



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Tuesday, February 20, 2024, 7:00 PM
Memorial Hall, 290 Esplanade Avenue,
Harrison Hot Springs, BC V0M 1K0

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

1. CALL TO ORDER		
Meeting called to order by Deputy Mayor Allen Acknowledgement of Sts'ailes traditional territory.		
2. INTRODUCTION OF LATE ITEMS		
3. APPROVAL OF AGENDA		
4. ADOPTION OF COUNCIL MINUTES		
(a) THAT the Special Pre-Closed Council Meeting Minutes of January 30, 2024 be adopted.		Page 1
(b) THAT the Regular Council Meeting Minutes of February 5, 2024 be adopted.		Page 5
(c) THAT the Public Hearing Record of February 6, 2024 be received.		Page 15
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
i. Bylaws		
ii. Agreements		
iii. Committee/ Commission Minutes		
iv. Correspondence	(a) Letter dated January 31, 2024 from the City of Abbotsford Re: Support for Resolution	Page 21
7. DELEGATIONS/PETITIONS		
8. CORRESPONDENCE		
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 Chief Administrative Officer dated February 20, 2024
Re: FVRD Regional Growth Strategy Bylaw 1706, 2023

Page 23

Recommendations:

THAT the Village of Harrison Hot Springs Council accept the Fraser Valley Future 2050 Regional Growth Strategy; and

THAT Village Council direct staff to send a letter to the FVRD confirming acceptance of the Fraser Valley Future 2050 Regional Growth Strategy.

- (b) Report of Community Services Manager dated February 20, 2024
Re: 2023 FireSmart Community Funding & Supports Approval

Page 111

Recommendation:

THAT the Community Services Manager's report dated February 20, 2024 regarding the 2023 FireSmart Community Funding & Supports Approval be received for information.

- (c) Report of Community Services Manager dated February 20, 2024
Re: 2024 Terry Fox Run Permit

Page 113

Recommendation:

THAT Council for the Village of Harrison Hot Springs approve waiving the Event Application Fee and Damage Deposit for the 2024 Terry Fox Run/Walk

- (d) Report of Community Services Manager dated February 20, 2024
Re: Public Notification and Evacuation Route Planning Grant

Page 123

Recommendation:

THAT staff be authorized to submit a grant application to the UBCM Community Emergency Preparedness Fund – Public Notification and Evacuation Route Planning program for up to \$30,000.

- (e) Report of Community Services Manager dated February 20, 2024
Re: Local Government Development Approvals Grant Program

Page 125

Recommendation:

THAT staff be authorized to submit a grant to UBCM's Local Government Development Approvals Program up to \$150,000.

<p>(f) Report of Community Services Manager dated February 5, 2024 Re: Resort Municipality Initiative Contract</p> <p>Recommendation:</p> <p>THAT staff be authorized to seek provincial approval to amend the 2022/2023 - 2024/2025 Resort Development Strategy to reallocate the funds associated to the rink covering and firepits for the Starlight Skating Rink to the lagoon development project; and</p> <p>THAT the operations of the Starlight Skating Rink and the Boat Launch Concession Addition project be reinstated to ensure the Village is not deemed to be in breach of its contract with the province for the Resort Municipality Initiative funding.</p>	<p>Page 127</p>
<p>(g) Report of Operations Manager dated February 20, 2024 Re: RFIQ Consulting Services Award</p> <p>Recommendation:</p> <p>THAT the request for information and qualifications (RFIQ) for consulting services for environmental, geotechnical and civil engineering be awarded to the following firms:</p> <p>Environmental Consulting</p> <ul style="list-style-type: none"> • Thurber Engineering Ltd. • Red Cedar Environmental • EXP <p>Geotechnical Engineering</p> <ul style="list-style-type: none"> • GeoWest Engineering • Thurber Engineering • EXP <p>Civil Engineering</p> <ul style="list-style-type: none"> • Wedler Engineering LLP • KM Civil Consultants Ltd. • Parsons 	<p>Page 143</p>
<p>(h) Report of Planning Consultant dated February 20, 2024 Re: Consideration on the Issuance of a DVP (889 Hot Springs Road)</p> <p>Recommendation:</p> <p>THAT a Development Variance Permit not be issued for 889 Hot Springs Road, the land legally described as:</p> <p style="padding-left: 40px;">Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, NewWestminster District.</p>	<p>Page 147</p>

13. BYLAWS

- (a) Sewer Regulation Amendment Bylaw No. 1197, 2023

Page 155

Recommendations:

THAT Sewer Regulation Amendment Bylaw No. 1197, 2023 be adopted.

- (b) Water Regulation Amendment Bylaw No. 1198, 2023

Page 159

Recommendations:

THAT Water Regulation Amendment Bylaw No. 1198, 2023 be adopted.

- (c) Report of Corporate Officer dated February 20, 2024

Page 163

Re: Sign Bylaw Amendment No. 1199, 2024

Recommendation:

THAT Sign Amendment Bylaw No. 1199, 2024 be given first, second and third readings.

- (d) Report of Corporate Officer dated February 20, 2024

Page 167

Re: Public Notice Bylaw No. 1200, 2024

Recommendation:

THAT Public Notice Bylaw No. 1200, 2024 be given first, second and third readings.

14. NEW BUSINESS

- (a) New Business from Councillor Allen

Re: Village Development Procedures Notice Requirements

Recommendations:

WHEREAS the Village's Development Procedures Bylaw No. 1090, 2016 sets out the requirement for delivering notices of a public notification meeting and Notices of Intent to neighbouring properties within a 30m radius; and

WHEREAS this radius does not adequately capture the number of properties that may be impacted by the proposed application, therefore be it resolved:

THAT staff, as part of the review of land development bylaws and related policies process currently underway, be directed to draft an amendment to Development Procedures Bylaw No. 1090, 2016 as follows:

- To increase the requirement to deliver notices to neighbouring properties from 30m to 200m in the case of an applicant holding a public notification meeting, or in the case of the Village proceeding with the Notice of Intent process; and

- To substitute requirements relating to newspaper advertisements with flyers to be distributed via Canada Post in conjunction with the Village's proposed Public Notice Bylaw, No. 1200, 2024.

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

Amanda Graham
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE SPECIAL
(PRE-CLOSED) MEETING OF COUNCIL

4(a)

Tuesday, January 30, 2024

1:00 p.m.

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

COUNCIL PRESENT: Mayor Ed Wood
Councillor John Allen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Michie Vidal

COUNCIL ABSENT:

STAFF PRESENT: Tyson Koch, Chief Administrative Officer
Scott Schultz, Chief Financial Officer/Deputy CAO
Amanda Graham, Corporate Officer

1. **CALL TO ORDER**

Mayor Wood called the meeting to order at 1:00 p.m.
Mayor Wood acknowledged the traditional territory of Sts'ailes.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT pursuant to Sections 90 and 92 of the *Community Charter*, this Special Meeting of Council be closed to the public as the subject matter being considered relates to the following:

- Section 90(1)(a) of the *Community Charter* – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.
- Section 90(1)(e) - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- Section 90(2)(b) - the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED
UNANIMOUSLY
SC-2024-01-04

*Village of Harrison Hot Springs
Minutes of the Special (Pre-Closed) Council Meeting
January 30, 2024*

2. INTRODUCTION OF LATE ITEMS

Mayor Wood introduced a request from Councillor Facio to discuss the location of Closed Meetings.

Councillor Vidal raised a point of order that Council has not adjourned from the Pre-Closed to the Closed Meeting and that any late items should be added once the meeting is closed.

Mayor Wood overruled the point of order.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT "Location of Closed Meetings" be added to the agenda as New Business.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN
SC-2024-01-05

Councillor Allen raised a point of order that there is no New Business.

Mayor Wood clarified that this is a motion to add New Business to the agenda.

Mayor Wood introduced a request from Councillor Facio to discuss an allegation of breach of Social Media Policy and bullying against Councillor Allen.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT "Allegation Against Councillor Allen of Breach of Social Media Policy and Bullying" be added to the agenda as New Business.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN
SC-2024-01-06

Councillor Allen raised a point of order seeking clarification as to whether the above two late items had been added to the Special Pre-Closed or the Special Closed Council Meeting.

Mayor Wood clarified that the items had been added to the Special Pre-Closed Meeting agenda.

*Village of Harrison Hot Springs
Minutes of the Special (Pre-Closed) Council Meeting
January 30, 2024*

3. APPROVAL OF AGENDA

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the agenda for the Special Pre-Closed Meeting of January 30, 2024 be approved as amended.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN
SC-2024-01-07

4. NEW BUSINESS

(a) Location of Closed Meetings

Moved by Councillor Facio

THAT all future Closed Meetings be held at the Village Office Council Chambers.

Mayor Wood ruled the motion out of order stating that under the *Community Charter*, it is the Mayor's privilege to call special meetings.

MOTION NOT VOTED ON

(b) Allegation Against Councillor Allen of Breach of Social Media Policy and Bullying

Mayor Wood ruled this item out of order stating that no motion was made before discussion took place and that the correct process for making a complaint had not been followed.

5. ADJOURN TO SPECIAL CLOSED COUNCIL MEETING

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the January 30, 2024 Special (Pre-Closed) Council Meeting be adjourned.

CARRIED
OPPOSED BY MAYOR WOOD
SC-2024-01-08

The meeting was adjourned at 1:22 p.m.

*Village of Harrison Hot Springs
Minutes of the Special (Pre-Closed) Council Meeting
January 30, 2024*

Ed Wood
Mayor

Amanda Graham
Corporate Officer

DRAFT

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

4(b)

DATE: Monday, February 5, 2024
TIME: 7:00 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, 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
Community Services Manager, Christy Ovens
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.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Councillor Allen
Seconded by Councillor Facio

THAT the agenda be approved.

Amendment moved by Councillor Jackson
Seconded by Councillor Facio

THAT the agenda be approved as amended by removing New Business item 14(b) – Wind Monitor and New Business item 14(c) – Construction Fencing at 511 Lillooet Avenue from the agenda.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN

RC-2024-02-01

Councillor Allen raised a point of order stating that he believes the motion is out of order and that he is entitled to bring new business before Council.

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 5, 2024*

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the Regular Council Meeting minutes of January 15, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2024-02-02

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the Special Pre-Closed Council Meeting minutes of January 25, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2024-02-03

5. BUSINESS ARISING FROM THE MINUTES

None.

6. CONSENT AGENDA

- iv. (a) Letter dated January 11, 2024 from the Ministry of Public Safety
Re: Follow up – Seasonal Policing and Provincial Police Resourcing
- (b) Letter dated January 13, 2024 from Girl Guides of Canada
Re: Support for Girl Empowerment February 22, 2024
- (c) Letter dated January 18, 2024 from Okanagan Basin Water Board
Re: Call for Immediate Action to Prevent Invasive Mussel Introduction
- (d) Letter dated January 26, 2024 from Forest Enhancement Society
Re: FESB Accomplishments Update
- (e) Letter dated January 26, 2024 from the District of Sicamous
Re: Support for Bill 34

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the consent agenda be received.

**CARRIED
UNANIMOUSLY**
RC-2024-02-04

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 5, 2024*

7. DELEGATIONS/PETITIONS

None.

8. CORRESPONDENCE

- (a) Letter dated January 11, 2024 from the Blair Degenstein
Re: Proposed Dyke Height Increase
- (b) Email dated January 24, 2024 from Kevin Penney
Re: Crosswalk Safety
- (c) Email dated January 26, 2024 from Councillor Allen
Re: Opportunity to Minimize the Impact of Dyke Raising Along our Waterfront

Moved by Councillor Facio
Seconded by Councillor Allen

THAT the letter dated January 11, 2024 from Blair Degenstein, the email dated January 24, 2024 from Kevin Penney and the email dated January 26, 2024 from Councillor Allen be received.

**CARRIED
UNANIMOUSLY**
RC-2024-02-05

9. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT item 6.iv.(b) – Letter dated January 13, 2024 from Girl Guides of Canada be released from the Consent Agenda.

**CARRIED
UNANIMOUSLY**
RC-2024-02-06

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT staff be directed to turn on blue lights on the exterior of the Village Office and at the plaza on February 22, 2024 in recognition of BC Girl Guides World Thinking Day.

**CARRIED
UNANIMOUSLY**
RC-2024-02-07

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

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director)
 - Attended a meeting on January 24, 2024
- Tourism Harrison
 - Attended a meeting on January 31, 2024

Councillor Allen

- Harrison Agassiz Chamber of Commerce – No Report
- Agassiz-Harrison Healthy Communities – No Report

Councillor Vidal

- Community Futures North Fraser Board of Directors
 - Attended a meeting on January 23, 2024
- Corrections Canada Citizen's Advisory Committee – No Report
- Kent Harrison Joint Emergency Program Committee
 - Attended a meeting on January 31, 2024

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on January 25, 2024
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report

11. MAYOR'S REPORT

- Reported that the Variety Children's Charity/Follow Your Heart Event is taking place at Memorial Hall on February 17, 2024 at 7:00 pm
- Reported that the Community Programs and Services Survey is currently up on our website and will be open until February 14, 2024
- Reminded residents that the public hearing regarding 511 Lillooet Avenue will be Tuesday, February 6, 2024 at 7:00 pm at Memorial Hall
- Requested a staff update on the status of the evacuation route application. Staff reported that the application is still with the Province.

12. REPORTS FROM STAFF

- (a) Report of Bylaw Officer dated February 5, 2024
Re: 2023 Annual Bylaw Report

Moved by Councillor Vidal

Seconded by Councillor Jackson

THAT staff complete all recommendations brought forward in the 2023 Annual Bylaw report regarding updating signage and amending bylaws.

**CARRIED
UNANIMOUSLY**
RC-2024-02-08

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 5, 2024*

- (b) Report of Community Services Manager dated February 5, 2024
Re: PacifiCan Tourism Growth Program

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT staff be authorized to apply to the Tourism Growth Program presented by Pacific Economic Development Canada for funding up to \$250,000.

**CARRIED
UNANIMOUSLY**
RC-2024-02-09

- (c) Report of Corporate Officer dated February 5, 2024
Re: Notice of Failure to File Disclosure Statement

Moved by Councillor Allen
Seconded by Councillor Vidal

THAT the Corporate Officer's report dated February 5, 2024 regarding Leslie Ghezesan's failure to file a disclosure statement be received for information.

**CARRIED
UNANIMOUSLY**
RC-2024-02-10

- (d) Report of Corporate Officer dated February 5, 2024
Re: Lease and Services Agreement – 499 Hot Springs Road

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the Village enter into a lease and services agreement with Harrison Tourism Society for a term starting February 1, 2024 and ending December 31, 2034 with a continued Village contribution of \$21,000 per annum.

Amendment moved by Mayor Wood
Seconded by Councillor Allen

THAT the matter be referred back to staff for further information.

MOTION FAILED
OPPOSED BY COUNCILLORS FACIO, JACKSON AND VIDAL

Council voted on the original motion.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN
RC-2024-02-11

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 5, 2024*

- (e) Report of Corporate Officer dated February 5, 2024
Re: FVRD Boat Launch Operation Agreement

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Council approve entering into a new agreement with the Fraser Valley Regional District for the operation and management of the boat launch for a two year term with the option to renew for an additional two years.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN
RC-2024-02-12

- (f) Report of Planning Consultant dated February 5, 2024
Re: Consideration on the Issuance of a Development Variance Permit

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Development Variance Permit DVP 03/23 not be sent to the adjacent properties for property located at 604 McCombs Drive, Harrison Hot Springs for land legally described as:

Lot 123, Sec 12, Twp 4, Rg 29, W6M, New Westminster District Plan 52598, until the following has been provided, by the applicant, to the satisfaction of Village:

1. A surface water discharge report. This report must indicate the potential volume and direction of any potential surface water runoff and must be signed by a professional engineer with at least 10 years of competent experience. If the engineer deems that this is not applicable, they must indicate this in writing and they must sign the letter.
2. If the runoff is applicable the report must also indicate what mitigation measures may or may not be required and the costs of these potential measures; and

THAT staff be authorized to deliver a Notice of Intent to the adjacent owners of the land, defined as a distance of 30 M from the site, once a surface water discharge report has been provided to the Village's satisfaction.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN
RC-2024-02-13

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 5, 2024*

- (g) Report of Planning Consultant dated February 5, 2024
Re: Development Permit – 200 Hot Springs Road

Moved by Councillor Facio
Seconded by Councillor Jackson

1. THAT this revised application be treated as substantially amended from the original application, and
2. 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 \$1,093,750.00; and
- d) Comments received by the Ministry of Transportation and Infrastructure.

Amendment moved by Mayor Wood
Seconded by Councillor Allen

THAT the proposed development permit for 200 Hot Springs Road be referred to the Advisory Planning Commission and the Environmental Advisory Committee.

MOTION FAILED
OPPOSED BY COUNCILLORS FACIO, JACKSON, VIDAL

Council voted on the original motion.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN
RC-2024-02-14

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 5, 2024*

- (h) Report of Chief Administrative Officer dated February 5, 2024
Re: Potential Acquisition of Land – 905 Hot Springs Road

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the offer to donate a portion of the lot located at 905 Hot Springs Road to the Village as part of the proposed subdivision application be respectfully declined; and

THAT staff be authorized to advise the developer in writing of same.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN
RC-2024-02-15

- (i) Report of Community Services Manager dated February 5, 2024
Re: Committee Member Appointment Recommendations

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the following applicants be appointed to the Communities in Bloom Committee: Teresa Omelus and Susan Galvao; and

THAT the following applicants be appointed to the Age-Friendly Committee: Peggy Arndt, Alison Douglas, and Laura Lanfranchi; and

THAT the following applicants be appointed to the Environmental Advisory Committee: Mark Schweinbenz, Cheri Norris, Susan Galvao, and Gary Webster.

CARRIED
UNANIMOUSLY
RC-2024-02-16

13. BYLAWS

- (a) Report of Chief Financial Officer dated February 5, 2024
Re: Sewer Regulation Amendment Bylaw No. 1197, 2023

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the following motion be rescinded:

THAT the Sewer Regulation Amendment Bylaw No. 1197, 2023 be given first reading and that the matter be referred to a budget meeting or Committee of the Whole meeting for further discussion; and

THAT Sewer Regulation Amendment Bylaw No. 1197, 2023 be reconsidered amended and given first, second and third readings.

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 5, 2024*

**CARRIED
UNANIMOUSLY**
RC-2024-02-17

- (b) Report of Chief Financial Officer dated February 5, 2024
Re: Water Regulation Amendment Bylaw No. 1198, 2023

Moved by Councillor Vidal
Seconded by Councillor Allen

THAT the following motion be rescinded:

THAT the Water Regulation Amendment Bylaw No. 1198, 2023 be given first reading and that the matter be referred to a budget meeting or Committee of the Whole meeting for further discussion; and

THAT Water Regulation Amendment Bylaw No. 1198, 2023 be reconsidered amended and given first, second and third readings.

**CARRIED
UNANIMOUSLY**
RC-2024-02-18

14. NEW BUSINESS

- (a) New Business from Councillor Vidal
Re: Routine Mammogram Screening Program

Moved by Councillor Vidal
Seconded by Councillor Allen

THAT Council endorse the following resolution and forward the resolution to the Lower Mainland Local Government Association by no later than February 28th, 2024 for consideration at the annual conference; and

THAT staff be directed to request letters of support from the Fraser Valley Regional District and the District of Kent prior to submission:

WHEREAS access to regular routine mammogram screening is inadequate within the Province of BC; and

WHEREAS an increasing number of women are being diagnosed with more aggressive breast cancer between the ages of thirty to forty; and

WHEREAS early detection of breast cancer is paramount to diagnosis and treatment, therefore be it resolved

THAT UBCM call upon the Provincial Government to increase the number of mobile mammogram screening units available to rural and remote communities; and

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 5, 2024*

THAT UBCM call upon the BC Government to lower the age of MSP coverage for routine mammogram screening to the age of thirty.

**CARRIED
UNANIMOUSLY**
RC-2024-02-19

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

Questions from the public were entertained.

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the meeting be adjourned at 9:26 p.m.

**CARRIED
UNANIMOUSLY**
RC-2024-02-20

Ed Wood
Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
RECORD OF PUBLIC HEARING OF
ZONING AMENDMENT BYLAW NO. 1193, 2023**

4(c)

DATE: Tuesday, February 6, 2024
TIME: 7:00 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Councillor John Allen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Michie Vidal

Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Planning Consultant, Ken Cossey

ABSENT: Mayor Ed Wood

1. CALL TO ORDER

Deputy Mayor Allen called the meeting to order at 7:01 p.m.
Deputy Mayor Allen acknowledged the traditional territory of Sts'ailes.

2. PROCEDURE FOR PUBLIC HEARING

Deputy Mayor Allen read the statement and procedures for conducting the public hearing pursuant to Sections 464 and 465 of the *Local Government Act*.

Zoning Bylaw Amendment No. 1193, 2023

Planning Consultant Ken Cossey presented the proposed Zoning Amendment Bylaw No. 1193, 2023.

3. PUBLIC COMMENTS

Deputy Mayor Allen invited the applicant to speak on the proposal.

The applicant for 511 Lillooet Avenue, Ryan Anderson from OTG Development Consultants, presented a PowerPoint on the proposed development project.

Deputy Mayor Allen reported that 5 written submissions were received. Deputy Mayor Allen read letters from the following individuals into the public record:

- Dave and Julie Chamberlain
- Janne Perrin
- Barbara Dramer
- John and Hoa Wouda
- Wolfgang Thornton

Deputy Mayor Allen read letters from the Ministry of Transportation and Infrastructure and the Harrison Hot Springs Fire Department into the public record.

Deputy Mayor Allen invited the public to provide verbal submissions to Council regarding Zoning Amendment Bylaw No. 1193, 2023.

*Village of Harrison Hot Springs
Record of the Public Hearing of
Zoning Amendment Bylaw No. 1193, 2023
February 6, 2024*

Teresa Omelus, 641 Schooner Place, Harrison Hot Springs

- Question as to whether the barbecues are going to be too close to the building for fire safety.
- Question as to the combustibility of the exterior and whether the siding will be hardy-board or concrete.
- Appreciates the time that the developers have put into making changes and has been following this development since it started. As time has gone on, is opposed to this project. Likes the appearance of the structure but can't support it on appearance alone.
- Harrison is becoming a center of the have and the have nots. Is tired of million-dollar condos coming into Harrison and multi-story developments that are impacting the general congestion, way of life and safety concerns.
- Not opposed to reasoned development, but having lived here for four years, her priority is the water system, the water supply, the firefighting issues, the forest fire management, and the risks therein.
- The Village will have to increase its forest firefighting budget when we can't even afford to train our local firefighters to be able to fight this proposed development at 511 Lillooet. The Village will be spending to train firefighters to protect this building, but they currently don't have the training to protect us from forest fire, which is a greater risk.

Christy Sandford, 533 Lillooet Avenue, Harrison Hot Springs

- Originally wasn't opposed to the development but feels that the requested height increase and expansion of footprint has to be justified. Raised this at the last meeting, that if you're going to allow exceptions to bylaws, then there has to be reasons that are significant to the local community that this really is a benefit where you're trading off and giving extra height and extra footprint for really good reasons.
- Expressed this at the last meeting and acknowledges there have been attempts by the developer to address many of the current concerns.
- Feels that, having looked thoroughly at the proposal, this most recent one, appears to be just lip service attempts to make it look like the community concerns are being addressed, but they are actually not being addressed.
- Her residence is a couple of lots down from the proposed development. Isn't worried about view and sunlight blocking and not creeping up on her property. However, thinks that from the community perspective, it's a much larger problem.
- Feels like the concessions have not been made. Feels that it is on the developer to justify why the extra footprint and height should be there, as opposed to community members saying, why not?
- Looking at the environmental concessions that were supposedly made, there are 33 trees and they're giving 19 back. Question as to how many of those came from Rendall Park that were originally not even within their boundaries to take away in the first place. Has not seen a map that indicates this.

*Village of Harrison Hot Springs
Record of the Public Hearing of
Zoning Amendment Bylaw No. 1193, 2023
February 6, 2024*

- Has driven along the east side, and apparently of those Douglas trees that are along Spruce Street are going according to the proposal. Isn't seeing that the ecosystem is being helped.
- Isn't seeing that the shade requirements needed by the community, the carbon footprint is being taken away. The way that these community concerns were addressed are just lip service.
- Another reason you might justify having an increased height and footprint would be high density, but for the reasons that the province of BC and the federal government has expressed in so far as we do not have housing for residents. The locals don't have housing for residents. This property is not being marketed to residents. It's being marketed to investors for short-term rentals which have been outlawed with strong restrictions.
- Feels that the target of this developer is not to actually address the concerns of the community, but rather just to make a profit and make it seem like they're addressing the concerns of the community.
- The public plaza and \$10,000 for art is a nice gesture but it's not significant or substantive enough to justify these changes.
- Commented on the Official Community Plan and the idea that the higher developments should be on either side of the town and that the height restrictions come down like a slope into the center. This would make sense if the Village had a cohesive, well-formed plan but isn't seeing that happen.
- This development is a great big structure at the end of the block on Spruce Street and Lillooet Avenue.
- There is another beautiful three story structure that's just been built, so there will be this big structure proposed to be built and a small structure.
- Would likely develop her property to the same height as the three-story structure, which is allowed for in the bylaw.
- At the end there is an old condo development that is not high.
- The way it is unfolding is not part of a cohesive plan. This smaller, piecemeal approach to development doesn't seem to fit with anything.

Allen Garneau, 641 Schooner Place, Harrison Hot Springs

- The developers made a proposal in front of the Advisory Planning Commission. Many people have raised the point of height. Recalled from the Advisory Planning Commission meeting that the actual drop in height is because of the floor. The height is determined from the tallest point of the structure. A good chunk of the top floor does not reach that height. Requested that Council seek clarification on the actual height and how it is determined.

Randy Regier, Lot 167, Cascade Bay

- In favour of this project, thinks it is a fantastic feature for the waterfront.
- Uses the boat launch access considerably throughout the year. Looks forward to being able to grab a coffee or an ice cream cone from one of the commercial buildings at that location while waiting at the boat launch.
- The province has recently enacted guidelines for density that any building within 400 meters of a bus, for example, or 600 meters, there are guidelines of 10

*Village of Harrison Hot Springs
Record of the Public Hearing of
Zoning Amendment Bylaw No. 1193, 2023
February 6, 2024*

stories or at least six. The province is quite clear that those guidelines will be enacted.

- The current proposal is a fantastic opportunity to proceed with creating much needed housing in Harrison with a great aesthetic look without stretching it to the point where those guidelines would allow it to be if the developer chose to apply at the provincial level.

Gabriele Thornton, 336 Chestnut Avenue, Harrison Hot Springs

- Wasn't able to get on the website to respond.
- Opposed to the development. The Village has no FireSmart program. There wasn't enough water last year. What makes the developers think that we have enough water now?
- There are too many things wrong with this. The building is too high. It does not look aesthetically nice.
- The Village doesn't need any more townhouses and restaurants. When you ask tourists what they think of Harrison, they say it's nothing but restaurants and townhouses and nothing for the tourists.
- It would be wrong to put this in place. It takes away from the beauty of the Village. This is a Village, not New York.

Wolfgang Thornton, 336 Chestnut Avenue, Harrison Hot Springs

- Absolutely opposed to this project as it is being built in an area, a Village. By definition, a village is a small area with small houses and small infrastructure. It is a big problem. The Village needs the infrastructure upgraded, more water, better sewers and smaller buildings.

Corrie Carlson, 542 Echo Avenue, Harrison Hot Springs (also representing Steve Chanasyk, 550 Lillooet Avenue)

- Opposed to the development on the basis of the height and size of the building.
- It would be nicer if it was two buildings with a breezeway or walkway, not just one big solid monstrosity.
- Regarding the sunshine factor, there's two mountains and the lake. I get the sunshine in the morning.
- Where does it stop? Do we continue on with building bigger and higher, closer to the property line. The neighbouring property will be in the shade.
- Question as to how this will impact other developments.
- These units will probably go for non-residential people for weekend summer homes.
- Providing jobs for people in town won't happen because they won't have places to live.

Kelli Easton, 320 Miami River Drive, Harrison Hot Springs

- Question as to where children will go to school if families move into these new units. Both Harrison and Kent districts are full. Opposed to this development.

*Village of Harrison Hot Springs
Record of the Public Hearing of
Zoning Amendment Bylaw No. 1193, 2023
February 6, 2024*

Deputy Mayor Allen called a second time for submissions to Council regarding Zoning Amendment Bylaw No. 1193, 2023.

Christy Sandford, 533 Lillooet Avenue, Harrison Hot Springs

- It's a double-edged sword, but they were suggesting that this zoning exception would be site-specific, so anyone else in the neighbouring area would be unable to take advantage of those exceptions.
- Variances should not be granted, and if they are granted, feels that granting it as site-specific would be disadvantageous to neighbouring properties.

Teresa Omelus, 641 Schooner Place, Harrison Hot Springs

- Question for the Fire Chief regarding a specific estimate for the training budget that he would anticipate the firefighters would need to change to the interior designation for Harrison Hot Springs and that training be made mandatory for all Harrison Hot Springs firefighters. Thinks that the Village is already past the point where it is needed in this community.

Martin Elsasser, 350 Chestnut Avenue, Harrison Hot Springs

- The brand new Aqua Shores building that has just gone up beside the resort is tall with lots of residential units. Assumes that it requires indoor firefighting similar to this proposed development as well as the new condo on the other side of the boat launch on Rendall Park.
- Question as to how the Fire Department is now saying they need training to accommodate this new building when there are two recent building that would have the same requirements for firefighting capabilities. Seeking clarification on how the Village could be so remiss with the new buildings that are already in town.

Deputy Mayor Allen called a third time for submissions to Council regarding Zoning Amendment Bylaw No. 1193, 2023.

The applicant provided clarification on the following:

- The development is in compliance with the Official Community Plan, which means it is in compliance with infrastructure and financial guidelines.
- The property is zoned for a five story building. As was clarified by another gentleman from the audience, 85% of this building is five stories. There are three projections that exceed that, but the vast majority of the building is five stories, which is allowed as per the Zoning Bylaw.
- They could propose a five story building in complete compliance with the C1 zoning that exists and there would be no public hearing required.
- The Floor Area Ratio is a very minor 0.03 increase to what is allowed by the existing zone.
- In reference to the frogs, there was an environmental study done and there was no species of risk found on the property by a qualified professional.

*Village of Harrison Hot Springs
Record of the Public Hearing of
Zoning Amendment Bylaw No. 1193, 2023
February 6, 2024*

- As far as the shade is concerned, the setback has been pushed farther away from adjacent properties to allow for less shade obstruction, not closer. There could be a five story building right up to that property line as per the existing zone.
- The letter from the Ministry of Transportation said that we require permits. For clarity, we have received the required permits.
- If the barbecue stands are not well received by the community, there can be more art features instead.
- The trees that are being proposed were holistically on the site. It's been inferred that some of the trees were in Rendall Park. All of the trees that referenced are specific to the site.
- 10% of the units are being slated for adaptable housing. It's highly unlikely that adaptable housing would go up for rent. The idea is to market these for owners that would live in the residence. We cannot control that, but right now we're proposing that anyone can buy and live permanently, including people from the community.
- There's been talk about increasing budgets for fire departments. The only real way to increase a municipal budget is through taxation. As has been discussed, this is a building that would bring a minimum of \$1 million per year and that's based only on the residential, not the higher mill rate commercial parts of the building which would bring even more taxes.

Hearing no further comments, Deputy Mayor Allen announced that the Public Hearing for Zoning Amendment Bylaw No. 1193, 2023 is hereby closed.

4. CONCLUSION

The public hearing concluded at 8:24 p.m.

Certified a true record of Zoning Amendment Bylaw No. 1193, 2023, Public Hearing held February 6, 2024 in the Council Chambers, Memorial Hall, 290 Esplanade Avenue, Village of Harrison Hot Springs, BC

Ed Wood
Mayor

Amanda Graham
Corporate Officer



January 31, 2024

File: 0530-003/0400-60

Via email

UBCM Member Municipalities

Dear UBCM Members:

Re: Support for Resolution

I am writing on behalf of Abbotsford City Council, requesting favourable consideration and resolutions of support for our proposed UBCM Resolution for additional detox beds to be added to the Fraser Health Region at the upcoming LMLGA Convention, in advance of the UBCM Convention this fall.

At the January 30, 2024 Council Meeting, City Council approved the following resolution:

WHEREAS the Province of BC, through their 2023 Pathway to Hope progress report committed to “eliminating gaps in the mental health care and substance use treatment system,” and to “building an integrated system of care that includes access to a full spectrum of treatment and recovery options” so that “no one falls through the cracks”¹;

AND WHEREAS the Fraser Health Region which covers nearly two million people in 20 diverse communities from Burnaby to Fraser Canyon has only one publicly funded facility that offers rapid access to detox with a total of 24 beds for both youth and adults which results in wait times for persons wishing to enter detox;

AND WHEREAS wait times for detox beds are a known barrier for those seeking the option of treatment for addiction when they are ready;

THEREFORE BE IT RESOLVED that the Union of BC Municipalities lobby the provincial government in order to provide more funding to open detox centres in the Fraser Health Region where they are needed and where accessing existing ones would be difficult for individuals needing the service.

We look forward to, and appreciate your support on this matter.

Sincerely,

Ross Siemens
Mayor

c. Council members
Peter Sparanese, City Manager

¹ https://www2.gov.bc.ca/assets/gov/government/ministries-organizations/ministries/mental-health-addictions/a_pathway_to_hope_progress_report.pdf

6(iv)(a)

Mayor
Ross Siemens

Councillors
Les Barkman
Kelly Chahal
Patricia Driessen
Simon Gibson
Dave Loewen
Patricia Ross
Dave Sidhu
Mark Warkentin

Regular Council

File No: 0400-60-02
Date: February 20, 2024

To: Mayor and Council
From: Tyson Koch, Chief Administrative Officer
Subject: FVRD Regional Growth Strategy Bylaw 1706, 2023

RECOMMENDATION

THAT the Village of Harrison Hot Springs Council accept the Fraser Valley Future 2050 Regional Growth Strategy; and

THAT Village Council direct staff to send a letter to the FVRD confirming acceptance of the Fraser Valley Future 2050 Regional Growth Strategy.

SUMMARY

The Fraser Valley Regional District (FVRD) has given second reading to *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* and resolved to refer the regional growth strategy to affected local governments for acceptance.

BACKGROUND

FVRD staff attended the Regular Council Meeting of November 8, 2023 as a delegate to present the Fraser Valley Future 2050 Regional Growth Strategy. There were no action items or opposition by Village Council at the meeting and/or since.

DISCUSSION

In accordance with Section 436 of the *Local Government Act*, an affected local government must, within 60 days of receipt of this notice (attached) and by way of a council or board resolution submitted to the FVRD Board, formally accept the regional growth strategy. If a local government fails to act within the period for acceptance, it is deemed to have accepted the regional growth strategy.

If an affected local government does not accept the regional growth strategy, it must indicate within the 60-day referral period:

- a) Each provision to which it objects,
- b) The reason for its objection, and
- c) Whether it is willing that a provision to which it objects be included in the regional growth strategy on the basis that the provision will not apply to its jurisdiction.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Organizational Development – To provide for the needs of a growing community.

Respectfully submitted by:



Tyson Koch
Chief Administrative Officer

Attachment: Letter from the FVRD dated January 26, 2024 and accompanying documents



www.fvrd.ca | info@fvrd.ca

RECEIVED

FEB 01 2024

BY VILLAGE OF HARRISON HOT SPRINGS

January 26, 2024

Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

VIA EMAIL

Attention: Village of Harrison Hot Springs Mayor and Council

Dear Mayor and Council:

Re: Referral of Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023 for Acceptance by Affected Local Governments

Please find attached a copy of draft *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* and Schedule A: "Fraser Valley Future 2050 Regional Growth Strategy."

