



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**Date:** Monday, October 16, 2023  
**Time:** 7:00 p.m.  
**Location:** Council Chambers,  
 Village Office, 495 Hot Springs Road,  
 Harrison Hot Springs, British Columbia

**THIS MEETING WILL BE CONDUCTED IN-PERSON AND VIA ZOOM VIDEO CONFERENCE**

<b>1. CALL TO ORDER</b>		
Meeting called to order by Mayor Wood Acknowledgment of Sts'ailes traditional territory.		
<b>2. INTRODUCTION OF LATE ITEMS</b>		
<b>3. APPROVAL OF AGENDA</b>		
<b>4. ADOPTION OF COUNCIL MINUTES</b>		
(a) THAT the Regular Council Meeting minutes of October 3, 2023 be adopted.		Page 1
<b>5. BUSINESS ARISING FROM THE MINUTES</b>		
<b>6. CONSENT AGENDA</b>		
i. Bylaws		
ii. Agreements		
iii. Committee/ Commission Minutes	(a) Advisory Planning Commission Meeting minutes of August 30, 2022	Page 5
iv. Correspondence	(a) Email dated August 9, 2023 from the Forest Practices Board Re: Wildfire Management Report	Page 7
	(b) Letter dated August 10, 2023 from the Minister of Emergency Management and Climate Readiness Re: Evacuation Route	Page 9
	(c) Letter dated August 11, 2023 from District of Kent to the Minister of Emergency Management Re: Evacuation Route	Page 11
	(d) Letter dated August 11, 2023 to the Minister of Emergency Management Re: Support for District of Kent's letter Re: Evacuation Route	Page 13
	(e) Letter dated August 22, 2023 from Allan Garneau	Page 15

Re: Strategic Planning

- |     |  |                |
|-----|--|----------------|
| (f) | Letter dated August 22, 2023 to the Minister of Public Safety and Solicitor General from the FVRD Chair and Mayor's Committee<br>Re: Changes to BC Highway Patrol Services | <b>Page 19</b> |
| (g) | Letter dated September 7, 2023 from Harrison Lake Hotel<br>Re: Starlight Skating Rink  | <b>Page 21</b> |
| (h) | Letter dated September 8, 2023 from Harrison Hot Springs Resort & Spa<br>Re: Starlight Skating Rink  | <b>Page 23</b> |
| (i) | Letter dated September 8, 2023 from Tourism Harrison River Valley<br>Re: Starlight Skating Rink  | <b>Page 25</b> |
| (j) | Letter dated September 8, 2023 from the Blue Dandelion Stores<br>Re: Starlight Skating Rink  | <b>Page 27</b> |
| (k) | Letter dated September 9, 2023 from BC Sport Fishing Group<br>Re: Starlight Skating Rink   | <b>Page 29</b> |
| (l) | Letter dated September 9, 2023 from Muddy Waters<br>Re: Starlight Skating Rink   | <b>Page 31</b> |
| (m) | Email dated September 10, 2023 from Canwest Art Gallery on the Lake<br>Re: Starlight Skating Rink  | <b>Page 33</b> |
| (n) | Letter dated September 14, 2023 from the Youth Parliament of British Columbia<br>Re: Youth Invitation to 95 <sup>th</sup> Youth Parliament                                 | <b>Page 35</b> |
| (o) | Email dated September 22, 2023 from Gail Mitchell<br>Re: Aquamation  | <b>Page 37</b> |
| (p) | Letter dated September 25, 2023 from BC Geographical Names Office<br>Re: Invitation for Comments – Proposed Area Name Changes  | <b>Page 41</b> |

## **7. DELEGATIONS/PETITIONS**

## **8. CORRESPONDENCE**

- |     |   |                |
|-----|---|----------------|
| (a) | Letter dated August 4, 2023 from Megan Hart<br>Re: Evacuation Route                 | <b>Page 45</b> |
| (b) | Email dated August 25, 2023 from Harrison Watersports<br>Re: New Tenure Application | <b>Page 47</b> |
| (c) | Email dated October 3, 2023 from Megan Hart<br>Re: Council Meeting Location         | <b>Page 75</b> |
| (d) | Email dated October 4, 2023 from Gabriele Thornton<br>Re: Council Meeting Location  | <b>Page 77</b> |
| (e) | Email dated October 5, 2023 from Loretta Melanson<br>Re: Council Meeting Location   | <b>Page 79</b> |

- (f) Email dated October 10, 2023 from Wolf Thornton  
Re: Council Meeting Location

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## 9. BUSINESS ARISING FROM CORRESPONDENCE

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

## 11. REPORTS FROM MAYOR

## 12. REPORTS FROM STAFF

- (a) Report of Corporate Officer dated October 16, 2023  
Re: Results of By-Election

Page 83

Recommendation:

THAT the results of the 2023 Municipal By-Election Report be received; and

THAT staff bring forward draft amendments to the General Election and Other Voting Procedures Bylaw No. 1121, 2022 to include provisions for the placement of election signage.

- (b) Report of Chief Administrative Officer dated October 16, 2023  
Re: Release of Closed Meeting Resolutions

Page 87

Recommendation:

THAT the following closed meeting resolutions be received for information at the October 16, 2023 Regular Council Meeting:

*THAT due to a public safety concern for people and property, Council authorize staff to have all four oak trees on Lillooet Avenue removed; and*

*THAT Council authorize staff to fund the tree removals and replacements from reserves.  
SIC-2023-08-06*

*THAT staff be directed to research options including costing to make the oak tree removal area on Lillooet Avenue more aesthetically pleasing and report their findings back to Council; and*

*THAT staff be directed to work with the contractor during the removal of the oak trees to determine whether there is any salvageable wood that can be saved for possible use in a future beautification project of that same area.  
SIC-2023-08-07*

*THAT the Kent – Harrison Joint Emergency Response and Recovery Plan be referred to the next Committee of the Whole meeting.; and  
SIC-2023-08-12*

*THAT Council accept the resignation of Fire Chief Trevor Todd; and*

*THAT Council appoint Curtis Genest as Acting Fire Chief; and*

SIC-2023-08-14

*THAT Ms. Judy Duffus, Mr. Allan Garneau and Mr. Robert Guimont be appointed to the Advisory Planning Commission.*

SIC-2023-08-17

- (c) Report of Chief Administrative Officer dated October 16, 2023 Page 89  
Re: 2023-2026 Strategic Plan

Recommendation:

THAT Council adopt the 2023-2026 Strategic Plan.

- (d) Report of Community Services Coordinator October 16, 2023 Page 99  
Re: Resort Municipality Initiative

Recommendation:

THAT the Resort Municipality Initiative Report dated October 16, 2023 be received for information.

- (e) Report of Community Services Coordinator dated October 16, 2023 Page 101  
Re: Health and Wellness Fair

Recommendation:

THAT the Community Services Coordinator be authorized to work with the Age-Friendly Committee and community volunteers to plan a Health and Wellness Fair to be held on Saturday, April 13, 2024 at Memorial Hall.

- (f) Report of Community Services Coordinator dated October 16, 2023 Page 103  
Re: Rural Economic Diversification and Infrastructure (REDIP) and Active Transportation Infrastructure Grants Program

Recommendation:

THAT staff be authorized to submit a grant application to the Rural Economic Diversification and Infrastructure (REDIP) for up to \$1,000,000; and

THAT staff be authorized to submit a grant application to the British Columbia Active Transportation Infrastructure Grants program for up to \$500,000.

- (g) Report of Community Services Coordinator dated October 16, 2023 Page 105  
Re: Community Emergency Preparedness Fund

Recommendation:

THAT staff be authorized to submit a grant application to UBCM's Volunteer and Composite Fire Departments Equipment and Training program for up to \$30,000; and

THAT staff be authorized to submit a grant application to UBCM's Disaster Risk Reduction – Climate Adaptation program for up to for up to \$5,000,000; and

THAT staff be authorized to submit a grant application to UBCM's Emergency Support Services Equipment and Training program for up to \$30,000; and

THAT staff be authorized to submit a grant application to UBCM's Emergency Operations Centres Equipment and Training program for up to \$30,000.

- (h) Report from Community Services Coordinator dated October 16, 2023  
Re: FireSmart Program & Funding Opportunities

Page 107

Recommendation:

THAT staff be authorized to begin the process of having the Village recognized as a FireSmart neighbourhood.

THAT staff be authorized to prepare an application for the FireSmart Community Funding & Supports Program, an initiative of the Community Resiliency Investment Program up to a maximum of \$200,000 per year for up to two years.

- (i) Report of Planning Consultant dated October 16, 2023  
Re: The Official Community Plan Bylaw No. 1184, 2022

Page 109

Recommendation:

THAT Official Community Plan Bylaw No. 1184, 2022 be reconsidered amended and read a third time; and

THAT Official Community Plan Bylaw No. 1184, 2022 be adopted.

- (j) Report of Planning Consultant dated October 16, 2023  
Re: Rezoning Amendment Bylaw

Page 183

Recommendation:

THAT staff be authorized to refer the Zoning Amendment application for 259 Hot Springs Road to the Advisory Planning Commission, the Harrison Hot Springs Fire Department, and the Ministry of Transportation and Infrastructure; and

FURTHER THAT Council request the developer to set up a Public Notification meeting as per section 11.0 of the Village's Development Procedure Bylaw No. 1060, 2016.

- (k) Report of Planning Consultant dated October 16, 2023  
Re: Consideration on the Issuance of the Requested Development Permit

Page 191

Recommendation:

THAT Development Permit DP 02/22 be issued to Razin Enterprises Limited for property located at 200 Hot Springs Road, Harrison Hot Springs for land legally described as:

Lot 7, Blk 1, Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan 251

Subject to the following:

- a) The registration of a save-harmless flood covenant that is acceptable to the Village, be placed on the title;
- b) For the installation of or the placement of any signs on the building or structure, the applicant must follow the requirements as outlined in the Village of Harrison

Hot Springs Sign Bylaw No. 1126, 2018, as amended from time to time. To start this process, a comprehensive sign plan application must be submitted, and approved by the Village;

- c) The Village receiving an irrevocable letter of credit in the amount of \$1,072,058.00;
- d) The registration of a covenant on title, ensuring that four (4) accessible parking stalls are created for this development; and
- e) The authorization of staff to enter into negotiations for a Community Amenity Contribution, as opposed to a cash-in-lieu of parking settlement.

### 13. BYLAWS

### 14. NEW BUSINESS

- (a) New Business from Councillor Facio  
Re: FireSmart Open House

Recommendation:

THAT staff be directed to liaise with the Fire Department, the Emergency Program Coordinator, Emergency Support Services and Emergency Management BC to organize a FireSmart Open House to be held at Memorial Hall.

- (b) New Business from Mayor Wood  
Re: Emergency Preparedness

Recommendation:

WHEREAS the Village qualifies for the highest in province, wildland-urban interface fire risk class, and

WHEREAS the Village has no evacuation emergency exit, only a single lane road in and out of the Village, and

WHEREAS the District Kent will be submitting the application for the Ruby Creek evacuation route through parkland to the province for approval at the September 2023 UBCM convention, and

WHEREAS the province extended the state of emergency for unprecedented wildfires and drought this past summer, and

WHEREAS the province ministers had weekly meetings with all mayors and their senior staff this past summer where Mayor Wood spoke four (4) times with an urgent plea to expedite the approval of the emergency route through provincial parkland to no avail, and

WHEREAS the Village has a very high level and mostly incomplete joint emergency response and recovery plan with the District of Kent, and

WHEREAS the Village has no evacuation plan, and

WHEREAS as per Bylaw No. 610, 1994 the Village is to provide a four (4) program approach addressing prevention, preparedness, response and recovery, of which the

Village has no prevention or preparedness plan and an incomplete response and recovery plan 29 years later, and

WHEREAS the Village has a 2017 Village Wildfire Master Plan of which no recommendations have been implemented six (6) years later, and

WHEREAS McCombs Drive between McPherson Road and Hadway Drive is the Village's second exit route if Hot Springs Road is blocked and this area lacks municipal fire hydrants, and

WHEREAS the Village's present municipal water system for interface fire fighting is inadequate, and

WHEREAS during the 2023 "heat dome" the municipal water storage reservoir went into alarm, indicating the need for more storage as supported in the 2015 Water Master Plan, and

WHEREAS the Village lacks an interface fire response plan, only having a "process", and

WHEREAS the Village lacks an asset plan for replacement, new fire fighting equipment and facility needs due to the increasing heights of new development approved and pending, and

WHEREAS the Village relies on the District Kent's water tanker for distribution due to lack of hydrants or water sources, and

WHEREAS the Village relies on paid volunteer fire fighters, chief, and has no fulltime dedicated staff for public emergencies, and

WHEREAS the FVRD has professional staff in emergency management, and

WHEREAS as per section 116 of the BC *Community Charter*, it is the Mayor's responsibility to, in the Mayor's opinion, recommend bylaws, resolutions and other measures that may assist the peace, order and good government of the municipality, therefore be it resolved

THAT staff be directed to engage with the FVRD with urgency and report back to Council with availability, timeframe, and costs to produce and oversee an evacuation plan, a prevention plan, a preparedness plan and a response and recovery plan.

Recommendation:

WHEREAS the Village is waiting for the District of Kent to submit the application for the Ruby Creek evacuation route through provincial parkland to the province, and

WHEREAS no submission has been made to date, and

WHEREAS Village Council approved this route almost four (4) years ago, and

WHEREAS the province ministers had weekly meetings with all mayors and their senior staff this past summer where Mayor Wood spoke four (4) times with an urgent plea to expedite the approval of the emergency route through provincial parkland to no avail, therefore be it resolved

THAT staff be directed to immediately work with the District of Kent to set up a joint meeting with all parties involved for approval of the Ruby Creek evacuation route and to provide all Councillors a copy of the pending application submission by the District of Kent.

Recommendation:

WHEREAS the Village relies on paid volunteer fire fighters, chief, and have no fulltime dedicated staff for public emergencies, therefore be it resolved

THAT staff be directed to report back to Council at the next regular meeting of Council with recommendations on using FVRD or Village staff for a Paid Fire Chief/Public Safety Manager role.

Recommendation:

WHEREAS the Village lacks an asset plan for replacement, new fire fighting equipment, and facility needs due to the increasing heights of new development approved, pending, and interface fires, therefore be it resolved

THAT staff be directed to provide Council with a report of fire equipment and facility needs for asset planning and funding.

Recommendation:

WHEREAS McCombs Drive between McPherson Road and Hadway Drive is the Village's second exit route if Hot Springs Road is blocked and this area lacks municipal fire hydrants, therefore be it resolved

THAT staff be directed to engage a professional engineering consultant to produce a grant funding application for municipal fire hydrants along McCombs Drive between McPherson Road and Hadway Drive.

Recommendation:

WHEREAS the Village has not prepared the forest areas for interface fires, therefore be it resolved

THAT staff be directed to report back to Council at the next regular meeting of Council with recommendations on the prescribed treatment of the Spirit Trail as per the 2017 Wildfire Master Plan, not to exceed \$30,000.00 and to be funded internally.

Recommendation:

WHEREAS the Village has no designation as a "fire smart community", therefore be it resolved

THAT staff be directed to implement a plan in alignment with the Village's 2023-2026 Strategic Plan to brand the Village as "fire smart" community, ensuring public life and infrastructure are at the forefront; and

THAT the utilization of the funding include the prioritization of the creation of a Community Wildfire Resiliency Plan, detailed Fuel Management Prescriptions and the completion of prioritized fuel management; and



THAT staff retain a Registered Professional Forester with a fee not exceeding \$10,000 to work with staff to complete the application to UBCM for Firesmart Community Funding.

Recommendation:

WHEREAS the Village's present municipal water system for interface fire fighting is inadequate, and

WHEREAS during the 2023 "heat dome" the municipal water storage reservoir went into alarm, indicating the need for more storage as supported in the 2015 Water Master plan, and

WHEREAS the Village relies on the District of Kent's Water tanker for distribution due to lack of hydrants or water sources, and

WHEREAS the Village presently has approximately 200 more new connections with developments already approved by Council to be added, therefore overloading the municipal water system, therefore be it resolved

THAT staff be directed to expedite the updating of the Water Master Plan per Council's 2023-2026 Strategic Plan and to report back to Council on the lack of fire fighting municipal water during a recent heat dome.

Recommendation:

WHEREAS the Mayor does not have emergency contacts available, therefore be it resolved

THAT staff provide names and cell phone numbers of all senior staff, Councillors and all emergency staff, and the list be put on a wallet sized laminated card for all of Council.

(c) New Business from Councillor Allen  
Re: Oak Trees on Lillooet Avenue

WHEREAS the last surviving oak trees on West Lillooet Avenue are an important part of the Village streetscape, and

WHEREAS the trees have historic and cultural value, beyond their environmental value, and

WHEREAS the Village's Urban Forest Management Plan calls for the retention and maintenance of mature trees, and

WHEREAS Council has not yet seen the arborist report concerning these trees, therefore be it resolves

THAT staff be instructed to take no further action concerning these four oak trees until Council has had an opportunity to review the arborist report and explore preservation options for them.

(d) New Business from Councillor Allen  
Re: Wildfire Hazard Management

WHEREAS the Village needs to move ahead swiftly on dealing with our elevated risk of wildfire before next summer's fire season, and

WHEREAS staff has submitted a report on various grants available, and

WHEREAS the application process is very complicated and requires considerable specialized expertise to ensure success, therefore be it resolved

THAT the Village retain a Registered Professional Forester to work with staff to complete applications to UBCM for FireSmart Community Funding with a fee not to exceed \$10,000.00, and

THAT the application to UBCM for FireSmart Community Funding include the prioritization of the creation of a Community Wildfire Resiliency Plan, detailed Fuel Management Prescriptions and the completion of a prioritized fuel management plan.

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

**16. ADJOURNMENT**



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Amanda Graham  
Corporate Officer

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

**4(a)**

**DATE:** Tuesday, October 3, 2023  
**TIME:** 7:00 p.m.  
**PLACE:** Council Chambers, Village Office  
495 Hot Springs Road, Harrison Hot Springs, BC

**IN ATTENDANCE:** Mayor Ed Wood  
Councillor John Allen  
Councillor Leo Facio  
Councillor Allan Jackson  
Councillor Michie Vidal

Chief Administrative Officer, Tyson Koch  
Chief Financial Officer, Scott Schultz  
Corporate Officer, Amanda Graham  
Operations Manager, Jace Hodgson  
Planning Consultant, Ken Cossey

**ABSENT:**

**1. CALL TO ORDER**

Mayor Wood called the meeting to order at 7:00 p.m.  
Mayor Wood acknowledged the traditional territory of Sts'ailes.

Mayor Wood welcomed Councillor Allen to Council.

Mayor Wood asked for a moment of silence for four firefighters and one police officer who recently lost their lives.

**2. INTRODUCTION OF LATE ITEMS**

- Letter dated September 8, 2023 from The Blue Dandelion regarding The Starlight Skating Rink be added as item 6 (iv)(t) to the agenda.
- New business from Councillor Allen regarding the four oak trees on the west end of Lillooet Avenue be added as item 14 (c) to the agenda.

**3. APPROVAL OF AGENDA**

**Moved by Councillor Facio**  
**Seconded by Councillor Vidal**

THAT the agenda be approved as amended.

**CARRIED**  
**OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN**

*RC-2023-10-01*

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
October 3, 2023

**4. ADOPTION OF COUNCIL MINUTES**

Councillor Allen abstained from voting, indicating that he was not a member of Council at the time these meetings took place and cannot confirm the accuracy of minutes.

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT the Regular Council Meeting minutes of August 8, 2023 be adopted.

**CARRIED  
UNANIMOUSLY**  
*RC-2023-10-02*

**Moved by Councillor Facio**  
**Seconded by Councillor Vidal**

THAT the Public Hearing Record for the Official Community Plan Bylaw No. 1184 dated August 9, 2023 be adopted.

**CARRIED  
UNANIMOUSLY**  
*RC-2023-10-03*

**Moved by Councillor Jackson**  
**Seconded by Councillor Vidal**

THAT the Special Pre-Closed Council Meeting minutes of August 21, 2023 be adopted.

**CARRIED  
UNANIMOUSLY**  
*RC-2023-10-04*

**Moved by Councillor Vidal**  
**Seconded by Councillor Facio**

THAT the Committee of the Whole Meeting minutes of August 22, 2023 be adopted.

**CARRIED  
UNANIMOUSLY**  
*RC-2023-10-05*

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT the Special Pre-Closed Council Meeting minutes of August 25, 2023 be adopted.

**CARRIED  
UNANIMOUSLY**  
*RC-2023-10-06*

**5. BUSINESS ARISING FROM THE MINUTES**

Mayor Wood inquired as to the number of people who applied to the Accessibility, Age-Friendly, Communities in Bloom and Environmental Advisory Committees. The Chief Administrative Officer advised that there have been some applicants, however, the Community Services Coordinator has the exact numbers.

As per Section 6(f) of Council Procedure Bylaw No. 1164, 2021 and Section 116 of the *Community Charter*, Mayor Wood ordered Councillor Facio to leave his seat for the meeting citing a contravention under Section 6(o) of Council Procedure Bylaw No. 1164, 2021 and Section 117 of the *Community Charter* relating to the release of confidential information from a closed meeting.

Councillor Facio requested clarification on the matter. Mayor Wood requested that Councillor Facio leave his seat for the meeting or apologize as per Section 6(g) of Council Procedure Bylaw No. 1164, 2021.

**Moved by Councillor Vidal**

THAT the Regular Council Meeting of October 3, 2023 be closed to the public pursuant to Sections 90(1)(a), 90(1)(c), 90(1)(e) and 90(1)(k) of the *Community Charter*.

**MOTION FAILED  
LACK OF SECONDER**

Councillor Allen raised a point of order that the proper process is for Council to resolve itself into a closed Committee of the Whole meeting and then rise and report to Council.

**Moved by Councillor Jackson  
Seconded by Councillor Vidal**

THAT the meeting be adjourned at 7:31 p.m.

Councillor Allen raised a point of order that the Chair, not a Councillor, is to call for motions, recognize the mover and the seconder, call for debate and determine whether the motion passes or fails.

Councillor Jackson raised a point of order that there is a motion on the table that must be debated and decided.

Mayor Wood did not recognize the motion to adjourn put forward by Councillor Jackson.

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
October 3, 2023

**Moved by Mayor Wood**  
**Seconded by Councillor Jackson**

THAT the meeting be adjourned at 7:47 p.m.

**CARRIED**  
**OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN**  
*RC-2023-10-07*

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Ed Wood  
Mayor

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Amanda Graham  
Corporate Officer

DRAFT

VILLAGE OF HARRISON HOT SPRINGS  
ADVISORY PLANNING COMMISSION MEETING

6(iii)(a)

**DATE:** Tuesday, August 30, 2022  
**TIME:** 10:00 a.m.  
**PLACE:** Council Chambers, Village Office  
495 Hot Springs Road  
Harrison Hot Springs, BC

**IN ATTENDANCE:** Sonja Reyerse, Chair  
Ken Gisborne  
Andy Strothotte  
Donna Cooney  
Brian Williams

Chief Administrative Officer, Madeline McDonald  
Deputy CAO/Corporate Officer, Debra Key  
Planning Consultant, Ken Cossey

**ABSENT:**

*Recording Secretary: T. Kafi*

1. **CALL TO ORDER**

Chair Reyerse called the meeting to order at 10:00 a.m.

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

**Moved by Brian Williams**  
**Seconded by Ken Gisborne**

THAT the agenda be approved.

**CARRIED  
UNANIMOUSLY**  
*APC-2022-08-01*

4. **ADOPTION OF MINUTES**

**Moved by Donna Cooney**  
**Seconded by Ken Gisborne**

THAT the Advisory Planning Commission Meeting Minutes of January 13, 2022 be adopted.

**CARRIED  
UNANIMOUSLY**  
*APC-2022-08-02*

**5. ITEMS FOR DISCUSSION**

- (a) Report of Planning Consultant – August 25, 2022  
Re: The Official Community Plan (OCP) Bylaw No. 1184, 2022

The Planning Consultant provided a powerpoint presentation of the Official Community Plan update which included general information on what an Official Community Plan is, as well as a review of the OCP technical topics, the community consultation strategy and major changes to the current OCP

**Moved by Ken Gisborne**  
**Seconded by Andy Strothotte**

THAT on page 3, Section 2.2 under Goal 5 the following sentence be added: “In order to ensure the protection or appropriate replacement in the urban forest canopy, all development shall be guided by and be subject to the Village’s Tree Protection Bylaws and the Urban Forest Master Plan, as amended from time to time”.

**CARRIED  
UNANIMOUSLY**  
APC-2022-08-03

**Moved by Andy Strothotte**  
**Seconded by Donna Cooney**

THAT on page 35, Section 9.1 under the heading “Wastewater Management”, be amended to read “Wastewater Management – including Sanitary Sewer and Stormwater Management” and delete the entry with the heading “Stormwater Management” in its entirety

**CARRIED  
UNANIMOUSLY**  
APC-2022-08-04

**6. ADJOURNMENT**

**Moved by Brian Williams**  
**Seconded by Donna Cooney**

THAT the meeting be adjourned at 11:01 a.m.

**CARRIED  
UNANIMOUSLY**  
APC-2022-08-05



for: Sonya Reyerse  
Chair



for: Debra Key  
Corporate Officer



**Amanda Graham**

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**From:** Reception  
**Sent:** August 9, 2023 11:11 AM  
**To:** Tyson Koch; Amanda Graham  
**Subject:** FW: Attn: Mayor & Council, Chief Administrative Officer

Thank you,



**Kalie Wiechmann, Clerk Receptionist**  
**E:** [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)  
Village of Harrison Hot Springs  
Resort Municipality  
P.O. Box 160, 495 Hot Springs Road  
Harrison Hot Springs, BC V0M 1K0  
**P:** 604-796-2171  
**F:** 604-796-2192  
**W:** [harrisonhotsprings.ca](http://harrisonhotsprings.ca)

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**From:** FPBoard, Public Access <FPBoard@bcfpb.ca>  
**Sent:** August 9, 2023 11:06 AM  
**Subject:** Attn: Mayor & Council, Chief Administrative Officer

Caution! This message was sent from outside your organization.

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Dear Mayor & Council, and Chief Administrative Officer,

I would like to draw your attention to a special report recently released by the Forest Practices Board, [Forest and Fire Management in BC: Toward Landscape Resilience](#). The report highlights an urgent need to change how BC's forests and landscapes are managed to reduce the risk of catastrophic wildfire. Over 39 million hectares of public land in BC are at high or extreme threat of wildfire, and the negative effects on health, the environment and the economy affect all British Columbians. The Board is calling for urgent action by the provincial government to create a province-wide vision and action plan to improve landscape resilience and reduce the risk of catastrophic wildfire.

This report aims to raise public and policymaker awareness about the broad negative consequences of catastrophic wildfire, the impacts of climate change, and the inability of current forest and fire management policies to solve this problem. The Board recognizes that the level of action required to address catastrophic wildfire will require coordination and cooperation across all levels of government. We encourage you to read the report, consider how a change in how landscapes are managed could benefit your community, and consider your role in effecting this change.

The Forest Practices Board will be a participant in the 2023 UBCM Convention and tradeshow. Please visit our booth to learn more about the Board's work, including the recommendations in the report.

The Forest Practices Board is BC's independent watchdog for sound forest and range practices, reporting its findings and recommendations directly to the public and government. The board audits forest and range practices on public lands and the appropriateness of government enforcement. It can also make recommendations for improvement to practices and legislation. To find out more, please visit our website at <https://www.bcfpb.ca/>

Sincerely,

Keith Atkinson  
Chair, BC Forest Practices Board

*Please forward to other persons as appropriate. Many thanks!*



BRITISH  
COLUMBIA

**6(iv)(b)**

August 10<sup>th</sup>, 2023

Reference: 639788

Tyson Koch  
Chief Administrative Officer  
Village of Harrison Hot Springs  
Email: [tkoch@harrisonhotsprings.ca](mailto:tkoch@harrisonhotsprings.ca)

Dear Tyson Koch:

Thank you for your correspondence received on July 27<sup>th</sup>, 2023, following up on the July 20<sup>th</sup> teleconference call and regarding further discussion on evacuation routes.

I appreciate your direct follow-up and interest in swift engagement, and I am aware that Assistant Deputy Minister Madeline Maley spoke with you directly on August 1<sup>st</sup> to discuss the issue. I also understand that Emergency Management and Climate Readiness (EMCR) Southwest Regional Office staff have been in regular contact with Emergency Program staff of the Village of Harrison Hot Springs and District of Kent to gather information relevant to evacuation route planning efforts.

Moving forward, EMCR staff will continue to liaise with Harrison Hot Springs and Kent representatives, while also reaching out to partners with the Ministry of Forests, Ministry of Transportation and Infrastructure, and BC Parks for status updates and to identify the current stage of applications to adjust park boundaries. EMCR will then look to convene a meeting, following the current wildfire season, with all parties having jurisdictional authority to determine next steps in advancing evacuation route planning for the area.

Thank you again for taking the time to write.

Sincerely,

Bowinn Ma  
Minister of Emergency Management  
and Climate Readiness

CC: Tara Richards, Deputy Minister, EMCR  
Ed Wood, Mayor, Village of Harrison Hot Springs  
Amanda Graham, Corporate Officer, Village of Harrison Hot Springs





7170 Cheam Avenue  
PO Box 70  
Agassiz, British Columbia  
Canada V0M 1A0

Tel: (604) 796-2235  
Fax: (604) 796-9854  
Web: www.kentbc.ca

**6(iv)(c)**

August 11, 2023

File: 7130-01

VIA EMAIL [EMCR.Minister@gov.bc.ca](mailto:EMCR.Minister@gov.bc.ca)

The Honourable Bowinn Ma  
Minister of Emergency Management and Climate Readiness

Dear Minister Ma:

Re: Emergency Evacuation Route

We are writing to you to request your support for the proposed secondary evacuation route. For almost twenty years, the District of Kent and Village of Harrison Hot Springs have been working diligently to secure a secondary emergency evacuation route out for the area north of Golf Road on Highway 9. With the increasing frequency of natural disasters, both Provincial and local leadership is needed to be proactive and complete this evacuation route.

The Village of Harrison Hot Springs and the northern section of the District of Kent (Rockwell Drive) are serviced by a two-lane provincial highway that in an emergency or disaster, only allows traffic to be evacuated to the south. There is currently no other option for motor vehicle evacuation. The Harrison East Forest Service Road is also a popular destination for recreation users from across the Province. There have been occasions when tourists along with our residents have already been stranded on the wrong side of a safe route home, whether it be in Sasquatch Park or residents trying to return home to Rockwell Drive. During this atmospheric river incident, the District of Kent along with Kent-Harrison Search and Rescue had to arrange for a tactical boat rescue which was extremely challenging and costly to get the people out of harms way.

In 2019, through UBCM funding, Onsite Engineering Ltd. completed an Evacuation Route Plan that reaffirmed that the Sasquatch Park route was the most feasible, suitable, and safe route. As part of this process, Onsite Engineering Ltd. also completed evaluations of other route options; however, they proved to be undesirable or unsafe. The selected evacuation route goes through Sasquatch Park (Deer Lake through to Ruby Creek and exiting on the Lougheed Highway No.7). Your staff have been provided with copies of the Technical Memorandums produced by Onsite Engineering Ltd. in the past. We would be happy to resend that information if you like.

We have been working on the consultation process with local First Nations and have secured letters of support from Seabird Island Band, Chawathil First Nation, Popkum First Nation, Shxw'ōwhámél First Nation, Skawahlook First Nation, Union Bar First Nation, and Yale First Nation.

We believe Minister Ma that the next step is to apply for a park boundary adjustment, so work could be completed on the portion of the evacuation route that is currently situated within Provincial Park.

The District of Kent and the Village of Harrison Hot Springs would welcome the opportunity to discuss with you and your staff about our proposal that is so vital for the safety of our residents, tourists, and neighbouring First Nations communities.

Sincerely yours,

A handwritten signature in cursive script, reading "Pranger".

Sylvia Pranger  
Mayor

c: Kelli Paddon, Member of Legislative Assembly, Chilliwack – Kent  
Ed Wood, Mayor, Village of Harrison Hot Springs



**6(iv)(d)**

File: 0530-01

August 11, 2023

Via Email to [EMCR.Minister@gov.bc.ca](mailto:EMCR.Minister@gov.bc.ca)

The Honourable Bowinn Ma  
Minister of Emergency Management and Climate Readiness

Dear Minister Ma:

**Subject: Emergency Evacuation Route**

---

The Council for the Village of Harrison Hot Springs is in receipt of a letter sent to your office dated August 11, 2023 from Mayor Pranger, District of Kent. On behalf of the Council for the Village of Harrison Hot Springs, I wish to express Council's support for the District of Kent in their efforts to move forward with the proposed secondary evacuation route.

It is the view of this Council that the creation of a secondary evacuation route is an urgent public safety concern requiring immediate action. The Village of Harrison Hot Springs is dedicated to working with the District of Kent, local First Nations and the Provincial Government in order to advance the proposed evacuation route. We thank you for your continued communication and support.

Yours truly,

Ed Wood  
Mayor

/ag

cc: Brad Vis, Member of Parliament, Mission – Matsqui – Fraser Canyon  
Kelli Paddon, Member of Legislative Assembly, Chilliwack – Kent  
Sylvia Pranger, Mayor, District of Kent  
Council





August 22, 2023

The attached submission was prepared to be submitted at the Town Hall last night. The cancellation prevented the opportunity. Having sat through your deliberations today (on Zoom), I am impressed with the scope of the Strategic Planning exercise. There is an abundance of ideas and opinions about WHAT needs to be done, with a few submissions referring in several comments about HOW things need to be done.

The best plans for progress will not be achieved without an orderly and coherent set of rules for procedure. I have pointed out shortcomings along the way for some time now; my major concerns not only identify areas of weakness and contradiction, but suggestions for necessary changes.

With that in mind, I urge you to look at building a solid set of governing guidelines so that Council does not continue to move along by the seat of its pants, changing the process to suit willy-nilly procedures.

Where this fits in is up to you – you have your plate full today and tomorrow. But please consider HOW you are going to achieve all the great ideas you consider today and in the future. The second most common topic on social media currently is the ability and desire for councillors to work together (the first being the escape route).

Respectfully submitted,  
Allan Garneau

Planning for the governing body responsible for the Village of Harrison Hot Springs involves consideration of several areas. This submission is restricted to the procedural approach to conducting Council deliberations. Our council needs and deserves an orderly environment in which to operate. There is evidence that some current procedures have been shaped in a way that allows some freedom to make questionable decisions or avoid discussion that does not suit the wishes of some Councillors. I trust that other submissions will focus on the obvious attempts to render our elected Mayor helpless to exercise his duties and achieve his ideas for village governance. That situation puts this Council in a sorry state, solutions to which are necessary. Adherence to the rules for procedure is foundational to operating beyond reproach. My submission is intended to recommend necessary changes to the rules that will improve the functioning of Council.

Procedural Rules are found in By-law 1164, which was consolidated in December 2021. A summary of what needs to be considered for change follows:

**A -- The AGENDA:** Council can conduct only *REGULAR* or *SPECIAL* meetings, as defined in the Rules. Other forms of meetings that are being called are quite irregular; suggestions follow below to eliminate them. There is a procedure that specifies who can call a meeting. Some doubt exists about whether that procedure has been followed in every meeting that has been called since the election.

1. **CALL TO ORDER:** Okay as is.
2. **INTRODUCTION OF LATE ITEMS:** The purpose of this order of business is to receive items or topics that arose after the proposed agenda was prepared. Late items may be introduced by any member of Council, and no explanation or debate is appropriate, except to determine under which heading the item should be placed. Late items cannot be moved or discussed at this time, since the meeting has not yet approved the agenda.
3. **APPROVAL OF THE AGENDA:** Councillors may propose amendments by motion, requiring a seconder. Any changes made, including late items, require that the motion to approve the agenda be 'as amended'.
4. **ADOPTION OF COUNCIL MINUTES:** Councillors may suggest possible errors or omissions to recorded business but may not change the intent of any motion. If it is agreed that an item is recorded incorrectly, then the motion to adopt should be 'as amended'.
5. **BUSINESS ARISING FROM THE MINUTES:** Councillors may introduce motions that follow-up on previously recorded business. Motions to rescind or reconsider a decision are also appropriate at this time.
6. **CONSENT AGENDA:** This entire section should be deleted since a suitable place on the agenda exists for any items to be considered. The fact that this has been blank in most recent meetings is support for this deletion.
7. **DELEGATIONS/PETITIONS:** Councillors may propose a motion to receive the delegation or petition (such a motion does not imply any opinion with respect to the purpose of the presentation). Following the presentation, general questions from councillors may be asked for clarification. Any business that results from the presentation should be placed under **NEW BUSINESS**.
8. **CORRESPONDENCE:** Items should be listed as is currently done. A motion to receive the items should be made for the record. One motion can include all items, or they may be considered *ad seriatum* (one at a time). Debate or action on any or all of the items should be under the next section.

9. **BUSINESS ARISING FROM THE CORRESPONDENCE:** Councillors may comment upon or make a motion regarding any specific item received. If a motion for action is proposed, note that it should precede any discussion by the mover, and requires a seconder. If it is not evident that a motion is required until after discussion, it may be moved by any councillor following the discussion.
10. **REPORTS FROM COUNCILLORS, COMMITTEES AND COMMISSIONS:** Any motions for action resulting from the report should be considered under NEW BUSINESS, although current practice deals with motions during the report. Councillors can discuss or ask questions regarding one or more of the items in the reports.
11. **REPORT FROM THE MAYOR:** Any motions for action resulting from the report should be considered under NEW BUSINESS, although current practice deals with motions during the report. Councillors can discuss or ask questions regarding one or more of the items in the report.
12. **REPORTS FROM STAFF:** Most reports will consist of a presentation and that may be followed with suggested recommendations for action. Councillors may comment upon or ask questions to the presenter. A Councillor wishing to introduce the recommendation for consideration may make a motion, which requires a seconder, to be followed by debate.
13. **BYLAWS:** During this section, action or events required to deliberate and/or advance the Bylaw to completion to govern Council and Village matters is received and acted upon, as appropriate.
14. **NEW BUSINESS:** Self explanatory, for new items that come to Council for deliberations.
15. **QUESTIONS/COMMENTS FROM THE PUBLIC (Pertaining to agenda items only):** An enforced time limit of 5 minutes should be placed on each speaker, with the right to come again, after all other speakers have been heard. Current experience has allowed comments, which is appropriate and should be legitimized.

**B – MAKING MOTIONS:** Certain rules exist to level the field and avoid advantage for one Councillor over the others at the table. This Council has a habit of making a speech, followed by “so I would like to move . . .” Proper rules of order allow discussion and debate only after a motion has been made. No motion should be accepted by the Chair if the speaker has made a speech immediately prior to the making the motion. If a Councillor wishes to make a motion, it should be made immediately once recognized by the Chair. The chair then asks for a seconder. If the motion is seconded, only then the mover may speak to it. If there is no seconder, then the motion fails, so no debate occurs. Note that Section 9(a) states that “Motions must be moved and seconded before they may be debated or voted upon.”

**C – KINDS OF MEETINGS:** As indicated earlier, rules allow only REGULAR or SPECIAL MEETINGS. Meetings for Committee of the Whole are out of order; council moves into CoW during a Regular or Special meeting. A PRE-CLOSED meeting is nowhere defined and has no meaning. If Council wishes to have a private session, a motion to go IN-CAMERA is required. For both situations, once a meeting has been called to order by the Chair, a motion to “go into Committee of the Whole to consider an item relating to topics described in Section 90 of the Community Charter (staffing, a legal matter, a property matter, etc.). Only one topic can be referred in one session of CoW. A record is kept of any motions passed or matters approved during the session. When the session is considered finished, they move to “rise and report”. Once back in the main meeting, the report can consist of “deliberating a matter” and possibly adding “and it is recommended that we . . .” A CoW cannot conduct business for the Village, so their recommendations must be moved and seconded during the main meeting, to go into the record. The process is the same to move in-camera. The motion to “go in-camera” can specify who may or may not be able to stay. The motion may add, “with staff present” or “with reporters excluded” or such as required. This approach solves the problem of how decisions made in CoW or in-camera are dealt with in a regular or special meeting. They can be done right at the time or referred to a future meeting.

