

NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Monday, March 18, 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

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| 1. CALL TO ORDER | | |
| Meeting called to order by Mayor Wood 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 February 16, 2024 be adopted. | | Page 1 |
| (b) THAT the Special Council Meeting Minutes of February 20, 2024 be adopted. | | Page 3 |
| (c) THAT the Regular Council Meeting Minutes of February 20, 2024 be adopted. | | Page 7 |
| (d) THAT the Regular Council Meeting Minutes of March 6, 2024 be adopted. | | Page 19 |
| (e) THAT the Special Pre-Closed Council Meeting Minutes of March 8, 2024 be adopted. | | Page 21 |
| (f) THAT the Special Council Meeting Minutes of March 11, 2024 be adopted. | | Page 23 |
| 5. BUSINESS ARISING FROM THE MINUTES | | |
| 6. CONSENT AGENDA | | |
| i. Bylaws | | |
| ii. Agreements | | |
| iii. Committee/ Commission Minutes | | |
| iv. Correspondence | (a) Letter dated February 26, 2024 from UBCM Re: Flood Protection Working Committee Resolution 2023-RR32 | Page 27 |
| | (b) Letter dated March 7, 2024 from District of Hudson's Hope Re: Support for Bill 34 | Page 31 |
| 7. DELEGATIONS/PETITIONS | | |
| (a) Ross Buchanan Re: Interface Fire Prevention and Mitigation | | |

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| 8. CORRESPONDENCE | |
| (a) Letter dated December 10, 2023 from Ken Gisborne Re: Resignation from Advisory Planning Commission | Page 33 |
| 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 Planning Consultant dated March 4, 2024 Re: The Official Community Plan Bylaw No. 1184, 2022 Recommendations: THAT Official Community Plan Bylaw No. 1184, 2022 be reconsidered amended and read a third time; and THAT Official Community Plan Bylaw No. 1184, 2022 be adopted. | Page 35 |
| (b) Report of Planning Consultant dated March 4, 2024 Re: Zoning Bylaw Amendment No. 1193, 2023 Recommendation: THAT Zoning Amendment Bylaw 1193, 2023 be given third reading and adoption, subject to the following: | Page 111 |
| <ol style="list-style-type: none"> 1. A covenant being entered into to address the view corridor requirements, the voluntary offer for the building offsetting suggested setbacks, the proposed updated washroom building at Rendall Park and associated landscaping plans and maintenance requirements; 2. A report outlining how this development will reduce its overall carbon imprint; 3. The acceptance by Council of the Village's Fire Department review of the proposed planned interior structure concept to identify any potential fire safety risks associated with this proposed building; 4. The payment of a \$30,000.00 Community Amenity Contribution; 5. Entering into a works and services agreement with the inclusion of the additions recommended in CTS's Traffic and Parking Study, including the zebra crosswalk to be installed across Lillooet Avenue, and the installation of both a shelter and bench at the new bus stop location. This agreement must | |

also address the placement of sidewalks along both Spruce Street and Lillooet Avenue, that the development abuts against.

6. The developer entering into an agreement with the Village on the volume and location of new public street trees;
7. The developer entering into a Tree Retention Agreement;
8. A report prepared by a competent professional with at least 10 years of professional experience, and accepted by the Village, that addresses:
 - i. The estimation on the demand to be generated by the proposed development for water, and sewer services and in the case of any phased development, by each phase of the development;
 - ii. An analysis of the existing community water system and the existing community sewer system and outlining the options available for the supply and delivery of water and the provision of sewer services to the proposed development;
 - iii. The estimation of the amount of additional surface drainage that could be generated by the proposed development and the options available for on-site retention/absorption, collection, storage, and dispersal of such drainage;
 - iv. Identify, if applicable, the new capital works required for the proposed development for water, sewer, and the drainage systems and their cost and the potential funding sources for these expenditures; and
 - v. Performing an environmental systems assessment of the site.

(c) Report of Operations Manager dated March 4, 2024

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Re: Beach Intake and Water Treatment Plant Generators – Contract Award

Recommendation:

THAT the Operations Manager's report dated March 4, 2024 regarding the Beach Intake and Water Treatment Plant Generators contract award be received for information.

(d) Report of Chief Administrative Officer dated March 4, 2024

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Re: Appointment to Kent Harrison Joint Emergency Program Committee

Recommendation:

THAT Mayor and Council for the Village of Harrison Hot Springs approve the appointment of Ministry of Transportation and Infrastructure (MOTI) to the Kent Harrison Joint Emergency Program Committee (KHJEPC).

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| <p>(e) Report of Chief Administrative Officer dated March 4, 2024 Re: Regularly Scheduled Closed Meetings</p> <p>Recommendation:</p> <p>THAT Special Closed (in-camera) Meetings be regularly scheduled to be held at 6pm prior to each Regular Council Meeting (RCM).</p> | Page 131 |
| <p>(f) Report of Community Services Manager dated March 4, 2024 Re: Wind Data Update</p> <p>Recommendation:</p> <p>THAT the Community Services Manager's report dated March 4, 2024 regarding wind data update be received for information.</p> | Page 135 |
| 13. BYLAWS | |
| <p>(a) Sign Amendment Bylaw No. 1199, 2024</p> <p>Recommendation:</p> <p>THAT Sign Amendment Bylaw No. 1199, 2024 be adopted.</p> | Page 139 |
| <p>(b) Public Notice Bylaw No. 1200, 2024</p> <p>Recommendation:</p> <p>THAT Public Notice Bylaw No. 1200, 2024 be adopted.</p> | Page 141 |
| 14. NEW BUSINESS | |
| <p>(a) New Business from Councillor Allen Re: Advisory Planning Commission</p> <p>Recommendations:</p> <p>WHEREAS the Chair of the Advisory Planning Commission, Ken Gisborne, tendered his resignation in December 2023; and</p> <p>WHEREAS, as per the Advisory Planning Commission Bylaw No. 1006, Council may appoint up to six (6) members and the Chair to the Advisory Planning Commission and four (4) members are required to achieve quorum; and</p> <p>WHEREAS Chair Gisborne's resignation has reduced the total number of commission members to four (4), therefore be it resolved</p> <p>THAT Council accept Chair Gisborne's resignation with regret and thank him for his years of service on the Advisory Planning Commission; and</p> | |

THAT staff be authorized to put out a call for volunteers to fill the three (3) vacant positions on the Advisory Planning Commission.

- (b) New Business from Councillor Facio
Re: Accessible Free Parking Stalls

Recommendations:

THAT one short term, two-hour accessible parking stalls with parking fees waived be added to each block for residents with disabilities.

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

16. ADJOURNMENT



Amanda Graham
Corporate Officer

CANCELLED

CANCELLED

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

Friday, February 16, 2024

3:00 p.m.

**Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC**

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

COUNCIL ABSENT: Mayor Ed Wood

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

1. CALL TO ORDER

Deputy Mayor Allen called the meeting to order at 3:04 p.m.

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

4. ADJOURN TO SPECIAL CLOSED COUNCIL MEETING

Moved by Councillor Facio
Seconded by Councillor Vidal

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(1)(i) - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- 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

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federal government or both, or between a provincial government or the federal government or both and a third party.

**CARRIED
UNANIMOUSLY**
SC-2024-02-01

Ed Wood
Mayor

Amanda Graham
Corporate Officer

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

DATE: Tuesday, February 20, 2024
TIME: 1:00 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Deputy Mayor 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

ABSENT: Mayor Ed Wood

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
SC-2024-02-02

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT Council resolve itself into a Committee of the Whole.

**CARRIED
UNANIMOUSLY**
SC-2024-02-03

4. COMMITTEE OF THE WHOLE MEETING – ITEMS FOR DISCUSSION

(a) 2024-2028 Budget Presentation

The Chief Financial Officer provided a PowerPoint presentation of the draft 2024-2028 Financial Plan and highlighted points on general revenue, general expenses, grants, general capital projects, reserves, development cost charges and estimated tax revenues for 2024.

Moved by Councillor Vidal

THAT the tax multiplier rate for 2024 be set to reflect an equalized increase for each class of property.

**CARRIED
UNANIMOUSLY**
COW-2024-02-01

Moved by Councillor Facio

THAT the Draft 2024-2028 Budget be received.

**CARRIED
UNANIMOUSLY**
COW-2024-02-02

Moved by Councillor Facio

THAT the Committee of the Whole rise and report to Council.

**CARRIED
UNANIMOUSLY**
COW-2024-02-03

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

THAT Council adopt the report of the Committee of the Whole.

**CARRIED
UNANIMOUSLY**
SC-2024-02-04

5. DELEGATIONS/PETITIONS

None.

6. REPORTS FROM STAFF

None.

7. **BYLAWS**

None.

8. **QUESTIONS FROM THE PUBLIC**

Questions from the public were entertained.

9. **ADJOURNMENT**

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the meeting be adjourned at 2:54 p.m.

**CARRIED
UNANIMOUSLY**
SC-2024-02-05

Ed Wood
Mayor

Amanda Graham
Corporate Officer

CANCELLED

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

DATE: Monday, February 20, 2024
TIME: 7:00 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Deputy Mayor 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 (via Zoom)

ABSENT: Mayor Ed Wood

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

- The Chief Administrative Officer requested that a Report on Release of Closed Council Meetings Resolutions be added to the agenda as Reports from Staff item 12(i).
- Councillor Facio requested that "Oak Trees on Lillooet Avenue" be added under New Business.

Deputy Mayor Allen called Councillor Facio's request to add New Business out of order due to the trees being evidence in an investigation.

Councillor Vidal raised a point of order that late items are permitted to be added to the agenda as per Council Procedure Bylaw No. 1164, 2021.

Deputy Mayor Allen ruled the request to introduce this late item out of order.

Councillor Vidal requested an appeal of Deputy Mayor Allen's ruling pursuant to section 132 of the *Community Charter*.

Councillor Facio seconded Councillor Vidal's request for an appeal.

Deputy Mayor Allen put the question to Council "is the chair sustained?".

Councillors Facio and Vidal voted in opposition of sustaining the chair.

Deputy Mayor Allen's ruling on the point of order was overruled.

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(NO MOVER OR SECONDER)

THAT Councillor Facio's late item regarding the 4 oak trees on Lillooet Avenue be added to the agenda as item 14(b).

**COUNCILLORS FACIO, JACKSON AND VIDAL VOTED IN FAVOUR
OPPOSED BY DEPUTY MAYOR ALLEN**

- Councillor Vidal requested that "Official Community Plan Bylaw No. 1184, 2022" be added under New Business.

Councillor Vidal raised a point of order that discussion on this item should take place under New Business.

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT the following motion be added as item 14(c) under New Business:

THAT Official Community Plan Bylaw No. 1184, 2022 as amended to comply with section 473(3) of the Local Government Act be placed on the March 4, 2024 Regular Council Meeting for consideration of third reading and adoption.

CARRIED
OPPOSED BY DEPUTY MAYOR ALLEN
RC-2024-02-21

(NO MOVER OR SECONDER)

THAT the resolutions from the closed Council Meetings of November 6, 2023 and February 16, 2024 be added to the agenda under Reports from Staff as item 12(i).

COUNCIL VOTED IN FAVOUR UNANIMOUSLY

3. APPROVAL OF AGENDA

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the agenda be approved as amended.

CARRIED
UNANIMOUSLY
RC-2024-02-22

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4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the Special Pre-Closed Council Meeting Minutes of January 30, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2024-02-23

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the Regular Council Meeting Minutes of February 5, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2024-02-24

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the Public Hearing Record of February 6, 2024 be received.

**CARRIED
UNANIMOUSLY**
RC-2024-02-25

5. BUSINESS ARISING FROM THE MINUTES

None.

6. CONSENT AGENDA

- iv. (a) Letter dated January 31, 2024 from the City of Abbotsford
Re: Support for Resolution

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the consent agenda be received.

**CARRIED
UNANIMOUSLY**
RC-2024-02-26

7. DELEGATIONS/PETITIONS

None.

8. CORRESPONDENCE

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Council send a letter in support of the resolution put forward by the City of Abbotsford.

**CARRIED
UNANIMOUSLY**
RC-2024-02-27

9. BUSINESS ARISING FROM CORRESPONDENCE

None.

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

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director)
 - Attending a 2 day retreat on February 21 & 22, 2024
- Tourism Harrison – No Report
- Attended the Public Hearing for Zoning Amendment Bylaw No. 1193, 2023 on February 6, 2024
- Attended the Committee of the Whole budget meeting on February 20, 2024

Councillor Vidal

- Community Futures North Fraser Board of Directors
 - Attended a meeting on February 20, 2024
- Corrections Canada Citizen's Advisory Committee
 - Attended a meeting on February 7, 2024
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended the Public Hearing for Zoning Amendment Bylaw No. 1193, 2023 on February 6, 2024
- Attended the Follow Your Heart benefit concert on February 17, 2024
- Attended the Committee of the Whole budget meeting on February 20, 2024

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on February 8, 2024
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report

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11. MAYOR'S REPORT

- Attended the UBCM Housing Summit last week in Vancouver regarding four new bills and legislation on development
- Reported on researching the fuel load in Harrison and the threat of fire
- Reported that there will be a fire safety meeting on March 6, 2024

12. REPORTS FROM STAFF

- (a) Report of Chief Administrative Officer dated February 20, 2024
Re: FVRD Regional Growth Strategy Bylaw 1706, 2023

Moved by Councillor Facio
Seconded by Councillor Jackson

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.

**CARRIED
UNANIMOUSLY**
RC-2024-02-28

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

Moved by Councillor Facio
Seconded by Councillor Vidal

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

**CARRIED
UNANIMOUSLY**
RC-2024-02-29

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

Moved by Councillor Vidal
Seconded by Councillor Facio

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.

**CARRIED
UNANIMOUSLY**
RC-2024-02-30

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

Moved by Councillor Facio
Seconded by Councillor Vidal

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.

**CARRIED
UNANIMOUSLY**
RC-2024-02-31

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

Moved by Councillor Facio
Seconded by Councillor Vidal

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

**CARRIED
UNANIMOUSLY**
RC-2024-02-32

- (f) Report of Community Services Manager dated February 20, 2024
Re: Resort Municipality Initiative Contract

Moved by Councillor Facio
Seconded by Councillor Vidal

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.

**CARRIED
UNANIMOUSLY**
RC-2024-02-33

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Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT staff research other potential areas for the starlight skating rink and report back to Council with options and associated costs.

CARRIED
UNANIMOUSLY
RC-2024-02-34

- (g) Report of Operations Manager dated February 20, 2024
Re: RFIQ Consulting Services Award

Moved by Councillor Facio
Seconded by Councillor Jackson

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

CARRIED
UNANIMOUSLY
RC-2024-02-35

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- (h) Report of Planning Consultant dated February 20, 2024
Re: Consideration on the Issuance of a DVP (889 Hot Springs Road)

Moved by Councillor Vidal
Seconded by Councillor Jackson

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.

**CARRIED
UNANIMOUSLY**
RC-2024-02-36

- (i) Report of Chief Administrative Officer dated February 20, 2024
Re: Release of Closed Meeting Resolutions

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the following closed meeting resolutions be received for information at the February 20, 2024 Regular Council Meeting:

Moved by Deputy Mayor Vidal
Seconded by Councillor Facio

THAT information be forwarded to Lidstone and Company regarding the Harrison Hot Springs News and Views private Facebook page.

Amendment moved by Councillor Allen

THAT the motion be amended to include the Harrison Hot Springs Forum private Facebook page.

**MOTION FAILED
LACK OF SECONDER**

Deputy Mayor Vidal called the question on the main motion.

**CARRIED
OPPOSED BY COUNCILLOR ALLEN**
SIC-2023-11-09

At the February 16, 2024 Special Closed Council Meeting:

Moved by Councillor Vidal
Seconded by Councillor Jackson

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THAT Captain Bruce Malfait be appointed as Deputy Fire Chief for the Harrison Hot Springs Fire Department.

**CARRIED
UNANIMOUSLY**

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the Village of Harrison Hot Springs not pursue a replacement Section 16 Land Act Map Reserve for the 92.619 hectare plot of land legally described as District Lot 425, together with those parts of the West 1/2 of the Southwest 1/4 and the West 1/2 of the Northwest 1/4 of Section 7, Township 4, Range 28, West of the Sixth Meridian, Yale Division of Yale District; that part of the East 1/2 and Southeast 1/4 of Section 12, Township 4, Range 29, West of the Sixth Meridian, New Westminster District.

**CARRIED
UNANIMOUSLY**

CARRIED
OPPOSED BY DEPUTY MAYOR ALLEN
RC-2024-02-37

Councillor Vidal raised a point of order requesting clarification from the Corporate Officer as to whether further discussion regarding the Facebook page item from the closed meeting can take place at this meeting. Council agreed that the item should be discussed at a future meeting.

13. BYLAWS

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

Moved by Councillor Vidal
Seconded by Councillor Jackson

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

**CARRIED
UNANIMOUSLY**
RC-2024-02-38

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

Moved by Councillor Vidal
Seconded by Councillor Jackson

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

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**CARRIED
UNANIMOUSLY**
RC-2024-02-39

- (c) Report of Corporate Officer dated February 20, 2024
Sign Amendment Bylaw No. 1199, 2024

Moved by Councillor Facio
Seconded by Councillor Vidal

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

**CARRIED
OPPOSED BY DEPUTY MAYOR ALLEN**
RC-2024-02-40

- (d) Report of Corporate Officer dated February 20, 2024
Public Notice Bylaw No. 1200, 2024

Moved by Councillor Facio
Seconded by Councillor Jackson

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

**CARRIED
UNANIMOUSLY**
RC-2024-02-41

14. NEW BUSINESS

- (a) New Business from Councillor Allen
Re: Village Development Procedures Notice Requirements

Moved by Councillor Allen
Seconded by Councillor Jackson

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

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- 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.

MOTION FAILED
OPPOSED BY COUNCILLORS FACIO, JACKSON AND VIDAL

- (b) New Business from Councillor Facio
Re: Four Oak Trees on Lillooet Avenue

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the four oak trees on Lillooet Avenue be referred back to staff and that all of Council receive details on the legal investigation Councillor Allen referred to.

**CARRIED
UNANIMOUSLY**
RC-2024-02-42

- (c) New Business from Councillor Vidal
Re: Official Community Plan 1184, 2022

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT the Official Community Plan Bylaw No. 1184, 2022 as amended to comply with section 473(3) of the *Local Government Act* be placed on the March 4, 2024 Regular Council Meeting for consideration of third reading and adoption.

CARRIED
OPPOSED BY DEPUTY MAYOR ALLEN
RC-2024-02-43

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

Questions from the public were entertained.

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT the meeting be adjourned at 9:51 p.m.

**CARRIED
UNANIMOUSLY**
RC-2024-02-44

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Ed Wood
Mayor

Amanda Graham
Corporate Officer

CANCELLED

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

DATE: Wednesday, March 6, 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.

Pursuant to Section 131 of the *Community Charter*, Mayor Wood called for a reconsideration of the following motion passed at the February 5, 2024 Regular Council Meeting:

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.*

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 6, 2024

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

Councillor Vidal requested that the motion to be reconsidered be read again. Mayor Wood ordered Councillor Vidal to leave the meeting. Councillor Vidal refused. Mayor Wood ordered members of the public to clear the gallery. Councillor Jackson rose from his seat to address the audience. Mayor Wood ordered Councillor Jackson to leave the meeting. Councillor Jackson refused. Mayor Wood ordered Councillor Facio to leave the meeting. Councillor Facio refused.

The meeting was adjourned due to loss of quorum at 7:33 pm.

Ed Wood
Mayor

Amanda Graham
Corporate Officer

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

Friday, March 8, 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: Scott Schultz, Chief Financial Officer/Deputy CAO
Amanda Graham, Corporate Officer

1. CALL TO ORDER

Mayor Wood called the meeting to order at 1:02 p.m.

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

Moved by Councillor Facio
Seconded by Councillor Allen

THAT the agenda for the Special Pre-Closed meeting of March 8, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
SC-2024-03-01

4. ADJOURN TO SPECIAL CLOSED COUNCIL MEETING

Moved by Councillor Vidal
Seconded by Councillor Facio

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

*Village of Harrison Hot Springs
Minutes of the Special (Pre-Closed) Council Meeting
March 8, 2024*

**CARRIED
UNANIMOUSLY**
SC-2024-03-02

Ed Wood
Mayor

Amanda Graham
Corporate Officer

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

DATE: Monday, March 11, 2024
TIME: 1:00 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 Michie Vidal

Chief Administrative Officer, Tyson Koch
Chief Financial Officer, Scott Schultz
Corporate Officer, Amanda Graham

ABSENT: Councillor Allan Jackson

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.

2. INTRODUCTION OF LATE ITEMS

Moved by Mayor Wood
Seconded by Councillor Allen

THAT a late item from Mayor Wood Regarding Peace, Order and Good Government of the Village be added to the agenda under New Business as item 5(b).

**CARRIED
UNANIMOUSLY**
SC-2024-03-03

3. APPROVAL OF AGENDA

Moved by Councillor Allen
Seconded by Councillor Facio

THAT the agenda be approved as amended by removing New Business item 5(a) "Policy Recommendation" from the agenda and substituting it with the late item from Mayor Wood.

**CARRIED
UNANIMOUSLY**
SC-2024-03-04

*Village of Harrison Hot Springs
Minutes of the Special Council Meeting
March 11, 2024*

4. BYLAWS

- (a) Report from Chief Financial Officer dated March 11, 2024
Re: 2024-2028 Financial Plan Bylaw No. 1202, 2024

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the 2024-2028 Financial Plan Bylaw No. 1202, 2024 be introduced and given first reading.

**CARRIED
UNANIMOUSLY**
SC-2024-03-05

Moved by Councillor Vidal
Seconded by Councillor Allen

THAT the 2024-2028 Financial Plan be presented for public consultation at an Open House to be held in the last week of March, 2024 at Memorial Hall.

