption
	Text	Schedule		
1160	x	x		June 21, 2021



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1090, 2016**

A Bylaw for the establishment of procedures to amend an Official Community Plan or a Zoning Bylaw or to issue a permit pursuant to Part 14 of the Local Government Act. And a Bylaw to allow for the processing of a building conversion strata application, as per the Strata Property Act

WHEREAS the Council of the Village of Harrison Hot Springs has adopted an Official Community Plan and a Zoning Bylaw;

WHEREAS the Council of the Village of Harrison Hot Springs must by Bylaw outline the procedures to amend an Official Community Plan, Zoning Bylaw or issue a permit, as per Section 460 of the Local Government Act;

WHEREAS section 502 (5) of the Local Government Act allows the Council of the Village of Harrison Hot Springs to delegate the power to require security for the issuance of a land use permit subject to a delegation Bylaw being prepared that outlines the guidelines for the delegate;

WHEREAS section 242 of the Strata Property Act requires that the approving authority for the building conversion strata process be the local municipality or in this case the Village of Harrison Hot Springs;

WHEREAS the Council of the Village of Harrison Hot Springs has deemed it advisable to establish a Bylaw to outline the amendment procedures and to outline the procedures to issue a permit and to outline the process and requirements for a building conversion strata application;

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

CITATION

1.0 This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs "Development Procedures Bylaw No. 1090, 2016".

INTERPRETATION/DEFINITIONS

2.0 A reference in this Bylaw to any enactment of British Columbia is a reference to the enactment as amended, revised or consolidated from time to time and a reference to any Bylaw of the Village of Harrison Hot Springs is a reference to the Bylaw as amended, revised, consolidated or replaced from time to time.

3.0 In this Bylaw;

Application

means a completed application, including the payment of the required fees:

- (a) to amend either an Official Community Plan Bylaw, a Zoning Bylaw or both,
- (b) for the issuance of; a Development Permit, Temporary Use Permit or a Development Variance Permit;

Applicant

means the owner of a Parcel of Land or an agent authorized in writing to make the application on behalf of the owner;

Building Conversion Strata Application

means a completed application, including the payment of the required fees, for the conversion of a previously occupied building or structure into strata title;

Chief Administrative Officer

means the individual appointed to this position by Council;

Council

means the Council of the Village of Harrison Hot Springs;

Highway

means the same as defined in the BC Transportation Act, as amended from time to time *but specifically excludes the following*:

- *Ferry Approach,*
- *Ferry Terminal,*
- *Right-of-ways on any Parcel of Land, and*
- *Tunnel; (AB#1160)*

Occupiers

means the lawful occupier of a Parcel of Land, if it is not the landowner;

Parcel of Land

means a specific section or area of the Village with a unique legal description and unique parcel identifier number (PID) assigned to it;

Registered Professional

means a person who has been registered or licensed to practice by their respective professional body;

Revised Application

means a Part 14 Application that has been refused or denied by Council that the Applicant has requested, in writing to Council to reconsider after having made material changes or alterations to the Application; and,

Village

means the Village of Harrison Hot Springs; and

Works and Services

means any public service, facility or utility which is required or regulated by the Village's Subdivision Servicing Bylaw, as amended from time to time, and without restricting the generality of the foregoing includes: the supply and distribution of water; collection and disposal of sanitary sewage and drainage water; street lighting; highways, access roadways, curbs, gutters, and sidewalks; and natural gas, power and telecommunication services. (AB#1160)

SEVERABILITY

- 4.0** If any section, subsection, sentence, paragraph, schedule or form forming part of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the section, subsection, sentence, paragraph, schedule or form may be severed from the Bylaw without affecting the validity of the Bylaw or any portion of the Bylaw remaining or any remaining forms.

ADMINISTRATION OF THIS BYLAW

- 5.0** The Village's Chief Administrative Officer or their designate is authorized to administer this Bylaw.

SCHEDULES

6.0 The following Schedules attached hereto form part of the requirements of this Bylaw:

- (a) Schedule "A" – Part 14 Application Processing Flowchart;
- (b) Schedule "B" – Building Conversion Strata Application Processing Flowchart

SCOPE

7.0 This Bylaw shall apply to the following Applications within the boundaries of the Village of Harrison Hot Springs:

- (a) an OCP Bylaw amendment or Zoning Bylaw amendment;
- (b) the issuance of a Development Permit, a Temporary Use Permit or a Development Variance Permit; or
- (c) a building conversion strata application.

GENERAL PROVISIONS

8.0 If there is a change of ownership of a Parcel of Land that is subject to an Application, the Village will require an updated title certificate and written authorization from the new owner that the current Applicant, if applicable, can still proceed with the Application.

8.1 Neither the issuance of a permit, the adoption of an amendment Application or the approval of a building conversion strata or review of any applications, plans, drawings, specifications or documents, *must not (AB#1160)* in any way:

- (a) relieve the landowner from full and sole responsibility to perform *Works and Services (AB#1160)* in strict accordance with this Bylaw, and any other applicable Bylaws of the Village; or
- (b) constitute a representation, warranty, assurance or statement that this Bylaw or other applicable Bylaws have been complied with.

8.2 It *is (AB#1160)* the full and sole responsibility of the landowner, and where the landowner is working through a representative, the representative *must (AB#1160)* carry out the *Works and Services (AB#1160)* in respect of which the permit or amendment is issued or adopted in compliance with this Bylaw and other applicable enactments.

8.3 Letters of assurance, reports or other correspondence from Registered Professionals provided under this Bylaw are relied upon by the Village, including its Chief Administrative Officer and the Planning Department, as certification that the design and plans for the development comply with the Village's Building Bylaw, this Bylaw and other applicable enactments, that the natural environment will not

be substantially harmed by the development or Application and the Parcel of Land may be safely used for the use intended, as applicable to the professional's review.

- 8.4** A person must not knowingly submit false or misleading notification in relation to any Application undertaken pursuant to this Bylaw.
- 8.5** Unless specified, in this bylaw, the term Application generally means either a Part 14 Application or a Building Conversion Strata Application.

APPLICATIONS – Part 14 Applications only

9.0 All Applications, including Revised Applications, must be:

- (a) made by the owner of the Parcel of Land or by a person authorized by the owner in writing;
- (b) made on the prescribed application form as amended from time to time by the Village;
- (c) signed by the landowner and be accompanied by the landowner's acknowledgement of responsibility and undertakings made in the form prescribed as amended from time to time by the Village;
- (d) accompanied by the appropriate fees;
- (e) accompanied by the notification requirements identified in this Bylaw;
- (f) submitted to the Village office;
- (g) all completed Part 14 Applications must be processed in accordance with this Bylaw, generally as shown on the flowchart attached as Schedule "A".

9.0.1 The Application must also include the following information:

- (a) the certificate of title, dated within 30 days of the Application date;
- (b) a map of the site drawn at a scale of 1:2000 or at a scale of 1:5000 with the approval of the Village. The map must show the following:
 - i. the contours of the site;
 - ii. any environmentally sensitive areas;
 - iii. the proposed building site or sites;
 - iv. the ingress and egress points;
 - v. any proposed landscape plans, parking area or open space area;
 - vi. the current and proposed water and sewer servicing points for the Parcel of Land;
 - vii. the location of any steep banks, foreshore areas, water courses, easements or right-of-ways, and if applicable any
 - viii. development permit areas.
- (c) copies of any charges or other interests associated with this Parcel of Land.

- 9.1** At any time during the application process, Council may refer the Application to any agency, organization or government body for their comments and recommendations.

BUILDING CONVERSION STRATA APPLICATIONS

- 9.2** All Applications must be:

- (a) made by the owner of the Parcel of Land or by a person authorized by the owner in writing;
- (b) made on the prescribed application form as amended from time to time by the Village;
- (c) signed by the landowner and be accompanied by the landowner's acknowledgement of responsibility and undertakings made in the form prescribed as amended from time to time by the Village;
- (d) accompanied by the appropriate fees;
- (e) accompanied by the notification requirements identified in this Bylaw;
- (f) submitted to the Village office; and
- (g) all completed Building Conversion Strata Applications must be processed in accordance with this Bylaw, generally shown on the flowchart attached as Schedule "B".

- 9.2.1** The Application must also include the following information:

- (a) the certificate of title, dated within 30 days of the Application date;
- (b) a map of the site drawn at a scale of 1:2000 or at a scale of 1:5000 with the approval of the Village. The map must show the following:
 - i. the contours of the site;
 - ii. any environmentally sensitive areas;
 - iii. the proposed building site or sites;
 - iv. the ingress and egress points;
 - v. any proposed landscape plans, parking area or open space area;
 - vi. the current and proposed water and sewer servicing points for the Parcel of Land;
 - vii. the location of any steep banks, foreshore areas, water courses, easements or right-of-ways, and if applicable any;
 - viii. development permit area.
- (c) copies of any charges or other interests associated with this Parcel of Land; and
- (d) the number of dwellings units being converted into strata ownership and how many of the current tenants, in this building, are going to be remaining as owners;

- (e) a copy of the plan to house the current Occupiers who will not become owners; and
- (f) other issues as required by Council.

9.3 At any time during the Application process the Council may refer the Application to any agency, organization or government body for their comments and recommendations.

FEES

10.0 At the time of the Application the Applicant will pay the required fees as set out and amended by the Village from time to time.

10.1 If the Applicant withdraws their Application, in writing, prior to the first staff report being considered by the Council, then the Applicant will receive a refund of up to 50-percent (50%) of the Application fee. The refund must be paid to the Applicant within thirty (30) days of receiving the written notice from the Applicant. There will be no additional refunds of any fees once the first staff report has been considered by Council.