**D -- BYLAW 1164:** Summarized below are areas in the By-law that should be amended or deleted.

1. Section 2, Definitions: “meeting” needs to describe Regular or Special (not ‘otherwise unless specifically stated’.)
2. Section 3, Meetings of Council: (n), Are connection costs not covered by current policies?
3. Section 4, Agenda: (c), Add ‘Such items should be placed in the appropriate place in the AGENDA prior to it’s being adopted’; (g), The Consent agenda section should be deleted entirely; (h)6 – Delete.
4. Section 6, Rules of Conduct and Debate: (h) and (m), it is unnecessary and hard to police matters of how many times a member speaks and for how long. The chair is capable of managing this and other members of council can rise on a point of personal privilege if they are concerned. Delete these sections; (n) it is probably unnecessary and cumbersome for the Mayor to seek leave to enter debate. It is currently not done and should be deleted.
5. Section 8, Voting: (g) is in conflict with (d), which covers the voting/non-voting of a member, and should be deleted.
6. Section 10, Amendments to Motions: (e) a member’s motion to amend may be defeated, but that should not mean he cannot late submit a different amendment.
7. Section 11, Bylaws: (k) ‘the motion’ should be replaced with ‘a motion’, or the words ‘for reconsideration’ be deleted.
8. Section 12, Delegations: (c) and (d) Is it necessary to impose limits on how many speakers and how much time is allowed, unless the Council votes otherwise? If so, then these terms have not been enforced. The policies are warranted, but is it necessary to have a motion to alter them? My recommendation would be to give this responsibility to the Mayor or presiding officer; (e) needs a grammatical correction; also, the last line should read ‘a subsequent meeting’ not ‘the subsequent meeting.’)
9. Section 18, Committee of the Whole: As I have pointed out previously in a letter to Council, the preamble and sections (a) to (c) were obvious add-ons that contradict what was (and still is) there before. No rules of order (including Robert’s) provide for a Committee of the Whole - Meeting. It is always a meeting within a meeting and deals with one topic at a time. Sub-section (i) is odd, and probably should be deleted. It adds nothing that I can see.
10. Finally, Bylaw 1164 is a *consolidation* and readers are directed to Bylaw 1173 for a record of the insertions and deletions made at the time (Dec 2021). When I first looked up 1173, it was empty; now it does not appear to be available at all. What is the situation here?

No governing entity can operate effectively without rules to guide them. The Community Charter leads the way in how municipalities can create those guidelines. These local Rules are meant to ensure that the residents and businesses of the Village are served well. The Mayor and Councillors are elected with that in mind. Becoming a councillor requires that decisions they make are for the betterment of the Village, not self-serving. It is time to put aside perceived entitlements and get on with cooperative governing for the next three years. Over 2000 villagers and numerous businesses are counting on it. It all starts with a clear vision, respect for council colleagues and following the rules.

August 22, 2023

*Sent by Email: PSSG.Minister@gov.bc.ca*

Hon. Mike Farnworth  
Minister of Public Safety/Solicitor General  
Room 128 Parliament Buildings  
Victoria, BC V8V 1X4

Dear Minister Farnworth,

RE: Imminent change in BC Highway Patrol services

Recognizing that it has been an extremely busy summer for both you and your Ministry, I am writing to ask for an update on a matter that remains a pressing concern for almost every municipality in the southwest region of the Province.

As you know, Chief Superintendent Holly Turton of BC Highway Patrol hosted a forum for local mayors on July 5<sup>th</sup> for the purpose of describing upcoming changes in Highway Patrol service levels. This forum was hosted after many municipalities had expressed concerns about the upcoming changes, but her remarks did not address our issues or expectations.

Specifically, we asked that:

1. The date of implementation (September 1<sup>st</sup>, 2023) be extended to allow for better planning and preparation.
2. BC Highway Patrol collaborates with FVRD and Metro municipalities to arrive at a clear explanation for the sharing of policing work on our numbered highways. Our communities are eager to define the degree of assistance we can expect in circumstances such as major accidents and fatalities; reports of erratic driving; and highway management during extreme weather, major events, and extraordinary traffic.
3. A specified period for review be implemented, so that communities can work with the BC Highway Patrol to determine the impact of these changes and to adjust as needed.

We feel that these are entirely reasonable expectations and that they represent our mutual expectation that changes in policing service are only to occur as part of a collaborative process.

At our most recent meeting of the Fraser Valley Regional District, Chair Lum, Chilliwack Mayor Popove and Councillor Mercer reported that they had met with you to discuss our shared concerns. They described that meeting as productive and were optimistic that we would collectively hear back from the Ministry of Public Safety and Solicitor-General with some positive news before September. The FVRD board resolved to write to you through the Chair and Mayors Committee if we had not received any news by August 15<sup>th</sup>.

Accordingly, I am writing to ask for an update on this matter and to, once again, urge that the significant concerns raised by local mayors be heard as part of the Highway Patrol's planning process.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Horn". The signature is fluid and cursive, with the first name "Paul" and the last name "Horn" clearly distinguishable.

Paul Horn

Chair

FVRD Chair and Mayors' Committee

- cc. MLA Michael de Jong, Abbotsford West
- Honourable Pam Alexis, MLA Abbotsford-Mission
- MLA Bruce Banman, Abbotsford South
- MLA Dan Coulter, Chilliwack
- MLA Kelli Paddon, Chilliwack-Kent
- MLA Jackie Tegart, Fraser-Nicola
- Chair Jason Lum, FVRD
- Mayor Ross Siemens, Abbotsford
- Mayor Ken Popove, Chilliwack
- Mayor Ed Wood, Harrison Hot Springs
- Mayor Victor Smith, Hope
- Mayor Sylvia Pranger, Kent
- Chair George Harvie, Metro Vancouver RD

Dated: 07/09/2023

Subject: Letter of Support: Starlight Skating Rink

Dear Mayor and Council,

I am writing to you today to express the importance of the Starlight Skating Rink to our annual community event Lights by the Lake. My name is **Mudassir H Mokhdomi** and I am the **General Manager of the Harrison Lake Hotel**. As General Manager of the Harrison Lake Hotel, I have seen Lights by the Lake become a very important shoulder season event for our community. Lights by the Lake has grown our shoulder season offering while providing both visitors and residents with a free, age-friendly activity in those slow winter months. The Starlight Skating Rink has become an anchor for the Lights by the Lake, not only for the beautiful lighting it provides but also by providing the only safe outdoor skating experience from here to Vancouver.

We feel that all aspects of this event, from the signature Sasquatch displays and beautifully decorated plaza to the Starlight Skating Rink have made this event what it is today. Lights by the Lake has proven to be a successful tourism attraction, having continued success in year-to-year growth for our local restaurants, shops, and accommodations. This event not only supports overnight stays, but it brings in day-trippers, which helps generate revenue and sustain businesses in what has historically been the hardest time of year.

We hope to see continued growth for Lights by the Lake and our shoulder season amenities.

Sincerely,



Mudassir H Mokhdomi  
Harrison Lake Hotel  
190-Lillooet Ave.  
Harrison Hot Springs, BC.





Village of Harrison Hot Springs

Attn: Mayor Wood and Council  
495 Hot Springs Road  
P.O Box 160  
Harrison Hot Springs, BC  
V0M 1K0

Dear Mayor Wood and Council,

**RE: Starlight Skating Rink**

I am writing to you today to express the importance of the Starlight Skating Rink to our annual community event Lights by the Lake. My name is Eric Towne and I am the Sales and Marketing Manager of the Harrison Hot Springs Resort. As Sales and Marketing Manager of the Harrison Hot Springs Resort I have seen Lights by the Lake become a very important shoulder season event for our community. Lights by the Lake has grown our shoulder season offering while providing both visitors and residents with a free, age-friendly activity in those slow winter months. The Starlight Skating Rink has become an anchor for the Lights by the Lake, not only for the beautiful lighting it provides but also by providing the only safe outdoor skating experience from here to Vancouver.

We feel that all aspects of this event, from the signature Sasquatch displays and beautifully decorated plaza to the Starlight Skating Rink have made this event what it is today. Lights by the Lake has proven to be a successful tourism attraction, having continued success in year-to-year growth for our local restaurants, shops, and accommodations. This event not only supports overnight stays, but it brings in day-trippers, which helps generate revenue and sustain businesses in what has historically been the hardest time of year.

We hope to see continued growth for Lights by the Lake and our shoulder season amenities.

Sincerely,

*Eric D.E. Towne*

Sales and Marketing Manager  
Harrison Hot Springs Resort  
604.796.4714  
etowne@harrisonresort.com

CC: Village Staff



September 8, 2023  
Village of Harrison Hot Springs,

Attention: Mayor & Council

Tourism Harrison believes that the Starlight Skating Rink is an important Village amenity supporting our signature event, Lights by the Lake. Lights by the Lake has become a particularly important shoulder season event for our community, bringing in approximately 3,000 additional room nights each year and thousands of day trippers. The economic impact is significant at a time of year when many of our accommodations and restaurants are struggling. While the event supports our business community it is also a delight for residents providing an age-friendly activity in the less active winter months. The Starlight Skating Rink has become an anchor attraction for Lights by the Lake, not only for the beautiful lighting it provides but also by providing the only safe outdoor skating experience in the region. While we understand the set-up and maintenance has a cost, we believe it should be viewed similarly to other Village amenities such as the Memorial Hall, the public beach, and the plaza. There are many opportunities for growth with the Starlight Skating Rink, and we are more than happy to work with the Village and the Chamber of Commerce to look at strategies for the rink to reach its potential.

We feel that all aspects of this event, from the Sasquatch displays and beautifully decorated plaza to the Starlight Skating Rink have made this event what it is today. Lights by the Lake has proven to be a successful tourism attraction, experiencing year-to-year growth for our local restaurants, shops, and accommodations. It is one of those events that is enjoyed by residents and visitors alike and to lose the Starlight Rink would diminish the event.

Thanks for your consideration.

Respectfully,



Robert Reyerse  
Executive Director  
Tourism Harrison Hot Springs

CC: Tyson Koch



Blue Dandelion Stores  
PO BOX 785  
Harrison Hot Springs BC V0M 1A0

September 8<sup>th</sup>, 2023

Dear Mayor Wood and Council,

Cc: Village staff

I am writing to you today to express the importance of the Starlight Skating Rink to our annual community event Lights by the Lake.

My name is Wendy Baldwin, and I am the Owner of Blue Dandelion and Bear Creek Collective stores in Harrison and in Agassiz. I am also a resident of Harrison Hot Springs.

Lights by the Lake has become a very important event during our off season to not only attract visitors but also a very special event for our local residents and their families to enjoy.

With the current economical climate, families are seeking out fun events that they can afford to take their families to. With the Lights by the Lake and the anchor of the Starlight Skating Rink, we can offer just that. A fun and memorable time for friends and families to enjoy a healthy outdoor physical activity in a beautiful setting under the stars.

Lights by the Lake has proven to be a successful tourism attraction and we have lots of opportunity to grow this event and utilize the Starlight Venue to do this as well. These attractions have helped our local restaurants, shops and accommodations by bringing in overnight stays as well as day trippers which helps generate revenue and sustain business in what has historically been the hardest time of the year.

I hope to see continued growth for Lights by the Lake as well as the Starlight Skating Rink amenities /venue to enhance the winter month experience for our visitors and local residents and in turn help local businesses.

Sincerely,

Wendy Baldwin  
Blue Dandelion/Bear Creek Collective stores





September 9, 2023

Letter of Support: Starlight Skating Rink

Dear Mayor and Council,

CC: Village staff

I am writing to you today to express the importance of the Starlight Skating Rink to our annual community event Lights by the Lake. My name is **TONY NOOTEBOS**, and I am the **OWNER** of the **BC SPORT FISHING GROUP**. As **OWNER** of the **BC SPORT FISHING GROUP**, I have seen Lights by the Lake become a very important shoulder season event for our community. Lights by the Lake has grown our shoulder season offering while providing both visitors and residents with a free, age-friendly activity in those slow winter months. The Starlight Skating Rink has become an anchor for the Lights by the Lake, not only for the beautiful lighting it provides but also by providing the only safe outdoor skating experience from here to Vancouver.

We feel that all aspects of this event, from the signature Sasquatch displays and beautifully decorated plaza to the Starlight Skating Rink have made this event what it is today. Lights by the Lake has proven to be a successful tourism attraction, having continued success in year-to-year growth for our local restaurants, shops, and accommodations. This event not only supports overnight stays, but it brings in day-trippers, which helps generate revenue and sustain businesses in what has historically been the hardest time of year.

We hope to see continued growth for Lights by the Lake and our shoulder season amenities.

Sincerely,

*TONY NOOTEBOS*

BC Sport Fishing Group  
1.877.796.3345  
[www.bcsportfishinggroup.com](http://www.bcsportfishinggroup.com)

*Celebrating 27 years of Guiding Fishing Adventures: 1996-2023*



Please don't forget your fishing license!  
BC Freshwater license link <http://www.fishing.gov.bc.ca>





Letter of Support: Starlight Skating Rink  
Dated Sept 09/2023  
Dear Mayor and Council,

CC: Village staff

I am writing to you today to express the importance of the Starlight Skating Rink to our annual community event Lights by the Lake. My name is Richard Fife and I am one of the owners of Muddy Waters Cafe. We, have seen Lights by the Lake become a very important shoulder season event for our community. This event has grown in popularity providing both visitors and residents a free, age-friendly activity during our slow winter months. The Starlight Skating Rink has become an anchor for Lights by the Lake, not only for the beautiful backdrop lighting it provides but as the only safe outdoor skating experience from here to Vancouver.

We feel that all aspects of this event, from the signature Sasquatch displays and beautifully decorated plaza to the Starlight Skating Rink have made this event what it is today. Lights by the Lake has proven to be a successful tourism attraction, having continued success in year-to-year growth for our local restaurants, shops, and accommodations. This event not only supports overnight stays, but it brings in day-trippers, which helps generate revenue and sustain businesses in what has historically been the hardest time of year.

We hope to see continued growth for Lights by the Lake and our shoulder season amenities.

Sincerely,

*Richard Fife*

*Muddy waters Cafe*



Amanda Graham

**From:** Christy Ovens  
**Sent:** September 14, 2023 3:07 PM  
**To:** Amanda Graham  
**Subject:** FW: Starlight Skating Rink and Lights by the Lake



**Christy Ovens, Community Services Coordinator**  
**E:** [community@harrisonhotsprings.ca](mailto:community@harrisonhotsprings.ca)  
Village of Harrison Hot Springs  
Resort Municipality  
P.O. Box 160, 495 Hot Springs Road  
Harrison Hot Springs, BC V0M 1K0  
**P:** 604-796-2171  
**F:** 604-796-2192  
**W:** [harrisonhotsprings.ca](http://harrisonhotsprings.ca)

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---

**From:** peter@canwestgallery.com <peter@canwestgallery.com>  
**Sent:** Sunday, September 10, 2023 3:30 PM  
**To:** Ed Wood <ewood@harrisonhotsprings.ca>; Leo Facio <LFacio@harrisonhotsprings.ca>; Allan Jackson <ajackson@harrisonhotsprings.ca>  
**Cc:** Tyson Koch <tkoch@harrisonhotsprings.ca>; Christy Ovens <community@harrisonhotsprings.ca>  
**Subject:** Starlight Skating Rink and Lights by the Lake

Caution! This message was sent from outside your organization. [Allow sender](#) | [Block sender](#)

Dear Mayor and Council,

CC: Village staff

I am writing to you today to express the importance of the Starlight Skating Rink to our annual community event Lights by the Lake. My name is Peter Beal, and I am the Owner of Canwest Art Gallery on the Lake. I have seen Lights by the Lake become a very important shoulder season event for our community. Lights by the Lake has grown our shoulder season offering while providing both visitors and residents with a free, age-friendly activity in those slow winter months. The Starlight Skating Rink has become an anchor for the Lights by the Lake, not only for the beautiful lighting it provides but also by providing the only safe outdoor skating experience from here to Vancouver.

I feel that all aspects of this event, from the signature Sasquatch displays and beautifully decorated plaza to the Starlight Skating Rink have made this event what it is today. Lights by the Lake has proven to be a successful tourism attraction, having continued success in year-to-year growth for our local restaurants, shops, and accommodations. This event not only supports overnight stays, but it brings in day-trippers, which helps generate revenue and sustains businesses in what has historically been the hardest time of year.

We hope to see continued growth for Lights by the Lake and our shoulder season amenities.

Sincerely,

Peter Beal

Canwest Art Gallery on the Lake

[www.canwestgallery.com](http://www.canwestgallery.com)



RECEIVED

registrar@bcyp.org

SEP 21 2023

14 September 2023

BY VILLAGE OF HARRISON HOT SPRINGS

Dear Mayor and Council:

**Re: British Columbia Youth Parliament, 95th Parliament**

The British Columbia Youth Parliament will hold its 95th Parliamentary Session in Victoria at the Provincial Legislative Chambers from December 27 to 31, 2023.

The Youth Parliament is a province-wide non-partisan organization for young people ages 16 to 21. It teaches citizenship skills through participation in the parliamentary session in December and continuing involvement in community service activities throughout the year. **Youth Parliament is a one-year commitment.**

I invite you to encourage eligible youth from your municipality or region to apply to sit as members of the Youth Parliament. BCYP is non-partisan, and applicants need only be interested in learning more about the parliamentary process and in serving their community. If your municipality sponsors a “youth of the year” award or has a municipal youth council, young people with that sort of initiative and involvement are ideal candidates for BCYP.

Each applicant who is accepted to attend as a member of BCYP must pay a **\$425** registration fee. Thanks to private donations and fundraising, a portion of the cost of transportation and accommodation is covered for all members. We encourage municipalities or youth councils to contribute towards the application fee for applicants who are in financial need. If the approval of financial support causes any delay, we encourage the applicant to send in their forms on time along with a note saying that the cheque will arrive after the deadline. In this case, if we receive the completed form and personal statement before the deadline, it will be considered received on time. If you are not able to aid, a limited number of bursaries are available for applicants who cannot meet the expense of the registration fee. Requesting financial assistance will not affect an applicant’s chance of being selected as a member. (See <https://bcyp.org/session>)

Members will sit and debate in the Legislative Chambers for five days and will be accommodated for four nights at the Marriott Hotel in Victoria. During that time, participants are supervised by members of the Board of Directors of the Youth Parliament of B.C. Alumni Society and other youth parliament alumni. In addition, transportation to and from Victoria will be provided for all members who require it.

I have enclosed an application form and a brochure about BCYP. I encourage you to make the application form and brochure available to interested young people and to make copies of the forms as needed. A soft copy of the form, brochure and poster are available from our website at <https://bcyp.org/session>.

**All applications must be received by October 27, 2023.** Applicants will be notified whether they have been selected in mid-November. If you require more information, please contact me by telephone or e-mail as indicated above or visit our website at [www.bcyp.org](http://www.bcyp.org).

Yours truly,

Ambrose Yung  
Registrar, Youth Parliament of B.C. Alumni Society



## Amanda Graham

---

**From:** Reception  
**Sent:** September 22, 2023 3:44 PM  
**To:** Tyson Koch; Amanda Graham  
**Subject:** FW: Request for your attention to an important issue  
**Attachments:** aquamation map.jpg; Resolution for AH template.docx

Thank you,



**Kalie Wiechmann, Clerk Receptionist**

**E:** [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)

Village of Harrison Hot Springs

Resort Municipality

P.O. Box 160, 495 Hot Springs Road

Harrison Hot Springs, BC V0M 1K0

**P:** 604-796-2171

**F:** 604-796-2192

**W:** [harrisonhotsprings.ca](http://harrisonhotsprings.ca)

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---

**From:** Gail Mitchell <[gail.mitch44@gmail.com](mailto:gail.mitch44@gmail.com)>

**Sent:** September 22, 2023 3:25 PM

**To:** [general@granisle.ca](mailto:general@granisle.ca); Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>; [info@hazelton.ca](mailto:info@hazelton.ca); [doh@houston.ca](mailto:doh@houston.ca); [tonia@hudsonshope.ca](mailto:tonia@hudsonshope.ca); [info@kamloops.ca](mailto:info@kamloops.ca); [admin@kaslo.ca](mailto:admin@kaslo.ca); [clee@kentbc.ca](mailto:clee@kentbc.ca); [info@keremeos.ca](mailto:info@keremeos.ca); [info@kimberley.ca](mailto:info@kimberley.ca); [districtofkitimat@kitimat.ca](mailto:districtofkitimat@kitimat.ca); [info@ladysmith.ca](mailto:info@ladysmith.ca); [admin@lakecountry.bc.ca](mailto:admin@lakecountry.bc.ca); [general@lakecowichan.ca](mailto:general@lakecowichan.ca); [administration@langford.ca](mailto:administration@langford.ca); [info@tol.ca](mailto:info@tol.ca); [reception@lionsbay.ca](mailto:reception@lionsbay.ca); [districtofloganlake@loganlake.ca](mailto:districtofloganlake@loganlake.ca); [info@lumby.ca](mailto:info@lumby.ca); [finance@lytton.ca](mailto:finance@lytton.ca); [info@districtofmackenzie.ca](mailto:info@districtofmackenzie.ca); [enquiries@mapleridge.ca](mailto:enquiries@mapleridge.ca); [cao@masset.ca](mailto:cao@masset.ca); [mcbride@mcbride.ca](mailto:mcbride@mcbride.ca); [info@merritt.ca](mailto:info@merritt.ca); [midwaybc@shaw.ca](mailto:midwaybc@shaw.ca)

**Subject:** Fwd: Request for your attention to an important issue

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

----- Forwarded message -----

**From:** Gail Mitchell <[gail.mitch44@gmail.com](mailto:gail.mitch44@gmail.com)>

**Date:** Fri, Sep 15, 2023 at 2:32 PM

**Subject:** Request for your attention to an important issue

**To:** <[cityclerk@abbotsford.ca](mailto:cityclerk@abbotsford.ca)>, <[info@cityofarmstrong.bc.ca](mailto:info@cityofarmstrong.bc.ca)>, <[mayor@burnaby.ca](mailto:mayor@burnaby.ca)>, <[Mayor.Dahl@campbellriver.ca](mailto:Mayor.Dahl@campbellriver.ca)>, <[MAYOR.DISTRIBUTION.GROUP@castlegar.ca](mailto:MAYOR.DISTRIBUTION.GROUP@castlegar.ca)>, <[info@chilliwack.ca](mailto:info@chilliwack.ca)>, <[infor@colwood.ca](mailto:infor@colwood.ca)>, <[cityclerk@coquitlam.ca](mailto:cityclerk@coquitlam.ca)>, <[council@courtenay.ca](mailto:council@courtenay.ca)>, [info@cranbrook.ca](mailto:info@cranbrook.ca) <[info@cranbrook.ca](mailto:info@cranbrook.ca)>, <[info@dawsoncreek.ca](mailto:info@dawsoncreek.ca)>, <[mayorharvie@delta.ca](mailto:mayorharvie@delta.ca)>, Michelle Staples <[mayor@duncan.ca](mailto:mayor@duncan.ca)>, <

[mayor@cityofenderby.com](mailto:mayor@cityofenderby.com)>, < [city@fernie.ca](mailto:city@fernie.ca)>, < [info@fortstjohn.ca](mailto:info@fortstjohn.ca)>, < [info@grandforks.ca](mailto:info@grandforks.ca)>, < [oc.greenwoodcity@shaw.ca](mailto:oc.greenwoodcity@shaw.ca)>, < [oc.greenwoodcity@shaw.ca](mailto:oc.greenwoodcity@shaw.ca)>, < [mayor@kamloops.ca](mailto:mayor@kamloops.ca)>, < [mayorandcouncil@kelowna.ca](mailto:mayorandcouncil@kelowna.ca)>, < [M+C@kimberley.ca](mailto:M+C@kimberley.ca)>, < [info@langford.bc.ca](mailto:info@langford.bc.ca)>, < [info@langleycity.ca](mailto:info@langleycity.ca)>, < [info@langleycity.ca](mailto:info@langleycity.ca)>, < [druimy@mapleridge.ca](mailto:druimy@mapleridge.ca)>, < [druimy@mapleridge.ca](mailto:druimy@mapleridge.ca)>, < [michael.goetz@merritt.ca](mailto:michael.goetz@merritt.ca)>, < [phorn@mission.ca](mailto:phorn@mission.ca)>, < [leonard.krog@nanaimo.ca](mailto:leonard.krog@nanaimo.ca)>, < [info@nelson.ca](mailto:info@nelson.ca)>, < [pjohnstone@newwestcity.ca](mailto:pjohnstone@newwestcity.ca)>, < [info@cnv.org](mailto:info@cnv.org)>, < [info@parksville.ca](mailto:info@parksville.ca)>, < [ask@penticton.ca](mailto:ask@penticton.ca)>, < [info@pittmeadows.ca](mailto:info@pittmeadows.ca)>, < [citypa@portalberni.ca](mailto:citypa@portalberni.ca)>, < [info@bradwest.ca](mailto:info@bradwest.ca)>, < [mlahti@portmoody.ca](mailto:mlahti@portmoody.ca)>, < [simon.yu@princegeorge.ca](mailto:simon.yu@princegeorge.ca)>, < [simon.yu@princegeorge.ca](mailto:simon.yu@princegeorge.ca)>, < [mayor@princerupert.ca](mailto:mayor@princerupert.ca)>, < [llong@quesnel.ca](mailto:llong@quesnel.ca)>, < [info@revelstoke.ca](mailto:info@revelstoke.ca)>, < [mayorea@richmond.ca](mailto:mayorea@richmond.ca)>, < [info@salmonarm.ca](mailto:info@salmonarm.ca)>, < [mayor@surrey.ca](mailto:mayor@surrey.ca)>, < [sbujtas@terrace.ca](mailto:sbujtas@terrace.ca)>, < [info@trail.bc.ca](mailto:info@trail.bc.ca)>, < [info@vancouver.bc.ca](mailto:info@vancouver.bc.ca)>, < [mayor@vernon.ca](mailto:mayor@vernon.ca)>, < [mayor@victoria.ca](mailto:mayor@victoria.ca)>, < [rwoznow@powellriver.ca](mailto:rwoznow@powellriver.ca)>, < [info@westkelownacity.ca](mailto:info@westkelownacity.ca)>, < [mknight@whiterockcity.ca](mailto:mknight@whiterockcity.ca)>, < [info@williamslake.ca](mailto:info@williamslake.ca)>

Cc: Ellie Hallman < [elliehallman@hotmail.com](mailto:elliehallman@hotmail.com)>, Ruth Davis < [lrDavis5@shaw.ca](mailto:lrDavis5@shaw.ca)>, swestie < [swestie@shaw.ca](mailto:swestie@shaw.ca)>

September 15, 2023

To all municipal governments of British Columbia,

We are writing to seek your help in getting an important piece of provincial legislation amended.

The Cemetery, Interment and Funeral Services Act of British Columbia needs to be amended because it only allows for burial or fire-based cremation. Using large tracts of land for cemeteries is no longer a viable option and cremation has become the most widely chosen form of human disposition, by up to 90% of BC residents. Crematoria are huge emitters of carbon. The smoke from these facilities makes them unpopular in any neighbourhood. Thus, bodies are being brought to Vancouver Island from Vancouver for the process with the ashes returned to the city.

There is a better option. Aquamation or Alkaline Hydrolysis is gaining recognition in Canada, the US and around the world as being an environmentally friendly and economically viable alternative. To gain information on this process, please see the list of references. There is also an attachment showing where AH is legal in North America.

Established goals of carbon reduction require our provincial government to broaden the definition of “cremation” to include flameless or water cremation (alkaline hydrolysis or aquamation).

We are asking you to consider the attached template, formulated by the District of Esquimalt, and use it to help us lobby the provincial government to make the necessary change to this piece of legislation, sooner rather than later. Your letters, with the resolution, to the Union of BC Municipalities and your MLA would be powerful.

Thank you for your attention to this important matter.



## References:

1. [www.aquamationbc.ca](http://www.aquamationbc.ca)
2. [www.cremationassociation.org/page/alkalinehydrolysis](http://www.cremationassociation.org/page/alkalinehydrolysis)
3. <https://agoodgoodbye.com/tools-of-the-trade/the-latest-on-alkaline-hydrolysis-for-people-and-pets/>
4. <https://www.kamloopsthisweek.com/local-news/aquamation-instead-of-cremation-5402741>
5. <https://www.thedailybeast.com/aquamation-and-human-composting-are-opening-up-eco-friendly-burial-options-for-funerals?ref=author>
6. <https://www.youtube.com/watch?v=7Le7rLbkFe4>
7. <https://biosafeeng.com/divisions/life-science/resources/alkaline-hydrolysis/>

Sincerely,

Representative advocates for legalizing Aquamation in BC:

Ruth Davis, North Cowichan,

Ellie Hallman, Cowichan Bay,

Gail Mitchell, North Cowichan,

Stuart Westie, Williams Lake

A RESOLUTION OF THE \_\_\_\_\_  
SUPPORTING THE INCLUSION OF AQUAMATION aka ALKALINE HYDROLYSIS,  
IN THE CEMETERY, INTERMENT AND FUNERAL SERVICES ACT OF THE  
PROVINCE OF BRITISH COLUMBIA.

WHEREAS, every Municipality in the Province of British Columbia has an obligation to encourage industry to reduce harmful climate emissions by adopting greener technology; and

WHEREAS, flame cremation contributes to environmental air pollution by consuming fossil fuels and emitting harmful CO2 into the atmosphere; and

WHEREAS, local industry has available technology that will significantly reduce environmentally harmful air pollution and the consumption of fossil fuels; and

WHEREAS, current regulations regarding the types of disposition of deceased persons do not allow for Alkaline Hydrolysis as an approved method of disposition; and

WHEREAS, four Canadian Provinces namely, Quebec, Ontario, Saskatchewan and Newfoundland as well as the Northwest Territories recognize Alkaline Hydrolysis as an acceptable process of disposition of a deceased person.

NOW, THEREFORE, BE IT RESOLVED that the Council of the \_\_\_\_\_  
\_\_\_\_\_ supports the amendment to the CIFSA Act  
and/or regulations therein, to allow for Alkaline Hydrolysis to be included as a permitted form of disposition of deceased persons in the Province of British Columbia.



September 25, 2023

File: 10280-60 (92G/9, 92H/5)

Mayor and Council  
Village of Harrison Hot Springs Council  
495 Hot Springs Road, Harrison Hot Springs, BC V0M 1K0  
Sent by email to: [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)

Dear Mayor and Council:

The BC Geographical Names Office (BCGNO) has received a request to address several geographical names in B.C with problematic language. At this time, we are inviting your comments on two proposed name changes, detailed in Appendix A and on the attached map. The request is to rescind the names and does not include officially replacing them.

Consideration to rescind these official names is based on the offensive nature of the language in the names. The BCGNO is aware of the potential harms arising from derogatory language in geographical names and would like to determine if rescinding these names is supported by local communities and organizations or if there are any reasons it might be unfavourable.

If rescinded, the online name records would be maintained with the history of these names having once been official, but the names would no longer be labelled on provincial maps and charts or distributed as official place names in B.C. Until a broadly supported naming proposal is brought forward and officially adopted in accordance with the BC Geographical Naming Policy and Procedures, these places would not have an official name, and references to each of these features would be by GPS coordinates or in relation to nearby named features.

Please don't hesitate to contact me directly if you have any questions. Thank you in advance for your comments; your response before December 31, 2023 would be appreciated.

Kind regards,

Trent Thomas  
BC Geographical Names Office  
[Trent.thomas@gov.bc.ca](mailto:Trent.thomas@gov.bc.ca)

Enclosure

cc: Distribution List  
Tyson N. Koch, Chief Administrative Officer,  
[tkoch@harrisonhotsprings.ca](mailto:tkoch@harrisonhotsprings.ca)

## Appendix A: Names Proposal

Rescind **Coon Creek** for the creek flowing N into Tretheway Creek, at NW end of Harrison Lake, Fraser Valley Regional District.

- Made an official name May 3, 1951.
- Significance or origin of the name was not recorded.
- The mouth of this creek is located at: 49.6981, -122.0958.
- Name record: <https://apps.gov.bc.ca/pub/bcgnws/names/12317.html>.

Rescind **Spooks Point** for the point on the N side Harrison River, adjacent to Harrison Hot Springs (village), Fraser Valley Regional District.

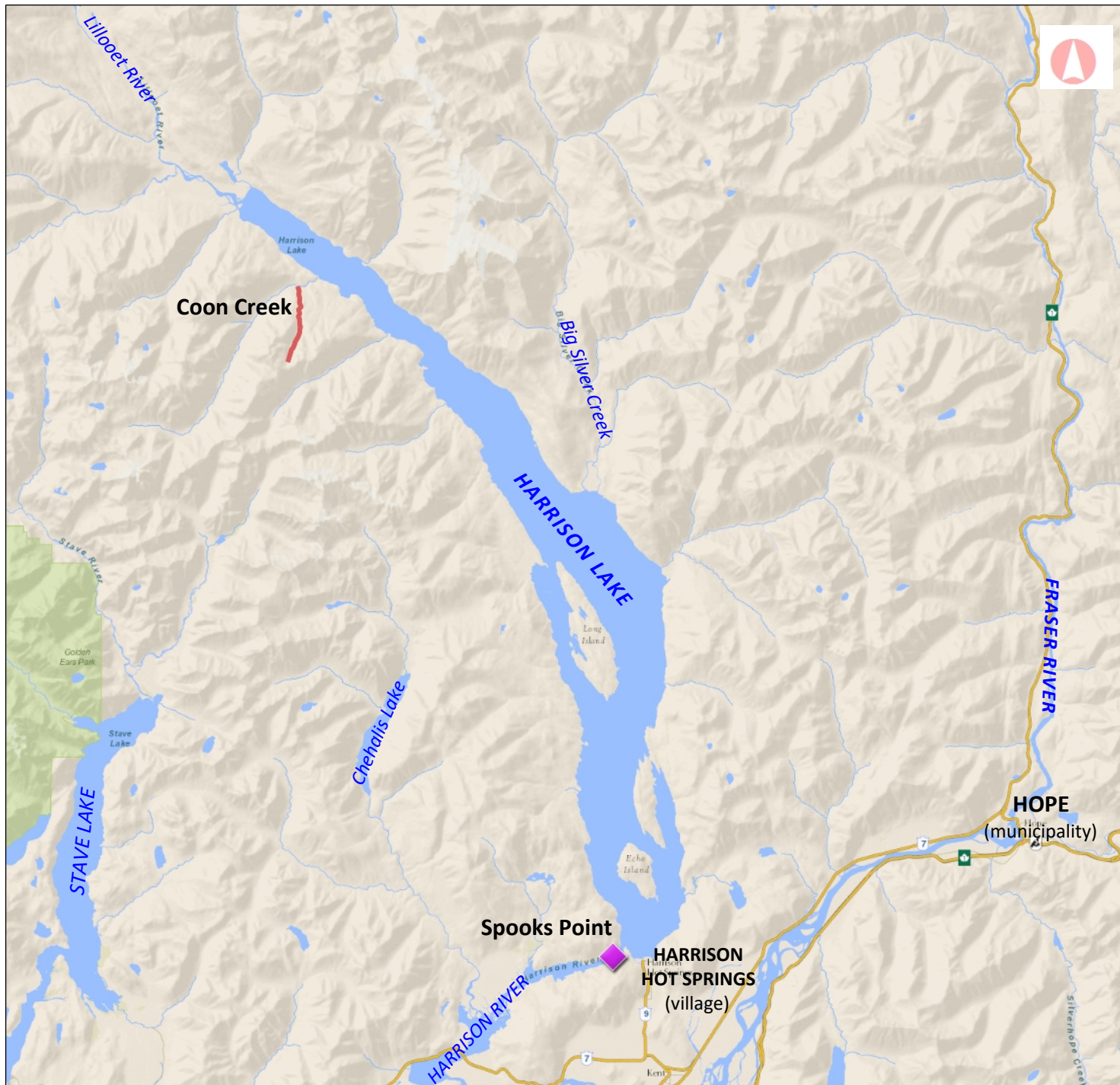
- Made an official name May 1, 1981.
- The name was submitted by Hydrographic Services, 1981, who referred to the name as an established local name. Significance or origin of the name was included in the submission.
- This peak is located at: 49.3056, -121.8122.
- Name record: <https://apps.gov.bc.ca/pub/bcgnws/names/16527.html>.

**The request did not include replacement names for these features.**

### Distribution List:

Agassiz Harrison Historical Society  
BC Black History Awareness Society  
Douglas First Nation  
Federation of Black Canadians  
Foundation for Black Communities  
Fraser Valley Regional District  
Harrison Hot Springs  
Hogan's Alley Society  
Kent Harrison Search and Rescue  
Kwantlen First Nation

Leq'á:mel First Nation  
Matsqui First Nation  
Nlaka'pamux Nation Tribal Council  
Nooaitch Indian Band  
Peters First Nation  
Samahquam First Nation  
Skatin Nations  
St'at'imc Chiefs Council  
Sts'ailes First Nation  
Sq'éwlets



BC Geographical  
Names Office  
Name Information

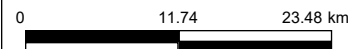
**Spooks Point**

Adopted: May 1, 1981  
Location: 49.3055, -121.8122  
NTS Map: 92H/5

**Coon Creek**

Adopted: May 3, 1951  
Location: 49.6980, -122.0958  
NTS Map: 92G/9

Fraser Valley Regional District



1: 577,791

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Datum: NAD83  
Projection: WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

**Key Map of British Columbia**





Megan Hart

Harrison Hot Springs  
B.C V0M 1K0

***Mayor Ed Wood  
Harrison Hot Springs***

August 4, 2023

Dear sir/madame

An emergency situation requires your immediate attention. In light of recent climate change events and this year's unprecedented forest fire season, and as a resident of Harrison Hot Springs, I am concerned for my life as well as those of potentially thousands of others.

Harrison Hot Springs is not only home to almost 2000 residents, but it is also a tourist destination for potentially several thousand people. It is also a gateway for backcountry enthusiasts and campers who use Sasquatch Provincial Park, in addition to the vast and popular outdoor recreation area on the east side of Harrison Lake. For all of these people, there is only one access / egress route. If a forest fire or any other disaster were to occur and block the only access road, thousands of residents and tourists could become trapped. A secondary emergency escape route was deemed a high priority in a 2017 report by done by Blackwell & Associates called the HHS Community Wildfire Protection plan.

The proposed and only viable solution is quite simple but has not been given the priority status that it now so desperately needs. This route was first proposed in the 1980's, and was deemed the most feasible in a study conducted on behalf of the Village of Harrison and the district of Kent in 2020. It is at the northern most part of the district of Kent and would provide emergency egress should the only other road become unavailable. The route would follow an old, abandoned railway line through Sasquatch Provincial Park, and join Highway 7 near Ruby Creek. A short piece of road (approximately 600 m.) and a small bridge would need to be constructed. Harrison, the district of Kent as well as the neighbouring First Nations communities are all on board. We desperately need an emergency evacuation route. Innocent lives depend on you.

I would really appreciate your help in making this emergency escape route a priority before it is too late.

Sincerely yours,  
Megan Hart





**From:** Adam Thomsen <[alltidesconsulting@gmail.com](mailto:alltidesconsulting@gmail.com)>  
**Sent:** August 25, 2023 1:50 PM  
**To:** Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>  
**Cc:** Harrison Watersports <[hwspportsmitch@gmail.com](mailto:hwspportsmitch@gmail.com)>  
**Subject:** Harrison Water Sports Required New Tenure Application

To Whom it May Concern;

Please find attached project plans and associated documentation for The Harrison Water Sports (HWS) required **new** Tenure Application.

Included with the attached documents is a personal letter from the family run community business to The Harrison Village Municipality and a Letter of Agency for All Tides Consulting and Adam Thomsen to work on the business's behalf.

The formal tenure application was submitted to The Ministry of Forests, Lands, and Natural Resource Operations on June 13th, 2023. We delayed submission to The Municipality in the hope that we could acquire historical First Nation comments regarding the existing (HWS) tenure to be included in this Municipal submission for context. Due to delays in obtaining the First Nation comments (because of BC wildfire status and a very busy Lands office) we have decided to submit to get the ball rolling, and will include the requested comments in due process.

Please review the personal letter attached and we ask for your **help** in rectifying this unfortunate situation that has occurred to your extremely popular community business. As you will read, **time is certainly a factor**, and the ability for the business to be able to facilitate guests next year is largely in the hands of The Municipality/The Community. As an experienced Crown Land tenure application Agent, I can say with certainty that Community/Municipal support will be one of the largest attributes leading to a Provincial approval.

**Please don't hesitate to reach out immediately with comments, concerns and/or questions.**

Thank you!

Adam & The Schindle Family (HWS)



Adam Thomsen, *Owner / Senior Consultant*

All Tides Consulting & Design Inc.

