



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Tuesday, May 21, 2024, 7:00 PM
 Memorial Hall, 290 Esplanade Avenue,
 Harrison Hot Springs, BC V0M 1K0

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

1. CALL TO ORDER	
Meeting called to order by 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 Council Meeting Minutes of April 25, 2024 be adopted.	Page 1
(b) THAT the Special Council Meeting Minutes of April 30, 2024 be adopted.	Page 3
(c) THAT the Regular Council Meeting Minutes of May 6, 2024 be adopted.	Page 7
5. BUSINESS ARISING FROM THE MINUTES	
6. CONSENT AGENDA	
i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	(a) Environmental Advisory Committee Meeting Minutes of April 10, 2024 Page 19
iv. Correspondence	(a) Email dated April 15, 2024 from Harrison Watersports Re: Harrison Watersports Page 23
	(b) Letter dated April 30, 2024, 2024 from BC Rural Health Network Re: Request for Support – Endorse R5 Page 29
	(c) Letter dated May 6, 2024 from the District of Logan Lake to Premier Eby Re: support for Bill-34 Page 33
7. DELEGATIONS/PETITIONS	
8. CORRESPONDENCE	
(a) Letter dated May 15, 2024 from Fire Chief Genest Re: SenseNet	Page 35
9. BUSINESS ARISING FROM CORRESPONDENCE	

10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS	
(a) Report of the Environmental Advisory Committee dated May 21, 2024	Page 37
11. REPORTS FROM MAYOR	
12. REPORTS FROM STAFF	
(a) Report of Corporate Officer dated May 21, 2024 Re: Release of Legal Invoices Recommendation: THAT the Corporate Officer's report dated May 21, 2024 attaching legal invoices identifying the subject matter and dollar amount from November 1, 2022 to March 31, 2024 be received for information.	Page 39
(b) Report of Community Services Manager dated May 21, 2024 Re: Accessible Playground and Shade Features – Contract Award Recommendations: THAT the Community Services Manager's report dated May 21, 2024 regarding Accessible Playground and Shade Features contract award to Habitat Systems be received for information.	Page 59
(c) Report of Planning Consultant dated May 21, 2024 Re: Harrison Watersports Crown Land Tenure Application Recommendation: THAT Council reject the proposed new location for the Harrison Watersports' commercial moorage.	Page 65
(d) Report of Planning Consultant dated May 21, 2024 Re: Development Permit – 318 Hot Springs Road Recommendation: THAT Development Permit DP 05/23 be issued to 1044018 BC Limited for the property located at 318 Hot Springs Road, Harrison Hot Springs for land legally described as: Lot # (AE36501) Sec 13, Twp 4, Rg 29, W6M, New Westminster Land District Plan 251 Subject to the Village receiving an irrevocable Letter of Credit in the amount of \$7,613.00.	Page 81

- (e) Report of Planning Consultant dated May 21, 2024
Re: Development Permit – 511 Lillooet Avenue

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Recommendation:

THAT Development Permit DP 05/22 be issued to 2118 Development Limited for property located at 511 Lillooet Avenue, Harrison Hot Springs for land legally described as:

Lot A, Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan EPP 108940
Subject to the following;

- a) The registration of a save-harmless flood covenant that is acceptable to the Village, be placed on 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 pending Zoning Bylaw text amendments, associated with this site, are approved;
- d) The applicant entering into a Works and Services Agreement, to address servicing, frontage improvements, the placement of street furniture and the update to the Rendall Park washroom facilities,
- e) The applicant entering into a Works and Services Agreement to address the Landscaping requirements,
- f) The applicant entering into a covenant to address the placement of an Electric Vehicle Charging outlet, and
- g) The Village receiving an Irrevocable Letter of Credit in the amount of \$2,052,334.00.

- (f) Report of Planning Consultant dated May 21, 2024
Re: Development Permit – 553 and 555 Lillooet Avenue

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Recommendation:

THAT Development Permit DP 03/23 be issued to 1103593 BC Limited for property located at 533 and 555 Lillooet Avenue, Harrison Hot Springs for land legally described as:

- i. Lot 2 Except part subdivided by Plan 70793, Sec 13 Township 4, Range 29 West of the 6th Meridian, New Westminster District Plan 59945, and
- ii. Lot A, Sec 13 Township 4, Range 29 West of the 6th Meridian, New Westminster District Plan 70793

Subject to the following;

- a) The Village receiving an Irrevocable Letter of Credit in the amount of \$650,353.00;
- b) The Fraser Valley Regional District issuing a Demolition Permit for any building or structures on the proposed site;

- c) The provision of at least one electric vehicle charging outlet being installed on the proposed site;
- d) The Village being provided with a copy of the Ministry of Transportation and Infrastructure access permit;
- e) The provision of a covenant indicating that the applicant must provide at least 4 accessible Parking Stalls, that are the closest to the proposed development;
- f) A Comprehensive Sign permit being issued by the Village;
- g) The applicant entering into a Works and Services Agreement for utilities and frontage improvements with the Village;
- h) The applicant entering into a Landscaping Agreement with the Village;
- i) The applicant entering into a flood plain covenant;
- j) The application be referred to the Village's Fire Department for their comments and recommendations. Any recommendations must be included in the Planning Review stage on the issuance of a building permit; and
- k) 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. An 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. Identification of, 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.

(g) Report of Chief Administrative Officer dated May 21, 2024
Re: SenseNet Update

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Recommendation:

THAT Council select one of the following options:

Option 1:

THAT Council direct staff to work with Rogers Communications to install the SenseNet/SenseCore system that includes software, 65 sensors, 4 gateways and 3 zoom cameras to be deployed in strategic locations including the East Sector Lands at a cost of up to \$150,000.00 (including installation) to be funded by general reserves.

Option 2:

THAT Council direct staff to work with Rogers Communications to install the SenseNet/SenseCore system that includes software, 100 sensors, 5 gateways and 3 zoom cameras to be deployed in strategic locations including the East Sector Lands at a cost of up to \$205,000 (including installation) to be funded by general reserves.

Option 3:

THAT Council direct staff to work with Rogers Communications to install the SenseNet/SenseCore system that includes software, 100 sensors, 5 gateways and 5 zoom cameras to be deployed in strategic locations including the East Sector Lands at a cost of up to \$235,000.00 (including installation) to be funded by general reserves.

Option 4:

THAT Council direct staff to work with BC Wildfire Service (the Province) to explore an early wildfire detection system that provides regional protection.

Subject to option 1, option 2 or option 3 being selected:

THAT Council approve an annual increase to taxation at approximately 2% (up to \$50,000 per year) to fund the annual subscription, operation and maintenance of the early wildfire detection system while the system is in operation.

THAT Council direct staff to establish a reserve fund for the expansion and/or upgrade to the early wildfire detection system.

13. BYLAWS

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- (a) Report of Corporate Officer dated May 21, 2024
Re: Discharge of Firearms Bylaw No. 1207, 2024

Recommendations:

THAT Discharge of Firearms Bylaw No. 1207, 2024 be adopted.

- (b) Report of Planning Consultant dated May 21, 2024
Re: Small-Scale Multi-Unit Housing Requirements

Page 153

Recommendations:

THAT Council direct staff to apply for an exemption on the prescribed number of housing units on a given lot, commonly referred to as Site Standards B and C; and

THAT Council direct staff to post the required public notice for the adoption of the attached Zoning Amendment Bylaw No. 1208, 2024.

14. NEW BUSINESS

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



Amanda Graham
Corporate Officer

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

DATE: Thursday, April 25, 2024
TIME: 10:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Ed Wood
Councillor John Allen
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
Director of Operations, Jace Hodgson

ABSENT: Councillor Leo Facio

1. CALL TO ORDER

Mayor Wood called the meeting to order at 10:02 a.m.
Mayor Wood acknowledged the traditional territory of Sts'ailes.

Mayor Wood asked the Corporate Officer for the Mayor's responsibilities as set out in his Oath of Office. The Corporate Officer read the Mayor's Oath of Office.

Mayor Wood asked the Corporate Officer to read out the notice of public meeting requirements as set out in the *Community Charter*. The Corporate Officer read section 127(2) of the *Community Charter*.

Mayor Wood asked the Corporate Officer to read out the sections of Council Procedure Bylaw No. 1164, 2021 that pertain to public meeting notices. The Corporate Officer read section 15(a)(i) of Council Procedure Bylaw No. 1164, 2021.

Mayor Wood asked the Corporate Officer to read out the definition of "Public Notice Posting Place" from Council Procedure Bylaw No. 1164, 2021. The Corporate Officer read out the definition of "Public Notice Posting Place".

Mayor Wood stated that as of 7:00 a.m. on April 25, 2024, notice of this Special Council Meeting was not posted at the public notice posting place at Memorial Hall and therefore the meeting cannot proceed as it contravenes the *Community Charter* and Council Procedure Bylaw No. 1164, 2021.

Moved by Mayor Wood
Seconded by Councillor Vidal

THAT as per section 127(4) of the *Community Charter*, Council agree to waive notice requirements for the April 25, 2024 Special Council Meeting.

MOTION NOT VOTED ON

*Village of Harrison Hot Springs
Minutes of the Special Council Meeting
April 25, 2024*

Mayor Wood requested a Special Council meeting be held on Tuesday, April 30, 2024 at 10:00 a.m. at the Village Office.

Mayor Wood declared meeting collapsed at 10:17 a.m.

Ed Wood
Mayor

Amanda Graham
Corporate Officer

DRAFT

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

DATE: Tuesday, April 30, 2024
TIME: 10:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Ed Wood
Councillor John Allen
Councillor Leo Facio (Via Zoom from 10:00 am to 10:34 am)
Councillor Allan Jackson
Councillor Michie Vidal

Chief Administrative Officer, Tyson Koch
Chief Financial Officer, Scott Schultz
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson

ABSENT:

1. CALL TO ORDER

Mayor Wood called the meeting to order at 10:00 a.m.
Mayor Wood acknowledged the traditional territory of Sts'ailes.

Mayor Wood asked the Chief Administrative Officer for the Mayor's responsibilities as set out in his Oath of Office. The Chief Administrative Officer read the Mayor's Oath of Office.

Mayor Wood asked the Chief Administrative Officer to read out the notice of public meeting requirements as set out in the *Community Charter*. The Chief Administrative Officer read section 127 of the *Community Charter*.

Mayor Wood stated that the agenda for this Special Council Meeting was not signed by the Corporate Officer or the Mayor, therefore, a motion of Council to waive the notice requirements is required in order to continue the meeting.

Moved by Mayor Wood
Seconded by Councillor Allen

THAT as per section 127(4) of the *Community Charter*, Council waive the meeting notice requirements.

**CARRIED
UNANIMOUSLY**
SC-2024-04-01

Pursuant to section 131 of the *Community Charter*, Mayor Wood called for reconsideration of the following motion passed at the April 3, 2024 Regular Council Meeting:

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Moved by Mayor Wood
Seconded by Councillor Allen

THAT Council sole-source to approve the acquisition of Sensenet Interface Fire Detection System, which is generally described as 65 sensors, 4 gateways and 3 zoom cameras to be deployed in the East Sector forest with time being of the essence.

At 10:34 am, Mayor Wood declared Councillor Facio's Zoom connection was lost and deemed him to be no longer in attendance.

Council voted on the reconsidered motion.

CARRIED
OPPOSED BY COUNCILLOR VIDAL
SC-2024-04-02

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Councillor Allen
Seconded by Councillor Jackson

THAT the agenda be approved.

CARRIED
UNANIMOUSLY
SC-2024-04-03

Councillor Vidal raised a point of order requesting clarification as to whether Councillor Facio is permitted to attend the meeting. Mayor Wood asked the Chief Administrative Officer to read section 3 of Council Procedure Bylaw No. 1164, 2021 and advised that he had deemed Councillor Facio to be no longer in attendance.

4. REPORTS FROM STAFF

None.

5. BYLAWS

(a) 2024-2028 Financial Plan Bylaw No. 1202, 2024

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Moved by Councillor Jackson
Seconded by Councillor Allen

THAT the 2024-2028 Financial Plan Bylaw No. 1202, 2024 be adopted.

CARRIED
UNANIMOUSLY
SC-2024-04-04

- (b) Report of Chief Financial Officer dated April 15, 2024
Re: 2024 Tax Rate Bylaw No. 1203, 2024

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT Tax Rate Bylaw No. 1203, 2024 be introduced and given first reading; and

THAT Tax Rate Bylaw No. 1203, 2024 be given second and third readings.

CARRIED
UNANIMOUSLY
SC-2024-04-05

6. NEW BUSINESS

None.

7. QUESTIONS FROM THE PUBLIC

Questions from the public were entertained.

8. ADJOURNMENT

Moved by Councillor Allen
Seconded by Councillor Vidal

THAT the meeting be adjourned at 11:05 a.m.

CARRIED
UNANIMOUSLY
SC-2024-04-06

Ed Wood
Mayor

Amanda Graham
Corporate Officer

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

DATE: Monday, May 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
Community Services Manager, Christy Ovens
Operations Manager, Jace Hodgson

ABSENT:

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Councillor Allen
Seconded by Councillor Facio

THAT the agenda be approved.

CARRIED
OPPOSED BY MAYOR WOOD
RC-2024-05-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the Regular Council Meeting Minutes of April 3, 2024 be adopted.

Amendment moved by Councillor Allen
Seconded by Councillor Jackson

THAT the Regular Council Meeting Minutes of April 3, 2024 be amended by adding the street address of 511 Lillooet Avenue to item 12(b).

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

Council voted on the original motion as amended.

**CARRIED
UNANIMOUSLY**
RC-2024-05-03

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT the Regular Council Meeting Minutes of April 15, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2024-05-04

5. BUSINESS ARISING FROM THE MINUTES

From the April 3, 2024 Regular Council Meeting Minutes, page 3:

- Mayor Wood requested an update regarding Business Arising from the Minutes item 5, verbal report from the Mayor relating to closed meeting resolutions from the March 8, 2024 Special Closed Council meeting. The Chief Administrative Officer advised that staff have engaged an Occupational Health and Safety consultant and the details are being finalized. Additionally, staff have reached out to five facilitators and have received three responses.
- Mayor Wood requested an update regarding Reports from Staff item 12(a), Report of Planning Consultant regarding the Official Community Plan Bylaw No. 1184, 2022, with respect to the Development Approval Information and Design Guideline Policies. The Chief Administrative Officer advised that the Planning Consultant would be able to provide an update.

Moved by Mayor Wood
Seconded by Councillor Jackson

THAT staff be directed with time being of the essence to create a Development Approval Information Bylaw and Design Guidelines Policy as per the Planning Consultant's recommendations at the June 19, 2023 Regular Council Meeting.