The Fraser Valley Regional District (FVRD) Board has given second reading to *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* and resolved to refer the regional growth strategy to affected local governments (member municipalities and adjacent regional districts) for acceptance.

In accordance with Section 436 of the LGA, an affected local government must, within 60 days of receipt of this notice and by way of a council or board resolution submitted to the FVRD board, formally accept the regional growth strategy. If an affected local government fails to act within the period for acceptance, it is deemed to have accepted the regional growth strategy.

If an affected local government does not accept the regional growth strategy, it must indicate within the 60 day referral period: (a) each provision to which it objects, (b) the reasons for its objection, and (c) whether it is willing that a provision to which it objects be included in the regional growth strategy on the basis that the provision will not apply to its jurisdiction.

The FVRD has worked closely with member municipalities, adjacent regional districts, local First Nations, members of the public, and other agencies and organizations on the review and update of the regional growth strategy. For more information about RGS engagement and collaboration, please visit the FVRD's website at fvrd.ca/rgs.

Additional documents have been included in this package for information purposes.

The Fraser Valley Regional District would like to thank you and your staff for their time, contributions, and commitment to the regional growth strategy update. We look forward to your continued support as we move towards the adoption and implementation of "Fraser Valley Future 2050."

Should you have any questions or require further information, please contact Alison Stewart, Manager of Strategic Planning, astewart@fvrld.ca, 604-702-5054.

Council resolutions can be sent to Jaime Van Nes, Director of Legislative Services, Fraser Valley Regional District by email at jvannes@fvrld.ca.

Yours truly,



Jason Lum
Chair of the FVRD Board

Cc: Tyson Koch, Chief Administrative Officer, Village of Harrison Hot Springs
Jennifer Kinneman, Chief Administrative Officer, Fraser Valley Regional District
Stacey Barker, Director of Regional Services, Fraser Valley Regional District
Jaime Van Nes, Director of Legislative Services, Fraser Valley Regional District

Attachments:

1. [Draft Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023](#)
2. [Report dated January 25, 2024 titled "Fraser Valley Regional District Growth Strategy Bylaw No. 1706, 2023 Correction"](#)
3. [Report dated December 7, 2023 titled "Second Reading of Fraser Valley Regional District Regional Growth Strategy Bylaw 1706, 2023"](#)
4. [Staff presentation to affected local governments on the updated regional growth strategy draft](#)

A Bylaw to adopt a Regional Growth Strategy for the Fraser Valley Regional District

THEREFORE the Board enacts as follows:

27th day of July, 2023

READ A SECOND TIME this 14th day of December, 2023

FIRST AND SECOND READINGS
RESCINDED this 25th day of January, 2024

REREAD A FIRST TIME this 25th day of January, 2024

REREAD A SECOND TIME this 25th day of January, 2024

READ A THIRD TIME THIS day of

ADOPTED THIS day of

Accepted, by Resolution:

- City of Abbotsford on the ___ day of _____
- City of Chilliwack on the ___ day of _____
- Village of Harrison Hot Springs on the ___ day of _____
- District of Hope on the ___ day of _____
- District of Kent on the ___ day of _____
- City of Mission on the ___ day of _____
- Metro Vancouver Regional District on the ___ day of _____
- Regional District of Okanagan-Similkameen on the ___ day of _____
- Squamish-Lillooet Regional District on the ___ day of _____
- Thompson-Nicola Regional District on the ___ day of _____

Chair/Vice-Chair

Corporate Officer/Deputy

7) **CERTIFICATION**

I hereby certify that this is a true and correct copy of *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* as adopted by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, B.C. on

Corporate Officer/Deputy

FRASER VALLEY REGIONAL DISTRICT BYLAW NO. 1706, 2023

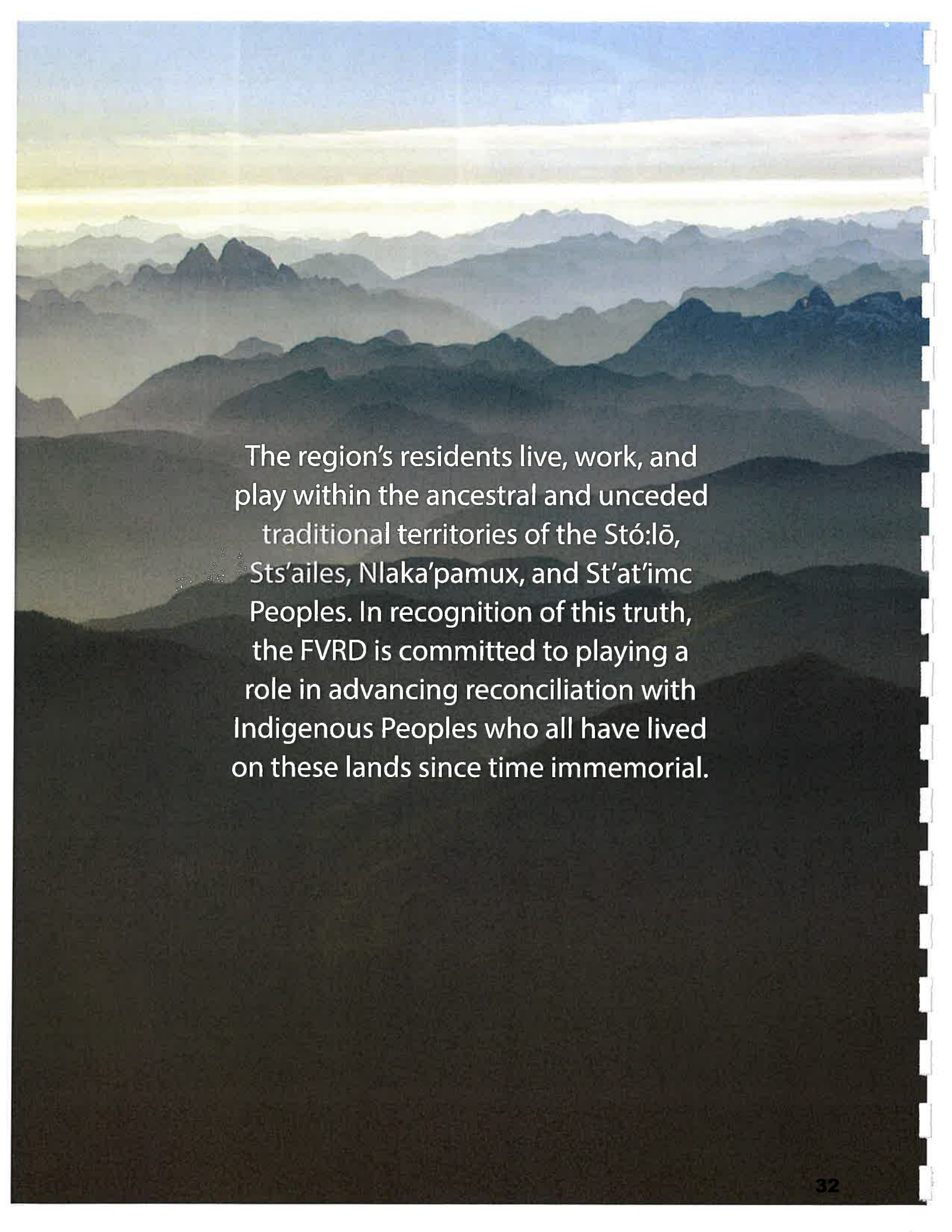
Schedule A - Fraser Valley Future 2050 Regional Growth Strategy

DRAFT




Fraser Valley Future 2050

REGIONAL GROWTH STRATEGY



The region's residents live, work, and play within the ancestral and unceded traditional territories of the Stó:lō, Sts'ailes, Nlaka'pamux, and St'at'imc Peoples. In recognition of this truth, the FVRD is committed to playing a role in advancing reconciliation with Indigenous Peoples who all have lived on these lands since time immemorial.



The following First Nations are located within the FVRD:

Āthelets (Aitchelitz First Nation)
Boothroyd Indian Band
Boston Bar First Nation
Chawathil First Nation
Xwchíyò:m (Cheam First Nation)
Kwantlen First Nation
Kwaw-kwaw-Apilt First Nation
Leq'á:mel First Nation
Máthekwi (Matsqui First Nation)
Peters First Nation
Popkum First Nation
Samahquam
Sq'ewlets (Scowlitz First Nation)
Seabird Island Band
Skatin Nations

Sq'ewá:lxw (Skawahlook First Nation)
Skwah First Nation
Shxwhá:y Village
Shxw'owhámél First Nation
Sq'ewqéyl (Skowkale First Nation)
Th'ewá:li (Soowahlie First Nation)
Spuzzum First Nation
Sxwoyehálá (Squiala First Nation)
Sts'ailes
Semá:th (Sumas First Nation)
Ch'íyaqtel (Tzeachten First Nation)
Union Bar First Nation
Xa'xtsa Nation (Douglas First Nation)
Yeqwyeqwí:ws (Yakwekwioose First Nation)
Yale First Nation

Katzie communities are located outside the FVRD, but their traditional territory extends into the FVRD's northwest sector and are subject to active treaty negotiations between Katzie First Nation, Canada, and British Columbia.

Many other Indigenous communities consider the FVRD as part of their traditional territories.

Table of Contents



Table of Contents	4
Introduction	6
The Purpose of the Regional Growth Strategy	6
Context.....	7
Who We Are	7
Population Estimates & Projections.....	9
Economic Outlook & Employment Projections	11
Housing Outlook & Projections.....	12
Indigenous Peoples and Communities.....	14
Defining Growth.....	16
Vision	18
Goals	20
1.0 Collaboration.....	22
1.1 Build and strengthen relationships with Indigenous communities.....	22
1.2 Work together to ensure success.....	23
2.0 Economic Strength & Resiliency	24
2.1 Create opportunities for employment and education	25
2.2 Promote growth and development in agriculture	25
2.3 Protect and support employment lands	26
2.4 Work to attain the region's full tourism potential.....	26
3.0 Living Well.....	28
3.1 Promote healthy and inclusive living.....	28
3.2 Support arts and culture initiatives.....	28
3.3 Protect and enhance parks and recreation lands	29
4.0 Community Building.....	34
4.1 Concentrate growth in urban centres	34
4.2 Maintain the character of rural communities in electoral areas	35
4.3 Promote sustainable regionally-scaled resort development	36
4.4 Ensure housing choice and affordability	36
5.0 Ecosystem Health	42
5.1 Monitor, study, protect, and improve air quality	42
5.2 Protect watershed health.....	42
5.3 Protect biodiversity	43

6.0 Transportation & Mobility	44
6.1 Create a region-wide transportation network.....	44
6.2 Promote active and alternative forms of transportation	45
7.0 Infrastructure & Services.....	50
7.1 Provide safe and efficient access to basic utilities.....	50
7.2 Ensure responsible management of solid waste.....	50
7.3 Ensure public safety through emergency management planning.....	51
7.4 Minimize the impact of large-scale utility corridors.....	51
8.0 Climate Change.....	54
8.1 Mitigate the region's impact on global climate change.....	54
8.2 Adapt to the impacts of climate change	54
Implementation	56
Regional Context Statements.....	56
Implementation Agreements	56
Monitoring and Evaluation.....	56
Amendment Process.....	57

Tables and Figures

Table 1. FVRD Population Growth Estimates 2021-2050.....	9
Table 2. FVRD Employment Growth Estimates	11
Table 3. FVRD Housing Unit Growth Estimates.....	12
Table 4. FVRD Dwelling Type	12
Figure 1. Current and Projected Population of the FVRD.....	10
Figure 2. Relationship Between the RGS and OCPs.....	56
Figure 3. RGS Minor Amendment Process.....	58

Maps

Map 1. FVRD Jurisdictions	8
Map 2. Indigenous Communities.....	15
Map 3. Urban Centres and Rural Communities.....	17
Map 4. Parks and Protected Areas	30
Map 5. Experience the Fraser Initiative	32
Map 6. Regional Growth Boundaries & Agricultural Land Reserve.....	38
Map 7. RGB & ALR by Municipality	40
Map 8. Regional Transportation Priorities.....	46
Map 9. Regional Transit Network	48
Map 10. Utility Corridors	52



Introduction

The Purpose of the Regional Growth Strategy

The Regional Growth Strategy (RGS) is a strategic plan enabled by the *Local Government Act* that provides an overarching planning framework for coordinating the activities of local governments and the provincial government. It considers transit, housing, parks, economic development, and environmental issues from a regional perspective with the goal of creating healthy, sustainable communities. As a long range vision with a 30-year scope, it aims to ensure the region as a whole is working toward a common future.

Regional growth strategies support the management of issues that affect more than one jurisdiction and can perform the following functions (among others):

- Promote coordination among municipalities and regional districts on issues that cross jurisdictional boundaries;
- Promote coordination among municipalities, regional districts, and Indigenous communities as a means to establishing and maintaining meaningful and collaborative relationships;
- Strengthen links between regional districts and the provincial ministries and agencies whose resources are needed to carry out projects and programs; and
- Communicate the region's strengths to potential investors while demonstrating that local governments, Indigenous governments and stakeholders are proactively addressing the key issues affecting the region's future.

In 2004, the Fraser Valley Regional District (FVRD) adopted "Choices for Our Future", the region's first Regional Growth Strategy bylaw. However, much has changed since 2004. In 2010, a review of the RGS was initiated to reassess and adjust the region's long-term vision and objectives in light of new legislation, new growth, and changing demographics. This updated RGS reflects these changes.

The content and policies presented in this document are based on input from member municipalities, Indigenous communities, the general public, and other stakeholders throughout the region. Input was gathered through a series of open houses, surveys, workshops, and direct communications.

The Regional Growth Strategy is intended for elected officials and staff from the Fraser Valley Regional District, electoral areas (EAs), member municipalities, neighbouring regional districts, Indigenous governments, other levels of government, as well as the general public and other stakeholders. The document outlines the vision and priorities of the region, and will be referenced when making both short-term and long-term decisions that have the potential to affect the region as a whole.

Per Section 445 of the *Local Government Act*, the RGS does not commit or authorize a regional district to proceed with any project or action specified within the plan.



Context

Who We Are

The Fraser Valley Regional District is comprised of six member municipalities and eight electoral areas and features a wide range of communities, from small rural hamlets to the fifth largest city in British Columbia (BC). Situated in Southern BC just east of Metro Vancouver, the boundaries of the FVRD extend from Abbotsford in the west to Manning Park in the east, and from the US border with Washington State in the south to Garibaldi Provincial Park in the northwest. The region's total land base is 13,361 square kilometres.

This region has a diverse population living within its boundaries. Indigenous Peoples have lived in the area for thousands of years, and more recent arrivals have come from countries around the globe, creating a culturally diverse society. The lives and experiences of our residents are characterized by an equally diverse landscape of rugged mountains, the Fraser River and its tributaries, and fertile valleys.

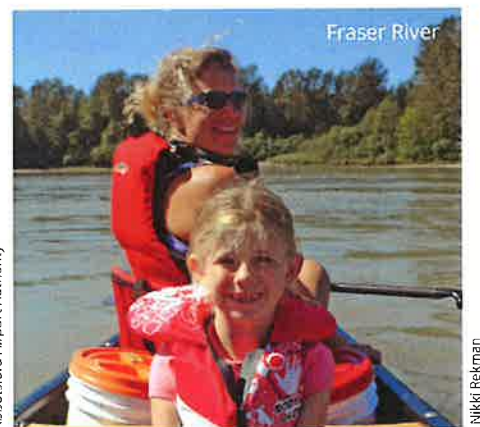
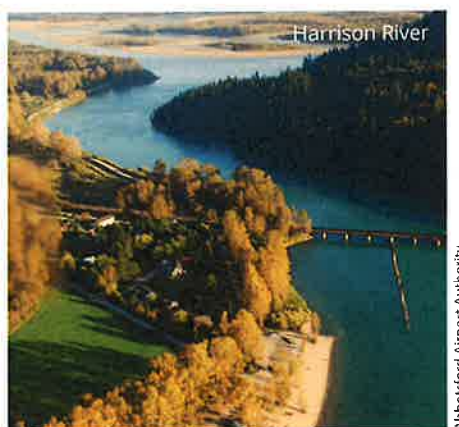
The FVRD is the third most populous regional district in British Columbia and one of the fastest growing. As of 2021, the region is home to approximately 340,000 residents. By 2050 the population could increase by as much as 48% to around 504,000. Anticipating and accommodating this growth over the next 30 years will offer both opportunities and challenges for the region.

Although the FVRD remains remarkably independent from the rest of the Lower Mainland, the region will increasingly face external pressures as a result of growth occurring within Metro Vancouver.

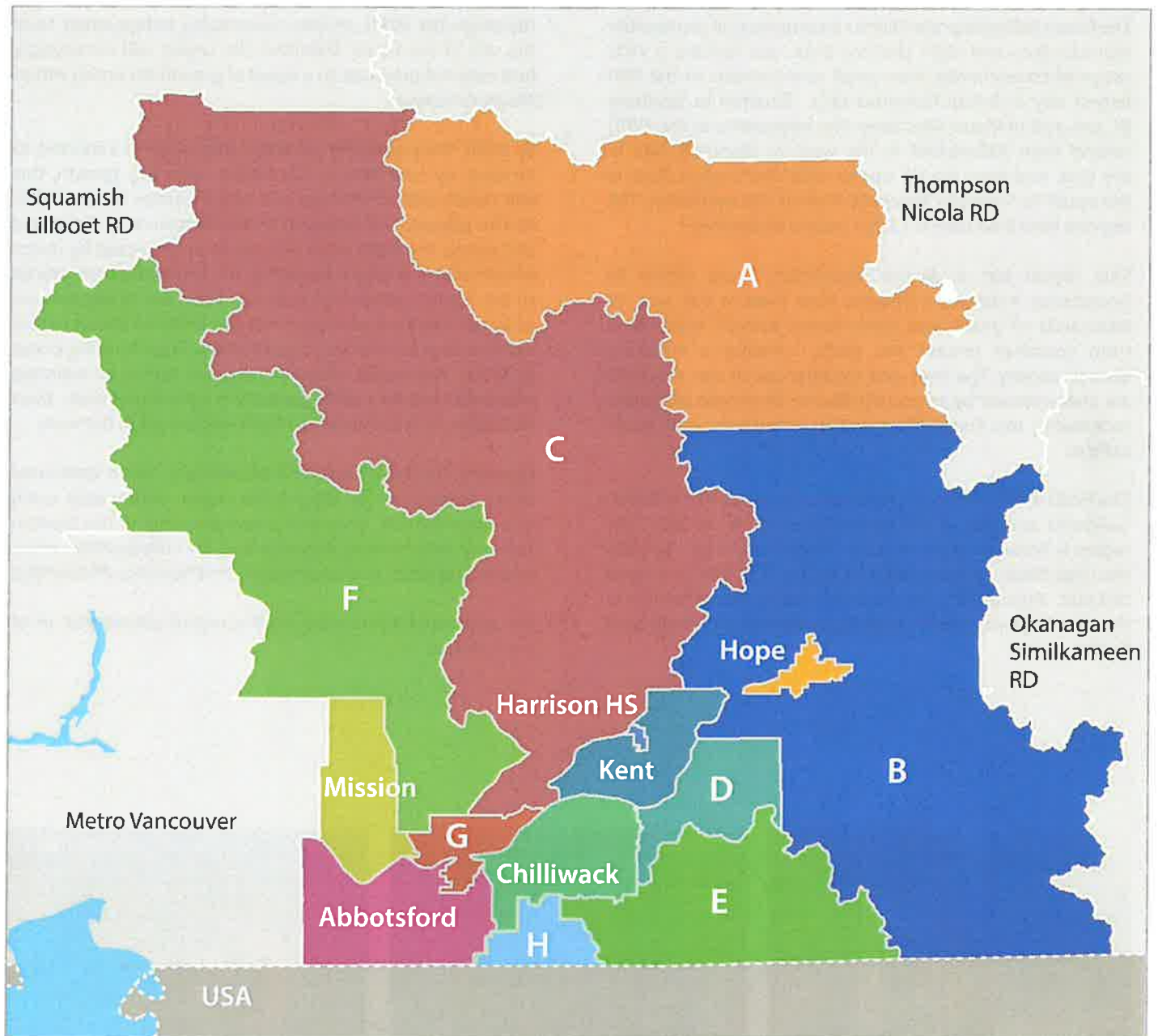
By 2050, the population of Metro Vancouver is expected to increase by over 38% to 3.8 million. Like any growth, this will create both challenges and opportunities for the FVRD. As the primary link between Metro Vancouver and the rest of Canada, the FVRD will continue to be impacted by major infrastructure projects traversing the region that are crucial to the flow of goods and services. Parks are facing overuse as lower mainland residents visit the FVRD to access nature and outdoor recreational opportunities. High housing prices in Metro Vancouver affect this region's ability to maintain affordable housing while protecting agricultural land. Even air quality is directly affected by development to the west.

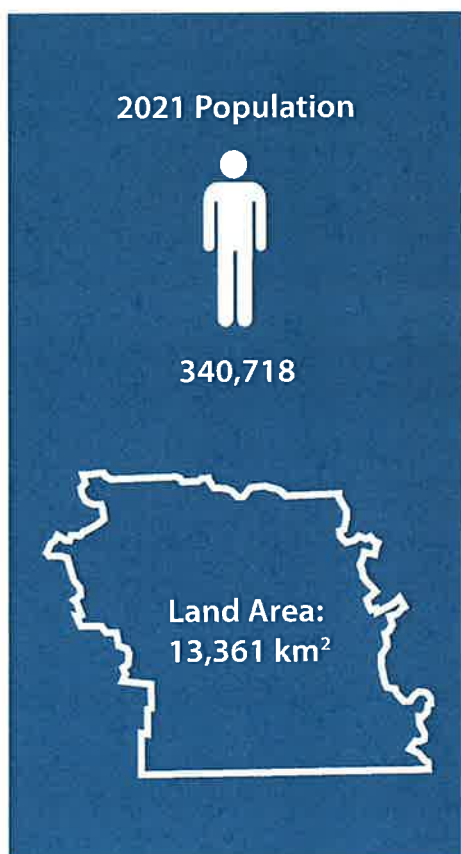
However, the FVRD's unique relationship to Metro Vancouver offers advantages by placing the region within easy reach of a large market, generating new potential in the tourism industry and creating opportunities for collaboration when addressing issues such as air quality and housing affordability.

For additional information on the region, please visit us at www.fvrd.ca.



Map 1. FVRD Jurisdictions





Population Estimates & Projections

The Lower Mainland has long been recognized as one of the fastest growing regions in Canada and is currently home to over 3.1 million residents. It is anticipated that the Lower Mainland's population will reach 4.3 million by 2051. At an estimated 340,718 in 2021, the FVRD makes up almost 12% of the Lower Mainland's population and is the third largest regional district in the province by population.

The FVRD is consistently one of the fastest growing regional districts in British Columbia. Growth has been continuous, with the most rapid period of growth taking place between 1971 and 2001. After 2001, growth moderated somewhat, but more recently growth has accelerated. It is anticipated that the region will see an additional 164,000 residents from 2021 levels, a 48% increase in overall population, by 2050. 96% percent of this growth will take place within the six member municipalities, with the remaining 4% taking place in the region's rural electoral areas (see Table 1). Significant growth will also take place within First Nations communities, especially those adjacent to the urban centres. The region's Regional Growth Boundaries, delineated in the RGS, will help to contain this growth in established urban centres and foster the development of more compact and complete communities.

Table 1. FVRD Population Growth Estimates 2021-2050*

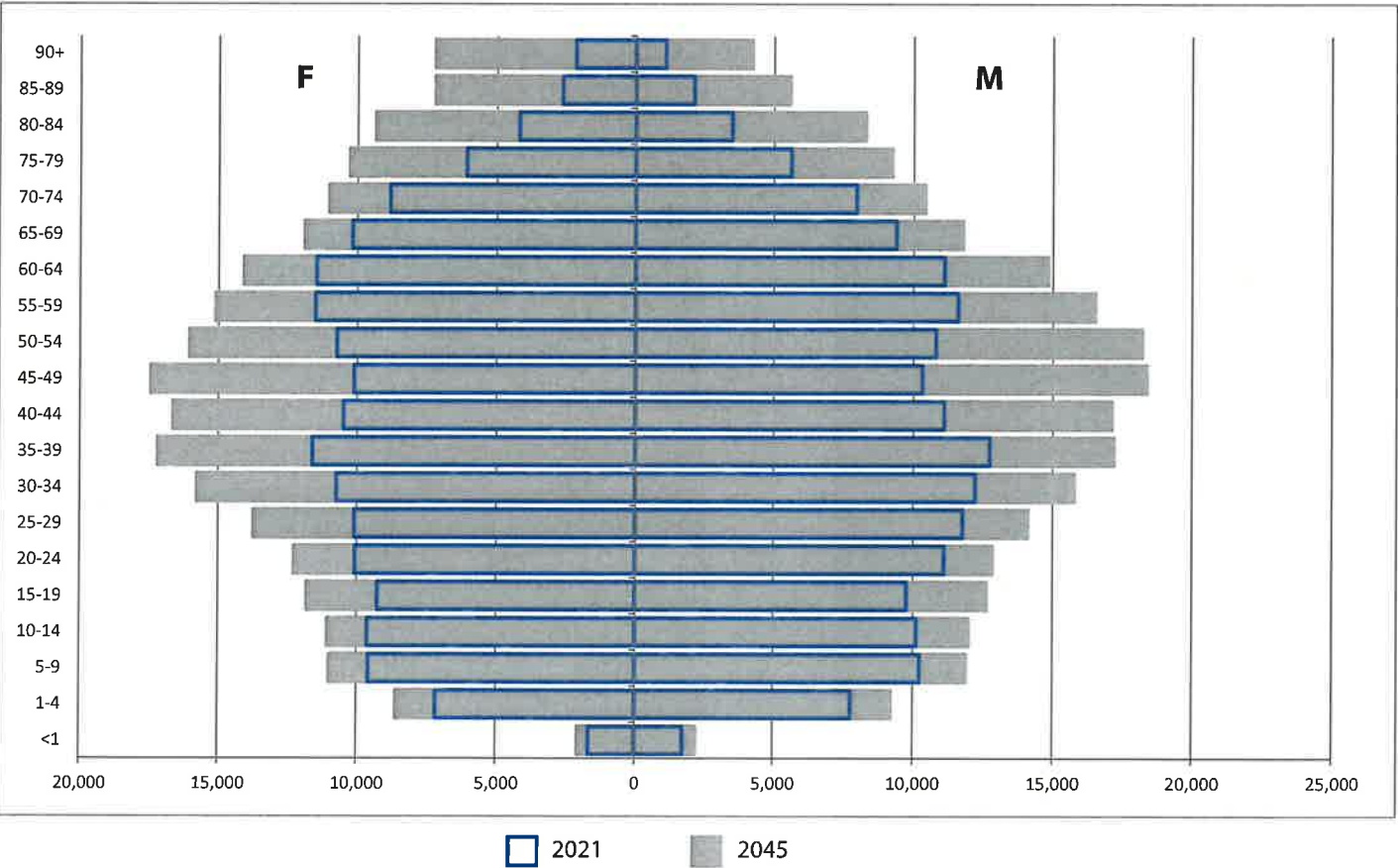
Population Growth Estimates				
	2021	2030	2040	2050
Abbotsford	165,404	192,171	218,515	242,480
Chilliwack	95,314	110,493	130,781	149,400
Mission	43,354	48,896	55,913	64,793
Hope	6,840	7,628	7,939	8,563
Kent	6,563	6,773	7,013	7,561
Harrison	1,951	2,134	2,357	2,553
EAs	12,136	12,443	13,329	13,749
FN Reserves	9,156	11,309	13,966	15,228
FVRD	340,718	387,029	450,156	504,327

**High estimates (takes into account estimated Census undercount) including correctional facilities population.*

Another important consideration for the RGS is the region's aging population. According to BC Stats, over the next 25 years, the number of seniors in the region is expected to increase from 19% to 23% of the total population. By 2045, over 106,000 residents will be over the age of 65 (see Figure 1).

This demographic shift will impact housing demand, health care, municipal services, built-form, travel patterns, transportation mode share, transit use/demand, and accessibility in the region. Rural areas will face the greatest challenges with a higher percentage of seniors and fewer resources to manage demands.

Figure 1. Current and projected population of the FVRD by age and gender, 2021-2045*



*BC Stats 2022 projections

Economic Outlook & Employment Projections

Since the earliest days of British Columbia, employment in the region has centred around the agriculture and resource industry sectors. While these sectors are still an important ongoing source of jobs, the region's employment base has expanded and diversified, and now includes a wide variety of manufacturing, aerospace, service, and high-tech fields. Many of these diversified industries have important connections to the older, more traditional sectors like agriculture, with its increasing dependence on technology.

The diversifying economy has not reached all corners of the FVRD. While larger communities like Abbotsford and Chilliwack are developing employment opportunities outside the traditional resource sectors, other communities have experienced difficult times as resource-dependent industries adapt to a changing global market.

Understanding the structure of the region's economy can inform a number of policy areas including education requirements, sustainable transportation options, and social planning strategies. Goods-producing industries play a much larger role in the FVRD than in neighbouring Metro Vancouver, with almost 30% of the labour force engaged in these industries. The larger communities of Abbotsford, Chilliwack, and Mission are more diversified and often act as suppliers of commercial services to smaller communities and electoral areas. The region's proximity to one of Canada's fastest growing metropolitan regions provides the FVRD with a ready market for a broad range of goods and services.

Longer term employment projections for the FVRD sees continued growth, primarily in the three largest urban centres: Abbotsford, Chilliwack, and Mission. Employment is expected to increase regionally by almost 90,000 jobs, or 60%, between 2021 and 2050. Economic development activities on Indigenous lands, both on- and off-reserve, will also add to the region's economic growth.

Table 2. FVRD Employment Growth Estimates*

Employment Growth Estimates				
	2021	2030	2040	2050
Abbotsford	77,583	86,152	108,376	119,715
Chilliwack	41,193	48,404	60,769	69,989
Mission	18,606	21,506	26,325	31,231
Hope	2,437	2,787	2,829	3,143
Kent	2,853	3,040	3,253	3,600
Harrison	715	783	979	1,083
EAs and FN Reserves*	5,563	6,147	6,586	6,991
FVRD	149,045	168,212	209,076	236,028

**High estimates - Employment projections not available for individual electoral areas or Indigenous communities*

Housing Outlook & Projections

The region has seen increasing housing demand as the population continues to grow. This is partly driven by people moving to the FVRD seeking more affordable housing options in the Lower Mainland. Housing demand is projected to be strongest in the large municipalities but will also be seen in the electoral areas. Housing demand forecasts in the region are linked to population forecasts. Therefore, housing demand is projected to continue to reflect the projected population growth in the region.

Constrained by local geography and the Agricultural Land Reserve, a broad range of housing types and densities are being developed in the region's urban centres. New housing in the urban centres is increasingly shifting to multi-family housing forms. In addition, secondary suites, laneway housing and other housing options are increasing density and affordability in traditional single family neighbourhoods.

Housing Affordability and Homelessness

Per Section 585.2 of the *Local Government Act*, all local governments must prepare Housing Needs Reports (HNR). These reports provide the basis for housing policies within municipal and electoral area official community plans (OCPs) and regional growth strategies. HNRs have been completed by each FVRD member municipality, and the FVRD has completed reports for each electoral area. The RGS takes into consideration the needs and challenges identified in these plans.

Even prior to the HNR requirement, increasing homelessness and housing affordability concerns have led municipalities to develop housing strategies to address a range of needs across the housing continuum. These needs range from ensuring the supply of a broad range of housing types and preserving rental stock, to providing supportive housing and emergency shelter options for those most vulnerable.

It is important to recognize however, that housing affordability and homelessness is not only an "urban" issue and that rural homelessness, including on Crown lands, is a concern. Indigenous communities are also expressing concerns about outsiders establishing encampments in or adjacent to their communities.

Table 3. FVRD Housing Unit Growth Estimates*

Housing Unit Growth Estimates				
	2021	2030	2040	2050
Abbotsford	58,073	65,943	77,286	86,221
Chilliwack	38,626	44,778	53,000	60,545
Mission	15,351	17,313	19,797	22,942
Hope	3,342	3,734	3,887	4,192
Kent	2,634	2,718	2,814	3,034
Harrison	1,070	1,170	1,293	1,400
EAs + FN Reserves*	8,997	9,541	10,644	11,213
FVRD	130,155	147,588	171,643	192,938

* Does not include anticipated development on First Nations reserves

Table 4. FVRD Dwelling Types

2021 Dwelling Type (%)				
	Single Detached	Semi-Detached, Row, Suite	Apartment	Moveable
Abbotsford	37%	33%	29%	1%
Chilliwack	54%	24%	21%	1%
Mission	65%	26%	9%	0%
Hope	74%	10%	7%	9%
Kent	71%	15%	9%	6%
Harrison	64%	18%	16%	2%
EAs	82%	2%	1%	16%
FN Reserves	68%	9%	2%	22%
FVRD	50%	26%	21%	2%

2021 Canada Census



Street-Oriented Townhouses, Abbotsford



Popkum Neighbourhood, Electoral Area D

Indigenous Peoples and Communities

The Past

Indigenous Peoples have inhabited the Fraser Valley for roughly 10,000 years¹. In Stó:lō communities, the connection to this place is said to date to 'time immemorial'.

Indigenous Peoples in the Fraser Valley numbered in the tens of thousands in the 17th century². The extensive network of rivers, lakes, and mountain ridges in the region were critical, providing a communication and transportation network between communities that ranged from the Pacific Ocean to the interior of British Columbia. To this day, the Fraser River plays a significant role in Indigenous culture, providing an important connection to the spiritual world and a place to practice cultural traditions.

Near the end of the 18th century, with the arrival of European settlers, Indigenous Peoples were exposed to smallpox. Historians have estimated that nearly two-thirds of the Indigenous population in the Fraser Valley was lost in less than six weeks³.

Federal and provincial government policies and programs resulted in further fragmentation of Indigenous communities through the *Indian Act*; notably the creation of bands, allocation of reserves, and the residential school system. The long-term effects of these actions are still being felt today.

Governance

Today there are 30 First Nations in the region, representing three broad language groups⁴. A number of these communities operate independently, while most manage services and programs through regional tribal councils and other types of self-defined organizational structures and authorities.

The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), to which Canada is a signatory, and the principles of which B.C. has designated to uphold through the Declaration on the Rights of Indigenous Peoples Act (DRIPA), outlines Indigenous rights of self-determination, lands and resources, and free, prior, and informed consent.

¹ *A Stó:lō-Coast Salish Historical Atlas (2001)*, 16

² *Ibid*, 18

³ *Ibid*, 30

⁴ *First Peoples' Language Map of B.C. (maps.fphlcc.ca)*

Reconciliation

The Fraser Valley Regional District is committed to working towards reconciliation with Indigenous Peoples. The FVRD recognizes and respects autonomy and self-governance of local Indigenous organizations as they work to strengthen their communities and toward realizing their visions for the future. The FVRD is committed to a collaborative, government-to-government relationship with Indigenous communities which is built around the principles of UNDRIP.

Economic

Indigenous communities are engaged in the regional economy in many different ways, including: natural resource development, education, and economic development partnerships, cultural tourism, and others. The amount of Indigenous economic activity in the Fraser Valley reflects the range of economic opportunities available and the considerable potential for future growth.