5431 Carnaby Pl. | Sechelt BC | V7Z 0M3

(t) 604-885-8465 (e) [alltidesconsulting@gmail.com](mailto:alltidesconsulting@gmail.com)



To: The Village, Mayor, and council

Harrison Watersports is a family run business currently operating in the Village of Harrison Hot Springs, BC. It is a company devoted to providing fun and exciting activities for all ages, while keeping the highest regards for safety. The company has been operating safely on Harrison Lake for the past 30 years and was originally built from a foundation of love and passion for the watersports industry. The founder, Craig Schindle, worked in the hospitality/tourism sector for 38 years, working for the Harrison Hot Springs Resort & Spa. While working at the resort, he continued to see the demand for family activities on Harrison Lake from tourism guests. During this time, there was not a lot provided in the way of watersports activities or equipment, so Harrison Watersports was envisioned through inspiration. Years later, Harrison Watersports captured an abundance of tourism when Craig introduced one of the largest inflatable waterparks in the world and has continued to be a major attraction in the community to date. Harrison Watersports provides the Village of Harrison with a very unique service that promotes fun family activities in the area. Much of the tourism that visits Harrison on a yearly basis is brought in through our watersports and adventure attractions, and it continues to compliment Harrison by giving our town more character and vibrancy. It also continues to bring in tourism from not only BC and other provinces in Canada, but internationally as well.

Harrison Hot Springs is a resort destination that focuses on tourism to support and sustain the local economy and businesses. Given the highly competitive tourism market, it is crucial that Harrison has unique attractions and amenities to attract families, particularly in the peak summer months. Harrison Hot Springs benefits directly from increased levels of tourism by supporting these attractions. Additional tourism dollars spent on the paid parking system in the summer months also generates revenue for the Village. The money that tourists spend can be reinvested into the local economies. Harrison Watersports has welcomed 35,000-45,000 patrons to Harrison on a yearly basis over the last two summer seasons.

Tourism is a sector that is all about the people, and as such is an incredible source of employment for small local communities. Each job created provides additional income that is spent locally. Harrison Watersports employs roughly 25-30 staff seasonally, with a majority being from the local community. The additional tourism dollars being spent also benefits the local merchants. Tourism continues to support these businesses, and also fosters new business ventures into the area as well. It also continues to unite people from all different cultures. Tourists are drawn to vibrant cultural destinations, where they can immerse themselves in the local

cuisine, music and attractions. Harrison Watersports continues to offer affordable recreational activities within the community that welcomes all ages. This company is one of the leading tourism providers within the Village of Harrison.

Harrison Watersports is currently seeking your consideration and approval to relocate our tourism operation moorage to another location within the jurisdiction and boundaries. Please keep in mind that the floating waterpark location will not be moving, Just the location of the commercial recreation moorage. This is outlined well in site plans included with this letter, for your review.

We need your support for a commercial recreation moorage on Harrison Lake to continue our business operations and much needed and popular tourism attractions. Our current moorage location can no longer provide us with the tenure we require to operate our business, as we require long term tenure to continue to facilitate our business needs. Previously we had been receiving a 5-year sub-lease contract from the Resort, which quickly turned into a 2-year sub-lease. Now in 2023, the Resort has decided to offer us a 1-year sub-lease with no promise of continuation. With this continued decrease in contract length, it has made it very difficult for Harrison Watersports to operate. Our company wants to operate successfully and be able to provide these popular attractions, so that we can continue to bring in tourism to our community. We believe that the Harrison Watersports application area will work hand in hand with the outdoor activity structure and area that The Village has just completed construction on in 2023.

Harrison Watersports would love to continue to flourish and provide amusement, entertainment, and positive experiences in the community. We fear that our business will have to shut down and discontinue without support from our community. We are seeking support from the Harrison community and Municipal staff for this solution to keep Harrison Watersports a part of this community for many years to come.

Sincerely,  
The Schindle family

# Crown Land Tenure Application for Commercial Moorage Management Plan

Proponent – Harrison Watersports (Jenna & Mitchell Schindle)

May 2023

## **1.0 Background**

1.1 Project Overview - An overall description of the commercial moorage facility and its main features.

The Harrison Watersports (HWS) commercial moorage operates in conjunction with the Harrison Watersports floating inflatable fun park on a seasonal basis. The floating fun park has an existing tenure in good standing with The Ministry of Lands. This application is for the creation of a new tenure area for the HWS commercial moorage. The moorage operates and is required for many reasons. In addition to being the loading and unloading point for all HWS floating fun park clients, it includes: a ticketing office, changerooms, storage huts/boxes, rental sea-doo moorage, rental bumper-boat moorage, first aid, spill kits, safety equipment, maintenance equipment, etc. Harrison Watersports requires the approval for this commercial moorage to continue to operate. The existing location of the HWS moorage is no longer an acceptable operating location due to the inability to continue to sub-lease an area within the Harrison Hot Springs marina tenure area.

(Describe plan for new improvements and/or major changes to existing improvements, if applicable. If needed, plans can be attached as a separate document.)

There are currently no plans for major improvements or expansion. However, it will be required to include additional structure for the facility to function safely in the new location. It has been determined that the safest way to conduct business will be to have clients move around the moorage facility in a clockwise or counterclockwise direction, entering the facility using one approach/gangway, and exiting using the other approach/gangway. This safe flow of client traffic has been considered when designing the new system layout.

Additional structure components include:

- Two 5' x 40' aluminum frame approach walkways with driven epoxy coated steel pipe bearing piles (4 piles total between the two walkways).
- Two 5' x 40' aluminum frame gangway walkways.
- One 12'x 66' steel frame float with 2" x 6" painted timber decking, and epoxy coated steel pipe floatation (three new epoxy coated driven steel pipe anchor piles included).
- One 12'x 70' steel frame float with 2" x 6" painted timber decking, and epoxy coated steel pipe floatation.

1.2 Investigative Work - If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on site work completed, incomplete or on-going from previous term. Please provide comments on any archaeological work, new technology or any First Nations agreements undertaken. – (Activity, Brief Description of Activity, Status / Comments)

There has been no archeological work conducted to date.

### 1.3 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted including a description of any discussion of potential adverse effects from the proposed activity and any discussed mitigation measures.

There has been no archeological work conducted to date.

## **2.0 Location**

2.1 Description - Provide a general description of the location of the project. Include activities such as traffic patterns and volume; parking; drilling and sampling etc.

The proposed new commercial moorage location is located on the west side of the Harrison Lagoon facing Harrison Lake. The location fronts the Municipal public shelter, washrooms, and outdoor work-out area, and is located approximately 120m east from the municipal public wharf (“the seaplane float”).

2.2 Location Justification - Provide your reasons/justification of the need for this type of project at this location. For example, is the activity close to a main highway for truck access purposes; or adjacent to other examples of this use - ie. is the proposed marina close to an existing marina

The new location proposed for the existing commercial moorage has been chosen taking many factors into consideration. These factors include: being in relatively close proximity to the floating fun park for loading and unloading clients, not overlapping other tenures, not being located directly in front of a public beach, being in a central location in town, and being in a location where connecting hydro will be possible.

The new location for the commercial moorage is also an area that sees little boat/float plane traffic and will not greatly impact public swimming areas. This installation location will also not restrict movement of tourists in high-traffic areas within the municipality.

2.3 Seasonal Expectations of Use - When will the Project require use of the land? Include information on key works during construction phases as well as operations phase and indicate seasons or full year activities. Please reference reduced risk fish windows as required by DFO – (Project Phase (Construction / Operations), Brief Description of Activity, Works Season)

Pre-season - Middle of May to the end of June (not a lot of business).

High Season - July and August (a lot of business).

End of Season - Beginning of September to mid-September (minimal business – annual shut down).

### **3.0 Infrastructure and Improvements**

3.1 Facilities and Infrastructure - Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling – (Facility/Infrastructure/Process, Construction Methods/Materials, Construction Schedule)

The commercial moorage facility will be moved to the new location promptly upon receiving tenure approval. DFO ‘working around water’ construction timing windows will be adhered to if applicable.

SYSTEM FLOAT AND WALKWAY COMPONENT NOTES (refer to tenure application Site Plans sheet 8 of 12 for component configuration):

#### **#1 (planned)**

- 5’6” x 40’ aluminum frame approach walkway
- metal grate or composite light penetrating decking utilized. (i.e., Thruflow© or Micro-Mesh©)

#### **#2 (planned)**

- 5’6” x 40’ aluminum frame gangway walkway
- metal grate or composite light penetrating decking utilized. (i.e., Thruflow© or Micro-Mesh©)

#### **#3 (existing)**

- 12’ x 60’4” timber frame float
- 2” x 6” painted timber decking
- epoxy coated steel pipe floatation
- two epoxy coated steel pipe anchor piles
- one storage box

#### **#4 (existing)**

- 9’1” x 20’ timber frame float
- 2” x 6” painted timber decking
- closed cell Styrofoam floatation
- three storage boxes
- one spill kit

**#5 (existing)**

- 14'4" x 63'4" timber frame float
- 2" x 6" painted timber decking
- closed cell Styrofoam floatation
- one epoxy coated steel pipe anchor pile
- one tent encompassing the float footprint
- ten Sea-doo© lift units

**#6 (existing)**

- 22'6" x 30'2" steel frame float
- 2" x 6" painted timber decking
- steel pipe floatation with additional plastic floatation tanks
- one epoxy coated steel pipe anchor pile
- one ticket office structure (10'4" x 12'4")

**#7 (existing)**

- 9' x 25'3" timber frame float
- 2" x 6" painted timber decking
- steel pipe floatation

**#8 (existing)**

- 12' x 48'5" timber frame float
- 2" x 6" painted timber decking
- epoxy coated steel pipe floatation
- treated timber anchor pile (x1)
- two storage boxes

**#9 (existing)**

- 12' x 60'2" steel frame float
- 2" x 6" painted timber decking
- epoxy coated steel pipe floatation
- two epoxy coated steel pipe anchor piles
- one storage shed structure (10'4" x 12'4")

**#10 (existing)**

- 9'10" x 40' steel frame float
- 2" x 6" painted timber decking
- epoxy coated steel pipe floatation



- one epoxy coated steel pipe anchor piles
- one change room structure (4'3" x 14'2")

#### #11 (planned)

- 12'x 66' steel frame float
- 2" x 6" painted timber decking
- epoxy coated steel pipe floatation
- three epoxy coated steel pipe anchor piles

#### #12 (planned)

- 5'6" x 40' aluminum frame gangway walkway
- metal grate or composite light penetrating decking utilized. (i.e., Thruflow© or Micro-Mesh©)

#### #13 (planned)

- 5'6" x 40' aluminum frame approach walkway
- metal grate or composite light penetrating decking utilized. (i.e., Thruflow© or Micro-Mesh©)

#### #14 (planned)

- 12'x 70' steel frame float
- 2" x 6" painted timber decking
- epoxy coated steel pipe floatation
- three epoxy coated steel pipe anchor piles

**3.2 Access** - Identify existing and proposed roads used for access and their use by season. Include any proposed connections that require either a Ministry of Transportation and Infrastructure permit for connection or use of a Forest Service Road and what type of FS road and types of vehicles expected. Include information on any road use agreements and include the volume of traffic during construction/operation and phase or season that the traffic is expected – (Proposed Construction, Existing/Proposed, Existing road class, Road use agreements, Traffic Volume (Construction phase / Operations phase), Mitigation of traffic effects)

Municipal paid parking for Village visitors facilitates all community commercial activities.

**3.3 Utility Requirements and Sources** - Describe utility requirements and sources, include agreements in place or underway allowing access to utilities. Utilities include power generation, electrical or gas transmission or distribution lines, telecommunications.

Power will be needed to be supplied by the Village's infrastructure within the area (which is supplied by BC Hydro). Underground 100-200 amps needed at a minimum.

3.4 Water Supply - Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations, such as Municipal water supply – (Project Phase - Construction/ Operation, Water Requirement (e.g. Surface water or ground water, etc.), Source/location, Volume, Infrastructure Description, Agreements)

A water supply is not necessary for operation. Currently the public/water park guests use public washroom facilities in the area.

3.5 Waste Collection Treatment and Disposal - Identify any waste disposal (note septic system required), sewage, sanitation facilities and refuse disposal proposed. Include agreements in place or underway such as Health Regional Board Sewage Disposal Permits etc. – (Project Phase (Construction/ Operation), Is there a water requirement (e.g. Surface water or groundwater, etc), Discharge distance to closest body of water (well, lake, etc.), Volume of daily discharge, Infrastructure Description, Existing Agreements)

Waste collection and disposal is not required.

3.6 FireSmart - Identify any proposed actions to incorporate FireSmart best practices in the tenure area. For more information visit [www.FireSmartBC.ca](http://www.FireSmartBC.ca)

Fire extinguishers will be strategically located throughout the commercial moorage for conventional and/or electrical fires.

## **4.0 Environmental**

Describe any significant impacts and proposed mitigation for the following environmental classes:

### 4.1 Land Impacts

#### 4.1.1 Vegetation Removal

Is any timber removal required?

No

Are any areas of vegetation to be cleared, outside of timber removal?

No

#### 4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

Small areas of soil (fill) disturbance will occur to install the two concrete abutments required at the approach take-off locations. There will also be minor soil disturbance while the required bearing and anchor piles are installed.

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

The take-off location for the commercial moorage is land created by fill to create the Harrison Lagoon. No disturbance of archaeological, paleontological fossils or historical artifacts is expected.

#### 4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body? If your project is within 30 meters of a watercourse and you intend to: disturb soil, remove plants, construct, install works for flood protection, develop drainage systems or service sewer or water systems the Riparian Areas Regulation may affect your development.

Yes

#### 4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

No

#### 4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

Yes, minimal visual impacts are expected. However, the proposed moorage location is off-set from the adjacent public beach. The commercial moorage location is northwest of The Village's washroom facility, and other than at high-high water, the washroom facilities will block the view of our structure from most eastern residents within the municipality.

#### 4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

Not to our knowledge

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

No

#### 4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

- We anticipate minimal land and water impacts.
- All system components will be transported into place by barge.
- No machinery will work on the littoral zone during the installation of the commercial moorage facility.
- The bearing and anchor piles will be installed using pile driving methods to standards that meet all applicable regulations for all applicable government agencies.
- All applicable Best Management Practices, Operational Statements, and Timing Windows will be followed during all build and installation phases.
- Construction materials to be used for the project are noted in previous sections and included on the tenure application site plans.

#### 4.2 Atmospheric Impacts

##### 4.2.1 Sound, Odour, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

Sound? Yes. Company operations will remain the same at this time. Sound impacts will not increase.

Odour? Yes. Company operations will remain the same at this time. Odour impacts will not increase.

Gas? No.

Fuel Emissions? Yes. Company operations will remain the same at this time. Sound impacts will not increase.

#### 4.3 Aquatic Lands

##### 4.3.1 Drainage Effects

Will the project result in changes to land drainage?

No

#### 4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

Yes, minimal visual impacts are expected. However, the proposed moorage location is off-set from the adjacent public beach.

#### 4.3.2 Public Access

Will the project result in changes to public access?

Yes

#### 4.3.3 Flood Potential

Will the project result in a potential for flooding?

No

### 4.4 Fish and Wildlife Habitat

#### 4.4.1 Disturbance to Fish/Wildlife and Fish/Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

Not to our knowledge

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

Yes

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

No

Will the project (construction or operations phase) require water diversion?

No

Will the project threaten or endanger species at risk in the area?

Not to our knowledge

## **5.0 Socio-Community**

### 5.1 Land Use

#### 5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could

limit or preclude your proposed use of the land? (Please refer to the Union of BC Municipalities (UBCM), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)

Unknown at this time

## 5.2 Socio-Community Conditions

### 5.2.1 Adjacent Users or Communities

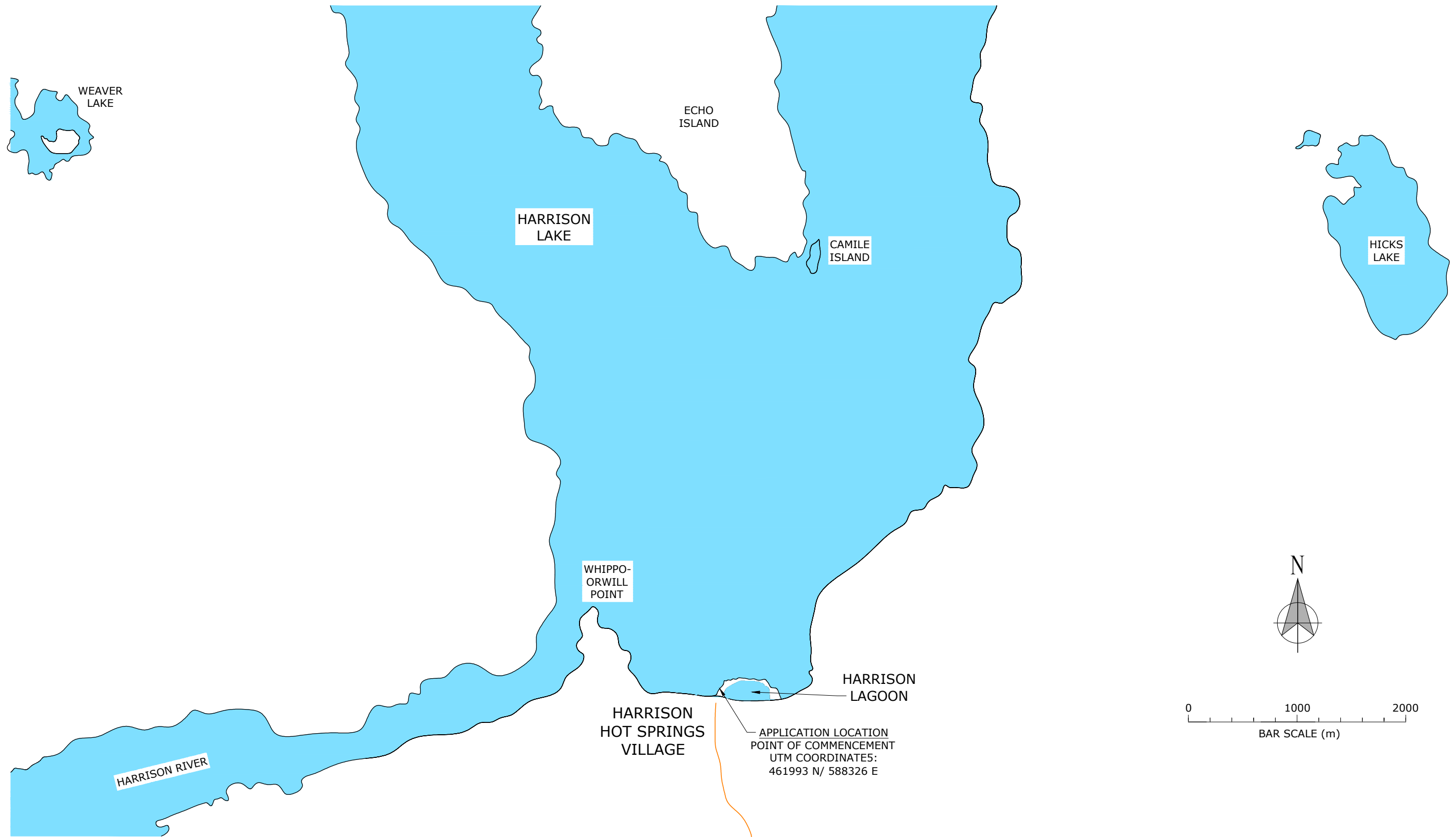
Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

No

### 5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.

Company operations will remain the same at this time. There will be no increased demand for emergency services.

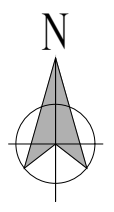


Drawing Ref's: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM  
 - FVRD - GIS ONLINE MAPPING SYSTEM  
 - GOOGLE EARTH



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Client: HARRISON WATERSPORTS			
Drawing Title: CROWN LAND TENURE APPLICATION LOCATION MAP		Location: HARRISON VILLAGE, B.C.	
Drawn By: A.T.	Date: APR. 2023	Check'd and Signed-off By: Date:	Scale: 1 : 35,000
Drawing Number: P-1971-01		Sheet No. 1 OF 12	Rev. No. <b>61</b>



HARRISON LAKE

NATURAL BOUNDARY

HARRISON LAGOON

**DRAWING NOTE:**  
-NATURAL BOUNDARY, EXISTING TENURES, AND LOT LINES REFERENCED FROM THE FVRD - GIS ONLINE MAPPING SYSTEM, iMap BC - MINISTRY OF LANDS (FLNRO) - ONLINE MAPPING TOOL, AND GOOGLE EARTH.  
-THE TENURE AREA BOUNDARY POINT OF COMMENCEMENT IS LOCATED AT UTM COORDINATE5: 461993 N / 588326 E.

TENURE DOC. #242788

TENURE DOC. #242909

PROPOSED CROWN LAND TENURE AREA (0.304ha[+/-])

APPLICATION LOCATION POINT OF COMMENCEMENT UTM COORDINATE5: 461993 N/ 588326 E

DL6303 TENURE DOC. #238332

DL6265 TENURE DOC. #242805

NATURAL BOUNDARY

PID: 018-269-761

ESPLANADE AVE.

BEACHFRONT PARK

BEACHFRONT PARK

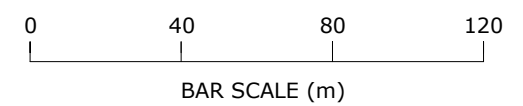
HARRISON VILLAGE

PID: 026-923-149

PROPERTY LINE

HOTSPRINGS ROAD

ESPLANADE AVE.



Client: HARRISON WATERSPORTS

Drawing Title: CROWN LAND TENURE APPLICATION SITE MAP

Location: HARRISON VILLAGE, B.C.

Drawn By: A.T.

Date: APR. 2023

Check'd and Signed-off By: Date:


Scale: 1 : 2,000

Drawing Number: P-1971-01

Sheet No. 2 OF 12

Rev. No. **62**

Drawing Ref's: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM  
- FVRD - GIS ONLINE MAPPING SYSTEM  
- GOOGLE EARTH

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Client: HARRISON WATERSPORTS

Drawing Title: CROWN LAND TENURE APPLICATION SITE MAP OVERLAY

Location: HARRISON VILLAGE, B.C.

Drawn By: A.T.

Date: APR. 2023

Check'd and Signed-off By: Date:

Scale: 1 : 2,000

Drawing Number: P-1971-01

Sheet No. 3 OF 12

Rev. No. **63**

Drawing Ref's: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM  
 - FVRD - GIS ONLINE MAPPING SYSTEM  
 - GOOGLE EARTH



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HARRISON  
LAKE

HARRISON  
LAGOON



Client: HARRISON WATERSPORTS



Drawing Title:  
CROWN LAND TENURE APPLICATION  
SITE MAP OVERLAY #2

Location:  
HARRISON VILLAGE, B.C.

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Drawn By: A.T. Date: APR. 2023

Check'd and Signed-off By: Date:

Scale: 1 : 2,000

Drawing Number: P-1971-01

Sheet No. 4 OF 12

Rev. No. **64**

Drawing Ref's: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM  
- FVRD - GIS ONLINE MAPPING SYSTEM  
- GOOGLE EARTH



HARRISON LAKE

PROPOSED CROWN LAND TENURE AREA (0.304ha[+/-])

NATURAL BOUNDARY

NATURAL BOUNDARY

HARRISON LAGOON

**DRAWING NOTE:**

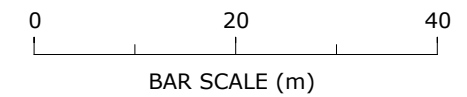
- NATURAL BOUNDARY, EXISTING TENURES, AND LOT LINES REFERENCED FROM THE FVRD - GIS ONLINE MAPPING SYSTEM, iMap BC - MINISTRY OF LANDS (FLNRO) - ONLINE MAPPING TOOL, AND GOOGLE EARTH.
- THE TENURE AREA BOUNDARY POINT OF COMMENCEMENT IS LOCATED AT UTM COORDINATES: 461993 N / 588326 E.
- ALL DEPTHS ARE IN METERS REDUCED TO CHART DATUM.
- SECTIONS A-A AND B-B FOUND ON SHEET 7 OF 12.
- SYSTEM FLOAT AND WALKWAY COMPONENT LAYOUT AND NOTES FOUND ON SHEETS 8 OF 12 & 9 OF 12.

DL6303  
TENURE DOC.  
#238332

TENURE DOC. #242909

DL6265 TENURE  
DOC. #242805

APPLICATION LOCATION  
POINT OF COMMENCEMENT  
UTM COORDINATES:  
461993 N/ 588326 E



ESPLANADE AVE.  
BEACHFRONT PARK

Client: HARRISON WATERSPORTS



Drawing Title:  
CROWN LAND TENURE APPLICATION  
SITE PLAN

Location:  
HARRISON VILLAGE, B.C.

Drawn By:  
A.T.

Date:  
APR. 2023

Check'd and Signed-off By:  
Date:

Scale:  
1 : 750

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Drawing Number: P-1971-01

Sheet No. 5 OF 12

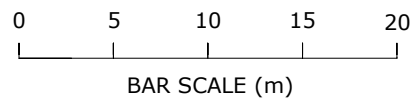
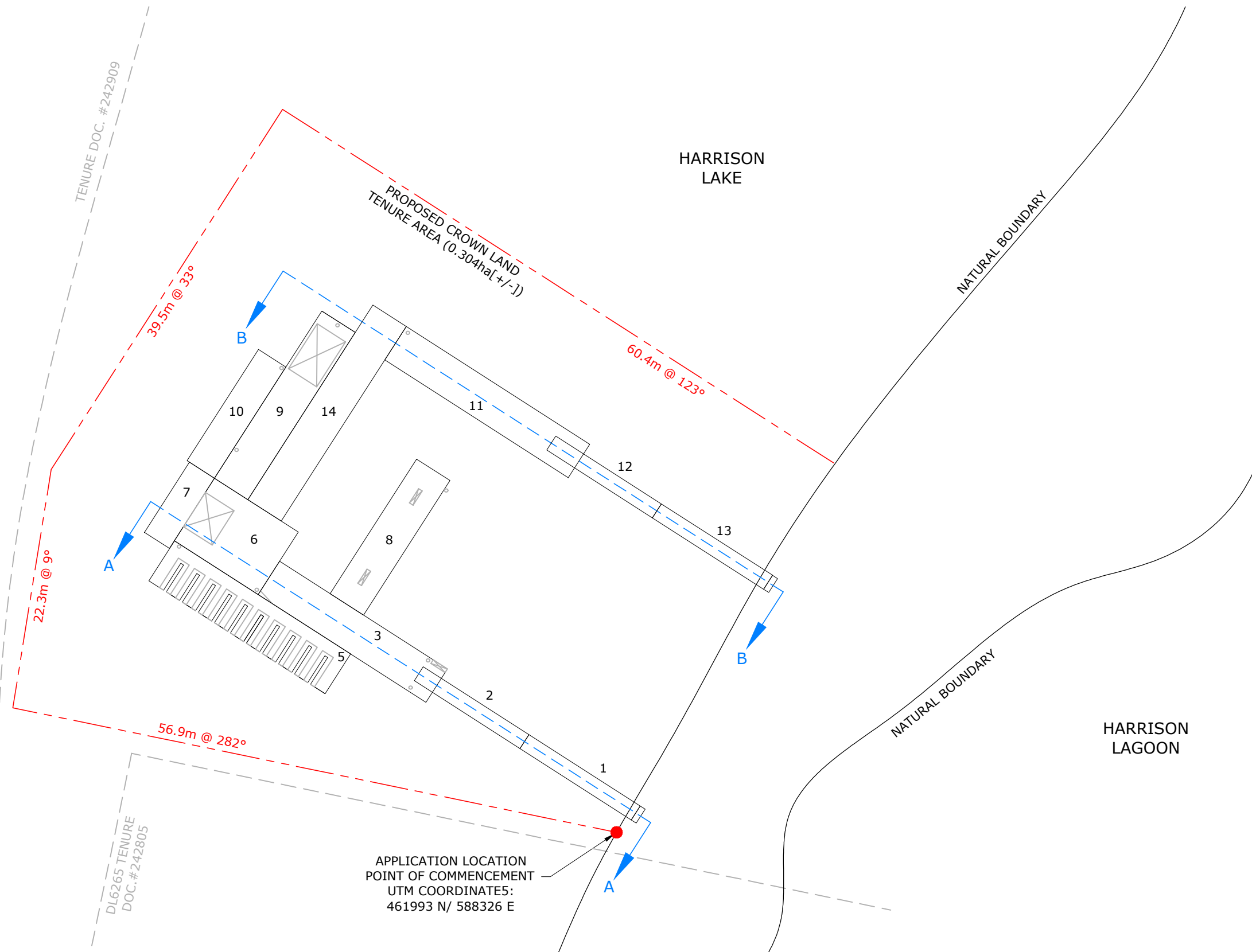
Rev. No. **65**

Drawing Ref's: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM  
- FVRD - GIS ONLINE MAPPING SYSTEM  
- GOOGLE EARTH



**DRAWING NOTES:**

- PROPOSED TENURE AREA = .304ha(+/-)
- NATURAL BOUNDARY, EXISTING TENURES, AND LOT LINES REFERENCED FROM THE FVRD - GIS ONLINE MAPPING SYSTEM, IMAP BC - MINISTRY OF LANDS (FLNRO) - ONLINE MAPPING TOOL, AND GOOGLE EARTH.
- THE TENURE AREA BOUNDARY POINT OF COMMENCEMENT IS LOCATED AT UTM COORDINATES: 461993 N / 588326 E. THE PROPOSED TENURE BOUNDARY THEN HEADS 56.9m@282° FROM THE P.O.C, THEN 22.3m@9°, THEN 39.5m@33°, THEN 60.4m@123° TO THE NATURAL BOUNDARY, THEN BACK ALONG THE NATURAL BOUNDARY TO THE P.O.C.
- SECTIONS A-A AND B-B FOUND ON SHEET 7 OF 12.
- SYSTEM FLOAT AND WALKWAY COMPONENT LAYOUT AND NOTES FOUND ON SHEETS 8 OF 12 & 9 OF 12.



APPLICATION LOCATION  
POINT OF COMMENCEMENT  
UTM COORDINATES:  
461993 N/ 588326 E

Client: HARRISON WATERSPORTS



Drawing Title:  
CROWN LAND TENURE APPLICATION  
SITE PLAN #2

Location:  
HARRISON VILLAGE, B.C.

Drawn By:  
A.T.

Date:  
APR. 2023

Check'd and Signed-off By:  
Date:

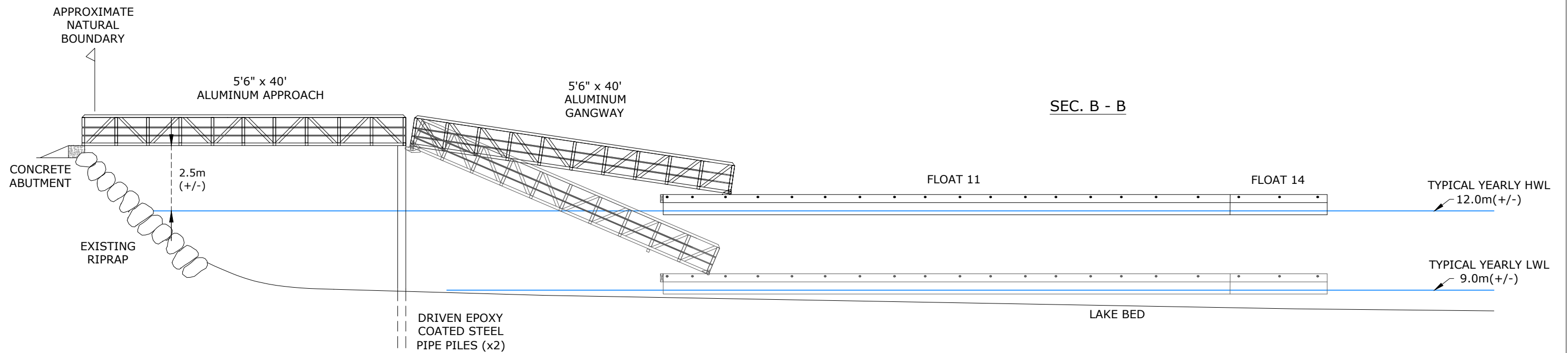
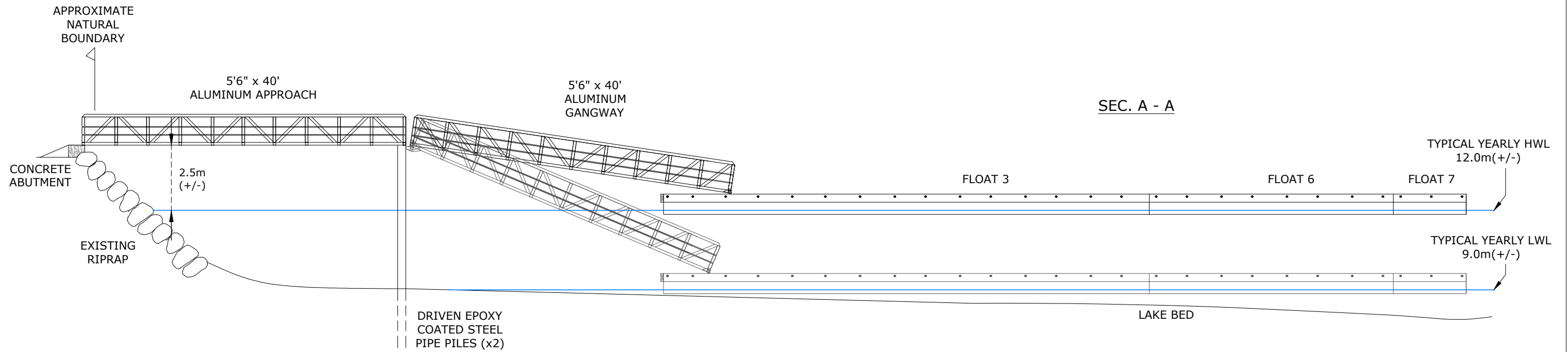
Scale:  
1 : 400

Drawing Number:  
P-1971-01

Sheet No.  
6 OF 12

Rev. No. **66**

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Client: HARRISON WATERSPORTS



Drawing Title:  
CROWN LAND TENURE APPLICATION  
ELEVATION / SECTIONS - PLAN D

Location:  
HARRISON VILLAGE, B.C.

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Drawn By: A.T. Date: APR. 2023

Check'd and Signed-off By: Date:

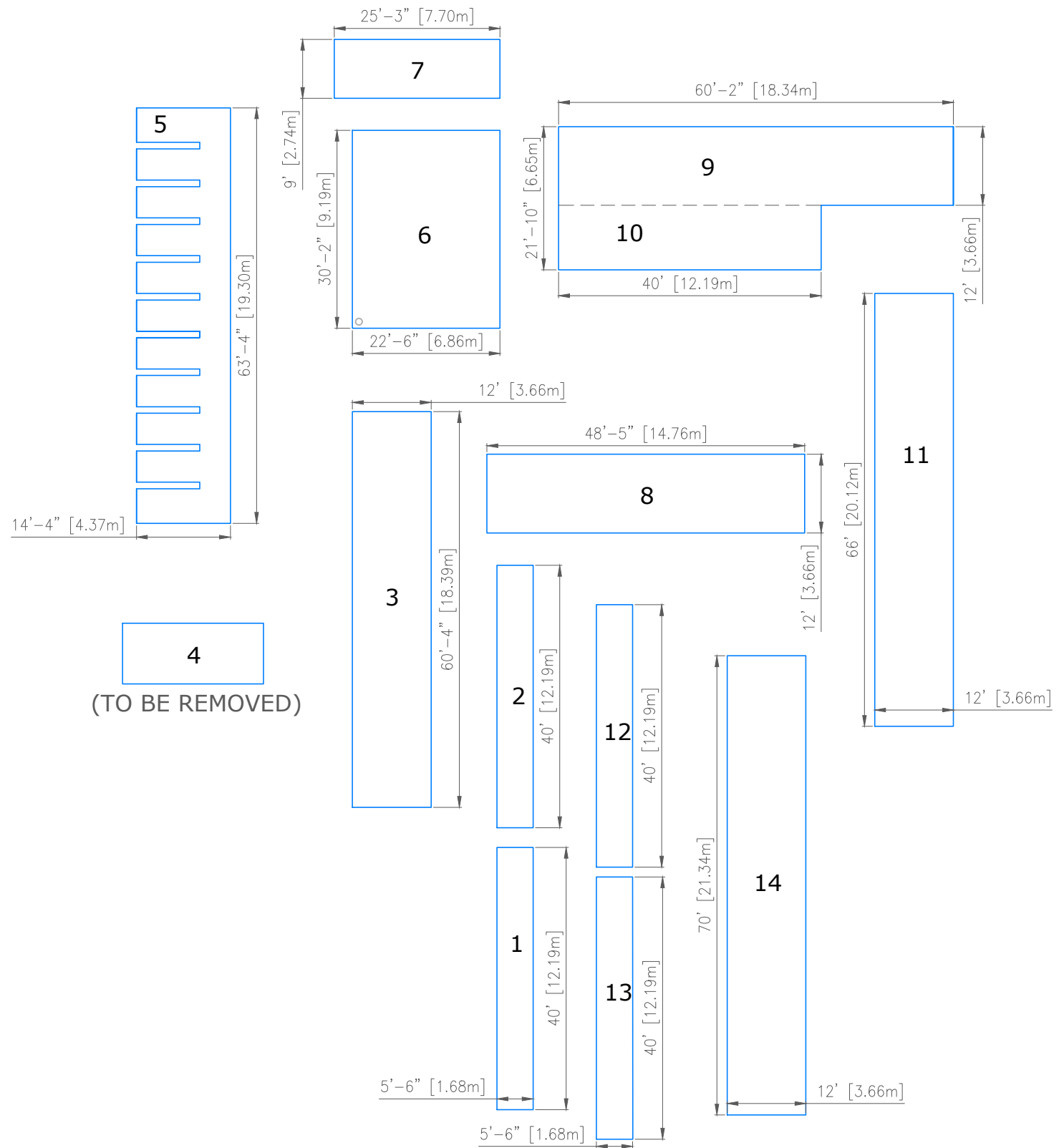
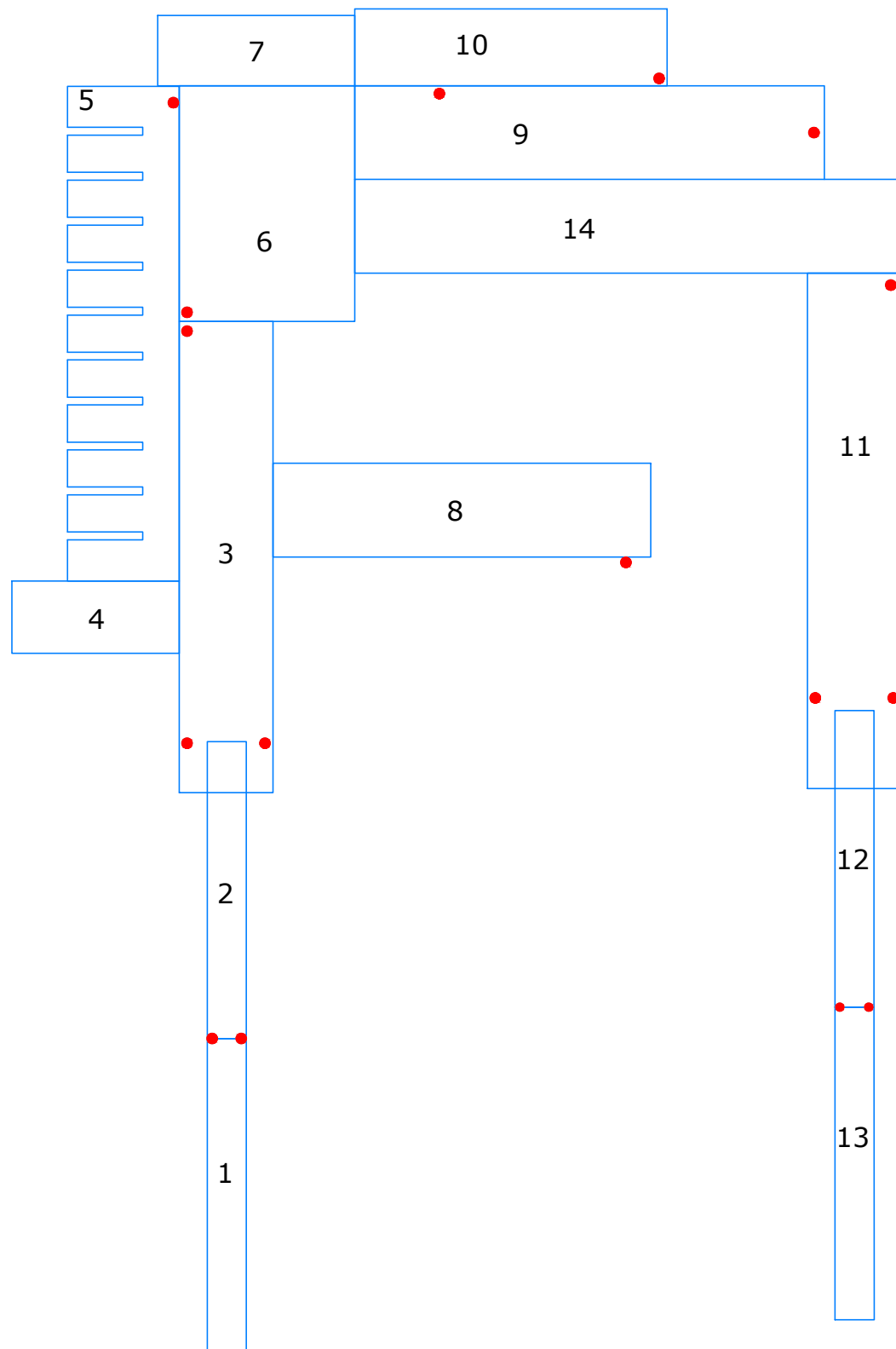
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Drawing Ref's: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM  
- FVRD - GIS ONLINE MAPPING SYSTEM  
- GOOGLE EARTH

Drawing Number: P-1971-01

Sheet No. 7 OF 12

Rev. No. **67**



**DRAWING NOTES:**  
 -CORRESPONDING SYSTEM FLOAT AND WALKWAY COMPONENT NOTES ON SHEET 9 of 12.  
 -PLANNED DRIVEN 10"-12" STEEL PIPE ANCHOR AND BEARING PILE LOCATIONS IN RED.