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

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6. CONSENT AGENDA

- iii. (a) Environmental Advisory Committee Meeting Minutes of March 21, 2024
- iv. (a) Letter dated March 18, 2024 from Fisheries and Oceans Canada
Re: Request for Comments – Brassy Minnow Pacific Population at Risk
- (b) Letter dated Marh 27, 2024 from Port Alberni
Re: Notice of Resolution – Rural Seniors in BC
- (c) Letter dated March 26, 2024 from Barbara Dramer
Re: Interface Fire Prevention Program
- (d) Letter dated April 8, 2024 from Minister of Housing
Re: Bill 16
- (e) Letter dated April 9, 2024 from Councillor Bill Lawrence, City of White Rock
Re: Reinstatement of SFU Football Program: Call for Support
- (f) Letter dated April 10, 2024 from Minister of Housing
Re: Small Scale Multi-Unit Housing
- (g) Letter dated April 16, 2024 from District of Vancouver
Re: Support for Resolution – Black Bear Cub Conflict Response

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the consent agenda be received.

**CARRIED
UNANIMOUSLY**
RC-2024-05-06

7. DELEGATIONS/PETITIONS

- (a) Brian Szabo, BDO Canada
Re: Audit Findings

Mr. Szabo attended the meeting via Zoom and provided a PowerPoint presentation to Council on the Village of Harrison Hot Springs Audit Findings Report for the 2024 Financial Audit prepared by BDO Canada.

8. CORRESPONDENCE

None.

9. BUSINESS ARISING FROM CORRESPONDENCE

None.

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

(a) Report of the Age-Friendly Committee dated May 6, 2024

Moved by Mayor Wood
Seconded by Councillor Jackson

THAT Council adopt the following recommendation from the Age-Friendly Committee report dated May 6, 2024:

THAT Council consider directing staff to research building a community hall with room for health services in the plans for a new Village Office.

**CARRIED
UNANIMOUSLY**
RC-2024-05-07

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director) – No Report
- Tourism Harrison – Attended a Canda Day Planning meeting
- Attended the LMLGA Conference in Whistler May 1 to May 4, 2024

Councillor Allen

- Harrison Agassiz Chamber of Commerce – No Report
- Agassiz-Harrison Healthy Communities – No Report
- Attended the LMLGA Conference in Whistler from May 1 to May 4, 2024

Councillor Vidal

- Community Futures North Fraser Board of Directors – No Report
- Corrections Canada Citizen's Advisory Committee – No Report
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended the LMLGA Conference in Whistler from May 1 to May 4, 2024
- This week is designated Emergency Preparedness week.

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director) – No Report
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended the LMLGA Conference in Whistler from May 1 to May 4, 2024

11. MAYOR'S REPORT

- Attended the Surrey Board of Trade Women's Business Awards
- Attended the soft opening of the new Tourism building on May 4, 2024
- Reported on Environmental and Age-Friendly Committee meetings
- Reported on the Wellness Fair on April 13, 2024 at the Memorial Hall
- Reported on a meeting with the Minister of Emergency Management and Climate Readiness

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- Reported that the Streamkeepers Society released 5000 chum with the Harrison Elementary School into the Miami River

12. REPORTS FROM STAFF

- (a) Report of Chief Administrative Officer dated April 15, 2024
Re: Council – CAO Covenant

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT Council adopt the Council – CAO Covenant.

Amendment moved by Mayor Wood
Seconded by Councillor Allen

THAT the Council – CAO Covenant be referred back to staff to work on it with the Mayor.

CARRIED
OPPOSED BY COUNCILLORS FACIO AND VIDAL
RC-2024-05-08

- (b) Report of Chief Administrative Officer dated April 15, 2024
Re: Request for Statutory Municipal Consent for Proposed Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1729, 2024

Moved by Councillor Facio
Seconded by Councillor Allen

THAT the Village of Harrison Hot Springs Council give its consent, by way of formal resolution, to Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1729, 2024; and

THAT Village Council direct staff to send a letter to the FVRD confirming the same.

CARRIED
UNANIMOUSLY
RC-2024-05-09

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- (c) Report of Community Services Manager dated April 15, 2024
Re: Asset Management Planning Program Grant

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT staff be authorized to apply for the UBCM Asset Management Planning Program Grant for up to \$25,000 to cover up to 50% of total project costs.

**CARRIED
UNANIMOUSLY**
RC-2024-05-10

- (d) Report of Director of Operations dated April 15, 2024
Re: Boat Launch Building Addition – Contract Award

The CAO announced that Jace Hodgson's title was changed from Operations Manager to Director of Operations and congratulated him.

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the Director of Operations' report dated April 15, 2024 regarding the Boat Launch Building Addition contract award be received for information.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN
RC-2024-05-11

- (e) Report of Planning Consultant dated April 15, 2024
Re: Rezoning Application – 435 Pine Avenue

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Council request the applicant for the rezoning of 435 Pine Avenue to set up a Public Notification meeting, as per section 11.0 of the Village's Development Procedures Bylaw No. 1090, 2016.

Amendment moved by Councillor Jackson
Seconded by Councillor Allen

THAT the rezoning application for 435 Pine Avenue be referred back to staff to determine if there is a right of way along Pine Avenue for the purpose of a sidewalk.

CARRIED
OPPOSED BY COUNCILLOR VIDAL
RC-2024-05-12

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Councillor Allen raised a point of order that Council must vote on the original motion as amended before moving on to the next item.

Council voted on the original motion as amended.

**CARRIED
UNANIMOUSLY**
RC-2024-05-13

- (f) Report of Planning Consultant dated April 15, 2024
Re: Rezoning Application – 442 & 464 Pine Avenue

Moved by Mayor Wood
Seconded by Councillor Jackson

THAT the rezoning application for 442 and 446 Pine Avenue be directed back to staff to determine if there is a right of way along Pine Avenue for the purpose of a sidewalk.

CARRIED
OPPOSED BY COUNCILLOR VIDAL
RC-2024-05-14

Councillor Allen raised a point of order regarding the use of the term “right of way” as opposed to street.

- (g) Report of Chief Administrative Officer dated April 15, 2024
Re: Release of Closed Meeting Resolutions

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the following closed meeting resolutions be received for information at the May 6, 2024 Regular Council Meeting:

From the March 8, 2024 Special Closed Council Meeting:

Moved by Mayor Wood
Seconded by Councillor Facio

THAT staff be directed to put out a request for proposals for an independent contractor to assist the Village in improving it's Occupational Health and Safety Program and in resolving any outstanding complaints of harassment, bullying, and breaches of the Village's Code of Conduct policy.

CARRIED
OPPOSED BY COUNCILLORS ALLEN AND VIDAL
SCC-2024-03-06

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Moved by Mayor Wood
Seconded by Councillor Jackson

THAT staff be directed to put out a request for proposals for an independent contractor to guide discussions between and with the goal of creating an improved working relationship.

Redacted pursuant to s. 22(2)(h) of the Freedom of Information and Protection of Privacy Act.

CARRIED
OPPOSED BY COUNCILLORS FACIO AND VIDAL
SCC-2024-03-06

CARRIED
UNANIMOUSLY
RC-2024-05-15

- (h) Report of Chief Financial Officer dated May 6, 2024
Re: 2023 Audited Financial Statements

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the Independent Auditor's Report be received; and

THAT the 2024 Financial statements of the Village of Harrison Hot Springs be approved; and

FURTHER THAT the Independent Auditor's Report be attached to the approved Financial Statements of the Village of Harrison Hot Springs.

Councillor Allen raised a point of order requesting clarification as to whether the three recommendations would be moved together or as separate motions. Mayor Wood indicated that the motions were joined together.

CARRIED
OPPOSED BY COUNCILLOR ALLEN
RC-2024-05-16

- (i) Verbal Report of Community Services Manager
Re: 75th Anniversary Celebration

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the Village's 75th Anniversary Celebration be moved to Friday, May 31, 2024.

CARRIED
UNANIMOUSLY
RC-2024-05-17

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13. BYLAWS

- (a) Report of the Corporate Officer dated April 15, 2024
Re: Discharge of Firearms Bylaw No. 1207, 2024

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Discharge of Firearms Bylaw No. 1207, 2024 be introduced and given first reading; and

THAT Discharge of Firearms Bylaw No. 1207, 2024 be given second and third readings.

CARRIED
OPPOSED BY COUNCILLOR ALLEN
RC-2024-05-18

- (b) Report of the Chief Administrative Officer dated April 15, 2024
Re: Code of Conduct Bylaw No. 1205, 2024

Mayor Wood ruled this item out of order due to sections of the *Community Charter* and Council Procedure Bylaw.

Councillor Vidal raised a point of order stating that this item is on the approved agenda. Councillor Vidal raised a point of order stating that the Mayor cannot remove an agenda item once the agenda without approval of Council. Mayor Wood requested that the next item be called.

Mayor Wood stated that Councillor Vidal was out of order.

Mayor Wood stated that Councillor Facio was out of order.

Councillor Vidal requested a ruling on the point of order. Mayor Wood advised that the ruling was to move on. Mayor Wood ordered Councillor Vidal removed from the meeting.

Councillor Vidal refused to leave the meeting.

Moved by Mayor Wood
Seconded by Councillor Jackson

THAT the meeting be adjourned at 9:25 pm

MOTION FAILED
OPPOSED BY COUNCILLORS FACIO, JACKSON AND VIDAL

Councillor Vidal requested an appeal on the ruling of the point of order.

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Mayor Wood stated that Councillor Vidal cannot request an appeal as she had already been ordered removed from the meeting. Mayor Wood advised that the meeting can continue if Councillor Vidal does not speak or removes herself from the meeting.

- (c) Report of Planning Consultant dated April 15, 2024
Re: Rezoning Application – 421 Emerald Avenue

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Zoning Amendment Bylaw No. 1204, 2024 be introduced and given first reading;
and

THAT Zoning Amendment Bylaw No. 1204, 2024 be given second reading; and

THAT staff be authorized to set up a Public Hearing for Zoning Amendment Bylaw No. 1204, 2024.

MOTION FAILED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN

Councillor Vidal was present and voted in favour of the motion, however, Mayor Wood did not count her vote as she had been ordered to remove herself from the meeting.

- (d) Report of Chief Financial Officer
Re: 2024 Tax Rate Bylaw No. 1203, 2024

Moved by Councillor Allen
Seconded by Councillor Jackson

THAT Tax Rate Bylaw No. 1203, 2024 be adopted.

CARRIED
UNANIMOUSLY
RC-2024-05-19

14. NEW BUSINESS

- (a) New Business from Councillor Facio
Re: Fire Mitigation

Moved by Councillor Facio
Seconded by Councillor Allen

THAT staff be directed to attach fire hazards signs to the existing no-parking signage along McCombs Drive.

CARRIED
UNANIMOUSLY
RC-2024-05-20

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

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT staff be directed to contact the owners of the private acreage south of Cottonwood Avenue regarding the creation of a buffer zone in that area.

CARRIED
OPPOSED BY MAYOR WOOD
RC-2024-05-21

- (b) New Business from Councillor Vidal
Re: Anti-Discrimination and Anti-Racism Policy

Mayor Wood advised that this item is removed from the agenda due to Councillor Vidal having been removed from the meeting. Further, Mayor Wood stated that as per section 116 of the *Community Charter* it is the Mayor's responsibility to introduce bylaws.

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

Questions from the public were entertained.

Moved by Councillor Allen
Seconded by Mayor Wood

THAT staff be directed to revisit the mapping in Official Community Plan Bylaw No. 1184, 2022 with a view towards including the whole Village in the Interface Wildfire Development Permit Area.

CARRIED
OPPOSED BY COUNCILLOR FACIO
RC-2024-05-22

Moved by Councillor Jackson
Seconded by Councillor Allen

THAT the meeting be adjourned at 10:00 pm.

CARRIED
UNANIMOUSLY
RC-2024-05-23

Ed Wood
Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ENVIRONMENTAL ADVISORY COMMITTEE**

DATE: Wednesday, April 10, 2024

TIME: 9:00 a.m.

PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Ed Wood
Susan Galvao
Cheri Norris
Mark Schweinbenz
Gary Webster

Amanda Graham, Corporate Officer
Christy Ovens, Community Services Manager

ABSENT:

1. CALL TO ORDER

Mayor Wood called the meeting to order at 9:03 am.
Mayor Wood acknowledged the traditional territory of Sts'ailes.

The Committee members introduced themselves.

2. INTRODUCTION OF LATE ITEMS

Request from Susan Galvao to add Environmental Advisory Committee Table at the Health and Wellness Fair under Items for Discussion as item 5(d).

3. APPROVAL OF AGENDA

Moved by Mark Schweinbenz

Seconded by Susan Galvao

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**
EAC-2024-04-01

4. ADOPTION OF MINUTES

Moved by Gary Webster

Seconded by Susan Galvao

THAT the Environmental Advisory Committee Meeting minutes of March 21, 2024 be adopted.

Amendment moved by Cheri Norris

Amendment seconded by Mark Schweinbenz

THAT the Environmental Advisory Committee Meeting minutes of March 21, 2024 be adopted as amended to change the signature block from "Mayor" to "Chair of the Environmental Advisory Committee" and by adding "including but not limited to"

Village of Harrison Hot Springs
Minutes of the Environmental Advisory Committee
April 10, 2024

between the words “to” and “land” in motion EAC-2024-03-05 on the bottom of page 2 with the final wording being:

THAT the Terms of Reference be amended by adding a section 3 d) “Environmental Impact” referring to, including but not limited to, land, water and air, and that meetings can be called at any time by the Chair.

**CARRIED
UNANIMOUSLY**
EAC-2024-04-02

5. ITEMS FOR DISCUSSION

(a) Terms of Reference

Moved by Gary Webster
Seconded by Mark Schweinbenz

THAT the Terms of Reference be adopted.

Amendment moved by Susan Galvao
Seconded by Mark Schweinbenz

THAT the Terms of Reference be adopted as amended by adding “including but not limited to” between the words “to” and “land” in section 3(d) with the final wording being:

Environmental impacts referring to, including but not limited to, land, water and air.

**CARRIED
UNANIMOUSLY**
EAC-2024-04-03

(b) Update from April 3, 2024 Regular Council Meeting

The Corporate Officer advised that Council unanimously approved the recommendations of the Environmental Advisory Committee regarding the development of a reporting policy, allocation of \$5,000 in the budget to the Committee and putting out an additional call for Committee members.

(c) Local Government Climate Action Program

The Committee discussed the Local Government Climate Action Program, the Village's Master Plans and Council's 2023 Strategic Plan.

Moved by Mayor Wood
Seconded by Cheri Norris

THAT staff approach Miami River Streamkeepers Society to appear as a delegate at a future meeting.

CARRIED
UNANIMOUSLY
EAC-2024-04-04

(d) Environmental Advisory Committee Table at the Health and Wellness Fair

Mark Schweinbenz volunteered to attend part of the Health and Wellness Fair on behalf of the Environmental Advisory Committee. The Community Services Manager advised that the Committee will have a table with some information and application forms. The Committee discussed highlighting that meetings are open to the public and adding a suggestion box to the table.

Councillor Allen was in attendance in the gallery and was invited to speak. He advised that 5,000 Chum Fry are being released into the Miami River at Maple Street behind Memorial Hall at 10:30 am on April 11, 2024 if anyone would like to attend.

6. **ADJOURNMENT**

Moved by Susan Galvao
Seconded by Cheri Norris

THAT the meeting be adjourned at 10:04 a.m.