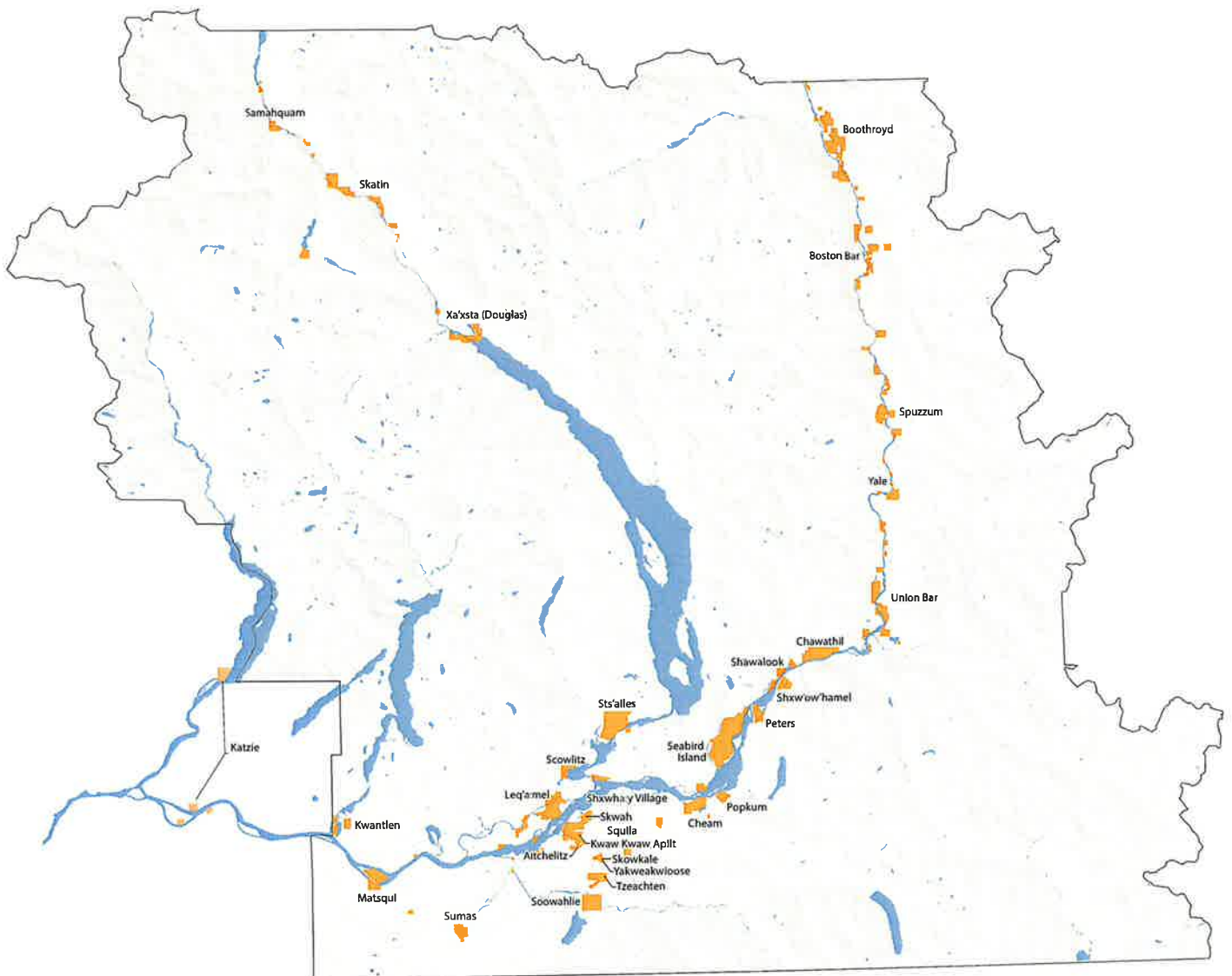
Indigenous communities will play an important role in the continued economic growth in the region. Communities are actively diversifying and expanding their economies.

Partnerships

The Fraser Valley Regional District works with a number of local Indigenous communities on a wide range of initiatives and projects. These partnerships are enabled through numerous different agreements ranging from Memoranda of Understanding and Protocol Agreements to service agreements.

Throughout the region, the FVRD has entered into agreements with local Indigenous communities for the delivery of a number of services, including but not limited to: liquid waste management, water, planning and building inspection services, animal control, regional transit, and fire protection.

Map 2. Indigenous Communities



Jurisdictional Boundaries

- First Nations Reserve Land
- FVRD Boundary

Note: The FVRD is located within the cultural regions of the Stó:lō, Sts'áiles, Nlaka'pamux, and St'at'imc Peoples. This map does not reflect the extensive traditional territories of the Indigenous communities in which the FVRD is located.

Growth in the FVRD

Regional Vision

Growth can mean many different things depending on the context. One of the roles of the RGS is to understand the different growth patterns occurring within the region and to ensure that growth and development is appropriate within the larger regional context. It's then up to each municipality's official community plan (OCP) to ensure that growth is appropriate for each community and neighbourhood.

Three categories help describe the different types of growth occurring in the region: urban centres, rural communities, and rural landscapes (see Map 3). Beyond these, extensive portions of the region are provincial Crown land, outside the authority of the FVRD.

Indigenous Relations and Reconciliation

The FVRD is committed to maintaining strong, collaborative, and respectful government-to-government working relationships with Indigenous communities, which is built around the principles of UNDRIP and working towards reconciliation with Indigenous Peoples. The FVRD will foster opportunities for mutual understanding of governing structures, planning tools, traditions, roles, and responsibilities while respecting the views and authority of each party, recognizing that we have a common interest in a sustainable and resilient future.

Regional Growth Boundary

The Regional Growth Boundary (RGB) is a tool for delineating areas with urban centres for future growth. Concentrating growth within the RGB contributes to the development of more compact, complete communities, which is a primary goal of the RGS.

Higher residential densities are encouraged and accommodated within the RGB where appropriate services exist. New high density developments should not be considered outside of the Regional Growth Boundary.

Urban Centres

Urban centres are located in all six of the region's municipalities and are intended to accommodate most of the future residential, industrial, and commercial growth in the region. Definitions of urban growth vary across the region. However, there are common characteristics shared among each of the urban centres. These include:

- Identified areas for future growth
- Urban residential densities
- The inclusion of industrial and commercial lands
- Greater access to basic municipal services
- Concentrating highest density and mix of uses adjacent to transit routes.

Rural Communities

Rural communities are characterized by a range of development patterns often consisting of small areas of concentrated residential lots. Housing is primarily single family and access to services, such as transit, is limited. Commercial land uses are generally limited and serve local residents or the traveling public. Growth in these areas is expected to be minimal for the next 30 years.

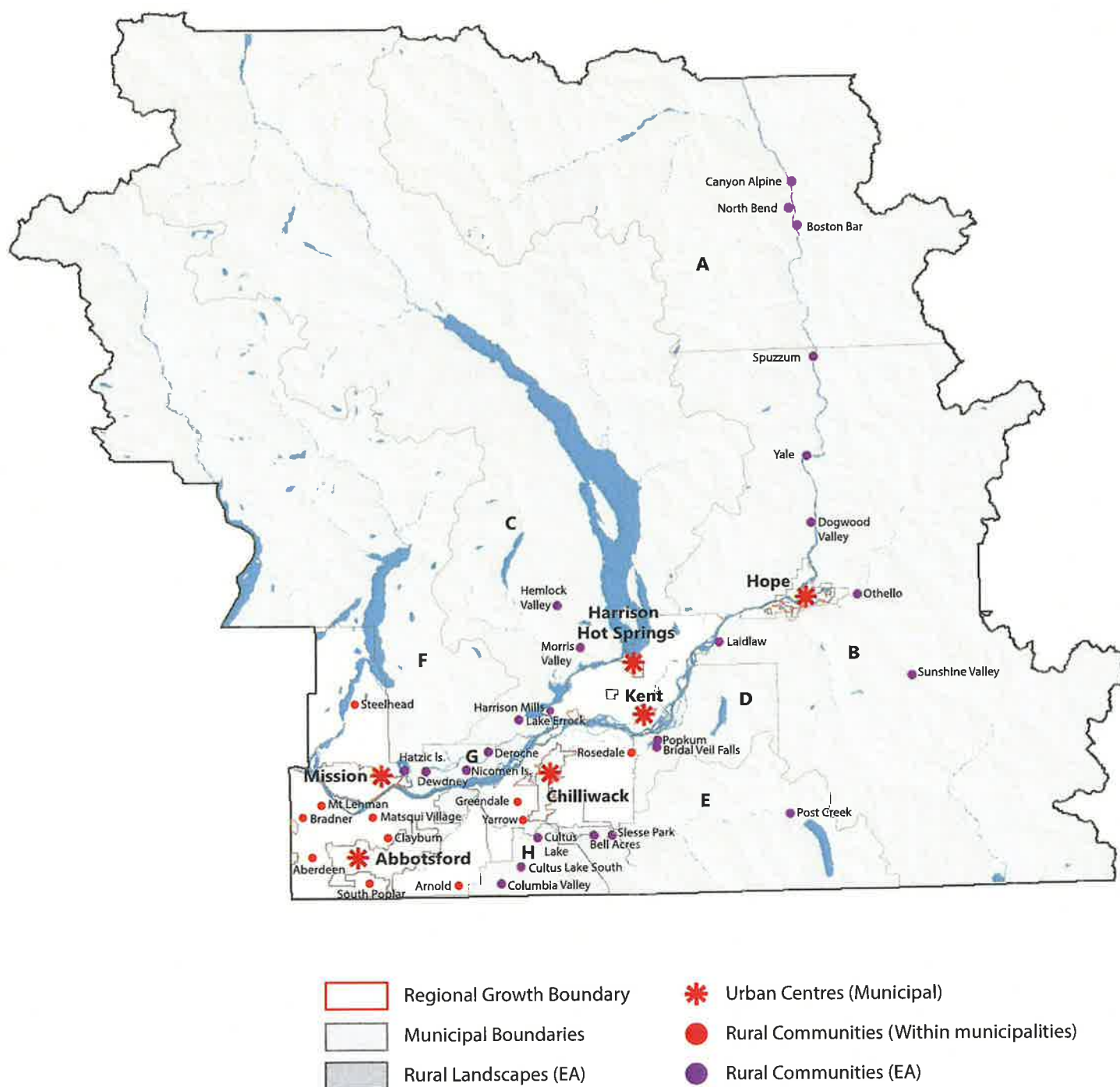
Rural communities can also include resort communities, such as ski hills and lake side resorts. Resorts serve a more seasonal community, attracting visitors from throughout the lower mainland and elsewhere.

Rural Landscapes

Lot sizes in the areas outside of urban centres and rural communities are intended to remain large with low residential densities, in order to protect the rural character of these more remote areas. These areas are characterized by large rural lots, parks, agricultural land and forested Crown land.

Located primarily in rural landscapes, Crown land represents the vast majority of the FVRD's total land base.

Map 3. Urban Centres and Rural Communities



This map does not represent RGS landuse designations, rather it describes the diversity of communities in this region, large and small.

A scenic view of a river flowing through a valley with mountains in the background. The river is in the foreground, and the mountains are in the distance. The sky is overcast.

Vision

The Fraser Valley Regional District will be a network of healthy, 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.

Guiding Principles

Collaboration

This plan represents a common, collaborative vision for the future of the region. As such, it will take action on the part of many to ensure its success. The nature and structure of the plan emphasize the importance of partnerships in achieving goals in the plan. In some cases, action will be taken at the individual level and in others it will require cooperation from all parties.

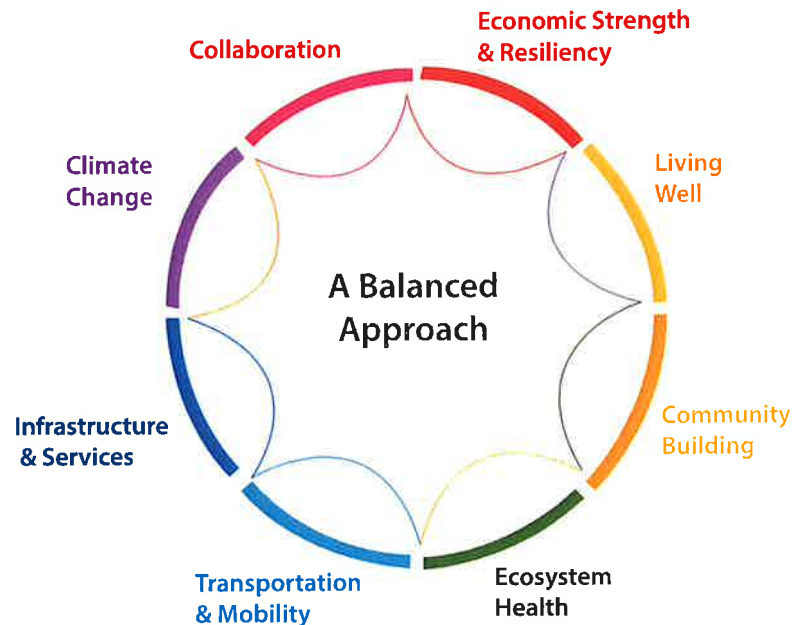
Collaboration among residents, member municipalities, neighbouring regional districts, Indigenous governments, the Province, and a range of stakeholders in creating and implementing this plan will ensure greater success in achieving the overall vision.



A Balanced Approach

A balanced approach to regional planning understands and takes into account the inherent complexities of goals and objectives that cross jurisdictional, cultural, or geographical boundaries. The goals and objectives that follow depend upon a thoroughly collaborative approach to decision-making that recognizes and values the unique challenges of all involved.

Objectives outlined in this plan should not be considered as independent but as working, interconnected parts of a larger whole.



Goals

Creating a strong, integrated region

In keeping with the guiding principles, it is important to recognize that the Regional Growth Strategy covers a wide range of topics, all of which are interconnected. Each individual action will influence decisions made in other areas. Embracing the interconnected nature of a regional growth strategy highlights the complexities and challenges that come with regional planning, at the same time demonstrating its potential to strengthen and enrich regional relationships through collaborative action.

Collaboration

Goal: *To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures, and neighbours.*

Economic Strength & Resiliency

Goal: *To realize the region's economic potential by providing opportunities in employment and education that will grow the economy by building on the region's strengths.*

Living Well

Goal: *To ensure the region is an inclusive place where everyone is able to maintain a high quality of life, regardless of age, income, or ability.*

Community Building

Goal: *To create compact, complete communities that strengthen urban centres, maintain rural character, and offer choice and affordability in housing.*

Ecosystem Health

Goal: *To protect the air, water, and biodiversity on which we depend.*

Transportation & Mobility

Goal: *To develop an integrated, safe, and efficient transportation system for people and goods that promotes transit, walking, and cycling, and minimizes the transportation system's impact on air quality.*

Infrastructure & Services

Goal: *To provide efficient, sustainable, and cost effective services that contribute to compact and sustainable growth.*

Climate Change

Goal: *To mitigate the region's impact on global climate change and adapt to the impacts of climate change on the region.*

1.0 Collaboration

Goal: *To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures, and neighbours.*

Implementing the RGS will require all levels of government, including Indigenous governments, health authorities, non-profits, the private sector, and the public to work together on shaping the future of the region. It will take cooperation and strong partnerships to achieve the goals outlined in the RGS and to ensure that the region as a whole is working toward a common future.

By working together, local governments have a stronger voice when addressing common issues. Collaborating on service delivery and pooling resources where feasible will build regional resilience.

It is important for the region to plan collaboratively with Indigenous governments to find innovative and effective ways to meet the future needs of the region and Indigenous communities. Since 2001, the FVRD has signed five Memoranda of Understanding (MOU) with different Indigenous organizations for a range of purposes, from the sharing of bulk water to establishing and maintaining long-term cooperative relationships. A number of our municipalities also have MOUs and servicing agreements with adjacent Indigenous communities.

1.1 Build and strengthen relationships with Indigenous communities and governments

- a. Recognize that working with Indigenous communities will best serve all residents and facilitate cooperation by fostering a mutual understanding of governing structures, cultures, roles, and responsibilities.
- b. Develop sustaining relationships with Indigenous communities and governments which embody the principles of UNDRIP, by working together to develop a common vision for the future of the region, by remaining open, without prejudice to ongoing treaty and other negotiations, by using innovative opportunities for information sharing, and by coordination of planning and services in areas of mutual interest.
- c. Recognize and support work led by Indigenous governments, both established and developing self-governance structures, and advancing self-determination, as expressed in the principles of UNDRIP.
- d. Support establishing MOUs and service agreements between Indigenous and local governments that address issues of mutual concern, such as transit, transportation, and water and sewer systems that protect public health and the environment.

1.2 Work together to ensure success

- a. Collaborate with local governments, Indigenous governments, the provincial government, and stakeholders to develop services which provide mutual benefit and support to communities throughout the region.
- b. Collaborate to promote regional objectives, educate residents, pool resources, secure funding and investments, and to have a stronger voice.
- c. Recognize the importance of private and non-profit sectors in regional development, and foster partnerships with organizations and the business community that support the objectives of the RGS.
- d. Advocate for provincial support in realizing the stated objectives of the RGS and petition for more flexibility in terms of funding eligibility and requirements.
- e. Determine a mechanism for ongoing liaison, engagement, and adaptation between different levels of government.



2.0 Economic Strength & Resiliency

Goal: *To realize the region's economic potential by providing opportunities in employment and education that will grow the economy by building on the region's strengths.*

The economy of the Fraser Valley is strong, diverse, and expanding. Over the past fifty years, the region's economy has shifted from being resource-based to one that is highly diversified. Building complete communities that provide residents with jobs and services close to where they live can improve employment opportunities and contribute to local self-sufficiency and resiliency.

Recognizing our economic strengths and building on them is key to ensuring a healthy economy in the future. The *Clean Economy in the Fraser Valley* study has confirmed that the Fraser Valley has a solid foundation and set of underlying strengths to grow the region's clean economy. Agriculture remains at the core of the FVRD's economy, with the production of food and other agricultural products not only providing inputs to other sectors of the economy, but being itself a significant consumer of goods and services. The FVRD recognizes that 21st century agriculture will provide exciting opportunities in terms of technology and innovation, and that we are well positioned to capitalize on our competitive advantage of a strong and diverse agricultural economy.

Ensuring a strong economy also requires anticipating future demand, with examples including our growing tourism industry and film production activity. The abundance of and accessibility to nature, a growing demand for recreation, and our close proximity to Vancouver, make the FVRD well-situated to expand its share of the local tourism market. The Experience the Fraser Initiative (ETF) embodies this idea and is working to expand tourism opportunities throughout the region (*see page 30*). Manufacturing will continue to grow in the region and with population growth, there will be increased opportunities for employment in areas such as technology, health care, sales and services, business services, and others.

A regional economy is only as strong as its labour force. Making post-secondary education more accessible in the region will help to ensure a stronger labour force in the future. Programs that train employees in both established fields and emerging ones will not only strengthen the regional economy but may be the incentive younger residents need to study, work, and stay in the Fraser Valley.



Cascade Aerospace, Abbotsford

Abbotsford Airport Authority

2.1 Protect and support employment lands

- a. In collaboration with local governments, develop and maintain an employment lands inventory to ensure an adequate supply of industrial, agricultural, and commercial lands.
- b. Expand economic growth and productivity by exploring opportunities for clustering and intensifying industrial development in a manner that will create competitive advantages and foster collaboration between Indigenous communities, businesses, organizations, and government agencies.
- c. Protect the supply of industrial lands from non-industrial conversion to ensure future needs can be met.
- d. Work with Indigenous governments and the Province to ensure sustainable management of natural resources by using an integrated management approach, developing natural resource plans for the region, and acknowledging cumulative impacts on the environment and culturally sensitive sites.
- e. Work with the provincial government, Agricultural Land Commission, and other stakeholders to develop innovative approaches to address industrial land requirements without compromising the intent of the Agricultural Land Reserve.



Old Yale Brewery, Chilliwack

2.2 Promote growth and development in agriculture

- a. Work with the provincial government, Agricultural Land Commission, and local governments to maximize the productivity of agricultural lands, particularly for food production, and position the region as a leader in supporting diverse sectors such as the agricultural industry, technology, and innovation, in alignment with *The Future of B.C.'s Food System* report.
- b. Work with the provincial and federal governments to leverage our substantial agricultural research capacity to support and expand the region's agricultural-based economy.
- c. Work with municipalities and farm-based agencies to promote local agricultural production and increase public awareness of agricultural activities in the region.
- d. Encourage farm-based tourism and support efforts to strengthen the connection between farmers and residents.
- e. Work with the University of the Fraser Valley to further the potential of the Agriculture Centre of Excellence.
- f. Support the creation of Agricultural Area Plans to maximize the production potential of agricultural lands while protecting environmental and social values, and culturally significant sites.
- g. Work with local communities to minimize conflicts along the agricultural/urban interface.
- h. Work with the agriculture sector to address and mitigate climate change impacts identified in the *Fraser Valley B.C. Agriculture and Climate Change Regional Adaptation Strategies*.

2.3 Create opportunities for employment and education

- a. Promote the development of a strong employment base and favourable investment climate by recognizing economic drivers and being flexible to take advantage of changing markets and new opportunities.
- b. Support initiatives that contribute to growth of a diversified economy.
- c. Develop and maintain a skilled labour force.
- d. Provide educational and employment opportunities in fields that will enable and encourage younger generations to remain in the Fraser Valley.
- e. Support initiatives that provide employment opportunities in rural communities and electoral areas, including Indigenous communities.
- f. Encourage mixed-use development and development that locates employment centres near residential areas to increase accessibility and minimize commuting.
- g. Improve the viability of smaller communities, including Indigenous communities, and help them adapt to economic change by advocating for improvements to internet access and other basic services that encourage innovative entrepreneurship in remote locations.
- h. Support equal access to employment or educational programs and initiatives for Indigenous Peoples.
- i. Work with local governments, Indigenous communities, senior governments, the private sector, and the public to implement the recommendations of the *Clean Economy in the Fraser Valley* study which supports the development of high-tech, professional, and green industry jobs.
- j. Work with internet service providers, the federal and provincial governments, and Indigenous communities to improve broadband connectivity throughout the FVRD, including implementing the recommendations from the FVRD's *Rural Broadband Internet Connectivity Strategy*.

2.4 Work to attain the region's full tourism potential

- a. Partner with member municipalities, Indigenous organizations, different levels of government, destination management organizations, and stakeholders to develop and coordinate a regional tourism strategy that will promote and protect the region's natural, cultural, and agricultural heritage and attract both residents and employers.
- b. Partner with member municipalities, Indigenous organizations, the Province, destination management organizations, and local businesses to realize the vision of the Experience the Fraser initiative and support the development of projects and initiatives that contribute to its long-term success.
- c. In collaboration with member municipalities, Indigenous governments, and the Province, pursue high value parks and recreational assets that strengthen the region's recreational tourism portfolio.
- d. Work with the Province to ensure that all regional parks are accessible by active transportation.
- e. Work with the Province and visitor management organizations to ensure that tourism sustains and restores natural spaces, and that the negative impacts of tourism are mitigated.
- f. Support local ecotourism initiatives that promote the region's parks, lakes, rivers, and natural areas, including the internationally recognized Chehalis Important Bird Area.



Greenhouse Nursery



Chilliwack Campus, University of the Fraser Valley

Cheryl Uphill

3.0 Living Well

Goal: *To ensure the region is an inclusive place where everyone is able to maintain a high quality of life, regardless of age, income, or ability.*

An important factor in maintaining a high quality of life is the ability of residents to preserve an adequate level of physical and mental health that enables them to enjoy the many cultural, recreational, and social opportunities the region has to offer. Providing access to healthy food as well as traditional harvesting sites, offering opportunities for active living, encouraging social inclusion, and continuing support for community and regional cultural initiatives all contribute to living well.

With a growing number of seniors but also many young families making the region home, a variety of services will be required to ensure a high quality of life for all. This can be especially challenging for seniors who often have greater health concerns and fewer financial resources. Our aging population will influence how facilities and amenities are used but also the demand for different services. Anticipating and planning for a growing senior population, while also making sure families and children have the supports and services they need, is essential for maintaining high quality of life at every age.

An extensive and well-managed outdoor recreation system is another factor in maintaining a high quality of life. Greenspace and trails are highly valued by the region's residents for a number of reasons: easy access to nature, the wide variety of recreational opportunities it offers, and the health benefits it provides. It can also have cultural significance for Indigenous Peoples, containing harvesting and hunting sites, or areas where cultural activities are practiced.

The Lower Mainland's growing population and an escalating interest in outdoor recreation will only increase the demand for outdoor recreational opportunities in the region. As park usage climbs, pressures on the parks and trails will mount. Maintaining current services at existing recreation sites, adjusting to demographic-led shifts in usage, and finding suitable, accessible areas to designate as new parkland will be increasingly challenging.

Fortunately, the region will have opportunities to leverage our natural assets in ways that are both sustainable and economically advantageous. By planning ahead, we can ensure that everyone has access to nature and outdoor recreation opportunities.

3.1 Promote healthy and inclusive living

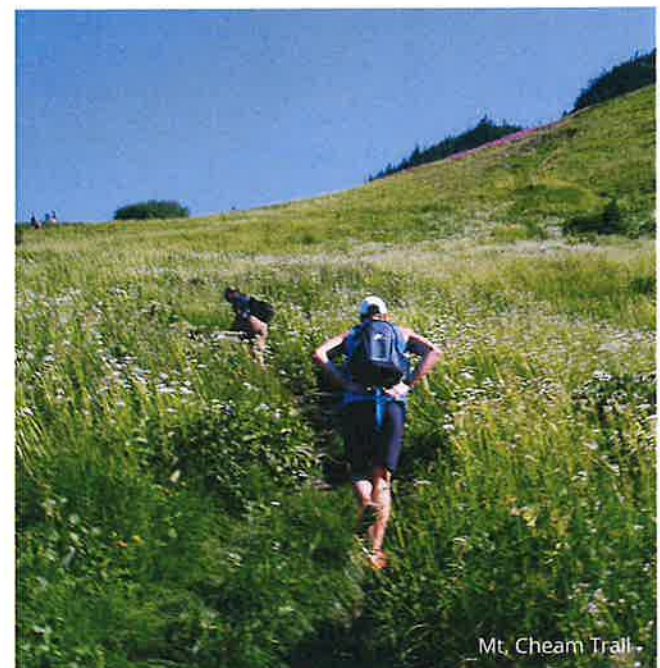
- a. Create an environment in which residents of all ages, abilities, incomes, and cultures can access the mental, social, and physical support they need to live healthy and fulfilling lives.
- b. Ensure that land use, transportation, and other planning decisions at the regional level consider public health impacts.
- c. Support initiatives, programs, and research targeted at maintaining a healthy senior population in the region.
- d. Support the development of child care spaces to meet the needs of working families.
- e. Promote increased local access to healthy and affordable food.
- f. Encourage the development of a strategy to address food security at the regional level.
- g. Work with Indigenous organizations to ensure access to culturally significant ceremonial, harvesting, fishing, and hunting areas.

3.2 Support arts and culture initiatives

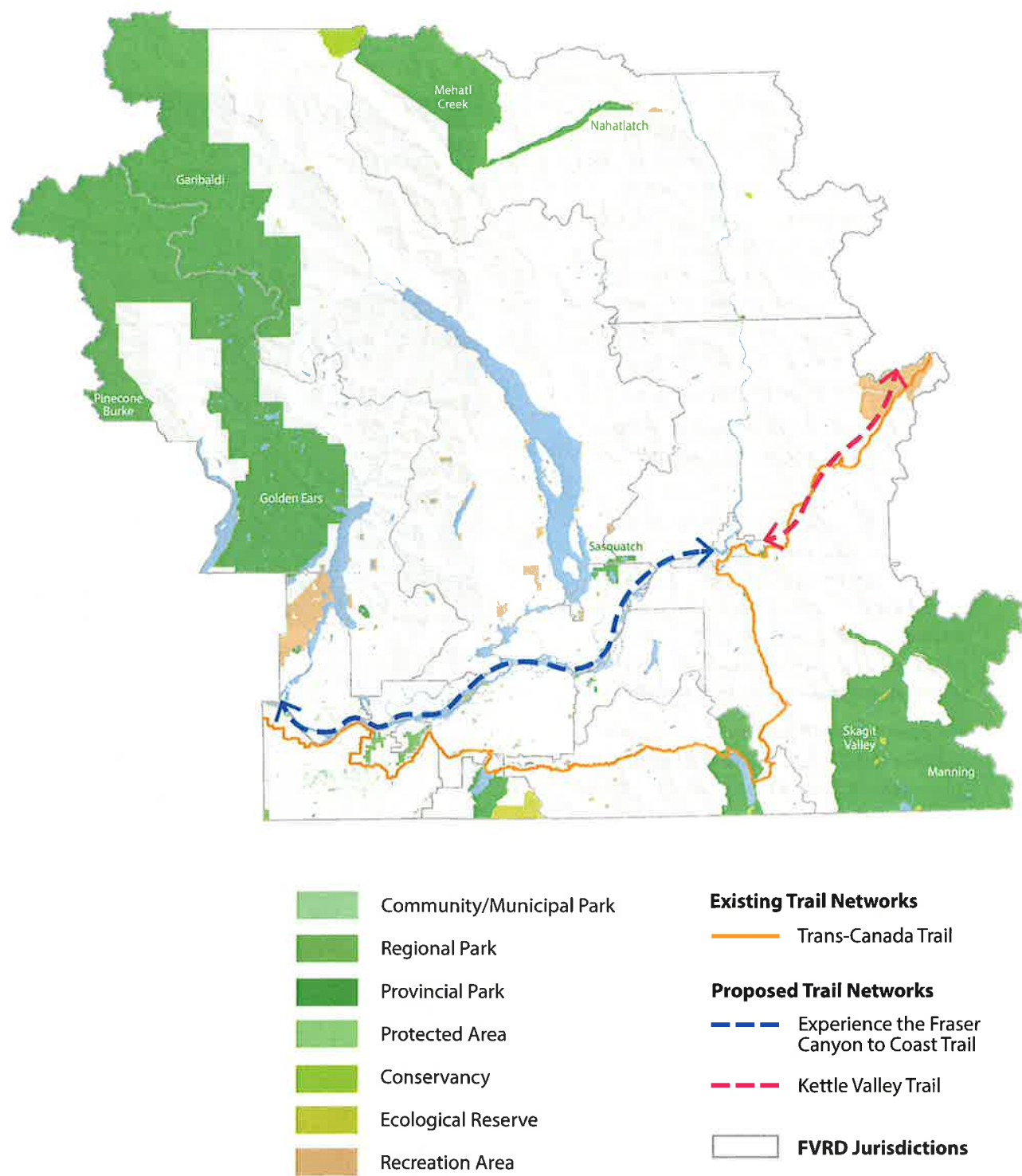
- a. Work with Indigenous organizations, non-profits and all levels of government to find innovative ways to support arts and cultural initiatives that promote cultural inclusion, increase opportunities to experience and celebrate the region, and enhance quality of life.
- b. Create a strong regional identity that is based on and highlights the region's cultural, natural, and agricultural assets.

3.3 Protect and enhance parks and recreation lands

- a. Work with member municipalities, electoral areas, Indigenous organizations, neighbouring regional districts, the Province, and the public to develop an accessible and integrated network of parks, green spaces, waterways, and trail networks, in alignment with the *Trails Strategy for B.C.*, which accommodates the growing demand for recreational opportunities while minimizing the impact to the natural environment or adjacent communities, including communities on-reserve.
- b. Promote physical health and active living through parks and recreation programs and events.
- c. Support the Experience the Fraser project and its commitment to enhancing cultural and recreational opportunities along the Fraser River through the development of partnerships, trail construction and improvements, and efforts to help celebrate the Fraser River and the communities that have been shaped by it.
- d. Implement the action steps of the *Regional Parks Strategic Plan* to guide regional park management, improvements, and acquisitions over the next decade.
- e. Recognize the regional, interregional, and international role of parks and recreation and encourage all levels of cooperation and support to maintain and enhance these lands and facilities.
- f. Implement the actions of the *Outdoor Recreation Management Plan*.
- g. Consider establishing a regional land acquisition strategy and fund for acquiring parks and recreation lands.



Map 4. Parks and Protected Areas





Chilliwack Dike Trail



Hell's Gate Airtam, Boston Bar

Map 5. Experience the Fraser Initiative

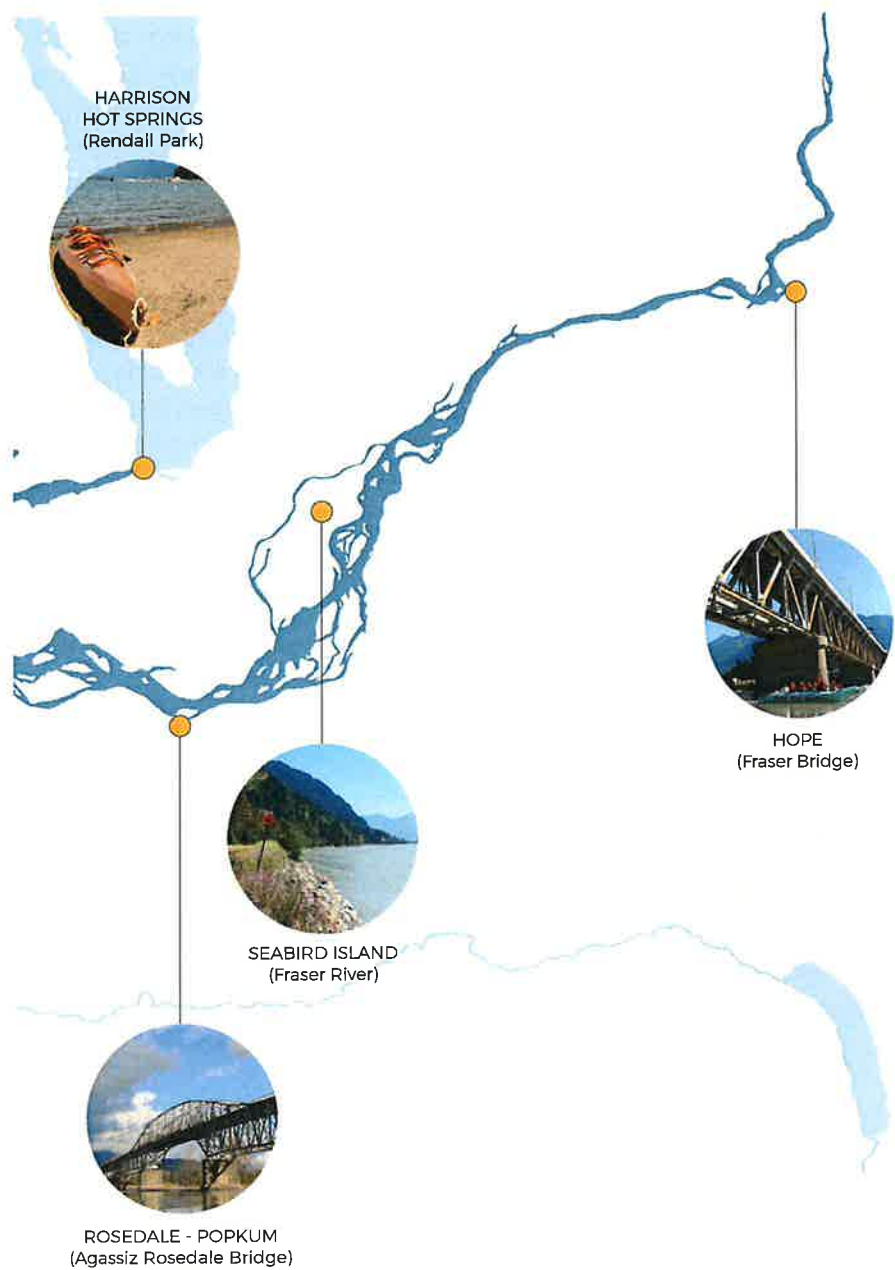
Experience the Fraser (ETF) is a unique vision to connect communities, parks, natural features, historic, and cultural sites and experiences along the Lower Fraser River. In 2009, the project began with a partnership between the Province of British Columbia, Fraser Valley Regional District, and Metro Vancouver to showcase the Fraser River as a world class recreational, cultural, and heritage destination. ETF is now being led by Destination BC, a provincial Crown corporation, through the implementation of the *Fraser Valley Destination Development Strategy*.

Since the beginning of ETF, many Indigenous communities within the project area have participated. The success of ETF is reliant on furthering existing and developing new partnerships among Indigenous communities, the private sector, citizens, and different levels of government.