**CARRIED
UNANIMOUSLY**
SC-2024-03-06

5. NEW BUSINESS

- (a) New Business from Mayor Wood
Re: Urgent Matter Regarding Peace, Order and Good Government of the Village

Moved by Mayor Wood
Seconded by Councillor Allen

WHEREAS the Mayor has urgent concerns regarding peace, order and governance of the Village; and

WHEREAS The Mayor is the head and chief executive officer of the municipality and has the responsibility to provide leadership to the Council including by recommending bylaws, resolutions and other measures that, in the Mayor's opinion, may assist the peace, order and government of the municipality per section 116(1) and 116(2)(a) of the *Community Charter*; and

WHEREAS three councilors are preventing the Mayor from performing his duties by poisoning the workplace and Village with vexatious complaints and gossip all without merit, therefore be it resolved:

THAT Council direct the Corporate Officer to immediately draft a letter to the Minister of Municipal Affairs to immediately dissolve all of Council, including the Mayor and Chief Administrative Officer and to appoint a trustee to ensure continuity of Village business and peace and order.

*Village of Harrison Hot Springs
Minutes of the Special Council Meeting
March 11, 2024*

**MOTION FAILED
OPPOSED BY COUNCILLOR FACIO AND VIDAL**

6. QUESTIONS FROM THE PUBLIC

Questions from the public were entertained.

7. ADJOURNMENT

**Moved by Councillor Allen
Seconded by Councillor Facio**

THAT the meeting be adjourned at 1:23 p.m.

**CARRIED
UNANIMOUSLY**
SC-2024-03-07

Ed Wood
Mayor

Amanda Graham
Corporate Officer

CANCELLED

RECEIVED

MAR 12 2024



February 26, 2024

BY VILLAGE OF HARRISON HOT SPRINGS

Mayor Ed Wood
Village of Harrison Hot Springs
Box 160
Harrison Hot Springs, BC V0M 1K0

Dear Mayor Wood:

Re: Resolution 2023-RR32 Referred to UBCM Executive

A resolution co-sponsored by your community, 2023-RR2, was included in the 2023 Resolutions Book under the section for resolutions to be referred to the UBCM Executive for their consideration.

At the recent February Executive meeting, the Executive considered the resolutions referred to them from the 2023 Convention, including your resolution. The Executive were provided with the Resolutions Committee comments as outlined within the Resolutions Book, to assist them in their deliberations. A committee of the Executive, the Community Safety Committee, reviewed your resolution and provided feedback to the Executive to further assist them in their deliberations.

Upon review, the Executive chose to not endorse resolution 2023-RR32.

Should you have any questions, please contact Jamee Justason, Resolutions and Policy Analyst, at 604-270-8226 Ext. 100 or jjustason@ubcm.ca

Sincerely,

A handwritten signature in black ink that reads "Mandewo".

Councillor Trish Mandewo
UBCM President

Enclosure
CC District of Kent

February 26, 2024

Mayor Sylvia Pranger
District of Kent
Box 70
Agassiz, BC V0M 1A0

Dear Mayor Pranger:

Re: Resolution 2023-RR32 Referred to UBCM Executive

A resolution co-sponsored by your community, 2023-RR2, was included in the 2023 Resolutions Book under the section for resolutions to be referred to the UBCM Executive for their consideration.

At the recent February Executive meeting, the Executive considered the resolutions referred to them from the 2023 Convention, including your resolution. The Executive were provided with the Resolutions Committee comments as outlined within the Resolutions Book, to assist them in their deliberations. A committee of the Executive, the Community Safety Committee, reviewed your resolution and provided feedback to the Executive to further assist them in their deliberations.

Upon review, the Executive chose to not endorse resolution 2023-RR32.

Should you have any questions, please contact Jamee Justason, Resolutions and Policy Analyst, at 604-270-8226 Ext. 100 or jjustason@ubcm.ca

Sincerely,



Councillor Trish Mandewo
UBCM President

Enclosure

CC Village of Harrison Hot Springs

Whereas flooding is one of the most common natural disasters in British Columbia that impacts communities, flood plains, agriculture, and prominent First Nations lands;

And whereas flood risks continue to substantially grow due to climate change and the lack of pro-active flood management and protection such as regional flood risk assessment and flood protection program by the Province of British Columbia and the federal government:

Therefore be it resolved that UBCM be requested to establish a working committee consisting of local government, provincial, federal and First Nation members to address the future flooding disaster and to restore flood protection by completing and implementing a flood risk assessment to develop strategic flood protection for critical infrastructure and to build back resilient communities.

CONVENTION DECISION:

REFERRED TO UBCM EXECUTIVE

CANCELLED

CANCELLED

March 7, 2024

Via email: premier@gov.bc.ca

The Honourable David Eby, MLA
Premier of the Province of British Columbia

Delivered Via Email

Re: Support for Bill-34

Dear Premier,

The District of Hudson's Hope Council supports Bill-34 and the *Restricting Public Consumption of Illegal Substances Act*.

We believe that Bill-34 is a necessary step in addressing the ongoing crisis of drug addiction and overdose in our community. By restricting public consumption of illegal substances, we can create a safer and more welcoming environment for all residents, including children and families.

It is crucial that we continue to prioritize the health and safety of our community members and take action to address the harm caused by drug use in public spaces. We urge the Supreme Court to reconsider their decision and allow Bill-34 to be implemented so that we can better protect our community and prevent further harm.

The District of Hudson's Hope Council stands by its decision to support Bill-34 and will continue to advocate for the well-being of our residents. We are committed to creating a safe and thriving community for all and believe that restricting public consumption of illegal substances is an important step in achieving this goal.

Public spaces should be freely enjoyable by all community members and used for their intended purpose. While Council acknowledges that no person should feel compelled to engage in substance abuse alone and privately, but this should not come at the expense of degrading our public spaces.

Sincerely,

DISTRICT OF HUDSON'S HOPE

Travous Quibell

Travous Quibell, Mayor

TQ/am

cc. B.C. Municipalities and Regional Districts
Bob Zimmer, MP Prince George - Peace River – Northern Rockies
Dan Davies, Peace River North

CANCELLED

10-Dec-2023

Amanda Graham, Corporate Officer
Village of Harrison Hot Springs
Resort Municipality
PO Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

RE: Resignation from Advisory Planning Commission

Amanda,

It became evident during the APC meeting on the evening of 07 December that my frustration with the review limitation to Zoning Amendment Bylaw changes got in the way of my performing my duties effectively on the APC.

As a member of the APC, and especially as designated Chairman, I must be able to dispassionately look at the material, as presented, and provide my best advice back to Mayor, Council, and Village personnel. I failed to adhere to that premise on Thursday, and for that I apologize. A Chairperson must be able to keep control over the progress of a meeting and the process it follows, and there was too much of a free-for-all at that meeting...that is on me.

I have been a member of the APC for a few years now, and before that, a member of the Age Friendly Committee. I believe it is time for me now to step aside and let another community member take my place on the APC. Please accept this letter as formal notice of my resignation from the Advisory Planning Commission effective immediately.

Finally, I would like to personally thank you for the manner in which you provide guidance and advise during the meetings we both have been attendance at. I find your level of professionalism to be of high standard. My very best wishes to you in your continued endeavours.

Sincerely,



Kenneth D. Gisborne, MA, CPP

CANCELLED

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council

DATE: March 4, 2024

FROM: Ken Cossey, MCIP, RPP
Planning Consultant

FILE: 3900-001

SUBJECT: The Official Community Plan Bylaw No. 1184, 2022

ISSUE:

Consideration of 3rd reading and adoption of Bylaw No. 1184, 2022.

BACKGROUND:

At the October 16th/18th Regular Council Meeting, it was brought to staff's attention that as per Section 473(3) of the *Local Government Act*, OCP Bylaw No. 1184, 2022 did not contain targets for greenhouse gas emissions. The section of the bylaw that speaks to this issue was taken from the current OCP Bylaw No. 864, 2007. Earlier versions of Bylaw No. 1184, 2022 contained the target, however, a portion of the sentence was inadvertently removed from the bylaw during the editing process. Staff have made the necessary technical changes, which can be located in the text of Goal 10 on page 3 of Schedule A. The sentence in question now reads as follows:

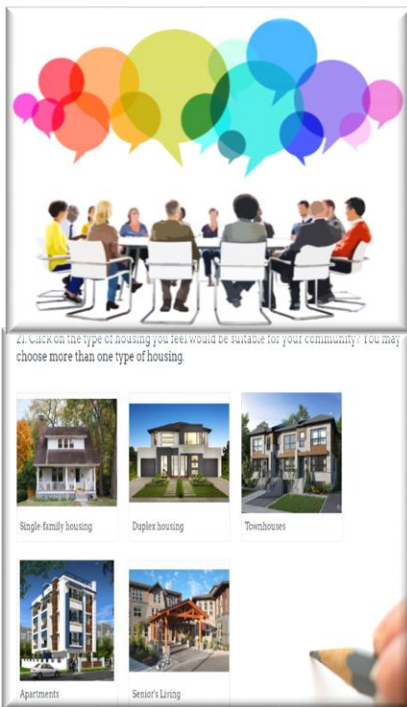
Recognizing the importance of long-term emission reductions and the significance of the Provincial government's targets, the Village of Harrison Hot Springs will strive to reduce community greenhouse gas emissions to 16% below 2020 levels by 2030.

Attached is an updated version of the bylaw.

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

OVERALL ENGAGEMENT APPROACH RECAP

2022 Public Consultation events



Village's Website – the site was created. The address for the site was

[OCP Village Vision | Harrison Hot Springs](#)

Two In-person Pop-Up Events – held on April 5 and 6 and again on June 22 and 23. Collectively these two events attracted fifty people.

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

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

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

2022 Public Consultation and Referral Comments

Government Agencies

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

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

Referral letters and copies of the draft bylaw were sent to

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

- a. The Village's Advisory Planning Commission

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

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

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

Referral Comments

1. APC comments – meeting motions of August 30th, 2022

The two motions that were made, during this meeting;

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

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

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

2. Fraser Valley Regional District – "the Village of Harrison Hot Springs Official Community Plan is consistent with the current Regional Growth Strategy and the draft Regional Growth Strategy currently under development".
3. The Ministry of Transportation and Infrastructure – no comments on the OCP. They also provided a reminder that access to Highway #9/Hot Springs Road, will require an access permit from the Ministry of Transportation and Infrastructure.
4. The Village of Harrison Hot Springs Fire Department - the Village of Harrison Hot Springs Fire Department has reviewed the draft OCP (Bylaw No. 1184, 2022) and supports the inclusion of Development Permit Area for Wildfire Protection. The Department encourages the Village to treat the Community Wildfire Protection Plan (2017) as a living document which should be updated on a regular basis. The Department notes that effective Interface Wildfire Protection will require additional training and resources for the Fire Department, along with significant efforts in education,

permitting and bylaw enforcement. The Fire Chief recommends further assessments be undertaken as development moves forward in the Village.

5. Sts'ailes First Nation - Morgan Ritchie, PhD, Xwilexmet Heritage & Environment Manager, who reviewed the draft OCP, Bylaw 1184, 2022 on behalf of Sts'ailes. He requested that additional information be included in the OCP under Section 2, *Community Vision and Goals of the Plan*. Please note that the Village's past CAO reviewed the submission and found it to be consistent with Council's commitment to reconciliation and maintaining the close working relationship with Sts'ailes leadership.

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

Public Hearing Comments

1. No agricultural land uses are inside the village boundary. This is true however we have ALR designated land and the ALC sees agriculture as a primary use of ALR designated land. We have noted the area designated as ALR on Map #1. No changes were recommended to the OCP.
2. East Sector Lands – there was some concern that the wording in certain sections indicates that the East Sector lands are being developed and some sort of “secret negotiations” were taking place. This comment is baseless, however upon a review of the OCP and to clear up this confusion the following happened.
 - a. Page 6 – the following sentence was deleted in its entirety, “Portions of the East Sector are recognized as under negotiation with the Provincial Agricultural Land Commission”.
 - b. Under s 3.8.2 – the following policy was revised as outlined below,
“The primary community interest lies in protecting the important ecological values in this area, managing the drainage regime, providing for recreation/nature trails linked to the overall trail system for the Village. , and ensuring any future development, if at all, is coordinated with the phased expansion of services. Future planning, including the crownland area once the designation has been removed, must address the environmental, hazard protection and drainage management requirements, along with the conservation and recreation opportunities in the area.”
3. The Aging in Place concept was not being addressed. This concept is addressed in two places, in the Harrison Hot Springs Housing Needs Report, 2019 and in s 3.3 of the proposed OCP. Please note that we have

tied the OCP in with the Housing report and developed housing policies based upon this report. No changes were recommended to the OCP.

4. Under Goal #3 replace “Develop tourism and recreation feature activities for the benefit of residents and visitors with “Develop **recreation features activities** and **tourism** for the benefit of residents and visitors.”

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

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

2023 Public Consultation Events and Comments

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

2023 Open House Comments

Council reviewed these comments in an earlier report.

OCP RELATED COMMENTS

Note – not listed in any order.

- Keep small town appeal (3)

Staff comments on this issue:

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

- Goals – using old goals (2)

Staff comments on this issue:

Even though two recent comments have indicated that we are using goals that are 16 years old, the past community input process used

indicates that there is still strong community support for the use of the current vision and the ten (10) related goals as the basis for the updated OCP.

- Standard facades (2)

Staff comments on this issue:

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

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

Staff comments on this issue:

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

“(e) Order an owner or Occupier of real property to undertake any actions directed by the Fire Chief or other authorized person authorized by the Administrator for the purpose of removing or reducing anything or condition that person considers is a fire hazard or increases the danger of fire;”

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

- Affordable seniors housing

Staff comments on this issue:

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

- Retail opportunities

Staff comments on this issue:

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

- Reduce Greenhouse Gas (GHG) issues and Wildfire risks

Staff comments on this issue:

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

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

Staff comments on this issue:

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

- Preserve site and viewpoints

Staff comments on this issue:

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

- More retail in the south area

Staff comments on this issue:

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

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

Staff comments on this issue:

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

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

2023 Public Hearing

Written Submissions

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

Public Hearing Comments – not listed in any order

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

Staff Comments:

- a. The granting of water lots is a provincial issue, and the designation has been provided to reflect the current activities that may be permitted on this site, as per the requirements of the Zoning Bylaw. No changes to the OCP are required.
- b. Parkland is located at the corner of Lillooet Avenue and Rockwell Drive. Upon a discussion with the Village's Parks section, we do not have a park at this location. This is reinforced with a review of the 2008 Parks and Trail Report, which indicates that there is no park in this location. No changes to the OCP are required.
- c. The East Sector site being questioned is legally described as; the East half of the NE Quarter S 12, Twp 4 Rge 29, W6M except:

Firstly: Part on Plan 28454

Secondly: Part on Plan 58309

New Westminster District.

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

Please see the section entitled Nature under the Charges, Liens, and Interests section. Note the wording “Possibility of Reverter” and the Registration Number T90719. The Village has been given a conditional grant to exclusively use the site for as long as the Village requires for “public recreational purposes only”. The Village cannot sell or subdivide the parcel of land, and the province can take back the parcel from the Village once the Village is finished using it for public recreational purposes. Essentially, the

Village has exclusive access of use for the parcel but does not own the parcel of land. No changes to the OCP are required.

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

Staff Comments:

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

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

Staff Comments:

- a. Campbell Lake Trail – is also advertised as the Harrison Grind. On the Tourism Harrison website, the trail is mapped out as Campbell Lake Trail (also known as the Harrison Grind). In the Parks and Trail Report it is referred to as Campbell Lake Trail. No changes are required for the OCP.
- b. Various trails are not identified on the OCP map. The trails identified on Map #4 are controlled by the Village office. Various other trails, not identified on Map #4 are either controlled by another agency, located on private land, or a combination of the two, and this includes;
 - i. Lucas Trail;
 - ii. Bridle Path Trail;
 - iii. Spirit Trail;
 - iv. Whippoorwill Point/Sandy Cove Trail;
 - v. Hot Springs Source Trail;
 - vi. Beaver Pond Trail;
 - vii. Side Hill Trail;
 - viii. Otter Slide Hill;
 - ix. Quarry Trail; and
 - x. Tall Grass Trail.

No changes are required for the OCP.

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

Staff Comments:

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

No changes are required for the OCP.

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

Staff Comments:

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

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

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

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

No changes are required for the OCP.

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

Staff Comments:

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

2022-2023 Total Community Participation

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

RECOMMENDATIONS:

Staff recommends the following:

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

Respectfully Submitted:



Ken Cossey, MCIP, RPP,
Planning Consultant

REVIEWED BY and Concurrence
With the RECOMMENDATIONS:



Tyson Koch
Chief Administrative Officer

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

CANCELLED

TITLE SEARCH PRINT

File Reference:

2023-05-30, 09:09:53

Requestor: Debra Key

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

Title Issued Under SECTION 172 LAND TITLE ACT

Land Title District
Land Title Office NEW WESTMINSTER
NEW WESTMINSTER

Title Number
From Title Number T90718E
CROWN

Application Received 1981-08-26

Application Entered 1981-09-11

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

Taxation Authority Harrison Hot Springs, Village of

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

Legal Notations

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

Charges, Liens and Interests

Nature:

Registration Number:

Registration Date and Time:

Registered Owner:

Remarks:

POSSIBILITY OF REVERTER

T90719

1981-08-26 09:41

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF
BRITISH COLUMBIA

SEE T90718E

TITLE SEARCH PRINT

File Reference:

2023-05-30, 09:09:53

Requestor: Debra Key

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

CANCELLED

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



T90718

T90719

No. 1171

1182

Province of British Columbia

LAND ACT

Director, Surveys and Land Records
Ministry of Lands, Parks and Housing

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

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE that We do by these presents, for Us, Our heirs and
successors, in consideration of the sum of
One dollars to Us paid, give and grant unto
THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS

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

~~and do hereby confirm the same to the said Corporation of the Village of Harrison Hot Springs~~ in the
Province of British Columbia, to have and to hold the said Parcel or
Lot of Land, and all and singular the premises hereby granted, with
their appurtenances, unto the said
THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS

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

IN TESTIMONY WHEREOF We have caused these Our Letters to be made
Patent and the seal of office of Our Minister of Lands, Parks and
Housing of Our Province of British Columbia to be affixed and attested
by him or his duly authorized signatory on Our behalf at the City of
Victoria, this 22nd day of July, 1981.

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

R. H. Phons.
Minister of Lands, Parks and Housing
or his authorized signatory

90713

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

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

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

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

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

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

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

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

NATURE OF INTEREST:
Fee-simple ☒ Charge ☐

HEREWITH FEES OF \$ NIL CROWN GRANT

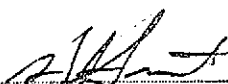
ADDRESS of person entitled to be registered as owner, if different than in instrument THE CORPORATION OF THE VILLAGE

Legal description of instrument being submitted OF HARRISON HOT SPRINGS

Application MINISTRY OF LANDS, PARKS AND HOUSING

Full name, address, telephone number of person presenting application

MINISTRY OF LANDS, PARKS AND HOUSING


Signature of applicant or authorized agent

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

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

NATURE OF INTEREST:
Charge ☐ Fee-simple ☒

HEREWITH FEES OF \$ NIL POSSIBILITY OF REVERTER


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

Legal description of instrument being submitted with this application OF THE PROVINCE OF BRITISH COLUMBIA

Application MINISTRY OF LANDS, PARKS AND HOUSING

Full name, address, telephone number of person presenting application

MINISTRY OF LANDS, PARKS AND HOUSING


Signature of applicant or authorized agent

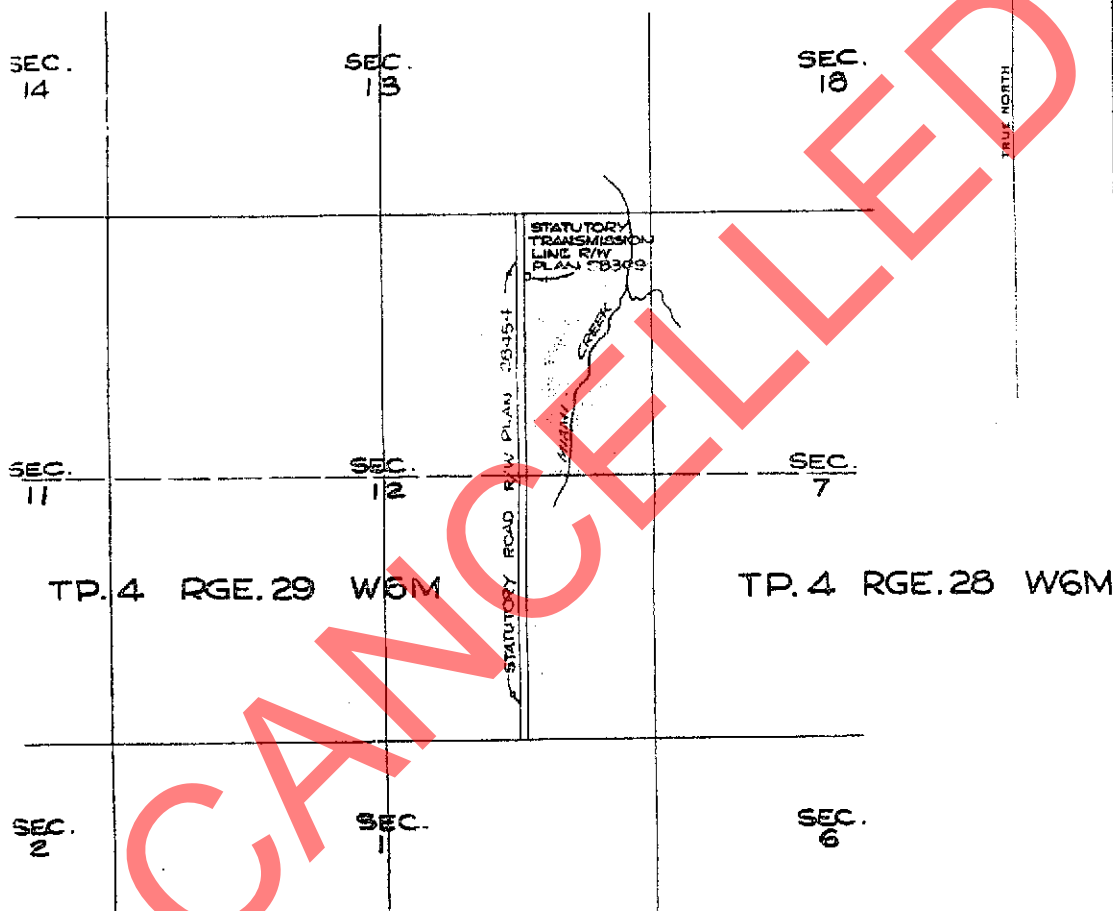
Traced by...
Compared by...