CARRIED
UNANIMOUSLY
EAC-2024-04-05



Ed Wood, Chair
Environmental Advisory Committee



Amanda Graham
Corporate Officer

From: Harrison Watersports <hwsportsmitch@gmail.com>

Date: April 15, 2024 at 9:45:33 AM PDT

To: Tyson Koch <tkoch@harrisonhotsprings.ca>

Subject: Harrison Watersports Inc.

Good morning Tyson,


In August 2023, Harrison Watersports submitted an application to the Village of Harrison and Council regarding our request for consideration and an approval to obtain a new tenure location for our seasonal watersports business. In October 2023, our application was discussed during a scheduled council meeting, but then referred back to Village staff for further discussion and consideration. Upon further review with staff, it was communicated to all applicable parties involved that the location submitted would not be approved. We then worked with our consultant, All Tides Consulting, and altered the location and provided more information that was requested and resubmitted our application. The second application was again denied. We had sent many requests via email regarding the possibility of a meeting with Village staff and ourselves, in order to discuss options, possibilities, and to answer any pending questions they had regarding our submission. Unfortunately, the staff denied any such meetings, as well as, they did not want to move forward with any further communication. As you are well aware, we have been in business in Harrison since 1996, and have been a highly contributing asset to Harrison's Tourism. We are looking to obtain support, guidance and hopeful consideration from the Village and Council in order to be able to continue to support our growing tourism community with fun family activities.

Harrison Watersports would like to work with the Village and Council in hopes to come to a positive conclusion that would work for all parties. We kindly request your guidance and feedback regarding our submission and future tenure. Please also see the attached letters of support from The Chambers of Commerce and Tourism Harrison, and other supporting documents.

We appreciate your time and attention to this matter, and look forward to your prompt response.

Sincerely,

Mitchell Schindle
Company Director
Harrison Watersports

 hwsportsmitch@gmail.com

 <https://harrisonwatersports.com>

 100 Esplanade Ave, Harrison Hot Springs

To: The Village, Mayor, and council

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

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

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

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

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

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

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

Sincerely
The Schindle family

April 4th, 2024

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

RE: Timely updates & clear communication request

Dear Mayor Wood and Council Members,

On behalf of the Harrison Agassiz Chamber of Commerce, which proudly serves the business communities of Harrison Hot Springs, Agassiz/District of Kent, Harrison Mills, and the surrounding Indigenous communities, I am writing to express our commitment to fostering a supportive environment for all businesses within our region. Our Chamber advocates for policies and practices that promote economic growth and the well-being of our diverse business community.

One of the hallmarks of our region is its vibrant mix of businesses that contribute significantly to our local economy, culture, and community life. A prime example of such a business is Harrison Watersports, a family-owned enterprise that has provided employment opportunities for over 30 individuals during peak season and has been a cornerstone of our tourism and recreational offerings for many years. Their dedication to the community and role in attracting visitors to our region cannot be overstated.

While we understand that each business's circumstances and needs may differ, leading to varying views on specific municipal decisions, we believe in the importance of a transparent, informed, and expedient decision-making process by our municipal authorities. This approach not only aids businesses in navigating challenges and planning for the future but also strengthens the trust and collaboration between the business community and municipal governance.

Therefore, we respectfully request that the Village Council and municipal staff work towards providing more timely updates, clear communication regarding the status of requests and applications, and estimated timelines for decisions. We appreciate that municipal decision-making involves complex considerations and aim not to diminish this complexity but to advocate for a process that allows businesses to remain informed and prepared.

Our Chamber recognizes the efforts and challenges faced by the municipality in balancing diverse interests and the well-being of our communities. We are committed to working collaboratively towards solutions that support business sustainability and community prosperity.

We believe that by enhancing communication and transparency in municipal processes, we can collectively ensure the Harrison Agassiz region remains a vibrant, attractive, and competitive place to live, work, and visit. We look forward to your support in this endeavour and are available to discuss this further at your convenience.

Thank you for considering our perspective. We are eager to contribute to a dialogue that advances the interests of our business community and the broader Harrison Agassiz region.

Sincerely,



Rob Hole
President
Harrison Agassiz Chamber of Commerce
P: 780-826-0083 / E: rob@octopuscreative.ca



AGASSIZ • HARRISON HOT SPRINGS • HARRISON MILLS
HARRISON RIVER VALLEY

March 31st, 2024

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

RE: Harrison Watersports

Dear Mayor Wood and Council Members,

Tourism Harrison River Valley has for the last 17 years been working with tourism partners throughout our region to create a vibrant tourism economy that benefits both visitors and residents alike which is reflected in our stated mission: “to collaborate with our partners to grow our tourism offerings and responsibly steward our tourism assets for all.” Tourism is the primary industry of Harrison Hot Springs, and its success ensures a vibrant economy, plentiful employment opportunities and significant property taxes to support municipal infrastructure.

One of our key summer attractions, Harrison WaterSports, brings in thousands of visitors every summer and provides a wonderful venue for youth and those young at heart to enjoy Harrison’s version of “Wipeout”. This family-owned business has a long history in Harrison, a strong following, and has grown to employ up to 30 people. They have been good and active partners for Tourism Harrison providing giveaway tickets for contests and promotions.

We have been informed that they are looking to change certain logistics of their operation and potentially move location. While we are not in a position to speak to the legal issues surrounding beach access or water lots, we would encourage the Village to provide timely and transparent responses to information requests so that Harrison WaterSports can plan its future operations effectively and efficiently.

We understand how busy Village staff are and realize they have many competing demands. We have worked closely with Village staff over the years and appreciate their dedication and professionalism and would simply encourage clarity for Harrison WaterSports as they attempt to execute their plans for the future.

Sincerely

Robert Reyerse
Executive Director
Tourism Harrison

cc Mitchell Schindle, Harrison Watersports



TOURISM HARRISON RIVER VALLEY

tourismharrison.com

499 Hot Springs Road | 604.796.5581

JUST up The ROAD

From: Paul Adams <paul.adams@bcruralhealth.org>

Sent: Tuesday, April 30, 2024 7:37 AM

To: Phoebe Lazier <phoebe.lazier@bcruralhealth.org>

Subject: Urgent Support Needed: Housing as a Critical Component of Healthcare in BC - Vote to Endorse R5

Dear Mayors, Directors and Delegates to the meeting of LMLGA,

I am writing to you on behalf of the BC Rural Health Network, and with the support of the Lung Transplant Housing Support group and the UBC Centre for Rural Health Research. As we approach the upcoming meeting of the Lower Mainland Local Government Association we ask for your support and your vote to support the resolution **R5 'Housing is Healthcare'**. The significant challenges posed by the lack of adequate housing for our citizens requiring long-term medical care are escalating, affecting the health outcomes and financial stability of residents across British Columbia, especially those from rural and remote areas.

Recent motions passed by the City of Vancouver, specifically the resolution regarding "Housing is Healthcare" adopted in February 2024, underscore the urgent need for action. The R5 resolution advocates for provincial support to mitigate the burdens faced by British Columbians who must travel for specialized medical treatments. These individuals encounter substantial costs, not only financial but also emotional, stemming from the necessity to secure temporary accommodations far from their homes and support networks.

This initiative aligns with the principles of the Canada Health Act, which emphasizes the accessibility of necessary health services without financial or other barriers.

We must recognize that adequate and accessible housing for medical patients is an integral part of our healthcare system. It is imperative that our discussions at the upcoming meeting include a strong resolution to advocate for provincial policies that support housing for health care. Such policies will significantly reduce the disparities in health outcomes between our urban centers and more isolated communities.

I urge you and your colleagues to consider the profound impact that supportive housing policies can have on the health and well-being of all British Columbians. It is our collective responsibility to ensure that no resident is disadvantaged in accessing necessary medical treatments due to their geographic location or financial status.

Thank you for your attention to this critical issue. I look forward to your support for a resolution that places housing at the forefront of our healthcare policy considerations.

Yours in health and wellness,

Paul Adams
Executive Director
BC Rural Health Network

Paul Adams ||Executive Director|| **BC Rural Health Network** ||

Cell: 250-295-5436

<https://bcruralhealth.org/> | [✉paul.adams@bcruralhealth.org](mailto:paul.adams@bcruralhealth.org) | [LinkedIn](#)

The BCRHN is the healthcare voice of the rural residents of British Columbia and seeks better health outcomes for all people, through solutions-based approaches with governments, and information provision to residents.

The BCRHN is grateful to live, work, and be in relation with people from across many traditional and unceded territories, covering all regions of British Columbia. We are honoured to live on this land and are committed to reconciliation, decolonization, and building relationships in our communities.



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Whereas every year hundreds of British Columbians are diagnosed with chronic conditions and diseases that necessitate specialized medical treatment requiring long term stays near but not in hospital, there are disparities in health outcomes between rural and urban patients;

And whereas residents of rural and remote communities in British Columbia requiring specialized medical treatment for complex care in urban centres face significant challenges

6

including high travel and accommodation costs, the psychosocial impacts of healthcare away from home and community, the loss of income during treatment period, and increasingly limited availability of affordable accommodations, hotel rooms, or short term rentals;

And whereas the Province of British Columbia, reflected in its 2024 mandate, is committed to both improved health care for British Columbians when they need it, and attainable and affordable housing to deliver more homes for people faster:

Therefore be it resolved that UBCM advocate for the Provincial Government of British Columbia to alleviate the financial and logistical burdens associated with seeking specialized medical care far from home by developing and implementing comprehensive policies and programs to assist patients needing to travel for healthcare, and ensure that patients have access to affordable, comfortable, and convenient accommodations;

And be it further resolved that UBCM request the Province consider and implement ways to deliver and dedicate subsidized accommodations in and adjacent to large urban health centres specifically purposed for longer term specialized medical treatment.

Comments:

The Resolutions Committee notes that the UBCM membership has considered resolutions which address the transportation challenges faced by medical patients in rural and remote areas to access health care (2020-EB75, 2018-B16, 2014-B9, 2012-B38).

The membership also endorsed resolution 2015-B69 which asked the provincial government to provide support, either through direct funding, initiatives, or policy, to organizations that are undertaking the development of lands and other hard assets in the establishment of rural out-patient accommodation.

The Committee also notes that the membership has supported resolutions seeking improved and more equitable access to health care services in rural and remote areas of the province and funding for medical travel if services are not available near a patient's home (2022-EB15, 2019-B62, 2017-B43, 2016-B44, 2016-B124, 2014-B130, 2013-B43, 2013-B44, 2013-B45, 2013-B46, 2013-B47, 2012-B38, 2012-B39, 2012-B91, 2012-B93, 2012-B103, 2011-B60, 2011-B61, 2010-B43, 2010-B44, 2010-B112, 2009-B148, 2008-B49, 2006-B48, 2006-B50, 2006-B154, 2006-B156, 2005-B146). The UBCM Executive endorsed referred resolution 2020-NR64 which asked the Province for a strategy to expand rural and remote community health care services.

Recommendation: Endorse

May 6, 2024

File: 4900.03

The Honourable David Eby, MLA
Premier of the Province of British Columbia
premier@gov.bc.ca

Delivered Via Email

Dear Premier Eby:

Re: Support for Bill-34

District of Logan Lake Council at the April 2, 2024 Regular Meeting, passed the following resolution:

"THAT Council send a letter in Support for Bill-34 and the Restricting of Consumption of Illegal Substances Act."

The District of Logan Lake supports Bill-34 and believes this 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.

We feel that public spaces should be freely enjoyed 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.

Yours truly,



Laurel Grimm
Director of Corporate Affairs

LG/sv

B.C. Municipalities and Regional Districts
Dan Albas, MP Central Okanagan-Similkameen-Nicola
Jackie Tegart, MLA Fraser-Nicola
District of Hudson's Hope



HARRISON *Hot Springs* Fire Department

Amanda Graham, Corporate Officer

Village of Harrison Hot Springs, Resort Municipality
Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC
V0M 1K0

May 15, 2024

Hello Amanda,

I am writing in regards to the Sensenet proposal that was tabled at the last council meeting. The proposal was approved by council to move forward with the purchasing and installment of the Sensenet equipment within the village.

I met with the Sensenet advisors and gathered information regarding this program and how it works. The original proposal was for 65 sensors + 4 gateways + 3 cameras at a cost of \$129,000. There was also an additional \$50,000 subscription cost which starts the second year of the program. This proposal was only going to support the East Sector area. I would like to bring forward my thoughts on this item and the proposal to have 100 sensors + 5 gateways + 3 cameras at the cost of \$170,000. There is also the additional \$50,000 subscription cost which starts the second year of the program. With this proposal, it will cover the entire village.

I would like to have this item put onto the agenda for the May 21 2024 council meeting for discussion and for the potential approval.

Regards,

Curtis Genest

Fire Chief, Village of Harrison Hot Springs

Box 160, 555 Hot Springs Road
Harrison Hot Springs, BC
V0M 1K0

File No: 0360-20-07

Date: May 21, 2024

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Environmental Advisory Committee Report

SUMMARY

To present resolutions and information on behalf of the Environmental Advisory Committee for Council's consideration.

BACKGROUND

On Wednesday, May 8th, 2024, the Environmental Advisory Committee met and unanimously passed the following resolution regarding recommended Council action:

THAT Council direct staff to explore thermoplastic options to replace the existing fish markings on storm drains in the Village.

Additionally, during a discussion under the agenda item "2023 Strategic Plan" the Community Services Manager provided the following update to the Committee:

The Community Services Manager highlighted the Environmental Protection Strategic Priority and gave an overview of the priority actions including developing a climate action and mitigation plan, conducting an environmental review of the Miami River, and developing an action plan for a portion of the lagoon. The Miami River Streamkeepers Society conducts regular water testing at multiple sites along the river. If a representative from the Department of Fisheries and Oceans can attend an upcoming meeting, the Committee can have the opportunity to ask about further testing and/or assessments.

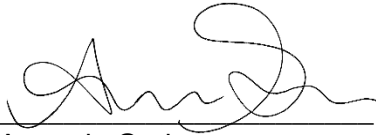
The Community Services Manager advised that the Fraser Valley Regional District is planning to do a regional Climate Action Plan that would include the Village of Harrison Hot Springs. There will be opportunities for engagement from the community and the Committee when that process begins.

POLICY CONSIDERATIONS

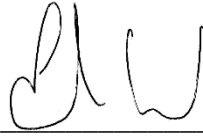
2023 Strategic Plan Priorities

Environmental Protection – To restore and protect the environment for future generations.

Respectfully submitted:



Amanda Graham
Corporate Officer



Ed Wood, Chair
Environmental Advisory Committee

Regular Council

File No: 4200-01
Date: May 21, 2024

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Release of Legal Invoices

RECOMMENDATION

THAT the Corporate Officer's report dated May 21, 2024 attaching legal invoices identifying the subject matter and dollar amount from November 1, 2022 to March 31, 2024 be received for information.

SUMMARY

To release legal invoices as requested by Council.

BACKGROUND

At the April 3, 2024 Regular Council Meeting, Council passed the following resolution:

Moved by Mayor Wood
Seconded by Councillor Allen

THAT Council release all legal invoices from November 1, 2022 to April 3, 2024, identifying only the subject matter and dollar amount.