Drawing Ref's: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM  
 - FVRD - GIS ONLINE MAPPING SYSTEM  
 - GOOGLE EARTH



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Client: HARRISON WATERSPORTS			
Drawing Title: CROWN LAND TENURE APPLICATION MOORAGE SYSTEM COMPONENTS		Location: HARRISON VILLAGE, B.C.	
Drawn By: A.T.	Date: APR. 2023	Check'd and Signed-off By: Date:	Scale: N/A
Drawing Number: P-1971-01		Sheet No. 8 OF 12	Rev. No. <b>68</b>

SYSTEM FLOAT AND WALKWAY COMPONENT NOTES:

#1 (PLANNED)

-5'6" X 40' ALUMINUM FRAME APPROACH WALKWAY  
 -METAL GRATE OR COMPOSITE LIGHT PENETRATING DECKING UTILIZED. (I.E., THRUFLOW© OR MICRO-MESH©)

#2 (PLANNED)

-5'6" X 40' ALUMINUM FRAME GANGWAY WALKWAY  
 -METAL GRATE OR COMPOSITE LIGHT PENETRATING DECKING UTILIZED. (I.E., THRUFLOW© OR MICRO-MESH©)

#3 (EXISTING)

-12' X 60'4" TIMBER FRAME FLOAT  
 -2" X 6" PAINTED TIMBER DECKING  
 -EPOXY COATED STEEL PIPE FLOATATION  
 -TWO EPOXY COATED STEEL PIPE ANCHOR PILES  
 -ONE STORAGE BOX

#4 (TO BE REMOVED)

#5 (EXISTING)

-14'4" X 63'4" TIMBER FRAME FLOAT  
 -2" X 6" PAINTED TIMBER DECKING  
 -CLOSED CELL STYROFOAM FLOATATION  
 -ONE EPOXY COATED STEEL PIPE ANCHOR PILE  
 -ONE TENT ENCOMPASSING THE FLOAT FOOTPRINT  
 -TEN JET SKI LIFT UNITS

#6 (EXISTING)

-22'6" X 30'2" STEEL FRAME FLOAT  
 -2" X 6" PAINTED TIMBER DECKING  
 -STEEL PIPE FLOATATION WITH ADDITIONAL PLASTIC FLOTATION TANKS  
 -ONE EPOXY COATED STEEL PIPE ANCHOR PILE  
 -ONE TICKET OFFICE STRUCTURE (10'4" X 12'4")

#7 (EXISTING)

-9' X 25'3" TIMBER FRAME FLOAT  
 -2" X 6" PAINTED TIMBER DECKING  
 -STEEL PIPE FLOATATION

#8 (EXISTING)

-12' X 48'5" TIMBER FRAME FLOAT  
 -2" X 6" PAINTED TIMBER DECKING  
 -EPOXY COATED STEEL PIPE FLOATATION  
 -TREATED TIMBER ANCHOR PILE (X1)  
 -TWO STORAGE BOXES

#9 (EXISTING)

-12'X 60'2" STEEL FRAME FLOAT  
 -2" X 6" PAINTED TIMBER DECKING  
 -EPOXY COATED STEEL PIPE FLOATATION  
 -TWO EPOXY COATED STEEL PIPE ANCHOR PILES  
 -ONE STORAGE SHED STRUCTURE (10'4" X 12'4")

#10 (EXISTING)

-9'10"X 40' STEEL FRAME FLOAT  
 -2" X 6" PAINTED TIMBER DECKING  
 -EPOXY COATED STEEL PIPE FLOATATION  
 -ONE EPOXY COATED STEEL PIPE ANCHOR PILES  
 -ONE CHANGE ROOM STRUCTURE (4'3" X 14'2")

#11 (PLANNED)

-12'X 66' STEEL FRAME FLOAT  
 -2" X 6" PAINTED TIMBER DECKING  
 -EPOXY COATED STEEL PIPE FLOATATION  
 -THREE EPOXY COATED STEEL PIPE ANCHOR PILES

#12 (PLANNED)

-5'6" X 40' ALUMINUM FRAME GANGWAY WALKWAY  
 -METAL GRATE OR COMPOSITE LIGHT PENETRATING DECKING UTILIZED. (I.E., THRUFLOW© OR MICRO-MESH©)

#13 (PLANNED)

-5'6" X 40' ALUMINUM FRAME APPROACH WALKWAY  
 -METAL GRATE OR COMPOSITE LIGHT PENETRATING DECKING UTILIZED. (I.E., THRUFLOW© OR MICRO-MESH©)

#14 (PLANNED)

-12'X 70' STEEL FRAME FLOAT  
 -2" X 6" PAINTED TIMBER DECKING  
 -EPOXY COATED STEEL PIPE FLOATATION

NOTE: THE EPOXY COATING ON THE SYSTEM'S STEEL ANCHOR PILES IS WEARING BUT STILL PRESENT.

		Client: HARRISON WATERSPORTS		
		Drawing Title: CROWN LAND TENURE APPLICATION COMPONENT NOTES	Location: HARRISON VILLAGE, B.C.	
ALL TIDES CONSULTING & DESIGN ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT. DRAWING NOT TO BE USED FOR CONSTRUCTION.	Drawn By: A.T.	Date: APR. 2023	Check'd and Signed-off By: Date:	Scale: N/A
	Drawing Number: P-1971-01		Sheet No. 9 OF 12	Rev. No. <b>69</b>

Drawing Ref's: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM  
 - FVRD - GIS ONLINE MAPPING SYSTEM  
 - GOOGLE EARTH



EXISTING MARINA SYSTEM FLOAT NUMBERING AND LAYOUT



FLOATS 3, 6, & 8 LOOKING EAST



FLOATS 3 & 8 LOOKING NORTHWEST

NOTE: -FLOAT "N/A" TO BE REMOVED.  
-FLOAT "4" TO BE REMOVED

Drawing Ref's: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM  
- FVRD - GIS ONLINE MAPPING SYSTEM  
- GOOGLE EARTH



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Client: HARRISON WATERSPORTS			
Drawing Title: CROWN LAND TENURE APPLICATION PHOTO PAGE #1		Location: HARRISON VILLAGE, B.C.	
Drawn By: A.T.	Date: APR. 2023	Check'd and Signed-off By: Date:	Scale: N/A
Drawing Number: P-1971-01		Sheet No. 10 OF 12	Rev. No. <b>70</b>





FLOAT 3 LOOKING WEST



FLOATS 3 & 4 LOOKING WEST



FLOATS 5 & 7 LOOKING SOUTHEAST



EPOXY COATED STEEL PIPE ANCHOR PILES



FLOAT 7 LOOKING NORTH / BACK OF TICKET OFFICE



JET SKI LIFTS MOORAGE ON FLOAT 5

Drawing Ref's: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM  
 - FVRD - GIS ONLINE MAPPING SYSTEM  
 - GOOGLE EARTH



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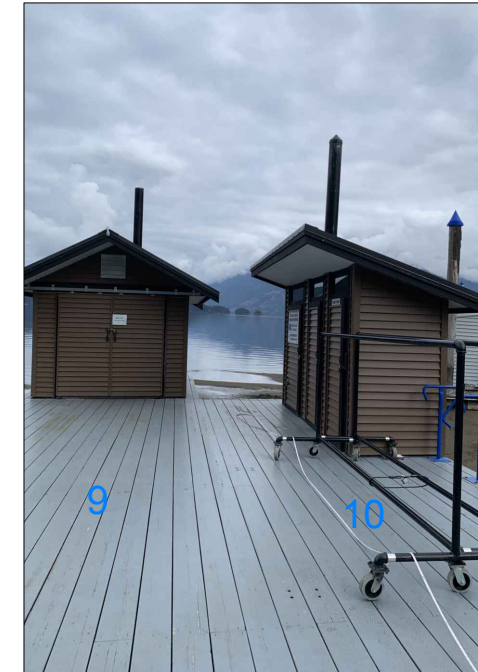
Client: HARRISON WATERSPORTS			
Drawing Title: CROWN LAND TENURE APPLICATION PHOTO PAGE #2		Location: HARRISON VILLAGE, B.C.	
Drawn By: A.T.	Date: APR. 2023	Check'd and Signed-off By: Date:	Scale: N/A
Drawing Number: P-1971-01		Sheet No. 11 OF 12	Rev. No. <b>71</b>



FLOAT 7 LOOKING SOUTHWEST



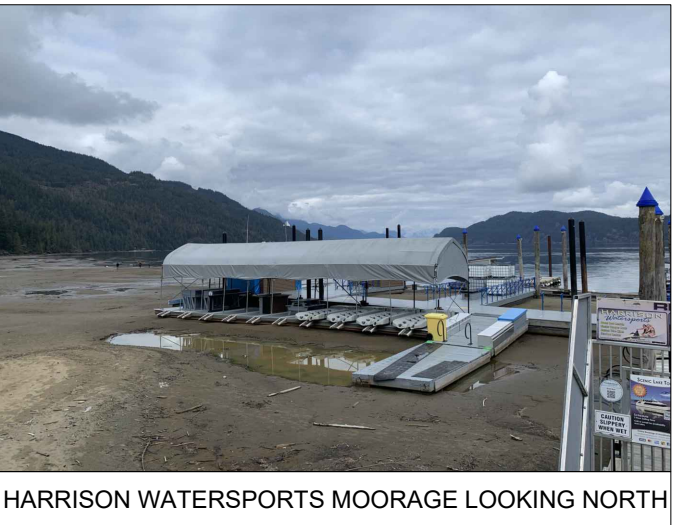
FLOAT 6 / TICKET OFFICE



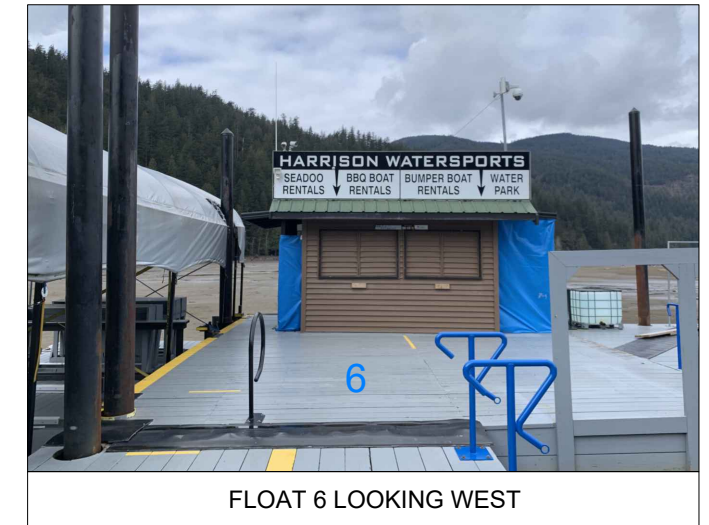
FLOATS 9 & 10 (TO BE SPLIT)



FLOAT 8 LOOKING SOUTHWEST



HARRISON WATERSPORTS MOORAGE LOOKING NORTH



FLOAT 6 LOOKING WEST

Drawing Ref's: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM  
 - FVRD - GIS ONLINE MAPPING SYSTEM  
 - GOOGLE EARTH



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Client: HARRISON WATERSPORTS			
Drawing Title: CROWN LAND TENURE APPLICATION PHOTO PAGE #3		Location: HARRISON VILLAGE, B.C.	
Drawn By: A.T.	Date: APR. 2023	Check'd and Signed-off By: Date:	Scale: N/A
Drawing Number: P-1971-01		Sheet No. 12 OF 12	Rev. No. <b>72</b>





**Amanda Graham**

**From:** Ed Wood  
**Sent:** October 4, 2023 8:23 AM  
**To:** Megan Hart; Amanda Graham; Tyson Koch  
**Cc:** John Allen; Leo Facio; Michie Vidal; Allan Jackson  
**Subject:** Re: Council meetings

**Categories:** To-Do

Good morning Megan

I appreciate your concern and will direct staff to include this email under correspondence of our next meeting of council for discussion.

Ed Wood, Mayor

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

Ph: 604-845-0753  
Village Office: 604-796-2171  
Website: [www.Harrisonhotsprings.ca](http://www.Harrisonhotsprings.ca)

---

**From:** Megan Hart [REDACTED]  
**Sent:** Tuesday, October 3, 2023 8:44:58 PM  
**To:** Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>  
**Cc:** Ed Wood <[ewood@harrisonhotsprings.ca](mailto:ewood@harrisonhotsprings.ca)>; John Allen <[jallen@harrisonhotsprings.ca](mailto:jallen@harrisonhotsprings.ca)>; Leo Facio <[LFacio@harrisonhotsprings.ca](mailto:LFacio@harrisonhotsprings.ca)>; Michie Vidal <[MVidal@harrisonhotsprings.ca](mailto:MVidal@harrisonhotsprings.ca)>; Allan Jackson <[ajackson@harrisonhotsprings.ca](mailto:ajackson@harrisonhotsprings.ca)>  
**Subject:** Council meetings

Caution! This message was sent from outside your organization.

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Dear Mayor and Councillors,

Having tried to attend the Council Meeting, Tuesday October 3 with no luck!

I arrived at 7:05 (my apologies for being tardy), to be met by 6 other village residents in the lobby of the village office. The council chambers was overflowing and not a seat to be had.

As we all are very aware, we are now in the cold/flu/Covid season. I noted Councillor Vidal wearing her mask which indicates to me that she felt some level of discomfort regarding the overcrowded venue. Many residents are health compromised or have family members who are so if they are to attend, they are putting themselves at risk. The situation tonight was absolutely unacceptable but also, completely unnecessary! We have a wonderful hall that has housed these meetings in the past without any issues. Anyone and everyone can attend and be assured space and seating.

I am wanting to attend and be involved but having standing room only in the reception area of the village office makes this very difficult.

I am asking Mayor and Council to move all meetings going to back to Memorial Hall.

I have looked at the village website to confirm email addresses of all council members and did not find Councillor Allen. Please ensure he receives a copy of my email if in fact I do not have his correct address.

Kind regards,  
Megan Hart



Sent from [Outlook for iOS](#)

**Amanda Graham**

**From:** Ed Wood  
**Sent:** October 4, 2023 11:38 AM  
**To:** Gabriele Thornton; Mayor & Council; [REDACTED] Tyson Koch; Amanda Graham  
**Subject:** Re: memorial hall

**Categories:** To-Do

Hi Gabriele

I will have staff put this on the next meeting of council agenda for consideration

Thank you

Ed Wood, Mayor

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

Ph: 604-845-0753  
Village Office: 604-796-2171  
Website: [www.Harrisonhotsprings.ca](http://www.Harrisonhotsprings.ca)

---

**From:** Gabriele Thornton <[REDACTED]>  
**Sent:** Wednesday, October 4, 2023 10:28:08 AM  
**To:** Ed Wood <[ewood@harrisonhotsprings.ca](mailto:ewood@harrisonhotsprings.ca)>  
**Subject:** memorial hall

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Good Morning Mr. Mayor:

As we all are very aware, we are now in the cold/flu/Covid season. I noted Councillor Vidal wearing her mask which indicates to me that she felt some level of discomfort regarding the overcrowded venue. Many residents are health compromised or have family members who are so if they are to attend, they are putting themselves at risk. The situation tonight was absolutely unacceptable but also, completely unnecessary! We have a wonderful hall that has housed these meetings in the past without any issues. Anyone and everyone can attend and be assured space and seating. I am wanting to attend and be involved but having standing room only in the reception area of the village office makes this very difficult. I am asking Mayor and Council to move all meetings going to back to Memorial Hall. I have looked at the village website to confirm email addresses of all council members and did not find Councillor Allen. Please ensure he receives a copy of my email if in fact I do not have his correct address.





**Amanda Graham**

**From:** Reception  
**Sent:** October 5, 2023 4:18 PM  
**To:** Tyson Koch; Amanda Graham  
**Subject:** FW: Venue of Council meeting

**Categories:** To-Do

Thank you,



**Kalie Wiechmann, Clerk Receptionist**  
**E:** [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)  
Village of Harrison Hot Springs  
Resort Municipality  
P.O. Box 160, 495 Hot Springs Road  
Harrison Hot Springs, BC V0M 1K0  
**P:** 604-796-2171  
**F:** 604-796-2192  
**W:** [harrisonhotsprings.ca](http://harrisonhotsprings.ca)

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**From:** LORETTA MELANSON [REDACTED]  
**Sent:** October 5, 2023 4:15 PM  
**To:** Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>  
**Subject:** Venue of Council meeting

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Hi,

My name is Loretta, and I'm a resident in this village of Harrison Hot Springs. I'm not sure who to "attention" this email to, and totally surprised there is only an email option for "info", no email address to the mayor, or any councilor. I asked someone how I would contact the mayor or councilors, and was given a mailing address! My first thought was what decade are we living in?

After witnessing the deplorable behavior of Tuesday's council meeting, I feel it necessary to send this email out of concern of the venue and complaint of my councilors behavior.

Social media is a great tool, sometimes it can be harmful as well. People dont think about their actions, and the fact that behavior and words are always there for thenworld to see. As we see this works for residents and councilors.

In my opinion if we want to see change here, attending meetings is great, but I also believe contacting and using the proper channel, can go further spewing off on FB, or I would hope.

What actions will it take to get some kind of civility in this village in council meetings? The type of behavior I seen by councilors representing us, was deplorable, ridiculous, and is making Harrison Village look like the laughing stock of BC, along with its council.

When I attend a meeting in person or online I expect it to be efficient, to the point, orderly and business done in a timely fashion. To have 45 minutes of childlike behavior after people work all day, have many commitments, but make a point of attending council meetings to be informed, only to encounter that type of behavior, to me is just disrespectful. What a pure waste of time. Everyone on this council, including the mayor owes the village residents an apology in my opinion.

Now, on to the topic of the venue. As a nurse who works with vulnerable seniors daily, I find it VERY irresponsible of these councilors to fight a move to the Memorial Hall. Why hold it in tight quarters? We are a community of many seniors, who are vulnerable, including councilors! It is flu season, RSV, and COVID are on the rise, BUT here we are, for some reason having meetings in this small cramped place. Why is that? Considering one councilor was wearing a mask, tells me she is using caution in such a small area, worried for her health and rise in numbers. These meetings need to be where ALL people feel safe and welcome! I come from a community where we as a community worked together. Input was huge. Our mayor was available any time to talk to within reason of course, even has a FB page, as well many of the councilors.

It is sad that adults in this village, residents and councilors, cannot work together for the better of us, the village, not their own agendas.

I am asking that this email be passed on to the councilors and the mayor. I would appreciate a response as well

Thank you,

Loretta Melanson

“Fight for the things that you care about, but do it in a way that will lead others to join you.” —Ruth Bader Ginsburg

**Amanda Graham**

---

**From:** Ed Wood  
**Sent:** October 10, 2023 1:29 PM  
**To:** Wolfgang Thornton; Amanda Graham  
**Cc:** Tyson Koch; Mayor & Council; [REDACTED]  
**Subject:** Re: Council Meetings

Good afternoon

I will ask staff to include this email under correspondence at our next regular meeting of council for discussion

Ed Wood, Mayor

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

Ph: 604-845-0753  
Village Office: 604-796-2171  
Website: [www.Harrisonhotsprings.ca](http://www.Harrisonhotsprings.ca)

---

**From:** Wolfgang Thornton [REDACTED] >  
**Sent:** Tuesday, October 10, 2023 1:09:59 PM  
**To:** Ed Wood <[ewood@harrisonhotsprings.ca](mailto:ewood@harrisonhotsprings.ca)>  
**Subject:** Council Meetings

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Hello Honorable Mayor Wood.

Would you please move the council meetings to the community hall as we are in the flu and the new covid variant season already. The village chambers are too small and Harrison Residents deserve to be at the meetings in the community Hall

Thank you W. Thornton

[REDACTED]  
Harrison Hot Springs





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: October 16, 2023
FROM: Kelly Ridley Chief Election Officer FILE: 4200-01
SUBJECT: 2023 Municipal By-Election Results

ISSUE:

To provide a report regarding the recent 2023 Municipal By-Election for the position of Councillor.

BACKGROUND:

The nomination period for the 2023 General Local By-Election began at 9:00 am, August 1, 2023 and ended on August 11, 2023 at 4:00 pm. At the end of the nomination period there were five (5) candidates nominated for the office of Councillor.

On Monday, August 21, 2023, the Chief Election Officer (CEO) declared, pursuant to Section 98 of the Local Government Act, that an election by voting was to be held on Saturday, September 16, 2023.

Voting Opportunities:

Voting Days

The Village provided for one (1) Advance Voting Opportunity on Wednesday, September 6, 2023 from 8:00 am to 8:00 pm in Memorial Hall. This is a requirement under Section 107 (2) of the Local Government Act. One hundred and eighty-six (186) electors registered and voted on this day.

General Voting Day took place on Saturday, September 16, 2023 from 8:00 am to 8:00 pm in Memorial Hall. Three hundred and seventy-eight (378) electors registered and voted on this day.

### Mail In Ballots

In addition to the above-mentioned voting opportunities, the Village's electors were able to request mail ballot packages, by completing an application to vote by mail ballot. Mail ballot packages were ready for pick up or for mailing out from Monday, August 28, 2023 to Friday, September 8, 2023 at 4:30 pm. Packages had to be received by the CEO before 8:00 pm on Saturday, September 16, 2023 to be counted.

The Village issued twenty-three (23) mail ballot packages. Sixteen (16) were returned and certified for counting. Of the seven (7) not returned completed, five (5) people chose to vote in person and not use their mail ballots. The three (3) individuals who registered and voted at the advance voting opportunity were contacted and it was requested that they return their mail ballot packages, and the two (2) people who voted at the General Voting Day brought their mail ballot packages into the voting place and gave them the CEO for record keeping. Two (2) mail ballot packages were not returned.

### **Election Results:**

As soon as possible after the close of voting on General Voting Day, September 16, 2023, the two electronic voting machines were put into report mode to print out the election results and the mail ballots were counted by hand in front of the people attending.

The results were printed off and tabulated to determine the final vote total which the CEO read aloud to the people attending. The compulsory paperwork for final ballot accounting was completed and prepared for results reporting.

The Preliminary By-Election Results were as follows:

For the Office of Councillor:

<b>Candidate Name</b>	<b>Advance</b>	<b>General</b>	<b>Mail In</b>	<b>Total</b>
Leslie Ghezesan	0	16	0	16
Stewart Pritchard	65	70	1	136
<b>John Allen</b>	<b>69</b>	<b>125</b>	<b>11</b>	<b>205</b>
Andrew Baziuk	6	21	0	27
Teresa Omelus	46	145	4	195

The Preliminary By-Election Results for Councillor were posted online and on the bulletin board at the Village office on the evening of Saturday, September 16, 2023, and later at the post office bulletin board.

As required under Section 145 of the *Local Government Act*, the Chief Election Officer notified all candidates via email that the determination of official election results would be presented on Tuesday, September 19, 2023 at 9:00 am in the Village Office Council Chambers. The Chief Election Officer read aloud the ballot

account. The results remained the same as was determined on Saturday evening, September 16, 2023. The determination of official election results was signed by the Chief Election Officer and posted to the Village's website and bulletin boards on September 19, 2023.

The estimated number of eligible voters for the Village of Harrison Hot Springs was 1,598 (2022 data). The total number of ballots cast in the 2023 Municipal By-Election was five hundred and eighty (580) resulting in a 36% voter turnout.

Memorial Hall worked well as an election voting place. There is enough room to have five (5) voter registration tables on one side and five (5) voting booths on the other. At the Advance Voting opportunity (September 6, 2023) the Village cordoned off the side parking area to allow the voters free parking. This would not usually be an issue during the regular municipal election cycles as the parking period time ends on September 15 and wasn't in effect during General Voting Day on September 16, 2023.

### **General Election and Other Voting Procedures Bylaw No. 1121, 2022:**

At the Regular Council Meeting of November 7, 2022, the CEO reported on the 2022 General Local Election as follows:

*“Election signage was prevalent throughout the community. The current Sign Bylaw under s. 2.1 General Requirements and s. 5.12 Election Signs do not align. Therefore, staff is recommending that provisions for election signage be removed from the Sign Bylaw and be included in the General Election and Other Voting Procedures Bylaw.”*

To date, the Sign Bylaw has not been amended to correct the inconsistencies. Sections 2.1 and 5.12 of the Sign Bylaw were not enforced for the purposes of this year's by-election due to the wording conflict.

At that same meeting, Council passed the following resolution:

*THAT staff bring forward draft amendments to remove the mail ballot voting provisions and include provisions for the placement of election signage in the General Election and Other Voting Procedures Bylaw No. 1121, 2022.*

RC-2022-11-03

During the 2022 General Local Election, twelve (12) mail ballot packages were requested. During the 2023 General Local By-Election, twenty-three (23) mail ballot packages were requested. Given this increase, staff is recommending that the provisions for mail ballot voting not be removed from the General Election and Other Voting Procedures Bylaw.

**RECOMMENDATION:**

THAT the results of the 2023 Municipal By-Election Report be received; and

THAT staff bring forward draft amendments to the General Election and Other Voting Procedures Bylaw No. 1121, 2022 to include provisions for the placement of election signage.

Respectfully submitted:

REVIEWED BY:



---

Kelly Ridley  
Chief Election Officer



---

Tyson Koch  
Chief Administrative Officer





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: October 16, 2023
FROM: Tyson Koch Chief Administrative Officer FILE: 0560-01
SUBJECT: Release of Closed Meeting Resolutions

ISSUE: To provide a report to Council on the release of resolutions from Closed Meetings.

BACKGROUND:

Many subjects requiring the confidentiality of a closed meeting only require it for a limited period of time. It is important that local governments have a process in place to regularly review the information produced at closed meetings. Information that would no longer undermine the reason for discussing it in a closed meeting should be released as soon as practicable. The following resolutions have been released from the August 21 and 25, 2023 Closed Meetings.

RECOMMENDATION:

THAT the following closed meeting resolutions be received for information at the October 16, 2023 Regular Council Meeting:

THAT due to a public safety concern for people and property, Council authorize staff to have all four oak trees on Lillooet Avenue removed; and

THAT Council authorize staff to fund the tree removals and replacements from reserves. SIC-2023-08-06

THAT staff be directed to research options including costing to make the oak tree removal area on Lillooet Avenue more aesthetically pleasing and report their findings back to Council; and

THAT staff be directed to work with the contractor during the removal of the oak trees to determine whether there is any salvageable wood that can be saved for possible use in a future beautification project of that same area. SIC-2023-08-07

THAT the Kent – Harrison Joint Emergency Response and Recovery Plan be referred to the next Committee of the Whole meeting.; and SIC-2023-08-12

*THAT Council accept the resignation of Fire Chief Trevor Todd; and  
THAT Council appoint Curtis Genest as Acting Fire Chief; and  
SIC-2023-08-14*

*THAT Ms. Judy Duffus, Mr. Allan Garneau and Mr. Robert Guimont be appointed to the  
Advisory Planning Commission.  
SIC-2023-08-17*

Respectfully submitted:



Tyson Koch  
Chief Administrative Officer



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** October 16, 2023

**FROM:** Tyson Koch **FILE:** 6430-01  
Chief Administrative Officer

**SUBJECT:** 2023-2026 Strategic Plan

---

**ISSUE:**

To adopt the 2023-2026 Strategic Plan establishing goals, initiatives, and actions to move the community forward.

**BACKGROUND:**

The Ministry of Municipal Affairs provided the Village of Harrison Hot Springs with a Municipal Advisor, Mr. Ron Poole, a neutral third party with 38 years of local government experience to assist Council through the Strategic Planning process.

Prior to Council participating in the Strategic Planning process, Staff prepared a community survey for residents to input their top strategic priorities for the community. The input was compiled into a list that identified the community’s priorities in order of importance and their responses to any questions. All public comments were presented to council prior to determining their strategic priorities and goals.

At the Committee of the Whole (CoW) meeting of August 22, 2023, Mr. Poole guided Mayor and Council through the Strategic Planning process which established a vision statement, mission statement, values, priorities and goals.

Council identified their top five strategic priorities as:

1. Public Safety
2. Organizational Development
3. Sustainable Development
4. Healthy Livable Community
5. Environmental Protection

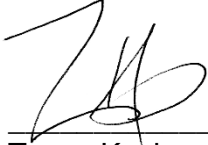
Village staff prepared a final draft version of the 2023-2026 Strategic Plan which has been attached for Council’s consideration.

Council should note that staff changed one word in the vision statement to add clarity to the statement.

**RECOMMENDATION:**

THAT Council adopt the 2023-2026 Strategic Plan.

Respectfully submitted:

A handwritten signature in black ink, appearing to be 'TK', written over a horizontal line.

Tyson Koch  
Chief Administrative Officer



# HARRISON HOT SPRINGS

*Naturally Refreshed*



# VILLAGE OF HARRISON HOT SPRINGS STRATEGIC PLAN

COUNCIL STRATEGIC PLAN 2023-2026

# OUR VISION

---

A residential and resort community focused on maintaining an attractive and inviting village core, with a strong commitment to preserving the scenic qualities, the environment and quality of life.



# OUR MISSION

---

The Village of Harrison Hot Springs will provide exceptional leadership to its residents, businesses and visitors through partnerships and the provision of effective and community focused services.

# OUR VALUES

These values guide the work of Council and staff.

RESPECT

INTEGRITY

ACCOUNTABILITY

POSITIVITY

COLLABORATIVE

COMMUNICATIVE



HARRISON HOT SPRINGS

*Naturally Refreshed*



# STRATEGIC PRIORITIES



## SUSTAINABLE DEVELOPMENT

To maintain Harrison Hot Springs as a place we call home



## ORGANIZATIONAL DEVELOPMENT

To provide for the needs of a growing community



## PUBLIC SAFETY

To ensure and enhance public safety



## HEALTHY LIVABLE COMMUNITY

To promote and enhance a healthy lifestyle for all ages



## ENVIRONMENTAL PROTECTION

To restore and protect the environment for future generations



# STRATEGIC PRIORITIES



## PUBLIC SAFETY

To ensure and enhance public safety

### PRIORITY ACTIONS

- Secure second evacuation route
- Fire Smart Community Designation
- Flood protection



## ORGANIZATIONAL DEVELOPMENT

To provide for the needs of a growing community

### PRIORITY ACTIONS

- Conduct Village facilities review and set priorities for a Village office and other facilities
- Update master plans

# STRATEGIC PRIORITIES



## SUSTAINABLE DEVELOPMENT

To maintain Harrison Hot Springs as a place we call home

### PRIORITY ACTIONS

- Pursue attainable and affordable housing
- Investigate LEED development
- Develop a streetscape plan



## HEALTHY LIVABLE COMMUNITY

To promote and enhance a healthy lifestyle for all ages

### PRIORITY ACTIONS

- Senior's housing/resource centre
- Parks & Trails master plan
- Investigate a recreation facility

# STRATEGIC PRIORITIES



## ENVIRONMENTAL PROTECTION

To restore and protect the environment for future generations

### PRIORITY ACTIONS

- Develop a climate action and mitigation plan
- Conduct an environmental review of the Miami River
- Develop an action plan for a portion of the lagoon





DRY



HARRISON HOT SPRINGS

*Naturally Refreshed*

info@harrisonhotsprings.ca  
www.harrisonhotsprings.ca



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: October 16, 2023
FROM: Christy Ovens, Community Services Coordinator FILE: 2240-35-01
SUBJECT: Resort Municipality Initiative

ISSUE:

To report on the Resort Municipality Initiative (RMI) agreement and obligations therein.

BACKGROUND:

At the Committee of the Whole Meeting of June 12, 2023, Council passed the following resolution:

THAT the synthetic rink operation and future projects associated to it be discontinued; and

THAT the matter be referred back to staff to investigate whether the synthetic rink can be sold due to it having been purchased with RMI funds.

DISCUSSION:

In conjunction with representatives from the Province of British Columbia, staff conducted a review of the RMI funding agreement between the Province and the Village. Section 8 of the agreement states the following, with the Recipient being the Village:

8. Upon completion of the Project(s) the Recipient will retain title to and ownership of the assets resulting from expenditures made to carry out the Project(s) and will maintain and operate the assets.

Accordingly, the Village does not have the ability to sell the synthetic rink and must continue to operate this asset. The synthetic rink is outlined in our Resort Development Strategy (RDS) upon which the RMI funding is based. In order to amend any of the planned RDS projects, the Village would need to apply for approval from the Province.

The Village of Harrison Hot Springs has participated in the RMI program since 2012. Although the RMI program is ongoing, it is broken up into two terms with each term requiring the completion of a RDS. The RDS identifies the community's vision, goals, and projects in support of RMI program objectives for a five-year term. Some projects do not result in immediate outcomes, but rather support the necessary long-term investment efforts that build over time. It is important to also keep in mind the global, provincial, regional and local tourism operating environment when looking at the RDS progress and project outcomes.

The RMI funding is strictly based on the projects identified in the RDS. The RMI funding agreement lists the obligations that the recipient (the Village) must adhere to such as completing the identified projects within the allotted timeline. Failure to meet the terms of the agreement would result in a breach of the cost sharing agreement and put the funding at risk. It is in the Village's best interest to maintain a positive relationship with the RMI program to enjoy the benefits of funding tourism based capital projects.

The Village of Harrison Hot Springs is grateful to the Province of British Columbia for the funding to support our tourism-based economy. The Village of Harrison Hot Springs is one of fourteen resort municipalities in the Province who are fortunate to participate in the RMI program. RMI funding supports services that are above-and-beyond what a municipality of our size would otherwise be able to provide.

**RECOMMENDATION:**

THAT the Resort Municipality Initiative Report dated October 16, 2023 be received for information.

Respectfully submitted:



\_\_\_\_\_  
Christy Owens  
Community Services Coordinator

REVIEWED BY:



\_\_\_\_\_  
Tyson Koch  
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: October 16, 2023
FROM: Christy Ovens, Community Services Coordinator FILE: 8100-01
SUBJECT: Health and Wellness Fair

ISSUE:

To host a Health and Wellness Fair to provide important information on local programs and services to the residents of Harrison Hot Springs.

BACKGROUND:

At the Regular Council Meeting of July 10, 2023, Council passed the following resolution:

THAT staff work with residents to discuss having a health and wellness fair in the spring of 2024.

DISCUSSION:

The Village of Harrison Hot Springs previously hosted a Health and Wellness Fair on May 26, 2012 from 9:00 am to 5:00 pm. The event included a walk around the lagoon, children's activities, and numerous presentations from local health professionals on matters such as nutrition, meditation, immunization, and physical fitness. This event was free for members of the public to attend.

RECOMMENDATION:

THAT the Community Services Coordinator be authorized to work with the Age-Friendly Committee and community volunteers to plan a Health and Wellness Fair to be held on Saturday April 13, 2024, at Memorial Hall.

Respectfully submitted:

Handwritten signature of Christy Ovens

Christy Ovens
Community Services Coordinator

REVIEWED BY:

Handwritten signature of Tyson Koch

Tyson Koch
Chief Administrative Officer







**RECOMMENDATION:**

THAT staff be authorized to submit a grant application to the Rural Economic Diversification and Infrastructure Program (REDIP) for up to \$1,000,000; and

THAT staff be authorized to submit a grant application to the British Columbia Active Transportation Infrastructure Grants program for up to \$500,000.

Respectfully submitted:



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Christy Ovens  
Community Services Coordinator

REVIEWED BY:



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Tyson Koch  
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: October 16, 2023
FROM: Christy Ovens, Community Services Coordinator FILE: 1855-03
SUBJECT: Community Emergency Preparedness Fund

ISSUE:

There are several upcoming grant opportunities available through the Province of BC's Community Emergency Preparedness Fund.

BACKGROUND:

The Community Emergency Preparedness Fund (CEPF) is a suite of funding streams intended to support First Nations and local governments to better prepare for disasters and reduce risks from natural hazards in a changing climate.

Current funding streams accepting applications include:

- Volunteer and Composite Fire Departments Equipment and Training, up to \$30,000:
Disaster Risk Reduction - Climate Adaptation, up to \$5,000,000 for structural activities:
Emergency Support Services Equipment and Training, up to \$30,000:
Emergency Operations Centres Equipment and Training, up to \$30,000:

RECOMMENDATION:

THAT staff be authorized to submit a grant application to UBCM's Volunteer and Composite Fire Departments Equipment and Training program for up to \$30,000; and

THAT staff be authorized to submit a grant application to UBCM's Disaster Risk Reduction – Climate Adaptation program for up to for up to \$5,000,000; and

THAT staff be authorized to submit a grant application to UBCM's Emergency Support Services Equipment and Training program for up to \$30,000; and

THAT staff be authorized to submit a grant application to UBCM's Emergency Operations Centres Equipment and Training program for up to \$30,000.

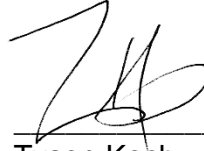
Respectfully submitted:



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Christy Ovens  
Community Services Coordinator

REVIEWED BY:



---

Tyson Koch  
Chief Administrative Officer

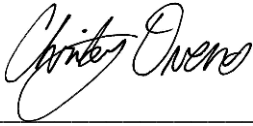


**RECOMMENDATION:**

THAT staff be authorized to begin the process of having the Village recognized as a FireSmart neighbourhood.

THAT staff be authorized to prepare an application for the FireSmart Community Funding & Supports Program, an initiative of the Community Resiliency Investment Program up to a maximum of \$200,000 per year for up to two years.

Respectfully submitted:



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Christy Ovens  
Community Services Coordinator

REVIEWED BY:



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Tyson Koch  
Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** October 16, 2023  
**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3900-001  
 Planning Consultant  
**SUBJECT: The Official Community Plan Bylaw No. 1184, 2022**

**ISSUE:**

Consideration of 3<sup>rd</sup> reading and adoption of Bylaw No. 1184, 2022.

**BACKGROUND:**

Early in this process Council approved the community consultation program that consisted of the following elements.

**OVERALL ENGAGEMENT APPROACH RECAP**

**2022 Public Consultation events**



**Village’s Website** – the site was created. The address for the site was [OCP Village Vision | Harrison Hot Springs](#)

**Two In-person Pop-Up Events** – held on April 5 and 6 and again on June 23. Collectively these two events attracted fifty people.

**Online Survey** – two on-line surveys were conducted. We had 214 individuals that participated in the on-line surveys. The surveys were conducted in February and April. Each survey was active for their respective month.

**World Café** – This in-person event was held on May 25<sup>th</sup> and May 26<sup>th</sup>. We had seventeen participants for this event.

**Public Hearing** – this event was held on September 20<sup>th</sup>, and we had 30 to 35 participants.

## 2022 Public Consultation and Referral Comments

### Government Agencies

An introductory letter on the project was sent to the following.

1. Agricultural Land Commission
2. District of Kent
3. Fraser Cascade School District
4. Fraser Valley Regional District
5. Fraser Health
6. Ministry of Transportation and Infrastructure
7. Harrison Hot Springs Fire Department
8. RCMP
9. APC - A power point presentation was provided to the APC on January 13, and August 30, 2022.

### Referral letters and copies of the draft bylaw were sent to

As per Council's direction the bylaw was referred to the following:

- a. The Village's Advisory Planning Commission
- b. The Village's Fire Department
- c. The Ministry of Transportation and Infrastructure
- d. The Fraser Valley Regional District (FVRD)
- e. The Sts'ailes First Nation

### 2022 Summary points of the Public Hearing, and comments from the referral agencies and the submissions received

Please note some of the comments received simply stated that they are opposed to Bylaw No. 1184, 2022. As there are no suggestions on what their concerns are with the proposed bylaw, no suggested changes to the proposed bylaw can be included in the summary points listed below.