British Columbia T90713

Crown Grant No. 1171
1182

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

Scale, One Inch = 20 Chains





Province of
British Columbia

Ministry of Lands,
Parks and Housing

Parliament Buildings
Victoria
British Columbia
V8V 1X4

JUL 22 1981

Director, Surveys and Land Records

220 - 345 Quebec Street
Victoria, B. C. V8V 1X5 (Phone: 367-3659)

Within Agricultural Land Reserve

OUR FILE 0183881

90718

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

Dear Sir or Madam:

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

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

Crown Grant No. 1171/1182

Date: July 22, 1981

Grantee: THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS

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

Location: Harrison Hot Springs

, containing 31.30 hectares
(approx.)

Assessment District: Chilliwack

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

Alan McKenney
Director of Surveys and Land Records

Copy to:

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

/pb
bcgev

1. 131 (R5/80) o

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

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

CANCELLED



HARRISON HOT SPRINGS

Naturally Refreshed

OFFICIAL COMMUNITY PLAN

BYLAW NO. 1184, 2022

CANCELLED

VILLAGE OF HARRISON HOT SPRINGS

OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022

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

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

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

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

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

Title

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

Purpose

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

Application of the Bylaw

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

Severability and Definitions

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

REPEAL

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

READINGS AND ADOPTION

READ A FIRST TIME THIS 24TH DAY OF AUGUST 2022

AMENDED AND READ A SECOND TIME THIS 24TH DAY OF AUGUST 2022

PUBLIC HEARING HELD THIS 20TH DAY OF SEPTEMBER 2022

RECONSIDERED AMENDED AND READ A THIRD TIME THIS 23RD DAY OF SEPTEMBER 2022

RESCINDED SECOND AND THIRD READING THIS 14TH DAY OF MARCH 2023

AMENDED AND READ A SECOND TIME THIS 19TH DAY OF JUNE 2023

SECOND PUBLIC HEARING HELD THIS 9TH DAY OF AUGUST 2023

RECONSIDERED AMENDED AND READ A THIRD TIME THIS ____ DAY OF _____, 2023

ADOPTED THIS ____ DAY OF _____, 2023

Mayor

Corporate Officer

CANCELLED

CANCELLED

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

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1.0 INTRODUCTION

1.1 Purpose of the Official Community Plan

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

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

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

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

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

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

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

2.0 COMMUNITY VISION AND GOALS OF THE PLAN

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

2.1 Vision of the Plan

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

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

2.2 Goals of the OCP

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

Goal 1: Provide efficient, equitable and affordable public services

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

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

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

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

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

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

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

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

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

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

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

Goal 7: Manage traffic and parking and promote transportation alternatives

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

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

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

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

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

Goal 10: Reduce community greenhouse gas emissions

Recognizing the importance of long-term emission reductions and the significance of the Provincial government's targets, the Village of Harrison Hot Springs will strive to reduce community greenhouse gas emissions to 16% below 2020 levels by 2030. The strategy to achieve this goal is to encourage a compact and complete Village centre, facilitate and re-design transportation infrastructure and services that increase alternative transportation and reduce private vehicle use, encourage more energy-efficient buildings and renewable, low-carbon energy sources, and reduce waste generation and landfill disposal.

2.3 Village Profile

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

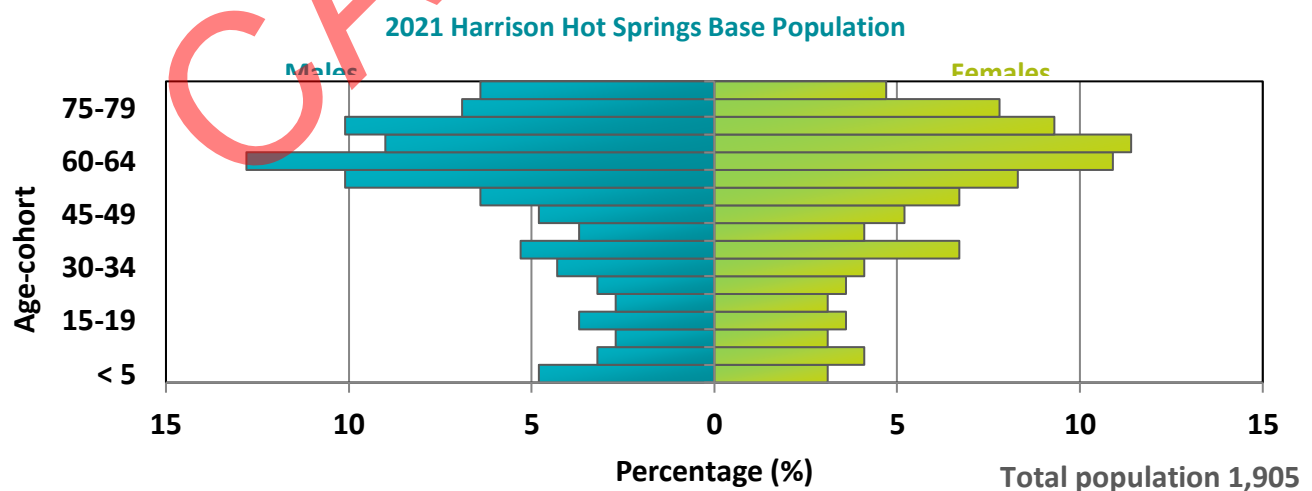
In addition to the developed tourism industry the Village has experienced a growth in the number of business licenses issued since 2015. The number of business licences issued has grown by almost 85% over the past seven (7) years, as outlined in the chart below.

Business Licenses Issued (2015-2022)

Source: Village Office, 2022

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

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



2.4 Regional Context Statement

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

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

Increase Transportation Choice and Efficiency

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

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

Support and Enhance the Agriculture Sector

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

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

Manage Urban Land Responsibly

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

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

Develop a Network of Sustainable Communities

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

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

Protect the Natural Environment and Promote Environmental Stewardship

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

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

Protect and Manage Rural and Recreational Lands

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

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

Achieve Sustainable Economic Growth

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

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

Manage Water, Energy Resources and Waste Responsibly

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

2.5 Indigenous Context and History

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

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

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

2.6 Public process utilized for the development of this OCP

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

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



3.0 DEVELOPMENT FRAMEWORK

3.1 Overall Development Concept

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

Village Centre:

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

Lakeshore Development:

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

Residential Development:

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

Tourism Development:

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

Park and Trail System Development:

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

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

3.2 Village Housing

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



Future Housing Needs

General

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

Seniors

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

Workforce

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

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

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

3.3 Objective:

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

Progress can be measured by:

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

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

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

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

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

3.4 Community Amenity Contributions (CAC)

Community amenities are contributions agreed to by an applicant/developer and the Village of Harrison Hot Springs, as a part of a rezoning review and process. The offer of a CAC is strictly voluntary, and if the applicant/developer and the Village agree to use the CAC then the CAC will be obtained when the Village decides to adopt the rezoning bylaw. The use of the CAC cannot be delegated to either a building official or the Approving Officer.

The following list provides examples of CACs that may be appropriate, depending on the circumstances:

- a. Contribution of land for a civic or institutional use;
- b. Contribution to any community safety infrastructure and equipment;
- c. Contribution of land for special groups housing or affordable housing;
- d. Improvements to public facilities or public buildings;
- e. Heritage conservation;
- f. Provision of park improvements or park land (beyond statutory requirements);
- g. Protection of environmentally significant areas beyond minimum requirements;
- h. Public realm improvements beyond statutory requirements (i.e., public plaza, pedestrian and cycling linkages, community art);
- i. Contribution of land for the purpose of watershed protection;
- j. Viewscape protection;
- k. Neighbourhood enhancement project; and
- l. Provision of cash to the Village of Harrison Hot Springs Amenity Fund (i.e., recommended contribution of \$1,000 per residential unit to be constructed in the development, or as adjusted periodically) for a future Community Amenity.

3.4.1 Council policies:

- a. Council may choose to accept CACs where it considers that the Village's future budgets will be able to support the estimated lifecycle costs of operating, maintaining, and repairing the Community Amenity.
- b. If applicable, CACs will be negotiated on a case specific basis as each Development proposal is unique.
- c. Staff are hereby authorized to negotiate with an applicant, as and when required. The final decision on the CAC offer rests with the Council.

3.5 Development Approval Information Areas

3.5.1 Areas Designated

- a. This OCP has designated all Development Permit areas as Development Approval Information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.
- b. This OCP also designates all areas that may be rezoned in any of the following designated areas, the Lakeshore, the Marine Tourist Commercial, the Waterfront Commercial, Village Centre, and the Tourist Commercial areas, as Development Approval Information areas in accordance with provincial legislation in order to assist the residents understand what, if any, the impacts on the Village that may result if the application is approved.
- c. The East Sector Special Planning Area.
- d. The rezoning of any lands that results in ten (10) or more residential dwelling units, being developed.

3.6 Greenhouse Gas Emission Reduction Policies and Actions

The Village will undertake the following actions with the aim of achieving the community emissions reduction. In many cases, these actions will build upon actions already planned, commenced, or undertaken by the Village.

Cross-Cutting, Strategic Actions

Continue to participate in regional discussions and plans relating to energy, climate change and sustainability, and continue to work with other jurisdictions to learn from their experience.

Land Use Actions

- i. Continue the process of updating the zoning bylaw to incorporate provisions that encourage compact, complete community development.
- ii. Explore density incentives where appropriate – for example, density for cash contributions to off-site parking.
- iii. Continue to identify opportunities for tourism tax-funded infrastructure improvements that support emissions reductions and tourism, such as walkability.
- iv. Continue to encourage the development of local services such as grocery stores, which can service many of the day-to-day needs of residents and visitors; consider the accessibility of regional services in this work.

Transportation Actions

- i. Continue to advocate and work with partners to develop transit solutions to/from Harrison Hot Springs and major destinations, also aimed at reducing fossil fuel consumption.
- ii. Continue setting up electric car charging stations.

Buildings Actions

- i. Develop a green building/energy efficiency standard or checklist with the Fraser Valley Regional District Building Inspection Department.
- ii. Develop and promote incentives aimed at improving energy efficiency and utilizing renewable energy in new construction and existing buildings.

Energy Supply Actions

- i. Pursue utilization of alternative, low carbon energy sources and systems including geothermal/waste heat and district energy for the Village Centre and engage community partners in this process.

Waste and Resource Management Actions

- i. Continue to pursue expansion and/or enhancement of services that will reduce waste disposal and landfilling, particularly organic food waste that contributes to landfill gas emissions.
- ii. Expand waste reduction education efforts widely in the Village and use this as an avenue for broader greenhouse gas emissions reduction education.

Energy and Climate Change

- i. Promote energy conservation, transportation efficiency and public transit in public infrastructure investments and development planning.
- ii. Encourage energy conservation and efficiency and other green building measures in proposals for new tourist accommodation facilities and major public facilities, including future redevelopment of the Memorial Hall.

3.7 Sand and Gravel Deposits

There are no active or known sand and gravel pits located within the Village boundaries.

3.8 The East Sector Special Planning Area

3.8.1 Land tenure and environmental information

Background

The East Sector Special Planning Area consists of about 162 hectares of land east of McCombs Drive, including the western slopes of Bear Mountain. The area is undeveloped and heavily wooded, and much of it lies within the Agricultural Land Reserve. A portion of the area is held by the Village (34 ha), with a portion of the area privately held (29 ha) and the balance under provincial crown land designation (99 ha).

The East Sector contains a major section of the Miami River and its eastern tributaries and various remnant wetlands and bogs. Complex drainage patterns exist in the area and affect the lowland water management and flood protection of the residential areas. The majority of the area is covered by mixed coniferous/ deciduous forest. Portions of the area are inundated with water during certain periods.

Several designated rare and endangered species and threatened species of plants and animals occur in the East Sector Area, including the extremely rare Pacific water shrew. Future planning of the area must provide for the protection of:

- a. two rare plant communities (black cottonwood/red-osier dogwood and black cottonwood/sitka willow) associated with wetland and lowland habitat on the northern portion of the East Sector;
- b. a sphagnum bog on private lands containing locally rare vegetation and an adjacent trembling aspen stand;
- c. various stands of mature Douglas fir and big leaf maple found throughout western portions of the East Sector that have significant wildlife trees; and
- d. the aquatic and riparian habitats of the Miami River watershed.

3.8.2 Land Development Policies

The primary community interest lies in protecting the important ecological values in this area, managing the drainage regime, providing for recreation/nature trails linked to the overall trail system for the Village.

Objectives

- a. Provide clear direction for the ecological protection and future use of the East Sector in a manner consistent with the Goals of this OCP and based on thorough knowledge of the physical and natural resource features of the area - both opportunities and constraints, and on thorough consultation with the community, the Agricultural Land Commission and the Ministry of Agriculture and Lands.
- b. Ensure that public amenity values in this area, such as the Miami River corridor and trail systems, are preserved and enhanced for the future use and enjoyment of the entire community.

3.9 Areas Subject to Hazardous Conditions

Background

The Village contains some known areas that are subject to hazardous conditions. These areas include the steep slopes at both the eastern and western boundaries of the Village. Significant portions of the Village are located within the floodplain, and new development is subject to flood proofing requirements. Details of the geotechnical and flooding hazard assessment are provided by Thurber Engineering Ltd. in a report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. report entitled, 'Hazard Lands - Secondary Study'. Other hazards include the potential for interface fires in the forested areas on the east and west sides of the Village.

Objectives

- a. Identify known areas that are subject to hazardous conditions.
- b. Control development in areas that are subject to hazardous conditions and ensure that measures have been taken to address the hazards.
- c. Set out the requirements or standards for developments within these areas subject to hazardous conditions, primarily through floodplain designation and Development Permit Areas.

Policies

Steeply Sloped Areas

- a. New Developments within these areas will require a Development Permit in accordance with the provisions of this OCP.

Areas Subject to Flooding

- a. To protect development from flooding, the areas within the Village, the Flood Construction Level will be set at 14.55 metres elevation above sea level, as amended from time to time.
- b. The use of a floodplain covenant may be utilized.

- c. Developers are encouraged to review the Flood Control Requirements section of the *Village's Zoning Bylaw, 1115, 2017*, as amended from time to time.

Areas Exposed to Interface Fire Potential

- a. New Developments within this area will require a Development Permit issued in accordance with the provisions of this OCP, as amended from time to time.

3.10 Environmentally Sensitive Areas

Background

Continuation on the protection of the natural environment is one of the major priorities expressed by residents during the community input process. Environmentally sensitive areas are special natural areas in Harrison Hot Springs that have particular ecological values or functions and that are generally sensitive to the impacts of development. This includes the Miami River and their watersheds, the various natural habitats in the East Sector, and other natural resource values associated with the steep slopes and with Harrison River.

Objectives

- a. Protect the natural beauty and environmental integrity of the community by paying particular attention to the forested areas, Miami River, Harrison Lake, and Harrison River.
- b. Identify the environmentally sensitive areas of the community through a comprehensive inventory of important natural areas and features, including natural areas that affect the drainage and ecological functions of the Miami River.
- c. Ensure environmentally sensitive areas identified are protected through development controls such as the use of Development Permit Areas and other mechanisms.
- d. Encourage the protection and rehabilitation of Miami River through community initiatives and drainage management.

Policies

- a. To develop an inventory of environmentally sensitive areas in the community and to identify conservation requirements for important natural areas and features.
- b. To actively support the community efforts to protect and rehabilitate the Miami River, and to implement the provincial and federal governments' requirements for streamside protection.
- c. To designate environmentally sensitive areas as Development Permit Areas that recognize the special natural features that require appropriate protection and enhancement measures.

4.0 DEVELOPMENT PERMIT AREAS

i. Development Permit Requirements

Development Permit Areas will be established under s.488 of the *Local Government Act*, as amended from time to time. The purpose of these areas is to provide flexibility to accommodate development while meeting certain specified development, hazard protection or environmental objectives on the site. Development permits may vary aspects of a regulatory bylaw, excluding the permitted land use and density requirements.

This Official Community Plan has designated all development permit areas as development approval information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.

ii. Conditions Where Development Permits Are Not Required

Development Permits are not required within the specified development permit areas under the following conditions:

- a. for an internal alteration which does not affect the outer appearance of the building;
- b. within the Lakeshore Development Permit Area, for the replacement, upgrading or repair of the external covering of existing buildings (i.e., roofing or siding) with similar materials
- c. within the Riparian Protection Development Permit Area as per the Riparian Area Protection Regulations, as amended from time to time.

iii. Emergency or Municipal works

A development permit is not required:

For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors. Emergency procedures to prevent, control or reduce erosion, or other immediate threats to life and property including:

- i. Emergency actions for flood protection, wildfire protection and erosion protection;
- ii. Clearing of an obstruction from bridge, culvert, or drainage flow; repairs to bridges and safety fences in accordance with any federal or provincial Act;
- iii. Removal of hazardous trees that present a danger to the safety of persons or are likely to damage public or private property;
- iv. For restoration works under the supervision of a qualified professional.

iv. Wildfire development permit areas

A permit is not required:

- i. For internal alterations of a building.
- ii. For the removal of trees or other plant materials.
- iii. For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors.

4.1 Lakeshore Development Permit Area



4.1.1 Category

The Lakeshore Development area is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* as amended from time to time, to establish objectives and guidelines for the form and character of commercial and multi-family residential development.

4.1.2 Area

The Lakeshore Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.1.3 Justification

Commercial and multi-family residential development in the Lakeshore Area is designated within a Development Permit Area in response to the following objectives:

- a. Recognize the Lakeshore Area as a critical area due, in part, to its high potential for major new development and redevelopment.
- b. Ensure a high quality of both tourist-oriented commercial development and new residential development.
- c. Encourage uses, building design and landscaping which build on the unique opportunities presented by Harrison Lake, the beach, and the surrounding area.
- d. The use of the design guidelines for development within the Lakeshore Area will help to maintain the Village character, promote compatibility and architectural integrity with existing development, and help to preserve views.

4.1.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

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

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

4.1.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Lakeshore Development Permit must include:

Site Plan

A detailed, professionally prepared Site Plan showing parking layouts, all existing and proposed development.

Concept Plan

A Concept Plan showing context photos, colour elevation drawings and a list of materials to be used.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

An On-Site Parking Plan

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

CANCELLED

4.2 Tourist Commercial Development Permit Area

4.2.1 Category

The Commercial area is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* as amended from time to time, to establish the objectives and guidelines for the form and character of any commercial development.

4.2.2 Area

The Tourist Commercial Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.2.3 Justification

Commercial development is designated within a Development Permit Area in response to the following objectives:

- The design of the Commercial uses must be in a manner that complements the visual character of the Hot Springs Road corridor and avoids conflicts with adjacent land uses.

4.2.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design guidelines also include the following:

- a. Creation of a "commercial strip" image must be avoided by encouraging:
 - innovative building design and configuration;
 - siting of buildings near the front of a parcels with landscaped areas rather than paved parking areas between the building and the adjacent roadway;
 - adequate on-site parking at the rear, side or within buildings rather than the front; and
 - significant landscaping adjacent to public rights-of-way and integrated within the site.
- b. All Developments must allow for the maximum sun penetration to pedestrian levels. Important view corridors must be preserved.
- c. The Building and Structure, and site design must strive to reduce the apparent mass of structures and to integrate the development within its site and locality;
- d. Context, variety, continuity, and pedestrian interest must be expressed in the design of buildings, especially at ground level.
- e. Landscape screening requirements must be utilized to separate parking clusters and to mask storage and service areas from adjacent residential uses and pedestrian view.
- f. Commercial uses must be sited to afford maximum privacy to any adjacent Residential uses.
- g. Natural landscape areas must be retained and incorporated into site development plans when feasible.

4.2.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Tourist Commercial Development Permit must include:

Site Plan

A detailed, professionally prepared Site Plan showing parking layouts, and all existing and proposed development.

Concept Plan

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

An on-site Parking Plan

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

CANCELLED

4.3 Multi-Family Residential Development Permit Area

4.3.1 Category

Lakeshore Residential development is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* to establish objectives and guidelines for the form and character of multi-family residential development.

4.3.2 Area

The Multi-Family Residential Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.3.3 Justification

Multi-family Residential Development in the Lakeshore Residential Area is designated within a Development Permit Area in response to the following objectives:

- Promote compatibility of new Residential Development with existing developments and with the overall character of the Village.

4.3.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

- a. Architecture responsive to the small-scale residential context and the integration of the site in terms of the Building or Structure's form and massing, rooflines and orientation and relationships to streetscape, must be demonstrated.
- b. Emphasis on the natural scenic setting, and the need to complement the scenic and environmental values.
- c. Variation on the Building or Structure themes must result in a balance between continuity and a healthy diversity, both within multi-family residential and the adjacent Development.
- d. Sensitivity to the pedestrian experience, must be demonstrated.