ETF is a long-term project that will be implemented by many, over decades. The ETF Concept Plan expresses the project's vision and goals and presents a framework for the development of both land and water based initiatives.

When completed, ETF will connect Hope to the Salish Sea along the Canyon to Coast Trail and Blueway. In fact, one can experience the many kilometres of trails and other amenities at several destination nodes that are already in place throughout the trail corridor.



4.0 Community Building

Goal: *To create compact, complete communities that strengthen urban centres, maintain rural character, and offer choice and affordability in housing.*

Over the next 30 years the FVRD will absorb an additional 164,000 residents. The Regional Growth Boundary (RGB) encompasses 1.5% of the region's total land base. It is expected that about 90% of this growth will occur within the RGB, with the remaining growth occurring in the region's more rural areas.

Encouraging the development of compact and complete communities, whether urban or rural, will help to reduce our impact on the surrounding natural environment, promote a more active lifestyle, improve access to economic and social opportunities, and enable more efficient distribution of services such as transit, utilities, and water, that benefit residents of all ages.

One important sign of a healthy community is housing diversity that meets the needs of all residents no matter their age, income, or ability. Planning for a wide range of housing now will ensure demand for accessible, affordable, and adaptable housing will be met in the future.

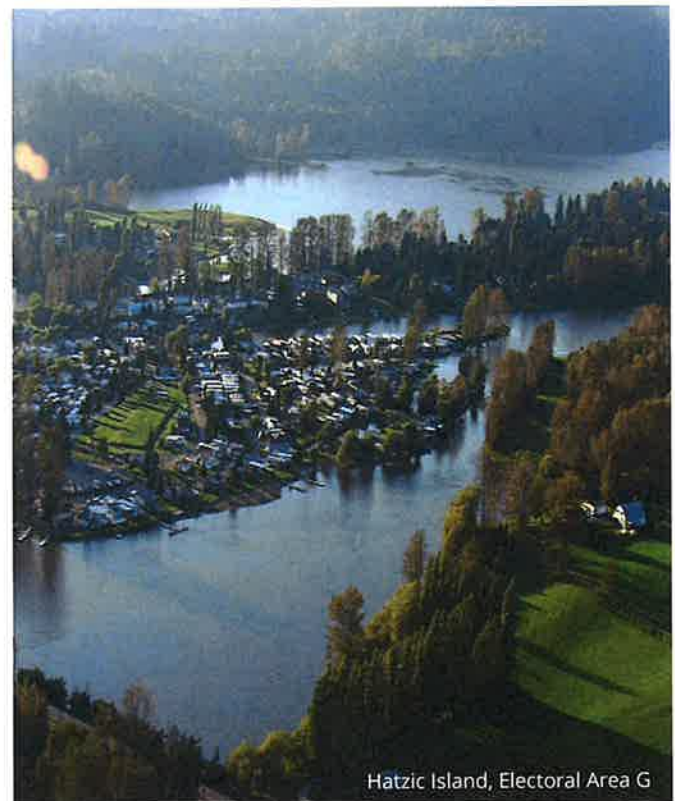


4.1 Concentrate growth in urban centres

- a. Focus urban development within established Regional Growth Boundaries, around existing downtown cores and transit hubs, and require that amendments to the RGB be referred to the FVRD Board (see page 55 for Amendment Process).
- b. Support official community plans and zoning bylaws that integrate land uses with transit service and active transportation routes, and encourage infill, redevelopment, densification, and mixed-use as a means of creating more compact development patterns and housing affordability, particularly around downtown cores and neighbourhood centres.
- c. Encourage mixed-use Transit Oriented Development at key locations to support municipal and regional transit services.
- d. Encourage development that is sensitive to the sense of place, history, and unique character of each community.
- e. Support energy efficient development and urban design techniques that promote efficient use of energy resources and existing infrastructure.
- f. Support development patterns that minimize development costs, life cycle costs, and risks associated with flood, geotechnical, and environmental constraints.

4.2 Maintain the character of rural communities in electoral areas

- a. Concentrate growth within existing rural communities, and encourage compact, energy efficient development that minimizes infrastructure and development costs, and is financially self-sufficient.
- b. Recognize the regional role of rural areas and communities in attracting and supporting tourism, providing recreation and natural resources, and encourage regional cooperation and support to ensure rural areas, often with limited resources, can continue to provide these services.
- c. Ensure adjacent land uses are compatible and minimize conflict where residential areas, including reserves, border natural resources operations on public, private, and Crown lands.
- d. Limit development in areas with flood, geotechnical, and environmental hazards to minimize any risk to public safety.
- e. Seek the cooperation of senior levels of government to create policies and programs that will improve the land use management of Crown lands.
- f. Given increasing growth pressures in rural parts of the region, explore potential regional growth management policies for rural electoral areas.



4.3 Promote sustainable regionally-scaled resort development

- a. Ensure resort development proposals have undergone meaningful engagement, collaboration, or partnership with Indigenous communities that meets the standard of free, prior, and informed consent.
- b. Advocate that the Province consider the Regional Growth Strategy when reviewing resort proposals and related community development.
- c. Support resort developments that protect public investments by demonstrating financial self-sufficiency with regards to the provision of community-wide infrastructure and servicing.
- d. Support compact, complete resort development that provides for the needs of both visitors and residents, minimizes the ecological and cultural impact on surrounding natural environment, protects the scale and character of surrounding areas, and adheres to high energy efficiency standards.
- e. On a case-by-case basis, consider establishing a threshold at which it would be mutually beneficial for a resort development to consider transitioning to a resort municipality or other form of governance, and develop a process that will facilitate a smooth transition.
- f. Require that emergency management plans be developed by project proponents to ensure the safety of resort residents, employees, and visitors in the event of an emergency.

4.4 Ensure housing choice and affordability

- a. Work with local governments, Indigenous governments, and stakeholders to monitor and address housing affordability at a regional level.
- b. Ensure housing choice for residents of all ages, ability, and income by promoting innovation and diversity, and by encouraging the application of Provincial Adaptable Standards for new housing developments.
- c. Support local government efforts to complete Housing Needs Reports (HNR) as per Section 585.2 of the *Local Government Act*.
- d. When developing housing policies, consider the needs of agricultural workers, including temporary foreign workers.
- e. Support proposals for new residential development which provide a component of seniors housing, affordable housing, special needs housing, and the use of adaptive housing construction methods.
- f. Continue working with community partners and other levels of government to address homelessness.
- g. Advocate for increased federal and provincial action to address homelessness, mental health, and addictions issues in the region.
- h. Advocate that the federal and provincial government develop strategies to address homelessness in rural areas.
- i. Promote home energy conservation and the use of energy efficiency measures as a means of reducing housing costs.






Harrison Hot Springs Waterfront





Garrison Crossing, Chilliwack

Map 6. Regional Growth Boundaries & Agricultural Land Reserve

-  FVRD Jurisdictions
-  Regional Growth Boundary (RGB)*
-  ALR Lands
-  Highways
-  First Nations Reserve Lands

* The Regional Growth Boundary is intended to contain most of the future industrial, institutional, commercial, and residential growth over the next 30 years. Areas within the RGB are allocated for growth at higher urban densities and reflect municipal OCPs.

Agricultural Land Reserve Special Status

-  Conditional Exclusion*
-  Municipal Special Study Area

*Lands excluded from the ALR subject to conditions established by the Agricultural Land Commission (ALC).

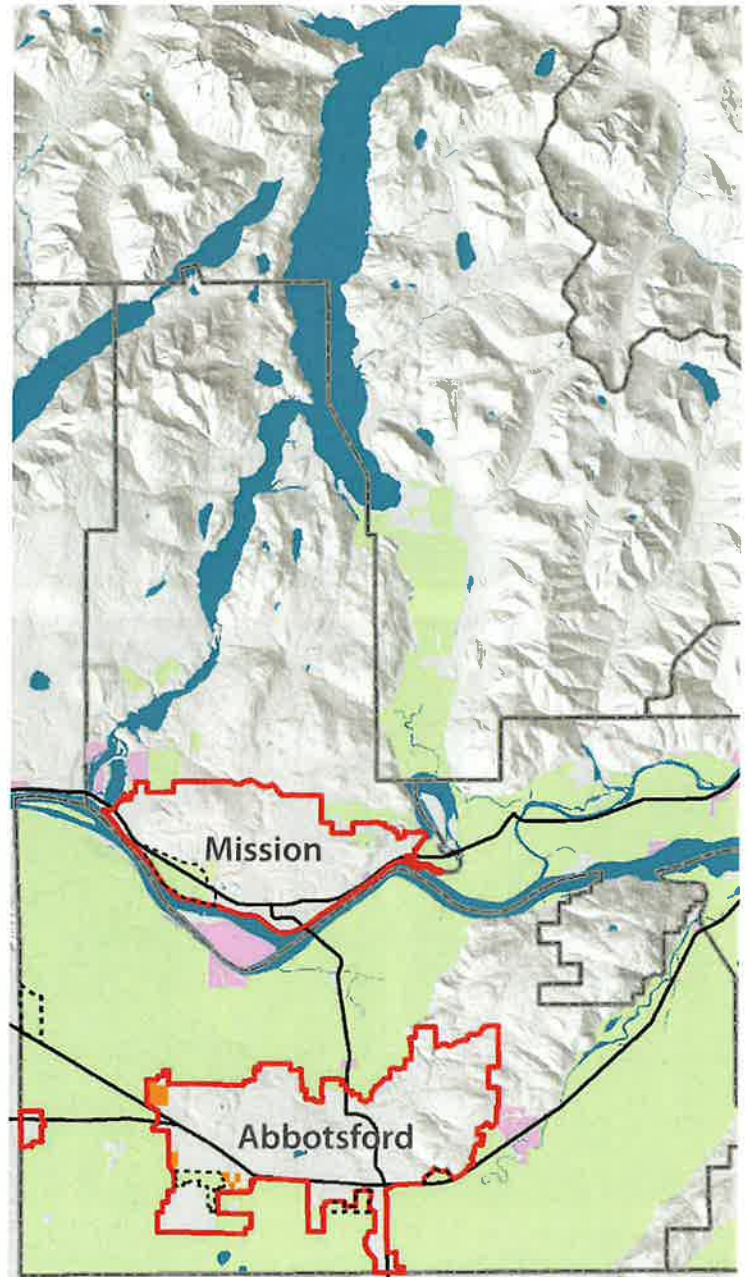
Notes for Map 6 and Map 7:

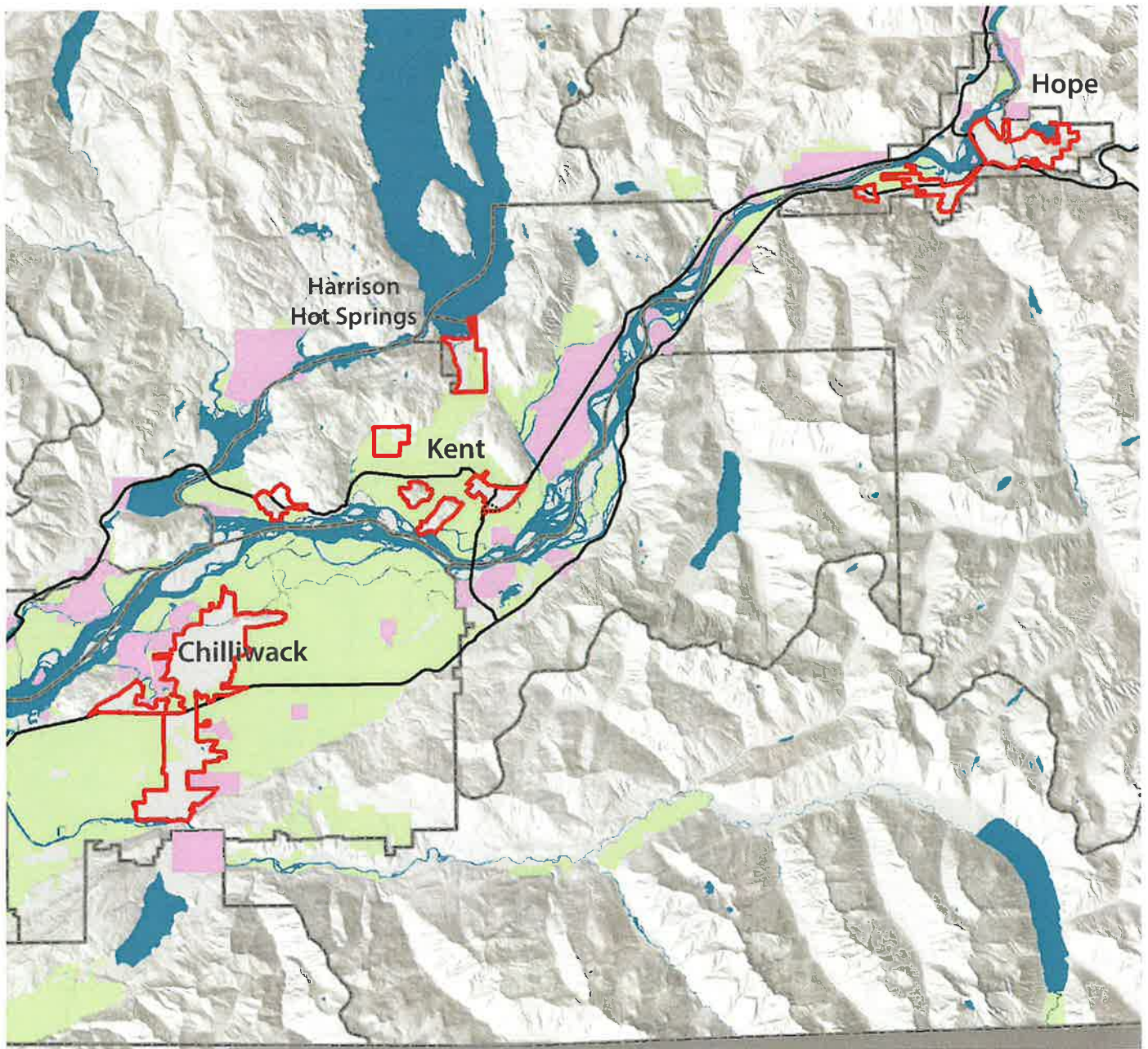
The Regional Growth Boundary is intended to contain most of the future industrial, institutional, commercial, and residential growth over the next 30 years. Areas within the RGB reflect municipal OCPs and are allocated for growth at higher urban densities, except where located within the Agricultural Land Reserve (ALR).

All lands within the ALR are subject to the Agricultural Land Commission Act (ALCA) and ALR regulations. Where the RGB overlaps with the ALR, non-agricultural land use is not permitted unless consistent with the ALCA or otherwise approved by the ALC. Municipal Special Study Areas do not imply ALC support or approval for non-agricultural use. Lands denoted as 'Conditional ALR Exclusion' remain within the ALR subject to completion of conditions established by the ALC.

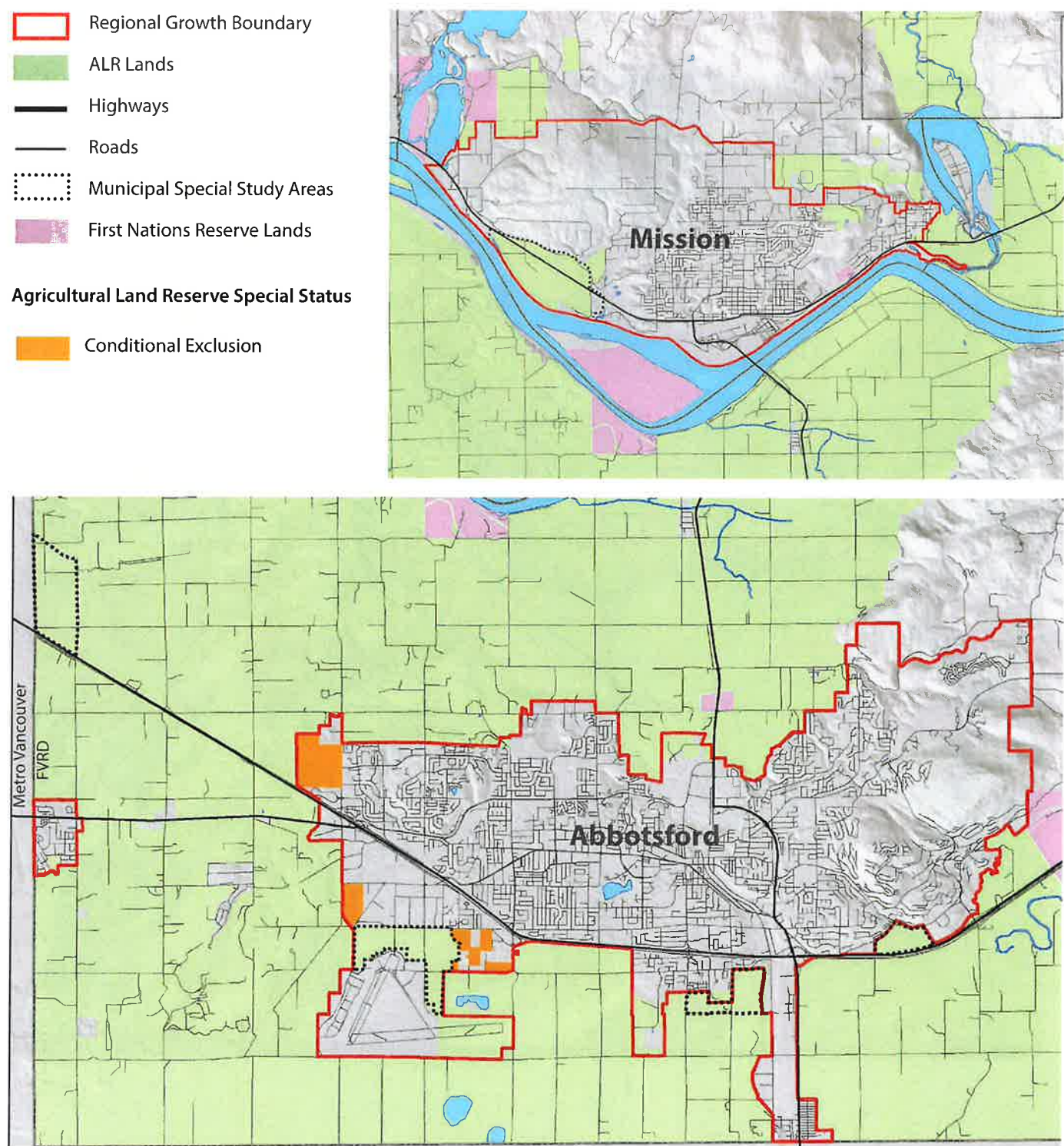
Land development decisions should not be based on this map.

Contact municipal planning departments for specific land use regulations that apply within each respective jurisdiction. The FVRD planning and development department should be contacted for lands outside municipal boundaries. ALC staff should be contacted for lands in the ALR.





Map 7. Regional Growth Boundaries & Agricultural Land Reserve by Municipality



Regional Growth Boundary

ALR Lands

Highways

Roads

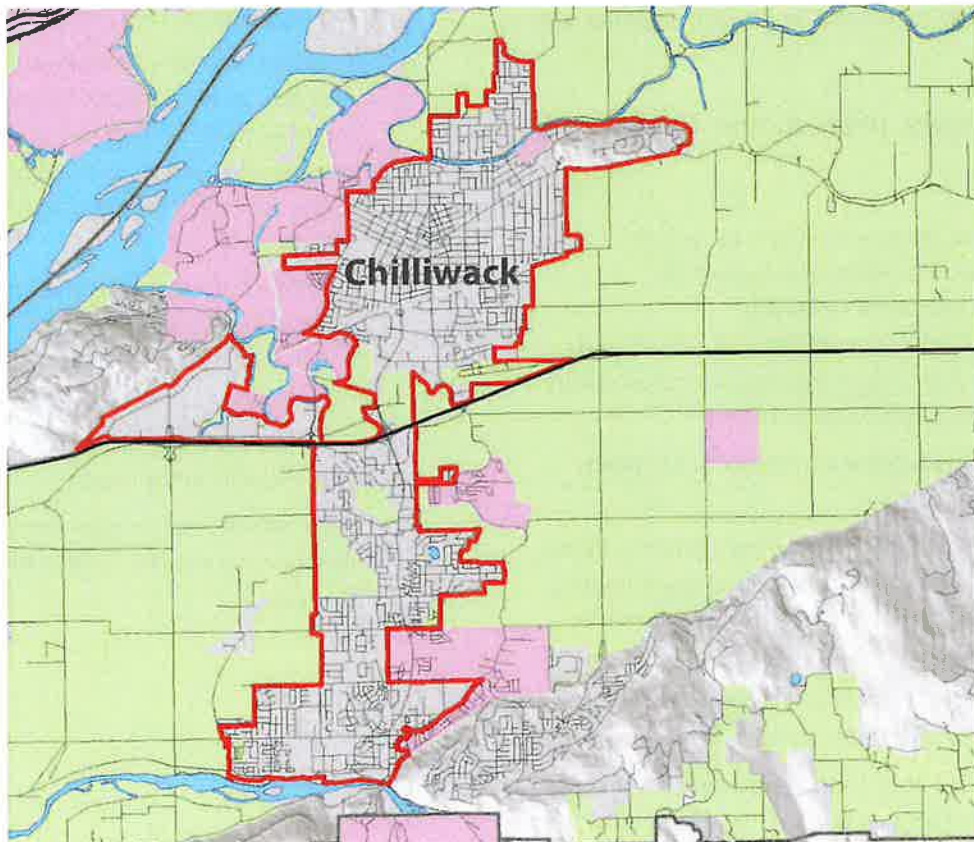
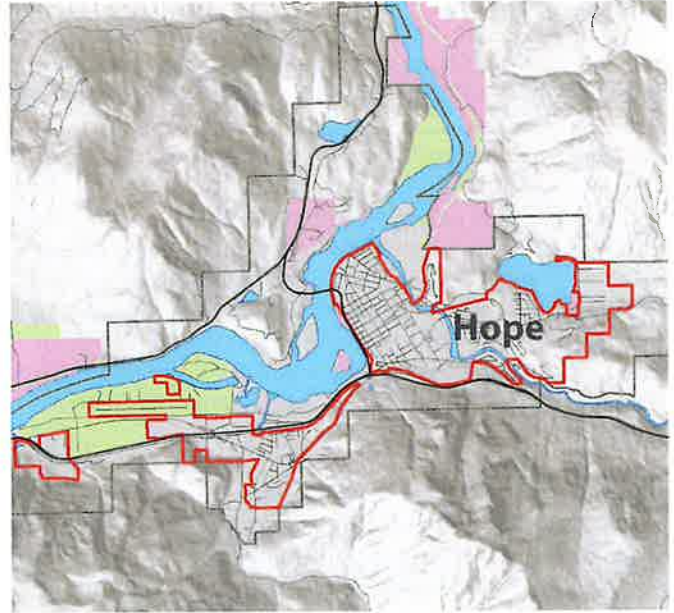
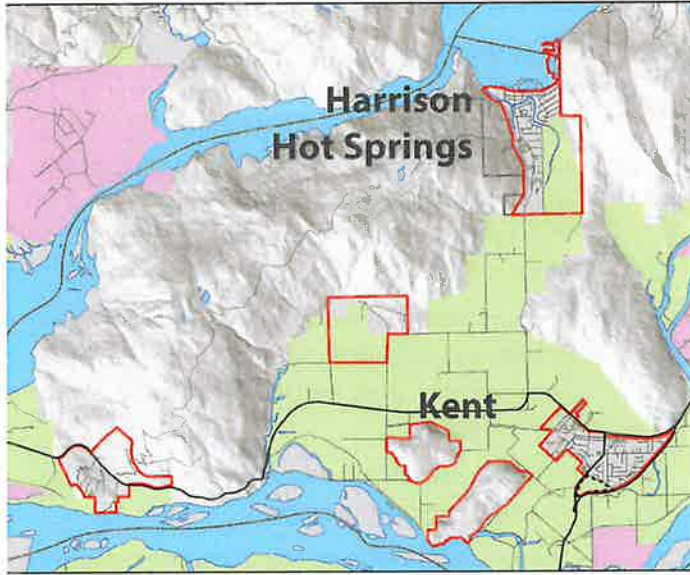
Municipal Special Study Areas

First Nations Reserve Lands

Agricultural Land Reserve Special Status

Conditional Exclusion

Abbotsford



5.0 Ecosystem Health

Goal: *To protect the air, water, and biodiversity on which we depend.*

The exceptional natural environment of the region supports some of the most productive forests in British Columbia, one of the largest salmon spawning populations in the province, and over 100 endangered or threatened species.

The region depends on high levels of biodiversity to provide the foundation for the continued health and sustainability of not only the natural environment, but of the region as a whole by providing us with needed resources, jobs, recreational opportunities, and an improved quality of life. For Indigenous Peoples, the connection to the natural environment has significant cultural value, and plays an important role in ongoing spiritual well-being.

As the region's population grows and development pressures increase, balancing the impacts of growth with the cultural and ecological sensitivity of the environment, which supports these activities, will become an increasingly significant and critical challenge. Land use planning processes provide an important opportunity to protect and restore natural and cultural assets.

5.1 Monitor, study, protect, and improve air quality

- a. Continue to study and monitor air quality throughout the region, and expand the monitoring network as needed.
- b. Support land use development, initiatives, and programs across all sectors that protect air quality and reduce harmful emissions.
- c. Update and implement the regional Air Quality Management Plan.
- d. Collaborate with Indigenous governments, Metro Vancouver, Whatcom County, local governments, and other stakeholders on a continuing basis to improve air quality in the Lower Mainland.
- e. Advocate for provincial and federal support of measures to protect the region's sensitive airshed.
- f. Educate the public on the causes and impacts of degraded air quality, and what they can do to improve air quality.

5.2 Protect watershed health

- a. Take water quality, ecological health, and cumulative impacts into consideration in regional planning, land use planning, and resource management decisions to address cumulative impacts on watersheds.
- b. Support initiatives that restore, protect, and provide education about life supporting qualities of streams, rivers, lakes, wetlands, and riparian areas in the region.
- c. Consider establishing a water quality monitoring system throughout the region.
- d. Support the implementation of best management practices for water conservation and storm water management, including green infrastructure.
- e. Protect surface and groundwater and maintain good soil health by supporting the implementation of best management practices that minimize soil contamination and erosion, and reduce runoff and leaching into aquifers and surface water.
- f. Continue to support initiatives that enhance the stewardship of soil, agricultural waste, water, air, and habitat resources, including agricultural lands.
- g. Work with all levels of governments to manage water supply, recognizing increasing seasonal water scarcity in the region.
- h. Work with all levels of governments to protect and restore waterways to support fish populations in the region.

5.3 Protect biodiversity

- a. Encourage compact development that respects environmental constraints and limits development in ecologically sensitive or hazardous areas.
- b. Work with member municipalities, Indigenous governments, neighbouring regional districts, and the Province to identify, protect, and enhance ecologically sensitive areas, natural assets, and wildlife corridors.
- c. Continue to partner with all levels of government, including Indigenous governments and non-profit organizations to engage volunteers, restore damaged habitat, and monitor long-term ecological health within the region.
- d. Continue working with stakeholders and adjacent jurisdictions on controlling the introduction and spread of invasive species in the region.
- e. Continue working with stakeholders and adjacent jurisdictions on increasing awareness of species at risk in the region, their critical habitat, and measures that can be taken for their protection and recovery.
- f. Continue to educate the public, decision-makers, and other stakeholders on the importance of ecological health and how it relates to human health.
- g. Advocate for provincial and federal support of measures to protect the region's ecological health.



6.0 Transportation & Mobility

Goal: *To develop an integrated, safe, and efficient transportation system for people and goods that promotes transit, walking, and cycling, and minimizes the transportation system's impact on air quality.*

The region's transportation network connects our communities and workplaces, facilitating the flow of goods and services that keep our economy moving forward. As the region strives for higher levels of choice and efficiency in transportation systems, integrated transportation and land use planning will be essential. While a wider range of transportation options will contribute to improved mobility for all residents, promoting compact, mixed-use development within established community centres can also reduce car dependency and encourage walking, cycling, and other forms of active transportation.

In 2010, 58% of greenhouse gas (GHG) emissions in the Fraser Valley came from on-road transportation*. To reduce GHG emissions, it will be necessary to decrease our dependency on the car. Reducing distances to jobs, schools, and services while at the same time expanding transportation options to include public transit while promoting active transportation such as walking and cycling has the potential to greatly reduce emissions and traffic congestion, reduce transportation costs, improve air quality, support the health and wellness of residents and visitors, and improve access to economic and social opportunities and services.

Efforts to increase transit's mode share and BC Transit's commitment to operating a low-carbon, fully electric fleet by 2040 will help the region meet its GHG reduction goals.

The significant expansion of the Port of Vancouver will see a corresponding increase of rail traffic through the FVRD's urban and rural communities. Expanded rail capacity need not be at the expense of other transport modes within the region. Senior governments will need to work with the FVRD and its member municipalities to reduce conflicts between transport modes to ensure the efficient movement of goods and services throughout the region.

*Government of British Columbia. 2014. *Fraser Valley Regional District 2010 Community Energy and Emissions Inventory*.

6.1 Create a region-wide network of affordable and convenient transportation options that safely and efficiently facilitates the movement of people and goods

- a. Encourage integrated transportation and land use planning to minimize infrastructure costs, support transit-oriented development, support multi-modal transportation, and reduce GHG emissions.
- b. Maintain and improve existing transportation corridors by implementing the region's transportation priorities (*see Map 8*).
- c. Work with BC Transit, TransLink, and other regional partners to establish and expand - as required by growth - a reliable, accessible, affordable, and regionally integrated public transit system that links communities both within and outside the region (*see Map 9*).
- d. Explore innovative ways to address transportation needs in rural areas, including collaborating with Indigenous communities.
- e. Encourage the Province to prioritize the maintenance of resource roads that Indigenous Peoples rely upon for access to their communities.
- f. Work with BC Transit and local governments to establish a region-wide marketing campaign with the aim of increasing transit ridership.
- g. Encourage BC Transit to transition quickly to an electrified, low carbon fleet in the Fraser Valley to improve air quality in the region.
- h. Work with local governments, Indigenous governments, and stakeholders to set

transportation standards and priorities, identify core transit corridors, protect Rights of Way and explore funding options.

- i. Promote and support shared mobility options such as car share and bike share programs.
- j. Provide on-going support to the region's airports, including Abbotsford International Airport, to ensure long-term viability.
- k. Encourage the integration of existing railway infrastructure and waterway transportation systems into regional plans.
- l. Work together with the federal and provincial governments, and neighbouring regional districts to facilitate the movement of goods to, from, and through the Fraser Valley.
- m. Encourage the Province to consider increased and diversified rapid transportation options for the long-term, including the potential for rail transit opportunities.

6.2 Promote active and alternative forms of transportation that prioritize pedestrians and cyclists

- a. Support development practices and land use policy that minimizes the use of cars and encourage walking, bicycling, and public transit within and between communities, including Indigenous communities on-reserves.

- b. Consider including multi-modal transportation (i.e. bike lanes, walking paths) as a part of the standard for all road upgrades for commuting and recreation purposes.
- c. Pursue funding opportunities and encourage investment in the necessary infrastructure (i.e., sidewalks, bike paths, trails, benches, and bus shelters) that will make walking, cycling, and transit accessible to all ages and abilities, and more convenient to promote behavior change.
- d. Support the inclusion of electric vehicle charging infrastructure in new residential developments.
- e. Work with BC Hydro and other partners to coordinate locations of electric vehicle charging stations and associated infrastructure.
- f. Consider opportunities to utilize utility and rail corridors or other right-of-way agreements for the expansion of the recreational trail network.
- g. Consider Transportation Demand Management, reducing parking requirements where appropriate, and other strategies that encourage the development of a multi-modal transportation system and reduce long-term impact to air quality.
- h. Continue to educate the public, decision-makers, and other stakeholders on the benefits of alternative forms of transportation.



Map 8. Regional Transportation Priorities

Except for Priority 1, priorities are not listed in order of importance. Letters and numbers have been used solely for the purposes of identifying priorities on the map. Priorities were established in collaboration with member municipalities.