PUBLIC NOTIFICATION MEETING

11.0 Applicants may be required, as directed by Council, to host a public notification meeting, for any of the following types of Applications:

- (a) an Official Community Plan amendment or redesignation;
- (b) a Zoning Bylaw amendment;
- (c) the issuance of a Temporary Use Permit;
- (d) the issuance of a Development Variance Permit; or
- (e) the conversion of an existing and occupied building into a strata building.

11.1 When a public notification meeting is required the Applicant must pay all costs associated with this meeting. This will include but not be limited to the following:

- (a) two (2) newspaper advertisements;
- (b) the delivery or mailing of any notices to the adjacent landowners or occupiers;
- (c) any facility rental; and any
- (d) staff overtime if they attend.

11.2 The venue and meeting format must be approved by the Village. This meeting must allow for a question and answer session at a minimum.

11.3 Within 10 working days of the meeting, the Applicants are required to submit a report to the Village. The report must include the following information:

- (a) location of the meeting,
- (b) start and finish times of the meeting,

- (c) a copy of the two (2) dated newspaper ads for the meeting,
- (d) number of attendees and a copy of the sign in sheet
- (e) a copy of the notice provided to the adjacent property owners or occupiers of the land and which properties received this notice,
- (f) information provided at the meeting, and
- (g) a summary of any questions raised or any major discussion points raised.

- 11.4** The Applicant must mail or deliver a meeting notice to the owners or Occupiers of the properties within a radius of 30 metres from the subject property. The Village is hereby authorized to reduce, increase or waive this requirement.
- 11.5** The Applicant's report for the public notification meeting must be included in a staff report to Council for Council's consideration of a Temporary Use or Development Variance permit, consideration of the building conversion strata or before adoption of a Bylaw amendment.
- 11.6** The meeting must be held not more than nor less than five working days after the last notice provided in the newspaper.

AGENCY REFERRAL PROCESS

- 12.0** Subject to direction from Council, staff may be authorized to refer the Application to other Village Departments, any external agencies, societies, organizations or any level of government. The suggested referral list will be prepared by staff and submitted to the Council for their review. Council may accept, reject or amend this list as they deem appropriate.
- 12.1** When Applications are sent out for comments the various referral agencies:
- (a) have a maximum of twenty-one (21) working days, from the date the referral was sent out, to provide comments; or
 - (b) make a written request for additional time.
- 12.1.1** The Village has the authority to extend this time period for a period not to exceed an extra thirty (30) working days from the date they receive the written request.
- 12.1.2** *If a referral is made to the Advisory Planning Commission, an applicant may attend the meeting and make a presentation to the Advisory Planning Commission. Following the Applicant's presentation, the Advisory Planning Commission members may ask the Applicant to provide clarification on any point in their presentation. (AB#1160)*
- 12.2** Following receipt of either the comments or a time extension request, the Council may;
- (a) defer consideration of any Application; or
 - (b) request additional information from the Applicant.

STAFF REPORTS

- 13.0** *After an Application has been received including the payment of fees, the Application will be processed. A staff report must contain the following information:*
- (a) a copy of any supporting documentation;*
 - (b) staff's recommendation on whether the Application should be processed or, if not, what is missing from the Application;*
 - (c) staff's recommendation on the referral agencies, if any;*
 - (d) staff recommendation for a public notification meeting, if applicable;*
 - (e) staff recommendation to set up a public hearing, if applicable, and any additional relevant information provided by the Planning Department, including any potential impacts that the development may have on the neighbourhood or on the operations of the current services provided by the Village. (AB#1160)*
- 13.1** Staff reports must also be provided at key points throughout the approvals process, as outlined on the approvals flow chart as outlined on Schedule "A", which is attached to and forming a part of this Bylaw.
- 13.2** Once the Application, including a Revised Application, has been received the Village must either deem the Application to be complete or deem the Application to be incomplete. If the Application is deemed complete it will be processed as required by this Bylaw or if is deemed not complete, the Village must send a letter to the Applicant indicating that the Application cannot be processed until the additional information requested has been received.

PUBLIC HEARING – Part 14 Applications only

- 14.0** While the Local Government Act, as amended from time to time, governs the public hearing process, if after a minimum of ten (10) minutes no members of the public are in attendance then the public hearing must be closed. If no members of the public attend the public hearing and the notice of the hearing has been properly published, the Council must consider that the public hearing has been held as required.
- 14.1** Once the newspaper advertisement has been posted the Village will accept any written comments about the Application up to the close of the scheduled public hearing meeting.

PUBLIC NOTICE OF INTENT – Part 14 Applications only

- 14.2** If the Village opts to proceed with the Notice of Intent process, in addition to the required newspaper advertisements, the Village must mail or deliver a notice of intent to the owners or Occupiers of the properties within a radius of thirty (30) metres from the subject property. The Village is hereby authorized to reduce or increase this requirement.

SECURITY

- 15.0** The power to require security is hereby delegated to the Chief Administrative Officer or their designate.
- 15.1** The amount of security required will be based upon a cost report prepared by a registered professional, as outlined in the table below:

Table 1

Works or Services Required	Type of Professional experience needed	Amount of Security required
Landscaping	Landscape Architect and must be a member of the BC Society of Landscape Architects	125% of the accepted report
Civil Engineering	Professional Engineer	125% of the accepted report
Traffic Engineering	Professional Engineer, with experience in traffic engineering	125% of the accepted report
Freshwater/Foreshore issues	Registered Professional Biologist	125% of the accepted report
Form and Character issue	Registered Professional Architect	125% of the accepted report
Environmental issues	Registered Professional Biologist	125% of the accepted report

- 15.2** The required cost estimate report must be provided by the Applicant, at no cost to the Village, and must be accepted by the Village.
- 15.3** Security may be required as a condition of permit issuance for the following:
- (a) the *Works and Services (AB#1160)* under the permit; including but not limited to hard and soft landscaping requirements;
 - (b) environmental monitoring;
 - (c) in relation to repair or replacement of any Highway including sidewalks and boulevards, public work or any other Village property altered or damaged by any activity related to the subject matter of the permit;
 - (d) to guarantee the performance of a temporary use permit;
 - (e) such other reason as identified in the conditions associated with the permit.
- 15.4** For the form of security refer to section 502, of the Local Government Act, as amended from time to time.
- 15.5** Funds *taken (AB#1160)* under *the (AB#1160)* security provision will be used to the extent that they are required by the Village to carry out such *Works and Services (AB#1160)*, repair or replacement as determined necessary by the Village.

- 15.6** The cost of any works, repair or replacement or other expenditure which exceeds the amount of the security is the responsibility of the Applicant, who upon notification of the outstanding amount must pay it in full, or obtain the agreement of the Village in writing, before receiving its approval or where such approval has been issued, using or continuing to use the Parcel of Land for the development approved under the Application.

APPLICATION DECISIONS – Part 14 Applications only

- 16.0** With respect to any Application, the Council may after authorizing staff to process the Application:
- (a) approve the Application with or without conditions; or
 - (b) postpone the Application process pending additional information required from the Applicant; or
 - (c) refuse/deny the Application

Rejected Applications – Part 14 Applications only

- 16.1** Even if the Applicant is present at the meeting in which the Council decision was made, to refuse/deny the application, the Village shall inform the Applicant in writing, within ten (10) business days from the date of the refusal.

Revised Applications – Part 14 Applications only

- 16.2** An Applicant, after substantially amending an Application, that has not been approved to its satisfaction may submit a Revised Application in accordance with this Bylaw, and may provide such further information as they desire.
- 16.3** Council has the same authority with respect to Revised Applications as for Applications generally and the same procedures apply.
- 16.4** Council may not table a Revised Application.
- 16.5** Upon receipt of the revised Application, the Village will process the Application in accordance with the process flowchart set out in Schedule 'A' of this Bylaw.

Building Conversion Strata Applications

- 16.6** With respect to the decision making criteria that Council must follow with respect to this type of Application, refer to section 242(6) of the Strata Property Act, as amended from time to time.
- 16.7** There shall be no Revised Applications, if Council denies a Building Conversion Strata Application.

REVOCATION OF THE APPROVALS

- 17.0** The Village may revoke an approval and post a stop work order on a Parcel of Land, other than an amendment of a Bylaw, if:
- (a) there is a violation of a condition under which the approval was issued;
 - (b) there is a breach of any provision of this Bylaw and other applicable Bylaws or enactments;
 - (c) the Village determines that any information on the basis of which the approval was issued is incorrect; or
 - (d) construction activity on the Parcel of Land, subject to the approval, otherwise threatens the health, safety, or protection of the public.
- 17.1** Notice of revocation of the approval shall be in writing and transmitted to the Applicant and the owner of the Parcel of Land by mail or courier, and deemed served at the expiration of three (3) business days from the date of sending, or such other means to effect service.
- 17.2** A person who has been notified that an Approval has been revoked *must* (AB#1160) immediately cease work related to the Application and remedy the cause for the revocation to the satisfaction of the Village, who may then reinstate the Approval.