4.3.5 Required Reports

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Multi-Family Residential Development Permit must include:

Site Plan

A detailed, professionally prepared Site Plan showing parking layouts, all existing and proposed development.

Concept Plan

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

CANCELLED

4.4 Geotechnical Hazard Development Permit Area



4.4.1 Category

The Geotechnical Hazard Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

4.4.2 Area

The Geotechnical Hazard Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.4.3 Justification

Research and analysis supporting the identification of the Geotechnical Hazard Development Permit Area as a hazardous area is set out by Thurber Engineering Ltd. in the October 11, 1988, letter report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. April 23, 1992, letter report entitled, 'Hazard Lands - Secondary Study'. The 1988 report notes that "current guidelines for geotechnical practice suggest that a 1/500-year probability of occurrence for land sliding should be the basis for evaluating the acceptability of landslide hazards on residential properties." The report identifies areas where this 1/500-year probability of occurrence of combined slope hazards (rockfalls, debris, avalanches, debris torrents) may be exceeded.

The 1992 report provides a more precise delineation of the general hazard zones west of Hot Springs Road. It analyzed the potential runout distance of large falling rock fragments. Based on this analysis, the report established three hazard zones and recommended that these be recognized in land use decisions concerning the study area. These zones are:

- Hazard Zone A:** Steep land Zone
- Hazard Zone B:** Rockfall Runout Zone
- Hazard Zone C:** Negligible Hazard Zone

The report notes that "areas within **Zone A** should be considered subject to rockfall and debris avalanche hazard of moderate probability, meaning that a significant damage incident should be expected within the design life of a Building or Structure. **Zone B** should be considered subject to rockfall and debris avalanche of moderate to low probability meaning that, although not very likely, a damage incident can still occur within the design life of the Building or Structure." **Zone C** "is considered to have negligible exposure to geotechnical hazard.

It is the objective of this Development Permit Area (DPA) to protect development from the geotechnical hazards noted above.

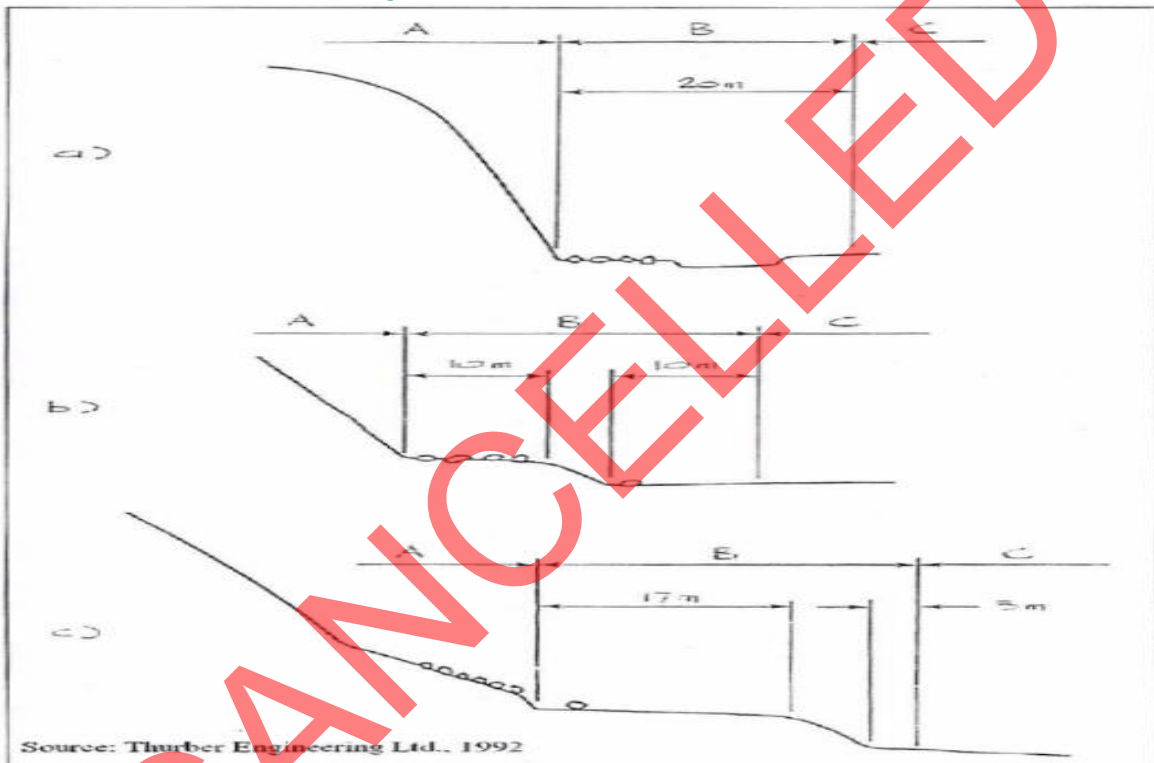
Hazard Area A: Steep land Zone

This area covers the mountain slope, including cliffs and benches, wherever the ground surface inclination exceeds 3H:1V. Excluded from area A are low benches whose surface slopes at less than 18 degrees over the width of at least 10 m and lies less than 10 m above the general elevation of the adjacent Miami River floodplain. Sites located within area A must be considered subject to any rockfall and debris avalanche hazard of moderate possibility.

Hazard Area B: Rockfall Runout Zone

This rockfall runout area is a band 20 m wide, measures from the east (downslope) boundary of area A, as defined above, towards the east. The 20 m width must be measured only as a flat-lying surface, not including the widths of any terraces, steps, or bench fronts steeper than 3H:1V (see examples b and c in Figure 1).

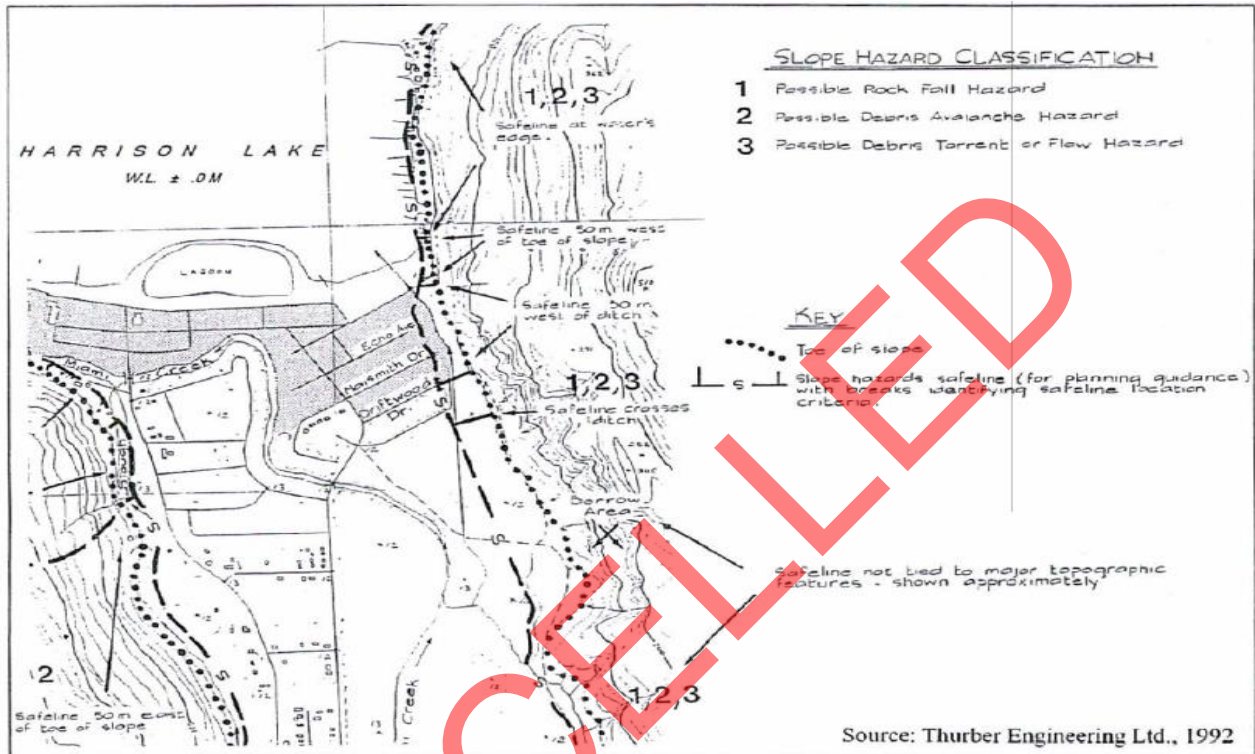
Figure 1: Geotechnical Hazard Zones



- a. Notwithstanding the uses permitted in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time, within Hazard Zones A or B, as illustrated on **Figure 1**, no Buildings or Structures or other uses must not be permitted which involves any overnight accommodation, Tourist Accommodation, or the assembly of people on, or the attraction of people to the site.
- b. The hazard area restrictions may be relaxed based on a detailed inspection and with the use of protective measures prescribed by a certified professional engineer or geologist with experience in geotechnical engineering.
- c. Where the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time, permits Residential use and where the site-specific inspection or the Geotechnical Report identifies safe Building or Structure sites, all new Lots created must include suitable Building or Structure sites in areas not subject to hazard. Clustering of Lots away from the hazard area may happen and the regulations respecting the minimum size of parcels of land that may be created by subdivision may be varied to facilitate the optimum uses of the land.

- d. Land uses may be restricted in areas of geological hazard and landowners may be required to ensure that the land can be safely used for the use intended and that appropriate mitigative and protective conditions may be implemented. The areas of geologic hazard are the areas outside of the “safeline” and towards the toe of the slope, identified in the *Thurber Engineering 1988 report (Dwg. 14-75-0-1)*, portions of which are illustrated on **Figure 2**, which estimates the 1/500-year probability of combined slope hazards.

Figure 2: Estimated Slope Hazards Safeline



4.4.4 Guidelines

Development Permits issued in these areas must be in accordance with the following guidelines:

- a. Within the Geotechnical Hazard DPA Buildings or Structures must have a site-specific Geotechnical Report, prepared by a certified professional engineer with experience in geotechnical engineering. The report which the Village will use to determine the conditions and requirements of the Development Permit must certify that the land may be used safely for the use intended.
- b. Within this Development Permit Area, a land survey prepared by a qualified BCLS Land surveyor, may be required to determine the correct hazard zone boundary.
- c. On the basis of the site-specific Geotechnical Report referred to in these Guidelines, conditions may be imposed restricting the uses and densities permitted in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time. This can include but not be limited to, the sequence and timing of construction, areas to remain free of development, vegetation, or trees to be planted or retained, natural drainage to be maintained or enhanced.
- d. There must be no alterations to the natural drainage of the site, and the Development or excavation permitted must not cause or contribute to hazardous conditions on the site or on any adjacent lands.

4.4.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for this Development Permit must include:

Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading, topography, slopes, and water courses.

Geotechnical Hazard Assessment

A Geotechnical Hazard Assessment report prepared by a Qualified Professional, that identifies all hazard areas or risks associated with the proposed development and includes details on the protection and mitigation measures required for the proposed development. The report must indicate that the property can be safely used as intended. The report will be used to identify areas of land that should remain free of Development. Those areas identified as not suitable for development will be set out in the development permit and may be protected by a *Section 219* covenant restricting the future use of specific areas of the property.

The report must include the following information:

- i. A topographic and geomorphic description of the site and a statement as to which type of natural hazards may affect it.
- ii. A review of previous geotechnical studies affecting the site and/or of engineering work in the vicinity.
- iii. An assessment of the nature, extent, frequency (probability) and potential effect of the hazard including a description of the scientific methodology used to define these parameters. The methodology should be described in sufficient detail to facilitate a professional review of the study if necessary.
- iv. Proposed mitigative works - if any, including construction and maintenance programs for such works and/or actions designed to prevent hazardous occurrences.
- v. An assessment of the effect of the mitigative work in terms of its ability to reduce the potential impact of the hazard.
- vi. A certification that the land may be used safely for the use intended.
- vii. Any other recommendations which the engineer believes appropriate.
- viii. The signature and seal of a B.C. registered P.Eng. or P.Geo. with experience in the specialized field appropriate to the study.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.

4.5 Interface Wildfire Development Permit Area



4.5.1 Category

The Interface Wildfire Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

4.5.2 Area

The Interface Wildfire Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.5.3 Justification

The *Local Government Act* allows for Development Permits for the establishment of objectives and guidelines for the protection of development from hazardous conditions. A portion of the community has been identified as being subject to wildfire hazards. Such conditions can be hazards to development. The Village completed a study in 2017 which recommended the Interface Wildfire Development Permit process be used to ensure that development in potentially hazardous areas is conducted safely. The study identified areas of the community that are exposed to a high-risk of wildland fire. The Village will continue to review the efficacy of these guidelines in mitigating wildfire risk. Additional studies may be required as development forms in the Village changes overtime. These guidelines aim to balance tree retention with wildfire protection, particularly on large lots abutting natural areas.

4.5.4 Guidelines

- a. Development within areas at risk of wildfire must be sited on lots accordingly away from thick vegetation and tree clusters to reduce potential for wildfire damage.
- b. No vegetation which supports fire spread must be planted within 10 m of any proposed structure in order to create a clear area around the building.
- c. Only small shrubbery or garden plants are permitted within 10m of any proposed structure.
- d. Vegetation within 30 m of all proposed structures should be pruned and thinned. Deadfall and other flammable materials must be removed.
- e. Remaining trees within 30 m of proposed structures should be spaced a minimum of 3 m to 6 m apart to prevent the fire from moving from crown to crown.
- f. Lower branches should be trimmed up to a minimum 2.5 m in height.
- g. Vegetation must be cleared 3 m back from power lines and propane tanks.
- h. Where sensitive environmental features are identified, the importance of features should be weighed against the risk of wildfire prevention.
- i. Buildings and Structures within the Wildland Fire Development Permit Area should be constructed with fire-resistant materials.

- j. Fire-resistant roofing materials such as metal, clay tile, asphalt shingles and treated wood should be used on all buildings.
- k. Roofs should have a steep pitch in order to prevent the collection of tree debris or other combustible materials.
- l. Exterior wall materials should be constructed of fire-resistant materials, such as metal, brick, stucco, rock, and concrete. Although less effective, heavy timbers or logs may also be used.
- m. Any Accessory Building or Structures used to store wood should not be constructed within 10 m of a dwelling unit. If the Accessory Building or Structure must be located within 10 m for a dwelling unit, it should also be constructed utilizing fire-resistant materials for the roof and exterior walls.
- n. Chimneys should have spark arrestors and be closed with 3 mm non-combustible wire.
- o. Eaves and attic vents should be screened using 3mm non-combustible wire to prevent entry of windblown embers.
- p. Outside stairways, decks, porches, or balconies should be constructed with, or sheathed in, fire-resistant materials.
- q. Landscaping on lots at risk of wildfire must occur in a manner that does not further contribute to the existing risk through the appropriate siting of vegetation and type of species planted.
- r. Trees, shrub, herbs, and grass species that are drought tolerant and not highly combustible should be used in site landscaping.

4.5.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for an Interface Wildfire Development Permit must include:

Fire Mitigation Report

A Fire Mitigation Report prepared by a professional.

Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading and existing vegetated areas.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and any vegetation or trees that will be removed.

4.6 Greenhouse Gas (GHG) Emissions Development Permit Area

4.6.1 Category

The Development Permit Area is designated under s. 488(1)(j) of the *Local Government Act* to assist on the reduction of greenhouse gases.

4.6.2 Area

The Greenhouse Gas Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.6.3 Justification

The purpose of the Greenhouse Gas Reduction and Resource Conservation Development Permit Area is to provide the community with a development tool that will aid in the reduction of greenhouse gases in the community.

4.6.4 Guidelines

- a. Site density for subdivisions should be maximized.
- b. Building footprint should be minimized in order to allow for maximum green space.
- c. Lots should be oriented to maximize solar orientation of building envelopes.
- d. Buildings should be oriented to maximize solar gain.
- e. Subdivisions should be laid out to minimize the length and amount of infrastructure such as sewer lines, water lines and roads.
- f. Subdivisions should be laid out to maximize site connectivity to nearby amenities and services.
- g. Whenever possible, alternative energy sources should be used in large-scale structures.
- h. Buildings should have a south-oriented roof to allow for future use of solar panels.
- i. Opportunities for natural ventilation and airflow should be incorporated into the building.
- j. Building materials should encourage thermal massing and seasonal thermal energy storage.

4.6.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Greenhouse Gas Development Permit must include:

Sustainability Checklist

A completed Sustainability Checklist, on how the Development has meet the above guidelines.

Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development.

Landscape Plan

A detailed Landscape Plan indicating existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

4.7 Riparian Protection Development Permit Areas



4.7.1 Category

The Development Permit Area is designated under s. 488(1)(a) of the *Local Government Act* to protect the biodiversity and the areas ecosystem.

4.7.2 Area

The Riparian Protection Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.7.3 Justification

Development must not cause any negative impacts to riparian areas and their species.

4.7.4 Guidelines

A Riparian Protection Area Development Permit must not be issued until the Village has been provided with a copy of an assessment report, prepared by a Qualified Environmental Professional who has carried out an assessment, that:

- a. Certifies that the Qualified Environmental Professional is qualified to carry out the assessment.
- b. Certifies that the provincial assessment methods have been followed.
- c. Provides the professional opinion of the Qualified Environmental Professional that:
 - i. if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or
 - ii. if the width of the streamside protection and enhancement area identified in the report is protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the Riparian Assessment Area.

The Village may include, as conditions of approval of a Development Permit application, the measures identified by a Qualified Environmental Professional in the riparian assessment report necessary to protect both the streamside area and the enhancement area.

4.7.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Riparian Protection Development Permit must include:

Riparian Assessment

Reviewed and approved by the provincial process Assessment - prepared by a Qualified Environmental Professional.

Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading, environmental features, buffer strips and water courses.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.

Environmental Monitoring Plan

A detailed Environmental Monitoring Plan, describing the proposed monitoring program to be used during the Development stage.

CANCELLED

5.0 LAKESHORE PLANNING AREA

5.1 Background

The lakeshore is a critical area of Harrison Hot Springs with a high potential for major new development and redevelopment. This area is part of the Village's commercial, and tourism focus and requires special attention. Its development must be managed carefully to ensure the "small Village" character of Harrison is maintained while building on the opportunities that this area provides.

Specific policies and future land use designations that apply only to the Lakeshore Area have been developed. These are aimed at optimizing the potential of this area for the shared benefit of present and future Village residents, property owners and visitors.

5.2 Objectives

Encourage private investment in a range of tourist accommodation facilities and other complementary tourist-oriented facilities to take full advantage of the natural features of this area, including proximity to the beach and lake, recreation opportunities and scenic views, in a manner that contributes to the quality of the built environment.

5.3 General Policies

- a. Apply the Design Guidelines, to create commercial streetscapes within the Village Centre Area which will be appealing and inviting to tourists and residents
- b. Promote development in the lakeshore area which recognizes the need to achieve a balance of sensitively as it applies to, taking full advantage of the magnificent views of Harrison Lake and the mountains without blocking these views for the enjoyment of others and /or capitalizing on the area's high development potential without compromising the small Village character and charm of the community.
- c. Improve the visual and physical connection between Harrison Lake (including the beach), and development area south of the dyke (i.e., Esplanade Avenue, Lillooet Avenue areas).
 - i. Protect the natural scenery and vistas of Harrison Lake by avoiding major physical structures within the lake.
 - ii. Provide for some condominium-type residential development, but not at the expense of using up developable land suitable for tourist accommodation and other tourist commercial development.
 - iii. Through the use of appropriate mechanisms, and assisted by the Design Guidelines, ensure that the form and character (e.g. building mass, siting, and landscaping) of new development is consistent with the broad goals of:
 - preserving views of the lake and mountains;
 - compatibility with existing development and the "Village character" of the community; and
 - eliminating the "rear yard" syndrome where a parcel has front and rear parcel lines on separate streets.

5.4 Land Use Designations in this Area

Within the Lakeshore Planning Area, provide for a variety of uses in locations designated on the Future Land Use Map, as follows:

- Lakeshore Beach and Public Use
- Village Centre
- Waterfront Commercial
- Lakeshore Marine Tourist Commercial
- Lakeshore Residential

Council intends to address the traffic and parking related issues in the Lakeshore area during peak demand periods, including special events and the peak tourism period.

Policies for each of these separate land use designations are set forth below and identified on Map #1 which is attached to and forms a part of this bylaw.

5.4.1 Lakeshore Beach and Public Use Area

- Council intends to pursue the following initiatives aimed at improving the beach and foreshore area for the use and enjoyment of residents and visitors, subject to technical feasibility, securing of necessary approvals from government authorities and availability of funding. They are not set out in order of priority:
 - a beach promenade, extending along the entire foreshore area from the source of the hot springs to the marinas;
 - measures to improve the visual and physical connection between Harrison Lake, the beach area, and the areas south of the dyke; and
 - provision of better pedestrian linkages from the beach promenade to the Miami River Greenway Trail.
- Council will consider making provision for a limited number of tourism commercial activities in this area

5.4.2 Village Centre Area

Within this area, a range of commercial, residential, and public uses are promoted, with emphasis on encouraging commercial facilities and mixed commercial – residential developments that maintain public views of the lake at key locations. A diverse range of uses will be supported, including personal service establishments, banks, business, and professional offices, as well as retail and grocery stores that support a complete community.

In addition to the policies noted above in s. 5.3, within the Village Centre Area, the following land use policies will also apply:

- Only commercial developments or developments with a strong commercial focus will be supported on properties fronting Esplanade Avenue and Lillooet Avenue between St. Alice Street and Maple Street.
- Multi-family residential developments and mixed-use developments - commercial use in combination with residential use, will be encouraged on properties fronting Cedar Avenue and the south end of Maple Street.