- Highways
- Arterial Roads
- Collector Roads

● Critical Priorities

1. Hwy 1 - Extension of HOV/transit lanes through FVRD
 - 1.1. Hwy 1 at Peardonville Rd - Overpass replacement
 - 1.2. Hwy 1 at Highway 11 - Interchange replacement and park and ride
 - 1.3. Hwy 1 at Whatcom Rd - Interchange improvements and park and ride
 - 1.4. Hwy 1 at Vedder Canal - Re-alignment and widening
 - 1.5. Hwy 1 at Lickman Rd - Interchange improvements and park and ride

● High Priorities

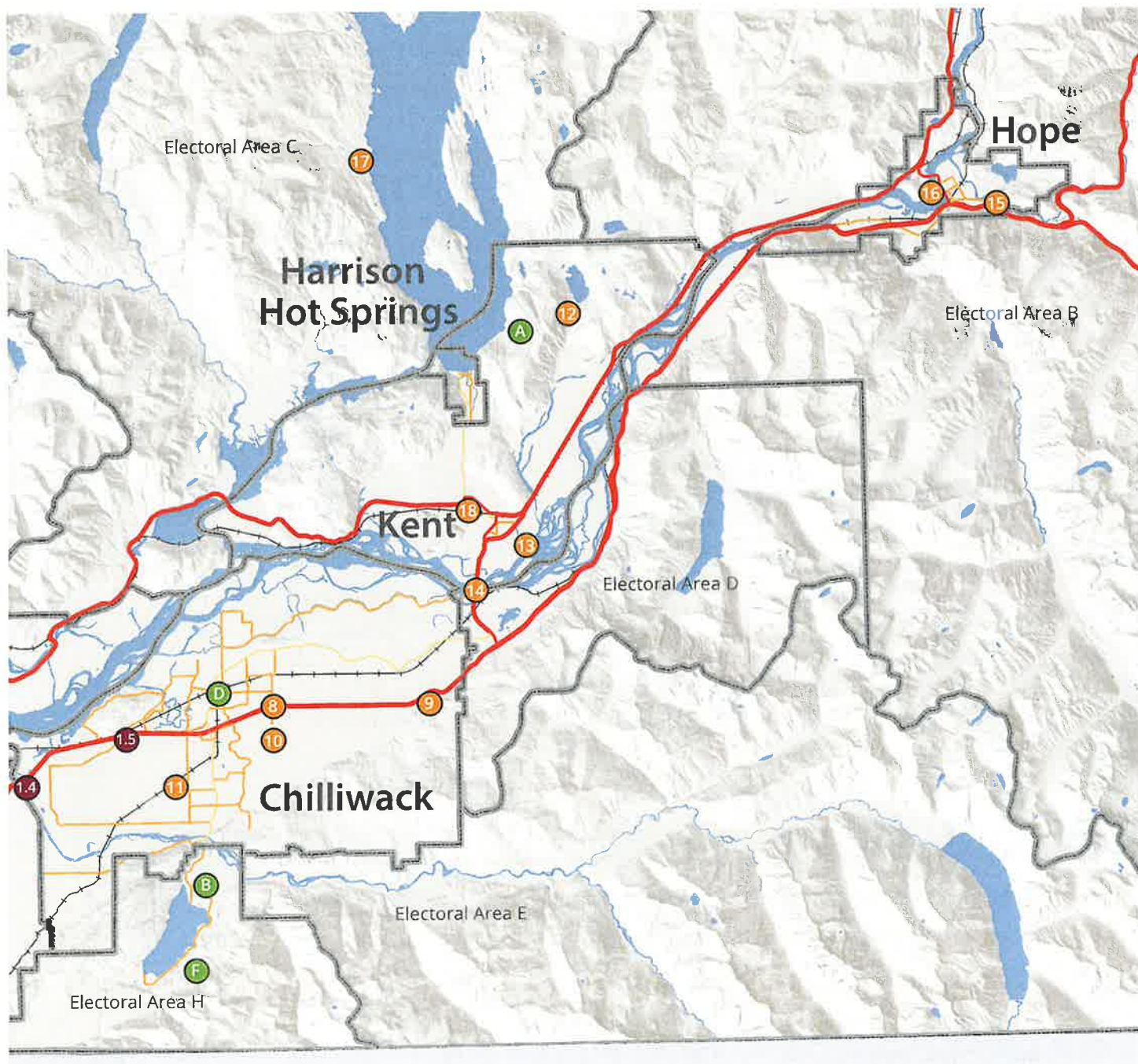
2. Marshall Rd extension - King Rd to Mt. Lehman
3. Fraser Hwy widening - Mt. Lehman to Aldergrove
4. Maclure Rd - Connector between Hwy 11 to McCallum
5. Hwy 7 widening - Mission to Maple Ridge
6. North of Fraser transit connections - West to Maple Ridge & east to District of Kent
7. Bypass between Hwy 7 and 1st Ave (Mission)
8. Hwy 1 at Prest - Interchange upgrade
9. Hwy 1 at Annis Rd - Interchange upgrade
10. Prest Rd upgrade - Chilliwack Central to Bailey
11. Valley Rail Trail south to Yarrow (Active transportation)
12. Emergency access route Rockwell to Lougheed Hwy
13. Bypass between Hwy 7 & Haig Hwy
14. Rosedale Bridge seismic and safety retrofits or replacement
15. Othello Road improvements (Hope)
16. Fraser Bridge pedestrian crossing (ETF - Hope active transportation)
17. West-side Harrison Lake to Lillooet Lake - FSR Improvements
18. Highway 7 at Hot Springs Rd - Intersection upgrade
19. Highway 7 Dewdney Bridge replacement

● Medium/Long-Term Priorities

- A. Rockwell Drive Upgrades
- B. Cultus Lake - Emergency access route
- C. Vedder Way extension - Lonzo Rd to McClary Ave under Hwy 1
- D. CN grade Separation at Young Road
- E. McKee Rd upgrade - New overpass over Hwy 11 to George Ferguson
- F. Columbia Valley Hwy - Pedestrian and bike lane upgrades



*Regional transportation priorities being finalized

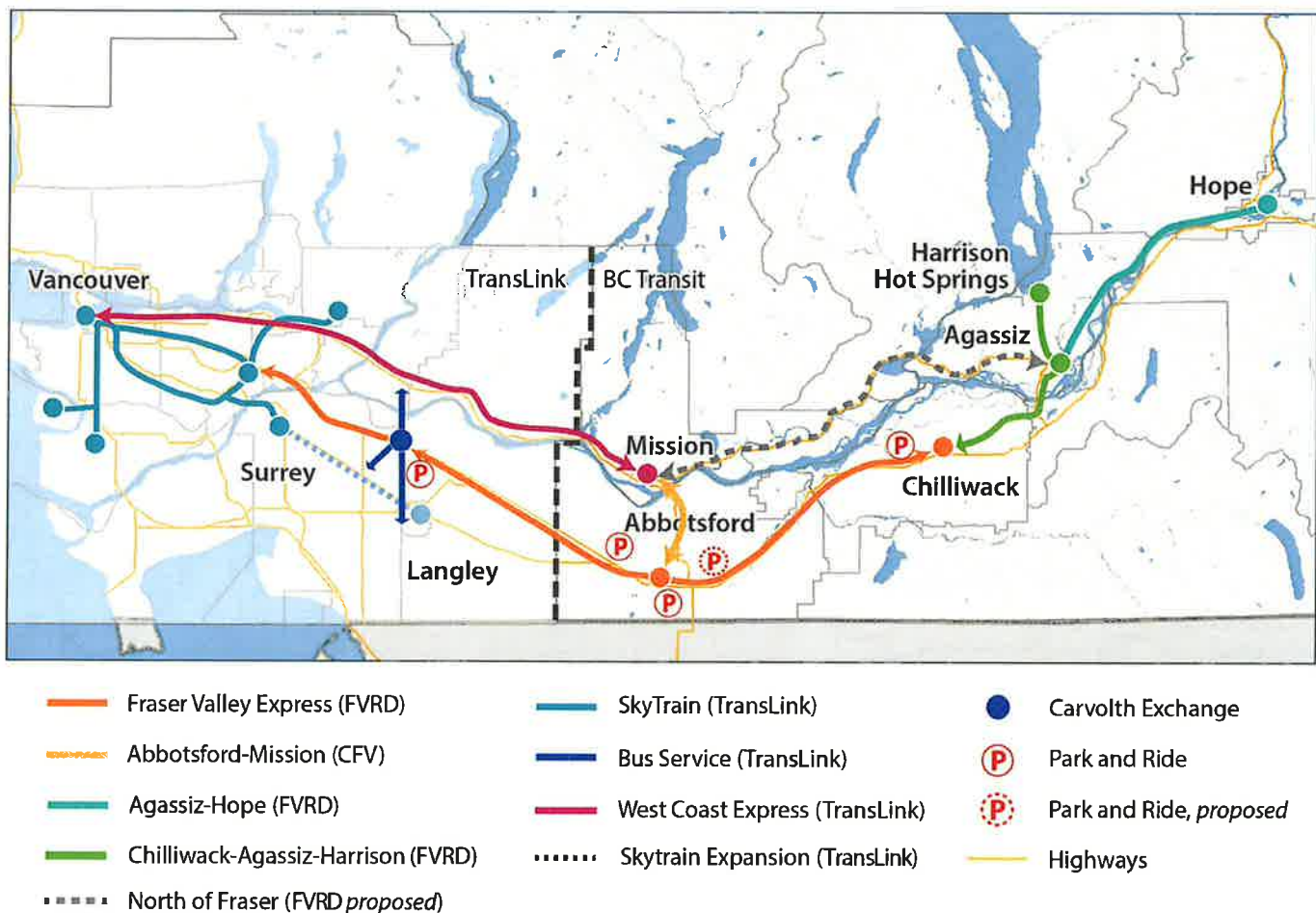


Map 9. Regional Transit Network

The *Strategic Review of Transit in the Fraser Valley (2010)* was a partnership between the Ministry of Transportation and Infrastructure, FVRD, BC Transit, and TransLink. It provided a 25 to 30 year vision and a 20 year strategy to guide the significant expansion of transit services, facilities, and policies needed to make transit an attractive transportation choice for Fraser Valley residents and visitors.

The FVRD's inter- and intra-regional transit network is a product of the *Strategic Review* and subsequent *Transit Future Plans*. New services are being implemented, some well before the timelines set out in the *Strategic Review*, demonstrating the FVRD's commitment toward supporting more sustainable land use patterns, providing attractive transportation alternatives, and reducing greenhouse gases.

Until recently, the lack of integrated transportation services between Metro Vancouver and the FVRD and its communities forced residents and visitors to primarily travel by private vehicle. Improved transit service between Harrison Hot Springs and Chilliwack, the introduction of the Fraser Valley Express (FVX) between the City of Chilliwack, City of Abbotsford, and Metro Vancouver, and a new connection between the Districts of Hope and Kent, represent a significant expansion of transit in the region. In 2022, the FVX service expanded to connect directly with SkyTrain at the Lougheed Town Centre Station in Burnaby. These routes add to existing inter-municipal connections within the FVRD and the inter-regional rail connection provided by West Coast Express.





Dale Klippenstein



7.0 Infrastructure & Services

Goal: *To provide efficient, sustainable, and cost effective services that contribute to compact and sustainable growth.*

Like most regions across Canada, communities in the Fraser Valley are feeling pressure to upgrade and expand their infrastructure to meet growing demand. A large share of financial resources goes into infrastructure, especially as the costs of maintaining aging infrastructure continues to grow. Given the significant costs associated with infrastructure development, municipalities and electoral areas are in the position of having to make difficult decisions that directly impact the lives of residents.

Building more compact communities is one of the most effective ways to reduce infrastructure costs. Compact development minimizes the need for new and expanded systems and reduces maintenance costs over the long-term. To manage aging infrastructure, communities throughout the region have expressed interest in finding ways to collaborate that will be more cost effective and share the burden of liability.

In the FVRD's 2016 Solid Waste Management Plan, the region set an ambitious target to achieve 90% diversion rate by 2025. Achieving this goal will require commitments from both the public and private sectors to more effectively manage and reduce the overall amount of solid waste produced in the region. It will also require taking a more innovative approach to solid waste management practices, and a high level of public education. The region is committed to finding solutions that effectively manage waste without impacting air quality.

In addition to the services that affect our daily lives are those services we hope we never have to use. Climate change is expected to lead to more extreme weather events, and the region will need to adapt to these new conditions and be prepared to respond to emergencies resulting from these events. Emergency services help to encourage public preparedness, ensure that organizations are prepared in the event of an emergency, and that plans are in place to mitigate any disasters. The region will continue to develop and expand these services in ways that are adequate, safe, efficient, and ensure sustainable development over the long-term.

7.1 Provide safe and efficient access to basic utilities

- a. Ensure rural communities have access to effective and efficient water and sewer systems that protect public health and the environment and support establishing MOUs with Indigenous communities which will improve basic utilities.
- b. Support the installation and maintenance of water and sewer systems that have high design standards, encourage compact development, and are environmentally, economically, and socially sustainable.
- c. Explore the viability of green infrastructure and new and emerging technologies that can improve efficiencies and minimize future infrastructure investments.
- d. Clarify existing partnerships and explore new opportunities for joint ventures and cost sharing when building new infrastructure projects and maintain aging infrastructure to achieve economies of scale.

7.2 Ensure responsible management of solid waste

- a. Implement the FVRD's Solid Waste Management Plan to effectively manage and reduce the region's solid waste.
- b. Commit to achieving Zero Waste over the long-term, applying strategies that will not negatively affect air quality.
- c. Educate the public on sustainable waste management practices (i.e. zero waste, recycling,

composting, and Advanced Material Recovery).

- d. Consider a regional approach to waste management for materials recovery in order to achieve economies of scale and meet regional waste diversion goals.

7.3 Ensure public safety through emergency management planning

- a. Evaluate potential impacts of emergency events across the region on a continual basis and support measures to mitigate disasters.
- b. Continue working with the Fraser Basin Council, regional partners, and senior governments on the Lower Mainland Flood Management Strategy initiative.
- c. Continue to implement the FireSmart program and community wildfire protection plans.
- d. Consider developing - in collaboration with Indigenous communities and local governments - a regional system for hazard management.
- e. Collaborate with the Province to identify and address emergency services gaps in rural areas, particularly in regards to wildfire, flooding, and landslide risks near highways and residential areas.
- f. Collaborate with local governments, Indigenous governments, the provincial and federal

governments, and outside agencies to develop strategies for community recovery and resiliency should an emergency occur.

- g. Advocate that senior governments develop a plan for alternative access and evacuation should an emergency event block a major transportation corridor within the region.
- h. Collaborate with adjacent regional districts in preparing for emergency events that have impacts across jurisdictional boundaries.
- i. Explore regional and sub-regional partnerships for emergency management planning and emergency support services.

7.4 Minimize the impact of large-scale utility corridors that traverse the region

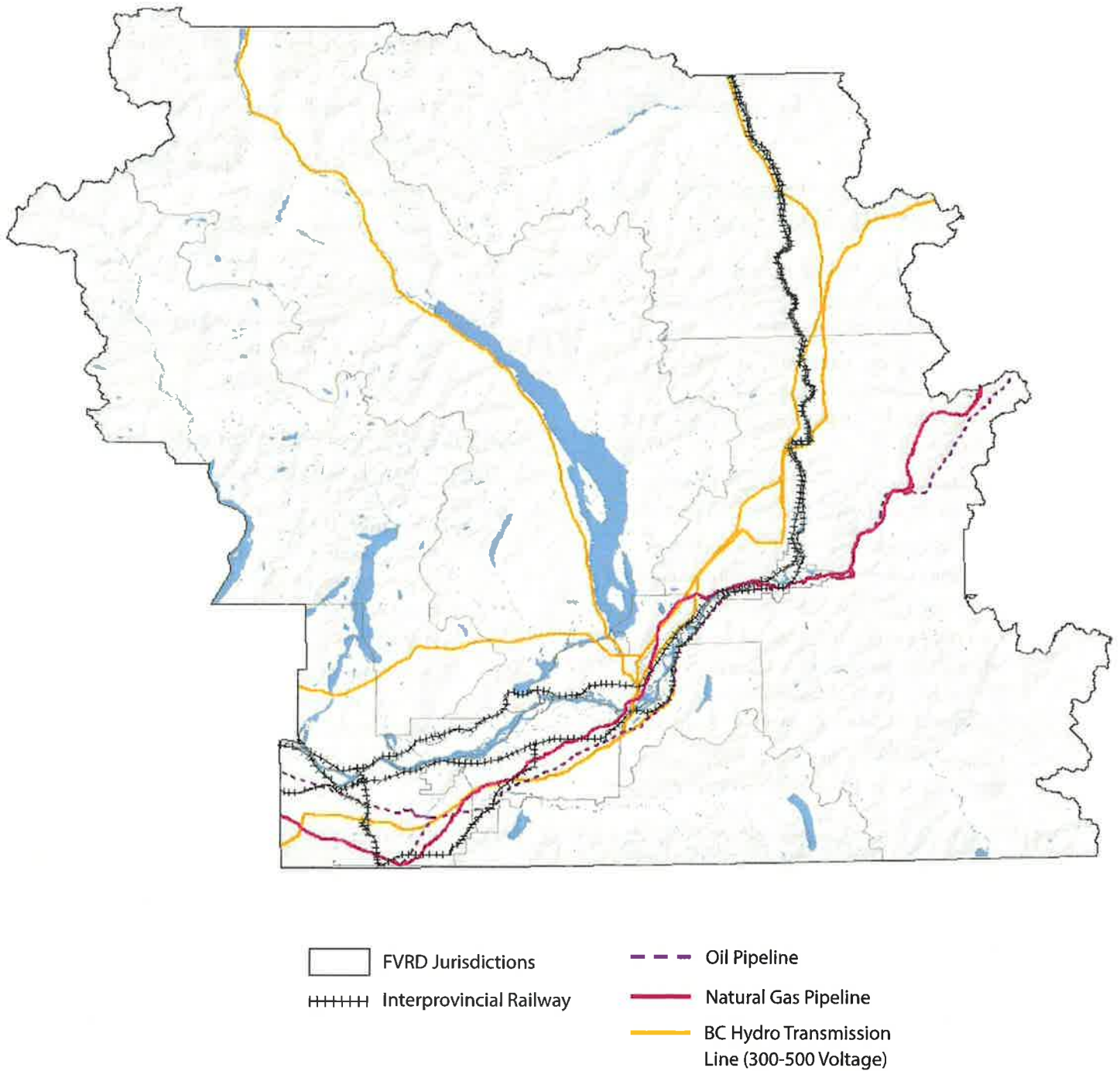
- a. Minimize the impact of major utility corridors such as power lines, pipelines, and railways on communities, agricultural productivity, drinking water, and the cultural and natural health of the environment.
- b. Work with railway companies and the federal government to ensure high safety standards for transport of goods by rail, particularly within community boundaries.

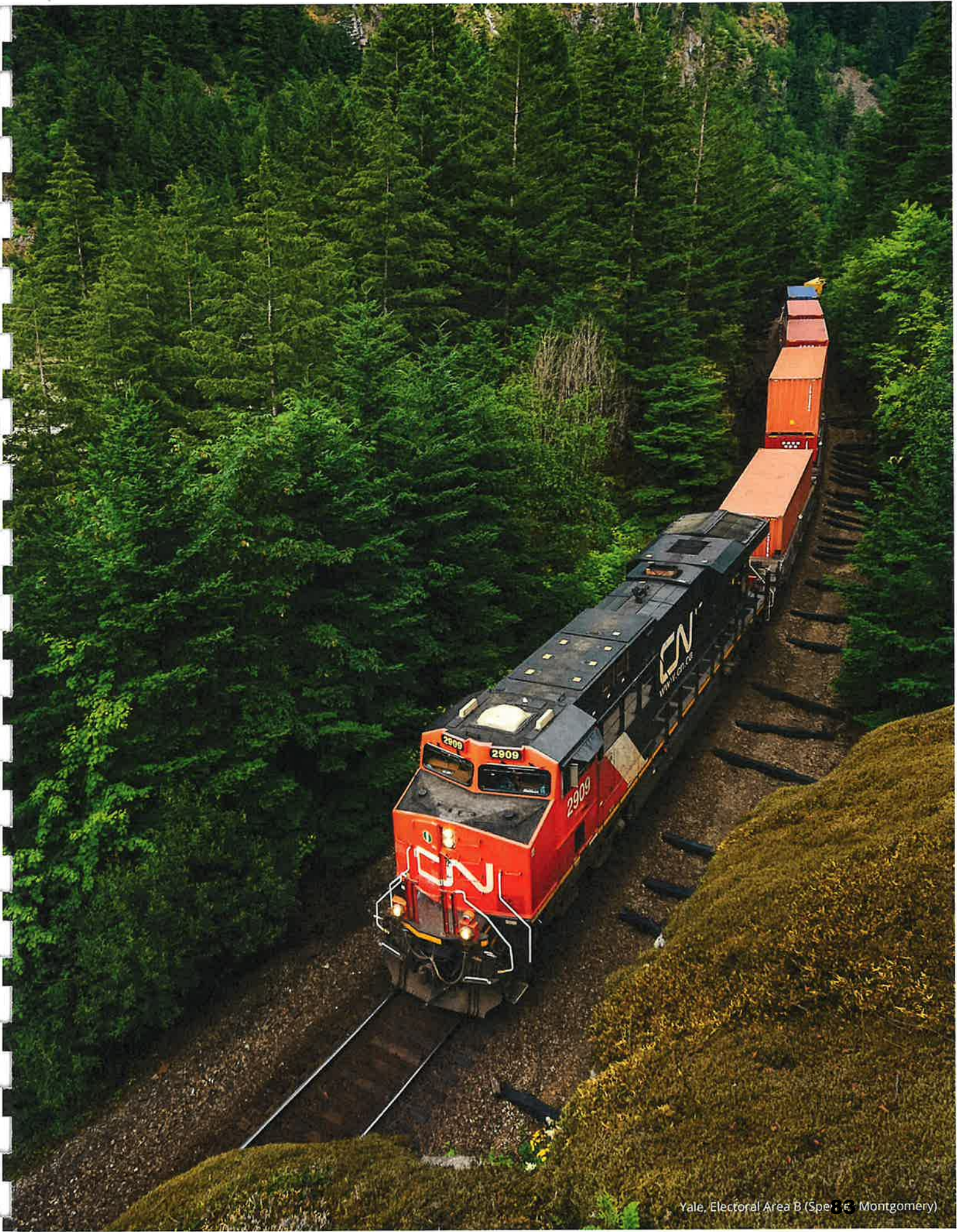


November 2021 Flooding on Highway 7 East of Agassiz

Ministry of Transportation and Infrastructure

Map 10. Utility Corridors





8.0 Climate Change

Goal: *To mitigate the region's impact on global climate change and adapt to the impacts of climate change on the region.*

As signatories to the British Columbia Climate Action Charter, the FVRD, along with its member municipalities, has committed to creating compact and energy efficient communities. The provincial government has also enacted legislation and policies intended to encourage GHG emission reductions. The *Local Government Act* requires that all regional growth strategies include GHG emissions reduction targets and actions.

Through a combination of efforts to reduce the consumption of energy, increase energy efficiency, prioritize clean energy, and reduce GHG emissions, the region will work toward achieving its GHG reduction targets. Taking action will help to reduce energy costs, and contribute to a healthier future for both FVRD residents and our neighbours.

There is also a need for increased climate change resiliency. The region is expected to have drier, warmer summers and wetter winters, with more extreme weather events. In 2021, the region experienced a heat dome with record high temperatures and drought, and then a series of atmospheric rivers in the fall that delivered record rainfall that resulted in significant flooding, landslides, and riverbank erosion. These types of events are expected to be more frequent in the future and something the region will need to address.



8.1 Mitigate the region's impact on global climate change

- Ensure that land use, transportation, and other planning decisions at the regional level consider the impacts of GHG emissions on global climate change.
- Work with municipalities to achieve a region-wide per capita reduction in GHG emissions of 50% by 2050, relative to 2007 levels.
- Update regional GHG reduction targets to better align with Clean BC Roadmap to 2030.
- Update the FVRD's GHG monitoring methodology.
- Promote development and sustainable management of local, clean, non-combustive, and renewable energy supplies that reduce GHG emissions and protect air quality.
- Encourage senior governments and energy providers to promote energy efficient incentive programs on a region-wide basis.
- Support community design that facilitates active transportation to reduce GHG emissions.
- Encourage use of high energy efficiency building standards to reduce energy costs and GHG emissions in all new developments.
- Encourage individual, municipal, Indigenous community, and region-wide efforts to improve energy and water conservation and efficiency through education and other initiatives.
- Work with the Province to encourage and incentivize best practices in farming that reduce greenhouse gas emissions and protect environmentally sensitive areas, air quality, soil, and water resources.

8.2 Adapt to the impacts of climate change

- a. Ensure that land use, transportation, water supply management, and other planning decisions at the regional level take climate change impacts into account.
- b. Collaborate with member municipalities, Indigenous governments and agencies, and senior governments to develop a regional Climate Change Resiliency Plan.
- c. Research and promote best practices for climate change mitigation and adaptation.
- d. On an annual basis, ensure that provincial infrastructure maintenance scheduling takes climate change into account in order to mitigate the impacts of potential extreme weather events and reduce disaster risk.
- e. Advocate that senior governments improve weather forecasting and risk level communications to better prepare the public, local governments, Indigenous communities, and businesses for extreme weather events.



DRIER, WARMER SUMMERS

- Increased drought risk
- Greater frequency and intensity of extreme heat events
- Disrupts flowering and pollination
- Increased pest and disease pressures



WETTER WINTERS

- Increased freshet flood risk
- Increased precipitation and extreme events
- Erosion and nutrient leeching
- Crop damage



2021 Atmospheric River Event,
Coquihalla Highway at Juliet

Ministry of Transportation and Infrastructure

Implementation

Regional Context Statements

Section 446 of the *Local Government Act* requires that within a region that has adopted a regional growth strategy, all municipal official community plans (OCPs) must include a Regional Context Statement. The Regional Context Statement sets out the relationship between the RGS and the OCP and how they will be made consistent over time.

Once the RGS has been formally accepted by all affected local governments, each member municipality has two years to adopt a Regional Context Statement in their OCP. The Regional District Board in turn must accept the Regional Context Statements. Electoral area planning and zoning must be consistent with RGS policies.

In order to simplify the process and apply a level of consistency across the region, Regional Context Statements shall, at a minimum, include:

- A written description of how the OCP relates to each of the goals and objectives of the RGS; and
- Where there are inconsistencies, a description of how the OCP will become consistent over time.

Once the RGS has been adopted, all bylaws adopted by the regional district must be consistent with the RGS. However, as set out in Section 445 of the *Local Government Act*, the RGS does not commit or authorize a regional district to proceed with any project or action specified within the plan.

Implementation Agreements

Implementation Agreements can be used to implement aspects of an RGS. An IA is a partnership agreement between a regional district and other levels of government, their agencies, Indigenous governments, or other bodies which spell out the details of how certain aspects of a regional growth strategy will be carried out. The primary focus, however, is on provincial ministries and agencies.

According to the Province, such agreements are an important tool designed to promote coordinated local/provincial actions. These agreements are the primary means for the regional district and the provincial government to commit to actions on implementation of the RGS.

Monitoring and Evaluation

Under British Columbia's *Local Government Act*, every regional district with a regional growth strategy is required to review and monitor the RGS periodically. The FVRD will work on a continuing basis with local municipalities and provincial agencies to achieve the objectives outlined in the RGS and to track progress.

Although the RGS takes a long-term perspective, it is important that the RGS is periodically reviewed and updated to ensure that the policies remain relevant. The FVRD will take the following actions to monitor progress on a region-wide level:

- Work with municipalities to develop Regional Context Statements for official community plans;
- Prepare an annual monitoring report to evaluate progress in achieving the goals outlined in the RGS;
- Maintain a GIS database with up-to-date spatial information; and
- Consider a review of the RGS every five years.

Figure 2. Relationship Between the Regional Growth Strategy and Official Community Plans



Amendment Process

Section 437 of the *Local Government Act* allows for both major and minor amendments to the Regional Growth Strategy. In both cases, the process to initiate amendments to the Regional Growth Strategy is by resolution of the regional board. Municipalities are encouraged to discuss the reasons for an amendment with the regional district prior to submitting a request for amendment.

Should a local government wish to request an amendment, it must be forwarded to the regional board as a resolution of Council. Submissions must be accompanied by a report explaining the planning justification and rationale for the amendment request. It is encouraged, but not mandatory, that referral requests be given after first reading by the municipal council.

All proposed amendments to the Regional Growth Strategy will be forwarded to the Board. Where the Board resolves to proceed with a request, the Board will:

- Agree whether the request should be treated as a minor or major amendment.
- Provide written notice to affected local governments of the proposed minor amendment along with any other relevant supporting documentation and the date, time, and place of the first reading.
- Provide a minimum of 30 days for affected local governments and agencies to respond.
- Consider comments provided by affected local governments prior to giving first reading to the proposed amendment bylaw.
- Consider the need for a public hearing.

Criteria and Procedures for Major Amendments

An amendment to the RGS is considered major if the proposed change includes one or more of the following:

- The addition or deletion of Regional Growth Strategy goals;
- Amendments to the minor amendment process as outlined below;
- Proposed changes to Regional Growth Boundaries pertaining to land that is not adjacent to the existing Regional Growth Boundary, unless identified in the RGS as a municipal special study area; or
- Other criteria as specified in Section 437 of the *Local Government Act*.

Major amendments to the RGS must be accepted by all affected local governments in accordance with the provisions of Section 436 of the *Local Government Act* and must follow the same process that is required to adopt the RGS.

Criteria and Procedures for Minor Amendments

Minor amendments may be made to the Regional Growth Strategy provided they fit one or more of the following criteria:

- Amendments to population or employment projections, tables, figures, grammar, or numbering that do not alter the intent of the RGS;
- Policy amendments that do not alter the intent of the RGS;
- Text and map amendments required to correct errors or to update information;
- Amendments resulting from a full official community plan process;
- Changes to evaluation and monitoring of RGS goals; or
- Minor changes to lands adjacent to the existing Regional Growth Boundary.

Minor Amendment Process

The procedure for minor amendments is as follows:

Public Hearing Required

If at first reading, the amending bylaw receives an affirmative vote by the Board, and it is determined that a public hearing is necessary, a public hearing will take place after the second reading. In consideration of public comments, the bylaw may then be adopted in accordance with the procedures that apply to the adoption of a regional growth strategy bylaw under Section 207 and the Board's procedure bylaw.

No Public Hearing Required

If at first reading, the amending bylaw receives, by simple majority, an affirmative vote of the Board and it is determined that no public hearing is necessary, the bylaw may be adopted in accordance with the procedures that apply to the adoption of a regional growth strategy bylaw under Section 207 of the *Local Government Act* and the Board's procedure bylaw.

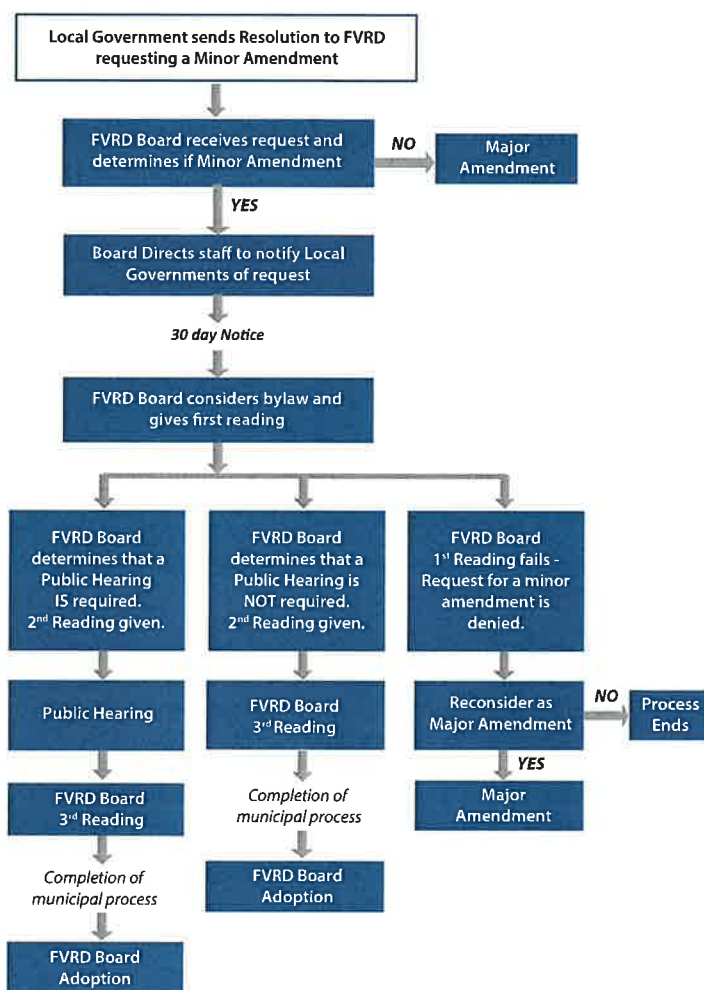
Final Adoption

In either of the above two cases, final adoption of the minor amendment on the part of the Board will take place only after the municipal council has given final approval to the municipal application or initiative for which the amendment is requested. This is to ensure that the reason for the RGS amendment is first upheld at the municipal level.

If at first reading, the amending bylaw does not receive an affirmative vote of the Board, the bylaw may only be adopted in accordance with the major amendment procedure established by Section 432 in which case acceptance by affected local governments is required. *(Please refer back to Criteria and Procedures for Major Amendments)*

Where an RGS amendment is tied to a municipal process, the RGS amendment bylaw will not be adopted until the municipal process is complete.

Figure 3. RGS Minor Amendment Process





Fraser Valley Regional District

1-45950 Cheam Avenue, Chilliwack B.C. V2P1N6 | 604. 702. 5000 | info@fvrd.ca | www.fvrd.ca



To: Fraser Valley Regional District Board
From: Alison Stewart, Manager of Strategic Planning

Date: 2024-01-25
File No: 6430-51-2011-01

**Subject: Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023
Correction**

RECOMMENDATION

THAT the Fraser Regional District Board rescind first and second reading of the bylaw cited as *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023*;

AND THAT the Fraser Valley Regional District Board give a new first reading to the bylaw cited as *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023*;

AND FURTHER THAT the Fraser Valley Regional District Board give a new second reading to the bylaw cited as *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023*.

BACKGROUND

In preparing to send *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* for referral to affected local governments, it was discovered that the wording of the resolution giving first reading to the bylaw was inconsistent with the formal bylaw citation. In order to ensure the validity of the bylaw, the previously adopted first and second readings will be rescinded and replaced by a new first and second reading with the appropriate citation.

DISCUSSION

Throughout the RGS update process, staff have followed the Board-approved regional growth strategy Consultation Plan, which does not include provision for a public hearing. As there were no statutory processes between first and second reading, the referral to affected local governments can proceed as planned with a minimal delay.

After second reading, affected local governments will be asked to formally accept the plan. Once acceptance resolutions are received, the regional growth strategy will return for 3rd reading and adoption by the Fraser Valley Regional District Board.

COST

There is no cost associated with this report.

CONCLUSION

It has been discovered that the wording of the resolution giving first reading to the *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* was inconsistent with the formal bylaw citation. The previously adopted first and second readings will be rescinded and replaced by a new first and second reading with the appropriate citation.

As there were no statutory processes between first and second reading, the referral to affected local governments can proceed as planned with a minimal delay.

COMMENTS BY:

Stacey Barker, Director of Regional Services: Reviewed and supported.

Kelly Lownsborough, Director of Corporate Services/CFO: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

To: Regional and Corporate Services Committee

Date: 2023-12-07

From: Robin Beukens, Planner II

File No: 6430-51-2011-01

Subject: Second Reading of Fraser Valley Regional District Regional Growth Strategy Bylaw 1706, 2023

RECOMMENDATION

THAT the Fraser Valley Regional District Board give second reading to the bylaw cited as *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023*.

AND THAT a letter be sent by the Chair to notify each affected local government that *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* has received second reading and that the Fraser Valley Regional District is initiating the 60-day referral period requesting formal acceptance of the Regional Growth Strategy pursuant to section 436 of the *Local Government Act*.

BACKGROUND

The Regional Growth Strategy (RGS) is a strategic, high-level policy document for coordinating planning in the Fraser Valley Regional District (FVRD) and for informing provincial priorities. An RGS is a framework for planning and coordinating the activities of local governments, the provincial government, and other agencies to ensure that the region as a whole is working toward a common future. The Regional Growth Strategy update is nearing completion. Throughout the RGS update process, staff have followed the Board-approved RGS Consultation Plan, which does not include provision for a public hearing. This plan meets the requirements of s.434 of the *Local Government Act* (LGA).

DISCUSSION

The Regional Growth Strategy received first reading on July 27, 2023. Letters were sent from the FVRD Chair to member municipalities and adjacent regional districts offering to provide presentations on the Draft RGS to respective Boards and Councils.

Presentations were made to the following affected local governments:

- City of Abbotsford
- City of Chilliwack
- City of Mission
- District of Hope
- District of Kent

- Village of Harrison Hot Springs
- Metro Vancouver Regional District

Staff also offered to present to Thompson-Nicola Regional District, Squamish-Lillooet Regional District, and the Regional District of Okanagan-Similkameen. No major concerns were expressed by any of the affected local governments.

Based on instructions from the Board, the following adjustment/changes have been made to the draft plan:

- Under Goal 2 *Economic Strength & Resiliency*, Section 2.3 'Protect and support employment lands' has been re-numbered as Section 2.1 to give the importance of employment lands a more prominent location in the RGS. Section 2.1 "Create opportunities for employment and education" has been re-numbered as Section 2.3.
- Under Goal 6 Transportation & Mobility, Map 8, the words "or replacement" were added to the transportation priority related to the Agassiz-Rosedale Bridge.

Regional Growth Strategy Bylaw No. 1706, 2023 (Appendix 1) is being brought forward for second reading. After second reading, as affected local governments, each member municipality and adjacent regional district will be asked to formally accept the RGS prior to its adoption by the FVRD Board. Formal acceptance of a regional growth strategy requires a resolution by respective Boards and Councils. Once acceptance resolutions are received, the RGS will return for third reading and adoption by the FVRD Board.

Affected local governments can accept the Regional Growth Strategy, or not accept and indicate by resolution the provision(s) it objects to and the reasons for objection. If a local government fails to respond within 60 days of receiving notification, it is deemed to have accepted the plan.

Member municipalities will have two years from adoption of the RGS to submit to the FVRD Board proposed updated regional context statements reflecting the new RGS.

Bylaw Approval Process

- July 27, 2023 – 1st Reading
- September-November 2023 – presentations to affected local governments as requested.
- December 2023 – 2nd reading of bylaw updating the Regional Growth Strategy.
- January 2024 – start of 60 day referral period for affected local governments to accept the RGS.
- March 2024 – end of 60 day referral period.
- April 2024 – 3rd reading and adoption of *Fraser Valley Future 2050 Regional Growth Strategy*.

COST

N/A

CONCLUSION

The Regional Growth Strategy (RGS) is a strategic, high-level policy document for coordinating planning in the Fraser Valley Regional District (FVRD) and for informing provincial priorities. The RGS is a framework for planning and coordinating the activities of local governments, the provincial government, and other agencies to ensure that the region as a whole is working toward a common future. *Fraser Valley Regional District Regional Growth Strategy Bylaw No. 1706, 2023* is ready to proceed to second reading. After second reading, affected local governments will be asked to formally accept the plan. Once acceptance resolutions are received, the RGS will return for 3rd reading and adoption by the FVRD Board.