#### Referral Comments

1. APC comments – meeting motions of August 30<sup>th</sup>, 2022

The two motions that were made, during this meeting;

THAT on page 3, Section 2.2 under Goal 5 the following sentence be added:  
"In order to ensure the protection or appropriate replacement in the urban forest canopy, all development shall be guided by and subject to the Village's Tree Protection Bylaws and the Urban Forest Master Plan, as amended from time to time".

THAT on page 35, Section 9.1 under the heading "Wastewater Management", be amended to read "Wastewater Management – including Sanitary Sewer and



Stormwater Management” and delete the heading “Stormwater Management” in its entirety.”

Both of these suggested changes were made earlier, to the attached bylaw.

2. Fraser Valley Regional District – “the Village of Harrison Hot Springs Official Community Plan is consistent with the current Regional Growth Strategy and the draft Regional Growth Strategy currently under development”.
3. The Ministry of Transportation and Infrastructure – no comments on the OCP. They also provided a reminder that access to Highway #9/Hot Springs Road, will require an access permit from the Ministry of Transportation and Infrastructure.
4. The Village of Harrison Hot Springs Fire Department - the Village of Harrison Hot Springs Fire Department has reviewed the draft OCP (Bylaw No. 1184, 2022) and supports the inclusion of Development Permit Area for Wildfire Protection. The Department encourages the Village to treat the Community Wildfire Protection Plan (2017) as a living document which should be updated on a regular basis. The Department notes that effective Interface Wildfire Protection will require additional training and resources for the Fire Department, along with significant efforts in education, permitting and bylaw enforcement. The Fire Chief recommends further assessments be undertaken as development moves forward in the Village.
5. Sts’ailes First Nation - Morgan Ritchie, PhD, Xwilexmet Heritage & Environment Manager, who reviewed the draft OCP, Bylaw 1184, 2022 on behalf of Sts’ailes. He requested that additional information be included in the OCP under Section 2, *Community Vision and Goals of the Plan*. Please note that the Village’s past CAO reviewed the submission and found it to be consistent with Council’s commitment to reconciliation and maintaining the close working relationship with Sts’ailes leadership.

The suggested wording was added earlier as s 2.5 of the attached Bylaw.

#### Public Hearing Comments

1. No agricultural land uses are inside the village boundary. This is true however we have ALR designated land and the ALC sees agriculture as a primary use of ALR designated land. We have noted the area designated as ALR on Map #1. No changes were recommended to the OCP.
2. East Sector Lands – there was some concern that the wording in certain sections indicates that the East Sector lands are being developed and some sort of “secret negotiations” were taking place. This comment is baseless, however upon a review of the OCP and to clear up this confusion the following happened.
  - a. Page 6 – the following sentence was deleted in its entirety,

“Portions of the East Sector are recognized as under negotiation with the Provincial Agricultural Land Commission”.

- b. Under s 3.8.2 – the following policy was revised as outlined below,

~~“The primary community interest lies in protecting the important ecological values in this area, managing the drainage regime, providing for recreation/nature trails linked to the overall trail system for the Village. , and ensuring any future development, if at all, is coordinated with the phased expansion of services. Future planning, including the crownland area once the designation has been removed, must address the environmental, hazard protection and drainage management requirements, along with the conservation and recreation opportunities in the area.~~

3. The Aging in Place concept was not being addressed. This concept is addressed in two places, in the Harrison Hot Springs Housing Needs Report, 2019 and in s 3.3 of the proposed OCP. Please note that we have tied the OCP in with the Housing report and developed housing policies based upon this report. No changes were recommended to the OCP.
4. Under Goal #3 replace “Develop tourism and recreation feature activities for the benefit of residents and visitors with “Develop **recreation features activities** and **tourism** for the benefit of residents and visitors.”

Non-Official Community Plan comments received included but are not listed in any order

1. Various Zoning related issues – duplexes, density, and coach houses
2. The use of design guidelines vs a building scheme
3. No reference to noise – better to set up a separate noise bylaw
4. Concern over the use of the Development Variance Permit tool
5. Extra emergency access – best to have this type of issue listed on a Council workplan
6. Any Tourism Strategy should not include a casino

### **2023 Public Consultation Events and Comments**

As per Council’s requirement an Open House series was held over May 29<sup>th</sup>, 30<sup>th</sup> and 31<sup>st</sup>, 2023. The events were held at various time periods through each respective date, and we had sixty-one (61) participants over the three days. On August 9<sup>th</sup>, 2023, at the public hearing event, we had approximately 15 residents who attended, and we received fifteen (15) written submissions on the OCP.

## 2023 Open House Comments

Council reviewed these comments in an earlier report.

### OCP RELATED COMMENTS

Note – not listed in any order.

- Keep small town appeal (3)

Staff comments on this issue:

The updated plan envisions the continuation of a small compact community concept.

- Goals – using old goals (2)

Staff comments on this issue:

Even though two recent comments have indicated that we are using goals that are 16 years old, the past community input process used indicates that there is still strong community support for the use of the current vision and the ten (10) related goals as the basis for the updated OCP.

- Standard facades (2)

Staff comments on this issue:

We still have three “form and character” development permit areas identified in the updated plan. In addition to this, we have Design Guidelines that must be followed when development takes place in any of these three areas. The three areas are outlined on Map #2 and include; the Lakeshore, the Multi-family, and the Tourist Commercial Development Permit Areas.

- Reduce risk of wildfire for non DPA areas (Urban Forestry Master Plan 2022)

Staff comments on this issue:

The tool utilized within the updated plan is an OCP related tool. To address this issue on a grander scale, the Village has *Fire Department Regulations* Bylaw # 1031, 2013 in place. I draw your attention to s 8.1(e) of this bylaw, as noted below.

“(e) Order an owner or Occupier of real property to undertake any actions directed by the Fire Chief or other authorized person authorized by the Administrator for the purpose of removing or reducing anything

or condition that person considers is a fire hazard or increases the danger of fire;”

Source: *Fire Department Regulations* Bylaw # 1031, 2013, s 8.1(e)

- Affordable seniors housing

Staff comments on this issue:

Mentioned in sections 3.3(h), 7.2 and 7.3.4 of the updated plan.

- Retail opportunities

Staff comments on this issue:

There is a Commercial Development section in the updated plan. This updated plan also encourages the establishment of commercial activities in the south end of Harrison Hot Springs.

- Reduce Greenhouse Gas (GHG) issues and Wildfire risks

Staff comments on this issue:

The updated plan has introduced two new Development Permit Tools, one to address both of these issues. The new Interface Wildfire Development Permit Area requirements are outlined in s 4.5 of the updated plan. The new GHG Development Permit Area requirements are outlined in s 4.6 of the updated plan.

- Positive plan for the future
- No to any 15-minute city concept model

Staff comments on this issue:

This type of urban design model is not applicable to the Village, as this is generally utilized by large denser municipalities.

- Preserve site and viewpoints

Staff comments on this issue:

This concept is contained within the current plan, as outlined by Goal #4 and the Lakeshore Development Framework, on page 9.

- More retail in the south area

Staff comments on this issue:

There is a Commercial Development section in the updated plan. This updated plan also encourages the establishment of commercial activities in the south end of Harrison Hot Springs.

- Glad to see a Wildfire Development Permit Area
- Enforce design guidelines

Staff comments on this issue:

We have three “form and character” development permit areas identified in the updated plan. In addition to this, we have Design Guidelines that must be followed when development takes place in any of these three areas. The three areas are outlined on Map #2 and include; the Lakeshore, the Multi-family, and the Tourist Commercial Development Permit Areas.

Based upon the above-referenced comments received, no changes to the OCP were required.

## **2023 Public Hearing**

### Written Submissions

Please note that all fifteen (15) submissions submitted contained wording along the lines of “I am opposed or strongly opposed”, but few offered land use reasons to support their opposition. Therefore, no suggestions on changes to the OCP can be discussed or presented to Council.

### Public Hearing Comments – not listed in any order

1. Concern over the land use designations of various water lots, parkland, and the ownership status of an approximately 77.34-acre parcel (~31.3 Ha) of land located in the northwest part of the East Sector area.

### Staff Comments:

- a. The granting of water lots is a provincial issue, and the designation has been provided to reflect the current activities that may be permitted on this site, as per the requirements of the Zoning Bylaw. No changes to the OCP are required.
- b. Parkland is located at the corner of Lillooet Avenue and Rockwell Drive. Upon a discussion with the Village’s Parks section, we do not have a park at this location. This is reinforced with a review of the 2008 Parks and Trail

Report, which indicates that there is no park in this location. No changes to the OCP are required.

- c. The East Sector site being questioned is legally described as; the East half of the NE Quarter S 12, Twp 4 Rge 29, W6M except:

Firstly: Part on Plan 28454  
Secondly: Part on Plan 58309

New Westminster District.

A copy of the conditional grant and a listing of the charge associated with this parcel of land is attached to this report.

Please see the section entitled Nature under the Charges, Liens, and Interests section. Note the wording “Possibility of Reverter” and the Registration Number T90719. The Village has been given a conditional grant to exclusively use the site for as long as the Village requires for “public recreational purposes only”. The Village cannot sell or subdivide the parcel of land, and the province can take back the parcel from the Village once the Village is finished using it for public recreational purposes. Essentially, the Village has exclusive access of use for the parcel but does not own the parcel of land. No changes to the OCP are required.

2. Concern over the labelling of the road uses incorrectly.

Staff Comments:

The Village’s Engineering firm created a Road, Bridge, and Active Transportation Master Plan, in July 2019. The various road use classifications were followed as outlined in this report. No changes to the OCP are required.

3. Concern over the lack of trails being identified or shown incorrectly.

Staff Comments:

- a. Campbell Lake Trail – is also advertised as the Harrison Grind.  
On the Tourism Harrison website, the trail is mapped out as Campbell Lake Trail (also known as the Harrison Grind). In the Parks and Trail Report it is referred to as Campbell Lake Trail. No changes are required for the OCP.
- b. Various trails are not identified on the OCP map.  
The trails identified on Map #4 are controlled by the Village office. Various other trails, not identified on Map #4 are either controlled by another agency, located on private land, or a combination of the two, and this includes;

- i. Lucas Trail;
- ii. Bridle Path Trail;
- iii. Spirit Trail;
- iv. Whippoorwill Point/Sandy Cove Trail;
- v. Hot Springs Source Trail;
- vi. Beaver Pond Trail;
- vii. Side Hill Trail;
- viii. Otter Slide Hill;
- ix. Quarry Trail; and
- x. Tall Grass Trail.

No changes are required for the OCP.

4. Concern over the lack of parkland identified on the maps.

Staff Comments:

Staff reviewed the total number of parks with the Village's Public Works department and confirmed that the Village only has eight (8) local parks that are maintained by the Village. With respect to the mapping issue, there are areas designated as greenspace areas, recreation areas and community use areas as identified on Maps 1 and 4.

No changes are required for the OCP.

5. Concern about the possible expansion of multi-family residential uses into central and south Harrison Hot Springs.

Staff Comments:

As outlined below, s 1.1 of the OCP addresses the overall development concepts and suggests the opposite:

*“Expansion of multi-family residential uses in the Village Centre, townhouse development near Lillooet Avenue east, and low-density residential development in central/south Harrison, with appropriate traffic management to protect residential quality.”*

The speaker also made reference to s 7.3.2 which they suggest allows for the expansion of multi-family dwellings to happen. The complete policy is provided below:

*“Single family and two-family (duplex) residential development will be permitted in the low-density Residential Area as shown on Map #1, which is attached to and forms a part of this Bylaw. The low-density Residential designation provides for the continuation of existing multi-family residential and commercial uses existing at the date of adoption of this bylaw.”*

No changes are required for the OCP.

6. Concern about the land use designation for Schooner Place, as the current colour seems to mark the area as Tourist Commercial.

Staff Comments:

This was discussed with the FVRD Mapping section and revised to designate the area as Medium Density Residential.

### **2022-2023 Total Community Participation**

Collectively throughout the above referenced community input events, spread over 2022 to 2023, the Village received input from 359 individuals. Please note that there is no way of knowing how many residents participated more than once.

### **RECOMMENDATIONS:**

Staff recommends the following:

1. **THAT** Official Community Plan Bylaw No. 1184, 2022 be reconsidered amended and read a third time, and
2. **THAT** Official Community Plan Bylaw No. 1184, 2022 be adopted.

**Respectfully Submitted:**



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Ken Cossey, MCIP, RPP,  
Planning Consultant

**REVIEWED BY and Concurrence  
With the RECOMMENDATIONS:**



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Tyson Koch  
Chief Administrative Officer

Attachments (2): "Possibility of Reverter" information  
Official Community Plan Bylaw No. 1184, 2022.



**TITLE SEARCH PRINT**

File Reference:

2023-05-30, 09:09:53

Requestor: Debra Key

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Title Issued Under** SECTION 172 LAND TITLE ACT

**Land Title District** NEW WESTMINSTER  
 Land Title Office NEW WESTMINSTER

**Title Number** T90718E  
 From Title Number CROWN

**Application Received** 1981-08-26

**Application Entered** 1981-09-11

**Registered Owner in Fee Simple**  
 Registered Owner/Mailing Address: THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS  
 P.O. BOX 160  
 HARRISON HOT SPRINGS, BC  
 V0M 1K0

**Taxation Authority** Harrison Hot Springs, Village of

**Description of Land**  
 Parcel Identifier: 013-166-891  
 Legal Description:  
 EAST HALF OF THE NORTH EAST QUARTER SECTION 12 TOWNSHIP 4 RANGE 29 WEST  
 OF THE SIXTH MERIDIAN EXCEPT:  
 FIRSTLY: PART ON PLAN 28454  
 SECONDLY: PART ON PLAN 58309  
 NEW WESTMINSTER DISTRICT

**Legal Notations**  
 THIS TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND RESERVE ACT,  
 SEE AGRICULTURAL LAND RESERVE PLAN, PLAN 52

**Charges, Liens and Interests**

Nature: POSSIBILITY OF REVERTER  
 Registration Number: T90719  
 Registration Date and Time: 1981-08-26 09:41  
 Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
 Remarks: SEE T90718E

**TITLE SEARCH PRINT**

2023-05-30, 09:09:53

File Reference:

Requestor: Debra Key

**Duplicate Infeasible Title**                      NONE OUTSTANDING

**Transfers**    NONE

**Pending Applications**                              NONE

mm

AUG 26 09 14 '81  
LAND REGISTRY OFFICE  
NEW WESTMINSTER, B.C.



T90718

T90719

No. 1171

1182

FREE

Province of British Columbia  
LAND ACT

*[Signature]*  
Director, Surveys and Land Records  
Ministry of Lands, Parks and Housing

ELIZABETH THE SECOND, by the Grace of God, of the United Kingdom,  
Canada and Her other Realms and Territories, Queen, Head of  
the Commonwealth, Defender of the Faith.

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE that We do by these presents, for Us, Our heirs and  
successors, in consideration of the sum of

One dollars to Us paid, give and grant unto  
THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS

— its successors — ~~heirs~~ and assigns  
All that Parcel or Lot of Land situate in NEW WESTMINSTER

District, and more particularly described  
on the Map or Plan hereunto annexed and coloured red and numbered  
The East 1/2 of the Northeast 1/4 of Section 12, Township 4, Range 29, West of the  
Sixth Meridian, as shown on plan of said Township dated May 10, 1921, except thereout  
Plans 28454 and 58309, plans referred to on file in the Land Title Office, New  
Westminster

~~except thereout Plans 28454 and 58309, plans referred to on file in the Land Title Office, New Westminster~~ in the  
Province of British Columbia, to have and to hold the said Parcel or  
Lot of Land, and all and singular the premises hereby granted, with  
their appurtenances, unto the said

THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS

— its successors — ~~heirs~~ and assigns for ever,  
for so long as the land and premises hereby granted are used for public recreational  
subject to the provisos written on the back hereof: purposes only —

IN TESTIMONY WHEREOF We have caused these Our Letters to be made  
Patent and the seal of office of Our Minister of Lands, Parks and  
Housing of Our Province of British Columbia to be affixed and attested  
by him or his duly authorized signatory on Our behalf at the City of  
Victoria, this 22nd day of July, 19 81.

LAND TITLE ACT  
Form 1 (Section 30)  
MEMORANDUM OF REGISTRATION  
Registered on application received on  
the day and at the time written hereon  
S.A.P. Birchfield, Registrar  
New Westminster Land Title Office

*[Signature]*  
Minister of Lands, Parks and Housing  
or his authorized signatory

PROVIDED NEVERTHELESS that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting in that behalf by Our or their authority, to resume any part of the said lands which it may be deemed necessary to resume for making roads, canals, bridges, or other public works, so, nevertheless, that the lands so to be resumed shall not exceed one-twentieth part of the whole of the lands and that no such resumption shall be made of any lands on which any buildings may have been erected, or which may be in use as gardens or otherwise.

PROVIDED also that it shall at all times be lawful for Us, Our heirs and successors, or for any person or persons acting under Our or their authority, to enter into and upon any part of the said lands, and to raise and to get thereout any minerals, precious or base, including coal, petroleum, and any gas or gases, which may be found in, upon, or under the said lands, and to use and enjoy any and every part of the same land, and of the easements and privileges thereto belonging, for the purpose of such raising and getting, and every other purpose connected therewith, paying in respect of such raising, getting, and use reasonable compensation.

PROVIDED also that it shall be lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take and occupy such water privileges, and to have and enjoy such rights of carrying water over, through, or under any parts of the lands hereby granted, as may be reasonably required for mining or agricultural purposes in the vicinity of the said lands, paying therefore a reasonable compensation to the aforesaid grantee, his heirs and assigns or its successors and assigns, as the case may be.

PROVIDED also that it shall be at all times lawful for any person duly authorized in that behalf by Us, Our heirs and successors, to take from or upon any part of the lands hereby granted, without compensation, any gravel, sand, stone, lime, timber, or other material which may be required in the construction, maintenance, or repair of any roads, ferries, bridges, or other public works:

PROVIDED also that all highways, within the meaning of the Highway Act, existing over or through said lands at the date hereof shall be exempted from this grant.

PROVIDED also that this Grant is made subject to all Conditional or Final Water Licences issued or given under the Water Act, R.S.B.C. 1979, c. 429 as amended or any prior or subsequent enactment to like effect or any substituted water licence issued under the said statute or enactment and it shall be lawful for the licensee under such licence to enter upon the lands hereby granted and to maintain, repair and operate thereon and therein the works authorized at the date of this grant under any such licence.

LAND TITLE ACT  
FORM 17 (Section 152 (1))  
APPLICATION

NOTE—Before submitting this application applicants should check and rate by themselves as to the tax position, including taxes of the Crown, province, a municipality, and improvement, water and irrigation districts.

NATURE OF INTEREST:  
Fee-simple

HEREWITH FEES OF \$

N/A CROWN GRANT

ADDRESS of person entitled to be registered as owner, if different than in instrument: THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS

Legal description of instrument: N/A

Legal description of instrument being submitted with this application: N/A

Full name, address, telephone number of person presenting application: MINISTRY OF LANDS, PARKS AND HOUSING

*[Signature]*  
Signature of applicant or authorized agent

LAND TITLE ACT  
FORM 17 (Section 152 (1))  
APPLICATION

NOTE—Before submitting this application applicants should check and rate by themselves as to the tax position, including taxes of the Crown, province, a municipality, and improvement, water and irrigation districts.

NATURE OF INTEREST:  
Charge

Charge

To be Value: N/A

POSSIBILITY OF REVERTER:

HEREWITH FEES OF \$

ADDRESS of person entitled to be registered as owner, if different than in instrument: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA

Full name, address, telephone number of person presenting application: MINISTRY OF LANDS, PARKS AND HOUSING

*[Signature]*  
Signature of applicant or authorized agent

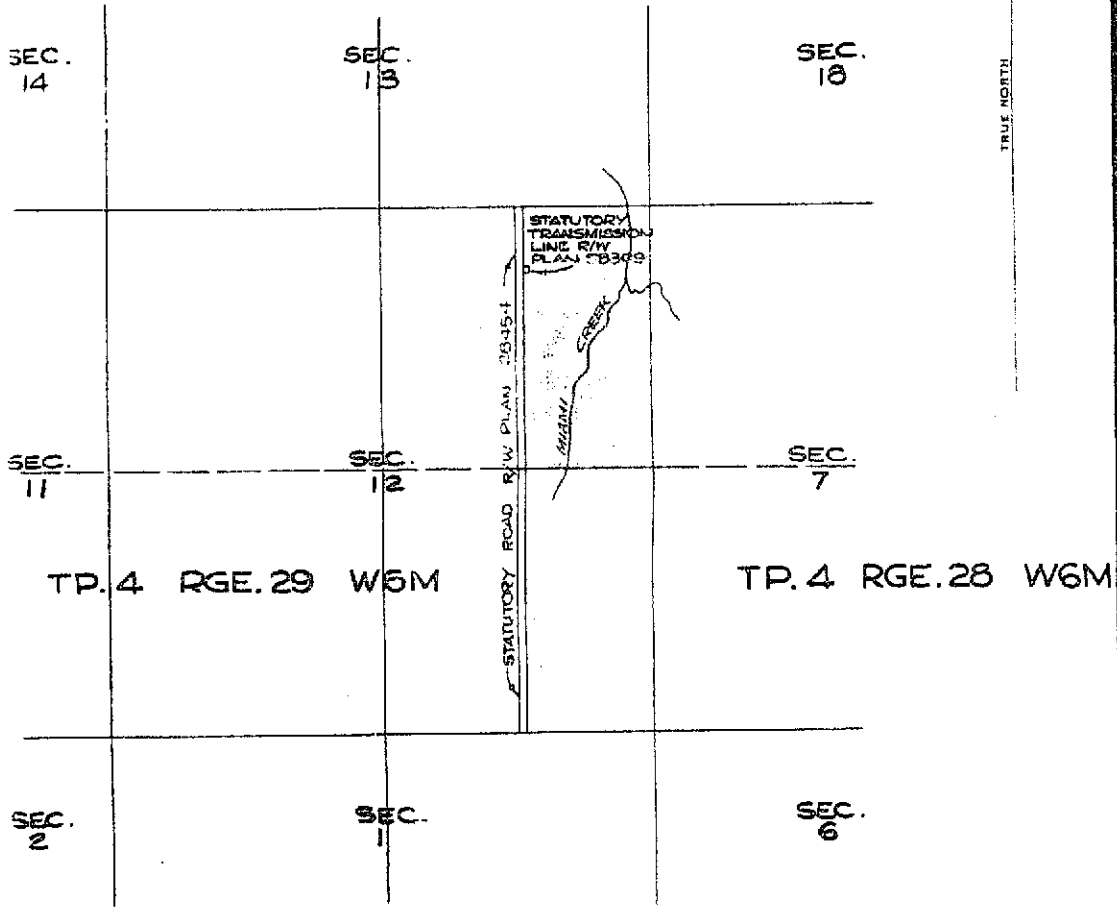
Traced by.....  
Compared by.....

British  Columbia T90713

Crown Grant No. 1171  
1182

NEW WESTMINSTER DISTRICT GP. I  
THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS

Scale, One Inch = 20 Chains





Province of  
British Columbia

Ministry of Lands,  
Parks and Housing

Parliament Buildings  
Victoria  
British Columbia  
V8V 1X4  
Street  
V8V 1X5 (Phone: 367-3659)  
JUL 22 1981

Director, Surveys and Land Records

220 - 345 Quebec  
Victoria, B. C.

Within Agricultural Land Reserve

OUR FILE 0183881

90718

The Corporation of the Village  
of Harrison Hot Springs  
P. O. Box 160  
Harrison Hot Springs, B.C.  
VOM 1K0

Dear Sir or Madam:

The undermentioned Crown Grant has today been forwarded to the New Westminster Land Title Office for registration. Application may now be made by you to the Registrar for a State of Title Certificate which will be supplied to you free of charge on production by you of this letter.

For right to obtain a duplicate Certificate of Title, please see back hereof.

Crown Grant No. 1171/1182

Date: July 22, 1981

Grantee: THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS

Description: the East 1/2 of the Northeast 1/4 of Section 12, Township 4, Range 29, West of the Sixth Meridian, New Westminster District, as shown on plan of said Township dated May 10, 1921, except thereout Plans 28454 and 58309

Location: Harrison Hot Springs

, containing 31.30 hectares  
(approx.)

Assessment District: Chilliwack

R.M.: 92 H/5c,d  
N.T.S. 92 H/5c

*Alan McKernan*  
Director of Surveys and Land Records

Copy to:

B.C. Assessment Authority, Victoria, B. C.  
District Land Manager, New Westminster  
Regional Director, Burnaby  
Land Title Office, New Westminster

/pb  
bcgev

1. 131 (R5/80) o

90718

Section 173(1) of the Land Title Act also contains provision for issuance of a duplicate Certificate of Title (which is an original document) by the Registrar on the request of the owner in certain cases. Section 173(1) reads as follows:

"On every registration of title in fee-simple, the registrar shall issue a certificate of title in the prescribed form, which he shall keep in the register and may at any time on application in writing of the owner in fee-simple named in the certificate of title, issue a true copy of the certificate of title to be known as the "duplicate certificate of title" where the title to the land is not subject to a registered mortgage or agreement for sale."



# **HARRISON HOT SPRINGS**

*Naturally Refreshed*

## **OFFICIAL COMMUNITY PLAN**

**BYLAW NO. 1184, 2022**



# VILLAGE OF HARRISON HOT SPRINGS

## OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022

---

**WHEREAS** section 472 of the *Local Government Act* authorizes a local government to enact an Official Community Plan Bylaw;

**AND WHEREAS** section 485 of the *Local Government Act* authorizes a local government to designate a Development Approval Information area;

**AND WHEREAS** section 488 of the *Local Government Act* authorizes a local government to designate a Development Permit area;

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

### TITLE, PURPOSE, APPLICATION, SEVERABILITY, DEFINITIONS, AND EFFECTIVE DATE

#### Title

This Bylaw may be cited for all purposes as the “*Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022*”.

#### Purpose

The purpose of this Bylaw is to assist the Village Council, residents, businesses, and landowners by establishing objectives and policies concerning the form and character of future development and land uses in the community.

#### Application of the Bylaw

This Bylaw applies to all Lands, including the surface of water, and all uses, Buildings and other Structures located within the boundaries of the Village of Harrison Hot Springs, as amended from time to time, and as shown on Map “1”, the Land Use Designation Map, which is attached hereto and forms part of this Bylaw.

#### Severability and Definitions

- a) If any section, subsection, paragraph, sentence, clause, phrase or schedule of this Bylaw is for any reason found invalid by the decision of any Court of competent jurisdiction, such decision must not affect the validity of the remainder of this Bylaw or the validity of the Bylaw as whole.
- b) Unless otherwise defined here the definitions contained within this Bylaw have the same definition, as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*, as amended from time to time.
- c) Schedule “A” Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022 which is attached hereto and forms part of this Bylaw.

#### REPEAL

The *Village of Harrison Hot Springs Official Community Plan Bylaw 864, 2007* and all amendments thereto are hereby repealed, effective the date of the adoption of this Bylaw.

**READINGS AND ADOPTION**

READ A FIRST TIME THIS 24<sup>TH</sup> DAY OF AUGUST 2022

AMENDED AND READ A SECOND TIME THIS 24<sup>TH</sup> DAY OF AUGUST 2022

PUBLIC HEARING HELD THIS 20<sup>TH</sup> DAY OF SEPTEMBER 2022

RECONSIDERED AMENDED AND READ A THIRD TIME THIS 23<sup>RD</sup> DAY OF SEPTEMBER 2022

RESCINDED SECOND AND THIRD READING THIS 14<sup>TH</sup> DAY OF MARCH 2023

AMENDED AND READ A SECOND TIME THIS 19<sup>TH</sup> DAY OF JUNE 2023

SECOND PUBLIC HEARING HELD THIS 9<sup>TH</sup> DAY OF AUGUST 2023

RECONSIDERED AMENDED AND READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor

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



**SCHEDULE “A”**  
**VILLAGE OF HARRISON HOT SPRINGS**  
**OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022**

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## 1.0 INTRODUCTION

### 1.1 Purpose of the Official Community Plan

An Official Community Plan (OCP), as defined in the *Local Government Act*, is a statement of objectives and policies to guide decisions on planning and land use management. The Village of Harrison Hot Springs OCP sets out the vision and framework for future development of the community. This Plan provides the policy framework for development and infrastructure decisions by the Village Council. It may be updated periodically to ensure that it continues to reflect the long-range community Vision and the Goals of the Plan.

The Official Community Plan is intended to provide a degree of certainty to the Village Council, residents, businesses, and landowners by establishing objectives and policies concerning the form and character of future development and land uses in the community.

The Village's OCP is one of the higher-level planning documents, with respect to providing land use policy guidance. The other high-level document is the *Fraser Valley Regional District's Regional Growth Strategy (RGS)*. The authority to create and adopt an OCP is found within the *Local Government Act*, specifically *section 472*. Within the *Local Government Act* there are various sections that address the creation and adoption process for an OCP. Listed below is the section and summary of that section.

Section	Purpose of this section
471	<i>It outlines the purpose of the OCP</i>
472	<i>It allows for the creation of an OCP</i>
473	<i>It outlines the required content and process</i>
474	<i>What policy statements may be included</i>
475	<i>Who is consulted during the development of an OCP</i>
476	<i>Discussions with the local school district</i>
477	<i>How the OCP is to be adopted</i>
478	<i>Once adopted what effect does the OCP have</i>

An OCP is a local government tool that is adopted as a bylaw that provides objectives and policies to guide decisions on planning and land use management within the Village.

An OCP is significant because, after its adoption, all bylaws and works undertaken by the Village must be consistent with the plan. While every OCP will be created slightly different from each other the underlying theme of an OCP, as required by legislation, addresses issues such as:

- Proposed land uses and land development policies
- Municipal Services such as transportation, and infrastructure requirements
- Environmentally sensitive areas, and parks and open spaces
- Housing needs and policies
- Hazardous Area requirements
- Public facilities including schools
- Neighbourhood character
- Social policies
- Greenhouse Gas (GHG) targets, and
- Building and landscape design guidelines

## 2.0 COMMUNITY VISION AND GOALS OF THE PLAN

---

The principles outlined below are an important philosophical statement on how the Village wishes to evolve over the life of this plan and in turn this provides the framework for future land development.

### 2.1 Vision of the Plan

The overall goal of the OCP is the continued implementation of a pattern of settlement and land use in accordance with the OCP's objectives. Recognizing that communities are dynamic in nature, the underlying principle of the OCP is to ensure that if changes happen within the Village, they respect both man-made and natural attributes and be sustainable. Development must be responsive to the opportunities and constraints offered by the unique geography of each site, respect the past and be compatible with the current values of the community, as expressed through this OCP. The long-term vision for the development of this plan is as follows;

**A residential and resort community with an attractive and inviting Village core of shops and services. A strong commitment to maintaining the scenic qualities, the environment, the quality of life and the vibrant and cultural life combined with a high standard of development.**

### 2.2 Goals of the OCP

The following goals are derived from the vision statement which was shared with the community and reinforced during the public participation process. To achieve the OCP's vision, the following ten (10) goals expand and sets the framework for this OCP.

#### *Goal 1: Provide efficient, equitable and affordable public services*

The strategy to achieve this goal is to ensure that water supply, wastewater treatment and other services meet acceptable standards throughout the Village, that they are coordinated with long-term development growth and that they are equitably financed. New development is expected to pay its fair share of infrastructure and public services expansion costs.

#### *Goal 2: Establish a distinct, pedestrian-oriented Village centre with a range of commercial services*

The strategy to achieve this goal is to encourage Village centre development for a variety of commercial and tourism uses and to provide public works and traffic and parking management that facilitate a pedestrian-friendly environment. The Design Guidelines policy will provide a framework for downtown lakeshore revitalization of private and public spaces in an integrated manner.

#### *Goal 3: Develop tourism and recreation features and activities for the benefit of residents and visitors*

The strategy to achieve this goal is to support the development of and the expansion of the parks, trails, and pathway system, enhance the image and identity of the Village, and encourage high quality development in the lakeshore and tourist commercial areas. The aim is to expand the destination resort qualities and recreational opportunities.

#### *Goal 4: Protect views of the lake and the surrounding mountains*

The strategy to achieve this goal will focus on protecting and enhancing the views to the lake from key sites on Lillooet Avenue and Esplanade Avenue and encouraging future lakeshore development that takes account of the need to protect views of the mountains and lake. It will also support measures to prevent adverse effects of logging on scenic values.



*Goal 5: Protect and maintain air and water quality and biodiversity*

The strategy to achieve this goal involves upgrading wastewater management systems, managing stormwater drainage and runoff, limiting campfires, and protecting important natural habitats and ecosystem functions. The development of a substantial park and trail system and conservation and restoration of the Miami River will also assist in this goal. In order to ensure the protection or appropriate replacement in the urban forest canopy, all development must be guided by and subject to the Village's Tree Protection Bylaws and the Urban Forest Master Plan, as amended from time to time.

*Goal 6: Promote compatible residential and tourism development and community relationships*

The strategy to achieve this goal is to protect residential neighbourhood quality, manage traffic impacts and encourage community collaboration in addressing visitor-resident issues. A major challenge is to provide for increased residential and tourism growth and a coordinated approach to land use and transportation issues that serves the needs of both sectors. This includes wherever possible, separating incompatible land uses and controlling traffic and parking.

*Goal 7: Manage traffic and parking and promote transportation alternatives*

The strategy to achieve this goal is to manage traffic flows and parking so as to minimize congestion and disturbance of residential areas, and to provide a bicycle and walking path network. Visitor parking is a key issue. The livability and attractiveness of the community will depend upon the ability to manage seasonal traffic volumes.

*Goal 8: Provide for a mix of housing types for all ages and incomes*

The strategy to achieve this goal is to designate lands for a variety of housing types and to provide density bonus incentives for affordable and special groups housing. A diverse supply of housing, including seniors housing is important to the future character of the community.

*Goal 9: Restore and protect Miami River and related aquatic systems*

The strategy to achieve this goal is to continue support either the federal or provincial agencies that are looking to restore the natural flows, improve water quality and protect riparian and watershed functions. Miami River is a key feature in managing drainage and flooding, enhancing the quality of the environment, and implementing the tourism development strategy of the Village.

*Goal 10: Reduce community greenhouse gas emissions*

Recognizing the importance of long-term emission reductions and the significance of the Provincial government's targets. The strategy to achieve this goal is to encourage a compact and complete Village centre, facilitate and re-design transportation infrastructure and services that increase alternative transportation and reduce private vehicle use, encourage more energy-efficient buildings and renewable, low-carbon energy sources, and reduce waste generation and landfill disposal.

## 2.3 Village Profile

The Village is located within the Fraser Valley Regional District and is a destination community that offers residents and visitors, scenic surroundings, a natural hot springs, and a developed tourism industry. All of these attributes make Harrison Hot Springs a great place to stay over both the short and long terms. With respect to the developed tourism industry the following labour statistics indicate that the tourism industry is the main driver of the local economy.

In addition to the developed tourism industry the Village has experienced a growth in the number of business licenses issued since 2015. The number of business licences issued has grown by almost 85% over the past seven (7) years, as outlined in the chart below.

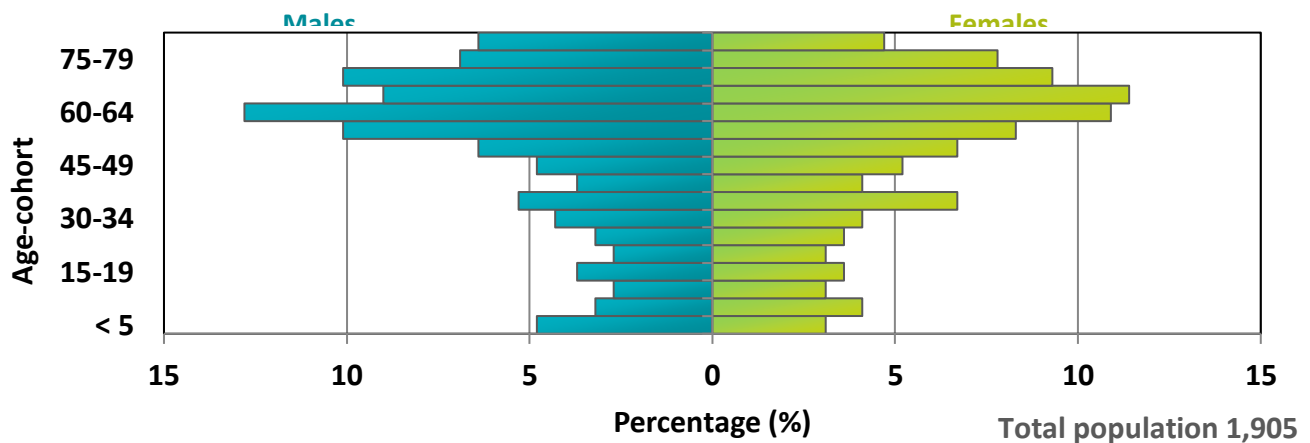
**Business Licenses Issued (2015-2022)**

Source: Village Office, 2022

Business Type	2015	2016	2017	2018	2019	2020	2021	2022
Amusement/Recreation	18	18	18	18	18	19	19	19
Contractor	2	2	2	2	2	2	3	3
Non-resident Contractor	12	12	13	15	16	20	22	22
Home Occupation	14	15	15	17	22	22	25	26
Lodging	5	5	5	8	10	10	10	10
Miscellaneous	3	3	3	5	6	6	9	10
Personal Services	1	2	2	2	2	2	4	4
Restaurant/Food Services	13	14	15	19	22	23	26	26
Retail	8	8	8	9	10	10	11	11
Service Station	1	1	1	1	1	1	1	1
Suite Rentals	1	1	1	1	1	3	8	8
Inter-Municipal						3	3	4
<b>Totals</b>	<b>78</b>	<b>81</b>	<b>83</b>	<b>97</b>	<b>110</b>	<b>121</b>	<b>141</b>	<b>144</b>

The population of Harrison Hot Springs grew during the period from 1996 to 2006, when the Statistics Canada Census reported 655 people in 1991, 898 in 1996, 1,343 in 2001, and 1,573 in 2006. The population receded slightly to 1,468 in 2011 and 2016. Today the 2021 census indicates the village has a population of 1,905 which is a change of almost 30% (29.8%) from its 2016 population of 1,468. Listed below is the current population breakdown.

**2021 Harrison Hot Springs Base Population**



## 2.4 Regional Context Statement

To support the Regional Growth Strategy of the Fraser Valley Regional District (FVRD), and the vision of a “vibrant, distinct and sustainable communities that accept responsibly managed growth while being committed to protecting the land resource and the natural environment to ensure that a high quality of life is accessible to all.”

The *FVRD Choices for our Future, Regional Growth Strategy for the Fraser Valley Regional District*, sets out a framework to guide member communities, jointly and individually, in pursuing the vision described above. The Regional Growth Strategy (RGS) identifies eight goals, and the Village of Harrison Hot Springs OCP address these goals in the following manner:

### *Increase Transportation Choice and Efficiency*

The RGS Regional Transportation Improvement Priorities identify Hot Springs Road as a medium to long term priority for upgrading to accommodate increased population growth in Harrison Hot Springs. The RGS also promotes settlement patterns that minimize the use of automobiles and encourages walking, bicycling, and the efficient use of public transit, where practical. The relevant OCP policies are to:

- a. Concentrate higher density residential land uses within and near the Village Centre, reducing the need for local car dependency (*policies 5.4.2(b) and 7.3.1*).
- b. Develop an integrated parks and trail system for the community and a pedestrian-bicycle path along Hot Springs Road (*policy 12.3*).
- c. Promote direct bus service from Chilliwack (*policy 3.6(i)*).
- d. Work with Ministry of Transportation and Infrastructure on mutual transportation issues (*policy 3.6(i)*).

### *Support and Enhance the Agriculture Sector*

The RGS encourages the development of a long-term strategy that will balance the need for stable, long-term Agricultural Land Reserve boundaries with the need for additional land to support employment growth in all sectors, including agriculture, and the need for contiguous urban development. The relevant OCP policies are to:

- a. Recognize the jurisdiction of the Agricultural Land Commission over the Agricultural Land Reserve (ALR). Accommodate residential growth through infill and higher densities in the developed area and maintain Resource and Public Use designations on ALR lands (*policies 8.2(a) and 8.3(a)*).
- b. ALR lands are noted on Map #1, Land Use designation Map.

### *Manage Urban Land Responsibly*

The RGS supports Official Community Plans policies that encourage infill, redevelopment, densification, and mixed use as a means of creating more compact development patterns. The relevant OCP policies are to:

- a. Manage growth within the Fraser Valley Regional District’s Urban Growth Boundary by directing it toward existing developed areas and by increasing residential densities (*policies 5.4.2 (b), 5.4.5, and 7.3.1*).
- b. Increase density and mixed uses in the Village Centre for a more compact urban structure (*policies 5.4.2, 5.4.3, 5.4.4, and 5.4.5*).
- c. Promote commercial services in the Village Centre in support of a more complete community (*policy 5.4.2*).
- d. Avoid urban development into the lake and within the geotechnical hazard areas (*policies 5.2, and 4.4*).