Development Density

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants and must provide the following as a part of the application;

- a. Dwelling units catering to special groups and are there any offered affordable dwelling units.

5.4.3 Waterfront Commercial Area

Within this area, the preferred form of Development is tourist-oriented commercial uses such as hotels, motels, resorts, restaurants, and specialty retail stores. As illustrated on Map #1, Council encourages hotel resort development at the east end of Esplanade Avenue, and along the Miami River. New multi-unit residential Development may be permitted, but only if the Development includes a commercial component, with preference given to tourist-oriented commercial uses. The commercial component of a mixed-use Development is to be at ground level and oriented to the abutting street in such a manner as to accommodate safe and convenient pedestrian access.

Development Density

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants, and must provide the following as a part of the application;

- a. Dwelling units catering to special groups and are there any offered affordable dwelling units.

5.4.4 Lakeshore Marine Tourist Commercial Area

Within this area, a range of marine-oriented tourism uses such as marinas, restaurants, retail services, small hotels or residential developments are permitted. This development provides for 'marina accommodation' that caters to the boating tourist, boating residential tourist, and recreational development. Hotels or residential developments integrated with marina operations may be considered. Public community space and a public community facility are to be encouraged within this area.

Developments within this area are required to consult, and obtain all applicable approvals, with appropriate Provincial and Federal Government Agencies.

5.4.5 Lakeshore Residential Area

Within this area, medium density multifamily residential uses will be permitted.

6.0 COMMERCIAL DEVELOPMENT

6.1 Background

The issues related to commercial development is a two-prong issue, in that Harrison Hot Springs needs to continue developing an attractive and distinct tourist destination area and expanding the range of commercial services available for a growing residential population.

Tourism is the economic base of the community, supporting most of these businesses and local employment. The number of overnight visitors to Harrison has fluctuated with global and regional tourism trends, while the number of local day visitors has likely increased with population growth in the Fraser Valley and local festival activities. The tourism market is shifting towards destinations with a wider array of outdoor activities and night life, and higher quality facilities and experiences. The objectives and policies of the OCP support new investment and commitment to growth of the tourism industry. The focus is on developing a tourism destination of regional and international significance.

6.2 Objectives

- a. Encourage the development of a distinct Village Centre with a full range of commercial services.
- b. Encourage the development of year-round tourism facilities and activities compatible with the natural setting and environment of the community and surrounding area, including development of a parks and trail system.
- c. Encourage the development of a distinct Village Centre with a full range of commercial services.
- d. Encourage the development of year-round tourism commercial development in Harrison Hot Springs as a key element of the Village's strategy for maintaining and strengthening the economic base of the community.
- e. Ensure sufficient land for various forms of tourism commercial development suitably located in the community, recognizing the changing nature of tourism demand.
- f. Ensure a high standard of commercial development, emphasizing compatibility with existing land uses nearby and the overall character of the community.
- g. Encourage the development of boating and fishing activities and related moorage and launching facilities.
- h. Encourage artisan, craft, and culturally oriented accessory uses in appropriate land use zones with a focus on Hot Springs Road.

6.3 Policies

- a. Continue developing an attractive, visitor-friendly Village Centre that provides a wide range of accommodation and services. In this regard, Council will discourage a strip of service commercial developments along Hot Springs Road in order to strengthen the prospects for Village Centre redevelopment.
- b. Continue working on the beautification of the entrance corridor into Harrison Hot Springs.

7.0 RESIDENTIAL DEVELOPMENT

7.1 Background

This section was created with information taken from both the 2016 Census Profile and the 2019 Harrison Hot Springs Housing Needs and Supply Report.

The significant growth in residential development has led to increased interest in maintaining the quality of the residential environment. Older and large lot residences are being replaced by more compact subdivisions. The general pattern that has emerged is multi-family residential in the lakeshore area and single-family residential in the remainder of the Village.

Based upon the *Housing Needs and Supply Report (2019)* there are 928 dwelling units in Harrison Hot Springs. This is a 27% increase since the last OCP adopted in 2007. A large majority of the dwellings, 72%, continues to be single family detached housing. This compares to a provincial rate of 44%. The OCP provides for future expansion of residential land use, in accordance with the Growth Management Strategy. As per the 2016 Statistics Canada data, the breakdown on the year of construction for the dwelling units is as follows:

| Date Range | Dwelling Units |
|-----------------|----------------|
| 1960 or Earlier | 35 |
| 1961 – 1980 | 155 |
| 1981 – 1990 | 45 |
| 1991 – 2000 | 295 |
| 2001 – 2005 | 125 |
| 2006 – 2010 | 45 |
| 2011 – 2016 | 20 |

The general concept for residential development is to focus high-density residential units in the Village Centre and Waterfront Commercial areas, medium-density multi-family residential in the eastern Lillooet Avenue area and low-density residential in the areas to the south and east of Hot Springs Road. There is also an interest in; providing land for various forms of housing for special groups where it is compatible with adjacent residential uses, and a local commercial use in the southern portion of the municipality.

7.2 Objectives

- Protect and promote high quality residential neighbourhoods.
- Encourage the provision of an adequate supply of affordable housing, rental housing, and special groups housing, with emphasis on meeting the needs of seniors and special needs groups.
- Promote compatibility of new residential development with existing developments and with the overall character of Harrison Hot Springs.
- Ensure a high quality, appropriate scale, and massing of multi-family residential Developments;
- Provide for appropriate setbacks and protection of aquatic habitat, other environmentally sensitive areas, and hazardous areas if applicable.
- Consider carefully designed neighbourhood commercial development in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area.
- Encourage the provision of amenities through density bonusing.

7.3 Policies

7.3.1 Multi-Family Residential Development

- a. Higher density residential development will be permitted in the Village Centre Commercial Area and Waterfront Commercial Area
- b. Medium density residential development – townhouses and multiple unit attached housing, will be permitted in the Lakeshore Residential Area. Emphasis will be placed on ensuring compatibility of new developments with existing residential developments nearby and the overall character of the community. Medium density residential development in this area will be required to have good access to Lillooet Avenue and appropriate setbacks from the geotechnical hazard area.
- c. Medium density residential development (townhouses) will be considered for sites that have good proximity to the Village's amenities, are well served with water, sewer, and roads, and are compatible with surrounding lands. Such sites must also be considered part of the Multi-Family Residential DPA, if a rezoning application is approved by Council.

7.3.2 Low Density Residential Area

- a. Single family and two-family (duplex) residential development will be permitted in the low-density Residential Area as shown on Map #1, which is attached to and forms a part of this Bylaw. The low-density Residential designation provides for the continuation of existing multi-family residential and commercial uses existing at the date of adoption of this bylaw.
- b. The configuration and density of future Development will take into account the capacity of the road system and the available services and encourage compatibility with existing low density residential land uses.

7.3.3 Resort Residential Use

- a. Consider the use of smaller Lots for higher density Residential Development.
- b. Ensure usable green space and amenity areas are provided.

7.3.4 Affordable, Rental and Special Groups Housing

- a. Council will encourage the provision of affordable, rental, and special groups housing as part of new housing Developments provided by the private sector, non-profit societies, or any agency of the Provincial or Federal governments, with the emphasis on providing housing oriented to the special needs of senior citizens.
- b. The Zoning Bylaw will provide for the use of density bonusing in as a means of encouraging the development industry to incorporate the provision of affordable or special groups housing in their residential developments.

7.3.5 Parking and Traffic in Residential Areas

- a. Council's policy is to discourage non-residential through traffic from the low-density Residential area and avoid parking of heavy equipment and large commercial vehicles in these areas, in order to protect the quality of the residential environment.

8.0 RESOURCE LANDS

8.1 Background

This area encompasses major portions of land on the east and west sides of the Village. They consist of the bulk of undeveloped land in Harrison Hot Springs. Council is designating these areas as Resource with the intention of maintaining these lands in a substantially natural state by limiting permitted uses to private and public recreation, public use, and agriculture.

8.2 Objectives

- a. Recognize the jurisdiction of the Agricultural Land Commission over the ALR lands, as well as the interests of the private and public owners;
- b. Maintain the lands designated as Resource in a substantially natural state in order to minimize natural hazards and to protect environmental values.
- c. Recognize inherent constraints to development which may exist in certain Resource areas and the need to direct development elsewhere toward more suitable lands.

8.3 Policies

- a. Council recognizes that land within the Agricultural Land Reserve is limited to the specific uses set out in the *Agricultural Land Commission Act*.
- b. Discourage timber harvesting within the Resource Areas, except for fire protection purposes, and maintain the scenic values of the forested landscapes.
- c. Resource land designations will be reviewed and amended to respond to current information or changing condition.

9.0 INFRASTRUCTURE

9.1 Background

The physical infrastructure of Harrison Hot Springs - roads, sidewalks, street lighting, sanitary sewer, storm sewer/drainage controls, water systems and solid waste, will require ongoing improvements to accommodate a growing community. Please see Map #3 for the location of the current locations of the respective infrastructure. Map #3 is attached to and forms a part of this Bylaw.

The infrastructure needs over the next five years can be generally listed in any or all of the following categories:

Water Supply

The Village's Water Utility Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this utility over the duration of this OCP.

Wastewater Management

Includes Sanitary Sewer and Stormwater Management, and the Village's Liquid Waste Management Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this service over the duration of this OCP.

Solid Waste Management

Promotion of the "reduce, reuse and recycle" approach to waste management.

Road System

The Village's Road, Bridge, and Active Transportation Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of the Village's Transportation network over the duration of this OCP.

The current **Community Infrastructure Inventory Summary Breakdown (2022)**

Storm Drainage system

- Total length of the storm drainage system – 10.3 kilometres
- The width range of the various storm drainage pipes is from 200 mm to 900 mm

Sanitary

- Total length of the regular system – 12.5 kilometres
- Total length of the force main system – 3.5 kilometres
- The width range of the sanitary force main and regular system pipes is from 150 mm to 350 mm

Water

- Total length of the water line system – 15.5 kilometres
- The width range of the water line pipes is from 50 mm to 350 mm

Fire Hydrants

- There are currently 75 public fire hydrants within the Village's boundaries and 14 private hydrants on private property. The largest number of private fire hydrants are found on the Harrison Hot Springs Resort and Spa land

Roadway networks

The Village has a total of approximately 12.3 kilometres of paved roads. The Ministry of Transportation and Infrastructure controls an additional 4.6 kilometres.

- Vehicles enter and leave the road system through Hot Springs Road
- The Village has three classes of roadways: Local, Collector and Arterial
- Two collector roads diffuse traffic further – McPherson Road and McCombs Drive/Eagle Street
- The breakdown of the three road classes is: Local roads – 8.1 kilometres, Collector roads - 3.7 kilometres and Arterial roads – 4.7 kilometres

9.2 Objectives

- Provide development services such as water, sewer, roads, and drainage as required to accommodate new development.
- Meet or exceed all Provincial and Federal drinking water and ambient water quality standards.
- Ensure that new development pays for the cost of extending or expanding infrastructure required to accommodate growth through development cost charges.

9.3 Policies

- Update the Development Cost Charges Bylaw, on a regular basis to ensure that the value charged is reflective of the current day development costs, to help finance the capital costs of providing works and service to new development.

10.0 PUBLIC FACILITIES

10.1 Background

The Village has the following public facilities, as of (2022):

- Harrison Hot Springs Elementary School
- Village office
- Fire Hall
- Memorial (Community) Hall
- Art Gallery/Cultural Centre
- Beach/Parks/Trails
- Boat Launch
- Float Plane Dock
- Municipal Wharf

These facilities may require upgrading or expansion to accommodate the additional population and visitors projected in this OCP. The elementary school serves students from kindergarten through grade 6. Students from grades 7 through 12 attend a high school in Agassiz. Policing (R.C.M.P.) and Ambulance services are also provided out of Agassiz.

10.2 Objectives

- a. Ensure that public uses are located where they will best serve the needs of both area residents and visitors.
- b. Work with other government and private agencies to ensure community services are available at a level appropriate to the needs of local residents and their ability to pay.

10.3 Policies

- a. Encourage the School District to consult with Council regarding the need to maintain and, as required, to expand school facilities.
- b. Recognize existing public, institutional and utility uses, and direct such uses to locations where they can best serve the community.
- c. Encourage the Health Authority to consult with Council regarding the need to maintain, and, as required to expand the health facilities.

11.0 COMMUNITY LAND USES

11.1 Background

Based upon a review of the past 2007 OCP the community workshops indicated that parks, recreation, and festivals are an important part of the community and the local economy. These values were reinforced through the current OCP update process. Many of the tourism businesses depend on recreational opportunities. The Village has also been successful in establishing itself as a centre for the arts and cultural activities.

11.2 Objectives

- a. Expand the range of recreational facilities and opportunities for the residents.
- b. Encourage the promotion of the Village as a centre for cultural events including fine and performing arts, and as a destination with opportunities for day trips to surrounding attractions and cultural and natural history.
- c. Encourage the development of a new community facility.

11.3 Policies

Recreation

- a. Encourage the provision of additional recreational facilities in the community by the private sector, including commercial facilities catering both to tourists and residents, as well as recreation facilities in conjunction with new residential developments.

Cultural

- a. Work with the arts community to encourage cultural opportunities and to promote Harrison as a base for cultural events such as fine arts and performing arts festivals.
- b. Work with the cultural community toward strengthening heritage conservation and public awareness of the history of the community.

12.0 PARKS AND OPEN SPACE

12.1 Background

A review of the current eight (8) community parks reveals that the current park system offers any or all of the following:

- Benches, Bike racks, flag poles
- Arts and interpretive signage
- Sports fields, tennis courts and playgrounds
- Showers, park signs, kiosks, fencing, shelters
- Picnic tables and BBQ stands

Listed below are the eight (8) community Parks located within Harrison Hot Springs. Listed with the park is the size of the park and a brief description on the amenities provided, if applicable.

Peace Park – 0.05Ha



Unnamed Park – 0.81 ha (2 acre) located at 590 Hot Springs Road



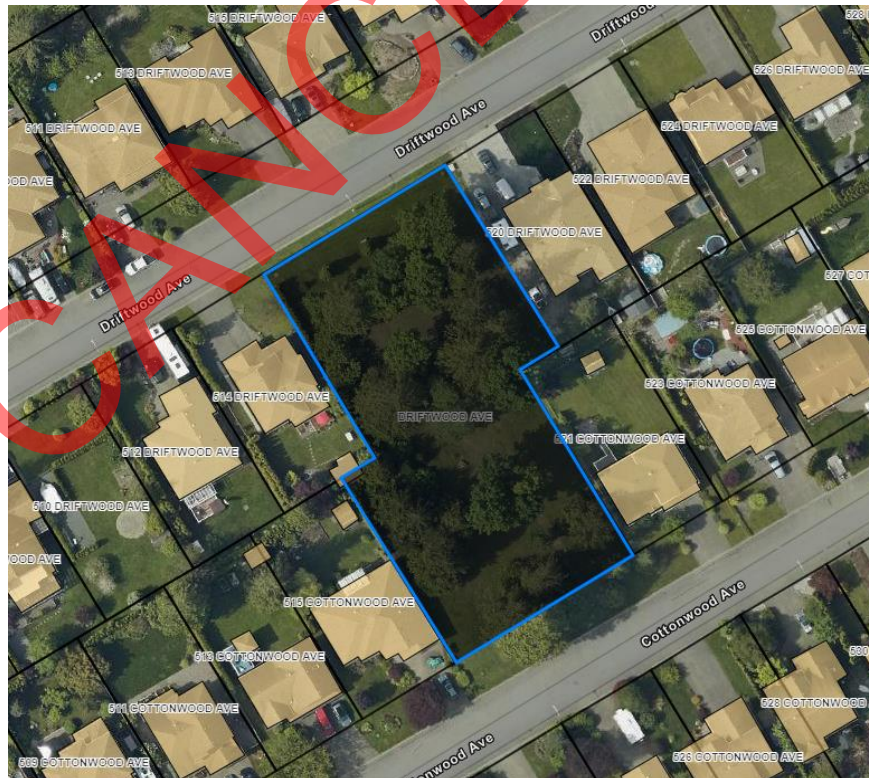
Spring Park – 1.04Ha

Amenities offered – Tot Playground, Playground, Tennis Court, Multi-Use Court, Walking Path, Picnic Tables, Benches, Lawn Bowling. New amenities planned for 2023; washroom, covered sitting area, water bottle filling station/water fountain, ping pong table/table tennis, and horseshoe pits.



Woods Park – 0.28Ha

Amenities – Picnic Benches



Rendall Park – 1.04Ha

Amenities – Beach, Picnic Tables, BBQ Stands, Benches, Walking Path, Washrooms, and Shower

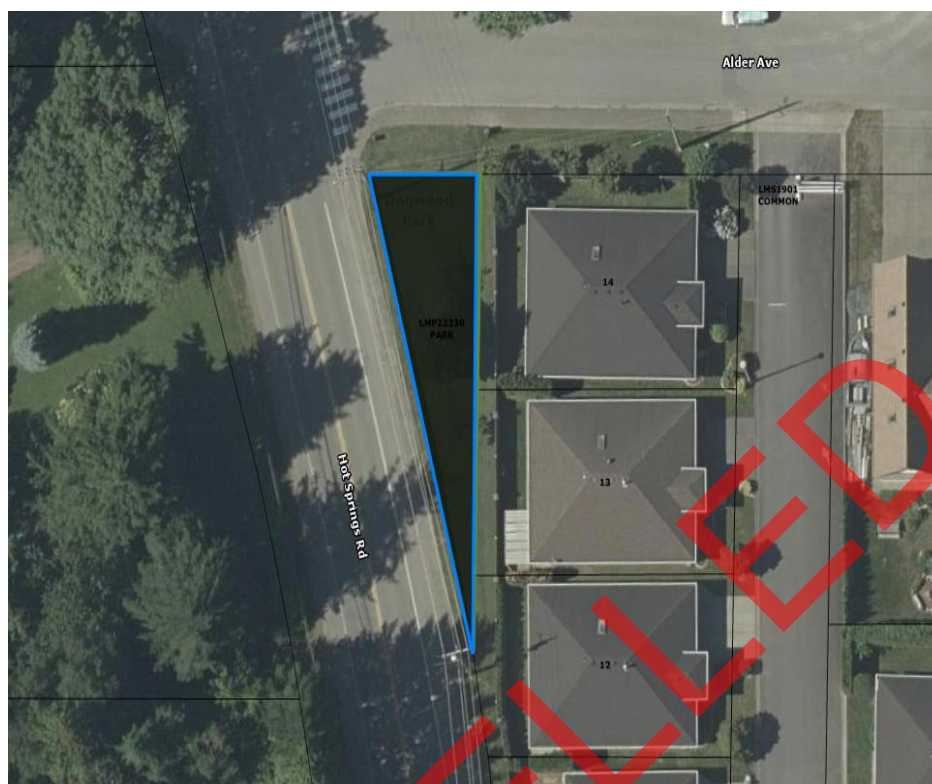
*Beachfront – 13.4Ha*

Amenities – Beach, Picnic Tables, BBQ Stands, Park Benches, Lagoon, Washrooms, Band Stand, Showers, Beach Volleyball Court, Chess Game, Exercise Equipment/Observation Deck, Signage, Walking Paths, Float Plane Dock, Plaza Area, Playgrounds, boat launch facility and seasonal rink.



Dogwood Park – 0.02Ha

Amenities – dedicated parkland

*Qwolts Park – 0.27Ha*

Amenities – Covered picnic area, interpretive signage, traditional Sts' ailes art, and lakefront tiered seating.



Neighbourhood Parks are used by residents of a neighbourhood, usually within a 500 -800 metre radius, and primarily for active play. Neighbourhood Parks may contain a Tot lot which is a small area, approximately the size of a residential lot, containing play equipment and other facilities for children.