CARRIED
UNANIMOUSLY
RC-2024-04-25

DISCUSSION

Attached to this report are copies of the Billing Summaries received by the Village from Lidstone and Company Barristers and Solicitors for the provision of legal services between November 1, 2022 and to March 31, 2024.

FINANCIAL CONSIDERATIONS

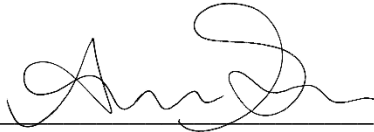
There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:

Reviewed by:



Amanda Graham
Corporate Officer



Tyson Koch
Chief Administrative Officer

Attachment: Billing Summaries from Lidstone and Company

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

DEC 13 2022

November 30, 2022

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

Attention: Scott Schultz, Finance Manager

BILLING SUMMARY

Summary

Invoice	Fees	GST	PST	Balance
10182-080; Sundry - Corporate Officer Enquiries (Debra Key)				
45200	549.00	27.45	38.43	614.88
10182-085; Sundry - Labour and Employment Enquiries				
45201	854.00	42.70	59.78	956.48
10182-099; Casual Legal Services				
45202	0.00	0.00	0.00	0.00
10182-105; Council Matter (Bill sent directly to the Mayor)				
45203	1,151.50	57.58	80.61	1,289.69
Totals:	\$2,554.50	\$127.73	\$178.82	\$2,861.05

Please Pay \$2,861.05

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

CALGARY OFFICE:
BOW VALLEY SQUARE 2, #3300 - 205 5TH AVENUE, SW
CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

December 31, 2022

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

Attention: Scott Schultz, Finance Manager

BILLING SUMMARY

Summary

Invoice	Fees	Expenses	GST	PST	Balance
10182-050; Sundry - CAO Enquiries 45549	619.00	0.00	30.95	43.33	693.28
10182-080; Sundry - Corporate Officer Enquiries (Debra Key) 45550	1,252.50	11.00	63.18	88.45	1,415.13
10182-085; Sundry - Labour and Employment Enquiries (Invoice sent directly to Debra Key) 45551	1,609.50	0.00	80.48	112.67	1,802.65
10182-099; Casual Legal Services 45552	0.00	0.00	0.00	0.00	0.00
10182-105; Council Matter (Bill sent directly to Debra Key - Deputy CAO) 45553	2,115.00	0.00	105.75	148.05	2,368.80
Totals:	\$5,596.00	\$11.00	\$280.36	\$392.50	\$6,279.86

Please Pay \$6,279.86

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

CALGARY OFFICE:
BOW VALLEY SQUARE 2, #3300 - 205 5TH AVENUE, SW
CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

January 31, 2023

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

Attention: 199 Scott Schultz, Finance Manager

BILLING SUMMARY

Summary

Invoice	Fees	GST	PST	Balance
10182-080; Sundry - Corporate Officer Enquiries (Debra Key)				
46373	305.50	15.28	21.39	342.17
10182-085; Sundry - Labour and Employment Enquiries (Invoice sent directly to Debra Key)				
46374	152.50	7.63	10.68	170.81
10182-105; Council Matter (Bill sent directly to Debra Key - Deputy CAO)				
46375	3,468.50	173.43	242.80	3,884.73
Totals:	\$3,926.50	\$196.34	\$274.87	\$4,397.71

Please Pay \$4,397.71

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

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CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

February 28, 2023

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

Attention: Scott Schultz, Finance Manager

BILLING SUMMARY

Summary

Invoice	Fees	GST	PST	Balance
10182-020; Sundry - Audit Enquiries 46878	199.50	9.98	13.97	223.45
10182-085; Sundry - Labour and Employment Enquiries (Invoice sent directly to Debra Key) 46879	876.50	43.83	61.36	981.69
10182-105; Council Matter 46880	8,431.00	421.55	590.17	9,442.72
Totals:	\$9,507.00	\$475.36	\$665.50	\$10,647.86

Please Pay \$10,647.86

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
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Sara Dubinsky

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TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

March 31, 2023

Village of Harrison Hot Springs
Box 160
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
Attention: Kelly Ridley, Interim CAO

BILLING SUMMARY

Summary

Invoice	Fees	Expenses	GST	PST	Balance
10182-015; Sundry - Conflict of Interest					
47349	1,474.50	30.30	75.25	105.34	1,685.39
10182-050; Sundry - CAO Enquiries					
47350	2,339.00	0.00	116.95	163.73	2,619.68
10182-080; Sundry - Corporate Officer Enquiries (Debra Key)					
47351	122.00	0.00	6.10	8.54	136.64
10182-085; Sundry - Labour and Employment Enquiries					
47352	2,729.50	0.00	136.48	191.07	3,057.05
10182-105; Council Matter					
47353	10,292.50	136.95	521.48	730.07	11,681.00
Totals:	\$16,957.50	\$167.25	\$856.26	\$1,198.75	\$19,179.76

Please Pay **\$19,179.76**

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

CALGARY OFFICE:
BOW VALLEY SQUARE 2, #3300 - 205 5TH AVENUE, SW
CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

April 30, 2023

Village of Harrison Hot Springs
Box 160
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
Attention: Kelly Ridley, Interim CAO

BILLING SUMMARY

Summary

Invoice	Fees	GST	PST	Balance
10182-020; Sundry - Audit Enquiries 47805	234.00	11.70	16.38	262.08
10182-050; Sundry - CAO Enquiries 47806	3,833.00	191.65	268.31	4,292.96
10182-070; Sundry - FOI Enquiries 47807	352.50	17.63	24.68	394.81
10182-085; Sundry - Labour and Employment Enquiries 47808	1,938.00	96.90	135.66	2,170.56
10182-105; Council Matter 47809	942.50	47.13	65.98	1,055.61
Totals:	\$7,300.00	\$365.01	\$511.01	\$8,176.02

Please Pay \$8,176.02

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

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#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

CALGARY OFFICE:
BOW VALLEY SQUARE 2, #3300 - 205 5TH AVENUE, SW
CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

May 31, 2023

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

Attention: Kelly Ridley, Interim CAO

BILLING SUMMARY

Summary

Invoice	Fees	GST	PST	Balance
10182-070; Sundry - FOI Enquiries 48377	855.00	42.75	59.85	957.60
10182-085; Sundry - Labour and Employment Enquiries 48378	751.50	37.58	52.61	841.69
Totals:	\$1,606.50	\$80.33	\$112.46	\$1,799.29

Please Pay \$1,799.29

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

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#1300 - SUN TOWER - 128 PENDER STREET WEST
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TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

June 30, 2023

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

Attention: Tyson Koch, Interim CAO

BILLING SUMMARY

Summary

Invoice	Fees	GST	PST	Balance
10182-050; Sundry - CAO Enquiries 48925	378.50	18.93	26.50	423.93
10182-102; Lane Closure and Transfer 48926	122.00	6.10	8.54	136.64
Totals:	\$500.50	\$25.03	\$35.04	\$560.57

Please Pay \$560.57

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

CALGARY OFFICE:
BOW VALLEY SQUARE 2, #3300 - 205 5TH AVENUE, SW
CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

July 31, 2023

Village of Harrison Hot Springs
Box 160
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
Attention: Tyson Koch, Interim CAO

BILLING SUMMARY

Summary

Invoice	Fees	GST	PST	Balance
10182-080; Sundry - Corporate Officer Enquiries (Debra Key)				
49495	224.00	11.20	15.68	250.88
10182-105; Council Matter				
49496	2,761.00	138.05	193.27	3,092.32
Totals:	\$2,985.00	\$149.25	\$208.95	\$3,343.20

Please Pay \$3,343.20

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

CALGARY OFFICE:
BOW VALLEY SQUARE 2, #3300 - 205 5TH AVENUE, SW
CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

August 31, 2023

Village of Harrison Hot Springs
Box 160
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
Attention: Tyson Koch, Interim CAO

BILLING SUMMARY

Summary

Invoice	Fees	GST	PST	Balance
10182-050; Sundry - CAO Enquiries 49994	2,009.00	100.45	140.63	2,250.08
10182-085; Sundry - Labour and Employment Enquiries 49995	768.00	38.40	53.76	860.16
10182-105; Council Matter 49996	1,981.00	99.05	138.67	2,218.72
Totals:	\$4,758.00	\$237.90	\$333.06	\$5,328.96

Please Pay \$5,328.96

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

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CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

September 30, 2023

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

Attention: Tyson Koch, Interim CAO

BILLING SUMMARY

Summary

Invoice	Fees	GST	PST	Balance
10182-050; Sundry - CAO Enquiries 50407	352.00	17.60	24.64	394.24
10182-080; Sundry - Corporate Officer Enquiries (Debra Key) 50408	480.00	24.00	33.60	537.60
10182-090; Sundry - Finance Enquiries 50409	992.00	49.60	69.44	1,111.04
Totals:	\$1,824.00	\$91.20	\$127.68	\$2,042.88

Please Pay \$2,042.88

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

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CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

October 31, 2023

Village of Harrison Hot Springs
Box 160
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
Attention: Tyson Koch, Interim CAO

BILLING SUMMARY

Summary

Invoice	Fees	GST	PST	Balance
10182-050; Sundry - CAO Enquiries 50975	3,221.50	161.08	225.51	3,608.09
10182-107; 120 Esplanade Avenue encroachment agreement 50976	488.00	24.40	34.16	546.56
Totals:	\$3,709.50	\$185.48	\$259.67	\$4,154.65

Please Pay \$4,154.65

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

CALGARY OFFICE:
BOW VALLEY SQUARE 2, #3300 - 205 5TH AVENUE, SW
CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

November 30, 2023

Village of Harrison Hot Springs
Box 160
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
Attention: Tyson Koch, CAO

BILLING SUMMARY

Summary

Invoice	Fees	GST	PST	Balance
10182-050; Sundry - CAO Enquiries 51461	5,335.00	266.75	373.45	5,975.20
10182-080; Sundry - Corporate Officer Enquiries (Debra Key) 51462	320.00	16.00	22.40	358.40
10182-107; 120 Esplanade Avenue encroachment agreement 51463	701.50	35.08	49.11	785.69
10182-109; Independent Review of OCP Bylaw 51464	3,078.00	153.90	215.46	3,447.36
Totals:	\$9,434.50	\$471.73	\$660.42	\$10,566.65

Please Pay \$10,566.65

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

CALGARY OFFICE:
BOW VALLEY SQUARE 2, #3300 - 205 5TH AVENUE, SW
CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

December 31, 2023

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

Attention: Tyson Koch, CAO

BILLING SUMMARY

Summary

Invoice	Fees	Expenses	GST	PST	Balance
10182-050; Sundry - CAO Enquiries					
51643	448.00	0.00	22.40	31.36	501.76
10182-080; Sundry - Corporate Officer Enquiries					
51644	160.00	0.00	8.00	11.20	179.20
10182-085; Sundry - Labour and Employment Enquiries					
51645	416.00	0.00	20.80	29.12	465.92
10182-107; 120 Esplanade Avenue encroachment agreement					
51646	91.50	0.00	4.58	6.41	102.49
10182-108; 499 Hot Springs Road Lease Agreement					
51647	701.50	12.16	35.69	49.11	798.46
10182-109; Independent Review of OCP Bylaw					
51648	1,687.50	0.00	84.38	118.13	1,890.01
10182-110; <small>Redacted pursuant to s.12(3)(b) of the Freedom of Information and Privacy Act</small>					
51649	671.00	0.00	33.55	46.97	751.52
10182-111; <small>Redacted pursuant to s.12(3)(b) of the Freedom of Information and Privacy Act</small>					
51650	366.00	0.00	18.30	25.62	409.92
Totals:	\$4,541.50	\$12.16	\$227.70	\$317.92	\$5,099.28

Please Pay \$5,099.28

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

CALGARY OFFICE:
BOW VALLEY SQUARE 2, #3300 - 205 5TH AVENUE, SW
CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

January 31, 2024

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

Attention: Tyson Koch, CAO

BILLING SUMMARY

Summary

Invoice	Fees	Expenses	GST	PST	Balance
10182-010; Sundry-Administrative Matters					
52204	122.00	0.00	6.10	8.54	136.64
10182-050; Sundry - CAO Enquiries					
52205	928.00	0.00	46.40	64.96	1,039.36
10182-080; Sundry - Corporate Officer Enquiries					
52206	157.00	0.00	7.85	10.99	175.84
10182-105; Council Matter					
52207	480.00	0.00	24.00	33.60	537.60
10182-106; Employment Matters					
52208	192.00	0.00	9.60	13.44	215.04
10182-107; 120 Esplanade Avenue encroachment agreement					
52209	152.50	0.00	7.63	10.68	170.81
10182-108; 499 Hot Springs Road Lease Agreement					
52210	122.00	0.00	6.10	8.54	136.64
10182-110; <small>Redacted pursuant to s.12(3)(b) of the Freedom of Information and Privacy Act</small>					
52211	2,379.00	5,400.00	388.95	166.53	8,334.48
10182-111; <small>Redacted pursuant to s.12(3)(b) of the Freedom of Information and Privacy Act</small>					
52212	1,555.50	0.00	77.78	108.89	1,742.17
Totals:	\$6,088.00	\$5,400.00	\$574.41	\$426.17	\$12,488.58

Please Pay \$12,488.58

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

CALGARY OFFICE:
BOW VALLEY SQUARE 2, #3300 - 205 5TH AVENUE, SW
CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

February 29, 2024

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

Attention: Tyson Koch, CAO

BILLING SUMMARY

Summary

Invoice	Fees	Expenses	GST	PST	Balance
10182-050; Sundry - CAO Enquiries					
53061	2,566.00	0.00	128.30	179.62	2,873.92
10182-080; Sundry - Corporate Officer Enquiries					
53062	2,763.00	0.00	138.15	193.41	3,094.56
10182-085; Sundry - Labour and Employment Enquiries					
53063	160.00	0.00	8.00	11.20	179.20
10182-105; Council Matter					
53064	96.00	0.00	4.80	6.72	107.52
10182-107; 120 Esplanade Avenue encroachment agreement					
53065	5,598.50	377.07	282.78	391.90	6,650.25
10182-110; <small>Redacted pursuant to s.12(3)(b) of the Freedom of Information and Privacy Act</small>					
53066	884.50	5,315.00	309.98	61.92	6,571.40
10182-111; <small>Redacted pursuant to s.12(3)(b) of the Freedom of Information and Privacy Act</small>					
53067	1,037.00	0.00	51.85	72.59	1,161.44
Totals:	\$13,105.00	\$5,692.07	\$923.86	\$917.36	\$20,638.29

Please Pay \$20,638.29

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

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CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

LIDSTONE & COMPANY BARRISTERS AND SOLICITORS

March 31, 2024

Village of Harrison Hot Springs
Box 160
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
Attention: Tyson Koch, CAO

BILLING SUMMARY

Summary

Invoice	Fees	Expenses	GST	PST	Balance
10182-050; Sundry - CAO Enquiries					
53699	448.00	0.00	22.40	31.36	501.76
10182-080; Sundry - Corporate Officer Enquiries					
53700	352.00	0.00	17.60	24.64	394.24
10182-107; 120 Esplanade Avenue encroachment agreement					
53701	3,331.00	34.74	166.74	233.17	3,765.65
10182-110; [Redacted pursuant to s.12(3)(b) of the Freedom of Information and Privacy Act]					
53702	457.50	0.00	22.88	32.03	512.41
10182-111; [Redacted pursuant to s.12(3)(b) of the Freedom of Information and Privacy Act]					
53703	152.50	0.00	7.63	10.68	170.81
Totals:	\$4,741.00	\$34.74	\$237.25	\$331.88	\$5,344.87

Please Pay \$5,344.87

THIS IS OUR ACCOUNT HEREIN

Lidstone & Company
Per:



Sara Dubinsky

GST Registration No. 85104 8462 RT0001

E. & O.E.

VANCOUVER OFFICE:
#1300 - SUN TOWER - 128 PENDER STREET WEST
VANCOUVER, BC V6B 1R8

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CALGARY, AB T2P 2V7

TOLL FREE 1.877.339.2199 - TELEPHONE 604.899.2269 - FACSIMILE 604.899.2281

File No: 2240-20-100

Date: May 21, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Accessible Playground and Shade Features – Contract Award

RECOMMENDATION

THAT the Community Services Manager's report dated May 21st, 2024 regarding the Accessible Playground and Shade Features contract award to Habitat Systems be received for information.