### *Develop a Network of Sustainable Communities*

The RGS supports official community plans and other plans that incorporate sustainable planning principles as a means to becoming more sustainable and self-sufficient. The relevant OCP policies are to:

- a. Increase the range of services and amenities available within the Village Centre (*policies 3.3*).
- b. Provide incentives for affordable housing (*policy 3.2(g)*).
- c. Upgrade wastewater treatment facilities to protect water quality (*policy 9.2*).
- d. Upgrade water supply infrastructure and management to improve the efficiency and effectiveness of water systems (*policy 9.2*).
- e. Promote waste reduction and recycling (*policy 10.2*).

### *Protect the Natural Environment and Promote Environmental Stewardship*

The RGS aims to protect air quality, water quality and natural environment, and proposes various regional initiatives for environmental stewardship. The relevant OCP policies are to:

- a. Protect environmental values through development permit areas that achieve specific environmental objectives (*policies 4.6, and 4.7*).
- b. Promote Miami River protection and rehabilitation (*policy 4.7*).
- c. Undertake environmental sensitive areas inventory (*policies 3.4, 3.8, and 3.10*).
- d. Upgrade wastewater treatment facilities to protect water quality (*policy 9.2*).
- e. Promote the “reduce, reuse and recycle” approach to waste management (*policy 10.2(b)*).

### *Protect and Manage Rural and Recreational Lands*

The RGS supports the development of a regional park system in context with federal, provincial, municipal and FVRD regional park systems and greenway initiatives, and encourages the development and coordination of municipal and rural walking and bicycle path plans and seeks cooperation on the management of land use on Crown Lands. The relevant OCP policies are to:

- a. Protect forest cover on resource lands (*policy 8.3*).

### *Achieve Sustainable Economic Growth*

The RGS encourages the development of a strong employment base and a favourable investment climate that will support economic growth and diversity. Tourism is the primary economic driver for Harrison Hot Springs. The relevant OCP policies are to:

- a. Facilitate economic change in the evolution of the tourism economy toward high-value, more diverse tourism opportunities (*policy 5.2*).
- b. Provide for artisan workshops on large lots adjacent to Hot Springs Road (*policy 4.2*).

### *Manage Water, Energy Resources and Waste Responsibly*

The RGS highlights the challenge to ensure that future development takes place only where adequate infrastructure and community facilities exist or can be provided in a timely, economic, and environmentally sound manner. (*policies 9.2, 10.2 and 10.3*)

## **2.5 Indigenous Context and History**

The Village of Harrison Hot Springs is located in Sts’ailes territory and the Village is committed to working with Sts’ailes leadership now and in the future, in the spirit of reconciliation, and for the betterment of both communities. A strengthened relationship between the Village and Sts’ailes will contribute to the successful alignment and implementation of both community’s values and visions, particularly with respect to stewarding the natural environment, promoting sustainable eco-tourism opportunities, and ensuring controlled growth in the Village and surrounding areas.

Sts'ailes is a Coast Salish Halkomelem speaking tribe linked with surrounding Indigenous Peoples through kinship, language, trade, intermarriage, ceremonies, and stories. Before Europeans arrived, Sts'ailes households lived near the hot springs in a village known as Qwó:íls. Besides the cultural and healing properties of the hot springs, the Sts'ailes and their neighbours valued and utilized abundant local resources including a tall grass (mats'el or th'a:xey), stone outcrops for tools, and all species of salmon. Qwó:íls was also an important nexus for movement between Harrison Lake, Harrison River, and the Fraser River. The overland Whippoorwill Point trail has great antiquity, being commonly used by Sts'ailes people who stowed their canoes in order to bypass strong winds on Harrison Lake. Today the Village of Harrison Hot Springs is home to Qwóltz Park.

Since time immemorial, the ancestors of the Sts'ailes people lived in dozens of settlements like Qwó:íls along the shorelines of the lakes and rivers of their Xaxa Temexw (Sacred Earth). Sts'ailes histories tell how the first ancestors came from the sky, made lives for themselves in the Harrison Watershed, forged powerful kinship bonds with other living plants and animals, and developed the skills, practices, and respect to live and thrive. The Village of Harrison Hot Springs is committed to restoring some of Sts'ailes' lost connections and opportunities resulting from being displaced and disposed in their own territory.

## 2.6 Public process utilized for the development of this OCP

Various tools were utilized to solicit and include public input into this OCP. The tools utilized are listed below;

- i. Community surveys,
- ii. Pop-up events,
- iii. World café,
- iv. An Open House series,
- v. Public Hearing.



## 3.0 DEVELOPMENT FRAMEWORK

### 3.1 Overall Development Concept

The overall development concept is a broad summary of the general land use priorities for the future of Harrison Hot Springs, consistent with the Goals of the OCP. The elements of this concept are as follows:

#### *Village Centre:*

Development of a compact, pedestrian-oriented town centre with mixed use commercial and residential development, a range of services and a comprehensive design theme for buildings and streetscape; to be guided by the Village Design Guidelines.

#### *Lakeshore Development:*

Enhancement and extension of the lakeshore park and walkway from the hot springs source site on the west to the marinas on the east, protection of the views of the lake, development of the hot springs source site, and review of parking and road system.

#### *Residential Development:*

Expansion of multi-family residential uses in the Village Centre, townhouse development near Lillooet Avenue east, and low-density residential development in central/south Harrison, with appropriate traffic management to protect residential quality.

#### *Tourism Development:*

Increased economic opportunities for tourism growth and outdoor recreation activities compatible with adjacent residential land uses; to be guided by a long-term Tourism Development Strategy that focuses on the future of tourism in Harrison Hot Springs.

#### *Park and Trail System Development:*

An integrated system of parks and trails that expands the outdoor recreation and tourism activities, linking Hot Springs Road, Miami River, the East Sector, the lakeshore, the Harrison River, and other features.

The community has expressed continued support for managed growth that emphasizes protection of the natural environment and scenic values, development of the Village Centre, and improved streetscapes, and features that support a high-quality tourism destination and community.

### 3.2 Village Housing

The Council undertook a Housing Needs Assessment in 2019. Listed below is a summary of the anticipated housing needs, as identified in this report for the next five years.



## Future Housing Needs

### General

- It is anticipated that in the next five years, the addition of several units of 1–2-bedroom housing will adequately service the community as its demographics shift. There may be a limited need for new 3-bedroom units for families.
- There is not an anticipated need for a significant housing stock increase, as the population increase will be slow. Instead, there is a need to continue to monitor housing stocks to ensure that market housing needs are being met and the rate of building reflects the population increase.
- The 2020 anticipated housing need projection shows an increase in bachelor, 1- and 2-bedroom dwellings to support a wider variety of family and lifestyle needs.
- From 2022 onwards, the need for additional bachelor units will decrease; instead, an anticipated need for more 1–2-bedroom units are indicated, reflecting a community that currently chooses a majority of detached homes, but may need to transition into smaller accommodations as the community ages.

### Seniors

- Though the population is not projected to increase to levels that would require large increases in housing stock, an ageing population and shift towards seniors ageing in place will require more housing units for fixed or low-income seniors.
- An ageing population and an average household size of 2.0 demonstrates a potential need for smaller housing typologies in the future as those currently living in detached homes look to downsize.

### Workforce

- Given the dependency on workers from the neighbouring community and greater region it might be worth understanding opportunities and needs for housing more of the workforce within Harrison or at least in Kent.
- Ensuring the right balance between vacation homes and workforce homes means that part-time vacationers actually have someone to serve them when they are in Harrison.
- A mix of accommodation types targeted at the workforce might include purpose-built market rental dwellings and potentially more affordable ownership dwellings restricted to employees.

Source: Harrison Hot Springs Housing Needs and Supply Report, November 27, 2019, prepared by the Centre for Sustainability and M'akola Development Services, pages 26-27.

As per the summary above and s. 473(2) of the *Local Government Act* as amended from time to time, the Council will continue to work with developers and other non-profit groups on securing affordable rental, and special groups housing, as outlined in the policy below.

### 3.3 Objective:

Recognition of the importance of housing as a fundamental part of individual and community health and ensure that all residents have an affordable and adequate place to live.

Progress can be measured by:

- a. An increase in number of non-market housing units created, as a percentage of total units; and or
- b. A healthy and stable vacancy rate.

The Village policies include but are not limited to the following:

- a. Protect existing affordable rental housing stock.
- b. Require any affordable housing amenity to be supported by appropriate legal and enforceable instruments, such as Housing Agreements.
- c. Investigate the use of inclusionary zoning to require any potential density increase to incorporate a proportion of affordable units.
- d. Investigate zoning bylaw amendments to apply residential rental tenure zoning in appropriate locations.
- e. Amend the zoning on parcels to provide for additional density for purpose-built rental and affordable housing.
- f. Consider opportunities to incentivize new affordable housing.
- g. Consider implications on housing costs and affordability when developing or amending land use and development policy and regulation.
- h. Support subsidized housing, supportive housing, and non-market housing for vulnerable populations such as seniors, and or low-income.

In addition to the above the Village will work with others to:

- a. Partner with other government agencies, the private sector, non-profit organizations, and service agencies to pursue affordable housing opportunities.
- b. Explore governance options for delivering and managing affordable housing.
- c. Identify and engage key stakeholders and service providers in the delivery of affordable housing.

### 3.4 Community Amenity Contributions (CAC)

Community amenities are contributions agreed to by an applicant/developer and the Village of Harrison Hot Springs, as a part of a rezoning review and process. The offer of a CAC is strictly voluntary, and if the applicant/developer and the Village agree to use the CAC then the CAC will be obtained when the Village decides to adopt the rezoning bylaw. The use of the CAC cannot be delegated to either a building official or the Approving Officer.

The following list provides examples of CACs that may be appropriate, depending on the circumstances:

- a. Contribution of land for a civic or institutional use;
- b. Contribution to any community safety infrastructure and equipment;
- c. Contribution of land for special groups housing or affordable housing;
- d. Improvements to public facilities or public buildings;
- e. Heritage conservation;
- f. Provision of park improvements or park land (beyond statutory requirements);
- g. Protection of environmentally significant areas beyond minimum requirements;
- h. Public realm improvements beyond statutory requirements (i.e., public plaza, pedestrian and cycling linkages, community art);
- i. Contribution of land for the purpose of watershed protection;
- j. Viewscape protection;
- k. Neighbourhood enhancement project; and
- l. Provision of cash to the Village of Harrison Hot Springs Amenity Fund (i.e., recommended contribution of \$1,000 per residential unit to be constructed in the development, or as adjusted periodically) for a future Community Amenity.



### 3.4.1 Council policies:

- a. Council may choose to accept CACs where it considers that the Village's future budgets will be able to support the estimated lifecycle costs of operating, maintaining, and repairing the Community Amenity.
- b. If applicable, CACs will be negotiated on a case specific basis as each Development proposal is unique.
- c. Staff are hereby authorized to negotiate with an applicant, as and when required. The final decision on the CAC offer rests with the Council.

## 3.5 Development Approval Information Areas

### 3.5.1 Areas Designated

- a. This OCP has designated all Development Permit areas as Development Approval Information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.
- b. This OCP also designates all areas that may be rezoned in any of the following designated areas, the Lakeshore, the Marine Tourist Commercial, the Waterfront Commercial, Village Centre, and the Tourist Commercial areas, as Development Approval Information areas in accordance with provincial legislation in order to assist the residents understand what, if any, the impacts on the Village that may result if the application is approved.
- c. The East Sector Special Planning Area.
- d. The rezoning of any lands that results in ten (10) or more residential dwelling units, being developed.

## 3.6 Greenhouse Gas Emission Reduction Policies and Actions

The Village will undertake the following actions with the aim of achieving the community emissions reduction. In many cases, these actions will build upon actions already planned, commenced, or undertaken by the Village.

### *Cross-Cutting, Strategic Actions*

Continue to participate in regional discussions and plans relating to energy, climate change and sustainability, and continue to work with other jurisdictions to learn from their experience.

### *Land Use Actions*

- i. Continue the process of updating the zoning bylaw to incorporate provisions that encourage compact, complete community development.
- ii. Explore density incentives where appropriate – for example, density for cash contributions to off-site parking.
- iii. Continue to identify opportunities for tourism tax-funded infrastructure improvements that support emissions reductions and tourism, such as walkability.
- iv. Continue to encourage the development of local services such as grocery stores, which can service many of the day-to-day needs of residents and visitors; consider the accessibility of regional services in this work.

### *Transportation Actions*

- i. Continue to advocate and work with partners to develop transit solutions to/from Harrison Hot Springs and major destinations, also aimed at reducing fossil fuel consumption.
- ii. Continue setting up electric car charging stations.

### *Buildings Actions*

- i. Develop a green building/energy efficiency standard or checklist with the Fraser Valley Regional District Building Inspection Department.
- ii. Develop and promote incentives aimed at improving energy efficiency and utilizing renewable energy in new construction and existing buildings.

### *Energy Supply Actions*

- i. Pursue utilization of alternative, low carbon energy sources and systems including geothermal/waste heat and district energy for the Village Centre and engage community partners in this process.

### *Waste and Resource Management Actions*

- i. Continue to pursue expansion and/or enhancement of services that will reduce waste disposal and landfilling, particularly organic food waste that contributes to landfill gas emissions.
- ii. Expand waste reduction education efforts widely in the Village and use this as an avenue for broader greenhouse gas emissions reduction education.

### *Energy and Climate Change*

- i. Promote energy conservation, transportation efficiency and public transit in public infrastructure investments and development planning.
- ii. Encourage energy conservation and efficiency and other green building measures in proposals for new tourist accommodation facilities and major public facilities, including future redevelopment of the Memorial Hall.

## **3.7 Sand and Gravel Deposits**

There are no active or known sand and gravel pits located within the Village boundaries.

## **3.8 The East Sector Special Planning Area**

### **3.8.1 Land tenure and environmental information**

#### *Background*

The East Sector Special Planning Area consists of about 162 hectares of land east of McCombs Drive, including the western slopes of Bear Mountain. The area is undeveloped and heavily wooded, and much of it lies within the Agricultural Land Reserve. A portion of the area is held by the Village (34 ha), with a portion of the area privately held (29 ha) and the balance under provincial crown land designation (99 ha).

The East Sector contains a major section of the Miami River and its eastern tributaries and various remnant wetlands and bogs. Complex drainage patterns exist in the area and affect the lowland water management and flood protection of the residential areas. The majority of the area is covered by mixed coniferous/ deciduous forest. Portions of the area are inundated with water during certain periods.

Several designated rare and endangered species and threatened species of plants and animals occur in the East Sector Area, including the extremely rare Pacific water shrew. Future planning of the area must provide for the protection of:

- a. two rare plant communities (black cottonwood/red-osier dogwood and black cottonwood/sitka willow) associated with wetland and lowland habitat on the northern portion of the East Sector;
- b. a sphagnum bog on private lands containing locally rare vegetation and an adjacent trembling aspen stand;
- c. various stands of mature Douglas fir and big leaf maple found throughout western portions of the East Sector that have significant wildlife trees; and
- d. the aquatic and riparian habitats of the Miami River watershed.

### 3.8.2 Land Development Policies

The primary community interest lies in protecting the important ecological values in this area, managing the drainage regime, providing for recreation/nature trails linked to the overall trail system for the Village.

#### *Objectives*

- a. Provide clear direction for the ecological protection and future use of the East Sector in a manner consistent with the Goals of this OCP and based on thorough knowledge of the physical and natural resource features of the area - both opportunities and constraints, and on thorough consultation with the community, the Agricultural Land Commission and the Ministry of Agriculture and Lands.
- b. Ensure that public amenity values in this area, such as the Miami River corridor and trail systems, are preserved and enhanced for the future use and enjoyment of the entire community.

## 3.9 Areas Subject to Hazardous Conditions

#### *Background*

The Village contains some known areas that are subject to hazardous conditions. These areas include the steep slopes at both the eastern and western boundaries of the Village. Significant portions of the Village are located within the floodplain, and new development is subject to flood proofing requirements. Details of the geotechnical and flooding hazard assessment are provided by Thurber Engineering Ltd. in a report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. report entitled, 'Hazard Lands - Secondary Study'. Other hazards include the potential for interface fires in the forested areas on the east and west sides of the Village.

#### *Objectives*

- a. Identify known areas that are subject to hazardous conditions.
- b. Control development in areas that are subject to hazardous conditions and ensure that measures have been taken to address the hazards.
- c. Set out the requirements or standards for developments within these areas subject to hazardous conditions, primarily through floodplain designation and Development Permit Areas.

#### *Policies*

##### *Steeply Sloped Areas*

- a. New Developments within these areas will require a Development Permit in accordance with the provisions of this OCP.

##### *Areas Subject to Flooding*

- a. To protect development from flooding, the areas within the Village, the Flood Construction Level will be set at 14.55 metres elevation above sea level, as amended from time to time.
- b. The use of a floodplain covenant may be utilized.

- c. Developers are encouraged to review the Flood Control Requirements section of the *Village's Zoning Bylaw, 1115, 2017*, as amended from time to time.

#### *Areas Exposed to Interface Fire Potential*

- a. New Developments within this area will require a Development Permit issued in accordance with the provisions of this OCP, as amended from time to time.

### **3.10 Environmentally Sensitive Areas**

#### *Background*

Continuation on the protection of the natural environment is one of the major priorities expressed by residents during the community input process. Environmentally sensitive areas are special natural areas in Harrison Hot Springs that have particular ecological values or functions and that are generally sensitive to the impacts of development. This includes the Miami River and their watersheds, the various natural habitats in the East Sector, and other natural resource values associated with the steep slopes and with Harrison River.

#### *Objectives*

- a. Protect the natural beauty and environmental integrity of the community by paying particular attention to the forested areas, Miami River, Harrison Lake, and Harrison River.
- b. Identify the environmentally sensitive areas of the community through a comprehensive inventory of important natural areas and features, including natural areas that affect the drainage and ecological functions of the Miami River.
- c. Ensure environmentally sensitive areas identified are protected through development controls such as the use of Development Permit Areas and other mechanisms.
- d. Encourage the protection and rehabilitation of Miami River through community initiatives and drainage management.

#### *Policies*

- a. To develop an inventory of environmentally sensitive areas in the community and to identify conservation requirements for important natural areas and features.
- b. To actively support the community efforts to protect and rehabilitate the Miami River, and to implement the provincial and federal governments' requirements for streamside protection.
- c. To designate environmentally sensitive areas as Development Permit Areas that recognize the special natural features that require appropriate protection and enhancement measures.

## 4.0 DEVELOPMENT PERMIT AREAS

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### i. Development Permit Requirements

Development Permit Areas will be established under s.488 of the *Local Government Act*, as amended from time to time. The purpose of these areas is to provide flexibility to accommodate development while meeting certain specified development, hazard protection or environmental objectives on the site. Development permits may vary aspects of a regulatory bylaw, excluding the permitted land use and density requirements.

This Official Community Plan has designated all development permit areas as development approval information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.

### ii. Conditions Where Development Permits Are Not Required

Development Permits are not required within the specified development permit areas under the following conditions:

- a. for an internal alteration which does not affect the outer appearance of the building;
- b. within the Lakeshore Development Permit Area, for the replacement, upgrading or repair of the external covering of existing buildings (i.e., roofing or siding) with similar materials
- c. within the Riparian Protection Development Permit Area as per the Riparian Area Protection Regulations, as amended from time to time.

### iii. Emergency or Municipal works

A development permit is not required:

For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors. Emergency procedures to prevent, control or reduce erosion, or other immediate threats to life and property including:

- i. Emergency actions for flood protection, wildfire protection and erosion protection;
- ii. Clearing of an obstruction from bridge, culvert, or drainage flow; repairs to bridges and safety fences in accordance with any federal or provincial Act;
- iii. Removal of hazardous trees that present a danger to the safety of persons or are likely to damage public or private property;
- iv. For restoration works under the supervision of a qualified professional.

### iv. Wildfire development permit areas

A permit is not required:

- i. For internal alterations of a building.
- ii. For the removal of trees or other plant materials.
- iii. For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors.

## 4.1 Lakeshore Development Permit Area



### 4.1.1 Category

The Lakeshore Development area is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* as amended from time to time, to establish objectives and guidelines for the form and character of commercial and multi-family residential development.

### 4.1.2 Area

The Lakeshore Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.1.3 Justification

Commercial and multi-family residential development in the Lakeshore Area is designated within a Development Permit Area in response to the following objectives:

- a. Recognize the Lakeshore Area as a critical area due, in part, to its high potential for major new development and redevelopment.
- b. Ensure a high quality of both tourist-oriented commercial development and new residential development.
- c. Encourage uses, building design and landscaping which build on the unique opportunities presented by Harrison Lake, the beach, and the surrounding area.
- d. The use of the design guidelines for development within the Lakeshore Area will help to maintain the Village character, promote compatibility and architectural integrity with existing development, and help to preserve views.

### 4.1.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

- a. Being architectural responsive to the medium density mixed-use context and integrated with neighbouring buildings of various ages.
- b. Site planning based on creating continuous street-oriented 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 which 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.

#### 4.1.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Lakeshore Development Permit must include:

##### Site Plan

A detailed, professionally prepared Site Plan showing parking layouts, all existing and proposed development.

##### Concept Plan

A Concept Plan showing context photos, colour elevation drawings and a list of materials to be used.

##### Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

##### An On-Site Parking Plan

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

## 4.2 Tourist Commercial Development Permit Area

### 4.2.1 Category

The Commercial area is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* as amended from time to time, to establish the objectives and guidelines for the form and character of any commercial development.

### 4.2.2 Area

The Tourist Commercial Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.2.3 Justification

Commercial development is designated within a Development Permit Area in response to the following objectives:

- The design of the Commercial uses must be in a manner that complements the visual character of the Hot Springs Road corridor and avoids conflicts with adjacent land uses.

### 4.2.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design guidelines also include the following:

- a. Creation of a "commercial strip" image must be avoided by encouraging:
  - innovative building design and configuration;
  - siting of buildings near the front of a parcels with landscaped areas rather than paved parking areas between the building and the adjacent roadway;
  - adequate on-site parking at the rear, side or within buildings rather than the front; and
  - significant landscaping adjacent to public rights-of-way and integrated within the site.
- b. All Developments must allow for the maximum sun penetration to pedestrian levels. Important view corridors must be preserved.
- c. The Building and Structure, and site design must strive to reduce the apparent mass of structures and to integrate the development within its site and locality;
- d. Context, variety, continuity, and pedestrian interest must be expressed in the design of buildings, especially at ground level.
- e. Landscape screening requirements must be utilized to separate parking clusters and to mask storage and service areas from adjacent residential uses and pedestrian view.
- f. Commercial uses must be sited to afford maximum privacy to any adjacent Residential uses.
- g. Natural landscape areas must be retained and incorporated into site development plans when feasible.

### 4.2.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Tourist Commercial Development Permit must include:



### Site Plan

A detailed, professionally prepared Site Plan showing parking layouts, and all existing and proposed development.

### Concept Plan

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

### Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

### An on-site Parking Plan

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

## 4.3 Multi-Family Residential Development Permit Area

### 4.3.1 Category

Lakeshore Residential development is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* to establish objectives and guidelines for the form and character of multi-family residential development.

### 4.3.2 Area

The Multi-Family Residential Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.3.3 Justification

Multi-family Residential Development in the Lakeshore Residential Area is designated within a Development Permit Area in response to the following objectives:

- Promote compatibility of new Residential Development with existing developments and with the overall character of the Village.

### 4.3.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

- a. Architecture responsive to the small-scale residential context and the integration of the site in terms of the Building or Structure's form and massing, rooflines and orientation and relationships to streetscape, must be demonstrated.
- b. Emphasis on the natural scenic setting, and the need to complement the scenic and environmental values.
- c. Variation on the Building or Structure themes must result in a balance between continuity and a healthy diversity, both within multi-family residential and the adjacent Development.
- d. Sensitivity to the pedestrian experience, must be demonstrated.

### 4.3.5 Required Reports

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Multi-Family Residential Development Permit must include:

#### Site Plan

A detailed, professionally prepared Site Plan showing parking layouts, all existing and proposed development.

#### Concept Plan

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

## Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

## 4.4 Geotechnical Hazard Development Permit Area



### 4.4.1 Category

The Geotechnical Hazard Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

### 4.4.2 Area

The Geotechnical Hazard Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.4.3 Justification

Research and analysis supporting the identification of the Geotechnical Hazard Development Permit Area as a hazardous area is set out by Thurber Engineering Ltd. in the October 11, 1988, letter report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. April 23, 1992, letter report entitled, 'Hazard Lands - Secondary Study'. The 1988 report notes that "current guidelines for geotechnical practice suggest that a 1/500-year probability of occurrence for land sliding should be the basis for evaluating the acceptability of landslide hazards on residential properties." The report identifies areas where this 1/500-year probability of occurrence of combined slope hazards (rockfalls, debris, avalanches, debris torrents) may be exceeded.

The 1992 report provides a more precise delineation of the general hazard zones west of Hot Springs Road. It analyzed the potential runout distance of large falling rock fragments. Based on this analysis, the report established three hazard zones and recommended that these be recognized in land use decisions concerning the study area. These zones are:

- Hazard Zone A:** Steep land Zone
- Hazard Zone B:** Rockfall Runout Zone
- Hazard Zone C:** Negligible Hazard Zone

The report notes that "areas within **Zone A** should be considered subject to rockfall and debris avalanche hazard of moderate probability, meaning that a significant damage incident should be expected within the design life of a Building or Structure. **Zone B** should be considered subject to rockfall and debris avalanche of moderate to low probability meaning that, although not very likely, a damage incident can still occur within the design life of the Building or Structure." **Zone C** "is considered to have negligible exposure to geotechnical hazard.

It is the objective of this Development Permit Area (DPA) to protect development from the geotechnical hazards noted above.

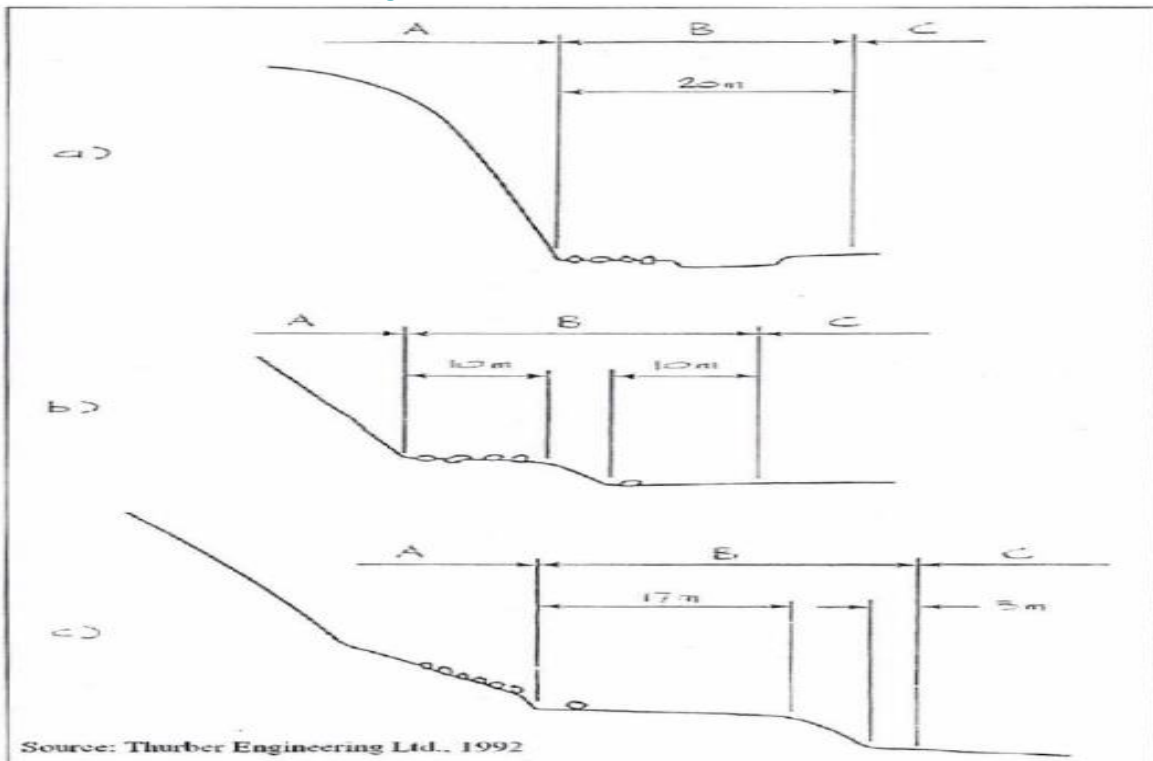
### Hazard Area A: Steep land Zone

This area covers the mountain slope, including cliffs and benches, wherever the ground surface inclination exceeds 3H:1V. Excluded from area A are low benches whose surface slopes at less than 18 degrees over the width of at least 10 m and lies less than 10 m above the general elevation of the adjacent Miami River floodplain. Sites located within area A must be considered subject to any rockfall and debris avalanche hazard of moderate possibility.

### Hazard Area B: Rockfall Runout Zone

This rockfall runout area is a band 20 m wide, measures from the east (downslope) boundary of area A, as defined above, towards the east. The 20 m width must be measured only as a flat-lying surface, not including the widths of any terraces, steps, or bench fronts steeper than 3H:1V (see examples b and c in **Figure 1**).

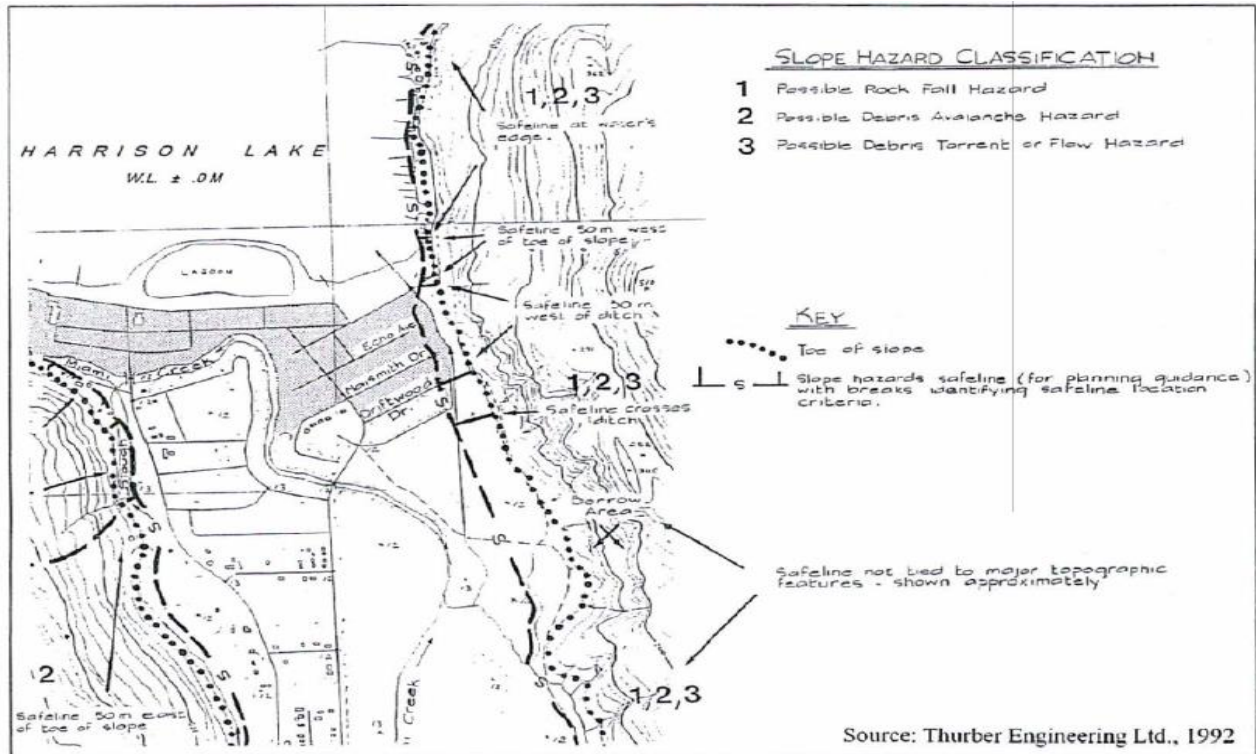
**Figure 1: Geotechnical Hazard Zones**



- a. Notwithstanding the uses permitted in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time, within Hazard Zones A or B, as illustrated **on Figure 1**, no Buildings or Structures or other uses must not be permitted which involves any overnight accommodation, Tourist Accommodation, or the assembly of people on, or the attraction of people to the site.
- b. The hazard area restrictions may be relaxed based on a detailed inspection and with the use of protective measures prescribed by a certified professional engineer or geologist with experience in geotechnical engineering.
- c. Where *the Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time, permits Residential use and where the site-specific inspection or the Geotechnical Report identifies safe Building or Structure sites, all new Lots created must include suitable Building or Structure sites in areas not subject to hazard. Clustering of Lots away from the hazard area may happen and the regulations respecting the minimum size of parcels of land that may be created by subdivision may be varied to facilitate the optimum uses of the land.

- d. Land uses may be restricted in areas of geological hazard and landowners may be required to ensure that the land can be safely used for the use intended and that appropriate mitigative and protective conditions may be implemented. The areas of geologic hazard are the areas outside of the “safeline” and towards the toe of the slope, identified in the *Thurber Engineering 1988 report (Dwg. 14-75-0-1)*, portions of which are illustrated on **Figure 2**, which estimates the 1/500-year probability of combined slope hazards.

**Figure 2: Estimated Slope Hazards Safeline**



#### 4.4.4 Guidelines

Development Permits issued in these areas must be in accordance with the following guidelines:

- Within the Geotechnical Hazard DPA Buildings or Structures must have a site-specific Geotechnical Report, prepared by a certified professional engineer with experience in geotechnical engineering. The report which the Village will use to determine the conditions and requirements of the Development Permit must certify that the land may be used safely for the use intended.
- Within this Development Permit Area, a land survey prepared by a qualified BCLS Land surveyor, may be required to determine the correct hazard zone boundary.
- On the basis of the site-specific Geotechnical Report referred to in these Guidelines, conditions may be imposed restricting the uses and densities permitted in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time. This can include but not be limited to, the sequence and timing of construction, areas to remain free of development, vegetation, or trees to be planted or retained, natural drainage to be maintained or enhanced.
- There must be no alterations to the natural drainage of the site, and the Development or excavation permitted must not cause or contribute to hazardous conditions on the site or on any adjacent lands.

#### 4.4.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for this Development Permit must include:

##### Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading, topography, slopes, and water courses.

##### Geotechnical Hazard Assessment

A Geotechnical Hazard Assessment report prepared by a Qualified Professional, that identifies all hazard areas or risks associated with the proposed development and includes details on the protection and mitigation measures required for the proposed development. The report must indicate that the property can be safely used as intended. The report will be used to identify areas of land that should remain free of Development. Those areas identified as not suitable for development will be set out in the development permit and may be protected by a *Section 219* covenant restricting the future use of specific areas of the property.

The report must include the following information:

- i. A topographic and geomorphic description of the site and a statement as to which type of natural hazards may affect it.
- ii. A review of previous geotechnical studies affecting the site and/or of engineering work in the vicinity.
- iii. An assessment of the nature, extent, frequency (probability) and potential effect of the hazard including a description of the scientific methodology used to define these parameters. The methodology should be described in sufficient detail to facilitate a professional review of the study if necessary.
- iv. Proposed mitigative works - if any, including construction and maintenance programs for such works and/or actions designed to prevent hazardous occurrences.
- v. An assessment of the effect of the mitigative work in terms of its ability to reduce the potential impact of the hazard.
- vi. A certification that the land may be used safely for the use intended.
- vii. Any other recommendations which the engineer believes appropriate.
- viii. The signature and seal of a B.C. registered P.Eng. or P.Geo. with experience in the specialized field appropriate to the study.

##### Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.

## 4.5 Interface Wildfire Development Permit Area



### 4.5.1 Category

The Interface Wildfire Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

### 4.5.2 Area

The Interface Wildfire Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.5.3 Justification

The *Local Government Act* allows for Development Permits for the establishment of objectives and guidelines for the protection of development from hazardous conditions. A portion of the community has been identified as being subject to wildfire hazards. Such conditions can be hazards to development. The Village completed a study in 2017 which recommended the Interface Wildfire Development Permit process be used to ensure that development in potentially hazardous areas is conducted safely. The study identified areas of the community that are exposed to a high-risk of wildland fire. The Village will continue to review the efficacy of these guidelines in mitigating wildfire risk. Additional studies may be required as development forms in the Village changes overtime. These guidelines aim to balance tree retention with wildfire protection, particularly on large lots abutting natural areas.

### 4.5.4 Guidelines

- a. Development within areas at risk of wildfire must be sited on lots accordingly away from thick vegetation and tree clusters to reduce potential for wildfire damage.
- b. No vegetation which supports fire spread must be planted within 10 m of any proposed structure in order to create a clear area around the building.
- c. Only small shrubbery or garden plants are permitted within 10m of any proposed structure.
- d. Vegetation within 30 m of all proposed structures should be pruned and thinned. Deadfall and other flammable materials must be removed.
- e. Remaining trees within 30 m of proposed structures should be spaced a minimum of 3 m to 6 m apart to prevent the fire from moving from crown to crown.
- f. Lower branches should be trimmed up to a minimum 2.5 m in height.
- g. Vegetation must be cleared 3 m back from power lines and propane tanks.
- h. Where sensitive environmental features are identified, the importance of features should be weighed against the risk of wildfire prevention.
- i. Buildings and Structures within the Wildland Fire Development Permit Area should be constructed with fire-resistant materials.



- j. Fire-resistant roofing materials such as metal, clay tile, asphalt shingles and treated wood should be used on all buildings.
- k. Roofs should have a steep pitch in order to prevent the collection of tree debris or other combustible materials.
- l. Exterior wall materials should be constructed of fire-resistant materials, such as metal, brick, stucco, rock, and concrete. Although less effective, heavy timbers or logs may also be used.
- m. Any Accessory Building or Structures used to store wood should not be constructed within 10 m of a dwelling unit. If the Accessory Building or Structure must be located within 10 m for a dwelling unit, it should also be constructed utilizing fire-resistant materials for the roof and exterior walls.
- n. Chimneys should have spark arrestors and be closed with 3 mm non-combustible wire.
- o. Eaves and attic vents should be screened using 3mm non-combustible wire to prevent entry of windblown embers.
- p. Outside stairways, decks, porches, or balconies should be constructed with, or sheathed in, fire-resistant materials.
- q. Landscaping on lots at risk of wildfire must occur in a manner that does not further contribute to the existing risk through the appropriate siting of vegetation and type of species planted.
- r. Trees, shrub, herbs, and grass species that are drought tolerant and not highly combustible should be used in site landscaping.

#### 4.5.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for an Interface Wildfire Development Permit must include:

##### Fire Mitigation Report

A Fire Mitigation Report prepared by a professional.

##### Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading and existing vegetated areas.

##### Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and any vegetation or trees that will be removed.

## 4.6 Greenhouse Gas (GHG) Emissions Development Permit Area

### 4.6.1 Category

The Development Permit Area is designated under s. 488(1)(j) of the *Local Government Act* to assist on the reduction of greenhouse gases.

### 4.6.2 Area

The Greenhouse Gas Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.6.3 Justification

The purpose of the Greenhouse Gas Reduction and Resource Conservation Development Permit Area is to provide the community with a development tool that will aid in the reduction of greenhouse gases in the community.

### 4.6.4 Guidelines

- a. Site density for subdivisions should be maximized.
- b. Building footprint should be minimized in order to allow for maximum green space.
- c. Lots should be oriented to maximize solar orientation of building envelopes.
- d. Buildings should be oriented to maximize solar gain.
- e. Subdivisions should be laid out to minimize the length and amount of infrastructure such as sewer lines, water lines and roads.
- f. Subdivisions should be laid out to maximize site connectivity to nearby amenities and services.
- g. Whenever possible, alternative energy sources should be used in large-scale structures.
- h. Buildings should have a south-oriented roof to allow for future use of solar panels.
- i. Opportunities for natural ventilation and airflow should be incorporated into the building.
- j. Building materials should encourage thermal massing and seasonal thermal energy storage.

### 4.6.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Greenhouse Gas Development Permit must include:

#### Sustainability Checklist

A completed Sustainability Checklist, on how the Development has meet the above guidelines.

#### Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development.

#### Landscape Plan

A detailed Landscape Plan indicating existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

## 4.7 Riparian Protection Development Permit Areas



### 4.7.1 Category

The Development Permit Area is designated under s. 488(1)(a) of the *Local Government Act* to protect the biodiversity and the areas ecosystem.

### 4.7.2 Area

The Riparian Protection Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.7.3 Justification

Development must not cause any negative impacts to riparian areas and their species.