PENALTIES, ENFORCEMENT AND IMMUNITY

- 18.0** Every person who contravenes any provision of this Bylaw commits an offense punishable on summary conviction and shall be liable to a fine of not more than \$10,000.00.
- 18.1** The Village may designate enforcement officers for the purposes of this Bylaw.
- 18.2** No action for damages lies or may be instituted against present or past Council, Chief Administrative Officer or their designate, the Planning Department, Bylaw Officer, or members, employees, servants or agents of either Village or Council:
- (a) for anything said or done or omitted to be said or done by that person in the performance or intended performance of the person's duty or the exercise of the person's authority; or
 - (b) for any alleged neglect or default in the performance or intended performance of the person's duty or the exercise of the person's authority.
- 18.3** The previous section does not provide a defence if:
- (a) the individual has, in relation to the conduct that is the subject matter of the action, been guilty of dishonesty, gross negligence or malicious or willful misconduct; or
 - (b) the cause of action is libel or slander.

- 18.4** Village, present or past Council, or members, employees, servants or agents of any of Village or Council is not liable for any damages or other loss, including economic loss, sustained by any person, or to the property of any person, as a result of neglect or failure, for any reason, to discover or detect any contravention of this Bylaw or any other Village Bylaw, or from the neglect or failure, for any reason or in any manner, to enforce this Bylaw or any other Village Bylaw.

LAND USE POLICIES

- 19.0** The Village is authorized to make any policies that are required to compliment the requirements of this bylaw.

DEVELOPMENT VARIANCE PERMIT

AB#1160

- 20.0** A variance must not change the use or density for a Parcel of Land, but there is otherwise no restriction on what may be considered provided the decision maker has considered each of the following:

AB#1160

- (a) whether the variance is desirable for the appropriate development or use of the parcel of land, building or structure;

- (b) whether the general intent and purpose of the Official Community Plan or the Zoning Bylaw, if any, will be maintained; and

AB#1160

- (c) whether the variance is in the best interests, including the health, safety and protection of the public.

REPEAL

- 21.0** The Public Notice Provision Bylaw No. 553, 1991 is repealed in its entirety.

READ A FIRST TIME THIS 5th DAY OF DECEMBER, 2016

READ A SECOND TIME THIS 5th DAY OF DECEMBER, 2016

READ A THIRD TIME THIS 5th DAY OF DECEMBER, 2016

ADOPTED THIS 19th DAY OF DECEMBER, 2016

AMENDMENT BYLAW 1160 ADOPTED ON THE 21st OF JUNE, 2021

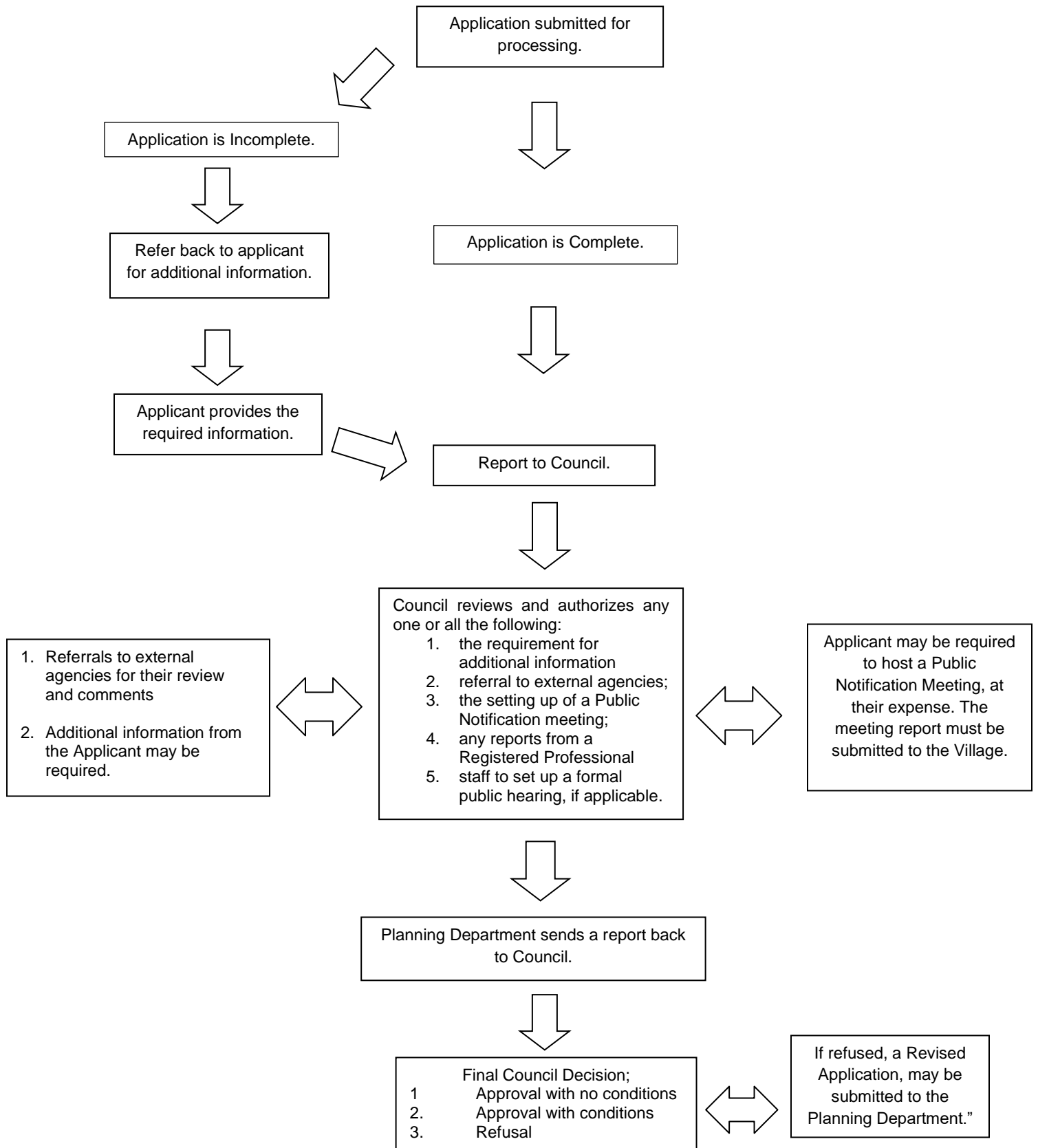
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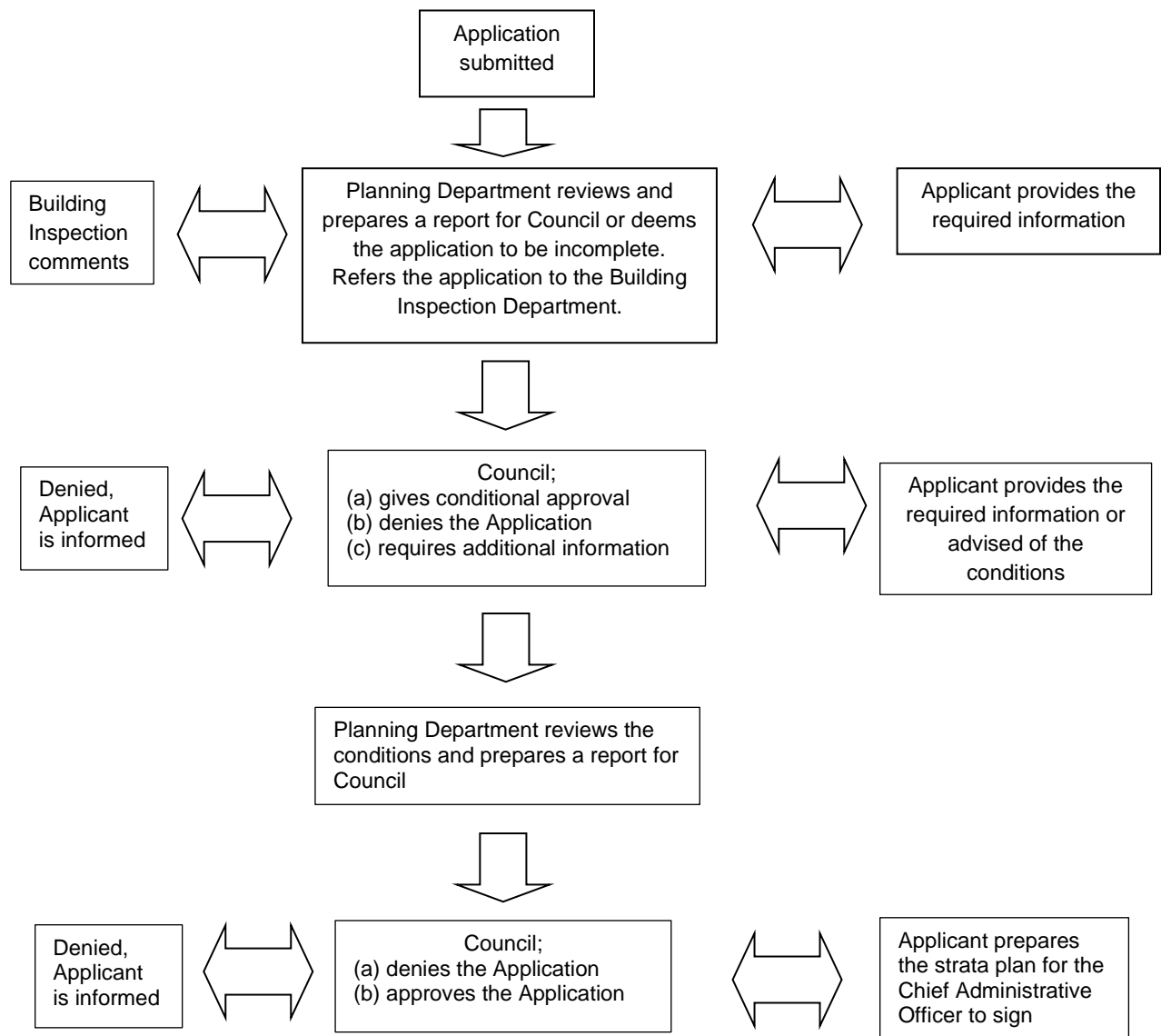
Mayor

“Debra Key”

Corporate Officer

“SCHEDULE “A”
PART 14 APPLICATION PROCESSING FLOWCHART (AB#1160)



SCHEDULE "B"**BUILDING CONVERSION STRATA APPLICATION PROCESSING FLOWCHART**

TAB 2

NOTICE OF DEVELOPMENT VARIANCE PERMIT



TAKE NOTICE that the Council of the Village of Harrison Hot Springs has received and will consider a **Development Variance Permit** application pursuant to Section 498 of the *Local Government Act* on the following item at the Regular Council meeting of **Monday, September 19, 2022**.