SUMMARY

To provide an update to Council regarding the construction of the Accessible Playground and Shade Features at the beachfront.

BACKGROUND

The Accessible Playground and Shade Features project is from the Village's 2022/23 – 2024/25 Resort Development Strategy (RDS) utilizing Resort Municipality Initiative (RMI) funding.

Over the past several years, the Village has been focusing on increasing accessible tourism with projects including the installation of mobi-mats for water access, the construction of an accessible viewing platform, and the installation of accessible picnic tables. To further promote inclusive play, an accessible playground will be installed at the beachfront. In response to climate change and the need for relief from the heat, shade features will also be installed.

The existing 5-12 year old playground will be removed and replaced with new playground equipment. Rubber surfacing will be installed while still including a portion of the playground to have sand to support site maintenance by Village staff. A shade feature will be added above the existing tots beach playground to provide shade until this playground equipment reaches the end of its lifespan. At that time, staff will determine if any further play equipment is required or determine a usage for this covered space. Swings, including a molded bucket swing will be added to the existing grass area beside the tot playground with plans to add rubber surfacing at this location if future funding permits.

A goal of this RDS project is to enhance visitor experience and satisfaction by improving the quality and quantity of tourism amenities and tourism related infrastructure. It also aims to increase the number of accessible / barrier free amenities by adding on to existing amenities and installing at least one new amenity.

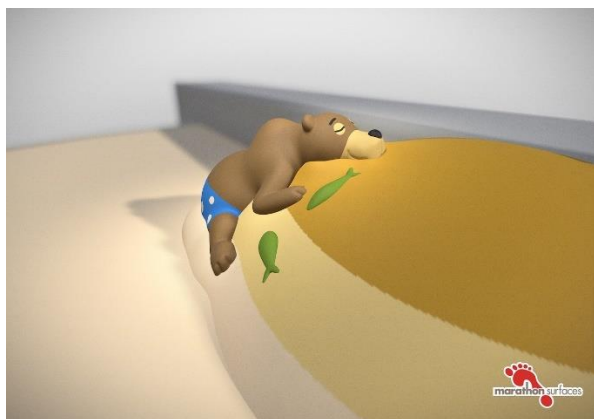
DISCUSSION

The Village engaged in a competitive tender process and issued a Request for Proposals (RFP) on February 1st, 2024. The Village received eight (8) proposals by the closing date of February 28th, 2024 and completed an evaluation based on financial, corporate and technical criteria. As outlined in the Village’s Purchasing and Procurement Policy No. 1.08, given that this project was included in the approved Financial Plan, staff has awarded the contract to Habitat Systems. Project. Work is set to commence in mid-September 2024.

Below are images to highlight a few of the inclusive play features of this project, a communication board and fully wheelchair accessible we-go-round.



Along with the inclusion of accessible rubber surfacing, the proposal called for a number of 3D characters. Drawings are still being finalized but some preliminary examples can be seen below.



The bear will provide a climbing opportunity, as a roller sensory slide and will be located at the top of the “hill”, also accessible via the existing pathway



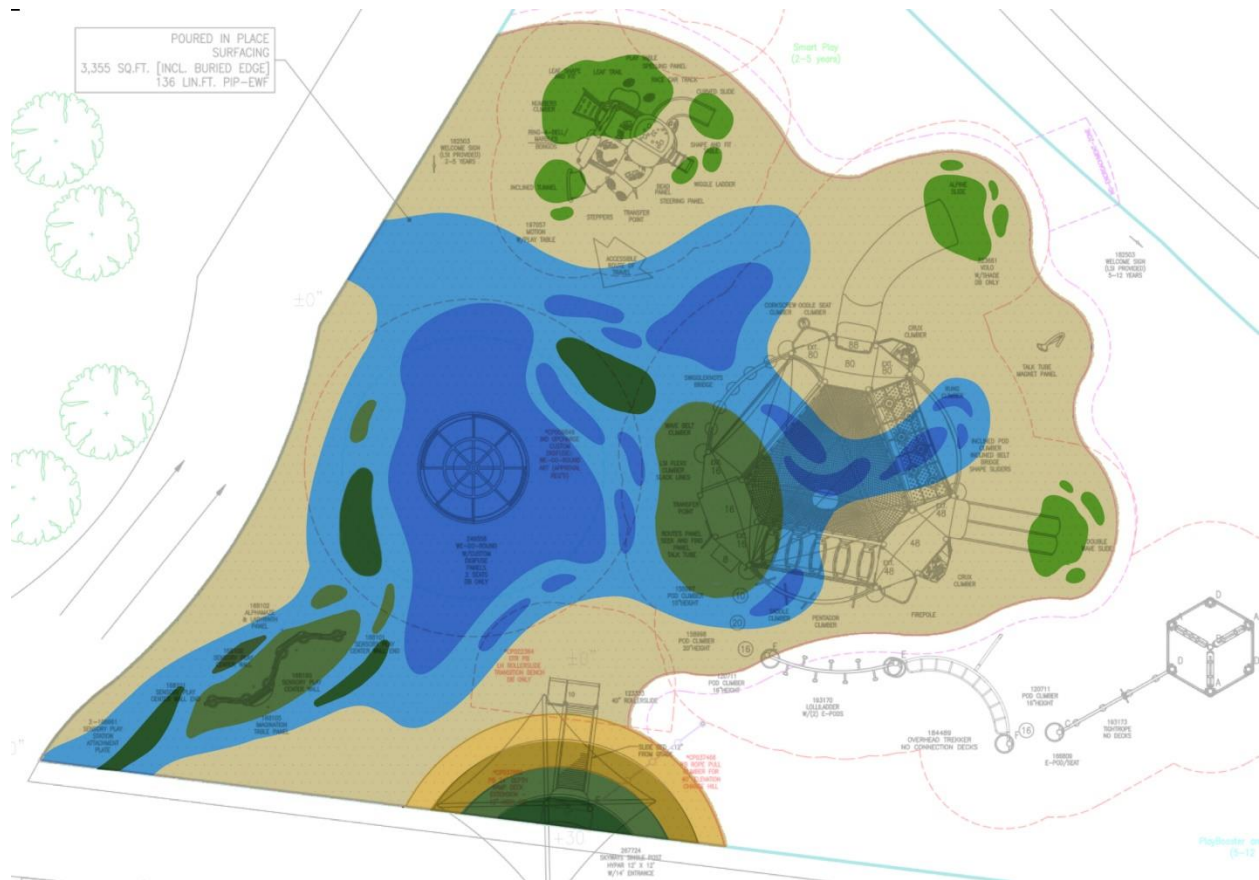
Salmon and sturgeon are planned to be incorporated into the blue (water) areas of the rubber surfacing



Reminiscent of the sandcastle competitions that used to be held in the Village, rubber surfacing will be utilized to create a 3D sandcastle in the area of the playground that will have sand. The goal is that children will utilize this space and gain inspiration from this 3D castle to build their own creations alongside it.



Overall concept drawing of the playground and shade structures is shown above for reference.



Overall concept drawing of the rubber surfacing designs.

FINANCIAL CONSIDERATIONS

The RFP submitted by Habitat Systems quotes the project at a total cost of up to \$700,000. Funding for this project will come from the Resort Municipality Initiative.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

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

Respectfully submitted:

Christy Owens
Community Services Manager

Reviewed by:

Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:

A handwritten signature in black ink, appearing to read 'S. Schultz', written over a horizontal line.

Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 3020-01
Date: May 21, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Harrison Watersports Crown Land Tenure Application

RECOMMENDATION

That Council reject the proposed new location for the Harrison Watersports’ commercial moorage.

SUMMARY

Harrison Watersports made a crown land tenure application to the province to allow the operators to relocate their tourism operation moorage (docks) from one site to another. Please note that the current floating waterpark location will not be changing.

BACKGROUND

Harrison Watersports’ commercial moorage has been operating in conjunction with Harrison Watersports’ floating inflatable fun park, on a seasonal basis, for several years. This business arrangement is no longer satisfactory for the moorage operators, so they have selected a new site to operate from. The proposed site is identified below. As the site is located on the lake, the proponents have made a crown land tenure application.



The proposed site is approximately 0.304 Ha (0.75 Ac or 3,040 M²) in size and located on the outer west side of the lagoon. Public amenities in the area include the Village’s public shelter, public washrooms, the berm trail, a swimming area, and the workout area. The proposed site is also approximately 120 M east of the municipal seaplane dock.



DEVELOPMENT PROPOSAL

Harrison Watersports' commercial moorage proposed new facility will still function as the loading and unloading point for the floating park area. In addition to this function, the site will also house a ticketing office, change rooms, storage huts and boxes, the rental of 10 sea-doo's, and the rental of bumper boats. The site will include a collection of aluminum frame walkways, and either timber frame or steel frame floats. The proponent has determined that the safest way to conduct business will be to have their clients moving around the facility in either a clockwise or counterclockwise direction.

The proponents are proposing an underground electrical system and will need to set this up with BC Hydro. The proponents are not looking to connect to the Village's water or sewer systems. From a fire safety perspective, an unknown quantity of fire extinguishers will be placed throughout the moorage facility.

DISCUSSION

Although the Village has not, at the date that this report was written, officially received a crown land referral, Council required staff to look at the project and report back to Council. Since this earlier Council directive, staff have been working with the owner's agent on a review of the proposed development materials submitted. Several concerns were raised at the staff level and shared with the applicant's agent, as outlined below.

Concerns

The selected site is proposed to be against the berm created many years ago that goes around the lagoon and as such, heavy equipment should not travel across the berm. The heavy equipment may either collapse or damage any portion of the berm. Additionally, the site is

immediately adjacent to a public swimming area, creating a high likelihood of conflicts between jet ski operators and swimmers as the jet skiers move in and out of the proposed docking area. Finally, the site is directly opposite the Village's water intake pipe. Staff is concerned that the intake pipe could be damaged if the proposed docking facility breaks free. The latter concern was raised when the proposal was discussed with the Utilities Department.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Not applicable.

Respectfully submitted:



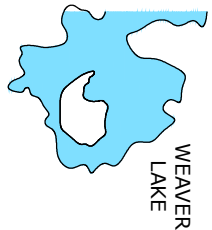
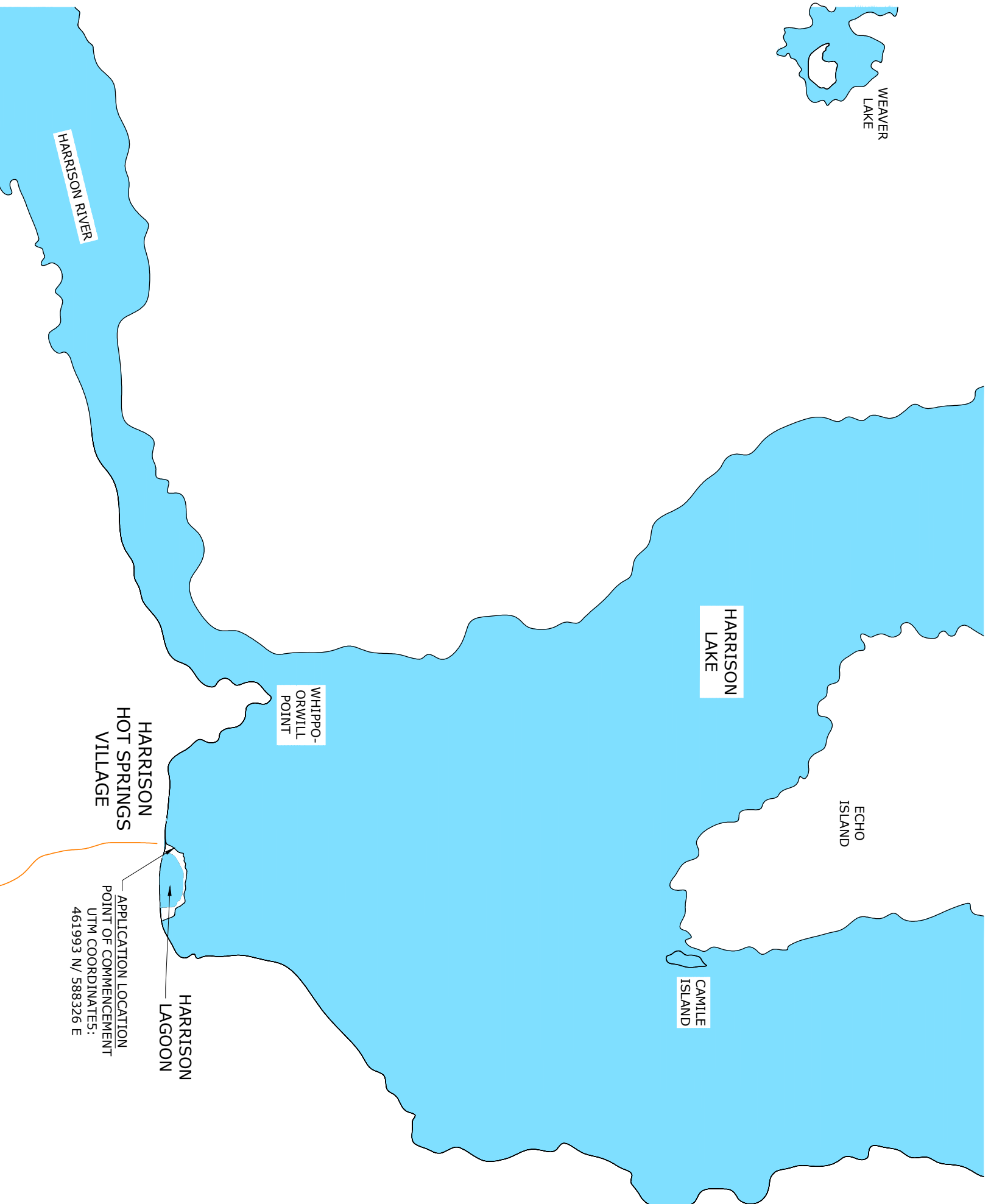
Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachment: All Tides Consulting & Design – crown land tenure application maps (12)



ALLTIDES
CONSULTING & DESIGN

ALL TIDES CONSULTING & DESIGN ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT. DRAWING NOT TO BE USED FOR CONSTRUCTION.