It is important to note that RGS adoption is not an end point. RGS implementation is already underway and will continue to be implemented through ongoing collaboration with member municipalities, the Province, Indigenous communities, other agencies, and the public.

COMMENTS BY:

Alison Stewart, Manager of Strategic Planning: Reviewed and supported

Stacey Barker, Director of Regional Services: Reviewed and supported.

Kelly Lownsborough, Director of Corporate Services/CFO: Reviewed and supported.

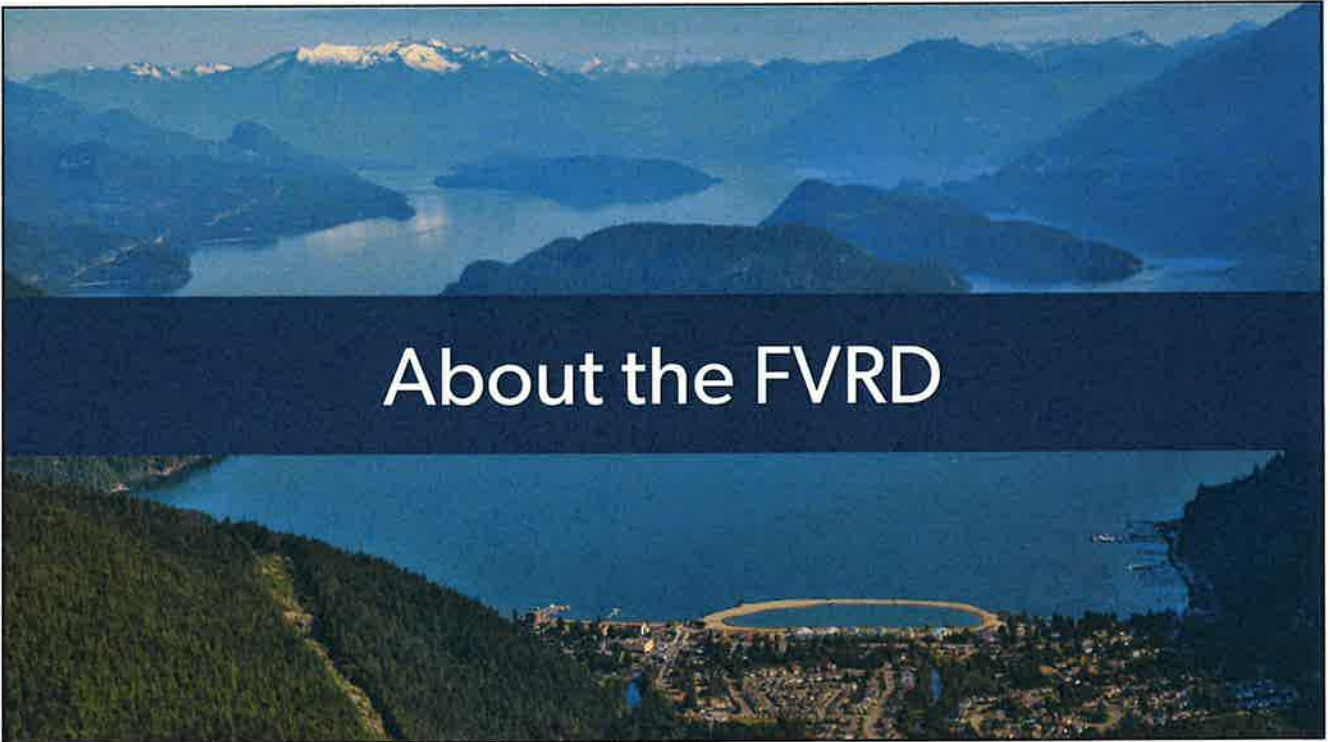
Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

Fraser Valley Future 2050

REGIONAL GROWTH STRATEGY

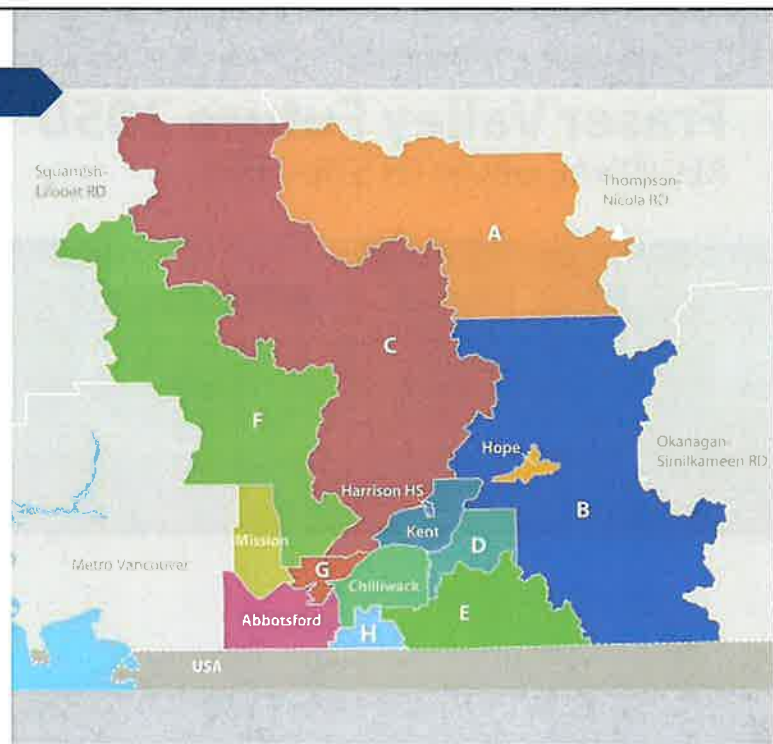


About the FVRD



FVRD Members

- » Electoral Areas
 - Largely rural
 - Crown Land
 - Smaller communities
- » Municipalities
 - Abbotsford
 - Chilliwack
 - Mission
 - Harrison Hot Springs
 - Hope
 - Kent
- » Governed by a 23-member Board
 - 8 electoral area directors
 - 15 municipal directors



Indigenous Communities

Jurisdictional Boundaries

- First Nations Reserve Land
- FVRD Boundary



A scenic landscape photograph of a mountain range under a clear blue sky, with a body of water in the foreground reflecting the mountains and trees. The title is overlaid on a dark blue horizontal band.

Fraser Valley Future 2050 Regional Growth Strategy

Regional Growth Strategy

- » Promotes coordination between municipalities, regional districts and Indigenous communities.
- » Identifies common goals.
- » Create stronger links to the Province.
- » Promote the region to investors, residents, and visitors.
- » Strong advocacy on regional issues of common interest.

FVRD RGS is **not** an
Official Community Plan
or Land-Use Plan.

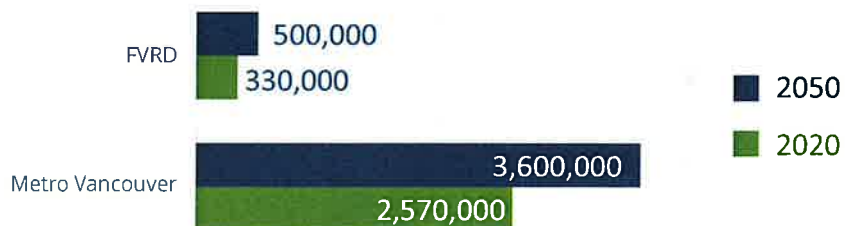
RGS has **no**
jurisdiction over
First Nations
Reserve lands

RGS Land Acknowledgment

The region's residents live, work, and play within the ancestral, and unceded traditional territories of the Stó:lō, Sts'ailes, Nlaka'pamux, and St'at'imc Peoples. In recognition of this truth, the FVRD is committed to playing a role in advancing reconciliation with Indigenous Peoples who all have lived on these lands since time immemorial.

Lower Mainland Population Growth

Lower Mainland Population Projections (2020-2050)



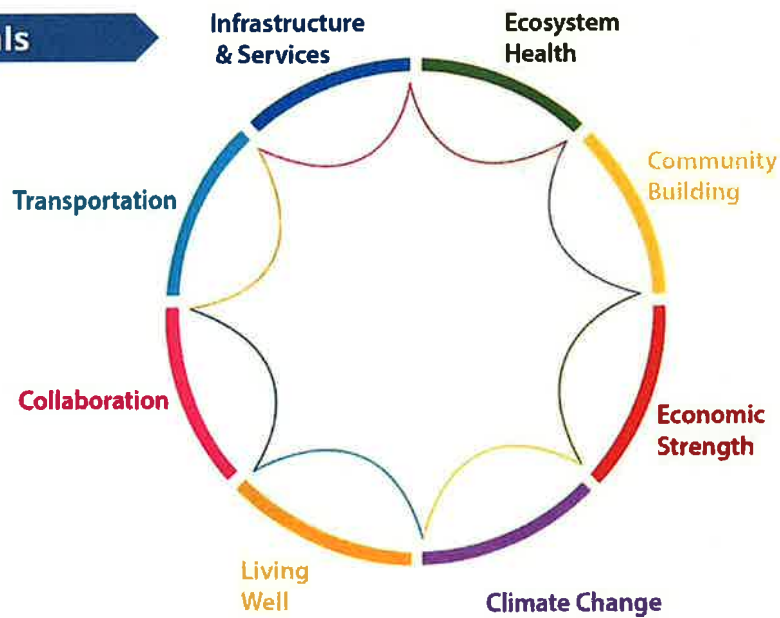
Lower Mainland's population expected to increase by **1.2 million**

Regional Vision

The Fraser Valley Regional District will be a network of **healthy, 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**.



RGS 2050 Goals



1.0 Collaboration

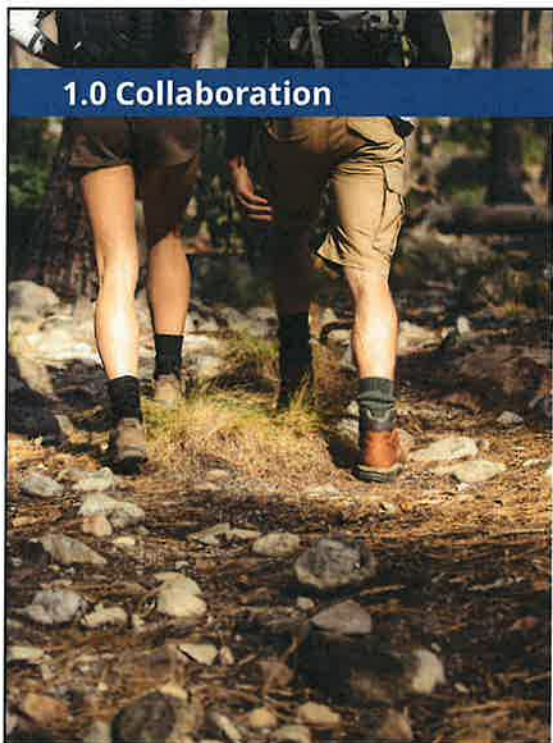


GOAL: To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures, and neighbours.

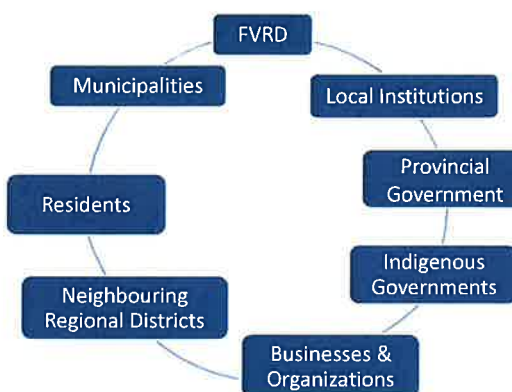
1.1 Build and strengthen relationships with Indigenous communities and governments.

- » The **most significant** changes to the RGS has been in relation to the recognition of the rights of Indigenous Peoples and Communities.
- » Updated policies appear throughout the plan.

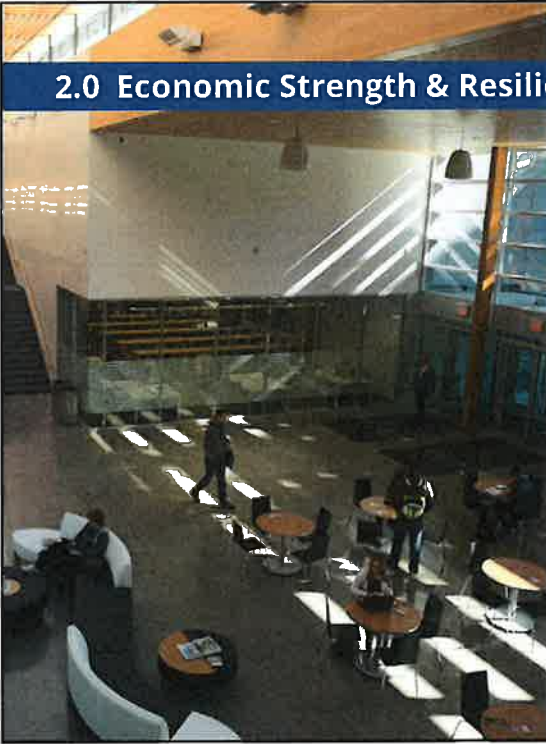
1.0 Collaboration



1.2 Work together to ensure success.



2.0 Economic Strength & Resiliency



GOAL: To realize the region's economic potential by providing opportunities in employment and education that will grow the economy by building on the region's strengths.

- 2.1** Create opportunities for employment and education.
- 2.2** Promote growth and development in agriculture.
- 2.3** Protect and support employment lands.
- 2.4** Work to attain the region's full tourism potential.

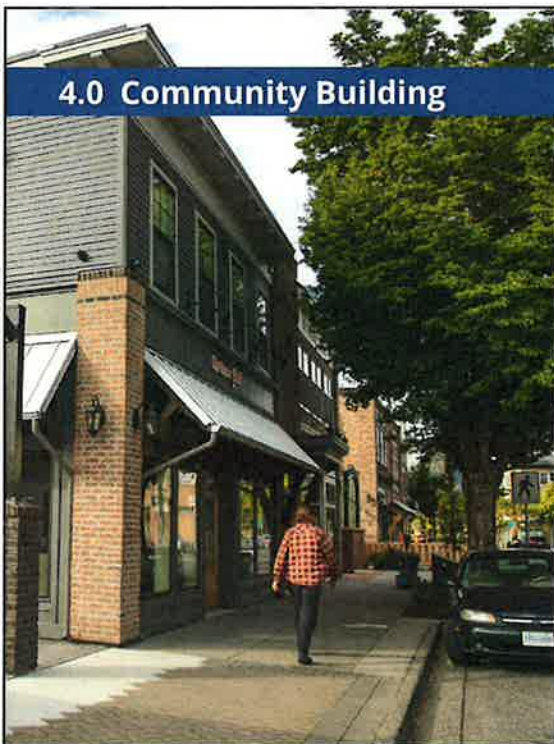
3.0 Living Well



GOAL: To ensure the region is an inclusive place where everyone is able to maintain a high quality of life, regardless of age, income, or ability.

- 3.1** Promote healthy living.
- 3.2** Support arts and culture initiatives.
- 3.3** Protect and enhance parks and recreation lands.

4.0 Community Building



GOAL: To create compact, complete communities that strengthen urban centres, maintain rural character, and offer choice and affordability in housing.

4.1 Concentrate growth in Urban Centres.

4.2 Maintain the character of rural communities in Electoral Areas.

4.3 Promote sustainable regionally-scaled resort development.

4.4 Ensure housing choice and affordability.

4.1 Community Building: Concentrate Growth in Urban Centres

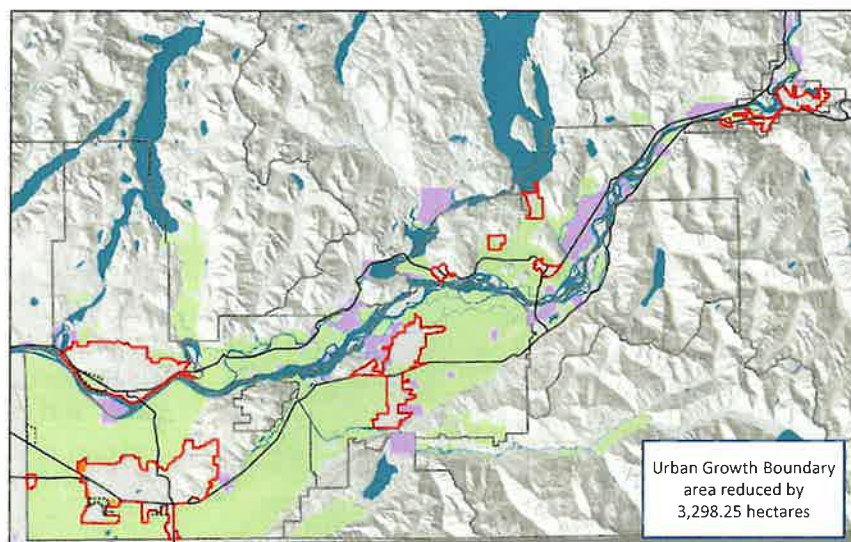
- FVRD Jurisdictions
- Regional Growth Boundary (RGB)*
- ALR Lands
- Highways
- First Nations Reserve Lands

*The Regional Growth Boundary is intended to contain most of the future industrial, institutional, commercial, and residential growth over the next 30 years. Areas within the RGB are allocated for growth at higher urban densities and reflect Municipal OCPs.

Agricultural Land Reserve Special Status

- Conditional Exclusion*
- Municipal Special Study Area

*Lands excluded from the ALR subject to conditions established by the Agricultural Land Commission (ALC).



Community Building

- » In 2022, 70% of all housing starts were for multi-family units as opposed to single-family dwellings.
- » In 2022, there were almost 400 housing starts on First Nations Reserve Lands in the Chilliwack CMA, and 64% of these were multi-family units.



4.4 Community Building: Housing

4.4 Ensure housing choice and affordability.

- » Supporting housing that meets the needs of seniors, families and people with special needs.
- » Working to address homelessness – rural and urban.



5.0 Ecosystem Health



GOAL: To protect the air, water, and biodiversity on which we depend.

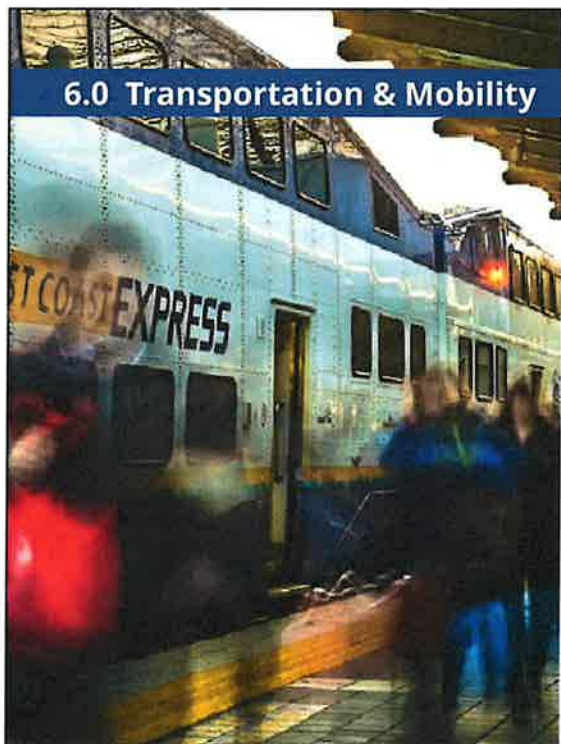
5.1 Monitor, study, protect and improve air quality.

5.2 Protect watershed health.

5.3 Protect biodiversity.



6.0 Transportation & Mobility



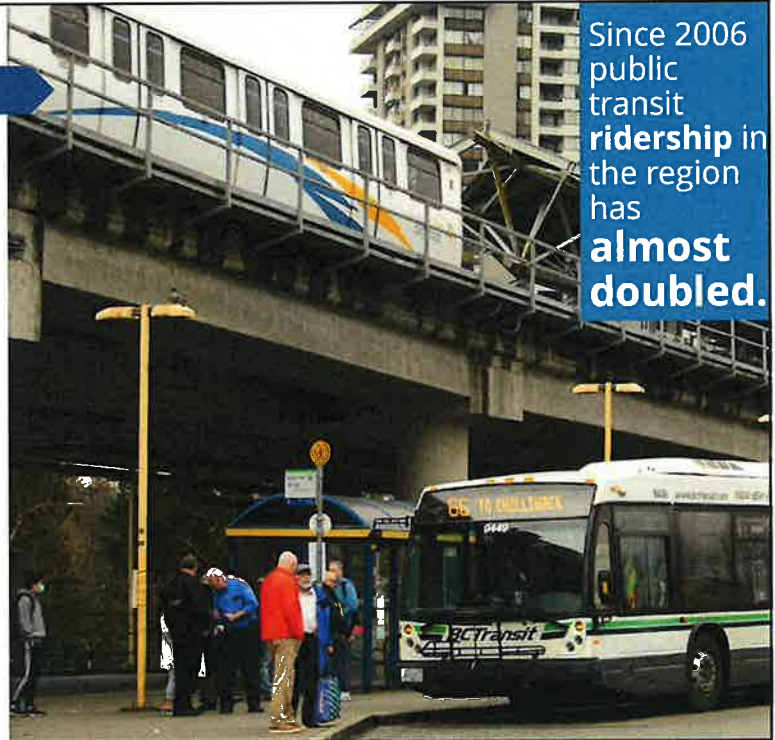
GOAL: To develop an integrated, safe, and efficient transportation system for people and goods that promotes transit, walking, and cycling, and minimizes the transportation system's impact on air quality.

6.1 Create a region-wide network of affordable and convenient transportation options that safely and efficiently facilitates the movement of people and goods.

6.2 Promote active and alternative forms of transportation prioritize pedestrians and cyclists.

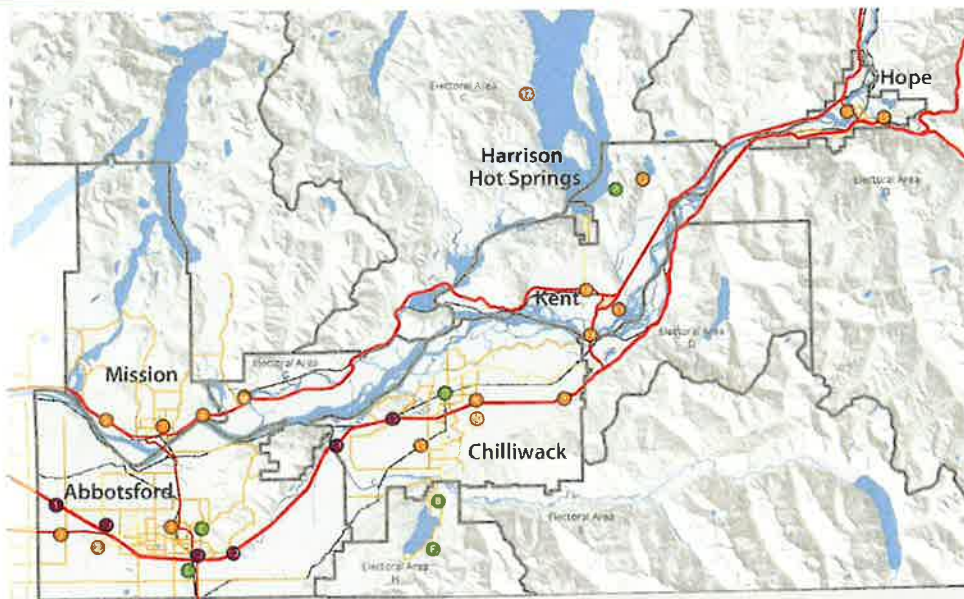
Transportation & Mobility

- » Most of FVRD's working population works within the region.
 - 76% of FVRD residents work within the region
 - Almost 60% of FVRD residents live and work in the same city.
- » Of those who do leave the region for work, 2/3rds end their commutes in Langley, Surrey or Maple Ridge.
- » 90% of all trips that start in the FVRD also end in the FVRD.

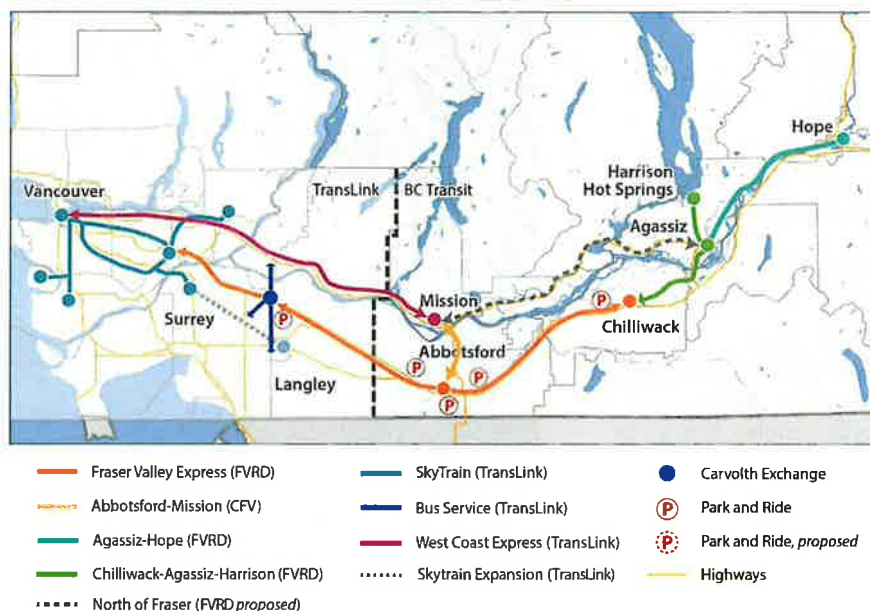


Since 2006 public transit ridership in the region has **almost doubled.**

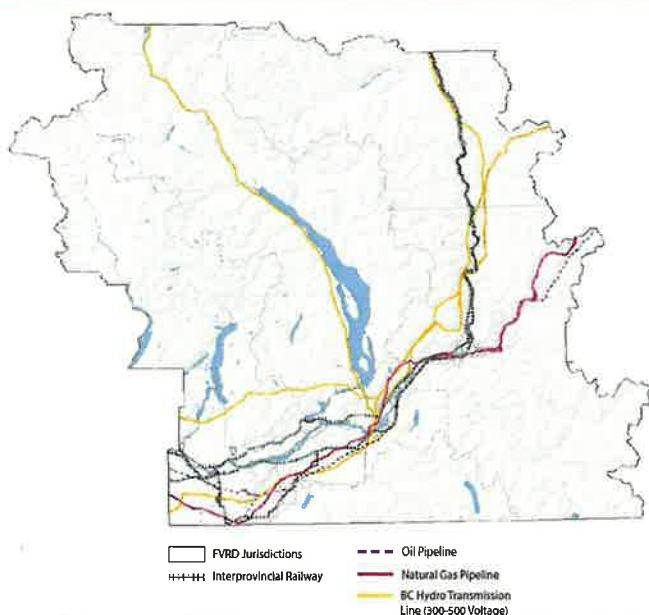
6.0 Transportation & Mobility: Priorities



6.0 Transportation & Mobility: Transit



7.0 Infrastructure & Services



GOAL: To provide efficient, sustainable, and cost effective services that contribute to compact and sustainable growth.

7.1 Provide safe and efficient access to basic utilities.

7.2 Ensure responsible management of solid waste.

7.3 Ensure public safety through emergency management planning.

7.4 Minimize the impact of large-scale utility corridors that traverse the region.

8.0 Climate Change



DRIER, WARMER SUMMERS

- Increased drought risk
- Greater frequency and intensity of extreme heat events
- Disrupts flowering and pollination
- Increased pest and disease pressures



WETTER WINTERS

- Increased freshet flood risk
- Increased precipitation and extreme events
- Erosion and nutrient leaching
- Crop damage

GOAL: To mitigate the region's impact on global climate change and adapt to the impacts of climate change on the region.

8.1 Mitigate the region's impact on global climate change.

8.2 Adapt to the impacts of climate change.



Next Steps

Next Steps

December 2023 – 2nd reading of Regional Growth Strategy bylaw

January 2024 – start of 60 day referral period for local governments to accept the RGS

March-April 2024 – 3rd reading and adoption of Fraser Valley Future 2050 Regional Growth Strategy

Regional Context Statements – 2 years for member municipalities to update after RGS adoption



Fraser Valley Future 2050

REGIONAL GROWTH STRATEGY



Thank You



Regular Council

File No: 1855-03-42
Date: February 20, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: 2023 FireSmart Community Funding & Supports Approval

RECOMMENDATION

THAT the Community Services Manager's report dated February 20, 2024 regarding the 2023 FireSmart Community Funding & Supports Approval be received for information.

SUMMARY

To provide an update to Council on the status of the 2023 FireSmart grant application.

BACKGROUND

At the October 16th / 18th, 2023 Regular Council Meeting, the following motion was passed:

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.

DISCUSSION

Staff is pleased to advise that on February 14th, 2024, the Village received a notification that the 2023 FireSmart Community Funding & Supports application was approved for funding in the full amount applied for, totaling \$178,595.00. This funding will be used to implement a FireSmart position, such as a FireSmart Coordinator or Wildfire Risk Reduction Coordinator. It will also be used to fund courses for members of the Fire Department, assist with the production of a Community Wildfire Resiliency Plan (CWRP), and to purchase FireSmart Structure Protection Equipment that can be used in the event of a structure fire.

The deadline to apply for the next intake, which is the 2024 FireSmart Community Funding and Supports program, is December 31, 2024. To qualify for this intake, the Village will need to either complete the projects identified as part of the 2023 funding or will need to be within at least 120 days of doing so. Additionally, in order to be eligible, the Village must have an established FireSmart position and an updated CWRP. Staff is working on implementing these projects to qualify for the next round of applications.

FINANCIAL CONSIDERATIONS

There are no additional financial considerations associated with this report.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Christy Ovens
Community Services Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Regular Council

File No: 8100-20
Date: February 20, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: 2024 Terry Fox Run Permit

RECOMMENDATION

THAT Council for the Village of Harrison Hot Springs approve waiving the Event Application Fee and Damage Deposit for the 2024 Terry Fox Run / Walk.

SUMMARY

A volunteer with the Terry Fox Foundation has submitted a Use of Public and Municipal Property Permit Application for the Terry Fox Run / Walk scheduled to take place on September 15th, 2024 and has requested that the Village waive the Event Application Fee and Damage Deposit.

BACKGROUND

At the July 10, 2023 Regular Council Meeting, Council for the Village of Harrison Hot Springs approved waiving the Event Application Fee and Damage Deposit for the 2023 Terry Fox Run / Walk.

DISCUSSION

Schedule "D" of the Miscellaneous Fee Bylaw No. 1049, 2014 outlines the fees associated to events held on public property. The Event Application Fee is \$100 for events with up to 100 people and the Damage Deposit for an event this size would be a maximum of \$500.

Pursuant to Section 5.i. of the Village's Use of Public and Municipal Property Policy No. 1.17, the Village may, on a case by case basis, exclude events from some or all of the normal requirements based on the following criteria:

- a. During the event, the use of the land(s) is compatible with its normal activities, and will not be rendered unavailable for use by the general public;
- b. No fees are being charged for entry or participation in the event;
- c. No food/goods are being sold or advertised for sale by cash or donation;
- d. The event is organized solely for the purpose of raising funds for a bonafide charity (a financial statement may be required upon completion of the event); and
- e. No services are required to be provided by the Village.
- f. Fees and security deposits will not be assessed if costs are not incurred by the Village.

The organizer has requested that the Village waive the Event Application Fee as this event is being hosted by a non-profit organization. In accordance with the policy, the Terry Fox Foundation will provide liability insurance naming the Village as an additional insured party.

Event organizers plan on utilizing the same route as last year, which does not require any traffic management.

FINANCIAL CONSIDERATIONS

Waiving of the Event Application Fee would result in a \$100 loss of revenue to the Village.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Healthy Livable Community – To promote and enhance a healthy lifestyle for all ages.

Respectfully submitted:



Christy Owens
Community Services Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

Attachment: Use of Public and Municipal Property Permit Application – Terry Fox Run 2024

FEB 01 2024

HARRISON HOT SPRINGS

Naturally Refreshed

BY VILLAGE OF HARRISON HOT SPRINGS

Use of Public & Municipal
Property Permit ApplicationAPPLICANT: ☐ MEMORIAL HALL ☒ SPECIAL EVENT/BEACH USE

NAME: Gail Guimont	
NAME OF EVENT: Terry Fox Run/Walk (Harrison / Agassiz)	
MAILING ADDRESS: Harrison Hot Springs, BC V0M 1K0	
PHONE:	EMAIL:

The information you provide on this form will assist in determining the approvals or special event requirements that will be necessary for your event.

Pursuant to Policy 1.17 - Use of Public and Municipal Property, you must provide the following:

Memorial Hall and Event applications:

- ☒ Complete application submitted at least 6 weeks prior to your event;
- ☐ Non-refundable permit event application fee; * Request Waiving of application fee due to non-profit event
- ☐ Refundable damage deposit;

Event application additional requirements:

- ☒ Proof of \$2,000,000 (minimum) liability insurance naming the Village of Harrison Hot Springs as an additional insured party;
- ☐ Copies of other permits or licenses you receive from outside agencies;
- ☒ A map of your event layout which includes all anticipated activities and vendor layouts;
- ☒ A full description of your event including attendance, catering/food provided, and traffic management requirements.

Please print information clearly and attach additional sheets as necessary.

EVENT DESCRIPTION:

Describe the event you are planning, including the purpose of the event and what activities are planned?

- Proof of Insurance will be sent to the village by Terry Fox Foundation
- Event is a fundraiser for cancer research at Terry Fox Foundation
- 5 km run and 1 km walk (Route map attached)
- Registration Table under tents
- No Traffic management required
- See attached Terry Fox Foundation Policies

EVENT INFORMATION:

Category:

Please check all that apply.

Event Type

- ☐ Artistic/Theatrical
- ☐ Boat Race
- ☐ Concert
- ☐ Festival
- ☒ Walk/Run
- ☐ Wedding
- ☐ Conference
- ☐ Other:

Organization Type

- ☒ Non-profit
- ☐ Commercial
- ☐ Business
- ☐ Private Event

Resident

- ☒ I am a Harrison Hot Springs Resident
- ☐ I am **not** a Harrison Hot Springs Resident

Date(s) of Event: Sunday
September 15, 2024

Event Time(s): 9 a.m to Noon

Date(s) of Set-up: September 15, 2024

Set-up Time(s): 8:30 a.m.

Date(s) of Take-down: September 15, 2024

Take-down Time(s): _____

Event Crowd Size Estimated:

Number of
Participants:

75

Number of
Spectators:

40

Number of
Volunteers/Personnel:

20

Will the event be free to the public?

- ☒ Yes
- ☐ No

Will clean-up occur immediately
following the event?

- ☒ Yes
- ☐ No – If no,
when? _____

Has this event occurred
before/previously in the Village of
Harrison Hot Springs?

- ☒ Yes: What were the
dates? September 17, 2023
- ☐ No

If you answered yes, are there any
changes in format/activities from the
previous event?