### 4.7.4 Guidelines

A Riparian Protection Area Development Permit must not be issued until the Village has been provided with a copy of an assessment report, prepared by a Qualified Environmental Professional who has carried out an assessment, that:

- a. Certifies that the Qualified Environmental Professional is qualified to carry out the assessment.
- b. Certifies that the provincial assessment methods have been followed.
- c. Provides the professional opinion of the Qualified Environmental Professional that:
  - i. if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or
  - ii. if the width of the streamside protection and enhancement area identified in the report is protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the Riparian Assessment Area.

The Village may include, as conditions of approval of a Development Permit application, the measures identified by a Qualified Environmental Professional in the riparian assessment report necessary to protect both the streamside area and the enhancement area.

#### 4.7.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Riparian Protection Development Permit must include:

##### Riparian Assessment

Reviewed and approved by the provincial process Assessment - prepared by a Qualified Environmental Professional.

##### Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading, environmental features, buffer strips and water courses.

##### Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.

##### Environmental Monitoring Plan

A detailed Environmental Monitoring Plan, describing the proposed monitoring program to be used during the Development stage.

## 5.0 LAKESHORE PLANNING AREA

### 5.1 Background

The lakeshore is a critical area of Harrison Hot Springs with a high potential for major new development and redevelopment. This area is part of the Village's commercial, and tourism focus and requires special attention. Its development must be managed carefully to ensure the "small Village" character of Harrison is maintained while building on the opportunities that this area provides.

Specific policies and future land use designations that apply only to the Lakeshore Area have been developed. These are aimed at optimizing the potential of this area for the shared benefit of present and future Village residents, property owners and visitors.

### 5.2 Objectives

Encourage private investment in a range of tourist accommodation facilities and other complementary tourist-oriented facilities to take full advantage of the natural features of this area, including proximity to the beach and lake, recreation opportunities and scenic views, in a manner that contributes to the quality of the built environment.

### 5.3 General Policies

- a. Apply the Design Guidelines, to create commercial streetscapes within the Village Centre Area which will be appealing and inviting to tourists and residents
- b. Promote development in the lakeshore area which recognizes the need to achieve a balance of sensitively as it applies to, taking full advantage of the magnificent views of Harrison Lake and the mountains without blocking these views for the enjoyment of others and /or capitalizing on the area's high development potential without compromising the small Village character and charm of the community.
- c. Improve the visual and physical connection between Harrison Lake (including the beach), and development area south of the dyke (i.e., Esplanade Avenue, Lillooet Avenue areas).
  - i. Protect the natural scenery and vistas of Harrison Lake by avoiding major physical structures within the lake.
  - ii. Provide for some condominium-type residential development, but not at the expense of using up developable land suitable for tourist accommodation and other tourist commercial development.
  - iii. Through the use of appropriate mechanisms, and assisted by the Design Guidelines, ensure that the form and character (e.g. building mass, siting, and landscaping) of new development is consistent with the broad goals of:
    - preserving views of the lake and mountains;
    - compatibility with existing development and the "Village character" of the community; and
    - eliminating the "rear yard" syndrome where a parcel has front and rear parcel lines on separate streets.

### 5.4 Land Use Designations in this Area

Within the Lakeshore Planning Area, provide for a variety of uses in locations designated on the Future Land Use Map, as follows:

- Lakeshore Beach and Public Use
- Village Centre
- Waterfront Commercial
- Lakeshore Marine Tourist Commercial
- Lakeshore Residential

Council intends to address the traffic and parking related issues in the Lakeshore area during peak demand periods, including special events and the peak tourism period.

Policies for each of these separate land use designations are set forth below and identified on Map #1 which is attached to and forms a part of this bylaw.

#### 5.4.1 Lakeshore Beach and Public Use Area

- a. Council intends to pursue the following initiatives aimed at improving the beach and foreshore area for the use and enjoyment of residents and visitors, subject to technical feasibility, securing of necessary approvals from government authorities and availability of funding. They are not set out in order of priority:
  - a beach promenade, extending along the entire foreshore area from the source of the hot springs to the marinas;
  - measures to improve the visual and physical connection between Harrison Lake, the beach area, and the areas south of the dyke; and
  - provision of better pedestrian linkages from the beach promenade to the Miami River Greenway Trail.
- b. Council will consider making provision for a limited number of tourism commercial activities in this area

#### 5.4.2 Village Centre Area

Within this area, a range of commercial, residential, and public uses are promoted, with emphasis on encouraging commercial facilities and mixed commercial – residential developments that maintain public views of the lake at key locations. A diverse range of uses will be supported, including personal service establishments, banks, business, and professional offices, as well as retail and grocery stores that support a complete community.

In addition to the policies noted above in s. 5.3, within the Village Centre Area, the following land use policies will also apply:

- a. Only commercial developments or developments with a strong commercial focus will be supported on properties fronting Esplanade Avenue and Lillooet Avenue between St. Alice Street and Maple Street.
- b. Multi-family residential developments and mixed-use developments - commercial use in combination with residential use, will be encouraged on properties fronting Cedar Avenue and the south end of Maple Street.

### Development Density

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants and must provide the following as a part of the application;

- a. Dwelling units catering to special groups and are there any offered affordable dwelling units.

#### 5.4.3 Waterfront Commercial Area

Within this area, the preferred form of Development is tourist-oriented commercial uses such as hotels, motels, resorts, restaurants, and specialty retail stores. As illustrated on Map #1, Council encourages hotel resort development at the east end of Esplanade Avenue, and along the Miami River. New multi-unit residential Development may be permitted, but only if the Development includes a commercial component, with preference given to tourist-oriented commercial uses. The commercial component of a mixed-use Development is to be at ground level and oriented to the abutting street in such a manner as to accommodate safe and convenient pedestrian access.

### Development Density

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants. and must provide the following as a part of the application;

- a. Dwelling units catering to special groups and are there any offered affordable dwelling units.

#### 5.4.4 Lakeshore Marine Tourist Commercial Area

Within this area, a range of marine-oriented tourism uses such as marinas, restaurants, retail services, small hotels or residential developments are permitted. This development provides for 'marina accommodation' that caters to the boating tourist, boating residential tourist, and recreational development. Hotels or residential developments integrated with marina operations may be considered. Public community space and a public community facility are to be encouraged within this area.

Developments within this area are required to consult, and obtain all applicable approvals, with appropriate Provincial and Federal Government Agencies.

#### 5.4.5 Lakeshore Residential Area

Within this area, medium density multifamily residential uses will be permitted.

## 6.0 COMMERCIAL DEVELOPMENT

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### 6.1 Background

The issues related to commercial development is a two-prong issue, in that Harrison Hot Springs needs to continue developing an attractive and distinct tourist destination area and expanding the range of commercial services available for a growing residential population.

Tourism is the economic base of the community, supporting most of these businesses and local employment. The number of overnight visitors to Harrison has fluctuated with global and regional tourism trends, while the number of local day visitors has likely increased with population growth in the Fraser Valley and local festival activities. The tourism market is shifting towards destinations with a wider array of outdoor activities and night life, and higher quality facilities and experiences. The objectives and policies of the OCP support new investment and commitment to growth of the tourism industry. The focus is on developing a tourism destination of regional and international significance.

### 6.2 Objectives

- a. Encourage the development of a distinct Village Centre with a full range of commercial services.
- b. Encourage the development of year-round tourism facilities and activities compatible with the natural setting and environment of the community and surrounding area, including development of a parks and trail system.
- c. Encourage the development of a distinct Village Centre with a full range of commercial services.
- d. Encourage the development of year-round tourism commercial development in Harrison Hot Springs as a key element of the Village's strategy for maintaining and strengthening the economic base of the community.
- e. Ensure sufficient land for various forms of tourism commercial development suitably located in the community, recognizing the changing nature of tourism demand.
- f. Ensure a high standard of commercial development, emphasizing compatibility with existing land uses nearby and the overall character of the community.
- g. Encourage the development of boating and fishing activities and related moorage and launching facilities.
- h. Encourage artisan, craft, and culturally oriented accessory uses in appropriate land use zones with a focus on Hot Springs Road.

### 6.3 Policies

- a. Continue developing an attractive, visitor-friendly Village Centre that provides a wide range of accommodation and services. In this regard, Council will discourage a strip of service commercial developments along Hot Springs Road in order to strengthen the prospects for Village Centre redevelopment.
- b. Continue working on the beautification of the entrance corridor into Harrison Hot Springs.



## 7.0 RESIDENTIAL DEVELOPMENT

### 7.1 Background

This section was created with information taken from both the 2016 Census Profile and the 2019 Harrison Hot Springs Housing Needs and Supply Report.

The significant growth in residential development has led to increased interest in maintaining the quality of the residential environment. Older and large lot residences are being replaced by more compact subdivisions. The general pattern that has emerged is multi-family residential in the lakeshore area and single-family residential in the remainder of the Village.

Based upon the *Housing Needs and Supply Report (2019)* there are 928 dwelling units in Harrison Hot Springs. This is a 27% increase since the last OCP adopted in 2007. A large majority of the dwellings, 72%, continues to be single family detached housing. This compares to a provincial rate of 44%. The OCP provides for future expansion of residential land use, in accordance with the Growth Management Strategy. As per the 2016 Statistics Canada data, the breakdown on the year of construction for the dwelling units is as follows:

Date Range	Dwelling Units
1960 or Earlier	35
1961 – 1980	155
1981 – 1990	45
1991 – 2000	295
2001 – 2005	125
2006 – 2010	45
2011 – 2016	20

The general concept for residential development is to focus high-density residential units in the Village Centre and Waterfront Commercial areas, medium-density multi-family residential in the eastern Lillooet Avenue area and low-density residential in the areas to the south and east of Hot Springs Road. There is also an interest in; providing land for various forms of housing for special groups where it is compatible with adjacent residential uses, and a local commercial use in the southern portion of the municipality.

### 7.2 Objectives

- a. Protect and promote high quality residential neighbourhoods.
- b. Encourage the provision of an adequate supply of affordable housing, rental housing, and special groups housing, with emphasis on meeting the needs of seniors and special needs groups.
- c. Promote compatibility of new residential development with existing developments and with the overall character of Harrison Hot Springs.
- d. Ensure a high quality, appropriate scale, and massing of multi-family residential Developments;
- e. Provide for appropriate setbacks and protection of aquatic habitat, other environmentally sensitive areas, and hazardous areas if applicable.
- f. Consider carefully designed neighbourhood commercial development in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area.
- g. Encourage the provision of amenities through density bonusing.

## 7.3 Policies

### 7.3.1 Multi-Family Residential Development

- a. Higher density residential development will be permitted in the Village Centre Commercial Area and Waterfront Commercial Area
- b. Medium density residential development – townhouses and multiple unit attached housing, will be permitted in the Lakeshore Residential Area. Emphasis will be placed on ensuring compatibility of new developments with existing residential developments nearby and the overall character of the community. Medium density residential development in this area will be required to have good access to Lillooet Avenue and appropriate setbacks from the geotechnical hazard area.
- c. Medium density residential development (townhouses) will be considered for sites that have good proximity to the Village’s amenities, are well services with water, sewer, and roads, and are compatible with surrounding lands. Such sites must also be considered part of the Multi-Family Residential DPA, if a rezoning application is approved by Council.

### 7.3.2 Low Density Residential Area

- a. Single family and two-family (duplex) residential development will be permitted in the low-density Residential Area as shown on Map #1, which is attached to and forms a part of this Bylaw. The low-density Residential designation provides for the continuation of existing multi-family residential and commercial uses existing at the date of adoption of this bylaw.
- b. The configuration and density of future Development will take into account the capacity of the road system and the available services and encourage compatibility with existing low density residential land uses.

### 7.3.3 Resort Residential Use

- a. Consider the use of smaller Lots for higher density Residential Development.
- b. Ensure usable green space and amenity areas are provided.

### 7.3.4 Affordable, Rental and Special Groups Housing

- a. Council will encourage the provision of affordable, rental, and special groups housing as part of new housing Developments provided by the private sector, non-profit societies, or any agency of the Provincial or Federal governments, with the emphasis on providing housing oriented to the special needs of senior citizens.
- b. The Zoning Bylaw will provide for the use of density bonusing in as a means of encouraging the development industry to incorporate the provision of affordable or special groups housing in their residential developments.

### 7.3.5 Parking and Traffic in Residential Areas

- a. Council’s policy is to discourage non-residential through traffic from the low-density Residential area and avoid parking of heavy equipment and large commercial vehicles in these areas, in order to protect the quality of the residential environment.

## 8.0 RESOURCE LANDS

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### 8.1 Background

This area encompasses major portions of land on the east and west sides of the Village. They consist of the bulk of undeveloped land in Harrison Hot Springs. Council is designating these areas as Resource with the intention of maintaining these lands in a substantially natural state by limiting permitted uses to private and public recreation, public use, and agriculture.

### 8.2 Objectives

- a. Recognize the jurisdiction of the Agricultural Land Commission over the ALR lands, as well as the interests of the private and public owners;
- b. Maintain the lands designated as Resource in a substantially natural state in order to minimize natural hazards and to protect environmental values.
- c. Recognize inherent constraints to development which may exist in certain Resource areas and the need to direct development elsewhere toward more suitable lands.

### 8.3 Policies

- a. Council recognizes that land within the Agricultural Land Reserve is limited to the specific uses set out in the *Agricultural Land Commission Act*.
- b. Discourage timber harvesting within the Resource Areas, except for fire protection purposes, and maintain the scenic values of the forested landscapes.
- c. Resource land designations will be reviewed and amended to respond to current information or changing condition.

## 9.0 INFRASTRUCTURE

### 9.1 Background

The physical infrastructure of Harrison Hot Springs - roads, sidewalks, street lighting, sanitary sewer, storm sewer/drainage controls, water systems and solid waste, will require ongoing improvements to accommodate a growing community. Please see Map #3 for the location of the current locations of the respective infrastructure. Map #3 is attached to and forms a part of this Bylaw.

The infrastructure needs over the next five years can be generally listed in any or all of the following categories:

#### *Water Supply*

The Village's Water Utility Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this utility over the duration of this OCP.

#### *Wastewater Management*

Includes Sanitary Sewer and Stormwater Management, and the Village's Liquid Waste Management Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this service over the duration of this OCP.

#### *Solid Waste Management*

Promotion of the "reduce, reuse and recycle" approach to waste management.

#### *Road System*

The Village's Road, Bridge, and Active Transportation Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of the Village's Transportation network over the duration of this OCP.

The current **Community Infrastructure Inventory Summary Breakdown (2022)**

#### *Storm Drainage system*

- Total length of the storm drainage system – 10.3 kilometres
- The width range of the various storm drainage pipes is from 200 mm to 900 mm

#### *Sanitary*

- Total length of the regular system – 12.5 kilometres
- Total length of the force main system– 3.5 kilometres
- The width range of the sanitary force main and regular system pipes is from 150 mm to 350 mm

#### *Water*

- Total length of the water line system – 15.5 kilometres
- The width range of the water line pipes is from 50 mm to 350 mm

### Fire Hydrants

- There are currently 75 public fire hydrants within the Village’s boundaries and 14 private hydrants on private property. The largest number of private fire hydrants are found on the Harrison Hot Springs Resort and Spa land

### Roadway networks

The Village has a total of approximately 12.3 kilometres of paved roads. The Ministry of Transportation and Infrastructure controls an additional 4.6 kilometres.

- Vehicles enter and leave the road system through Hot Springs Road
- The Village has three classes of roadways: Local, Collector and Arterial
- Two collector roads diffuse traffic further – McPherson Road and McCombs Drive/Eagle Street
- The breakdown of the three road classes is: Local roads – 8.1 kilometres, Collector roads - 3.7 kilometres and Arterial roads – 4.7 kilometres

## 9.2 Objectives

- Provide development services such as water, sewer, roads, and drainage as required to accommodate new development.
- Meet or exceed all Provincial and Federal drinking water and ambient water quality standards.
- Ensure that new development pays for the cost of extending or expanding infrastructure required to accommodate growth through development cost charges.

## 9.3 Policies

- Update the Development Cost Charges Bylaw, on a regular basis to ensure that the value charged is reflective of the current day development costs, to help finance the capital costs of providing works and service to new development.

## 10.0 PUBLIC FACILITIES

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### 10.1 Background

The Village has the following public facilities, as of (2022):

- Harrison Hot Springs Elementary School
- Village office
- Fire Hall
- Memorial (Community) Hall
- Art Gallery/Cultural Centre
- Beach/Parks/Trails
- Boat Launch
- Float Plane Dock
- Municipal Wharf

These facilities may require upgrading or expansion to accommodate the additional population and visitors projected in this OCP. The elementary school serves students from kindergarten through grade 6. Students from grades 7 through 12 attend a high school in Agassiz. Policing (R.C.M.P.) and Ambulance services are also provided out of Agassiz.

### 10.2 Objectives

- a. Ensure that public uses are located where they will best serve the needs of both area residents and visitors.
- b. Work with other government and private agencies to ensure community services are available at a level appropriate to the needs of local residents and their ability to pay.

### 10.3 Policies

- a. Encourage the School District to consult with Council regarding the need to maintain and, as required, to expand school facilities.
- b. Recognize existing public, institutional and utility uses, and direct such uses to locations where they can best serve the community.
- c. Encourage the Health Authority to consult with Council regarding the need to maintain, and, as required to expand the health facilities.

## 11.0 COMMUNITY LAND USES

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### 11.1 Background

Based upon a review of the past 2007 OCP the community workshops indicated that parks, recreation, and festivals are an important part of the community and the local economy. These values were reinforced through the current OCP update process. Many of the tourism businesses depend on recreational opportunities. The Village has also been successful in establishing itself as a centre for the arts and cultural activities.

### 11.2 Objectives

- a. Expand the range of recreational facilities and opportunities for the residents.
- b. Encourage the promotion of the Village as a centre for cultural events including fine and performing arts, and as a destination with opportunities for day trips to surrounding attractions and cultural and natural history.
- c. Encourage the development of a new community facility.

### 11.3 Policies

#### Recreation

- a. Encourage the provision of additional recreational facilities in the community by the private sector, including commercial facilities catering both to tourists and residents, as well as recreation facilities in conjunction with new residential developments.

#### Cultural

- a. Work with the arts community to encourage cultural opportunities and to promote Harrison as a base for cultural events such as fine arts and performing arts festivals.
- b. Work with the cultural community toward strengthening heritage conservation and public awareness of the history of the community.

## 12.0 PARKS AND OPEN SPACE

### 12.1 Background

A review of the current eight (8) community parks reveals that the current park system offers any or all of the following:

- Benches, Bike racks, flag poles
- Arts and interpretive signage
- Sports fields, tennis courts and playgrounds
- Showers, park signs, kiosks, fencing, shelters
- Picnic tables and BBQ stands

Listed below are the eight (8) community Parks located within Harrison Hot Springs. Listed with the park is the size of the park and a brief description on the amenities provided, if applicable.

#### *Peace Park – 0.05Ha*



#### *Unnamed Park – 0.81 ha (2 acre) located at 590 Hot Springs Road*





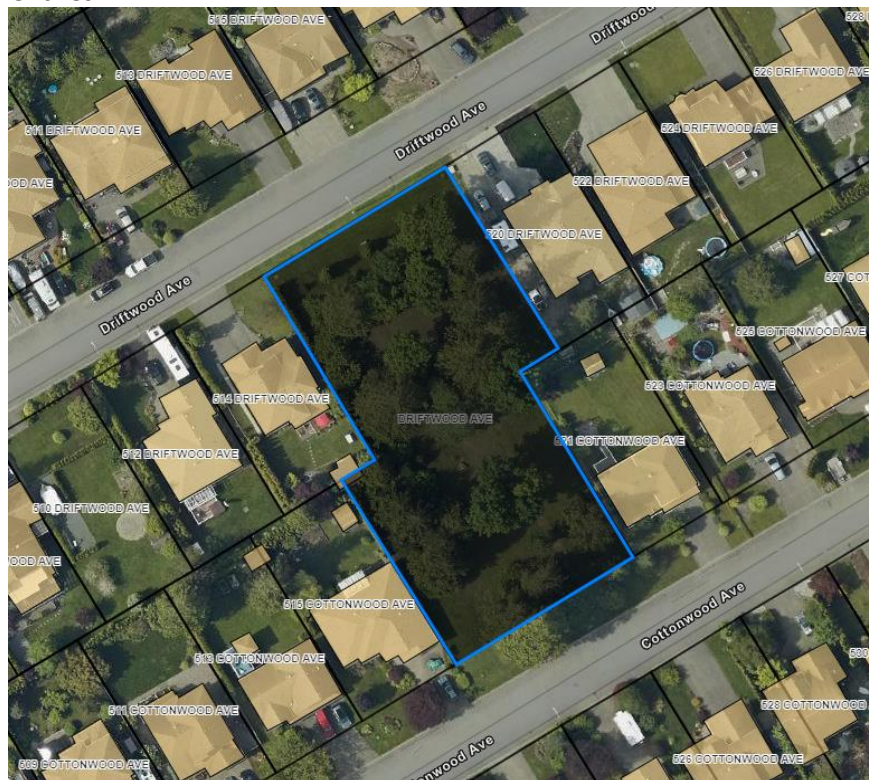
*Spring Park – 1.04Ha*

Amenities offered – Tot Playground, Playground, Tennis Court, Multi-Use Court, Walking Path, Picnic Tables, Benches, Lawn Bowling. New amenities planned for 2023; washroom, covered sitting area, water bottle filling station/water fountain, ping pong table/table tennis, and horseshoe pits.



*Woods Park – 0.28Ha*

Amenities – Picnic Benches



*Rendall Park – 1.04Ha*

Amenities – Beach, Picnic Tables, BBQ Stands, Benches, Walking Path, Washrooms, and Shower



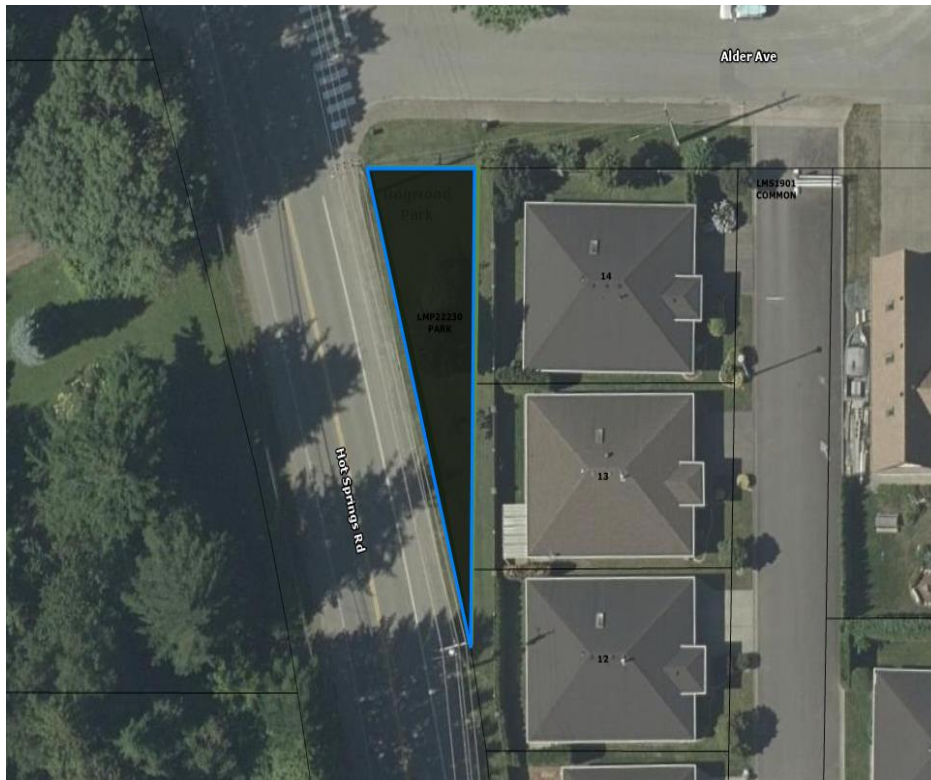
*Beachfront – 13.4Ha*

Amenities – Beach, Picnic Tables, BBQ Stands, Park Benches, Lagoon, Washrooms, Band Stand, Showers, Beach Volleyball Court, Chess Game, Exercise Equipment/Observation Deck, Signage, Walking Paths, Float Plane Dock, Plaza Area, Playgrounds, boat launch facility and seasonal rink.



*Dogwood Park – 0.02Ha*

Amenities – dedicated parkland



*Qwolts Park – 0.27Ha*

Amenities – Covered picnic area, interpretive signage, traditional Sts’ ailes art, and lakefront tiered seating.



Neighbourhood Parks are used by residents of a neighbourhood, usually within a 500 -800 metre radius, and primarily for active play. Neighbourhood Parks may contain a Tot lot which is a small area, approximately the size of a residential lot, containing play equipment and other facilities for children.

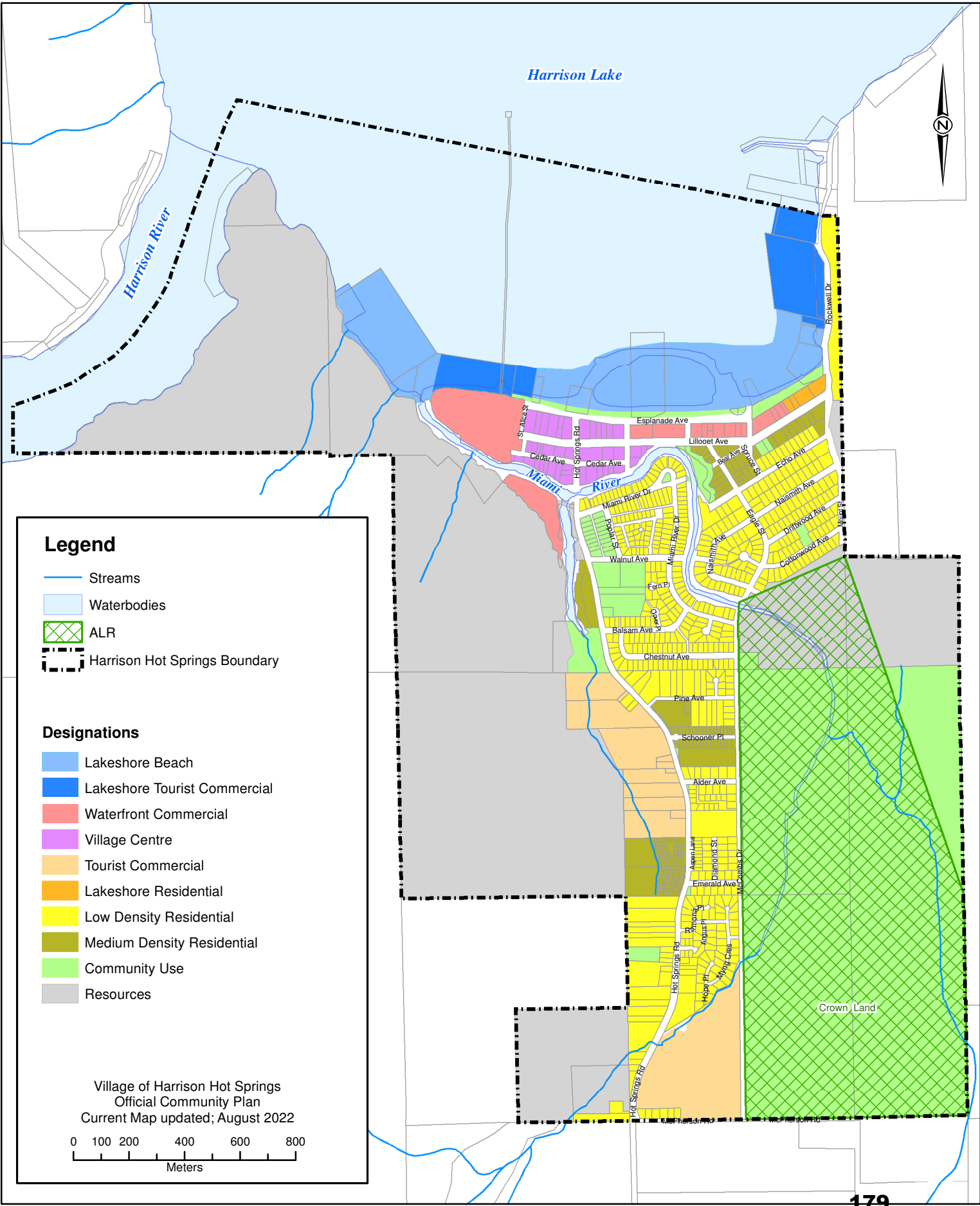
## 12.2 Objectives

- a. Develop a system of parks, open space and trails that will meet the need residents as well as visitors.
- b. Look to acquiring additional crown land for park purposes.
- c. Establish a significant nature park in the East Sector that will serve as a legacy for future generations.
- d. Ensure subdivision parkland dedication as per the *Local Government Act*.

## 12.3 Policies

- a. Community lands used as parks and open space, both developed and undeveloped are designated as Park on the Future Land Use Designation Map.
- b. The Village must request either cash in lieu or the parkland dedication option during the subdivision process, to meet the requirements of s.510 of the *Local Government Act*, as amended from time to time.
- c. Council intends to work co-operatively with the District of Kent and the Fraser Valley Regional District on a number of initiatives of mutual benefit.

Village of Harrison Hot Springs  
 Official Community Plan Bylaw No. 1184, 2022  
 Map 1  
 Land Use Designation Map



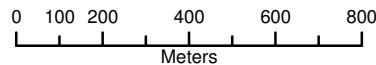
**Legend**

- Streams
- Waterbodies
- ALR
- Harrison Hot Springs Boundary

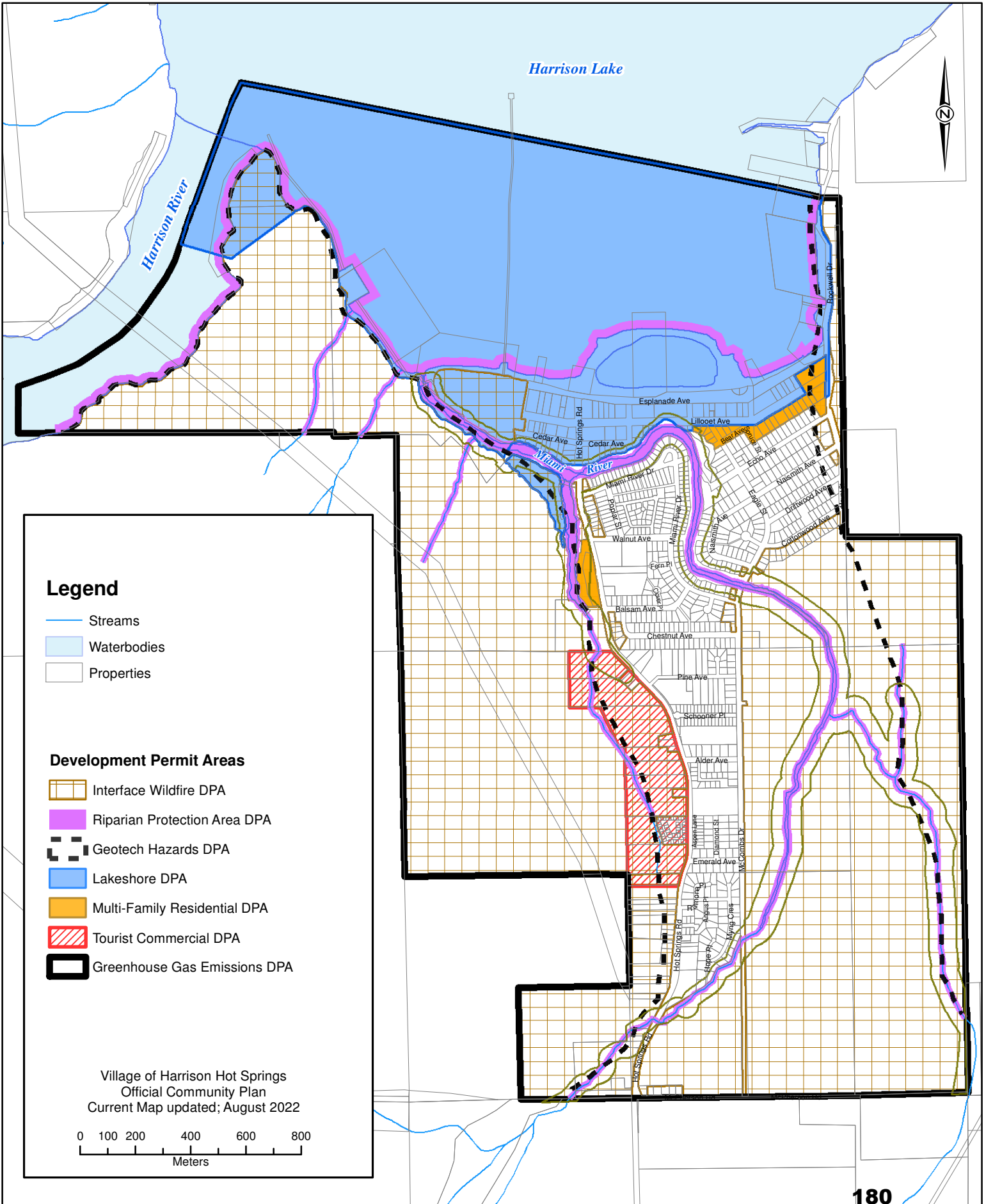
**Designations**

- Lakeshore Beach
- Lakeshore Tourist Commercial
- Waterfront Commercial
- Village Centre
- Tourist Commercial
- Lakeshore Residential
- Low Density Residential
- Medium Density Residential
- Community Use
- Resources

Village of Harrison Hot Springs  
 Official Community Plan  
 Current Map updated; August 2022



Village of Harrison Hot Springs  
 Official Community Plan Bylaw No. 1184, 2022  
 Map 2  
 Development Permit Areas Map



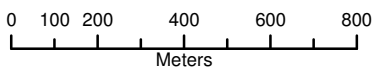
**Legend**

- Streams
- Waterbodies
- Properties

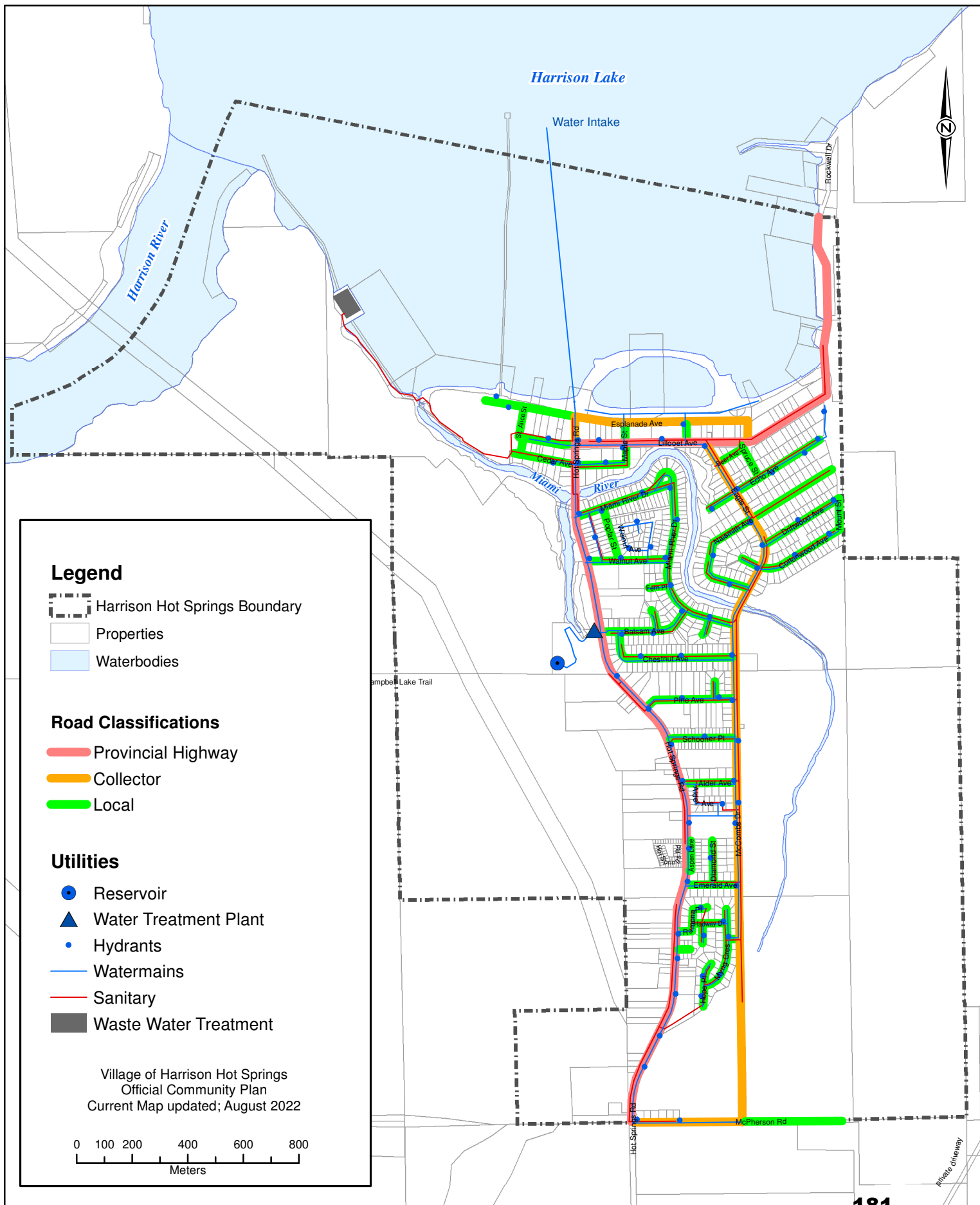
**Development Permit Areas**

- Interface Wildfire DPA
- Riparian Protection Area DPA
- Geotech Hazards DPA
- Lakeshore DPA
- Multi-Family Residential DPA
- Tourist Commercial DPA
- Greenhouse Gas Emissions DPA

Village of Harrison Hot Springs  
 Official Community Plan  
 Current Map updated; August 2022



**Village of Harrison Hot Springs  
 Official Community Plan Bylaw No. 1184, 2022  
 Map 3  
 Infrastructure and Transportation Map**



**Legend**

- Harrison Hot Springs Boundary
- Properties
- Waterbodies

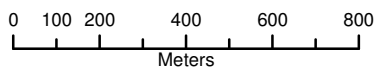
**Road Classifications**

- Provincial Highway
- Collector
- Local

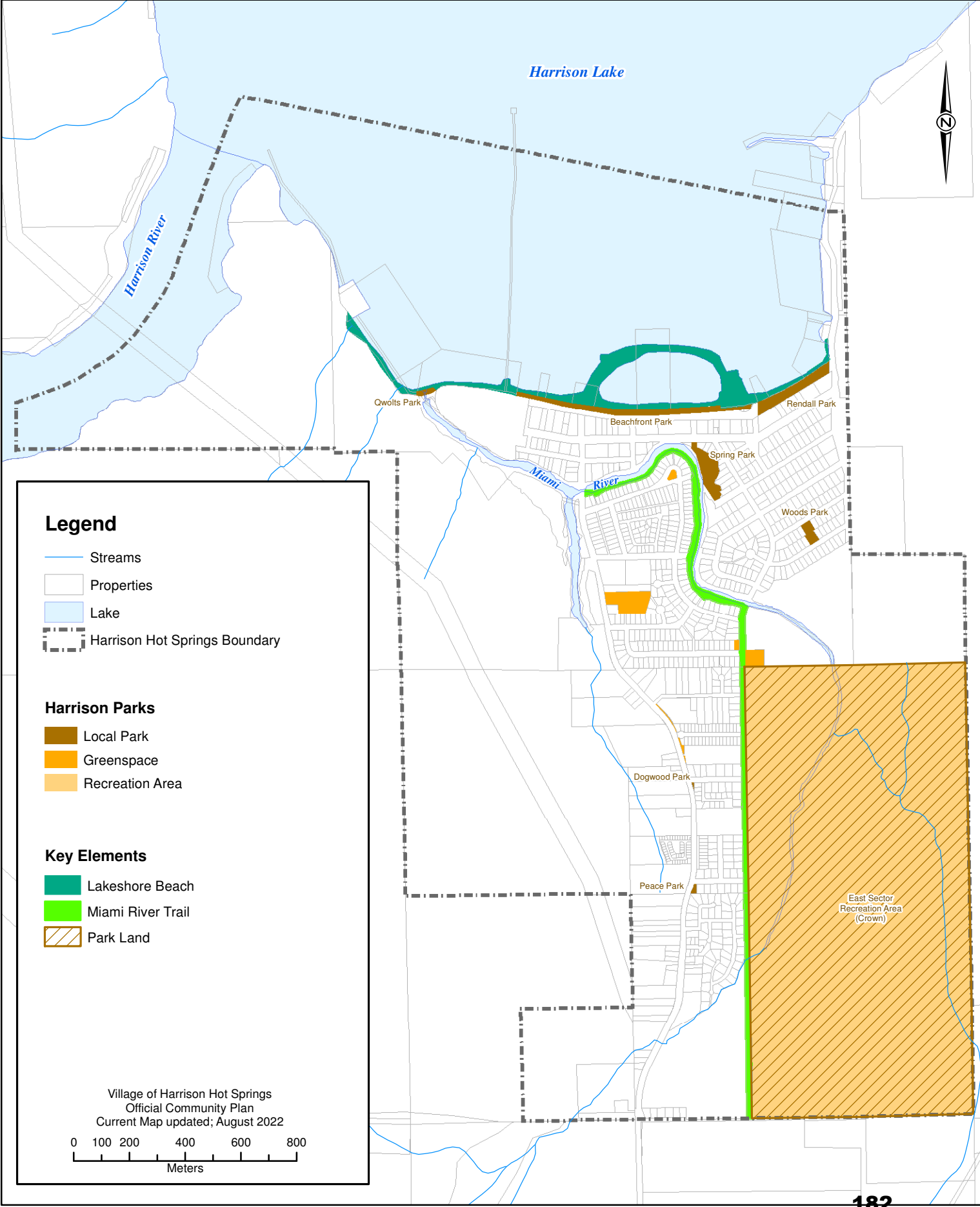
**Utilities**

- Reservoir
- Water Treatment Plant
- Hydrants
- Watermains
- Sanitary
- Waste Water Treatment

Village of Harrison Hot Springs  
 Official Community Plan  
 Current Map updated; August 2022



Village of Harrison Hot Springs  
 Official Community Plan Bylaw No. 1184, 2022  
 Map 4  
 Parks and Trails Map



**Legend**

- Streams
- Properties
- Lake
- Harrison Hot Springs Boundary

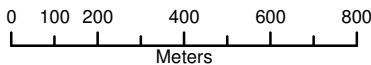
**Harrison Parks**

- Local Park
- Greenspace
- Recreation Area

**Key Elements**

- Lakeshore Beach
- Miami River Trail
- Park Land

Village of Harrison Hot Springs  
 Official Community Plan  
 Current Map updated: August 2022





**REPORT TO COUNCIL**

**TO:** Mayor and Council **DATE:** October 16, 2023  
**FROM:** Ken Cossey MCIP, RPP **FILE:** 3360-20-Z02/23  
 Planning Consultant (259 Hot Springs Road)  
**SUBJECT: Rezoning Amendment Bylaw**

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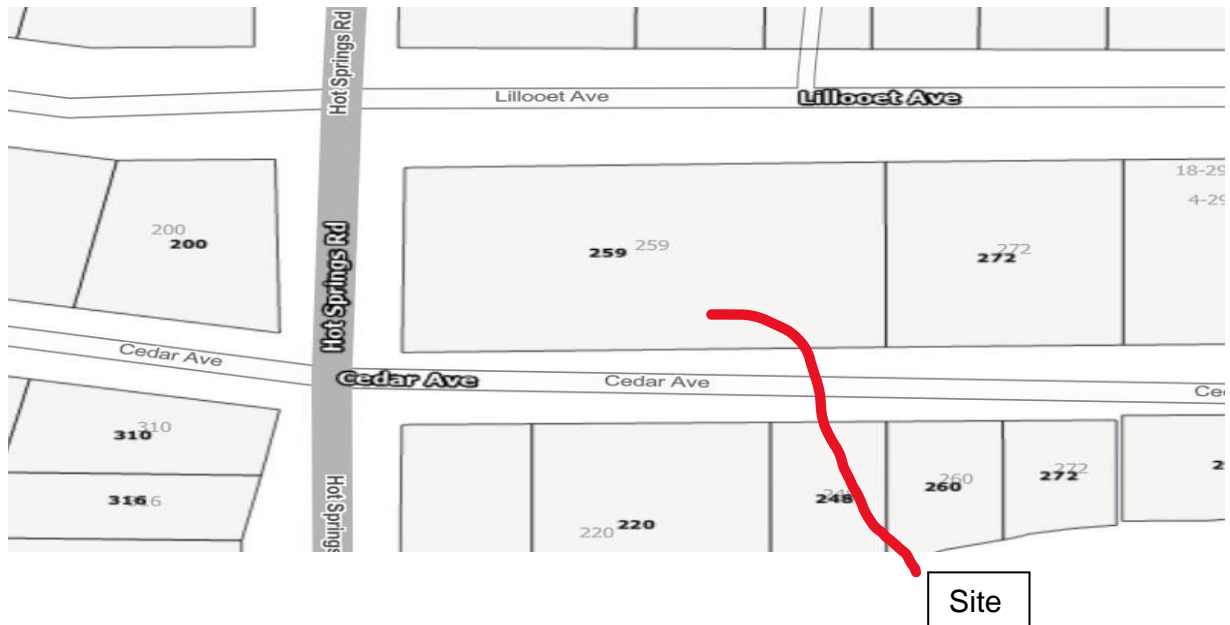
**ISSUE:**

Review of Zoning Amendment Bylaw No. 1194, 2023. This includes consideration of the suggested referral agencies, and the setting up of a Public Notification meeting. The Amendment Bylaw proposes to change the current Floor Area Ratio from 1.5 to 1.8, change the Lot Coverage from 75% to 89.39% and change the Building Height from 15 M to 17.61 M.