12.2 Objectives

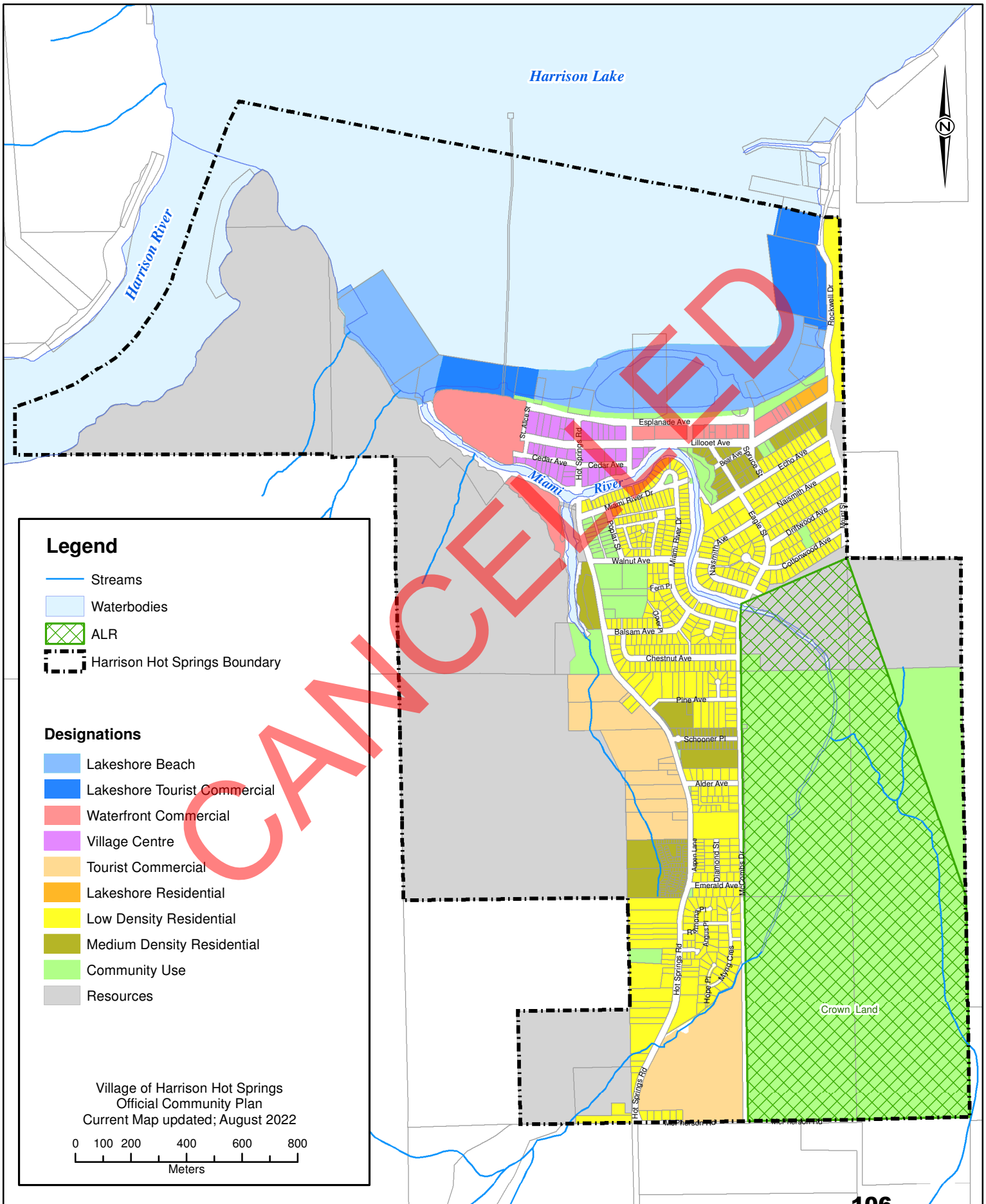
- a. Develop a system of parks, open space and trails that will meet the need residents as well as visitors.
- b. Look to acquiring additional crown land for park purposes.
- c. Establish a significant nature park in the East Sector that will serve as a legacy for future generations.
- d. Ensure subdivision parkland dedication as per the *Local Government Act*.

12.3 Policies

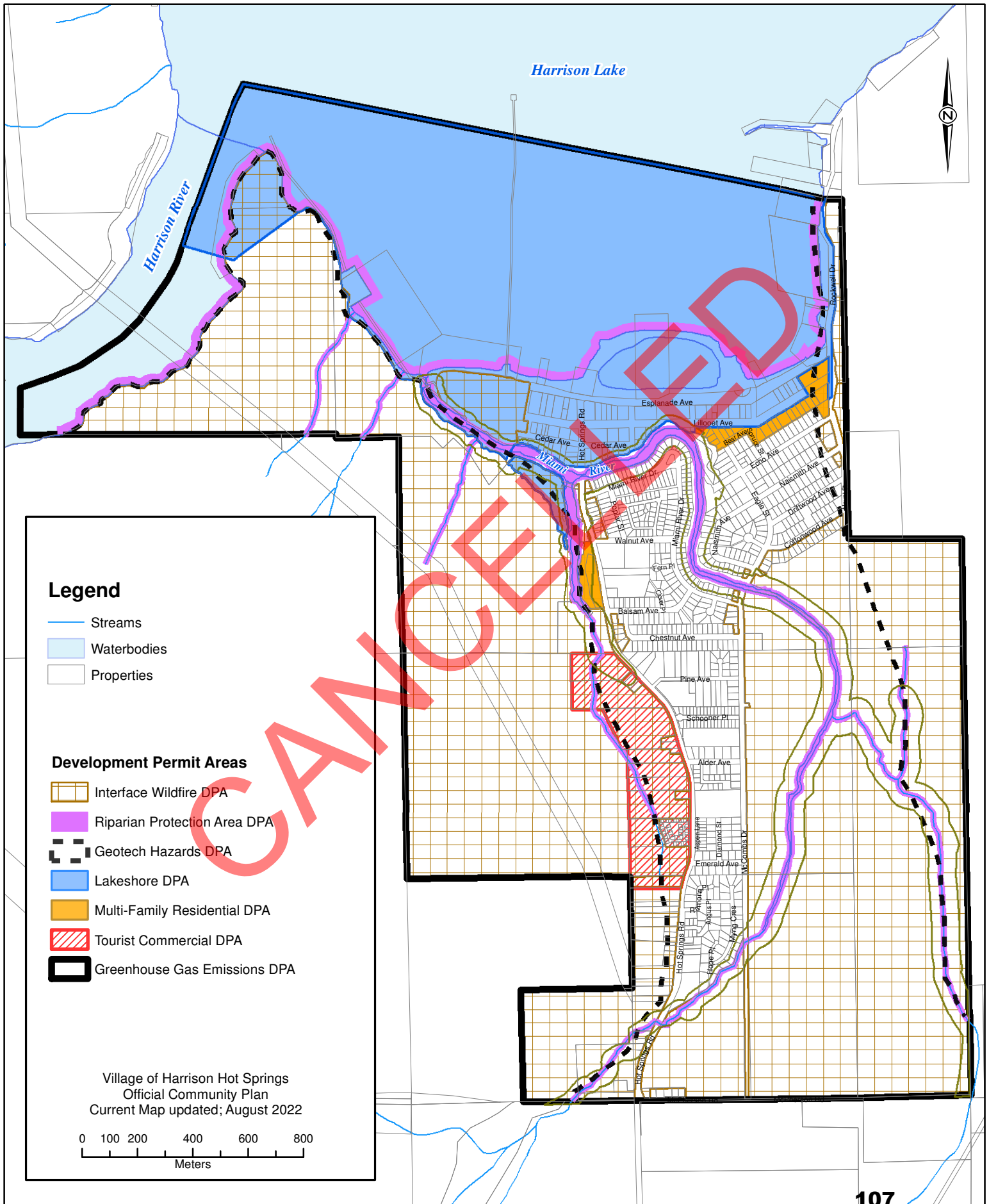
- a. Community lands used as parks and open space, both developed and undeveloped are designated as Park on the Future Land Use Designation Map.
- b. The Village must request either cash in lieu or the parkland dedication option during the subdivision process, to meet the requirements of s.510 of the *Local Government Act*, as amended from time to time.
- c. Council intends to work co-operatively with the District of Kent and the Fraser Valley Regional District on a number of initiatives of mutual benefit.

CANCELLED

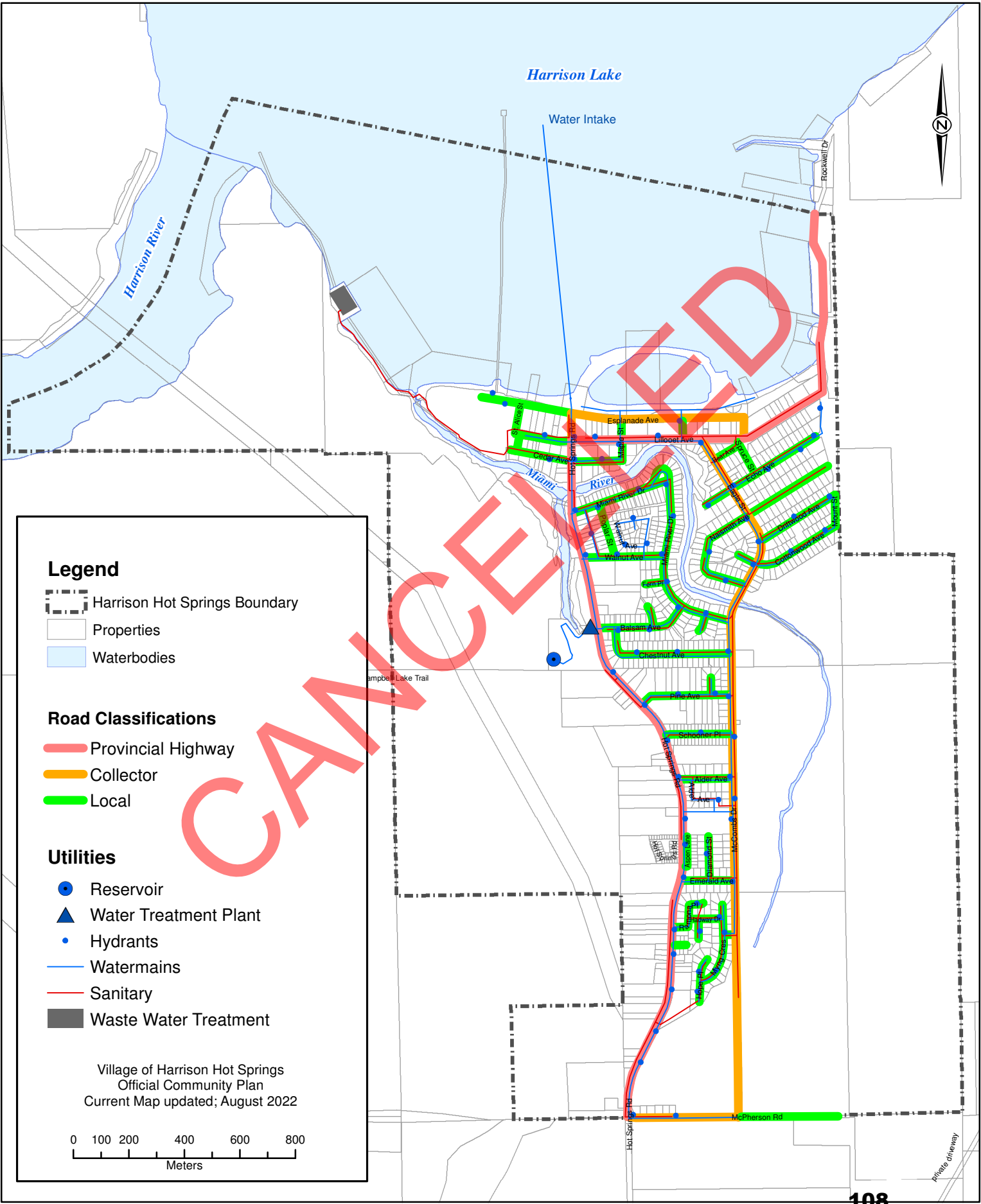
**Village of Harrison Hot Springs
Official Community Plan Bylaw No. 1184, 2022
Map 1
Land Use Designation Map**



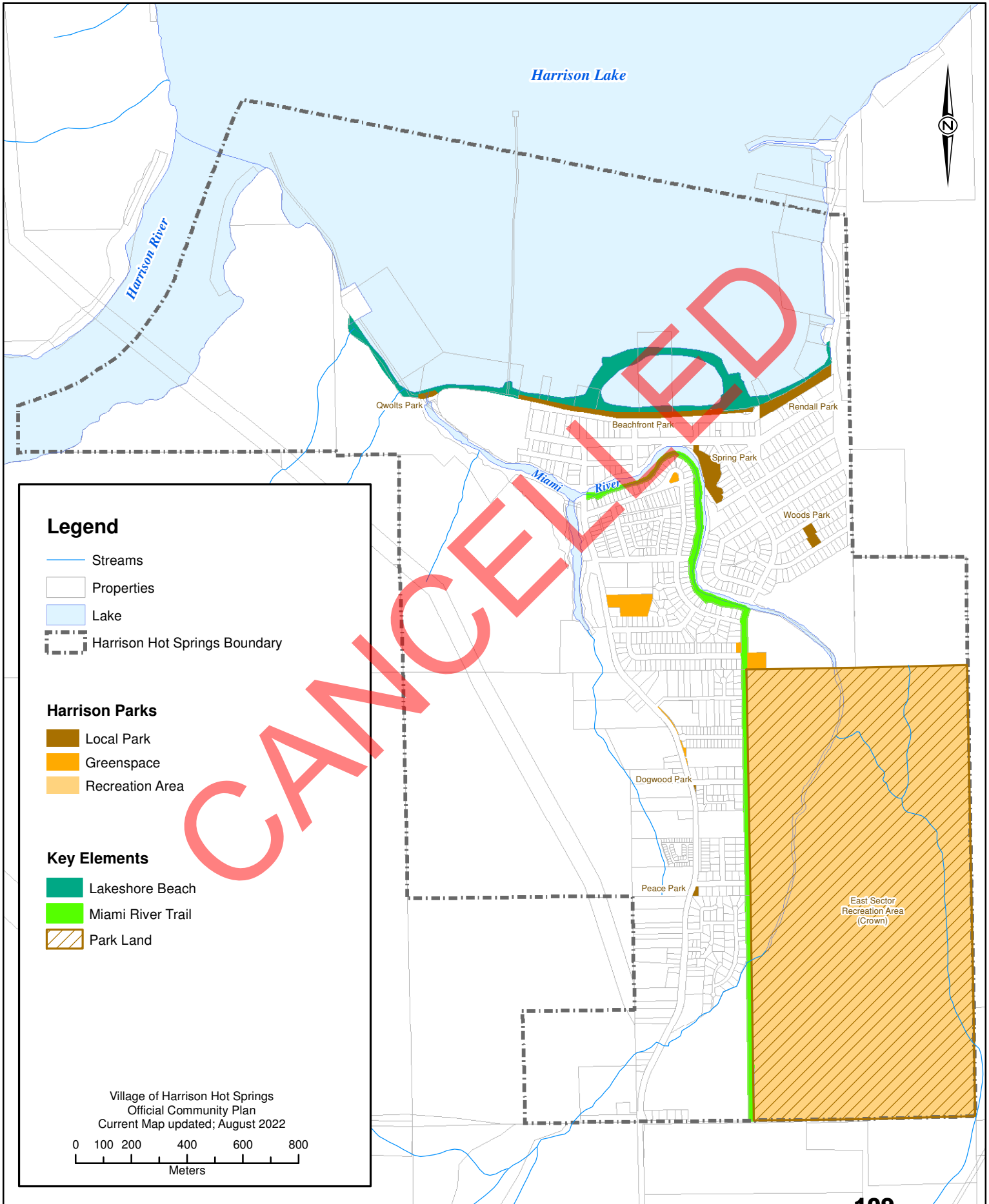
Village of Harrison Hot Springs
Official Community Plan Bylaw No. 1184, 2022
Map 2
Development Permit Areas Map



Village of Harrison Hot Springs
Official Community Plan Bylaw No. 1184, 2022
Map 3
Infrastructure and Transportation Map



Village of Harrison Hot Springs
Official Community Plan Bylaw No. 1184, 2022
Map 4
Parks and Trails Map



CANCELLED

File No: 3360-20-Z02/21 (revised)
Date: March 4, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Zoning Bylaw Amendment No. 1193, 2023

RECOMMENDATIONS

THAT Zoning Amendment Bylaw 1193, 2023 be given third reading and adoption, subject to the following:

1. A covenant being entered into to address the view corridor requirements, the voluntary offer for the building offsetting suggested setbacks, the proposed updated washroom building at Rendall Park and associated landscaping plans and maintenance requirements;
2. A report outlining how this development will reduce its overall carbon imprint;
3. The acceptance by Council of the Village's Fire Department review of the proposed planned interior structure concept to identify any potential fire safety risks associated with this proposed building;
4. The payment of a \$30,000.00 Community Amenity Contribution;
5. Entering into a works and services agreement with the inclusion of the additions recommended in CTS's Traffic and Parking Study, including the zebra crosswalk to be installed across Lillooet Avenue, and the installation of both a shelter and bench at the new bus stop location. This agreement must also address the placement of sidewalks along both Spruce Street and Lillooet Avenue, that the development abuts against.
6. The developer entering into an agreement with the Village on the volume and location of new public street trees;
7. The developer entering into a Tree Retention Agreement;
8. A report prepared by a competent professional with at least 10 years of professional experience, and accepted by the Village, that addresses:
 - i. The estimation on the demand to be generated by the proposed development for water, and sewer services and in the case of any phased development, by each phase of the development;
 - ii. An analysis of the existing community water system and the existing community sewer system and outlining the options available for the supply and delivery of water and the provision of sewer services to the proposed development;
 - iii. The estimation of the amount of additional surface drainage that could be generated by the proposed development and the options available for on-

- site retention/absorption, collection, storage, and dispersal of such drainage;
- iv. Identify, if applicable, the new capital works required for the proposed development for water, sewer, and the drainage systems and their cost and the potential funding sources for these expenditures; and
- v. Performing an environmental systems assessment of the site.

SUMMARY

The consideration of third reading and adoption of Zoning Amendment Bylaw 1193, 2023, regarding the proposed development located at 511 Lillooet Avenue.

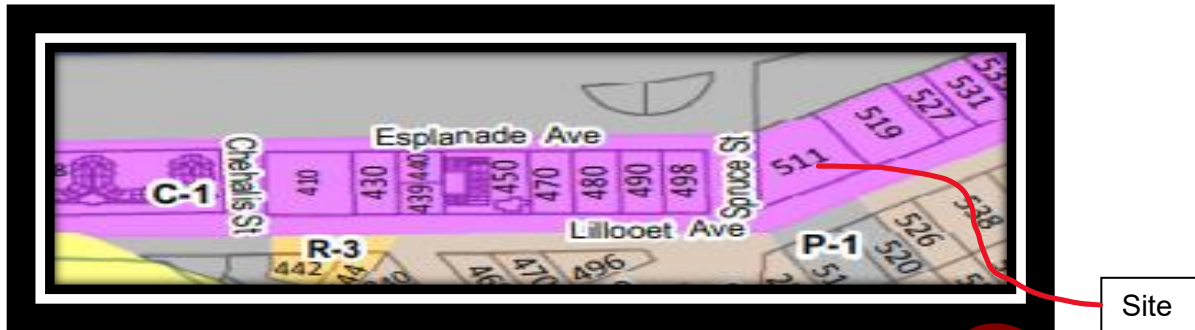
BACKGROUND

Site Location and Zoning Information

The site is located at 511 Lillooet Avenue and is currently vacant, as the old Bungalow Motel that occupied the site has been demolished.



Zoning Information



The site is zoned for the proposed use.

Historical Development Information

During a past Council meeting held on August 8, 2022, Council did not provide final reading to the proposed amendment bylaw, and as such the application failed. The developer was provided with three options; building in absolute compliance with the Zoning Bylaw, wait a year and reapply with the same application or substantially change it and reapply. The developer chose to substantially change it and reapplied. Council accepted the substantially altered application and a new development approval process was started. On February 6, 2024, the required public hearing was held. Listed below is a comparison of the original and revised application.

| Category | Original Request | Revised Request |
|------------------------|-------------------|--------------------|
| Floor Area Ratio (FAR) | 2.31 | 1.78 |
| Lot Coverage | 83.8 % | 76.9% |
| Tree Retention | 6 | 19 |
| Parking | Variance required | NA – in compliance |
| Dwelling Units | 108 | 80 |
| Storeys | 6 | 5 |

DISCUSSION

As a part of the development review process, Council required that the developer host a Public Notification Meeting. This was held February 10, 2023, and the required minutes of this meeting were submitted to the office within the Section 11 requirements as outlined in the Village's Development Procedure Bylaw 1090, 2016. Listed below is a summary of the comments that the developer received during this meeting;

- Parking
- Building Code Insulation – it must be suitable for Harrison's wind and cold weather.
- Commercial loading zone and package drop off area.
- Is \$10,000 enough for public amenity contribution?
- What will be the replacement ratio for removed trees?
- Who are the buyers? Local residents do not like investors
- Why another restaurant? An arcade would be preferable.
- Traffic Plan addressing pedestrians, sidewalks, crosswalk, safety.
- How will the construction debris and dust be contained?
- Timeline for construction.

- Construction fencing.
- Is there an updated Shadow Study?
- Parking for construction workers?
- Is the developer consulting the Urban Tree Management Plan?
- Building Height.

In addition to requesting the above referenced meeting, Council also authorized staff to refer the amendment bylaw to the following agencies. Please note that some of the comments received from the Fire Department are outside of what the developer may be either financially responsible for or required to do. Listed with each agency is a summary of the comments received.

1. The Ministry of Transportation and Infrastructure - As Lillooet Avenue is not within 800 metres of an intersection with a controlled access highway there is no requirement for the Ministry to endorse the bylaw. If the building is looking to take access off of Lillooet Avenue, then an access permit is required. The developer/landowner can apply to the Ministry for a permit with drawings of the proposed access.
2. The Fraser Valley Regional District – no response provided.
3. The Village's Fire Department – the comments provided are more of an internal Council budget/operational discussion issue and are outside of the scope of asking the developer to either fund or change the requirements of the Department. One issue that can be addressed is the request to provide the Department with an interior structure plan so that the Department can determine any risks to the firefighter's safety with regards to structures that are three storeys or higher.
4. Village's Advisory Planning Commission – At the October 4, 2023 Advisory Planning Commission meeting, the Commission passed the following resolution: That the Advisory Planning Commission recommend that Council approve the development on the condition that the reports listed on page 4 of the Planning Consultant's reports are to Council's satisfaction.

This included comments from the original application, and it included the following requirements;

- a. View Impact Study – the comments on the view corridor protection requirements need to be placed in a covenant (as per the Nov 18, 2022, letter from station one architects)
- b. A Sun/Shade review
- c. A tree survey, including on-site trees and those which border the site on public property
- d. A Parking Plan, including any potential impact on the Boat Launch Parking Area
- e. A Local Traffic Impact Review – please see the additional comments noted below
- f. A Crime Prevention Through Environmental Design review of the proposed community washrooms and the proposed development
- g. Completed negotiations as per the Community Amenity Contributions policy
- h. Information outlining how has the application intends to address the reduction of their carbon footprint for this project,
- i. The on-site parking requirements have been met or arrangements have been made to address the issue that are satisfactory to Council

On June 8, 2022, the Village received the above requested information. During the Council meeting of August 8, 2022, the amendment bylaw did not receive third reading.