Location: Parcel "A" (Explanatory Plan 12236) Lot 12 Section 12 Township 4 Range 29 West of the Sixth Meridian, New Westminster District Plan 5519 (PID: 011-150-637) Civic address: 712 Hot Springs Road, Harrison Hot Springs, BC

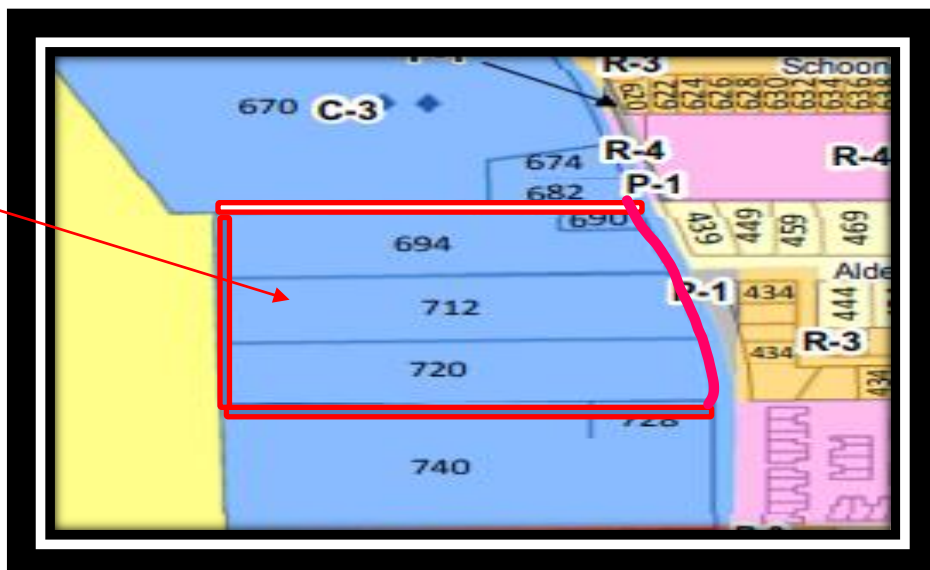
Lot 12 Except: Parcel "A" (Explanatory Plan 12236); Section 12 Township 4 Range 29 West of the Sixth Meridian, New Westminster District Plan 5519 (PID: 011-150-661) Civic address: 720 Hot Springs Road, Harrison Hot Springs, BC

Lot "D", Section 12, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 9647 (PID: 011-424-494) Civic address: 694 Hot Springs Road, Harrison Hot Springs, BC

Purpose: That the Campground, Holiday and Mobile Park Bylaw No. 481, 1988 be varied as follows:

- Reduce the maximum allowable RV lots from 137 down to 82.
- The lot width of the various RV lots may range from 9.1 M to 10.7 M down from the required 11 M.
- Reduce the required number of male toilets from 3 down to 2 and the required number of urinals from 2 down to 1.
- Reduce the required number of female toilets from 4 down to 2.
- Reduce the required number of washbasins for men from 4 down to 2 and the required number of female washbasins from 4 down to 2.
- Reduce the required number of washers from 3 down to 2 and the required number of laundry sinks from 3 down to 1.

Subject properties
694, 712 & 720
Hot Springs Road



The draft Development Variance Permit is available for inspection on the Village Office website at www.harrisonhotsprings.ca or at the Village Office located at 495 Hot Springs Road, Harrison Hot Springs, during business hours Monday – Friday, 8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:30 p.m.

Persons who deem that their interest in the property is affected by the proposed Development Variance Permit may send a written submission to the Village Office, PO Box 160, Harrison Hot Springs, BC V0M 1K0 Attention: Corporate Officer or email info@harrisonhotsprings.ca no later than 4:00 p.m. Monday, September 19, 2022.

Contact us:

604-796-2171

harrisonhotsprings.ca

info@harrisonhotsprings.ca

getintoitharrison.ca

TAB 3



Village of Harrison Hot Springs

DEVELOPMENT VARIANCE PERMIT NO. 05/21

ISSUED this ____ day of _____, 2022

FILE No: 3090-20-DVP05/21

5240-15813, 5240-15785,

FOLIO No: 5240-15765

REGISTERED LANDOWNERS

Harrison Hot Springs LLC No. 802862187

4588 Sundance Drive, Plano Texas 75024

USA

and

John Giovanni Fogliato

PO Box 113

Harrison Hot Springs, V0M 1K0

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 Descriptions:

(a) Parcel "A" (Explanatory Plan 12236) Lot 12 Section 12 Township 4 Range 29 West of the Sixth Meridian, New Westminster District Plan 5519 (PID: 011-150-637)

(b) Lot 12 Except: Parcel "A" (Explanatory Plan 12236); Section 12 Township 4 Range 29 West of the Sixth Meridian, New Westminster District Plan 5519 (PID: 011-150-661)

(c) Lot "D", Section 12, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 9647 (PID: 011-424-494)

Civic Address: 694, 712, and 720 Hot Springs Rd, Harrison Hot Springs, BC

3. Authorization is hereby given for the use of the subject property for the development of a campground and holiday park on the land in accordance with the conditions listed in Section 4, below.
4. The use must be carried out subject to the following conditions:
 - a. Reduce the maximum allowable RV lots from 137 down to 82.
 - b. The lot width of the various RV lots may range from 9.1 M to 10.7 M down from the required 11 M.
 - c. Reduce the required number of male toilets from 3 down to 2 and the required number of urinals from 2 down to 1.
 - d. Reduce the required number of female toilets from 4 down to 2.
 - e. Reduce the required number of washbasins for men from 4 down to 2 and the required number of female washbasins from 4 down to 2.
 - f. Reduce the required number of washers from 3 down to 2 and the required number of laundry sinks from 3 down to 1.
5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit must form a part thereof.
6. **This Development Variance Permit is not a Building Permit, a Tree Cutting Permit, a subdivision approval nor a soil removal or deposit permit.** No final inspection must be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village.

RESOLUTION PASSED BY COUNCIL THIS _____ day of _____, 2022

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)
James Grant

(Authorized Signatory)
John Fogliato

THIS PERMIT IS ISSUED this _____ day of _____, 2022.