Event time changed to end at Noon

ACTIVITY INFORMATION

Proposed Activity	Yes	No	Additional Information
Is alcohol being served?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A Liquor Licence will be required in accordance with BC's liquor laws and regulations. https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/liquor-licence-permits/apply-for-liquor-licence-permit/special-event-permit
Bingo, Raffle or Ticket Draws	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, attach BC Gaming License
Vendors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vendor list should be sent to the Village Office for pre-approval. If approved, vendors must provide business licence & insurance.
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Please indicate where you will require electricity on your site map.
Portable Toilets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Depending on the size of your event you may be required to supply portable toilets for your event. Please see the attached information on requirements from the BC Guidelines for Major Planned Events Page
Emergency Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, which organization is providing first aid service for the event? <u>Harrison Fire Department</u>
Emergency Services - Boat Races Only	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Kent Harrison Search and Rescue, info@khsar.com , of the event.
Street Closure or Traffic Interruption- Highways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If you plan to host an event on a BC Highway (Hot Springs Road & Lillooet Avenue) you will be required to obtain approval from the Ministry of Transportation and Infrastructure (MOTI): https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/permits/events/special-events
Street Closure or Traffic Interruption- Village Streets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Event organizers will be required to hire a Traffic Control Company to manage traffic flow and appropriate signage during any special event which impacts regular traffic flow. A detailed Traffic Management Plan should be provided to the Village and must be prepared by a certified traffic control person or company. These plans must adhere to MOTI standards. https://www2.gov.bc.ca/gov/content/transportation/transportation-infrastructure/engineering-standards-guidelines/traffic-engineering-safety/trafficmanagementmanual
Temporary Structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary structures may be approved on a case-by-case basis. Indicate locations on site map. <u>Tents for Registration Table</u>
Parking Stall(s) Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If you require the use of parking stalls during your event please provide the following: <input checked="" type="checkbox"/> The number of stalls required - <u>41 stalls</u> <input checked="" type="checkbox"/> A map of the stalls you would like to use - <u>West of the Plaza</u> <input checked="" type="checkbox"/> Number of delineators required for closure - <u>4-6 delineators</u> *Pay parking rates apply from May 15 - September 15
Garbage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Please indicate how many extra Garbage/Recycling receptacles would be required.

Use of Public & Municipal Property Permit Application

		<input checked="" type="checkbox"/> Garbage: _____ (Max 4) <input checked="" type="checkbox"/> Recycling: _____ (Max 4) It is the responsibility of the event organizer to dispose of excess waste.
Other	<input type="checkbox"/>	<input type="checkbox"/>

COVID-19 SAFETY REQUIREMENTS:

	INITIALS
I have read and understand the COVID-19 Addendum to Public or Municipal Property Permit Application.	JS
I understand that my rental may be cancelled and my deposit will not be refunded if I fail to provide the Village with a COVID-19 Safety Plan prior to my event.	JS
I understand that public health requirements frequently change and my rental may be cancelled by the Village due to the COVID-19 pandemic (deposits will be refunded in this case).	JS

SIGNATURES:

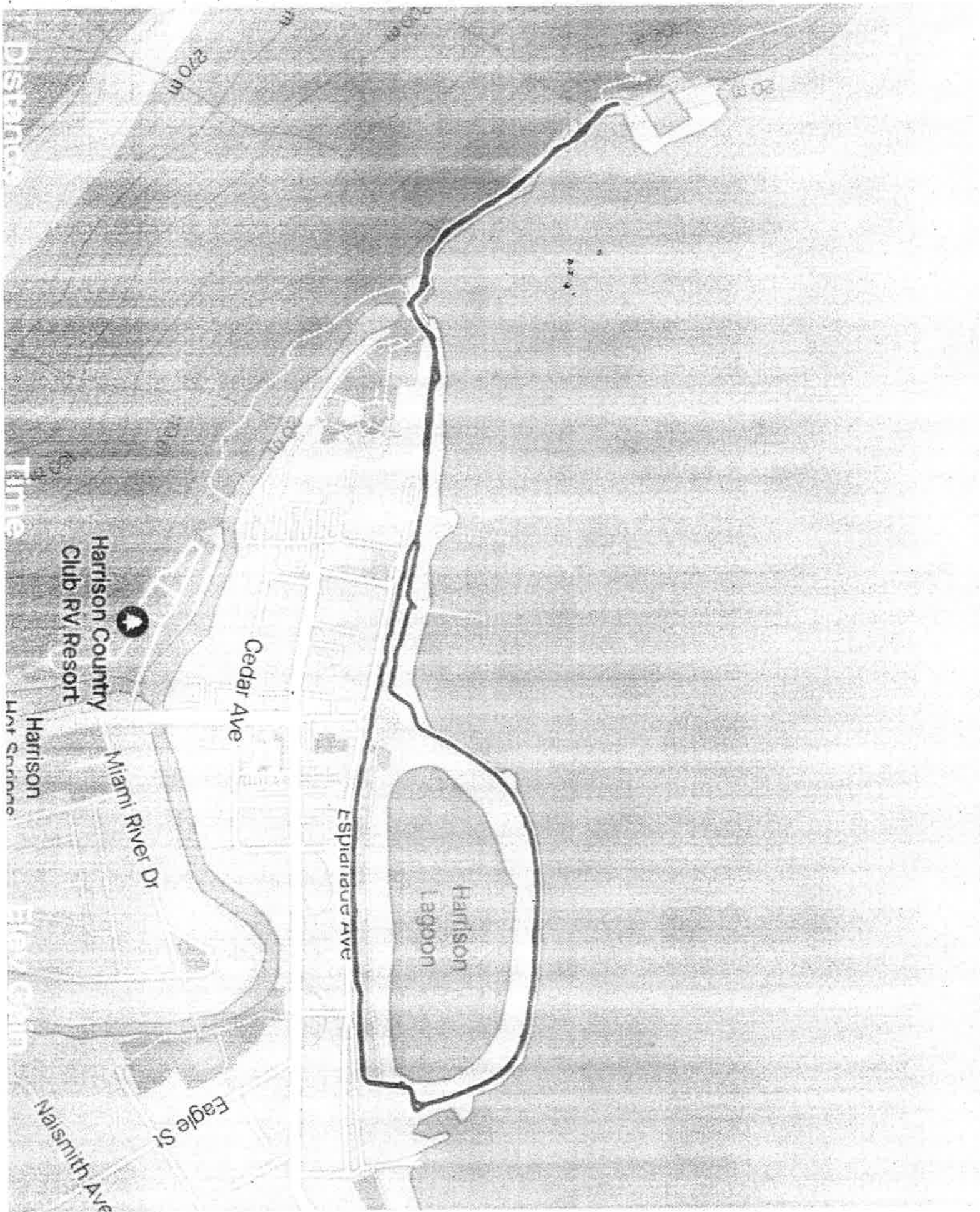
APPLICANT SIGNATURE:	DATE
<i>Dee Dee Smith</i>	January 31, 2024
In consideration of the issuance of this Permit, the Applicant agrees to the terms and conditions set out in the attached policies and addendum.	

OFFICE USE ONLY:

		AMOUNT	DATE RC'D	RECEIPT NUMBER
<input type="checkbox"/>	Application Received			
<input type="checkbox"/>	Damage Deposit Received			
<input type="checkbox"/>	Rental Fee Received			
<input type="checkbox"/>	Approved by:		Date:	

NOTE: Applicable fees are subject to change without notice.

TERMS AND CONDITIONS:



THE TERRY FOX FOUNDATION POLICIES AND GUIDELINES



Despite Terry's relative youth when he ran the Marathon of Hope in 1980, he showed remarkable vision in establishing many of the policies The Terry Fox Foundation (or "The Foundation") abides by today.

The principles that Terry valued so highly – integrity, honesty, concern for others, benevolence – form the very essence of The Terry Fox Foundation and the events that bear his name. His vision of non-commercial, all-inclusive events sets The Foundation apart in a highly competitive environment. Supporters donate to the cause in the true spirit of Terry Fox – selflessly, generously, and with great compassion for others.

In a world where it is widely believed that sponsorship, fundraising minimums and incentives are necessary elements for success, The Foundation stands alone. We truly appreciate the efforts made by our Organizers and volunteers to respect these guidelines in the organization of their events. Please consult your Provincial Office should you require further clarification.

TERRY FOX RUN DATE

Policy: The Terry Fox Run is usually, but not always, held on the second Sunday after Labour Day each year.

Guidelines: Every effort should be made to host your Run on the National Date, keeping in mind that all promotional materials and media releases reflect that date. Please confirm the annual date with your Provincial Office before booking your site for the next year.

NON-COMMERCIALIZATION

Policy: In accordance with Terry's wishes, no individual, group, or company can earn any direct financial profit from their association with any event that bears Terry's name.

Guidelines: Offers to sell products at any event with partial return of profits or to provide "% off" coupons are not permissible.

NON-COMPETITION, ENTRY FEES & USE OF PRIZES

Policy: The Terry Fox Run is a non-competitive, all-inclusive, family-oriented event.

Guidelines: Timing, charging of entry fees or setting of minimum pledges are not in keeping with Terry's vision of a Terry Fox Run. Awarding of prizes/incentives based on performance or pledge totals is not permissible. Draw prizes are permitted provided opportunity to win is based on chance (i.e. one chance per participant, NOT one chance for every \$50 raised).

EXPENSES

Policy: Funds raised through the Terry Fox Run must be directed in full to the Foundation. No pledges or donations from Run participants may be used to cover costs associated with organizing the Run.

Guidelines: Any goods or services required to hold a Terry Fox Run must be donated or be covered by specific donations from third parties (e.g. food, service, or security requirements).

CORPORATE SUPPORT

Policy: Companies or organizations that wish to support the Terry Fox Run must do so with no expectation of profile or sponsorship status.

Guideline: Corporate supporters may be acknowledged through a thank you board at the Run site, media coverage of a company's participation or via Terry Fox Foundation produced hard-copy and electronic newsletters. Such acknowledgement cannot include corporate logos.

MERCHANDISE AND PROMOTIONAL MATERIALS

Policy: All materials are designed and produced by The Terry Fox Foundation. The printing of corporate names are NOT permitted on any Terry Fox materials or merchandise with the exception of team T-shirts.

Guidelines: Registered corporate teams and groups may purchase Terry Fox T-shirts and have their team name printed on the back or sleeve of the shirt. No logos are permitted.

ANNUAL DESIGN & LOGO USE

Policy: Run Organizers may use the annual design to further promote the Run, but not the Foundation's logo.

Guideline: The Provincial Office will forward a copy of the design upon request - please do not alter it. The annual design cannot appear on any printed or electronic communication that bears the logo of any other group or entity.

CONJOINING WITH ANOTHER CAUSE

Policy: Fundraising events that bear Terry's name cannot be conjoined with any other cause, no matter how worthy.

USE OF TERRY FOX'S NAME AND LIKENESS

Policy: The Fox family has sole jurisdiction over the use of Terry's name and likeness.

Guidelines: Any requests for use of Terry's name or image must be made in writing and conveyed via the National Office (fred@terryfox.org) to obtain approval by the Fox family.

HONOURS FOR TERRY

Policy: Terry Fox Foundation employees and Terry Fox volunteer representatives are prohibited from pursuing naming and award opportunities in Terry's name.

**FOR FURTHER CLARIFICATION OR QUESTIONS ON THE
ABOVE GUIDELINES, PLEASE CALL 1 888 836-9786.**



THE TERRY FOX
FOUNDATION

Regular Council

File No: 1855-03
Date: February 20, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Public Notification and Evacuation Route Planning Grant

RECOMMENDATION

THAT staff be authorized to submit a grant application to the UBCM Community Emergency Preparedness Fund – Public Notification and Evacuation Route Planning program for up to \$30,000.

SUMMARY

To present a grant funding opportunity to assist in improving evacuation route plans and public notification plans for Council's consideration.

BACKGROUND

Council identified Public Safety as one of its top priorities in the development of the 2023 Strategic Plan. The Village currently has an Emergency Plan in place through the Kent Harrison Joint Emergency Response & Recovery Program (KHJEP). However, the Village could benefit from clarifying and enhancing evacuation route planning and procedures as well as improving public access to emergency information.

DISCUSSION

The Community Emergency Preparedness Fund (CEPF) is a suite of funding programs intended to support First Nations and local governments to better prepare for disasters and reduce risks from natural hazards in a changing climate. Funding is provided by the Province of BC and is administered by Union of BC Municipalities (UBCM). The current funding available as part of this stream is for Public Notification and Evacuation Route Planning.

Eligible costs associated with this grant include costs for staff to develop and/or update evacuation route plans and public notification plans. Costs associated with public information workshops intended to inform the community at large about the developed plans and processes are also encompassed by this funding stream. Village staff would work with the Emergency Program Coordinator to establish these plans which would also result in updates to the KHJEP Joint Emergency Response & Recovery Plan.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Public Safety – To ensure and enhance public safety.

Organizational Development – To provide for the needs of a growing community.

Respectfully submitted:



Christy Owens
Community Services Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Regular Council

File No: 1855-03
Date: February 20, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Local Government Development Approvals Grant Program

RECOMMENDATION

THAT staff be authorized to submit a grant to UBCM's Local Government Development Approvals Program up to \$150,000.

SUMMARY

To present a grant opportunity that could enhance the Village of Harrison Hot Springs' development approval process for Council's consideration.

BACKGROUND

At the January 26, 2023 Committee of the Whole meeting, Council passed the following resolution:

THAT staff be directed to review and update the land development bylaws.

COW-2023-01-10

At the August 8, 2023 Regular Council meeting, the Planning Consultant presented a report outlining the fourteen (14) documents requiring review and provided preliminary comments on suggested changes. At that same meeting, Council passed the following resolution:

THAT Council add Land Development Bylaws and Related Policies Review to an upcoming Committee of the Whole meeting for the purpose of providing direction to staff.

RC-2023-08-12

DISCUSSION

The Union of British Columbia Municipalities (UBCM) has a funding program available with the support of the Ministry of Housing. The intent of the Local Government Development Approvals Program is "to support the implementation of established best practices and to test innovative approaches to improve development approvals processes while meeting local government planning and policy objectives."

Eligible project costs through this funding stream include staff wages and administration, consultant fees, and public information costs. Activities eligible for funding include: developing,

reviewing and/or updating internal development approvals processes to improve efficiency and effectiveness; developing, reviewing and/or updating development approvals guidance for staff and/or applicants (creating guides, templates, and checklists for applicants and staff); reviewing zoning bylaw(s) and providing recommendations to improve development approval processes; and training external partners on the development approvals process, such as organizing a workshop for the Advisory Planning Commission. This funding stream would support a Council initiative that is already underway and has been identified by Council as a priority.

FINANCIAL CONSIDERATIONS

There are no negative financial considerations associated with this report.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Organizational Development – To provide for the needs of a growing community.

Respectfully submitted:



Christy Owens
Community Services Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Regular Council

File No: 2240-35-01
Date: February 5, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Resort Municipality Initiative Contract

RECOMMENDATIONS

THAT staff be authorized to seek provincial approval to amend the 2022/2023 - 2024/2025 Resort Development Strategy to reallocate the funds associated to the rink covering and firepits for the Starlight Skating Rink to the lagoon development project; and

THAT the operations of the Starlight Skating Rink and the Boat Launch Concession Addition project be reinstated to ensure the Village is not deemed to be in breach of its contract with the province for the Resort Municipality Initiative funding.

SUMMARY

To provide an update to Council on the Resort Municipality Initiative contract obligations.

BACKGROUND

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

*THAT the skating rink be dissolved and future projects connected to the skating rink stop; and
THAT the matter be referred back to staff to research the option of selling the skating rink.*

COW-2023-06-02

At the August 8, 2023 Regular Council Meeting, staff reported that the Village did not have the ability to sell the skating rink and must continue to operate this asset.

At the November 24, 2023 Special Council Meeting, the following resolution was passed:

THAT the Starlight Skating Rink be erected and installed as soon as possible.

SC-2023-11-09

At the December 4, 2023 Regular Council Meeting, the motion was brought before Council for reconsideration and failed, resulting in the rink not being set up for the 2023/2024 winter season.

DISCUSSION

The Resort Municipality Initiative (RMI) program is intended to support small, tourism-based municipalities to build and diversify their tourism infrastructure, deliver exceptional visitor experiences and incorporate sustainable tourism practices and products. The Village of Harrison Hot Springs is one of the fourteen (14) resort municipalities in the province. Since 2007, the Village has received over \$6 million dollars from the RMI program. This funding has supported important enhancements including Esplanade Ave beautification (trees, benches, waste receptacles), Village entrance development (signage, bench, carved Sasquatch), Beachfront playground, Plaza development, and more. RMI funds also heavily support the events presented by Tourism Harrison River Valley including Family Day, Sasquatch Days, Canada Day, Bands on the Beach, Lights by the Lake and the Festival of the Arts (presented by the Harrison Festival Society).

RMI funding is specifically for projects and events that are outlined in the Village's Resort Development Strategy (RDS). The attached funding agreement and recent correspondence from the Province outline the obligations of the Village in carrying out the RDS.

The Starlight Skating Rink and its corresponding projects were selected to meet one of the major goals of the RMI program, which is to enhance tourist activities in shoulder / off season timeframes. The shoulder season is typically a slower time for field staff so the setup/take down of the rink ensures workers have full time employment during this time of year. In a previous report, it was identified that 364 staff hours were dedicated to the rink through the season which included setup, daily maintenance, repairs and take down.

Prior to ceasing operations of the skating rink in 2023, Council received letters of support from local businesses and tourist accommodations expressing the importance of the skating rink and the economic benefits. To mitigate staffing challenges and overhead costs, staff is recommending that the Village engage a local business to run the Starlight Skating Rink for a season as a pilot project.

The Village's current RDS contains two projects associated to the rink, which are the Firepits and Rink Covering projects. Upon further research, these two projects no longer appear to be feasible. The costs associated with operating firepits and the potential impact of the weather on a covering would likely prevent these projects from being successful. Additionally, due to inflation and issues related to sourcing materials, it is likely that the estimated cost of these projects has increased significantly since the RDS was created. The Village can apply to the Province for permission to amend the RDS by reallocating the funds earmarked for these two projects to the lagoon development project.

The Ministry of Tourism, Arts, Culture and Sport has recognized that Resort Municipalities' needs are changing due to climate adaptation and aging infrastructure within communities. They have suggested that they will take this into consideration when they release the new guidelines for creating the next RDS. When the new guidelines are released, staff will notify Mayor and Council who may then choose to strike a select committee to plan for future RMI funding.

FINANCIAL CONSIDERATIONS

If the Village does not operate the Starlight Skating Rink the Province may request that the Village return the \$450,000 in RMI funding that was utilized for the project. If the Village chose

to sell the asset, we would be required to return to the Province all funding provided to support the project.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Organizational Development – To provide for the needs of a growing community.

Respectfully submitted:



Christy Owens
Community Services Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

Attachments (2):

1. Email dated January 17, 2024 from Oryanna Ross, Policy Analyst, Tourism Branch of the Ministry of Tourism, Arts, Culture and Sport
2. Shared Cost Agreement dated April 1, 2022

Tyler Kafi

From: Ross, Oryanna TACS:EX <Oryanna.Ross@gov.bc.ca>

Sent: Wednesday, January 17, 2024 12:17 PM

To: Christy Ovens <community@harrisonhotsprings.ca>

Cc: Tyson Koch <tkoch@harrisonhotsprings.ca>; Scott Schultz <sschultz@harrisonhotsprings.ca>; Rueckl, Dawn TACS:EX <Dawn.Rueckl@gov.bc.ca>

Subject: RMI Contract Documents & Clarification - Harrison Hot Springs

Hi Christy,

Thank you again for your, Tyson, and Scott's time in our check in meeting last week to help bring me up to speed on the status of your current and previous RMI projects. I appreciate the information provided regarding the desire of the Mayor and council to explore options for the future of the Synthetic Skating Rink, a project funded with RMI dollars. As mentioned in our conversation, the Village is currently in breach of contract with the rink being closed, unless there is evidence of a safety issue to open.

Contract Documents

Attached are the Shared Cost Arrangements for both the 2019 - 2021 and 2022 - 2024 funding cycles for your review. I have pulled language outlining the contractual obligations of Harrison Hot Springs regarding asset ownership and management for RMI projects. This language can be found on page 3, under "Obligations of the Recipient" sections 7 and 8, for your review:

7. The Recipient is solely responsible for all aspects of the Project(s), including without limitation, the planning, design, construction, operation, maintenance, worker and public safety, completion and ownership of the Projects, and nothing in this Agreement shall be deemed to give the Province interest in, or responsibilities for the Project(s), unless otherwise provided in this Agreement.

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.

I mentioned in our meeting and will stress here again that in closing the skating rink to operations with the intent to sell, as opposed to a result of damage or safety concerns, the Village of Harrison Hot Springs is now considered in breach of contract. Continuing with the closure may result in a request from the Province to return the \$450,000 in RMI funding utilized for the project. Should the Village choose to sell the asset, the Village would be required to return to the Province all funding provided to support the project.

Additionally, I would like to highlight one more section of the Shared Cost Arrangement regarding project changes, including the redirection of funds, for future reference. Under "Obligations of the Recipient", section 10:

10. The Recipient will obtain prior written approval from the Province for any significant changes to the scope of the Project(s).

For any significant changes to be made to an RMI project, including redirection of funds from the project budget, a request must be made to and approved by program staff. This is to ensure that the funded projects still align with program objectives and that there is continued transparency on the use of public funds awarded to the Resort Municipalities.

Projects

We also discussed the following parameters with regards to ongoing projects:

- Projects awarded funding through the 2019 - 2021 (Carryover Projects) funding cycle contract need to be completed, with all funds spent, by March 31, 2024 (see section 4 (c) of contract). We discussed the circumstances of staff changeover and the effect this has had on the finalization of Carryover Projects, and I am seeking direction from our Executive on the possibility of a deadline extension. I should have that direction by early next week and will reach out to discuss once I do.
- Projects awarded funding within the current 2022 - 2024 funding cycle are not entering their final funding year, but contractually have until March 31, 2027 to be completed.
- We are happy to work with you to amend your project plan, if the rationale is strong. I have attached the Project Amendment template here for you as well, if needed.

If you should have any questions or if you would like to meet to discuss further just let me know and I will arrange a meeting with my Director, Dawn Rueckl (cc'd).

Kindly,

Oryanna Ross

Pronouns: She/Her/Hers

Policy Analyst, Tourism Branch

Ministry of Tourism, Arts, Culture and Sport

I am grateful to live, learn and work as a visitor on the unceded territories of the WSÁNEĆ (Saanich), Lkwungen (Songhees), Wyomilth (Esquimalt) peoples of the Coast Salish Nation. I raise my hands in gratitude to the knowledge keepers, past and present, who protect and steward this beautiful land.



This Shared Cost Arrangement dated for reference the April 1, 2022

BETWEEN

HIS MAJESTY THE KING IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, represented by the Minister of Tourism, Arts, Culture and Sport (the "Province")

AND **Village of Harrison Hot Springs** (the "Recipient")
495 Hot Springs Road, P.O. Box 160
Harrison Hot Springs, BC, V0M 1K0

WHEREAS:

- A. The Province created the Program to support the expansion, development, and improvement of resorts in British Columbia to increase tourism, economic development, and employment.
- B. The Province has approved funding under the Program for the Project(s) defined in this Agreement and such funding is to be paid by the Province to the Recipient pursuant to the terms of this Agreement.

NOW THEREFORE, in consideration of the sum of one dollar and other valuable consideration, the receipt and sufficiency of which is acknowledged by each party, the parties agree as follows:

DEFINITIONS

1. In this Agreement and its recitals the following definitions apply:

"**Agreement**" means this Shared Cost Arrangement and any schedules attached hereto;

"**Program**" means the "Resort Municipality Initiative" to support the expansion, development, and improvement of resorts in British Columbia to increase tourism, economic development and employment;

"**Project**" means the infrastructure project(s), program(s), and other initiatives as described in Schedule A;

"**Resort Development Strategy**" means the strategy developed by the Recipient in consultation with stakeholders and reviewed by the Province which includes the Project(s);

SCHEDULES

2. The Schedules to this Agreement are:

Schedule A	Project Description(s)
Schedule B	Payment Terms and Conditions
Schedule C	Reporting Requirements
Schedule D	Communications Protocol

TERM OF AGREEMENT

3. Notwithstanding the actual date of execution of this agreement, the term of this Agreement begins on April 1, 2022, and expires on March 31, 2025. Note that modification agreements to Schedules A, B and C to follow for fiscal years 2023/2024 and 2024/2025 will be issued for the second and third year of this contract with funding to be determined through an equity-based formula.

OBLIGATIONS OF THE RECIPIENT

4. The Recipient agrees to:
 - (a) use its best efforts to implement the Resort Development Strategy and carry out the Project(s) in a diligent and professional manner;
 - (b) ensure that the financial contribution of the Province described in Schedule B is used solely for the purpose of undertaking and/or completing the Project(s) outlined in its Resort Development Strategy; and
 - (c) use its best efforts to expend all of the financial contribution of the Province no later than two years after the term of the Agreement.
5. The Recipient will comply with all applicable laws, statutes, regulations, or bylaws of His Majesty the King in Right of Canada, the Province and any local government.
6. In accordance with the requirements of the Program, the Recipient agrees to:
 - (a) establish and maintain books of account, invoices, receipts and vouchers for all expenses incurred in a form and content satisfactory to the Province;
 - (b) permit the Province, for contract monitoring and audit purposes, to inspect at all reasonable times, any books of account or records, whether complete or not, that are produced, received, or otherwise acquired by the Recipient as a result of this Agreement; and,
 - (c) maintain all such accounts and records for a period of six years after the term of the Agreement.
7. The Recipient is solely responsible for all aspects of the Project(s), including without limitation, the planning, design, construction, operation, maintenance, worker and public safety, completion and ownership of the Projects, and nothing in this Agreement shall be deemed to give the Province interest in, or responsibilities for the Project(s), unless otherwise provided in this Agreement.
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.
9. The Recipient acknowledges that it is not the agent of the Province and will do no act which might be construed as authorizing any contract or incurring any other liability or obligation on behalf of the Province.
10. The Recipient will obtain prior written approval from the Province for any significant changes to the scope of the Project(s).
11. No sub-contract entered into by the Recipient will relieve the Recipient from any of its obligations under this Agreement or impose upon the Province any obligation or liability arising from any such sub-contract.

OBLIGATIONS OF THE PROVINCE

12. Provided the Recipient is in compliance with its obligations under this Agreement, the Province will pay the Recipient the amount and in the manner set out in Schedule B of this Agreement.
13. The Province will not have any obligation to make a contribution under section 12 unless the Recipient has complied with the provisions set out in Schedule C.

COMMUNICATIONS

14. The Recipient agrees to follow the terms of the Communications Protocol set out in Schedule D of this Agreement.

INDEMNIFICATION

15. The Recipient will be solely responsible for and shall indemnify and save harmless the Province, and its ministers, officers, servants, employees and agents from and against all losses, claims, liabilities, suits, damages, actions, causes of action, costs and expenses, and demands of any kind (“losses”), or other proceedings by whomsoever brought or prosecuted in any manner based upon, or occasioned by any injury to persons, damage to or loss or destruction of property, economic loss or infringement of rights, caused by or arising directly or indirectly, from:
 - (i) the Recipient’s performance under this Agreement or the breach of any term or condition of this Agreement by the Recipient, its officers, servants, employees, and agents,
 - (ii) the on-going operation, maintenance and repair of the infrastructure resulting from the Project(s); and
 - (iii) any omission or other willful or negligent act of the Recipient, its officers, servants, employees, and agents.

INSURANCE

16. The Recipient will, without limiting its obligations or liabilities herein, provide and maintain insurances with insurers licensed in Canada with coverage of a type, and in amounts, that any similar business, acting reasonably, would procure for a project(s) of the scope, size and exposure of this Project, during the term of this Agreement and for any subsequent ongoing operations and maintenance of the resulting infrastructure.

DEFAULT

17. Any of the following events will constitute an Event of Default, whether any such event be voluntary, involuntary or result from the operation of law of any judgment or order of any court or administrative or government body:
 - (a) the Recipient fails to comply with any provision of this Agreement;
 - (b) any representation or warranty made by the Recipient in connection with this Agreement is untrue or incorrect;
 - (c) any information, statement, certificate, report or other document furnished or submitted by or on behalf of the Recipient pursuant to or as a result of this Agreement is untrue or incorrect;

- (d) the Recipient ceases, in the opinion of the Province, to carry on business as a going concern;
- (e) a change occurs with respect to one or more of the properties, assets, condition (financial or otherwise), business or operations of the Recipient which, in the opinion of the Province, materially adversely affects the ability of the Recipient to fulfill its obligations under this Agreement;
- (f) an order is made, or a resolution is passed or a petition is filed for the liquidation or winding up of the Recipient;
- (g) the Recipient becomes insolvent or commits an act of bankruptcy or makes an assignment for the benefit of its creditors or otherwise acknowledges its insolvency;
- (h) a bankruptcy petition is filed or presented against, or a proposal under the *Bankruptcy and Insolvency Act* (Canada) is made, by the Recipient;
- (i) a receiver or receiver-manager of any property of the Recipient is appointed; or
- (j) the Recipient permits any sum which is not disputed to be due by it to remain unpaid after legal proceedings have been commenced to enforce payment thereof.

TERMINATION

18. Upon the occurrence of any Event of Default and at any time thereafter the Province may, notwithstanding any other provision of the Agreement, at its sole option, elect to do any one or more of the following:
 - (a) terminate this Agreement and in which case the Province's obligation to make any further payment of the money remaining unpaid under this Agreement is also terminated and discharges the Province of all liability to the Recipient under this agreement;
 - (b) require that the Event of Default be remedied within a time period specified by the Province;
 - (c) suspend any installment of payment due to the Recipient by the Province while the Event of Default continues;
 - (d) waive the Event of Default;
 - (e) pursue any other remedy available at law or in equity.
19. If the Province terminates this Agreement under section 18(a), then such termination may take place on ninety (90) days' written notice.
20. The Province may, at its sole option, terminate the Agreement without cause upon one hundred and twenty (120) days' written notice to the Recipient.

REMEDIES NON-EXCLUSIVE

21. The rights, powers and remedies conferred on the Province under this Agreement or any statute or law are not intended to be exclusive and each remedy shall be cumulative and in addition to and not in substitution for every other remedy existing or available to the Province.
22. The exercise of any one or more remedies available to the Province will not preclude the simultaneous or later exercise by the Province of any other right, power or remedy.

APPROPRIATION

23. Notwithstanding any other provision of this Agreement, the payment of money by the Province to the Recipient under this Agreement is subject to:
- (a) there being sufficient monies available in an appropriation, as defined in the *Financial Administration Act* to enable the Province, in any fiscal year or part thereof when any payment by the Province to the Recipient falls due under this Agreement, to make that payment; and
 - (b) Treasury Board, as defined in the *Financial Administration Act*, not having controlled or limited expenditure under any appropriation referred to in subsection (a) of this section.

NO FURTHER OBLIGATIONS

24. The Recipient acknowledges that nothing in this Agreement will bind the Province to provide any financing for any addition or improvement to the Project, or any cost overruns of the Project(s) and that no partnership, joint venture or agency will be created or will be deemed to be created by this Agreement or any action of the parties under this Agreement.

JOINT AND SEVERAL OBLIGATIONS

25. In the event the Recipient is comprised of more than one entity, then the covenants and obligations of each of such entities with the others will be both joint as well as several.

AMENDMENTS

26. Unless otherwise specified in this agreement, this Agreement may be amended only by further written Agreement between the parties.

SURVIVAL OF TERMS

27. Sections 6 (b) and (c), 15, and 21, continue in force indefinitely, even after this agreement ends.

NOTICE

28. (a) Any written communication from the Recipient to the Province must be mailed, personally delivered, faxed, or electronically transmitted to the following address:
- Ministry of Tourism, Arts and Culture
7th Floor – 1810 Blanshard Street
P.O. Box 9853 Stn Prov Govt
Victoria, BC, V8W 9T5
- Attention: Elizabeth Vickery, Executive Director
Tourism Branch
Email: Elizabeth.vickery@gov.bc.ca
- (b) Any written communication from the Province to the Recipient must be mailed, personally delivered, faxed or electronically transmitted to the following address:
- Address:
495 Hot Springs Road, P.O. Box 160
Harrison Hot Springs, BC, V0M 1K0
Contact: Rhonda Schell

- (c) Any written communication from either party will be deemed to have been received by the other party on the tenth business day after mailing in British Columbia; on the date of personal delivery if personally delivered, or on the date of transmission if faxed.
- (d) Either party may, from time to time, notify the other by notice in writing of a change of address and following the receipt of such notice, the new address will, for the purposes of section 28 (a) or 28 (b) of this Agreement, be deemed to be the address or facsimile of the party giving such notice.

MISCELLANEOUS

- 29. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.
- 30. The Schedules to this Agreement are an integral part of this Agreement as if set out at length in the body of this Agreement.
- 31. If any provision of this Agreement or the application to any person or circumstance is invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to any other person or circumstance will not be affected or impaired thereby and will be enforceable to the extent permitted by law.
- 32. Nothing in this Agreement operates as a consent, permit, approval or authorization by the Province or any ministry or branch thereof to or for anything related to the Project(s) that by statute, the Recipient is required to obtain unless it is expressly stated herein to be such a consent, permit, approval, or authorization.
- 33. The Recipient will not, without the prior, written consent of the Province, assign, either directly or indirectly, this Agreement or any right of the Recipient under this Agreement.
- 34. The Recipient will not, during the Term, perform a service for or provide advice to any person, or entity where the performance of such service or the provision of the advice may, in the reasonable opinion of the Province, give rise to a conflict of interest between the obligations of the Recipient to the Province under this Agreement and the obligations of the Recipient to such other person, or entity.
- 35. All records submitted by the Recipient to the Province, including reports, are subject to the access and privacy provisions of the *Freedom of Information and Protection of Privacy Act* ("FIPPA"). All records created pursuant to the Agreement that are in the custody or control of the Province are subject to FIPPA.

IN WITNESS WHEREOF each of the parties has executed this Agreement on the dates set out below.

SIGNED by the Minister of Tourism, Arts)
and Culture, or his or her duly authorized)
representative on behalf of HIS MAJESTY)
THE KING IN RIGHT OF THE)
PROVINCE OF BRITISH COLUMBIA:)

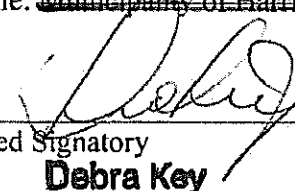


Date: 2022/12/01

Ministry's Authorized Signatory

Community Name: ^{or} VILLAGE
~~Municipality of Harrison Hot Springs~~

per:


Authorized Signatory

Debra Key

Corporate Officer

Name/Title

Date: OCT 27 2022

**SCHEDULE A
PROJECT DESCRIPTION(S)**

**ANY CHANGE TO THE SCOPE AND/OR TIMELINE OF THE DELIVERABLES
MUST BE MUTUALLY AGREED TO IN WRITING**

A.1

Projects:

1. Concession/Boat Launch Building - Final Phase

The building will be expanded and renovated to accommodate a skate rental shop, concession, and public accessible washrooms.

2. Lagoon Development - Final Phase

Improve the current design and aesthetics of the lagoon and surrounding walkway.

3. Rink Covering

A covering will be installed to provide a shelter for users and spectators.

4. Beach Shade Structures

Install several shade structures along the beach and popular picnic areas.

5. Accessible Playground

An accessible playground with a sun shade will be installed adjacent to the newly installed Lagoon Berm and Plaza.

6. Indigenous Consultation and Cultural Infrastructure

Consultation activity, planning, artwork, and infrastructure installation

7. Events

Coordination and delivery of events.

Amount to be funded April 1, 2022 – March 31, 2023: \$621,246

Funding for FY 2023/2024 and FY 2024/2025 will be calculated with the performance base lift and will be an amendment to this contract.

Amendments or additions to this project list will require a modification agreement.

SCHEDULE B
PAYMENT TERMS AND CONDITIONS

B.1. Financial Contribution by the Province

B.1.1. The Province will make a maximum financial contribution to the Recipient for fiscal year 2022/2023 in two payments of the amount of **\$621,246**. The first payment of 90% of the financial contribution will be within 30 days of signing this Agreement, the final 10% will be disbursed upon receipt and approval of the 2022 Annual Report.

B.1.2 For clarity, the aforementioned amount is the maximum amount of financial contribution that has been approved by the Province.

Schedule C: REPORTING REQUIREMENTS

C.1. Communications:

As important Project(s) related announcements or events are planned during the term of this Agreement, the Recipient will inform the Province with at least one month's notice.