Please note that item (i) noted above is not applicable anymore as the revised application is indicating that all the parking will be located on-site, as per the Zoning Bylaw requirements. We should also ask that item (h) be upgraded to address the current revised building, as opposed to the original building response.

Additional Traffic Impact Study Information

“From a traffic engineering point of view, the projected traffic volumes for the site are not considered to be significant. For reference, the Ministry of Transportation & Infrastructure (MOTI) threshold for undertaking traffic impact assessments is when the site generated vehicle volumes are 100 vehicle trips or more any peak hour. Therefore, the proposed development does not meet the Provincial threshold for warranting a traffic impact study.”

Page 13, CTS Traffic Engineering Specialists, 511 Lillooet Avenue Traffic and Parking Study, July 2022.

In addition to the above information the CTS report suggests the following additions could be placed in any the future servicing agreement; the construction of a sidewalk to connect the off-site parking lot with the development, the use of a zebra crosswalk be installed across Lillooet Avenue, and the new bus stop location have both a shelter and bench installed.

PUBLIC HEARING COMMENTS

Based upon a review of the public hearing comments, the following land use issues have been summarized for the Council:

1. View blocking and sunlight blocking – a past study was received and accepted by Council. Council can request that this report be updated.
2. How is the developer reducing their carbon imprint – a past report was received, however Council can ask for an updated report to reflect the current building situation.
3. The offer of \$10,000 as a community amenity contribution – this figure has been increased to \$30,000.
4. Infrastructure upgrade – Council can require the developer to enter into a municipal servicing agreement and pay for any upgrades as required. Additionally, Council can ask for specific engineering studies.
5. If young families with children purchase units where will the children go to school – according to the resident who mentioned this concern, the schools in both Harrison and Agassiz are full.

Issues brought up outside of the scope of the Zoning Amendment Bylaw:

1. Training of the Village’s Fire Department for fighting forest fires
2. The Village has no FireSmart program
3. Interior versus Exterior trained firefighters

WRITTEN SUBMISSION COMMENTS

1. Large shade areas – impacts that this will have on the trees, plant life, the soil, the aquatic/shoreline health, animal/human life, and impact to our adjacent property. A

- Sun/Shade study was completed under the original application. Council can ask for the study to be updated.
2. A protected species, a Pacific Chorus Frog colony was destroyed when the bungalow pool was demolished. In addition to this the demolition of the site also affected the nesting habitat of Barn Swallows and the roosting area for bats. With respect to frogs, the developer's agent indicated that an environmental study was done and there were no species found on the property. As of February 26, 2024, no environmental study has been found in the Village files. Upon discussing this further with the developer's agent it was not really a site-specific study, but more of a determination on finding the proposed development building footprint space, away from any high tide area. As species at risk are generally governed by either or both provincial and federal legislation, I am not aware of any actual complaint being registered with the provincial system.
 3. The municipal infrastructure to support this development.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Sustainable Development – To maintain Harrison Hot Springs as a place we call home.

Official Community Plan Bylaw 864, 2007 – Waterfront Commercial designation.

New multi-unit residential development may be permitted, but only if the development includes a commercial component again with preference given to tourist orientated commercial uses.

Zoning Bylaw 1115, 2017 – C1 permitted uses and the development regulations for commercial uses.

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments: (3)

Zoning Bylaw Amendment No. 1193, 2023
Site plan dated August 3, 2022, and numbered DP1.1
Letter dated November 18, 2022 from station one architects

VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1193, 2023

A bylaw to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1193, 2023**".

TEXT AMENDMENT

That:

- (a) Under the C-1 Zone "Development Regulations for the Commercial Uses" for the Floor Area Ratio regulation. The following number is deleted in its entirety "1.5" and the following number is inserted in its place "1.5⁽⁸⁾".
- (b) Under the notes section the following is inserted after the word "use"
"8/. For land legally described as Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP108940 (PID 031-317-367), the maximum allowable Floor Area Ratio must not exceed 1.78."
- (c) Under the C-1 Zone "Development Regulations for the Commercial Uses" for the Lot Coverage regulation. The following number is deleted in its entirety "75" and the following number is inserted in its place "75⁽⁹⁾".
- (d) Under the notes section the following is inserted in its entirety;
"9/. For land legally described as Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP108940 (PID 031-317-367), the maximum allowable Lot Coverage must not exceed 76.9%."
- (e) Under the C-1 Zone "Development Regulations for the Commercial Uses" for the Maximum Height regulation. The following number is deleted in its entirety "15" and the following number is inserted in its place "15⁽¹⁰⁾".
- (f) Under the notes section the following is inserted in its entirety;
"10/. For land legally described as Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP108940 (PID 031-317-367), the Maximum Height must not exceed 22.8 M."

READ A FIRST TIME THIS 15th DAY OF May 2023.

READ A SECOND TIME THIS 15th DAY OF May 2023.

A PUBLIC HEARING WAS HELD ON THE 6th DAY OF February 2024

READ A THIRD TIME THIS _____ DAY OF _____, 2024.

ADOPTED THIS _____ DAY OF _____, 2024.

Mayor

Corporate Officer

CANCELLED

PROJECT INFORMATION

| | |
|------------------------------|--|
| CIVIC ADDRESS | 5111 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC |
| LEGAL DESCRIPTION | LOT A, SECTION 13, TOWNSHIP 14, RANGE 29 WEST OF THE SIXTH MERIDIAN, N.W.1.D. PLAN EPP108940 |
| PROPOSED NUMBER OF DWELLINGS | 80 |
| SITE AREA GROSS | 0.43 Ha / 4295 sm / 46,293 sf |
| ZONING | C-1 |
| EXISTING | C-1 (WITH VARIANCES) |
| PROPOSED | ZONING BYLAW FOR THE VILLAGE OF HARRISON HOT SPRINGS, BYLAW NO. 1115, 2017 |

FLOOR AREAS

PARKADE

| |
|--|
| P1 : 24 023 SF (2231.8 SM) |
| P2 : 24 544 SF (2280.2 SM) |
| TOTAL PARKADE : 48 567 SF (4512 SM) |
| PERSONAL SERVICE ESTABLISHMENT: 3390 SF (309.4 SM) |
| RESTAURANT: 2290 SF (212.7 SM) 60 SEAT MAX. PROPOSED |
| TOTAL COMMERCIAL 5620 SF (522.1 SM) |
| P1 : 3698 SF (343.5 SM) |
| P2 : 4537 SF (421.5 SM) |
| TOTAL NON-PARKING AREAS : 8235 SF (765 SM) |

RESIDENTIAL FLOORS

| |
|---|
| 2ND FLOOR : 20 319 SF (1887.7 SM) |
| 3RD FLOOR : 20 350 SF (1890.6 SM) |
| 4TH FLOOR : 20 351 SF (1890.6 SM) |
| 5TH FLOOR : 20 276 SF (1883.7 SM) |
| LOFT FLOOR : 2 884 SF (268 SM) |
| TOTAL RESIDENTIAL FLOORS : 84 180 SF (7820.6 SM) |
| AMENITY AREA : 98 035 SF (9107.7 SM) |
| INDOOR : 4 061.2 SF (377.3 SM) |
| OUTDOOR : 13 952.1 SF (1296.2 SM) |
| TOTAL AMENITY AREA : 18 013.3 SF (1673.5 SM) |

ZONING BYLAW REVIEW

PART 3.0 GENERAL COMPLIANCE, PROHIBITIONS AND REGULATIONS

3.6.(b) ARCHITECTURAL PROJECTIONS INTO SETBACKS

- i) ARCHITECTURAL FEATURES MUST NOT PROJECT MORE THAN 0.6 m
- ii) ARCHITECTURAL FEATURE PROJECTIONS MUST NOT EXCEED 40% OF FACADE
- iii) EXTERIOR STAIRS MAY BE LOCATED WITHIN A FRONT, EXTERIOR SIDE, OR REAR SETBACK
- iv) ACCESSIBLE STRUCTURES/FACILITIES MAY BE LOCATED WITHIN SETBACKS IF NOT CLOSER THAN 0.3 m TO ANY SIDE LOT LINE
- v) UNCOVERED PATIOS AND TERRACES NO GREATER THAN 0.6 m ABOVE GRADE MAY BE LOCATED WITHIN SETBACKS

3.8 SITE LINE REQUIREMENTS AT INTERSECTIONS

- a) NO VISUAL OBSTRUCTIONS PERMITTED ABOVE 0.3 m ABOVE HIGHWAY GRADE WITHIN A 6 m TRIANGULAR AREA ON LOT

3.11 FLOOD CONTROL REQUIREMENTS

- b) FLOOD LEVEL ELEVATION IS 14.55 m FOR COMMERCIAL AND RESIDENTIAL

PART 7.0 ZONING REGULATIONS

7.1.2 COMMERCIAL USES

| | |
|--|---|
| PERMITTED USES | COMMERCIAL AND APARTMENTS PROPOSED |
| ACCESSORY USES | NONE PROPOSED |
| MIN. LOT SIZE IS 464 sm | 4295.2 sm |
| SUBDIVISION FOR A RELATIVE IS 1 Ha. | NOT APPLICABLE |
| FLOOR AREA RATIO (FAR) IS 1.5, OR 1.75 WITH O.C.P. DENSITY BONUS | (EXCLUDES STAIRS, ELEV. MECH, ELEC. & AMENITY SPACES) (622.1 + 7120.5 sm) / 4295.2 sm = 1.78 (VARIANCE REQUIRED) |
| MIN. LOT WIDTH IS 20 m | 50.29 m |
| MAX. LOT COVERAGE IS 75% | 3303.4 sm / 4295.2 sm = (76.9%) (VARIANCE REQUIRED) |

MIN. FRONT SETBACK (SPRUCE ST) IS 0 m

MIN. REAR SETBACK IS 0 m

MIN. INT. SIDE SETBACK (LILLOOET AVE.) IS 0 m

MIN. EXTERIOR SIDE SETBACK IS 0 m

MAX. HEIGHT IS 15 m

PARKING BYLAW REVIEW

PART 6.0 PARKING AND LOADING REQUIREMENTS

PARKING REQUIRED:

RESIDENTIAL: REQUIRED: 80 UNITS X 1.25 = 100 PARKING STALLS (INCLUDING VISITOR PARKING)

COMMERCIAL: PERSONAL SERVICES ESTABLISHMENT: 309.3 S.M. / 28 = 11.05 = 11 STALLS
RESTAURANT: 60 SEATS / 3 = 20 STALLS
TOTAL: 31 STALLS

TOTAL PARKING REQUIRED: 131 STALLS

PARKING PROVIDED:

142 PAVED STALLS
P1 FLOOR: 66 STALLS
TOTAL PARKING PROVIDED: 132 STALLS (1 EXTRA)

OFF-STREET PARKING GENERAL REQUIREMENTS

BICYCLE PARKING AT MINIMUM RATE OF 20% OF REQUIRED VEHICLE PARKING
REQUIRED: 20% X 131 = 26 STALLS
PROVIDED: 26 STALLS

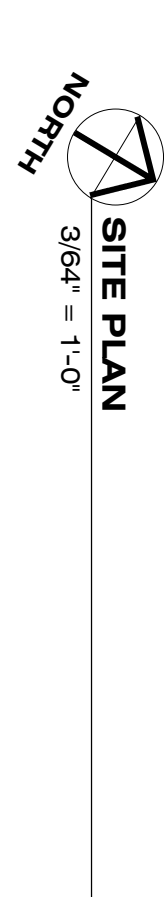
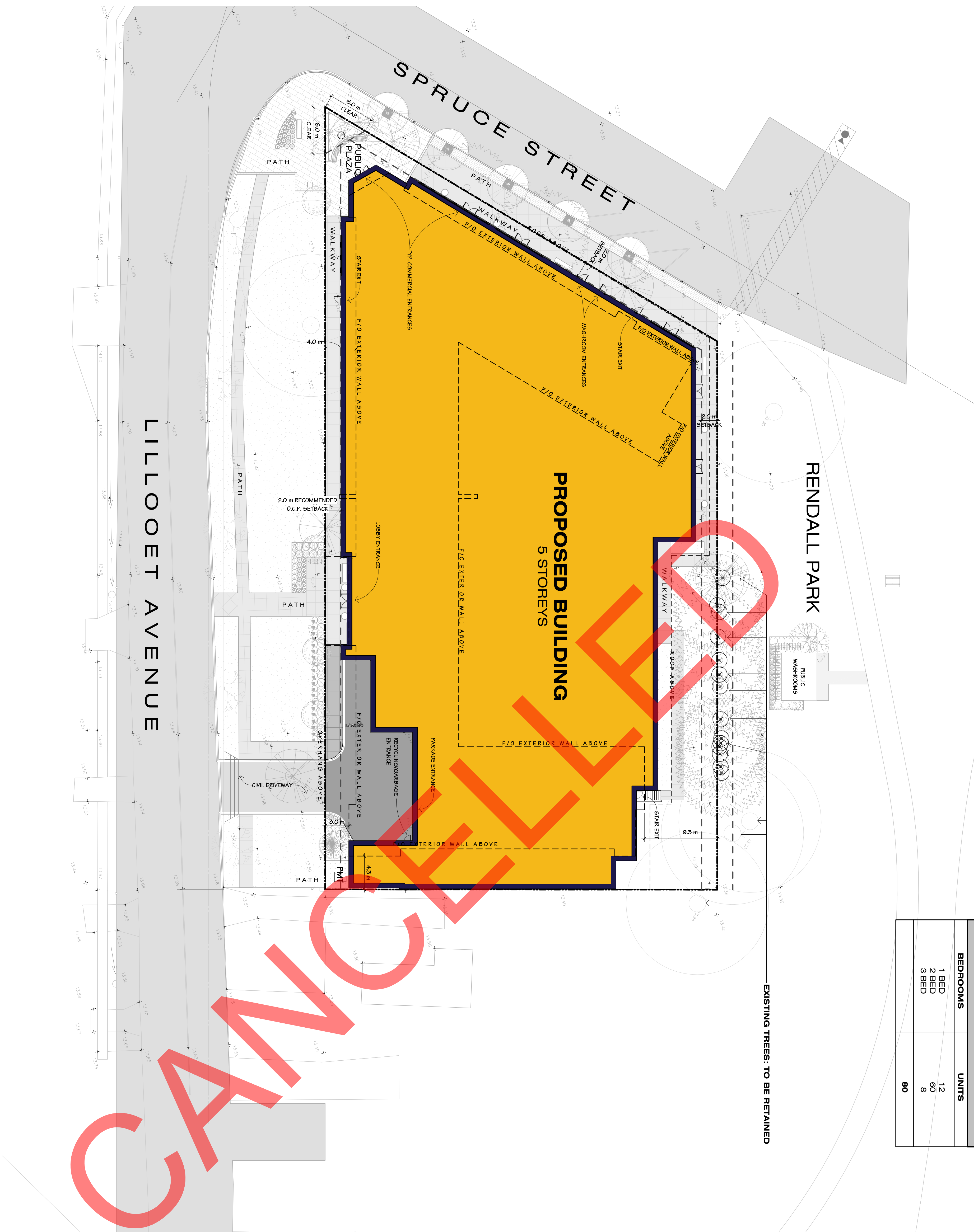
MIN. 1 ELECTRIC VEHICLE CHARGER REQUIRED
PROVIDED: 1 ELECTRIC VEHICLE CHARGER

ACCESSIBLE PARKING STALLS REQUIRED:
REQUIRED FOR 196 PARKING STALLS: 8 ACCESSIBLE STALLS
PROVIDED: 8 ACCESSIBLE STALLS

LOADING ZONE:
REQUIRED: 1 LOADING ZONE
PROVIDED: 1 LOADING ZONE

UNIT SUMMARY

| BEDROOMS | UNITS |
|----------|-------|
| 1 BED | 12 |
| 2 BED | 60 |
| 3 BED | 8 |
| | 80 |



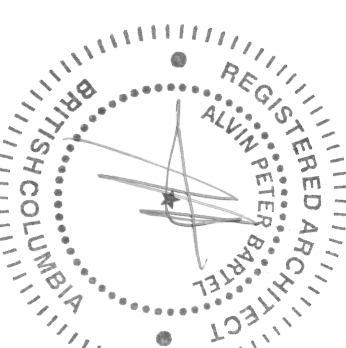
SITE PLAN

ANCORA RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

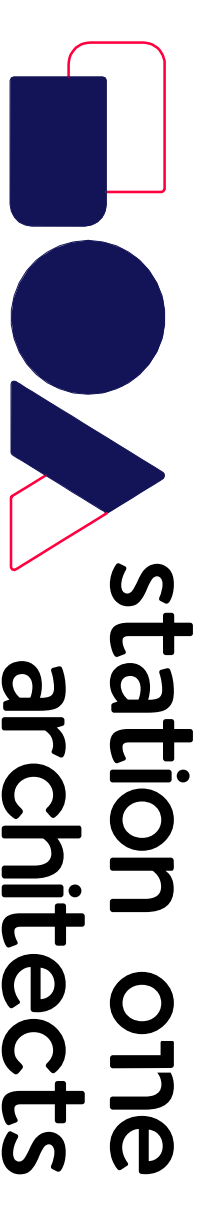
SCALE: As indicated
JOB NO. 20070

Aug 3, 2022



604 793 9445
soarchitects.com

Chilliwack
203-2190 W. Railway St
V2S 2E2



DP1.1

station one architects

alvin bartel, architect aibc
justin dyck, architect aibc

November 18, 2022

Village of Harrison Hot Springs
Attention: Planning & Development Department
495 Hot Springs Road, Harrison Hot Springs, BC V0M 1K0
Telephone: 604-796-2171

Re: Ancora Residences: Revised Proposal (Rev3)
SOA Job #20070

To whom it may concern:

As you know, the “Ancora Residences” development (formerly called the “Harrison Lake Residences”) development, located at 511 Lillooet Avenue, went to 3rd reading at city council on August 8, 2022, where it did not pass. Based on the city council’s comments at that meeting, it seems that there were three main concerns:

1. Not providing the required number of accessible parking stalls.
2. Removal of the existing trees along the north property line that is shared with Rendall Park.
3. Overall building size and density.

As a result, we have made significant design changes to the proposed development and are re-submitting our application.

The revised submission now provides 100% of the required accessible parking stalls. Note that with the building size reduction, the number of overall parking stalls is greatly reduced, and the nearby property at 531 Lillooet that was previously used for additional surface parking is no longer required and so is removed from this revised application. The proposed design meets all the parking requirements on the development property, including the 8 accessible parking stalls.

We have significantly pulled back the east wing of the building, including the parkade floors, so the existing trees along the park can be saved. The revised design was reviewed and confirmed by the arborist that these trees could now be retained and their revised report is included in this re-submission. This design adjustment resulted in the loss of residential units and commercial areas but felt it was critical to the success of the project.

We also eliminated the 6th floor from the previous design, greatly decreasing the overall massing and height of the building, eliminating a substantial number of units, improving site lines from the surrounding area and reducing the parking requirements. There are two 5th floor units, in the southwest and southeast corners, that have 2-storey loft spaces, with private roof decks. The central elevator area also has a common roof level indoor lounge and roof deck. In



CHILLIWACK
9355 YOUNG ROAD
CHILLIWACK BC V2P 4S3

ABBOTSFORD
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addition, a number of smaller units were combined into larger units in order to facilitate larger families.

Technically, the building height is measured to the maximum point of the roof, but we would like to emphasize that the proposed height of 22.09m is only on the feature vaulted roof areas in the southeast corner and the central elevator lobby areas. The vast majority of the main roof is at 17.95m, which is 4.14m lower than the feature vaulted roof areas.

By incorporating the dramatic design revisions described above, the proposed building massing, floor areas, and required parking were all greatly reduced. The number of proposed units has been reduced from 108 to 80 units. The amount of required parking has been reduced from 169 to 131 stalls, which is all provided on site.

The maximum density allowed under the zoning bylaw is a Floor Area Ratio (FAR) of 1.75. In the previous application, we were requesting a variance to 2.31. Our current revised submission has a greatly reduced FAR of 1.78, which is a small variance from 1.75.

According to the Official Community Plan, density in the Lakeshore Special Planning area may be increased "...in consideration of the owner meeting certain requirements such as provision and enhancement of amenities for the use and enjoyment of the public and occupants of the development...". Also, there are Amenity Bonusing Provisions in part 5.1 of the zoning bylaw that "...must be considered where relevant".

As such, we feel that the proposed design meets these criteria for increased density due to the following items:

- The proposed increased density allows for a more efficient design that will enable the price point of the condominium units to be significantly lower and affordable. Simply put, a lower density development would increase the selling price of the suites.
- The owner is willing to commit to providing a minimum of 10% of the units to be "adaptable" units, meeting the BC Building Code requirements for these types of units. These adaptable units allow people with limited mobility due to age, disability, or illness to function in their homes with relative independence. They will have accessible doors with extra clearances into the suite entry, washroom, and bedroom. They will also have extra clearances in a washroom and the kitchen area. There will be extra reinforcing in the appropriate walls for potential future grab bar installation, as well as easy-to-use handles and fixtures.
- A view corridor to the lake along the west side of the development, along Spruce Street, has been maintained, and increased from the previous design submission.
- In addition, at the corner of Spruce Street and Lillooet Avenue, the building has been cut back at this intersection to allow views of the lake through this area. This public corner area is also enhanced by using pavers as a ground material and having public benches and a bike rack for the community's use.
- A view corridor along the east side of the development has been maintained by offsetting all floors above the ground floor by a minimum of 4.3 metres, even though

the zoning setback allows 0.0 metres. This offset provides a wide view corridor to the neighboring properties.