VILLAGE OF HARRISON HOT SPRINGS

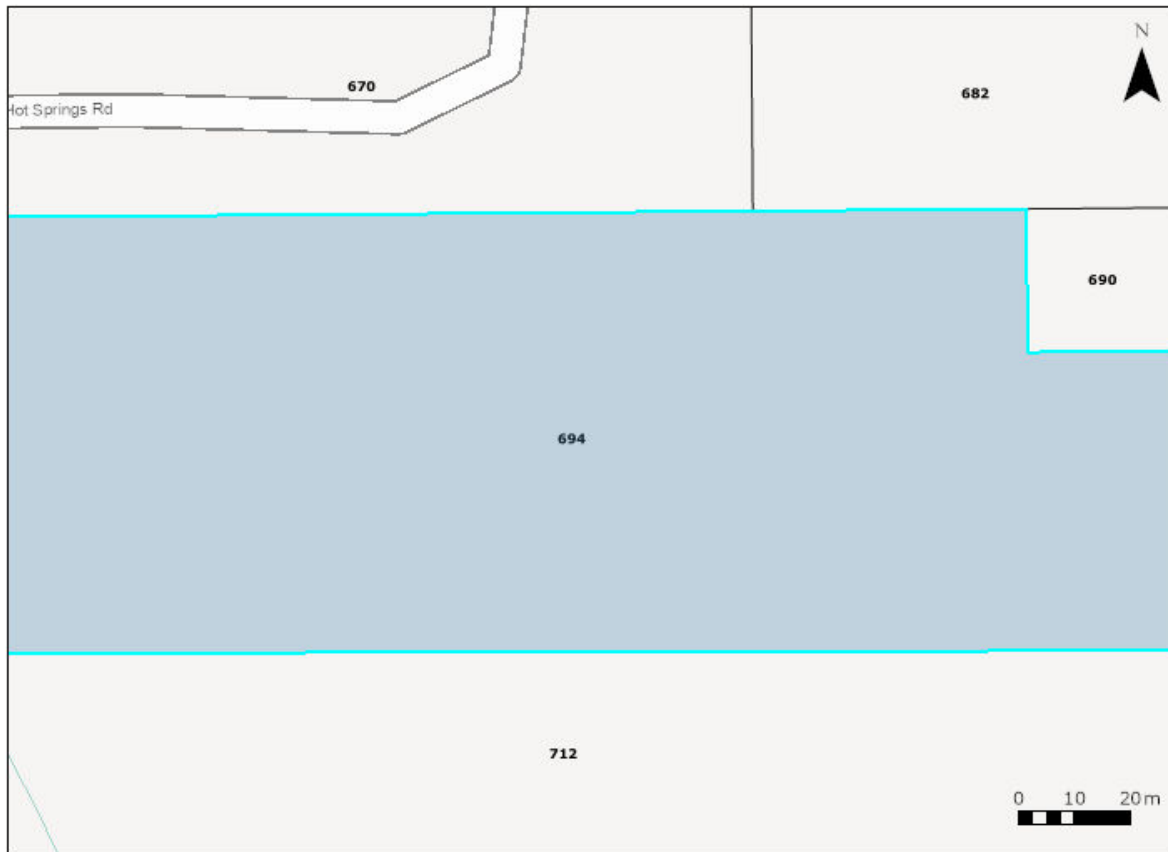
Corporate Officer

TAB 4

Area of Interest (AOI) Information

Area : 27,105.78 m²

Sep 2 2022 9:29:56 Pacific Daylight Time



Summary

Name	Count	Area(m²)	Length(m)
Properties	11	25,125.48	N/A

Properties

#	Folio	PID	Civic Address	Subdivision	Community	Jurisdiction	Plan Number	Lot Number
1	527.5240-15813	011-424-494	694 HOT SPRINGS RD	No Data	No Data	527	NWP9647	D
2	527.5240-15785	011-150-637	712 HOT SPRINGS RD	No Data	No Data	527	NWP5519	12
3	MULTIPLE	015-251-268	670 HOT SPRINGS RD	No Data	No Data	527	NWP83486	1
4	No Data	No Data	No Data	No Data	No Data	310	NO PLAN	No Data
5	527.5240-15835	002-189-232	682 HOT SPRINGS RD	No Data	No Data	527	NWP66461	143
6	527.5240-15821	011-424-478	690 HOT SPRINGS RD	No Data	No Data	527	NWP9647	C
7	527.5240-15820	026-877-058	459 ALDER AVE	No Data	No Data	527	BCP27200	1
8	527.5240-15845	003-766-497	674 HOT SPRINGS RD	No Data	No Data	527	NWP66461	141
9	No Data	No Data	No Data	No Data	No Data	527	LMP22230	PARK
10	MULTIPLE	No Data	628 MCCOMBS DR	No Data	No Data	527	EPS6075	No Data
11	No Data	No Data	No Data	No Data	No Data	527	EPP68500	PARK

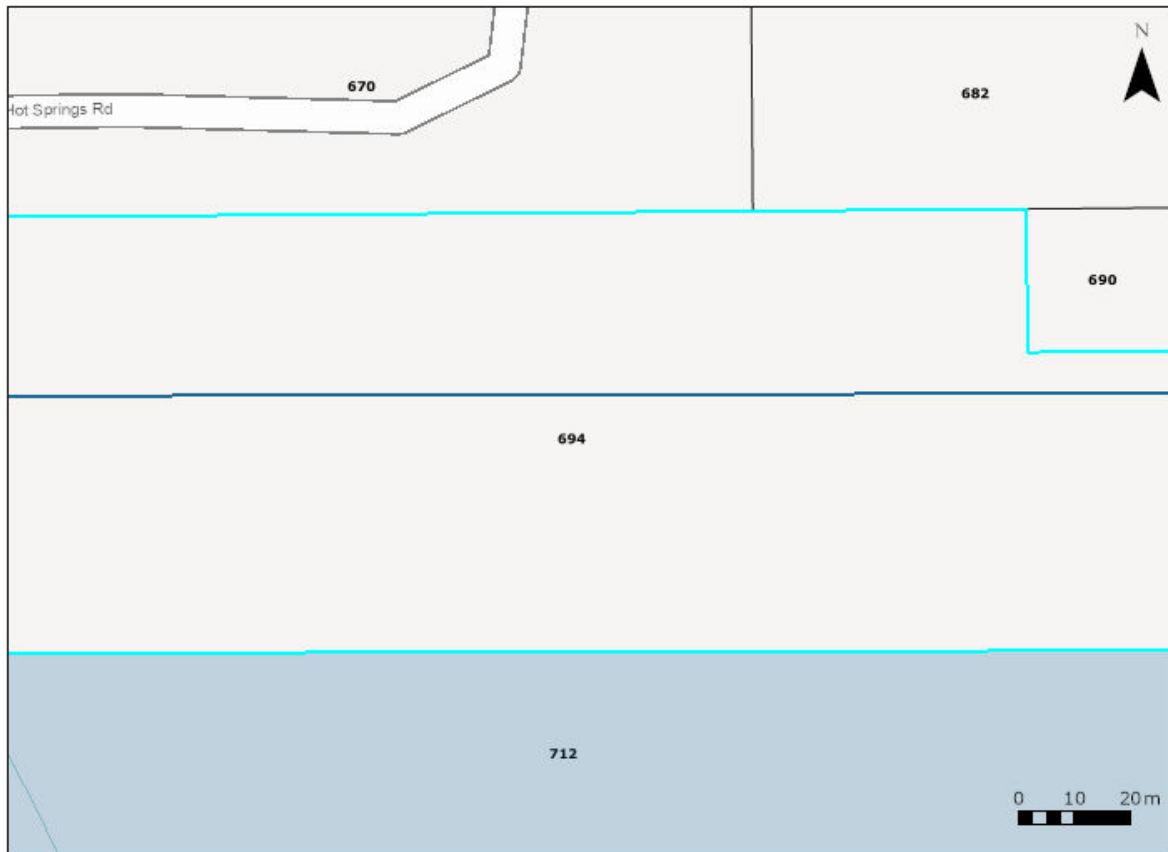
#	District Lot	Zoning Bylaw	Zoning	Proposed Zoning	OCP Bylaw	OCP	DPA	Floodplain
1	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
2	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
3	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
4	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data
5	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
6	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
7	No Data	HHS - Zoning Bylaw No. 1115	R-1	No Data	HHS - OCP Bylaw No. 864	LDR	No Data	Yes
8	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
9	No Data	HHS - Zoning Bylaw No. 1115	P-1	No Data	No Data	No Data	No Data	Yes
10	No Data	HHS - Zoning Bylaw No. 1115	R-4	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
11	No Data	HHS - Zoning Bylaw No. 1115	R-4	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes

#	ALR	FVRD Water SA	FVRD Sewer SA	Assessed Value	Property Type	Tenure	Area(m²)
1	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	9,417.82
2	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	6,262.36
3	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	4,253.34
4	No Data	No Data	No Data	No Data	CROWN SUBDIVISION	No Data	2,306.44
5	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	1,444.97
6	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	626.77
7	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	480.28
8	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	279.02
9	No Data	No Data	No Data	No Data	PARK	No Data	33.80
10	No Data	No Data	No Data	No Data	BUILDING STRATA	No Data	18.70
11	No Data	No Data	No Data	No Data	PARK	No Data	1.98

Area of Interest (AOI) Information

Area : 29,486.5 m²

Sep 2 2022 9:30:30 Pacific Daylight Time



Summary

Name	Count	Area(m²)	Length(m)
Properties	10	27,218.36	N/A

Properties

#	Folio	PID	Civic Address	Subdivision	Community	Jurisdiction	Plan Number	Lot Number
1	527.5240-15785	011-150-637	712 HOT SPRINGS RD	<i>No Data</i>	<i>No Data</i>	527	NWP5519	12
2	527.5240-15765	011-150-661	720 HOT SPRINGS RD	<i>No Data</i>	<i>No Data</i>	527	NWP5519	12
3	527.5240-15813	011-424-494	694 HOT SPRINGS RD	<i>No Data</i>	<i>No Data</i>	527	NWP9647	D
4	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	310	NO PLAN	<i>No Data</i>
5	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	527	LMP22230	PARK
6	527.1581-52532	023-039-493	12-434 ALDER AVE	<i>No Data</i>	<i>No Data</i>	527	LMS1901	12
7	527.1581-52533	023-039-507	13-434 ALDER AVE	<i>No Data</i>	<i>No Data</i>	527	LMS1901	13
8	527.5240-15820	026-877-058	459 ALDER AVE	<i>No Data</i>	<i>No Data</i>	527	BCP27200	1
9	527.1581-52531	023-039-485	11-434 ALDER AVE	<i>No Data</i>	<i>No Data</i>	527	LMS1901	11
10	527.1581-52534	023-039-515	14-434 ALDER AVE	<i>No Data</i>	<i>No Data</i>	527	LMS1901	14