**BACKGROUND INFORMATION:**

Based upon a review of the Village’s Official Community Plan (OCP), the site is within the Village Centre designation, and within the Lakeshore Development Permit Area.

As per the Village’s Zoning Bylaw No. 1115, 2017, the site is zoned as Village Commercial (C-1) and is bounded by Lillooet Avenue to the north, Hot Springs Road to the west, and Cedar Avenue to the south.



### **Site Information**

The site is approximately 0.41 Ha (4,062 M<sup>2</sup> or 1.01 Ac) in area and currently contains a motel, 25 RV sites, a tent camping area, and a small restaurant. All existing Buildings or Structures are to be demolished when the development application is approved. The surrounding uses include restaurants, hotels, a gas station, and the Harrison Resort Mineral pool.

The site is relatively flat, is fully serviced and is accessed by vehicles off of Hot Springs Road. The site has a historical marker attached to a fence, indicating that this site was once the home of the Elliot Nursing Home in 1902. The owner wishes to retain the sign and the fence; it is attached to with the new development.

### **DEVELOPMENT PROPOSAL:**

The application is for a 76 multi-unit residential building. The proposal includes one level of above ground parking with four storeys of residential units above this level, for a total of five storeys. In order to achieve this, the applicant needs to amend the Village's Zoning Bylaw. The attached draft bylaw purposes to do the following:

1. Change the allowable FAR from 1.5 to 1.8;
2. Change the current maximum Lot coverage from 75% to 89.39%; and
3. Change the allowable maximum Building height from 15 M to 17.61 M.

The applicant is proposing to develop a private internal courtyard for the building residents' use only. The parkade entrance will be off of Cedar Avenue and the pedestrian entrance will be off of Lillooet Avenue. The dwelling units will range in size from 596 ft<sup>2</sup> (55.3 M<sup>2</sup>) to 1,255 ft<sup>2</sup> (116.5 M<sup>2</sup>).

### **Off Street Parking**

The required number of parking stalls for this size of development is 93. With this number of required parking stalls, the number of disabled persons parking stalls is 6. With the above ground parkade, the on-site parking requirements have been exceeded.

The breakdown for stalls is as follows;

1. 86 regular stalls, which includes the required 6 disabled persons parking stalls,
2. 7 tandem stalls. This type of parking is set up to handle two cars parking in the same parking space, with one car parked in front of the other. The first car in cannot generally leave until the second car leaves.

With the tandem parking stalls, the total on-site parking is 100 vehicles, which exceeds the required 93 stalls.

## Public Realm Improvements - as offered by the developer

None being offered, at this time.

## PLANNING TOOLS SUMMARIZED:

### Use and Purpose of the Floor Area Ratio (FAR)

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

#### “Floor Area Ratio (FAR)

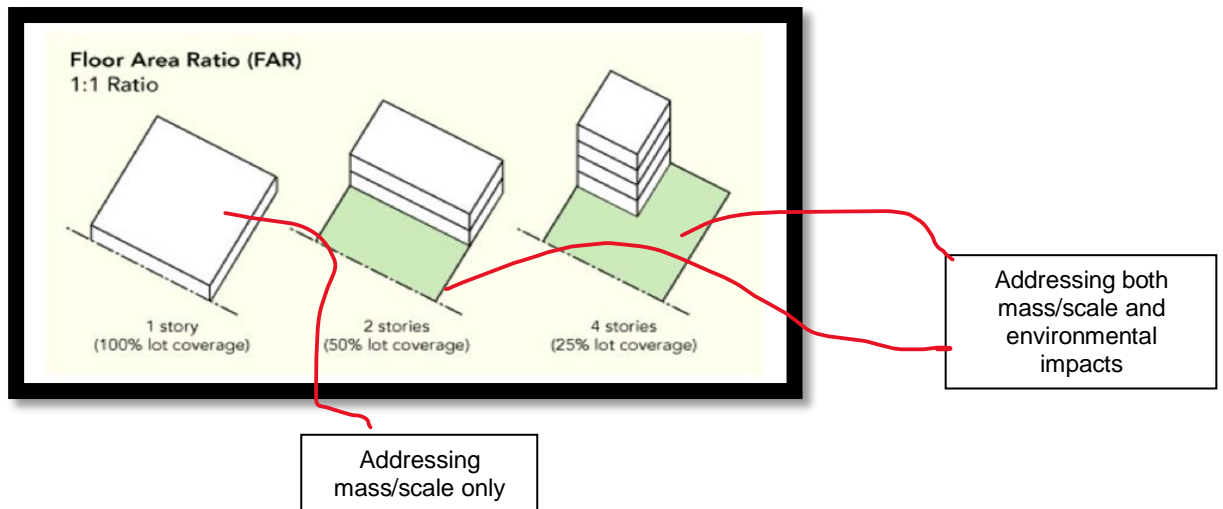
means a ratio between the Building or Structure size and the Lot size, that is used to control the bulk of the Building or Structure;”

Source: Zoning Bylaw 1115, 2017

The FAR is most often used to express development intensity of non-residential land uses, such as commercial and industrial uses.

### Purpose of the FAR

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



The FAR considers the footprint of the Building or Structure and the entire occupied areas of the proposed development. Unoccupied areas such as but not limited to

parking garages, elevator shafts and basements are generally not included in the calculation of the FAR.

### **Purpose of Lot Coverage**

Lot Coverage is used as a planning tool to control the scale of development on a Lot, and the overall building footprint is controlled through the use of this tool. Within the Village's current Zoning Bylaw is the following definition.

#### **“Lot Coverage**

means the Building Area of all the Buildings and Structures that are allowed to cover a Lot and is expressed as a percentage figure of the total area of the Lot;”

Source: Zoning Bylaw 1115, 2017

### **Purpose of the Building Height**

This type of planning tool controls the overall height of the Building or Structure. Architectural elements that do not add floor area to a Building or Structure, such as parapet walls, chimneys, vents, and roof equipment are not considered part of the height of a Building or Structure. In the case of the Village's Zoning Bylaw the following are also included:

- Communication towers;
- Spires, belfries, and domes;
- Flag poles;
- Elevator shafts; and
- Stair and hose towers.

## **ADDITIONAL COMMENTS**

### **Accessibility Impact Statement**

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

### **Agency Referrals**

Staff recommend that the following agencies have the draft bylaw referred to them and ask that they provide feedback on this development project:

1. Advisory Planning Commission
2. The Village's Fire Department
3. The Ministry of Transportation and Infrastructure

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

## **Crime Prevention Through Environmental Design (CPTED)**

The developer has prepared a CPTED Review Report, dated May 23, 2023. The author of this report utilized the four key principles of CPTED, as outlined below;

1. Natural Surveillance;
2. Natural Access Control;
3. Territoriality; and
4. Maintenance and Management.

While the report has been finalized, staff at this time have not held any discussions with the developer to discuss the implementation of the CPTED recommendations.

### **Title Review**

The Title of this site has been reviewed and there is no flood covenant registered on title. This issue will need to be addressed prior to any actual development starting on this parcel of land.

### **Public Notification Meeting**

As outlined in the Village's Development Procedures Bylaw No. 1090, 2016, specifically s. 11.0, Council can require that the developer hold a Public Notification meeting.

### **Concerns**

Overall, there are five major issues or concerns with this application.

The change of the Lot coverage from 75% to 89.95% could impact the current storm water drainage and direction of the storm water flows, as well as the intensity of the development and the overall neighbourhood character. The Village can ask the developer to provide additional information on this issue, after the holding of the Public Notification meeting, or as Council requires.

With the change from the smaller scale tourist operation to a higher density residential use, the traffic flows and patterns may change along Hot Springs Road and the adjacent Cedar and Lillooet Avenues. The Village can ask the developer to provide additional information on this issue, after the holding of the Public Notification meeting, or as Council requires. Some of these concerns may be addressed after the draft bylaw is referred to the Ministry of Transportation and Infrastructure for comment.

Any community safety issues will be addressed when the Fire Department is able to review the overall application.

There is no indication of any affordable housing units that may be made available within this development.

The lack of any public realm improvements.

Overall, the project can be moved forward to determine what, if any, requirements the community may have about this development project.

**RECOMMENDATION:**

1. THAT staff be authorized to refer the Zoning Amendment application for 259 Hot Springs Road to the Advisory Planning Commission, the Harrison Hot Springs Fire Department, and the Ministry of Transportation and Infrastructure; and
2. FURTHER THAT Council request the developer to set up a Public Notification meeting as per section 11.0 of the Village's Development Procedure Bylaw No. 1060, 2016.

**Respectfully Submitted:**



Ken Cossey, MCIP, RPP  
Planning Consultant

**Reviewed By:**



Tyson Koch  
Chief Administrative Officer

Attachment (1) Zoning Amendment Bylaw 1194, 2023



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1194, 2023

A bylaw to amend the Village of Harrison Hot Springs
Zoning Bylaw No. 1115, 2017

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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

CITATION

- 1. This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1194, 2023".

TEXT AMENDMENT

That:

- (a) Under the C-1 Zone "Development Regulations for the Commercial Uses", the following number 11 is inserted in the Notes section;
(b) Under the Notes section the following is inserted;
"11/. For land legally described as Lot "A" Block 2, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 251 (PID 002-223-457), the maximum allowable Floor Area Ratio must not exceed 1.8, the Lot Coverage must not exceed 89.93%, and the maximum height must not exceed 17.61 M."

READ A FIRST TIME THIS DAY OF 2023.

READ A SECOND TIME THIS DAY OF 2023.

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2023.

Ministry of Transportation and Infrastructure Approval provided on the DAY OF , 2023.

READ A THIRD TIME THIS DAY OF , 2023.

ADOPTED THIS DAY OF , 2023.

Mayor

Corporate Officer







REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** October 16, 2023

**FROM:** Ken Cossey, RPP, MCIP **FILE:** 3060-20-DP02/22  
(200 Hot Springs Rd)

**SUBJECT:** Consideration on the Issuance of the Requested Development Permit

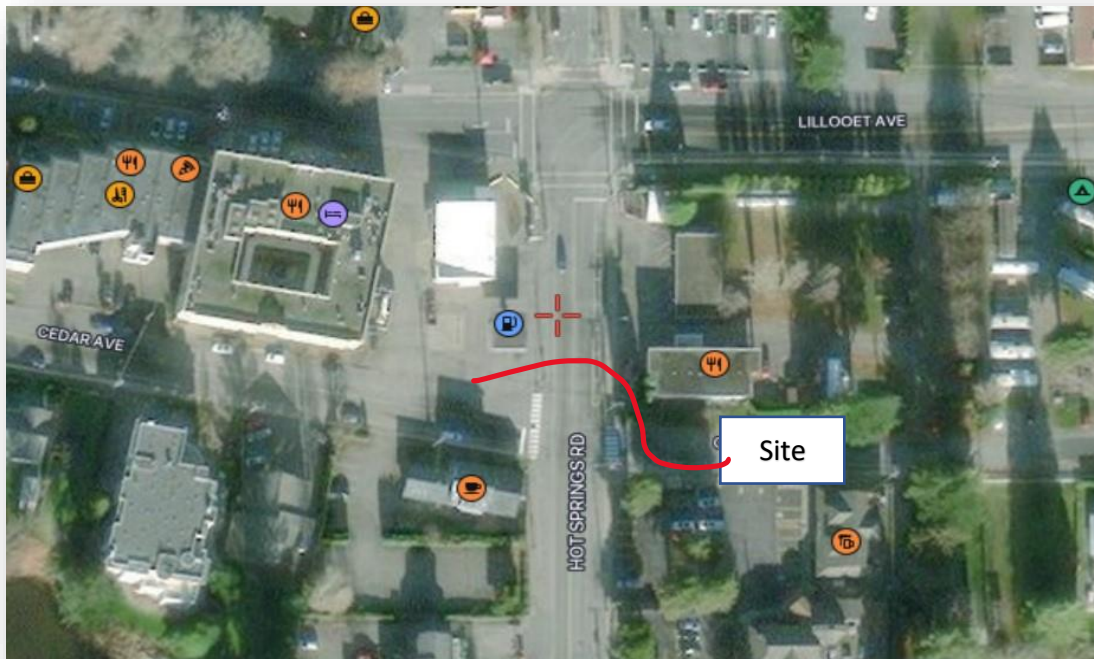
**ISSUE:**

Council’s consideration on the issuance of the attached Development Permit.

**BACKGROUND INFORMATION:**

Parcel Size and Adjacent Uses

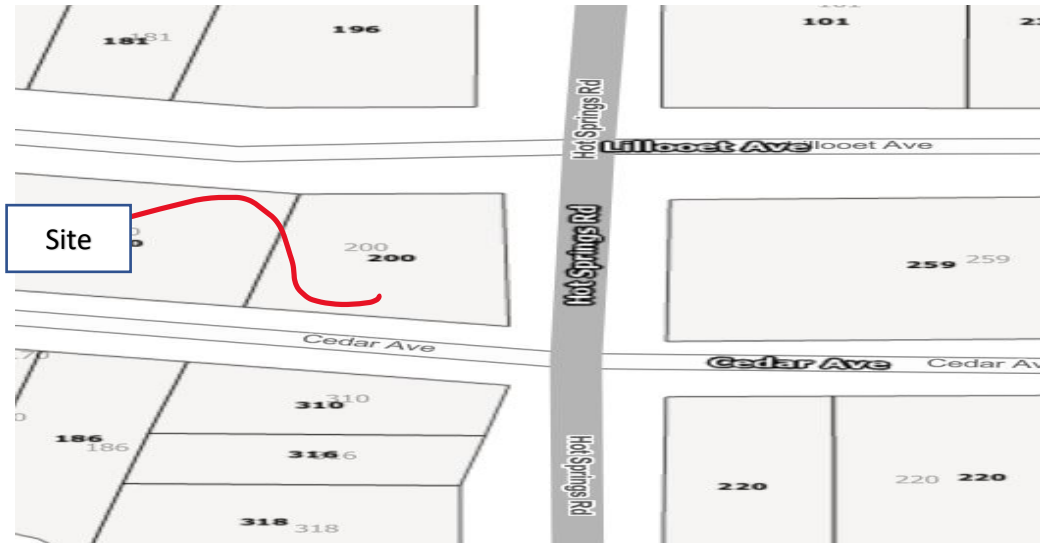
This site is approximately 0.148 Ha (0.365 Ac, 1480 M<sup>2</sup>, or 15,930 ft<sup>2</sup>) in size, is currently developed and is accessible from Hot Springs Road, Lillooet Avenue and Cedar Avenue.



To the north, south, east and west the area is zoned C-1. The area is surrounded by other commercial uses and across Cedar Avenue is residential apartment dwelling.

Current and Proposed Land Use

The site is currently developed; however, the applicant is proposing to repurpose this lot into a 17-unit hotel with seven (7) retail commercial units (CRU) at the ground level. The intent is to demolish the current building to grade, remove the propane tanks and the related concrete pads, and remove three (3) gas pumps from the existing six (6) pumps.



Zoning Bylaw and OCP Designation

Based upon a review of the Village’s OCP, the site is within the Village Centre Designation and the site is within one Development Permit Area, The Lakeshore Development Permit Area which addresses the form and character of the proposed building or structure. As outlined below the site is zoned C-1, and the proposed uses are permitted.



## Development Permit Area (DPA) Guideline Objective

The guidelines for this DPA are contained within section 4.4.4 of the OCP, on page 31.

“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 responsive to the medium density mixed-use context, and integrated with neighbouring buildings of various ages.
- b. Site planning based on creating continuous street-oriented 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 which 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.”

Source: *Harrison Hot Springs Official Community Plan, 864, 2007*

Staff is of the opinion that the attached draft development permit meets the requirements of the guidelines.

## 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.

## Notice on Title

There is a no covenant registered against the Lot that addresses any potential flooding issues. This must be rectified before the redevelopment of the site takes place.

## Issues of concern

The main issue is the required number of off-street parking stalls. The applicant is proposing 23 stalls, but requires 25. The applicant has indicated that they are willing to enter into a cash-in-lieu for parking agreement. The Zoning Bylaw has a baseline of \$15,000 per parking space required and must factor in the BC Consumer Price Index, from 2017. The current requirement would be \$27,300.00 per required stall, for a total of \$54,600.00.

In addition to this, the required number of accessible parking stalls is four (4) and the applicant is proposing three (3).

**RECOMMENDATION:**

1. THAT Development Permit DP 02/22 be issued to Razin Enterprises Limited for property located at 200 Hot Springs Road, Harrison Hot Springs for land legally described as:

Lot 7, Blk 1, Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan 251

Subject to the following:

- a) The registration of a save-harmless flood covenant that is acceptable to the Village, be placed on the title;
- b) For the installation of or the placement of any signs on the building or structure, the applicant must follow the requirements as outlined in the Village of Harrison Hot Springs Sign Bylaw No. 1126, 2018, as amended from time to time. To start this process, a Comprehensive Sign Plan application must be submitted, and approved by the Village;
- c) The Village receiving an Irrevocable Letter of Credit in the amount of \$1,072,058.00;
- d) The registration of a covenant on title, ensuring that four (4) accessible parking stalls are created for this development, and
- e) The authorization of staff to enter into negotiations for a Community Amenity Contribution, as opposed to a cash-in-lieu of parking settlement.

Respectfully submitted;



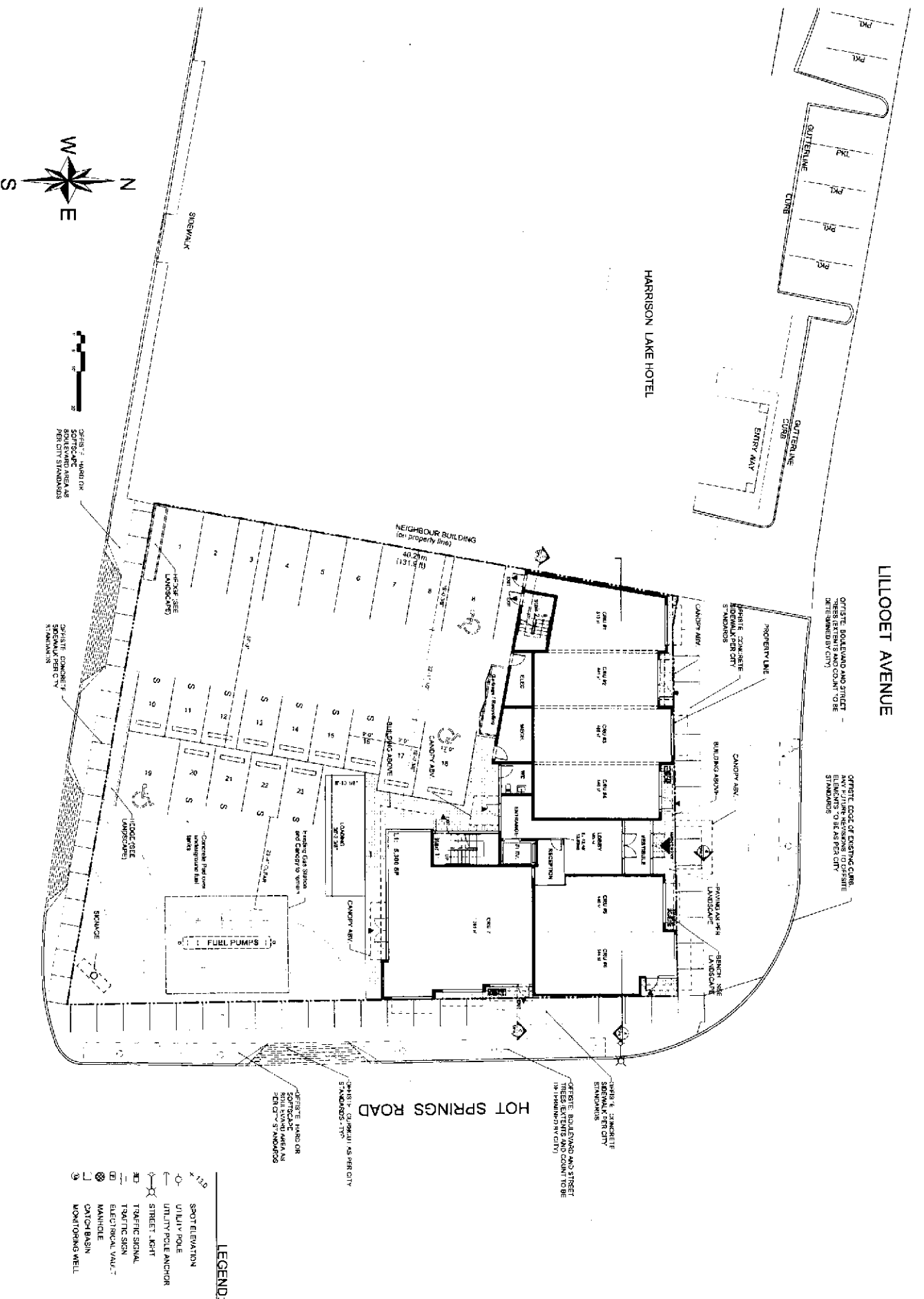
Ken Cossey, RPP, MCIP,  
Planning Consultant

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



Tyson Koch  
Chief Administrative Officer

- Attachments (3)
- (i) DP 1.3, site plan
  - (ii) Landscape Plan
  - (iii) DP 3060-20-DP02/22



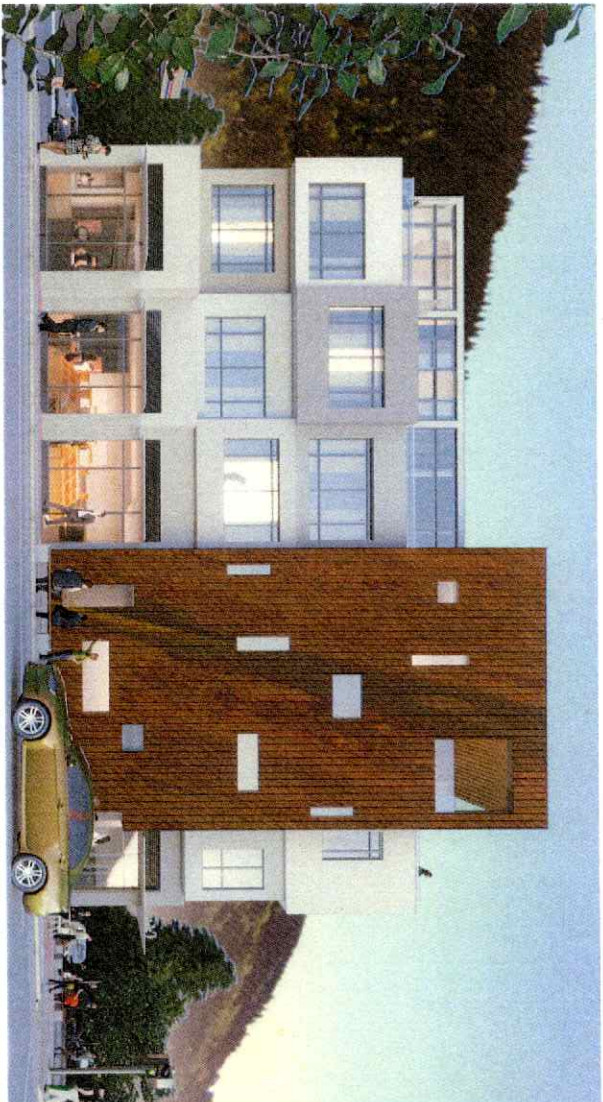
- LEGEND:**
- SPOT ELEVATION
  - UTILITY POLE
  - UTILITY POLE ANCHOR
  - STREET LIGHT
  - TRAFFIC SIGNAL
  - ELECTRICAL VAULT
  - MANHOLE
  - CATCH BASIN
  - MONITORING WELL

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Contract No.	
Project No.	
Sheet No.	





2 VIEW FROM EAST (HOT SPRINGS ROAD)  
N.T.S



2 VIEW FROM NORTH (LILLOOET AVE.)  
N.T.S

DATE: 14th FEB 2023		DRAWING NO: DP-6.2-03-000001	
<p><b>ANDREW CHEUNG ARCHITECTS INC.</b></p> <p>1029 WARDL ST, STE 200 VICTORIA, BC V8W 2E1 TEL: (250) 383-3398 FAX: (250) 383-3399</p>			
PROJECT:		SITE: 210	
200 HOT SPRINGS RD, HARRISON HOT SPRINGS, BC		1029 WARDL ST, STE 200 VICTORIA, BC V8W 2E1 TEL: (250) 383-3398 FAX: (250) 383-3399	
TITLE:		3D MASSING & PERSPECTIVE VIEWS - 2	
DATE:	22nd FEB 2023	SCALE:	N.T.S
BY:	AM	DATE:	N.T.S
<p>3D MASSING &amp; PERSPECTIVE VIEWS - 2</p> <p>DATE: 22nd FEB 2023</p> <p>BY: AM</p> <p>SCALE: N.T.S</p>		<p>DATE: 22nd FEB 2023</p> <p>BY: AM</p> <p>SCALE: N.T.S</p>	
<p>DP 6.2</p>		<p>DP 6.2</p>	



1 OVERHEAD VIEW FROM NORTH EAST  
N.T.S



1 OVERHEAD VIEW FROM SOUTH WEST  
N.T.S

<p>DATE: 14/08/2022          DRAWING NO: 22-11-BSD-001A</p>	
<p>PROJECT:</p> <p><b>200 HOT SPRINGS RD.          HARRISON HOT SPRINGS, BC</b></p>	
<p>ARCHITECT:</p> <p><b>ANDREW CHEUNG          ARCHITECTS INC.</b></p> <p>1629 WARDL ST.          VANCOUVER, B.C.          V6J 1Y3          TEL: (604) 685-2188          FAX: (604) 685-1889</p>	
<p>SCALE:</p> <p><b>3D MASSING &amp;          PERSPECTIVE VIEWS</b></p>	
<p>DATE: 22/11/20</p>	<p>SCALE: N.T.S</p>
<p><b>DP 6.3</b></p>	





1 VIEW FROM SOUTH AND HOT SPRINGS ROAD  
N.T.S



1 VIEW FROM SOUTH AND HOT SPRINGS ROAD  
N.T.S

10034

DATE: 04/20/2022  
 DRAWN BY: DP 6.4  
 CHECKED BY: DP 6.4

DESCRIPTION	
COMPLETION	

**ANDREW CHEUNG  
 ARCHITECTS INC.**

16391 Maple Street  
 Vancouver, B.C.  
 V6P 1S8  
 Tel: (604) 685-2088  
 Fax: (604) 685-1888

PROJECT:  
**200 HOT SPRINGS RD.  
 HARRISON HOT SPRINGS, BC**

DATE:  
**3D MASSING &  
 PERSPECTIVE VIEWS**

PROJECT NUMBER:  
**22114**

DATE: 04/20/2022

SCALE: N.T.S

DATE: 04/20/2022

SCALE: N.T.S

**DP 6.4**

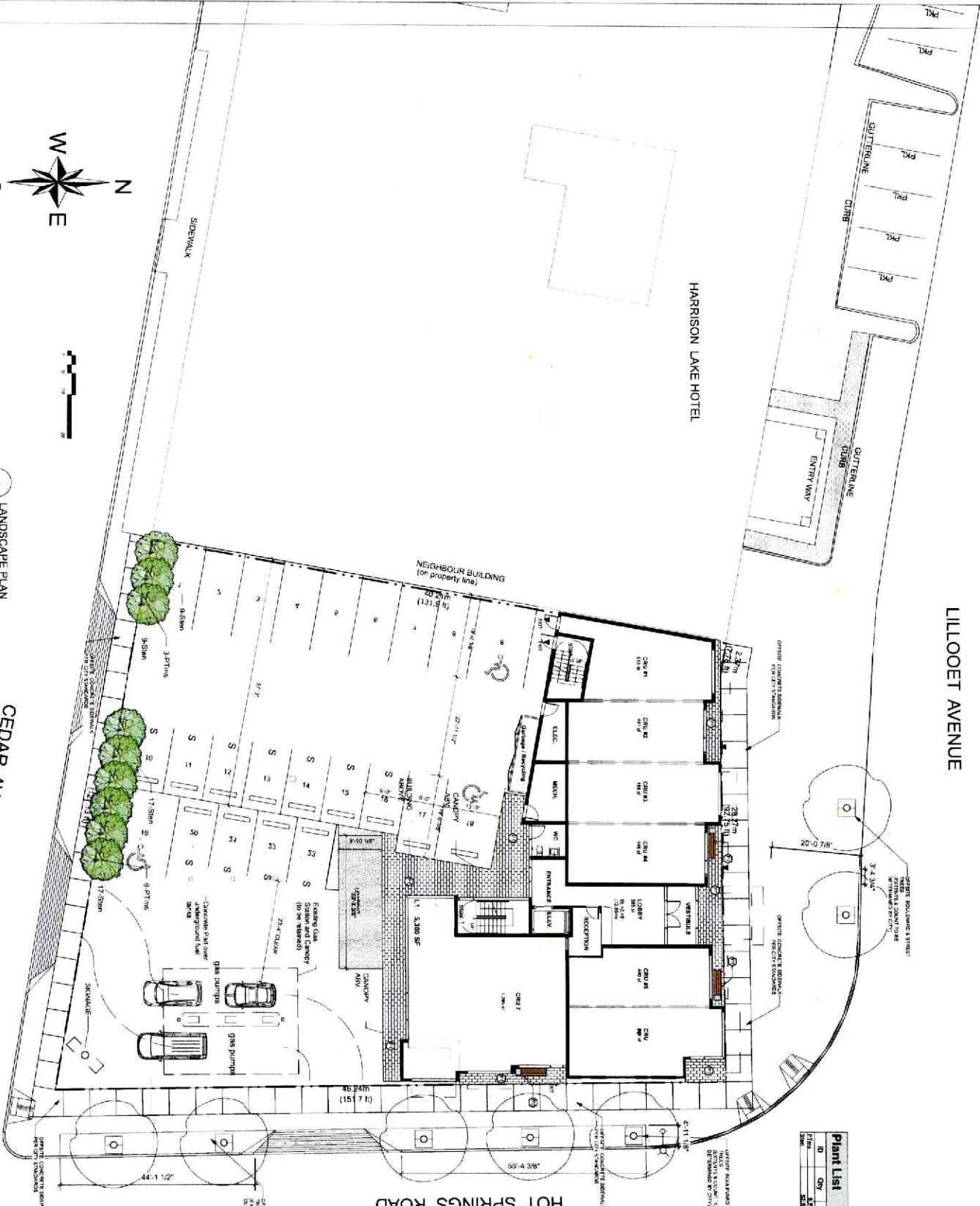
LILLOET AVENUE

HARRISON LAKE HOTEL



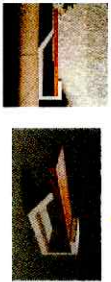
LANDSCAPE PLAN  
SCALE: 1:125

CEDAR AVENUE



Plant List					
ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
P101	5	Stewartia ovata	Mountain Laurel	24" x 18" x 18"	
P102	20	Stewartia ovata	Mountain Laurel	18" x 12" x 12"	

MATERIALS SCHEDULE	
	BRAND: BAYVIEW CONCRETE
	BRAND: BAYVIEW BRICK
	BRAND: BAYVIEW STONE
	BRAND: BAYVIEW WOOD



ONE-ARMED BAYVIEW BENCH

LEGEND:

- 130 SPOT ELEVATION
- UTILITY POLE
- UTILITY POLE ANCHOR
- STREET LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGN
- ELECTRICAL VAULT
- MANHOLE
- CATCH-BASIN
- MONITORING WELL



GREENROOM GARDEN

200 Horsings Rd  
Harrison

Landscape plan

NO.	DATE	ISSUE

Project Name	200 Horsings Rd
Client	Harrison
Scale	1:125
Date	2020-07-28
Drawn By	L1
Checked By	0



LILLOOET AVENUE

HARRISON LAKE HOTEL



LANDSCAPE PLAN  
Scale: 1" = 20'

CEDAR AVENUE



ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
1	1	...	...	...	...
2	1	...	...	...	...

MATERIALS SCHEDULE	
1	MASSIVE CONCRETE: 600mm x 300mm x 150mm - ASH DTY S102508
2	CONCRETE BENCH: 600 x 150 x 150



- LEGEND:**
- SHOT ELEVATION
  - UTILITY POLE
  - UTILITY POLE-ANCHOR
  - STREET LIGHT
  - TRAFFIC SIGNAL
  - TRAFFIC SIGN
  - ELECTRICAL VAULT
  - MANHOLE
  - CATCH BASIN
  - MONITORING WELL

**greenroom** gpd/est

2000 Hastings Rd  
Hastings

Landscape Plan

Scale: 1" = 20'

Date: 2022-07-28

Sheet: 1 of 1



Village of Harrison Hot Springs

**DEVELOPMENT PERMIT NO. DP02/22**

ISSUED this \_\_\_\_ day of \_\_\_\_\_, 2023

**FILE No:** 3060-20-DP02/22  
**FOLIO Numbers:** 5240-16380

**TO: Razin Enterprises Limited**

**(the “Permittee”)**

**ADDRESS: 268 Montroyal Boulevard  
North Vancouver, BC  
V7N 4E5**

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: 008-584-087

Legally Described as: Lot 7, Blk 1 Sec 13 Township 4, Range 29 West of the 6<sup>th</sup> Meridian, New Westminster District Plan 251

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

**(the “Lands”)**

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

for the development of a Hotel and retail commercial units at grade

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 Permittee and be paid to the Permittee, if the security is returned. The condition of the posting of the security is that should the Permittee 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 Permittee; or should the Permittee carry out the work Permitted by this Development Permit within the set time set out below, the security must be returned to the Permittee.

- (a) an Irrevocable Letter of Credit in the amount of: \$1,072,058.00
- (b) none required

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

- i) The building materials must follow the Material Finish Legend as outlined on sheets DP 3.1 to DP 3.4 of Andrew Cheung Architects Incorporated drawings dated April 29, 2022. If there is any deviation from the use of these materials, the Village's prior approval for any deviation is required.
- ii) The colours of the materials must be in accordance with sheets DP 6.1 to DP 6.4 of Andrew Cheung Architects Incorporated drawings dated April 29, 2022. If there is any deviation from the use of these colours, the Village's prior approval for any deviation is required.
- iii) The site plan layout as identified on sheet DP 1.3 of Andrew Cheung Architects Incorporated drawing dated April 29, 2022, must be followed. If there is any deviation from this plan the Village's prior approval of any deviation is required.
- iv) The Landscape Plan outlined on Sheet L 1, as prepared by Greenroom Garden design, dated July 29, 2022, must be followed. If there is any deviation from this plan the Village's prior approval of any deviation is required.
- v) A Works and Services Agreement must be entered into with the Village of Harrison Hot Springs to address any works and services that will take place off site, as a result of this Development Permit. This includes but is not limited to; Sewer upgrades, Water upgrades, Road construction, and Storm Water issues.
- vi) A Works and Services Agreement must be entered into to address the construction of the sidewalks, as identified on sheet DP 1.3 of Andrew Cheung Architects Incorporated drawing dated April 29, 2022,

7. The Permittee agrees 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:

- i) Sheet DP1.3, and sheets DP 6.1 to 6.4 of Andrew Cheung Architects Incorporated drawings dated April 29, 2022.
- ii) Sheet L1, as prepared by Greenroom Garden design, dated July 29, 2022.

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 \_\_\_\_\_, 2025 unless the development is substantially started.

RESOLUTION PASSED BY COUNCIL, THIS \_\_\_\_ day of \_\_\_\_\_, 2023

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.

\_\_\_\_\_  
Yan Luo  
(signature)

\_\_\_\_\_  
Print Name

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

DRAFT