C.2. Financial Report:

The Recipient will deliver to the Province updated financial reports biannually to demonstrate actual and planned expenditures for the period January 1, 2022, to December 31, 2022. Each report will be due by July 31, 2022, and January 31, 2023, respectively.

C.3. Annual Outcomes Report and Analysis:

The Recipient will deliver to the Province an annual outcomes report and analysis for the period January 1, 2022, to December 31, 2022, by June 30, 2023.

C.4. Additional Reporting Requirements:

The Recipient will deliver to the Province other additional reports as requested by the Province.

C.5. Form of Reports:

All reports are to be submitted in a form satisfactory to the Province.

Reporting requirement dates will be updated in an amendment for 2023 and 2024.

Schedule D: COMMUNICATIONS PROTOCOL

This communications protocol establishes the principles that will guide all announcements and events related to the Resort Municipality Initiative. Communications activities may include major events or announcements, communication products such as speeches, press releases, websites, advertising, promotional material, or signage.

The Parties agree that in addition to joint communications activities, the Parties may include messaging in their own communications products and activities with respect to their commitment to the Agreement. All communications by the Recipient referring to Project(s) will clearly recognize the co-operation of the Province.

The Recipient will ensure the Province is aware of any potential announcements and will notify the Province at least a month, or as soon as possible, before any proposed public announcement or ceremony event. The Minister or designated representative may participate in such announcements or ceremonies, to take place at a mutually agreed date and location.

The Parties agree that they may jointly or individually, make periodic announcements, through public events, press releases and/or other mechanisms of the following:

1. The signing of this Agreement,
1. Investment in Project(s),
2. Outcomes/results attributable to the investments made under this Agreement, and
3. Other activities as may be agreed to from time to time.

The timing of public events shall be sufficient to allow for the Parties to plan their involvement.

Signage and Plaques

The Recipient will ensure permanent signage at the location of all Projects referred to in this Agreement, prominently identifying the Province of British Columbia's co-operation. Where there is no fixed location for signage, a prominent marker will recognize the Province's co-operation. All signage/plaques will be located in such a way as to be clearly visible to users, visitors and/or passersby. All plaque or other permanent signage designs, wording or specifications must be approved by the Province. The Province can assist the Recipient in sourcing an appropriate supplier.

The Province may forward Resort Municipality Initiative signage to the Recipient, which must be prominently displayed along entranceways or in some other prominent location in the community. A digital picture of the sign is to be sent to the Province after it has been installed. The picture must be labelled with the Recipient's name (i.e., Resort Municipality Name Entranceway Sign). The cost of production and shipment of these signs will be the responsibility of the Province.

Regular Council

File No: 1220-20
Date: February 20, 2024

To: Mayor and Council
From: Jace Hodgson, Operations Manager
Subject: RFIQ Consulting Services Award

RECOMMENDATION

THAT the request for information and qualifications (RFIQ) for consulting services for environmental, geotechnical and civil engineering be awarded to the following firms:

Environmental Consulting

- Thurber Engineering Ltd.
- Red Cedar Environmental
- EXP

Geotechnical Engineering

- GeoWest Engineering
- Thurber Engineering
- EXP

Civil Engineering

- Wedler Engineering LLP
- KM Civil Consultants Ltd.
- Parsons

SUMMARY

To provide council with a list of recommended consulting firms for environmental, geotechnical and civil engineering services for upcoming Village projects.

BACKGROUND

To streamline procurement of consulting firms by creating best value to the Village, a qualification-based selection process was created in the form of a request for information and qualifications (RFIQ) issued on BC Bid. The goal of the RFIQ process is to establish a list of qualified firms that will provide consultation services for the Village for a two year term under their awarded category. Once a project is initiated, staff will have the ability to request proposals directly from the pre-qualified list.

DISCUSSION

On January 17th, 2024, staff issued an RFIQ for consulting services for environmental, geotechnical, and civil engineering. The results of this RFIQ establish a shortlist of qualified firms that may perform related consulting services under the three categories. The shortlist will be applicable for a two-year term starting in 2024 and have been evaluated under the following requirements:

- Environmental studies, permitting and planning
- Geotechnical engineering reports, design and consultation
- Civil engineering design, studies and master plan consultation

On the closing date of February 9th, 2024, staff received 21 proposal submissions. Proposals were evaluated based on experience and qualifications of the firm and team, success on previous projects, cost effective designs, ability to complete assignments on time, references, and value-added benefits. Consideration was given to firms with expertise in municipal water, sanitary, storm sewer, master plan consultation and bridge design to fit the needs of upcoming capital projects. This process will give staff the ability to request proposals directly from the shortlisted firms and initiate a contract based on cost, schedule and expertise. This process will reduce wait times and allow staff to engage in conceptual ideas with the firms prior to a contract being established, resulting in better value for the Village.

FINANCIAL CONSIDERATIONS

There are no financial costs to the Village associated with this award. Cost savings through this process will be seen in the reduction of staff time on procurement of consultants. Construction costs are also expected with the ability to work directly with consultants on value engineering during the project planning phase.

POLICY CONSIDERATIONS


Environmental Protection – To restore and protect the environment for future generations.
Organizational Development – To provide for the needs of a growing community.

Respectfully submitted:




Jace Hodgson
Operations Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

Regular Council

File No: 3090-20-DVP02/23
Date: February 20, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Consideration on the Issuance of a DVP (889 Hot Springs Road)

RECOMMENDATION

THAT a Development Variance Permit not be issued for 889 Hot Springs Road, the land legally described as:

Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District.

SUMMARY

The applicant has submitted a subdivision application to the Village office. The applicant wishes to subdivide the parent parcel into two (2) lots. In order for the application to proceed, the applicant would require four (4) development variance permits (DVP). If the applicant were to follow the Village's Zoning Bylaw No. 1115, 2017 with respect to the interior side and the rear setback requirements, the request for a variance would not be needed.

BACKGROUND

Zoning Information, Parcel Size, and Adjacent Uses

The parcel is zoned C-2 and is located adjacent to Hot Springs Road. Along the northern, the southern, the western and the eastern boundary of this site the parcels of land are zoned for R-2 residential activities.

The parent parcel is 0.40447 Ha (43,680 ft², 1.002 Ac, 4,057 M²) in size. The applicant is seeking to create two proposed lots which, if approved, will exceed the 464 M² minimum lot size requirement.

OCP Designation

The site is designated as Low Density Residential. The continued use of the site is governed by s 6.3.2 of the current OCP:

"Existing commercial zoned parcels south of Ramona Place may be considered for neighbourhood commercial type uses, provided the proposed development can

demonstrate compatibility with the surrounding residential areas, and does not encourage strip commercial development along Hot Springs Road.”

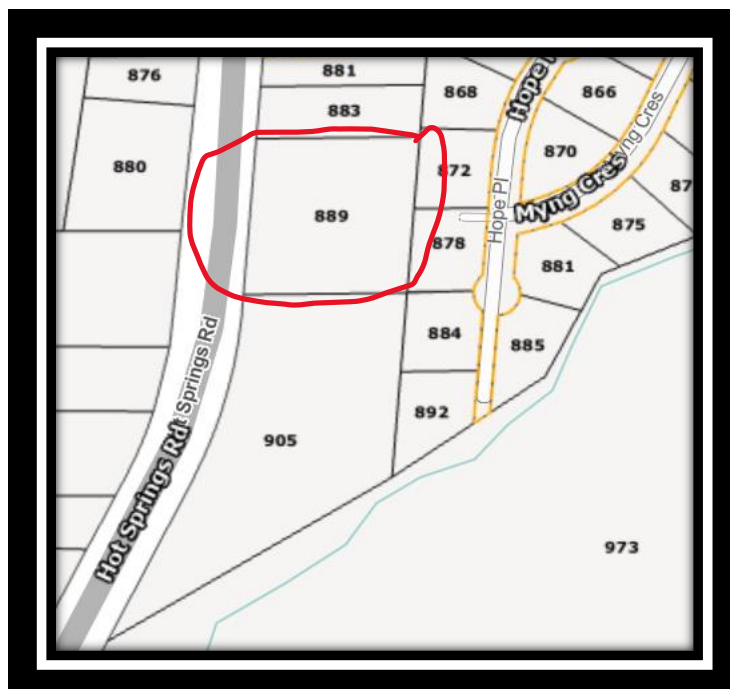
(Bylaw No. 864, 2007 Official Community Plan)

This site is not designated as a commercial development permit site.



(view from Hot Springs Road onto the site)





Application Request

The applicant wishes to vary the following C-2 Land Use Regulations as outlined in Zoning Bylaw 1115, 2017:

Proposed Lot 1

Rear setback requirements	reduce it from 6.0 M down to 0.92 M and in one case down to 0.15 M
Interior side setback requirements	reduce it from 3.6 M down to 0.92 M and in one case down to 0.15 M

Proposed Lot 2

Rear setback requirements	reduce it from 6.0 M down to 0.2 M
Interior side setback requirements	reduce it from 3.6 M down to 0.2 M

To review the proposed Lot layouts and variances please see the attached proposed site plan A4, dated August 2023. The variance areas requested are highlighted in light blue.

DISCUSSION

As with all DVP applications, staff reviewed the above referenced variance request from a health and safety perspective. In this case, staff cannot recommend approval as both the proposed interior side and rear setback variance requests would not allow for the safe passage of any emergency vehicle completely around the proposed buildings or structures. Additionally, the current setbacks function as a small firebreak. If any of the requested variances were permitted, this would no longer be the case. If Council wishes to consider issuing the DVP, a draft permit has also been attached to this report.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Zoning Bylaw No. 1115, 2017 – C2 requirements

Official Community Plan Bylaw No. 864, 2007 – section 6.3.2 policy comments

Respectfully submitted:



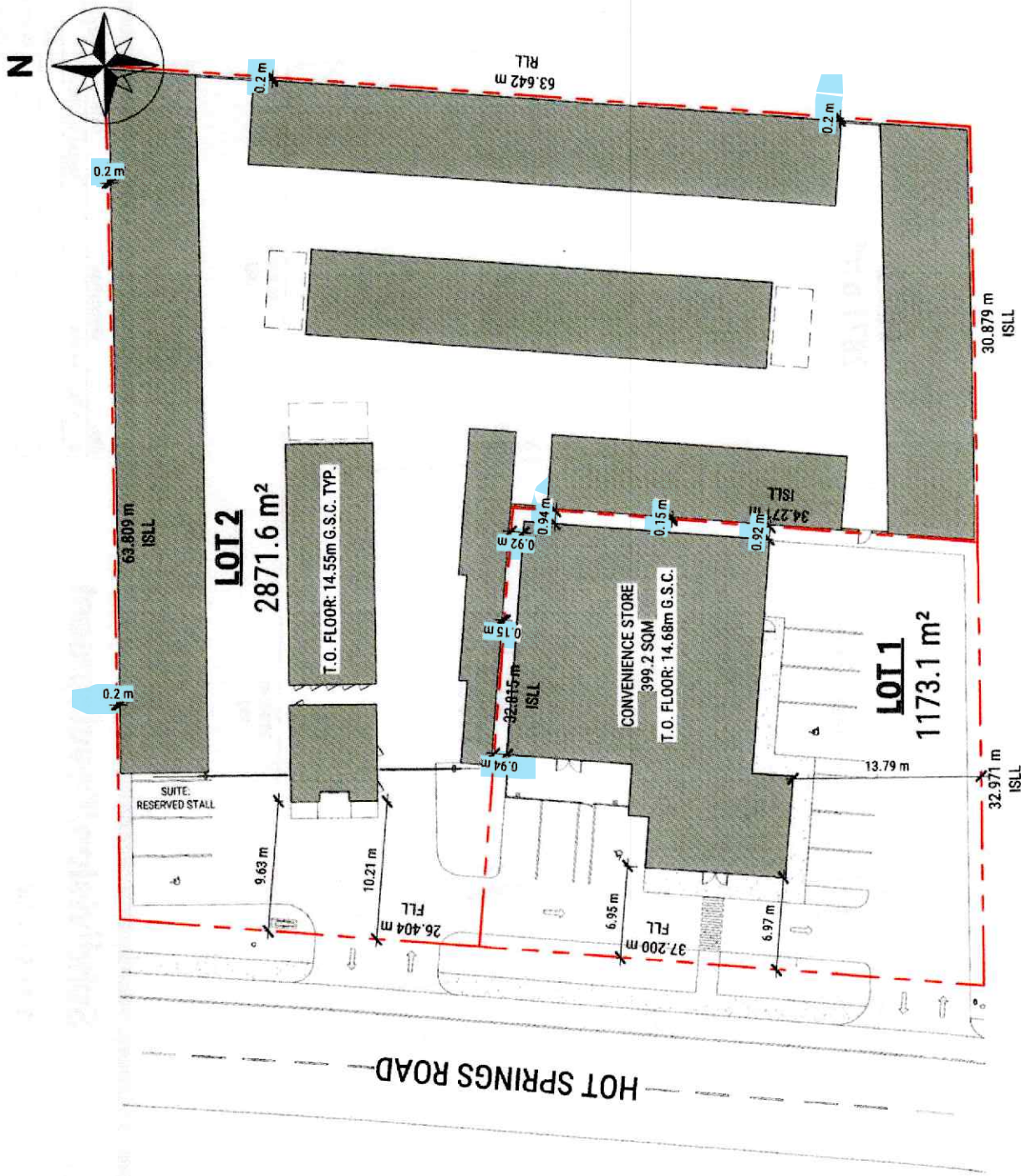
Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments (2): 1. Proposed Site Plan Sheet A4 dated August 2023
 2. Draft DVP 02/23



Agassiz, British Columbia, Canada
P: 604.997.2722
E: devan.cheam.bd@gmail.com

Subdivision/Development

0919449 B.C. Ltd.

880 Hot Springs Road Harrison Hot Springs

Rev.	Description	Date
A	Village Review	August 30, 2023

PROPOSED	Date:	Designed by:	Drawn by:
	A	R	D
			Phan Van Hu

Village of Harrison Hot Springs

DEVELOPMENT VARIANCE PERMIT NO. 02/23

ISSUED this ____ day of ____, 2024

FILE No: 3090-20-DVP02/23

FOLIO No: 5240 15440

REGISTERED LANDOWNERS

Woodside Smart Storage Ltd Inc BC1114734

PO Box 390, 9259 Main Street

Chilliwack, BC V2P 4M8

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

Legal Description: Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District.

PID: 013-167-006

Civic Address: 889 Hot Springs Road, Harrison Hot Springs, BC
3. Authorization is hereby given for the use of the subject property for the development of the land for residential purposes in accordance with the conditions listed in Section 4, below.

4. The use must be carried out subject to the following condition:

Proposed Lot 1

Rear setback requirements	reduce it from 6.0 M down to 0.92 M and in one case down to 0.15 M
Interior side setback requirements	reduce it from 3.6 M down to 0.92 M and in one case down to 0.15 M

Proposed Lot 2

Rear setback requirements	reduce it from 6.0 M down to 0.2 M
Interior side setback requirements	reduce it from 3.6 M down to 0.2 M

5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit must form a part thereof.
6. **This Development Variance Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit.** No final inspection must be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village.

RESOLUTION PASSED BY COUNCIL THIS ____ day of ____, 2024

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

(Authorized Signatory)
Tim Wierks

THIS PERMIT IS ISSUED this ____ day of ____, 2024.

VILLAGE OF HARRISON HOT SPRINGS

Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1197

A bylaw to amend the Sewer Regulation and Fee Bylaw No. 980

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Sewer Regulation and Fee Bylaw No. 980, 2011;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Sewer Regulation and Fee Amendment Bylaw No. 1197, 2024".

2. "Sewer Regulation and Fee Bylaw No. 980, 2011" is hereby further amended by deleting "Schedule A" in its entirety, as attached thereto, and by inserting a new "Schedule "A" – Annual Fees and Charges" as attached hereto and forming part of this Bylaw.

3. The Sewer Regulation and Fee Bylaw No. 1197, 2024 Schedule "A" – Annual Fees and Charges will be effective as specified in the schedule.

READINGS AND ADOPTION

READ A FIRST TIME THIS 4th DAY OF DECEMBER, 2023

RESCINDED FIRST READING THIS 5th DAY OF FEBRUARY, 2024

RECONSIDERED AMENDED AND READ A FIRST TIME THIS 5th DAY OF FEBRUARY, 2024

READ A SECOND TIME THIS 5th DAY OF FEBRUARY, 2024

READ A THIRD TIME THIS 5th DAY OF FEBRUARY, 2024

ADOPTED THIS DAY OF , 2024

Mayor

Corporate Officer

SCHEDULE "A"
Bylaw No. 1197, 2024
Annual Fees and Charges

Pursuant to Section 194 of the Community Charter the following annual fees and charges (January 1 – December 31) are imposed in accordance with the terms and conditions approved by Council:

1. Sanitary Sewer Service Connection and Disconnection Fees

Connection	
Single Family	\$ 2,000.00* plus tax
Duplex (each unit)	\$ 2,000.00* plus tax
Multi-Family & Commercial	\$ 2,000.00* plus tax
Reconnection	\$ 2,000.00* plus tax
Disconnection	
Disconnection	Actual cost plus tax

**Costs will be based on a minimum fee of \$2,000.00 plus tax at time of application. Any actual cost of the sanitary sewer connection over and above the \$2,000.00 fee will be invoiced accordingly.*

2. Sanitary Sewer Service Utility Fee

All properties identified by folio numbers that are or can be connected to the sanitary sewer system will pay the following fee based on the **actual length of the property** that abuts the sewer collection main.

Rate	Minimum	Maximum
\$ 9.28/metre	18 metres	30 metres

3. Sanitary Sewer Service User Fee

All properties connected to the sanitary sewer system will pay the user fees, in the amounts set out in the table below, effective January 1 of the year stated:

Residential	2024	2025
Residential Unit (per unit)	\$278.62	\$289.76
Secondary Suite (per suite)	\$139.31	\$144.88

Commercial / Community	2024	2025
Barbershop, Beauty Salon	\$657.54	\$683.84
Campground (per campsite)	\$110.83	\$115.27
• Sani-dumps	\$110.83	\$115.27
• Washrooms fixtures	\$74.30	\$77.27
Church	\$260.04	\$270.44
Coin Laundry (per machine)	\$69.84	\$72.63
Hotel/Motel (per room)	\$159.74	\$166.13
Laundry	\$9,972.05	\$10,370.93
Liquor Primary (per person)	\$19.81	\$20.60
Office	\$260.04	\$270.44
Repair Shop	\$260.04	\$270.44
Restaurant/Café	\$495.32	\$515.13
• First 400 ft² (37.16 m²) of floor space		
• For each additional 100 ft² (9.3m²) or portion thereof of floor space	\$123.83	\$128.79
Retail Establishment	\$260.04	\$270.44
School (per classroom)	\$319.48	\$332.26
Service Station	\$521.32	\$542.17
Storage/Maintenance Shop	\$185.74	\$193.17

All properties connected to the sanitary sewer system will pay the user fees, in the amounts set out in the table below, effective January 1 of the year stated:

4. Pool/Hot Tub/Spa User Fee

Pools/Spas	2024	2025
*Class 1 Pool Commercial/Recreational	\$4,075.25 and/or metered discharge	\$4,238.26 and/or metered discharge
Metered Discharge Rate/m³	\$1.24	\$1.29
*Class 2 Pool Commercial/Recreational/ Multi-Unit Residential	\$1,857.45	\$1,931.75
*Class 3 Spa	\$1,635.48	\$1,700.90
*Class 4 Hot Tub – Commercial/ Recreational/ Multi-Unit Residential	\$928.73	\$965.88

**Class 1 - Spa Pool or Public Pool that discharges on a regular basis*

**Class 2 - Pool intended for shared use by more than one person; ie pool located at a campground, multi-unit building, motel/hotel, apartment building, townhouse complex that does not discharge on a regular basis and is not metered*

**Class 3 - Spa*

**Class 4 - Hot Tub intended for shared use by more than one unit; ie located at a campground, multi-unit building, motel/hotel, apartment building, townhouse complex that does not discharge on a regular basis and is not metered*

5. Waste Discharge

Waste Discharge Permit Application	\$ 350.00
Waste Discharge Fee per cubic metre	\$ 1.25/m ³

6. Billing Cycle and Penalties

Commercial Fees are billed quarterly, Residential Fees are billed annually.

A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.

Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1198

A bylaw to amend the Water Regulation and Fee Bylaw No. 967

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Water Regulation and Fee Bylaw No. 967, 2011;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Water Regulation and Fee Amendment Bylaw No. 1198, 2024".

2. "Water Regulation and Fee Bylaw No. 967, 2011", is hereby further amended by deleting "Schedule A" in its entirety, as attached thereto, and inserting a new "Schedule "A" – Annual Fees and Charges" as attached hereto and forming part of this Bylaw.

3. The Water Regulation and Fee Bylaw No. 1198, 2024 Schedule "A" – Annual Fees and Charges will be effective on January 1, 2024 or as otherwise specified in the schedule.

READINGS AND ADOPTION

READ A FIRST TIME THIS 4th DAY OF DECEMBER, 2023

RESCINDED FIRST READING THIS 5th DAY OF FEBRUARY, 2024

RECONSIDERED AMENDED AND READ A FIRST TIME THIS 5th DAY OF FEBRUARY, 2024

READ A SECOND TIME THIS 5th DAY OF FEBRUARY, 2024

READ A THIRD TIME THIS 5th DAY OF FEBRUARY, 2024

ADOPTED THIS DAY OF , 2024

Mayor

Corporate Officer

WATER REGULATION AND FEE AMENDMENT BYLAW NO. 1198

SCHEDULE "A"

Annual Fees and Charges – Effective January 1, 2024

Pursuant to *Section 194 of the Community Charter* the following annual fees and charges (January 1 – December 31) are imposed in accordance with the terms and conditions approved by Council:

Water Service Utility Fee

All properties identified by folio numbers that are or can be connected to the water system will pay the following fee based on the actual length of the property that abuts the water distribution main.

Rate	Minimum	Maximum
\$ 11.14/metre	18 metres	30 metres

Water Service User Fee

Residential (Annual)	2024	2025
Single Family	\$ 291.20	\$ 302.85
Duplex (per unit)	\$ 291.20	\$ 302.85
Secondary Suite	\$ 145.60	\$ 151.42
Swimming Pool	\$ 291.20	\$ 302.85

Bulk Water Meters

Where a bulk water meter is utilized in lieu of individual meters for a commercial, multiple dwelling or a multiple unit property, a minimum annual charge will be levied on each unit.

	2024-Minimum Quarterly Rate	2024-Metered Rate (1m ³)	2024-Minimum Annual Rate
	0- 75 m ³ per unit	> 75 m ³ per unit	Per Unit
Commercial	\$ 72.80	\$ 1.04	\$ 291.20
Multi-unit Residential	\$ 72.80	\$ 1.04	\$ 291.20
Multi-unit Commercial	\$ 72.80	\$ 1.04	\$ 291.20
Multi-unit Mixed Use	\$ 72.80	\$ 1.04	\$ 291.20
	0 - 18.75 m ³ per unit	> 18.75 m ³ per unit	Per Unit
Campground/Holiday Park/RV Resort	\$ 18.20	\$ 1.04	\$ 72.80

Bulk Water Meters (Cont'd)

	2025-Minimum Quarterly Rate	2025-Metered Rate (1m³)	2025-Minimum Annual Rate
	0- 75 m ³ per unit	> 75 m ³ per unit	Per Unit
Commercial	\$ 75.71	\$ 1.08	\$ 302.85
Multi-unit Residential	\$ 75.71	\$ 1.08	\$ 302.85
Multi-unit Commercial	\$ 75.71	\$ 1.08	\$ 302.85
Multi-unit Mixed Use	\$ 75.71	\$ 1.08	\$ 302.85
	0 - 18.75 m ³ per unit	> 18.75 m ³ per unit	Per Unit
Campground/Holiday Park/RV Resort	\$ 18.93	\$ 1.08	\$ 75.71

Water Service Connection, Disconnection, Test Fees

Connection	
Single Family	\$ 2,000.00* plus tax
Duplex (each unit)	\$ 2,000.00* plus tax
Multi-Family & Commercial	\$ 2,000.00* plus tax
Disconnection	
Disconnection	\$ 150.00 plus tax
Inspection	\$ 50.00 plus tax
Water Turn on/off	\$ 150.00 plus tax
Meter Test	
Residential	\$ At actual cost
Commercial	\$ At actual cost

* Costs will be based on a minimum fee of \$2,000.00 plus tax at time of application. Any actual cost of the water connection over and above the \$2,000.00 fee will be invoiced accordingly.

Commercial Fees are billed quarterly, Residential Fees are billed annually.

A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.

Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.

Regular Council

File No: 3900-02
Date: February 20, 2024

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Sign Bylaw Amendment No. 1199, 2024

RECOMMENDATION

THAT Sign Amendment Bylaw No.1199, 2024 be given first, second and third readings.

SUMMARY

To present a bylaw to amend Sign Bylaw No. 1126, 2018 for Council's consideration.

BACKGROUND

After the 2022 General Local Election, staff presented a report to Council advising that section 2.1 General Requirements and section 5.12 Election Signs of the Sign Bylaw were contradictory. During the September 2023 by-election, the Sign Bylaw was not enforced due to this wording conflict.

At the October 16/18 Regular Council Meeting, Council passed the following resolution:

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.
RC-2023-10-14

DISCUSSION

Amending the General Election and Other Voting Procedures Bylaw No. 1121, 2022 to include a section on election signage would also require an amendment to Sign Bylaw No. 1126, 2018 to eliminate any references to election signs contained therein. Upon drafting the proposed amendments, staff determined that amending only the Sign Bylaw would be a more efficient way to regulate election signs.

Staff conducted a review of election sign bylaws from other municipalities around the province. Some municipalities have a separate bylaw for election signs, while others incorporate election sign provisions into their sign bylaw.

The draft amendments to the Sign Bylaw include the addition of restrictions to the size, timeframe, and location of election signs. The amendment bylaw also provides for the removal and return or disposal of election signs deemed to be in contravention of the bylaw.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachment: Sign Amendment Bylaw No. 1199, 2024

**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1199**

A bylaw to amend “Sign Bylaw No. 1126, 2018”

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend “Sign Bylaw No. 1126, 2018” to clarify the provisions for election signage;

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

1. This bylaw may be cited as the Village of Harrison Hot Springs “Sign Amendment Bylaw No. 1199, 2024”.
2. “Sign Bylaw No. 1126, 2018” is hereby amended by removing Section 5.12 and replacing it with the following:

5.12 Election Signs

- a) Notwithstanding section 2.1(j), Election Signs are permitted provided that they:
 - i). Contain the name and contact information of the candidate.
 - ii). Are removed within seven (7) days following the election to which they pertain.
 - iii). Comply with the provisions of the *Local Government Act, Local Elections Campaign Financing Act, Motor Vehicle Act, Transportation Act* and any other applicable Provincial or Federal statutes, orders or regulations relating thereto.
 - i). Are not placed within 100 metres of a voting station.
 - ii). Are not placed at the Village Office, the Village Fire Hall, or any municipal park including any area located north of Lillooet Avenue.
- b) Election Signs must not:
 - i). Be posted or displayed prior to the end of the nomination period for a local election or prior to a federal or provincial election being called.
 - ii). Be placed on private property without the approval of the property owner or occupant.
 - iii). Exceed two (2) square metres in area and two (2) metres in height, and must have no more than two (2) faces displaying copy.
- c) The Bylaw Enforcement Officer is hereby authorized to order the removal of any sign deemed to be in contravention of this bylaw and upon removal will:
 - i). Attempt to identify and notify the candidate or owner of the sign;
 - ii). Store the sign for a period of one week, after which time it will be deemed unclaimed; and

- iii). Destroy or otherwise dispose of the sign if unclaimed.

READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF , 2024

READ A FIRST TIME THIS DAY OF , 2024

READ A FIRST TIME THIS DAY OF , 2024

ADOPTED THIS DAY OF , 2024

Mayor

Corporate Officer

Regular Council

File No: 4200-01
Date: February 20, 2024

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Public Notice Bylaw No. 1200, 2024

RECOMMENDATION

THAT Public Notice Bylaw No. 1200, 2024 be given first, second and third reading.

SUMMARY

To present a bylaw to provide for an alternative means of public notice for Council's consideration.

BACKGROUND

The *Community Charter* (the *Charter*) and the *Local Government Act* require the Village to provide public notice in accordance with section 94 of the *Charter* with respect to certain matters of public interest. Section 94.1 stipulates that notice must be published in a newspaper that is distributed at least weekly in the area affected by the subject matter of notice for two (2) consecutive weeks. In 2021, the *Charter* was amended by Bill 26, *Municipal Affairs Statutes Amendment Act No. 2, 2021*. With this amendment, section 94.2 was added to the *Charter* and local governments were given the authority to establish a bylaw to provide for alternative means of publishing a notice instead of by newspaper. In 2022, *Public Notice Regulation B.C. Reg 52/2022* (the *Regulation*, attached) came into effect and prescribed the principles that must be considered before adopting a bylaw under this section.

DISCUSSION

The *Charter* requires that at least two (2) means of publication be specified in the bylaw, excluding posting in the public notice posting places. Additionally, in accordance with the *Regulation*, the means of publication should be reliable, accessible, and suitable for providing notices in the view of Council.

The Village's current public notice practice is to place an advertisement in the Agassiz Harrison Observer. The Agassiz Harrison Observer still produces hard copy newspapers, however engaging newspaper carriers has been a challenge. Therefore, newspapers are not reaching a vast majority of residences in the Village. This hinders the Village's ability to ensure compliance with the public notice requirements as set out in section 94.1 of the *Charter*.

Attached for Council's consideration is a draft Public Notice Bylaw No. 1200, 2024. In addition to posting on the Village website, which is already the current practice, the proposed bylaw introduces direct mail via Canada Post as an alternative to newspaper advertising. In staff's view, this method of public notice is reliable and accessible to all who have a registered mailbox in the Village. In consultation with Canada Post, staff has determined that direct mail meets the suitability requirements of the *Regulation* as notices can be clearly and legibly posted on regular letter-sized paper, can be placed in the boxes by the required date with enough advanced notice and can be consulted more than once during the notice period by the recipient.

It is important to note that this bylaw does not alter the requirement to post notice in the public notice posting places. These are defined in Council Procedure Bylaw No. 1164, 2021 as the Village's website and the public notice bulletin boards. This proposed bylaw can only provide an alternative to newspaper publication. Additionally, pursuant to section 94.2(b) of the *Charter*, the notice must be published at least seven (7) days before the date of the matter for which notice is required. Staff is not recommending that any additional publication methods be added to the proposed bylaw, as those methods would then become mandatory for all statutory notices. Development Procedures Bylaw No. 1090, 2016 has been identified as requiring an update as part of the Planning Consultant's land development bylaws and associated documents review. Section 14.1 of the bylaw refers to newspaper advertisements and will need to be amended as it is inconsistent with this proposed bylaw. If this bylaw is adopted, staff will flag that section for updating.

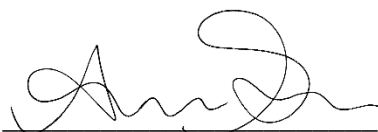
FINANCIAL CONSIDERATIONS

Notices required to be published by law are often lengthy, containing a lot of information and usually a map. Typically, a statutory notice needs to be on at least a ¼ page advertisement (4"x6") to be legible. The cost of such an advertisement in the Agassiz Harrison Observer is approximately \$600. Staff have been in contact with Canada Post who have advised that direct mail is available to the Village for \$0.18 per page and that there are 1,004 post office boxes. The total cost of supplies and distribution of direct mail is estimated to be approximately \$260, plus any staff time required. There are also full service printing companies that the Village can consider using in the future. In addition to the cost savings, direct mail ensures that large hardcopies of notices are distributed to residents in the absence of newspaper deliveries in the area.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:

A handwritten signature in black ink, appearing to read 'Scott Schultz', is positioned above a horizontal line.

Scott Schultz
Chief Financial Officer, Deputy CAO

Attachments (2): 1. Draft Bylaw No. 1200, 2024
2. Public Notice Regulation B.C. Reg 52/2022

A bylaw to provide for alternative means of publishing notice

WHEREAS the *Community Charter* and the *Local Government Act* require local governments to provide public notice on certain matters;

AND WHEREAS the Mayor and Council of the Village of Harrison Hot Springs has considered the principles for effective public notice as outlined in *Public Notice Regulation, B.C. Reg 52/2022*;

AND WHEREAS pursuant to section 94.2 of the *Community Charter*, the Mayor and Council of the Village of Harrison Hot Springs may, by bylaw, provide for alternative means of publishing notice;

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

1. CITATION

This bylaw may be cited as the Village of Harrison Hot Springs “Public Notice Bylaw No.1200, 2024”.

2. DEFINITIONS

For the purposes of this bylaw:

“Village” means the Village of Harrison Hot Springs

“Village Facebook Page” means the Village’s computer and internet-based technology information resource on the Facebook social media platform

“Village Website” means the electronic information resource at www.harrisonhotsprings.ca

3. ALTERNATIVE METHODS OF PUBLISHING NOTICE

1. Any notice required to be published in accordance with section 94 of the *Community Charter* must be published by:

- (a) Posting electronically on the Village website; and
- (b) Distributing advertisements via direct mail to all registered post office boxes in the Village of Harrison Hot Springs.

2. In the event that direct mail is not possible due to a mail service delivery disruption resulting from a post office closure, Canada Post worker strike or otherwise, public notice will be published by:

- (a) Posting electronically on the Village website; and
- (b) Posting electronically on the Village Facebook Page.

4. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this bylaw is, for any reason, held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this bylaw.

READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF , 2024

READ A FIRST TIME THIS DAY OF , 2024

READ A FIRST TIME THIS DAY OF , 2024

ADOPTED THIS DAY OF , 2024

Mayor

Corporate Officer



Community Charter

PUBLIC NOTICE REGULATION

B.C. Reg. 52/2022

Deposited and effective March 1, 2022

Consolidated Regulations of British Columbia

This is an unofficial consolidation.

B.C. Reg. 52/2022 (M55/2022), deposited and effective March 1, 2022, is made under the *Community Charter*, S.B.C. 2003, c. 26, s. 94.2.

This is an unofficial consolidation provided for convenience only. This is not a copy prepared for the purposes of the *Evidence Act*.

This consolidation includes any amendments deposited and in force as of the currency date at the bottom of each page. See the end of this regulation for any amendments deposited but not in force as of the currency date. Any amendments deposited after the currency date are listed in the B.C. Regulations Bulletins. All amendments to this regulation are listed in the *Index of B.C. Regulations*. Regulations Bulletins and the Index are available online at www.bclaws.ca.

See the User Guide for more information about the *Consolidated Regulations of British Columbia*. The User Guide and the *Consolidated Regulations of British Columbia* are available online at www.bclaws.ca.

Prepared by:
Office of Legislative Counsel
Ministry of Attorney General
Victoria, B.C.

Community Charter

PUBLIC NOTICE REGULATION

B.C. Reg. 52/2022

Definition

- 1** In this regulation, “**Act**” means the *Community Charter*.

Principles for effective public notice

- 2** (1) Before adopting, under section 94.2 of the Act, a bylaw providing for alternative means of publishing a notice, a council must consider the following principles:
- (a) the means of publication should be reliable;
 - (b) the means of publication should be suitable for providing notices;
 - (c) the means of publication should be accessible.
- (2) Means of publication are reliable if
- (a) they provide factual information, and
 - (b) publication takes place at least once a month or, if the means of publication is a website, the website is updated at least once a month.
- (3) Means of publication are suitable for providing notices if
- (a) they allow all information in a notice to be displayed legibly,
 - (b) they allow a notice to be published by the required date, and
 - (c) they allow a person to consult a notice more than once during the period from the date of publication until the date of the matter for which notice is required.
- (4) Means of publication are accessible if
- (a) they are directed or made available to a diverse audience or readership, and
 - (b) they are easily found.

Copyright © 2022, Province of British Columbia