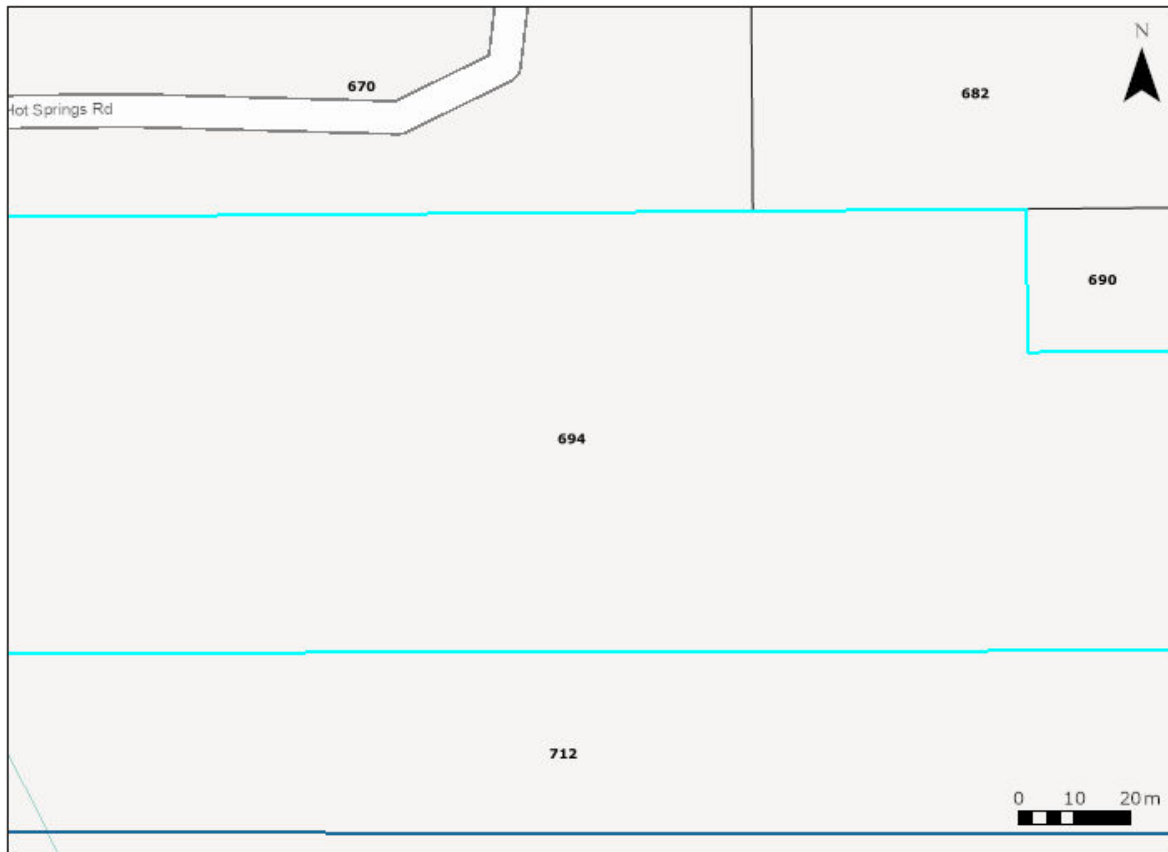
#	District Lot	Zoning Bylaw	Zoning	Proposed Zoning	OCP Bylaw	OCP	DPA	Floodplain
1	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
2	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
3	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
4	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data
5	No Data	HHS - Zoning Bylaw No. 1115	P-1	No Data	No Data	No Data	No Data	Yes
6	No Data	HHS - Zoning Bylaw No. 1115	R-3	No Data	HHS - OCP Bylaw No. 864	LDR	No Data	Yes
7	No Data	HHS - Zoning Bylaw No. 1115	R-3	No Data	HHS - OCP Bylaw No. 864	LDR	No Data	Yes
8	No Data	HHS - Zoning Bylaw No. 1115	R-1	No Data	HHS - OCP Bylaw No. 864	LDR	No Data	Yes
9	No Data	HHS - Zoning Bylaw No. 1115	R-3	No Data	HHS - OCP Bylaw No. 864	LDR	No Data	Yes
10	No Data	HHS - Zoning Bylaw No. 1115	R-3	No Data	HHS - OCP Bylaw No. 864	LDR	No Data	Yes

#	ALR	FVRD Water SA	FVRD Sewer SA	Assessed Value	Property Type	Tenure	Area(m²)
1	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	10,846.00
2	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	6,624.30
3	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	5,985.97
4	No Data	No Data	No Data	No Data	CROWN SUBDIVISION	No Data	2,932.07
5	No Data	No Data	No Data	No Data	PARK	No Data	204.43
6	No Data	No Data	No Data	No Data	BARE LAND STRATA	No Data	172.79
7	No Data	No Data	No Data	No Data	BARE LAND STRATA	No Data	138.44
8	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	132.34
9	No Data	No Data	No Data	No Data	BARE LAND STRATA	No Data	106.06
10	No Data	No Data	No Data	No Data	BARE LAND STRATA	No Data	75.96

Area of Interest (AOI) Information

Area : 29,438.16 m²

Sep 2 2022 9:31:03 Pacific Daylight Time



Summary

Name	Count	Area(m²)	Length(m)
Properties	11	27,522.66	N/A

Properties

#	Folio	PID	Civic Address	Subdivision	Community	Jurisdiction	Plan Number	Lot Number
1	527.5240-15765	011-150-661	720 HOT SPRINGS RD	<i>No Data</i>	<i>No Data</i>	527	NWP5519	12
2	527.5240-15785	011-150-637	712 HOT SPRINGS RD	<i>No Data</i>	<i>No Data</i>	527	NWP5519	12
3	527.5240-15719	011-150-548	740 HOT SPRINGS RD	<i>No Data</i>	<i>No Data</i>	527	NWP5519	11
4	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	310	NO PLAN	<i>No Data</i>
5	527.5240-15733	007-980-337	728 HOT SPRINGS RD	<i>No Data</i>	<i>No Data</i>	527	NWP44919	60
6	527.1581-52530	023-039-477	10-434 ALDER AVE	<i>No Data</i>	<i>No Data</i>	527	LMS1901	10
7	527.1581-52531	023-039-485	11-434 ALDER AVE	<i>No Data</i>	<i>No Data</i>	527	LMS1901	11
8	527.1581-52532	023-039-493	12-434 ALDER AVE	<i>No Data</i>	<i>No Data</i>	527	LMS1901	12
9	MULTIPLE	<i>No Data</i>	730 MCCOMBS DR	<i>No Data</i>	<i>No Data</i>	527	LMS2443	<i>No Data</i>
10	527.1581-52533	023-039-507	13-434 ALDER AVE	<i>No Data</i>	<i>No Data</i>	527	LMS1901	13
11	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	<i>No Data</i>	527	LMP22230	PARK

#	District Lot	Zoning Bylaw	Zoning	Proposed Zoning	OCP Bylaw	OCP	DPA	Floodplain
1	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
2	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
3	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
4	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data
5	No Data	HHS - Zoning Bylaw No. 1115	C-5	No Data	HHS - OCP Bylaw No. 864	TC	No Data	Yes
6	No Data	HHS - Zoning Bylaw No. 1115	R-3	No Data	HHS - OCP Bylaw No. 864	LDR	No Data	Yes
7	No Data	HHS - Zoning Bylaw No. 1115	R-3	No Data	HHS - OCP Bylaw No. 864	LDR	No Data	Yes
8	No Data	HHS - Zoning Bylaw No. 1115	R-3	No Data	HHS - OCP Bylaw No. 864	LDR	No Data	Yes
9	No Data	HHS - Zoning Bylaw No. 1115	R-4	No Data	HHS - OCP Bylaw No. 864	LDR	No Data	Yes
10	No Data	HHS - Zoning Bylaw No. 1115	R-3	No Data	HHS - OCP Bylaw No. 864	LDR	No Data	Yes
11	No Data	HHS - Zoning Bylaw No. 1115	P-1	No Data	No Data	No Data	No Data	Yes

#	ALR	FVRD Water SA	FVRD Sewer SA	Assessed Value	Property Type	Tenure	Area(m²)
1	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	10,516.14
2	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	6,453.18
3	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	5,045.04
4	No Data	No Data	No Data	No Data	CROWN SUBDIVISION	No Data	2,831.30
5	No Data	No Data	No Data	No Data	SUBDIVISION	No Data	1,635.09
6	No Data	No Data	No Data	No Data	BARE LAND STRATA	No Data	329.71
7	No Data	No Data	No Data	No Data	BARE LAND STRATA	No Data	224.79
8	No Data	No Data	No Data	No Data	BARE LAND STRATA	No Data	178.09
9	No Data	No Data	No Data	No Data	BUILDING STRATA	No Data	156.82
10	No Data	No Data	No Data	No Data	BARE LAND STRATA	No Data	89.91
11	No Data	No Data	No Data	No Data	PARK	No Data	62.60

TAB 5

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council

DATE: August 25, 2022

FROM: Ken Cossey, MCIP, RPP

FILE: 3090-20-DVP 05/21
(694, 712, and 720 Hot Springs Rd)

SUBJECT: Consideration on the issuance of the requested DVP – 694, 712 & 720 Hot Springs Road