Client: **HARRISON WATERSPORTS**

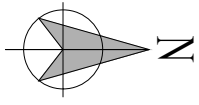
Drawing Title: **CROWN LAND TENURE APPLICATION LOCATION MAP**

Location: **HARRISON VILLAGE, B.C.**

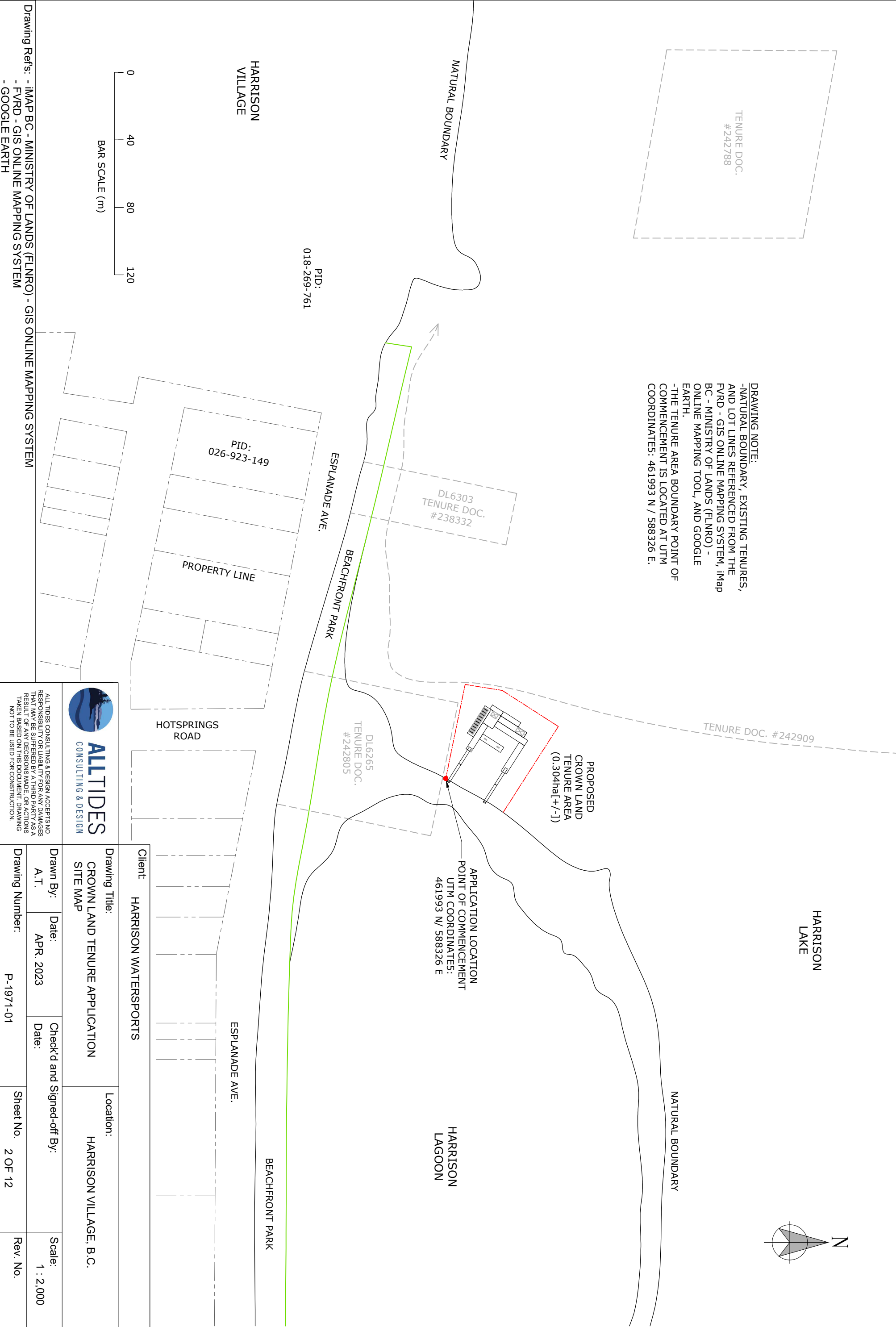
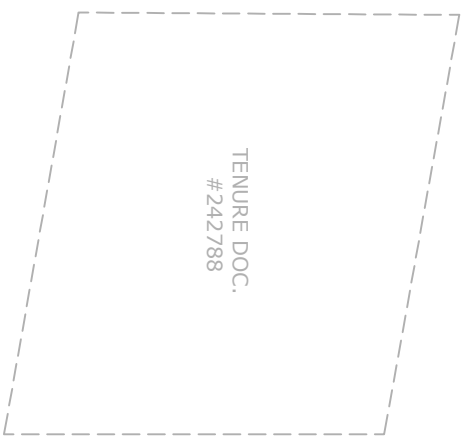
Drawn By: **A. T.** Date: **APR. 2023** Check'd and Signed-off By: _____ Scale: **1 : 35,000**

Drawing Number: **P-1971-01** Sheet No. **1 OF 12** Rev. No. _____

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



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



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Client: HARRISON WATERSPORTS		Location: HARRISON VILLAGE, B.C.	
Drawing Title: CROWN LAND TENURE APPLICATION SITE MAP			
Drawn By: A.T.	Date: APR. 2023	Check'd and Signed-off By:	Scale: 1 : 2,000
Drawing Number: P-1971-01		Sheet No. 2 OF 12	Rev. No.

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

EXISTING LOCATION
OF HARRISON
WATERSPORTS FLOATING
PLAYGROUND

EXISTING LOCATION
OF HARRISON
WATERSPORTS MOORAGE

HARRISON
HOTSPPRINGS
RESORT MOORAGE
& TENURE LOCATION

MUNICIPAL
GOVERNMENT
MOORAGE

TENURE DOC. #242909

PROPOSED NEW LOCATION FOR
HARRISON WATERSPORTS
MOORAGE AND NEWLY PROPOSED
CROWN LAND TENURE AREA
(0.304ha[+/-])

HARRISON
LAKE

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

D16265
TENURE DOC.
#242805

HARRISON
LAGOON



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



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NOT TO BE USED FOR CONSTRUCTION.

Client: HARRISON WATERSPORTS		Location: HARRISON VILLAGE, B.C.	
Drawing Title: CROWN LAND TENURE APPLICATION SITE MAP OVERLAY			
Drawn By: A.T.	Date: APR. 2023	Check'd and Signed-off By:	Scale: 1 : 2,000
Drawing Number: P-1971-01		Sheet No. 3 OF 12	Rev. No.



HARRISON LAKE

HARRISON LAGOON



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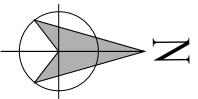
Client: HARRISON WATERSPORTS

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

Location: HARRISON VILLAGE, B.C.

Drawn By:	Date:	Check'd and Signed-off By:	Scale:
A. T.	APR. 2023	Date:	1 : 2,000
Drawing Number:	Sheet No.		Rev. No.
P-1971-01	4 OF 12		

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



HARRISON LAKE

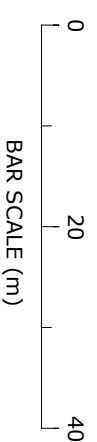
DRAWING NOTE:
 -NATURAL BOUNDARY, EXISTING TENURES, AND LOT LINES REFERENCED FROM THE FVRD - GIS ONLINE MAPPING SYSTEM, (MAP BC - MINISTRY OF LANDS (FLNRO) - ONLINE MAPPING TOOL, AND GOOGLE EARTH.
 -THE TENURE AREA BOUNDARY POINT OF COMMENCEMENT IS LOCATED AT UTM COORDINATES: 461993 N / 588326 E.
 -ALL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

TENURE DOC. #242909

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

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

HARRISON LAGOON



ESPLANADE AVE.

BEACHFRONT PARK

NATURAL BOUNDARY

NATURAL BOUNDARY

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



ALLTIDES
CONSULTING & DESIGN

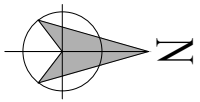
ALL TIDES CONSULTING & DESIGN ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT. DRAWING NOT TO BE USED FOR CONSTRUCTION.

Client: HARRISON WATERSPORTS

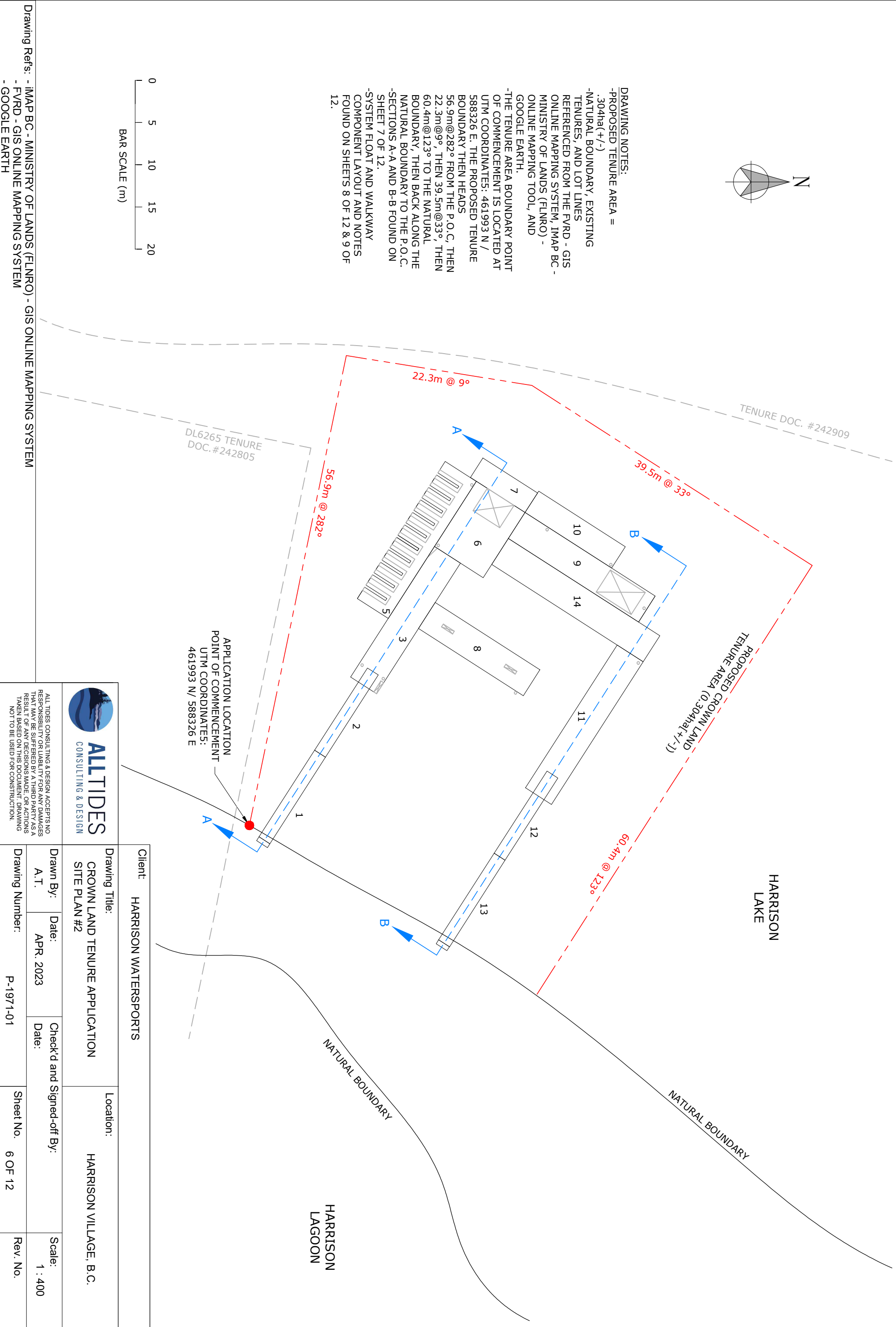
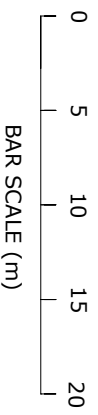
Drawing Title: CROWN LAND TENURE APPLICATION SITE PLAN

Location: HARRISON VILLAGE, B.C.

Drawn By: A.T.	Date: APR. 2023	Check'd and Signed-off By:	Date:	Scale: 1 : 750
Drawing Number: P-1971-01		Sheet No. 5 OF 12		Rev. No.



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



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

DL6265 TENURE
DOC.#242805

TENURE DOC. #242909

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

HARRISON
LAKE

NATURAL BOUNDARY

HARRISON
LAGOON

NATURAL BOUNDARY

Client: HARRISON WATERSPORTS		Location: HARRISON VILLAGE, B.C.	
Drawing Title: CROWN LAND TENURE APPLICATION SITE PLAN #2			

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Drawn By: A.T.	Date: APR. 2023	Check'd and Signed-off By:	Date:	Scale: 1 : 400
Drawing Number: P-1971-01		Sheet No. 6 OF 12		Rev. No.

Drawing Refs: - IMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM
- FVRD - GIS ONLINE MAPPING SYSTEM
- GOOGLE EARTH

APPROXIMATE
NATURAL
BOUNDARY

5'6" x 40'
ALUMINUM APPROACH

CONCRETE
ABUTMENT
2.5m
(+/-)

EXISTING
RIPRAP

DRIVEN EPOXY
COATED STEEL
PIPE PILES (X2)

5'6" x 40'
ALUMINUM
GANGWAY

SEC. A - A

FLOAT 3

FLOAT 6

FLOAT 7

TYPICAL YEARLY HWL
12.0m(+/-)

TYPICAL YEARLY LWL
9.0m(+/-)

LAKE BED

APPROXIMATE
NATURAL
BOUNDARY

5'6" x 40'
ALUMINUM APPROACH

CONCRETE
ABUTMENT
2.5m
(+/-)

EXISTING
RIPRAP

DRIVEN EPOXY
COATED STEEL
PIPE PILES (X2)

5'6" x 40'
ALUMINUM
GANGWAY

SEC. B - B

FLOAT 11

FLOAT 14

TYPICAL YEARLY HWL
12.0m(+/-)

TYPICAL YEARLY LWL
9.0m(+/-)

LAKE BED



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



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Client: HARRISON WATERSPORTS

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

Location:
HARRISON VILLAGE, B.C.