- Note that these two view corridors (west and east sides) are within 100 metres from each other, in keeping with the Village's Official Community Plan.
- The two public streets that this property is against will be enhanced by new public sidewalks that are each 1.6 metres wide, with new curbs, and new storm drainage.
- New public street trees will be installed and maintained, bringing a consistent tree canopy to the area, with the remaining public area being landscaped by new sod lawn.
- The owner is willing to commit to providing and installing public benches, public BBQ stands, a public children play area, up to a total value of \$10,000. The locations and details would be coordinated with the Village planning staff, but we would propose they would provide improvements to the Miami River area, public areas near the Village centre, the beach promenade, marina and/or other locations the planning staff deem most appropriate.
- The owner is also willing to commit up to \$10,000 for public art, at a location in coordination with the Village planning staff, which will enhance the area for visitors and residents.
- As a gesture of good will to the community, the owner is willing to enhance the existing public washroom building in the adjacent Rendall Park with new landscaping on three sides of the building, including a new arbour screen with trellis, a new tree and other plantings. The owner will also provide a financial commitment to cover the landscape maintenance for 24 months.
- The Official Community Plan calls for multi-family development in the surrounding areas of this proposed development.
- The U-shape of the upper floors of the building provide a large central courtyard that is heavily landscaped and filled with amenity areas for the residents and visitors of the development. This courtyard has incredible views, overlooking the park to Harrison Lake.
- In addition, another large outdoor roof-top common amenity area is proposed off the elevator lobby area, for use by residents and visitors, also with views to the north.
- The proposal is mixed-use, with commercial components along the west and north sides at grade level. It is envisioned that there will be a mix of small retail stores and a medium sized restaurant facing the park and lake.
- A professional environmental consultant has been retained by the owner and has confirmed that there are not any environmental concerns or implications and is fully supported from that perspective.

In summary, for the revised submission, we are requesting the following variances:

- Floor Area Ratio (FAR) from maximum 1.75 to 1.78
- Maximum lot coverage from 75% to 76.9%
- Maximum building height (measured to the highest point on the feature vaulted roof) from 15.0m to 22.09m

If you need any further information, please contact us. We thank the Village of Harrison Hot Springs for the opportunity to bring this new development to the community.

Regards,

A handwritten signature in black ink, appearing to read 'Leon', with a long, sweeping horizontal stroke extending to the right.

Leon Schroeder Senior Associate
Architectural Technologist AIBC, LEED Green Associate, CPTED Level 2 Practitioner

CANCELLED

CANCELLED

File No: 1220-20-50
Date: March 4, 2024

To: Mayor and Council
From: Jace Hodgson, Operations Manager
Subject: Beach Intake and Water Treatment Plant Generators – Contract Award

RECOMMENDATION

THAT the Operations Manager's report dated March 4, 2024 regarding the Beach Intake and Water Treatment Plant Generators contract award be received for information.

SUMMARY

To provide an update to Council regarding the replacement of the beach intake and Water Treatment Plant generators project.

BACKGROUND

In order to operate the Village water system during a power outage, a generator is required at the beach intake and water treatment plant. Currently, the Village has a trailer unit available for emergency standby power at the beach intake and a generator at the Water Treatment Plant that would be used to run both these operations in the event of a power outage. The need for these generator replacements and upgrades was first brought before Council as part of the 2022 budget process. Approval for this project was obtained through the adoption of both the 2022-2026 and 2023-2027 Financial Plan Bylaws, No. 1174, 2022 and 1187, 2023 respectively.

DISCUSSION

It was anticipated that the cost of this project would exceed \$50,000, therefore, the Village engaged in a competitive tender process and issued a Request for Proposals (RFP) on January 25, 2024. The Village received four (4) proposals by the closing date of February 15, 2024. In the RFP, the Village requested quotes for the replacement of both generators. After reviewing the proposals, it was determined that replacement would be cost prohibitive. As a result, the current plan is to replace the beach intake trailer unit generator and refurbish the Water Treatment Plant Generator. Refurbishing this generator will extend its lifespan and allow the Village to budget for replacement at a later time. As outlined in the Village's Purchasing and Procurement Policy No. 1.08, given that this project was included in the Financial Plan, staff have awarded the contract to Answer Power Systems, an Abbotsford-based electrical contracting company. A 60 week lead time is expected for the beach intake generator resulting in a 2025 installation date, repairs to the water treatment plant generator will be completed in 2024.

FINANCIAL CONSIDERATIONS

The RFP submitted by Anser Power Systems quotes the project at a total cost of \$95,300. Funding for this project will come from the Village's Water Reserve.

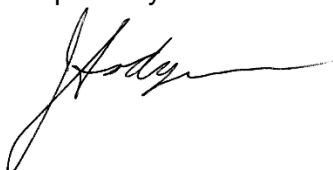
POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

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

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Jace Hodgson
Operations Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

CANCELLED

File No: 0360-20-02
Date: March 4, 2024

To: Mayor and Council
From: Tyson Koch, Chief Administrative Officer
Subject: Appointment to Kent Harrison Joint Emergency Program Committee

RECOMMENDATION

THAT Mayor and Council for the Village of Harrison Hot Springs approve the appointment of Ministry of Transportation and Infrastructure (MOTI) to the Kent Harrison Joint Emergency Program Committee (KHJEPC).

SUMMARY

To request approval from Mayor and Council to add MOTI to the KHJEPC.

BACKGROUND

The KHJEPC recommends that each respective Council, the District of Kent and the Village of Harrison Hot Springs, consider approving the addition of a representative from MOTI to be invited to be part of the KHJEPC.

DISCUSSION

During the January 31, 2024 KHJEPC meeting, it was identified that Highway 1 was recently closed by MOTI due to an issue on the highway, however, there were no advance communications received by the impacted communities.

During the November 2021 atmospheric river, many local communities expressed concern regarding the lack of communication from MOTI when Highway 7 became the only transportation route from the lower mainland to the interior of BC.

As a result, the Lets'emot Community to Community (C2C) members have been working with MOTI to create a traffic management plan (TMP) for Highway 7 and Highway 9 that includes advanced communications to stakeholders prior to the closure of Highway 1. These discussions have been paused due to MOTI staff turnover.

Communities adjacent to Highway 7 and Highway 9 have experienced significant impacts when Highway 1 is closed without a TMP. It would be beneficial for MOTI and/or their maintenance contractor to attend the quarterly KHJEPC meetings. Attached to this report is a copy of a memorandum prepared by the Director of Corporate Services for the District of Kent with further details.

The Village will be hosting the next KHJEPC meeting April 17, 2024.

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.

Respectfully submitted by:



Tyson Koch
Chief Administrative Officer

Attachment: Memorandum dated February 15, 2024 from the Director of Corporate Services for the District of Kent

CANCELLED

MEMORANDUM

DATE: February 15, 2024

TO: Wallace Mah, Chief Administrative Officer
Tyson Koch, Chief Administrative Officer

FROM: Clair Lee, Director of Corporate Services

SUBJECT: Request from the Kent-Harrison Joint Emergency Program Committee

As a follow-up to the Kent-Harrison Joint Emergency Program Committee meeting held on January 31, 2024, the Committee approved the following:

THAT the Kent-Harrison Joint Emergency Program Committee (KHJEPC) recommends that each respective Council, District of Kent and Village of Harrison Hot Springs, considers approving the addition of a representative from the Ministry of Transportation and Infrastructure be invited to be part of the KHJEPC.

Summary of Discussion:

During the Kent-Harrison Joint Emergency Program Committee meeting, it was identified that Highway 1 was recently closed by the Ministry of Transportation and Infrastructure (MOTI) due to a backed-up culvert; however, there was no advance communications received by the impacted communities.

During the November 2021 atmospheric river, many local communities identified the lack of communications from MOTI when Highway 7 became the only transportation route from the Lower Mainland to the rest of the Province. There are several challenges to the route, which were communicated by local first responders but not taken into consideration resulting in numerous accidents and significant delays.

As a result, the Lets'emot Community to Community members (Cheam First Nation, District of Kent, Sq'ewlets First Nation, Seabird Island Band, Stó:lō Tribal Council, Sts'ailes, and Village of Harrison Hot Springs) have been working with MOTI to create a traffic management plan that includes advance communication to stakeholders prior to the closure of Highway 1. Unfortunately, due to recent staff changes at the local MOTI office, these discussions are on hold.

Our communities have experienced the significant impacts of closing Highway 1 when there is no traffic management. It would be beneficial for MOTI and/or their maintenance contractor to attend our quarterly meetings.

Kindly bring forward this resolution to your next respective Council meeting for discussion.

If you require any additional information please feel free to contact me.

Thank you,



Clair Lee
Director of Corporate Services

c: Mayor S. Pranger (Kent)
Councillor D. Post (Kent)
Mayor E. Wood (Harrison)
Councillor M. Vidal (Harrison)

CANCELLED

File No: 0530-01
Date: March 4, 2024

To: Mayor and Council
From: Tyson Koch, Chief Administrative Officer
Subject: Regularly Scheduled Closed Meetings

RECOMMENDATION

THAT Special Closed (in-camera) Meetings be regularly scheduled to be held at 6pm prior to each Regular Council Meeting (RCM).

SUMMARY

To report to Council on best practices for closed meetings and receive direction as to a regular schedule.

BACKGROUND

The following is an excerpt from the Ombudspersons guide dated September 2012 titled Open Meetings: Best Practices Guide for Local Governments, starting on page 15:

Closing a Meeting

The decision to close a meeting to the public should not be made hastily or without careful consideration of the principles and values that underlie the open meeting provisions in the Community Charter. In many cases, there may be some uncertainty or disagreement as to whether it is appropriate or necessary to close a meeting to the public. Paragraph 90(1)(n) of the Community Charter authorizes the closure of a meeting to determine whether it is necessary to discuss a particular matter in a closed meeting. Use of this provision to allow discussion and debate is an effective way of ensuring that meetings are not improperly closed to the public.

Resolutions to Close a Meeting

Once a local government has decided that a subject should be discussed in a closed meeting, the procedural requirements in section 92 of the Community Charter must be followed. Section 92 states that a local government must pass a resolution in an open meeting before closing a meeting or part of a meeting. This resolution must include two things and should include a third. It must state: 1. That a meeting or part of a meeting is to be closed, and 2. The reason for the decision to close the meeting. It should also reference the specific paragraph of section 90 that authorizes the closure. In practice, while resolutions consistently state that a meeting or part of it is to be closed with reference to the authorizing paragraph of section 90, the basis for the decision is not always specifically stated. Local governments should provide as much detail as possible about the basis for closing the meeting without undermining the reason

for closing the meeting in the first place. This will help to limit speculation, increase public trust and enhance the credibility of the local government. While the Community Charter does not stipulate that each reason for closing a meeting to the public must be included in the resolution, or even that the primary reason must be the one that is included, the courts have said it is “disingenuous” to pass a resolution to close a meeting for one stated purpose and then discuss unrelated matters in the same closed meeting.²⁹ Two positive practices should be considered when a meeting is being closed. First, it is helpful when local governments read the resolution to close the meeting aloud. This ensures that those in attendance at the open meeting are informed of the basis and the authority for the resolution. In addition, it is useful for local governments to inform those in attendance whether council intends to reconvene in an open meeting following the conclusion of the closed meeting. If there are plans to reconvene, informing attendees of the expected duration of the closed session is also a good idea. This allows members of the public to make informed choices about whether they wish to stay and participate in the subsequent open portion of the meeting.

DISCUSSION

Scheduling closed meetings has been a challenge due to conflicting schedules and/or disagreements between Council members regarding the date and time to hold a meeting. Having a regularly scheduled closed meeting before each RCM would allow staff to ensure Village business moves forward in a timely fashion. It also assists staff by allowing them to properly plan their work to coincide with the Council meeting schedule. To date, reports from staff have been accumulating until Council can agree on a date and time to hold a meeting. Staff is often given very short notice of a closed meeting date and must quickly compile reports and create an agenda, causing other scheduled work to suffer. There have also been instances where this has resulted in time sensitive business being delayed, causing significant operational and administrative challenges. Regularly scheduled closed meetings that coincide with the RCM schedule would not preclude the Mayor from calling a Special Closed Meeting at any time should a time sensitive matter need immediate attention.

Staff has conducted a review of neighbouring local governments in addition to municipalities of a similar size to the Village to determine their closed meeting processes. Nearly all of the local governments included in the review integrate their closed meetings into their RCM, either closing that portion of the meeting at the start or at the end of the meeting. To ensure there is enough time to address all matters on the agenda, most local governments start their meetings before 7pm. In many cases, moving into a closed session is included as a standard order of business as per the local government's Council Procedure Bylaw. There is a current motion of Council for staff to present a new Council Procedure Bylaw for Council's consideration, and as part of that process, staff will be looking at how best to address the scheduling of closed meetings. In the meantime, staff is recommending that Council pass a resolution to have regularly scheduled closed meetings in conjunction with the RCMs. Until the Council Procedure Bylaw is amended, there will have to be an open Pre-Closed Meeting prior to moving into a closed meeting. Notice of the Pre-Closed Meeting will have to be posted at least 24 hours in advance. If there are no closed items to discuss, notice of the Pre-Closed Meeting will not be given and no Closed Meeting will be held.

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

CANCELLED

CANCELLED

File No: 7320-01
Date: March 4, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Wind Data Update

RECOMMENDATION

THAT the Community Services Manager's report dated March 4, 2024 regarding wind data update be received for information.

SUMMARY

To provide an update to Council regarding wind data and wildfire risk planning.

BACKGROUND

At the November 24, 2023 Special Council Meeting, Council passed the following resolution while sitting as the Committee of the Whole:

THAT the Village demand that the report be corrected using the proper wind pattern in Harrison Village instead of the irrelevant wind data from Haig station in Hope and that a corrected and revised report be provided to the Village as soon as possible.

COW-2023-11-08

DISCUSSION

The report referred to in the above resolution is the 2017 Community Wildfire Resiliency Plan produced by B.A. Blackwell & Associates. Staff reached out to the author, Bruce Blackwell and discussed the resolution of Council. Mr. Blackwell informed staff that a Community Wildfire Protection Plan must use data from a weather station recognized by BC Wildfire Service (BCWS) and that the Haig station in Hope was the nearest such station.

Staff also reached out to BCWS staff regarding their fire weather stations for more information. Fire weather stations are used to track hourly weather conditions so that they can calculate the associated Fire Weather Indices including Fine Fuel Moisture Codes, Duff Moisture Codes, Drought Codes and ultimately the Fire Danger Rating.

The Village's location is in the middle of a triangle made up of the points with fire weather stations at Haig Camp, Coquitlam, and Ford Mountain. Attached to this report is an email enclosing a map demonstrating these points. According to BCWS, the Village's location relative to the stations provides an excellent representation of surrounding fire danger ratings. They also stated that, "when it comes to wind directions, each of these sites will exhibit different winds,

mostly due to surrounding terrain, elevation, and effects from adjacent water bodies. While the winds at Harrison will be different from these three sites, wind direction does not affect the Fire Weather Indices nor the Fire Danger Rating.” From a hazard monitoring perspective, they are confident that the wind patterns in the Village are well represented by the Haig weather station.

BCWS also informed staff that when it comes to forecasting for actual fires, they deploy temporary weather stations to ensure the local effects pertaining to the fire are as accurate as possible. They use data from both permanent and temporary stations to forecast the weather and anticipated fire behavior specific to the site. If there was a fire affecting Harrison Hot Springs, BCWS would have representative weather observations for accurate forecasting specific to the location and activity of that particular fire in addition to the weather patterns at that time.

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.

Respectfully submitted:

Reviewed by:



Christy Owens
Community Services Manager



Tyson Koch
Chief Administrative Officer

Attachment: Email dated February 15, 2024 from Matthew MacDonald, BC Wildfire Services

From: MacDonald, Matthew A FOR:EX <Matthew.A.MacDonald@gov.bc.ca>

Sent: Thursday, February 15, 2024 11:04 AM

To: Christy Ovens <community@harrisonhotsprings.ca>

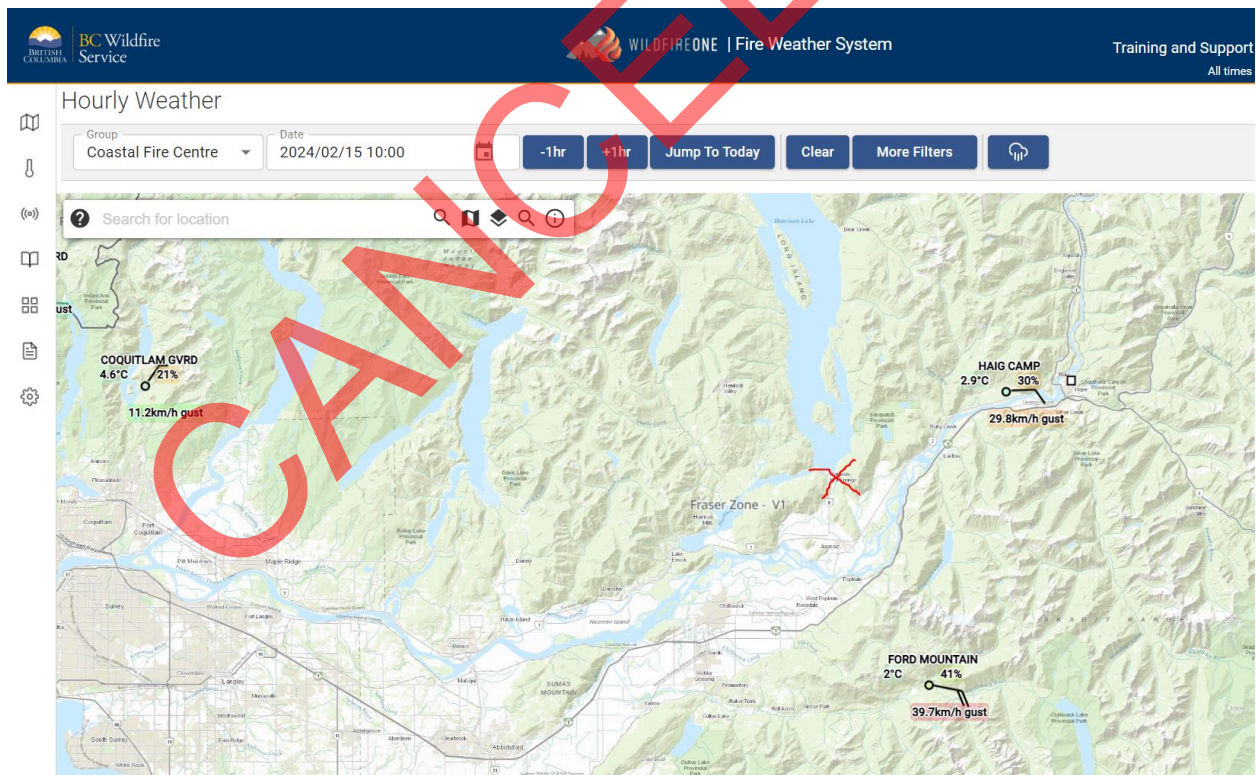
Cc: Gaspar, David J FOR:EX <David.Gaspar@gov.bc.ca>

Subject: RE: BCWS Fire Weather Stations

Hi Christy,

Fire weather stations are used to track hourly weather conditions so that we can calculate the associated Fire Weather Indices including Fine Fuel Moisture Codes, Duff Moisture Codes, Drought Codes and ultimately the Fire Danger Rating.

Given that Harrison sits in the middle of a triangle this is made up of the points with fire weather stations at Haig Camp, Coquitlam, and Ford Mountain (see below screen capture), you have excellent representation of surrounding fire danger ratings. When it comes to wind directions, each of these sites will exhibit different winds, mostly do to surrounding terrain, elevation, and effects from adjacent water bodies. While the winds at Harrison will be different from these three sites, wind direction does not affect the Fire Weather Indices nor the Fire Danger Rating. So, ultimately, from a hazard monitoring perspective, I think you are well represented by the above stations. We have many parts in this large province that are much further away from a representative weather station. To have three in such close proximity is rather rare.



Worth noting is that when it comes to forecasting for actual fires, we deploy temporary weather stations to ensure the local effects pertaining to the fire are well captured. We use data from both permanent and temporary stations to forecasts the weather and anticipated fire behavior specific to the

site. Rest assured if there was a fire affecting Harrison, we would make sure to have representative weather observations for accurate forecasting.

I've cc'd David Gaspar who is the superintendent of our fire weather network. Please reach out with any further questions.

Regards, Matt

From: Christy Ovens <community@harrisonhotsprings.ca>
Sent: Monday, February 12, 2024 9:58 AM
To: MacDonald, Matthew A FOR:EX <Matthew.A.MacDonald@gov.bc.ca>
Subject: BCWS Fire Weather Stations

Hi Matt,

I appreciate Tony connecting us. Our Council didn't vote to proceed with a motion put forward by one of the Councilors at our last meeting, however, given the state of concern in Harrison Hot Springs regarding wildfire risk, I wanted to still reach out to you.

Is there a process in place if a community wanted to host a BCWS Fire Weather Station on their lands? Or is the number of Fire Weather Stations that currently operate fixed at what it is? I've been told that the wind patterns in Harrison Hot Springs contradict the wind data from our nearest weather station in Haig.

Any information you can provide would be greatly appreciated.

Thanks so much,



Christy Ovens, Community Services Manager
E: community@harrisonhotsprings.ca
Village of Harrison Hot Springs
Resort Municipality
P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
P: 604-796-2171
F: 604-796-2192
W: harrisonhotsprings.ca

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**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 20th DAY OF FEBRUARY, 2024

READ A FIRST TIME THIS 20th DAY OF FEBRUARY, 2024

READ A FIRST TIME THIS 20th DAY OF FEBRUARY, 2024

ADOPTED THIS DAY OF , 2024

Mayor

Corporate Officer

CANCELLED

**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1200**

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 20th DAY OF FEBRUARY, 2024

READ A FIRST TIME THIS 20th DAY OF FEBRUARY, 2024

READ A FIRST TIME THIS 20th DAY OF FEBRUARY, 2024

ADOPTED THIS DAY OF , 2024

Mayor

Corporate Officer