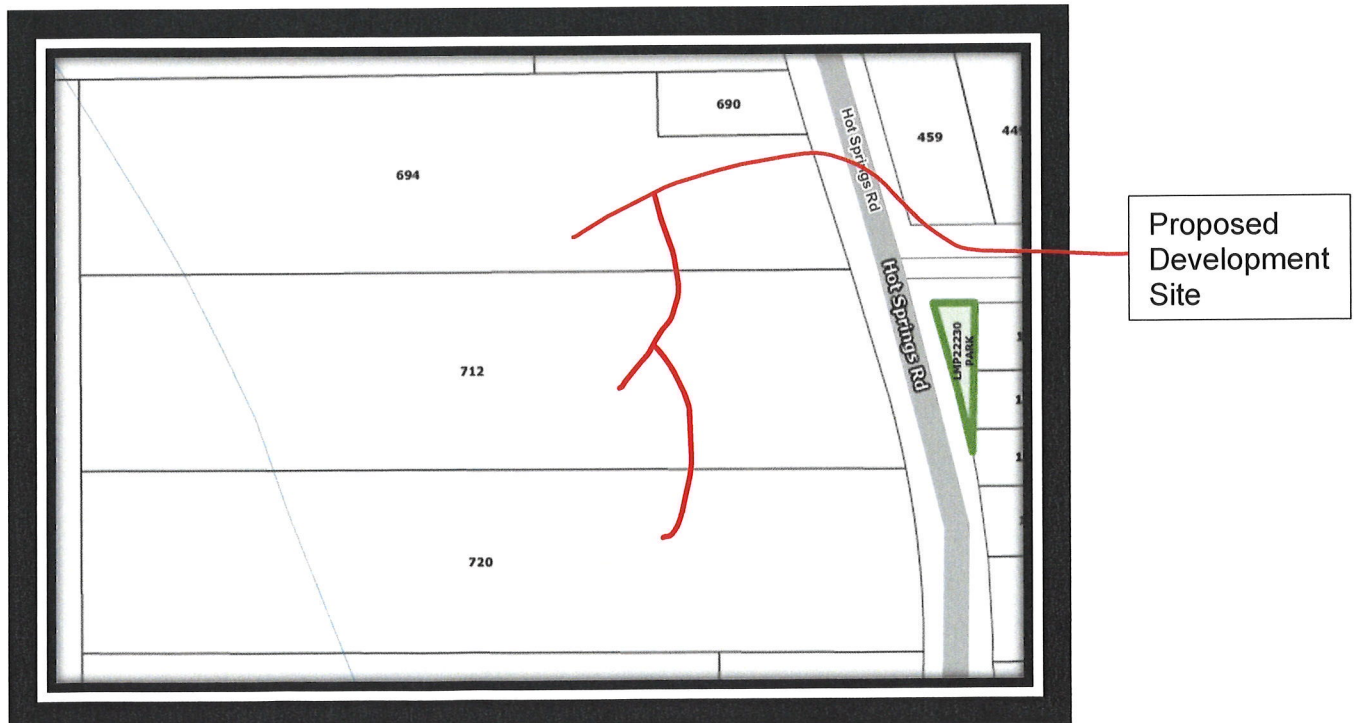
ISSUE:

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

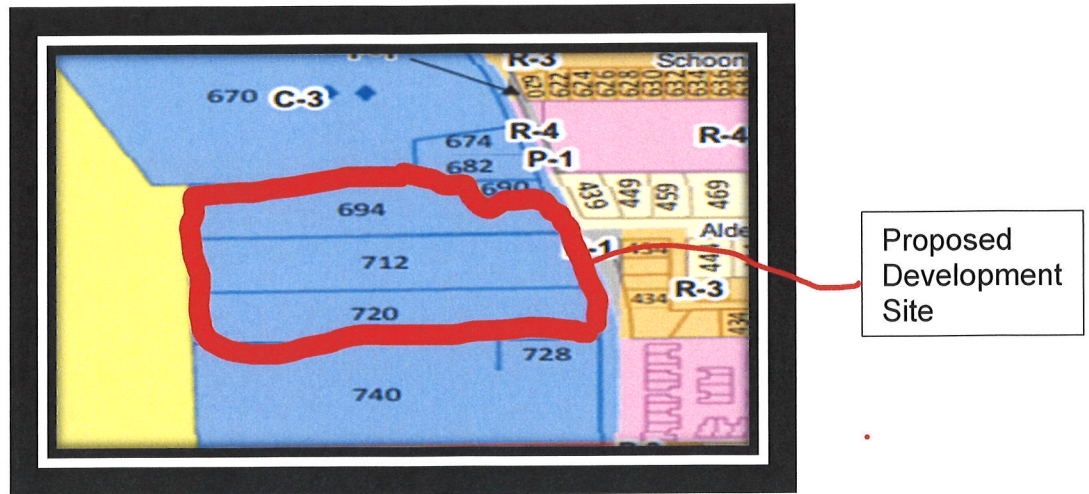
BACKGROUND:

Zoning Information, Parcel Size, and adjacent uses

The site is approximately 6.80 Ac (2.75 Ha or 27,518.62 M²) in size. The parcel is zoned C-3, Tourist Commercial and is bounded by Hot Springs Road on the east. The lots across Hot Springs Road are zoned either R-1 or R-3.



The proposed development site is bounded on the north and south by the C-3 Zone, as outlined below.



Proposed Land Use

The applicant is proposing to create an 82 recreational vehicle (RV) site holiday park and campground with a single level amenity building and a swimming pool. The proposed holiday park and campground is a permitted use for this zone.

Environmental Sensitive Area on the site

The site is located adjacent to stream that is a tributary of the Miami River. This stream is located near the base of the bedrock escarpment. Due to this the applicant was required to get a report prepared and reviewed by the province under the provincial *Riparian Areas Protection Regulation* process. This report has been created and reviewed by the province.

Based upon this report the proposed development site will be located outside of the recommended 10.05 M Streamside Protection and Enhancement Area (SPEA) boundary.

Variance Requested

The applicant wishes to vary the following regulations as outlined in the *Campground, Holiday and Mobile Home Park Bylaw*, 481, 1988.

1. The lot width,
2. The number of male and female toilets to be installed,
3. The number of urinals to be installed,
4. The number of installed laundry facilities, and
5. The number of male and female washbasins.

Public Notifications

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

Potential Impacts of this requested variance

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

Staff is of the opinion that the proposed variance does not add to the overall massing of the parcel, as the site allows for 137 RV sites, but it will be capped at 82 sites, as requested by the applicant. The variances requested are not expected to create a negative impact for the adjacent landowners, as the variances address internal operations of the campground only.

RECOMMENDATION:

THAT Development Variance Permit DVP 05/21 be issued to Harrison Hot Springs LLC No. 802862187 and John Giovanni Fogliato, for the properties located at 694, 712, and 720 Harrison Springs Road, Harrison Hot Springs for land legally described as:

- (a) Parcel "A" (Explanatory Plan 12236) Lot 12 Section 12 Township 4 Range 29 West of the Sixth Meridian, New Westminster District Plan 5519 (PID: 011-150-637)
- (b) Lot 12 Except: Parcel "A" (Explanatory Plan 12236); Section 12 Township 4 Range 29 West of the Sixth Meridian, New Westminster District Plan 5519 (PID: 011-150-661)
- (c) Lot "D", Section 12, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 9647 (PID: 011-424-494)

Respectfully submitted;

**REVIEWED BY and CONCURRENCE
with the RECOMMENDATION**

Ken Cossey
Ken Cossey, MCIP, RPP,
Planning Consultant

Madeline McDonald
Madeline McDonald
Chief Administrative Officer

Attachments (2) Proposed Site plan
DVP 3090-20-DVP 05/21



Springs RV Phase 3 (82 Lots)

694/712/720 Hot Springs Road, Harrison, B.C.

1" = 50'-0"

March 12, 2021

3.45953 Airport Rd
Chilliwack
British Columbia
V2P 1A3
t. 604.792.0826
f. 604.792.0856



PRECISION
building design associates ltd.



TAB 6

Reception

From: Jim Larsen <a7a08665@telus.net>
Sent: September 14, 2022 10:15 AM
To: Reception
Subject: Development Variance Permit NO. 05/21

Caution! This message was sent from outside your organization.

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Greetings,

I am a resident of Harrison Hot Springs and live adjacent to the properties at 712 Hot Springs Road, 720 Hot Springs Road and 694 Hot Springs Road. These are the properties that have applied to the Village for approval of a Development Variance Permit for the development of an RV Campground.

One of the purposes of the variance is to reduce the lot width of the various RV lots to a range of 9.1 M to 10.7 M from the required 11 M, but the Campground, Holiday and Mobile Park Bylaw No. 481 clearly states that "The minimum site area required for each mobile home space shall be two hundred and twenty-five (225) square meters (2,425 sq. ft.) and a minimum width of twelve (12) meters (40 ft.)." Therefore, the Notice of Development Variance Permit as written, is incorrect in stating that the required lot width is 11 meters when in reality, it is 12 meters.

This variance and development is being considered by council on the 19th of Sept.. The proposed new Village OCP states that it provides for a Wildfire Development Zone. The purpose of the WDW is to protect the integrity of our single evacuation route out of town. With a single evacuation route and the reality of climate change, including the associated increased risk of wildfire, and the Wildfire Risk Assessment of the Mount Agassiz area completed by the province, it is critical that we do everything we can to protect our single evacuation route out of town. Anything else would be disrespectful to the residents of the village and unsafe to tourists as well as residents!

On Sept. 20th...the very next day after the council meeting to consider this variance and development permit, there is a Public Hearing for the proposed OCP. Under the proposed OCP the RV campground development could not proceed as it clearly could not satisfy the guidelines in the OCP for the Wildfire Development Zone. .If approved by council, this would be an example of sacrificing the safety of the residents and tourists for the profits of the tourist industry!

I believe that the Variance Permit should be rejected based on the fact that the purpose on the request is incorrectly stated, or at least postponed until the documentation is corrected. At the very least, the OCP, which includes the approval of the Wildfire Development Zone, should be approved before any further Development Variances are approved. This would be in the best interests and safety of both the residents of the Village as well as the tourists visiting the Village.

Thank-you,

Jim Larsen

Admin

From: Lisa and John Kay <lisakay@telus.net>

Sent: September 15, 2022 1:10 PM

To: Reception <info@harrisonhotsprings.ca>

Subject: Proposed Development Variance Permit_694, 712, 720 Hot Springs Road

To Whom it May Concern:

This letter is with regards to the proposed development variance permit for properties, 694, 712 and 720 Hot Springs Road.

We are owners of a recreational lot at Springs RV Resort at 670 Hot Springs Road. I would like to have our support of the changes and support of the overall project on record.