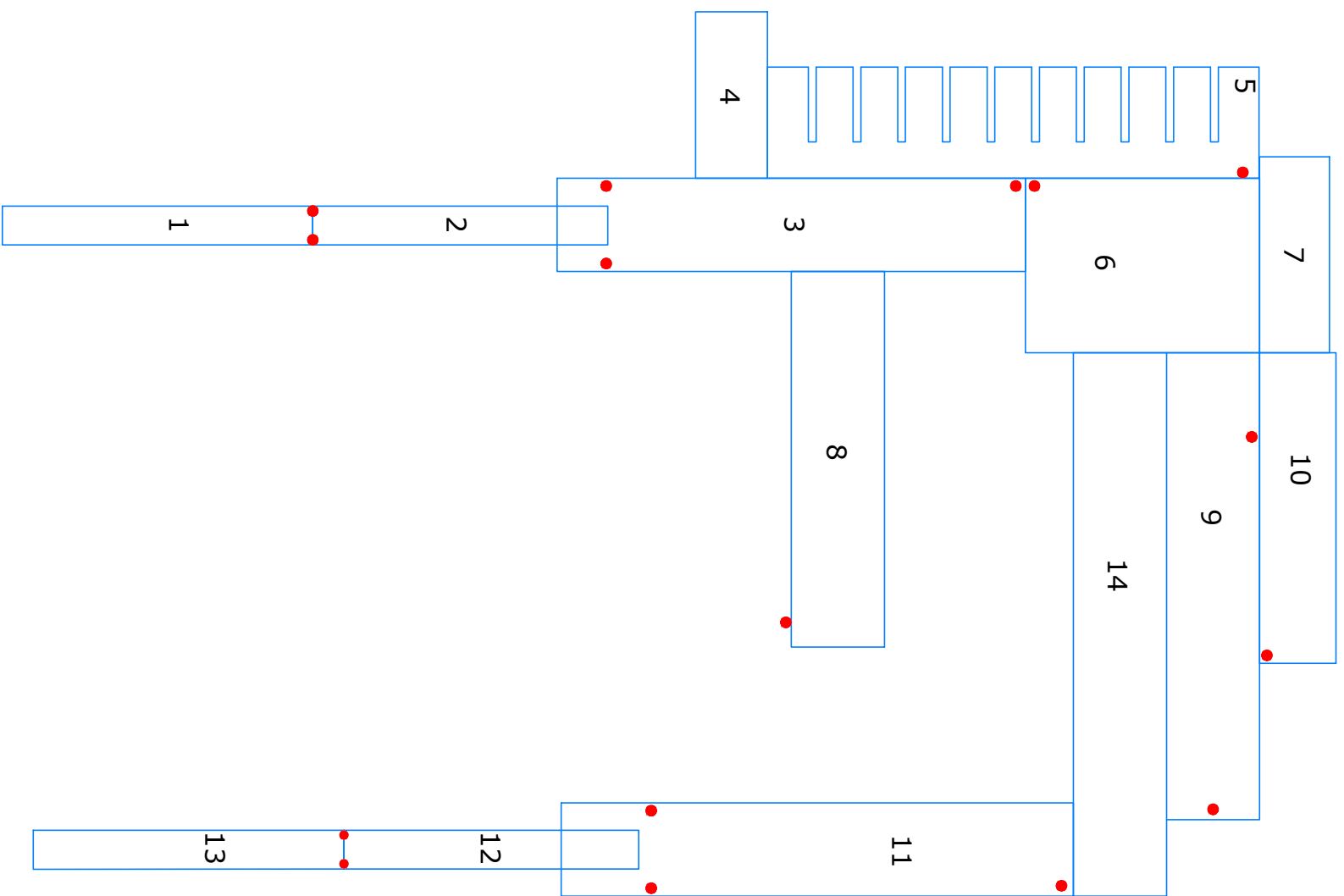
Drawn By: A.T. Date: APR. 2023
Checked and Signed-off By: Date:

Scale:
1 : 150

Drawing Number: P-1971-01

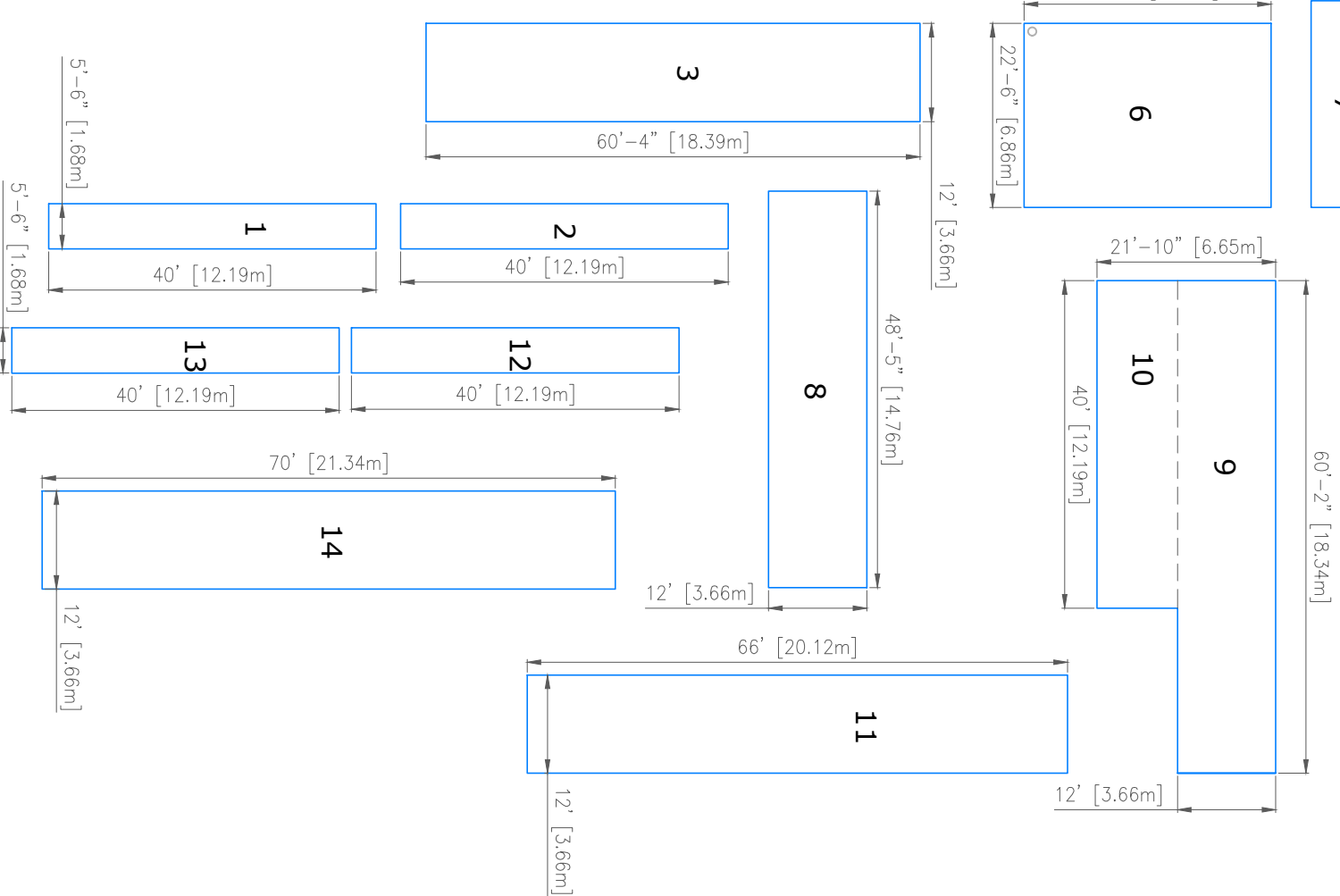
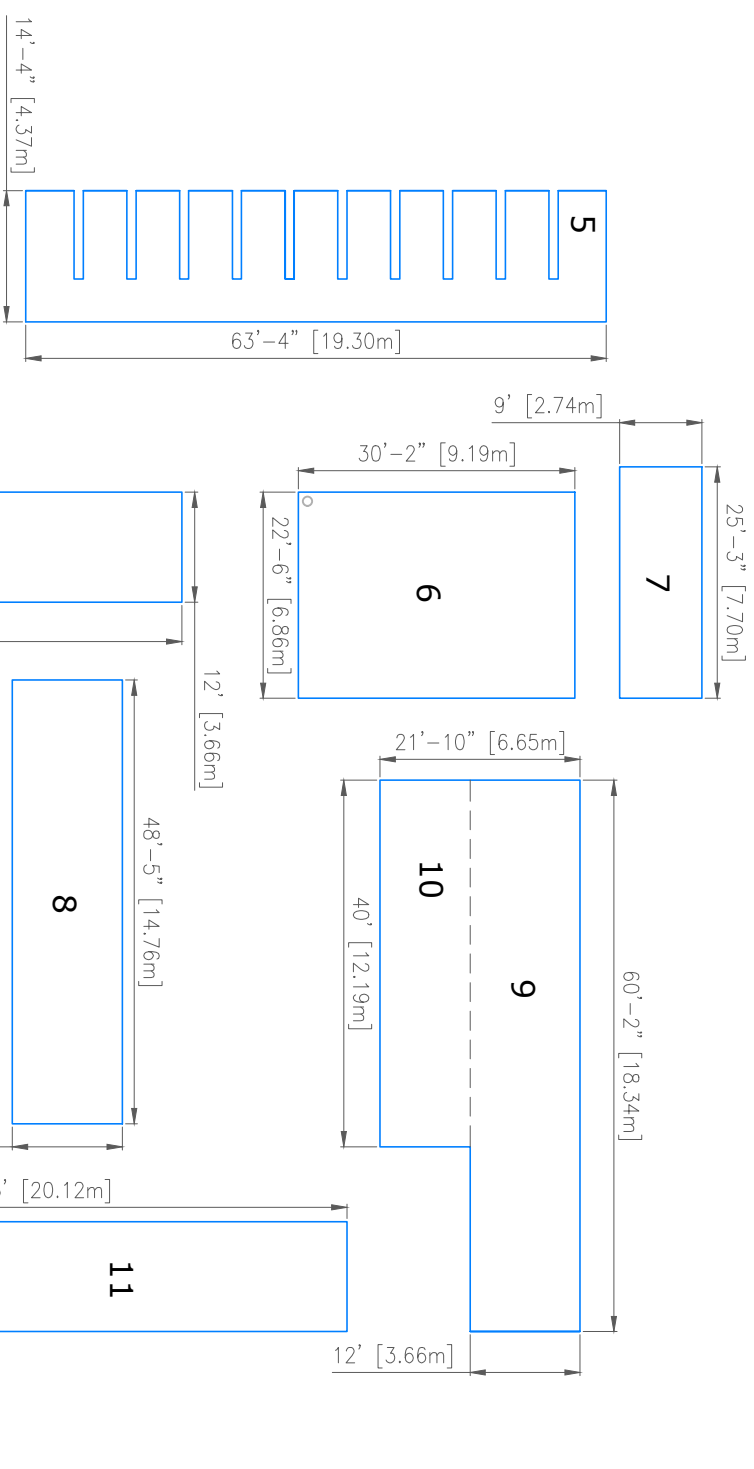
Sheet No. 7 OF 12

Rev. No.



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

Drawing Refs: - IMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM
 - FVRD - GIS ONLINE MAPPING SYSTEM
 - GOOGLE EARTH



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Client: **HARRISON WATERSPORTS**

Drawing Title:

**CROWN LAND TENURE APPLICATION
 MOORAGE SYSTEM COMPONENTS**

Location:

HARRISON VILLAGE, B.C.

Drawn By:

A.T.

Date:

APR. 2023

Check'd and Signed-off By:

Date:

Scale:

N/A

Drawing Number:

P-1971-01

Sheet No.


8 OF 12

Rev. No.

SYSTEM FLOAT AND WALKWAY COMPONENT NOTES:

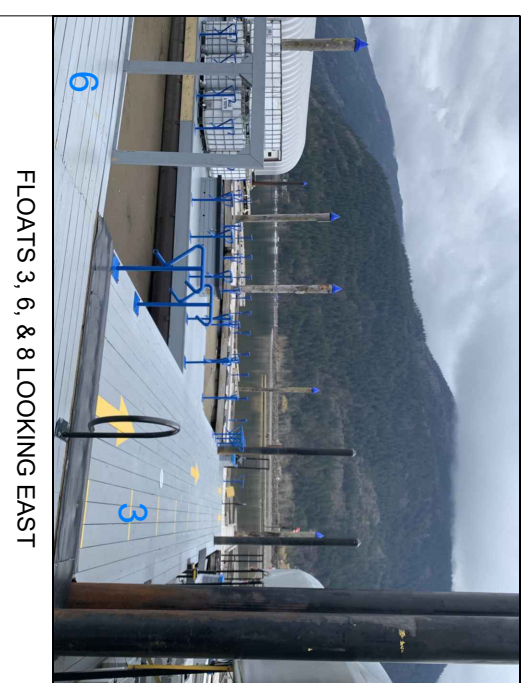
- #1 (PLANNED)
 - 5'6" X 40' ALUMINUM FRAME APPROACH WALKWAY
 - METAL GRATE OR COMPOSITE LIGHT PENETRATING DECKING UTILIZED. (I.E., THRUFLOW@ OR MICRO-MESH@)
- #2 (PLANNED)
 - 5'6" X 40' ALUMINUM FRAME GANGWAY WALKWAY
 - METAL GRATE OR COMPOSITE LIGHT PENETRATING DECKING UTILIZED. (I.E., THRUFLOW@ OR MICRO-MESH@)
- #3 (EXISTING)
 - 12' X 60'4" TIMBER FRAME FLOAT
 - 2" X 6" PAINTED TIMBER DECKING
 - EPOXY COATED STEEL PIPE FLOATATION
 - TWO EPOXY COATED STEEL PIPE ANCHOR PILES
 - ONE STORAGE BOX
- #4 (TO BE REMOVED)
- #5 (EXISTING)
 - 14'4" X 63'4" TIMBER FRAME FLOAT
 - 2" X 6" PAINTED TIMBER DECKING
 - CLOSED CELL STYROFOAM FLOATATION
 - ONE EPOXY COATED STEEL PIPE ANCHOR PILE
 - ONE TENT ENCOMPASSING THE FLOAT FOOTPRINT
 - TEN JET SKI LIFT UNITS
- #6 (EXISTING)
 - 22'6" X 30'2" STEEL FRAME FLOAT
 - 2" X 6" PAINTED TIMBER DECKING
 - STEEL PIPE FLOATATION WITH ADDITIONAL PLASTIC FLOTATION TANKS
 - ONE EPOXY COATED STEEL PIPE ANCHOR PILE
 - ONE TICKET OFFICE STRUCTURE (10'4" X 12'4")
- #7 (EXISTING)
 - 9' X 25'3" TIMBER FRAME FLOAT
 - 2" X 6" PAINTED TIMBER DECKING
 - STEEL PIPE FLOATATION
- #8 (EXISTING)
 - 12' X 48'5" TIMBER FRAME FLOAT
 - 2" X 6" PAINTED TIMBER DECKING
 - EPOXY COATED STEEL PIPE FLOATATION
 - TREATED TIMBER ANCHOR PILE (X1)
 - TWO STORAGE BOXES
- #9 (EXISTING)
 - 12'X 60'2" STEEL FRAME FLOAT
 - 2" X 6" PAINTED TIMBER DECKING
 - EPOXY COATED STEEL PIPE FLOATATION
 - TWO EPOXY COATED STEEL PIPE ANCHOR PILES
 - ONE STORAGE SHED STRUCTURE (10'4" X 12'4")
- #10 (EXISTING)
 - 9'10"X 40' STEEL FRAME FLOAT
 - 2" X 6" PAINTED TIMBER DECKING
 - EPOXY COATED STEEL PIPE FLOATATION
 - ONE EPOXY COATED STEEL PIPE ANCHOR PILES
 - ONE CHANGE ROOM STRUCTURE (4'3" X 14'2")
- #11 (PLANNED)
 - 12'X 66' STEEL FRAME FLOAT
 - 2" X 6" PAINTED TIMBER DECKING
 - EPOXY COATED STEEL PIPE FLOATATION
 - THREE EPOXY COATED STEEL PIPE ANCHOR PILES
- #12 (PLANNED)
 - 5'6" X 40' ALUMINUM FRAME GANGWAY WALKWAY
 - METAL GRATE OR COMPOSITE LIGHT PENETRATING DECKING UTILIZED. (I.E., THRUFLOW@ OR MICRO-MESH@)
- #13 (PLANNED)
 - 5'6" X 40' ALUMINUM FRAME APPROACH WALKWAY
 - METAL GRATE OR COMPOSITE LIGHT PENETRATING DECKING UTILIZED. (I.E., THRUFLOW@ OR MICRO-MESH@)
- #14 (PLANNED)
 - 12'X 70' STEEL FRAME FLOAT
 - 2" X 6" PAINTED TIMBER DECKING
 - EPOXY COATED STEEL PIPE FLOATATION