We, along with our family and friends have enjoyed 3 years of ownership in this clean, quiet and well-run resort for 3 years. I believe this development will both enhance the resort, as well as Harrison Hot Springs. We are at our resort every week and when we're here we shop and eat in the local businesses, just as many of the other owners do.

Regards,

Lisa and John Kay

Admin

From: Janne Perrin <perrinjanne@gmail.com>

Sent: September 16, 2022 2:26 PM

To: Reception <info@harrisonhotsprings.ca>

Subject: DEVELOPMENT VARIANCE PERMIT APPLICATION 694, 712, 720 HOT SPRINGS ROAD

To whom it may concern:

I have looked through the very confusing PUBLIC INFORMATION PACKAGE provided on your website on this development. I wonder why the public is asked to wade through 16 pages of Development Procedures Bylaw No. 1090, 2016 (Consolidated)? Not everything in the bylaw is pertinent to the variances requested by the developers.

The first thing that strikes me is that, in the time of Covid, the number of washrooms has decreased. Surely there is no need for the developers - one a Texan and the other a long time local developer- to skimp on washroom facilities. I am opposed to this variance.

The planning consultant's report acknowledges the Riparian Areas Regulation Protection Report has been received and that the development will be outside the 10.05 M SPEA. To me a 30 M SPEA would be better especially in this time of Climate Emergency. Why is VHHS always happy to settle for the minimum instead of becoming a leader in responsible stewardship of our river ecosystem?

That the developers are reducing the number of lots from 137 to 82 sites and asking for the lot size to be reduced from 9,1 to 10.7 M wide from the required 11 M (12 if you refer to one of the written submissions) is confusing too. It is my hope that they are doing so to protect the all so important mature trees on the property. This is a strategy recommended to Council by the Urban Forest Management Consultants this summer. They pointed out the benefits of an urban forest, including air temperature moderation, reduced air pollution, reduced sun exposure, reduced runoff and lower energy costs. I do hope this development is not going to start with clear cutting as other developments on Hot Springs Road have.

Please reconsider approval of this application.

Respectfully

Janne Perrin

327 Miami River Drive

Harrison Hot Springs, BC V0M1K0

Admin

From: Debra Key
Sent: September 19, 2022 3:36 PM
To: Admin
Subject: FW: submission of objection to granting Variance Development Permit for Hot Springs RV...council meeting on Sept. 19

From: Ross Buchanan <ross@srigroup.net>
Sent: Sunday, September 18, 2022 4:19 PM
To: Reception <info@harrisonhotsprings.ca>
Cc: Debra Key <DKey@harrisonhotsprings.ca>
Subject: submission of objection to granting Variance Development Permit for Hot Springs RV...council meeting on Sept. 19

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Mayor and Members of Council...

The purpose of this email is to register my objections to the proposed granting of the Development Variance Permit for Hot Springs RV at 694, 712, 720 HOT SPRINGS ROAD as recommended to council by Madeline McDonald the CAO, and Ken Cossey the Village Planner in the Report to Council.

My primary concern is with the village's failure to provide adequate and reasonable Fire Fighting protection and capacity in a community with a metropolitan urban-like population density approaching 1000 people per square mile.

While this significant density increasing proposed development may make sense elsewhere where a NFPA 1710 FD is in place to provide suppression responses of 4 people with truck on site in 4 minutes 80% of the time, this is certainly not the case in our village. Sadly, the Fire Fighting infrastructure in the village is woefully inadequate to serve current needs, let alone the additional needs this proposal triggers.

The addition of 82 strata lots ranging from 9.1 to 10.7 m, on land that is adjacent to High-Risk Fire Zones would increase the risk of loss of lives and property. Heaven help us if a conflagration ignited in the area of this strata development and was fueled by gusting winds whipping through the valley on a hot summer day with 10,000 people in town and another 2,000 up the FSR. The ability of people to flee the flames could very well be limited by the integrity of the single evacuation route out of town that is adjacent to the proposed development.

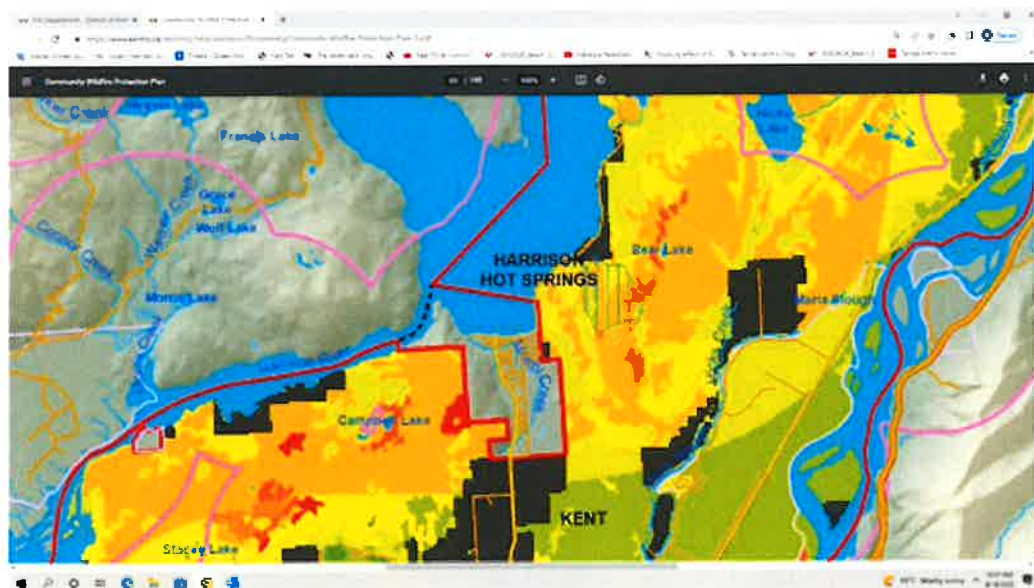
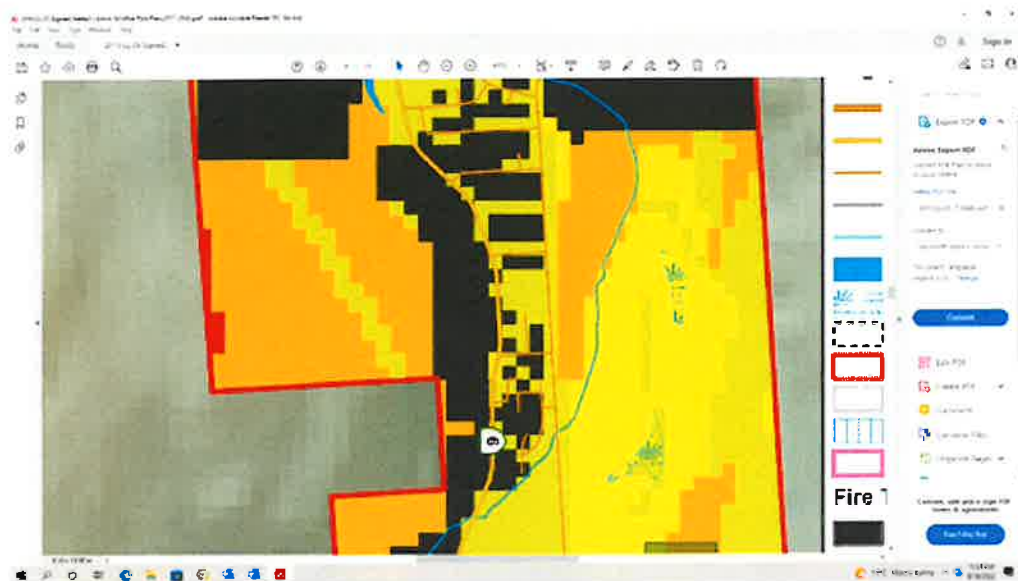
This area is in the high-risk Wildfire Development Zone that is included in the proposed OCP that is currently under consideration. Adding structures, people and density to this zone could unduly jeopardize the integrity of the evacuation route that the Public would need to flee the flames. Obviously, this is the last thing that we should be doing at this time.

Complicating the HHS FD manpower challenges of mustering a crew to respond in the village, is the fact that the back up support comes from another volunteer Fire Department (Agassiz), and the arrival of help from Agassiz is impacted by the time required for volunteers to muster at the fire hall, suit up and travel to the fire. Furthermore, the Agassiz FD could be blocked by a train on the tracks, so it could be some time before any back up could arrive. Perhaps as long as 20 minutes or more.

We already have a seriously compromised ability to respond to and suppress fires before they spread beyond the room of origin and become an issue of Community Fire Spread. My hope is that it is not further jeopardized to the point that the Fire Underwriters Survey downgrades our rating from Fully Protected to Partially Protected which would result in increases in insurance premiums for individual home and business owners.

Prior to approving the above noted Variance and Development Permit, my recommendation would be that the village conduct an independent Community Risk Assessment as other communities in BC have done, including a review of the Fire Department. My concerns are in no way intended to be disparaging of the wonderful volunteer fire fighters we have in the village but are rather focused on the village's failure to upgrade the capacity of the FD infrastructure over the last few years as the village has experienced some of the fastest growth in the Fraser Valley.

The screen shots from the Community Wildfire Protection Plans for the Village of HHS and the District of Kent form part of this submission. I ask council to please note the degree of land in the areas of the development that has been identified as Extreme or High Risk in the Provincial Wildfire Assessment Plan.



It is for the above reasons that I ask council to act in the best interests of Public Safety and the residents. Please reject this request for this Development Variance Permit.

Could you please confirm receipt of this submission.
Thank you.

Ross Buchanan
Harrison Hot Springs BC