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

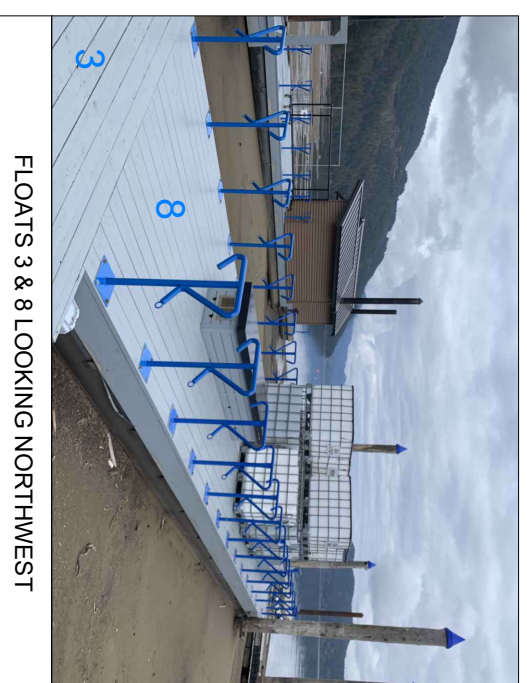
 <p>ALLTIDES CONSULTING & DESIGN</p>		<p>Client: HARRISON WATERSPORTS</p>	
<p>Drawing Title: CROWN LAND TENURE APPLICATION COMPONENT NOTES</p>		<p>Location: HARRISON VILLAGE, B.C.</p>	
<p>Drawn By: A. T.</p>	<p>Date: APR. 2023</p>	<p>Check'd and Signed-off By:</p>	<p>Scale: N/A</p>
<p>Drawing Number: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



EXISTING MARINA SYSTEM FLOAT NUMBERING AND LAYOUT




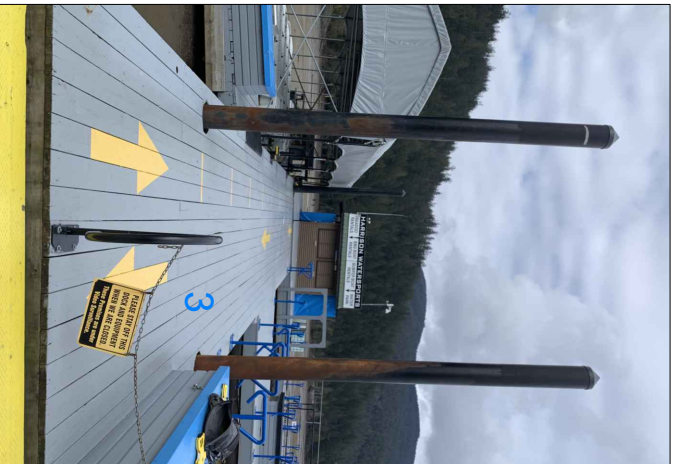
FLOATS 3, 6, & 8 LOOKING EAST



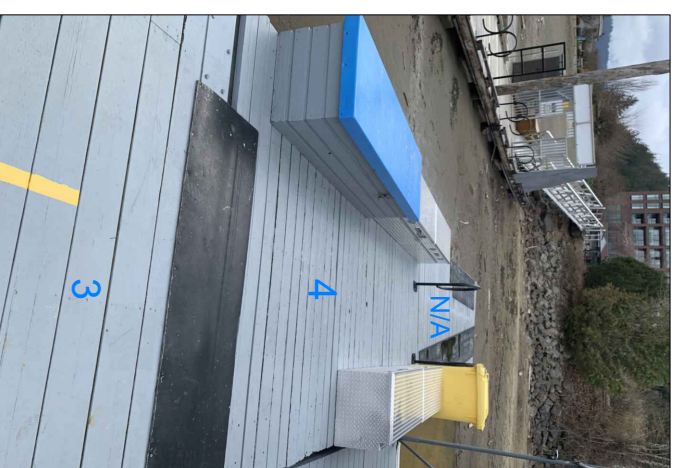
FLOATS 3 & 8 LOOKING NORTHWEST

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

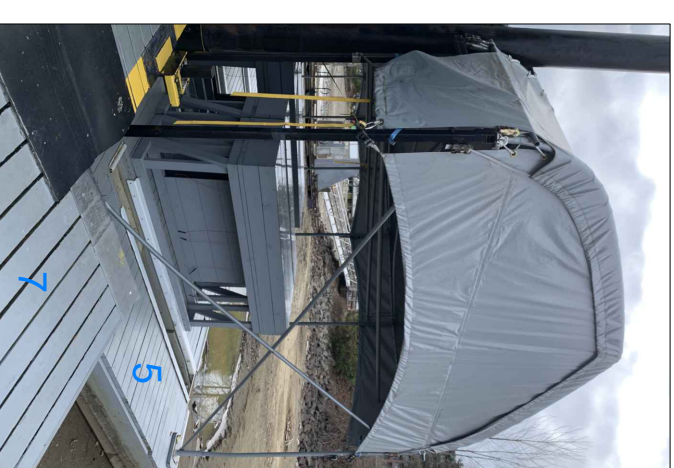
<p>Drawing Ref's: - IMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM - FVRD - GIS ONLINE MAPPING SYSTEM - GOOGLE EARTH</p>		 <p>ALLTIDES CONSULTING & DESIGN</p>		<p>ALL TIDES CONSULTING & DESIGN ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT. DRAWING NOT TO BE USED FOR CONSTRUCTION.</p>	
<p>Client: HARRISON WATERSPORTS</p>		<p>Drawing Title: CROWN LAND TENURE APPLICATION PHOTO PAGE #1</p>		<p>Location: HARRISON VILLAGE, B.C.</p>	
<p>Drawn By: A. T.</p>	<p>Date: APR. 2023</p>	<p>Check'd and Signed-off By:</p>	<p>Date:</p>	<p>Scale: N/A</p>	<p>Sheet No. 10 OF 12</p>
<p>Drawing Number: P-1971-01</p>				<p>Rev. No.</p>	



FLOAT 3 LOOKING WEST



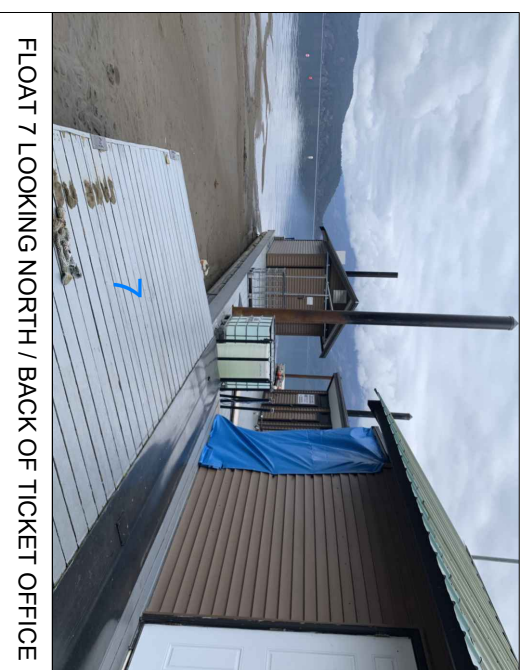
FLOATS 3 & 4 LOOKING WEST



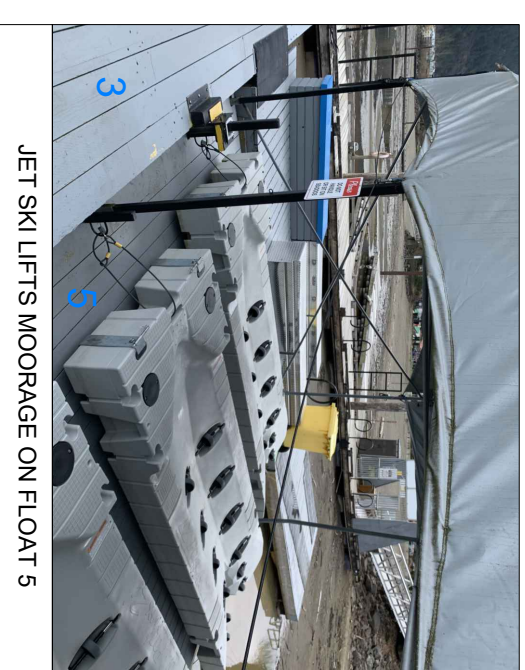
FLOATS 5 & 7 LOOKING SOUTHEAST



EPOXY COATED STEEL PIPE ANCHOR PILES



FLOAT 7 LOOKING NORTH / BACK OF TICKET OFFICE



JET SKI LIFTS MOORAGE ON FLOAT 5

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



ALLTIDES CONSULTING & DESIGN
 ALL TIDES CONSULTING & DESIGN ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT. DRAWING NOT TO BE USED FOR CONSTRUCTION.

Client: HARRISON WATERSPORTS

Drawing Title:
 CROWN LAND TENURE APPLICATION
 PHOTO PAGE #2

Location:
 HARRISON VILLAGE, B.C.

Drawn By: A. T.

Date: APR. 2023

Checked and Signed-off By:
 Date:
 Scale: N/A

Drawing Number: P-1971-01

Sheet No. 11 OF 12

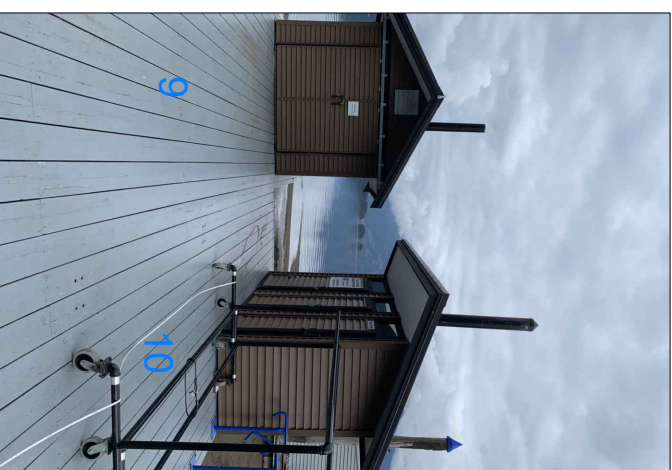
Rev. No.



FLOAT 7 LOOKING SOUTHWEST



FLOAT 6 / TICKET OFFICE



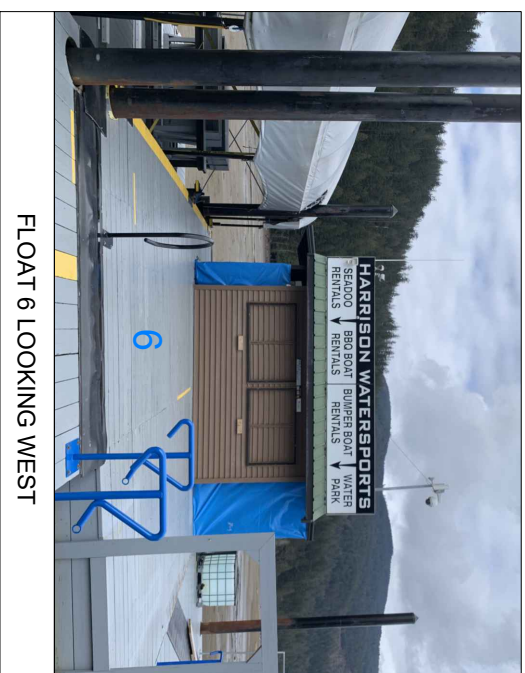
FLOATS 9 & 10 (TO BE SPLIT)



FLOAT 8 LOOKING SOUTHWEST



HARRISON WATERSPORTS MOORAGE LOOKING NORTH



FLOAT 6 LOOKING WEST

<p>Drawing Ref's: - IMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM - FVRD - GIS ONLINE MAPPING SYSTEM - GOOGLE EARTH</p>		<p>Client: HARRISON WATERSPORTS</p>	
<p>ALL TIDES CONSULTING & DESIGN CONSULTING & DESIGN</p>		<p>Location: HARRISON VILLAGE, B.C.</p>	
<p>Drawing Title: CROWN LAND TENURE APPLICATION PHOTO PAGE #3</p>		<p>Scale: N/A</p>	
<p>Drawn By: A. T.</p>	<p>Date: APR. 2023</p>	<p>Check'd and Signed-off By: Date:</p>	<p>Scale: N/A</p>
<p>Drawing Number: P-1971-01</p>	<p>Sheet No. 12 OF 12</p>	<p>Rev. No.</p>	
<p>ALL TIDES CONSULTING & DESIGN ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT. DRAWING NOT TO BE USED FOR CONSTRUCTION.</p>			

File No: 3060-20-DP05/23
Date: May 21, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Development Permit – 318 Hot Springs Road

RECOMMENDATION

THAT Development Permit DP 05/23 be issued to 1044018 BC Limited for property located at 318 Hot Springs Road, Harrison Hot Springs for land legally described as:

Lot E (AE36501) Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan 251

subject to the Village receiving an Irrevocable Letter of Credit in the amount of \$7,613.00.

SUMMARY

To present a draft Development Permit for Council's consideration with respect to the demolition of a cottage on the property located at 318 Hot Springs Road.

BACKGROUND

Late last year, Village staff, along with FVRD Building Inspection and Bylaw Enforcement staff met with the owners 318 Hot Springs Road. It had come to the Village's and FVRD's attention that the applicant had constructed a cottage on the site without the benefit of either a Building or Development Permit.

Parcel Size, and adjacent uses

This site is approximately 0.167 Ha (0.412 Ac, 1670.8 M², or 17,985 ft²) in size, is currently developed and is accessible from Hot Springs Road.



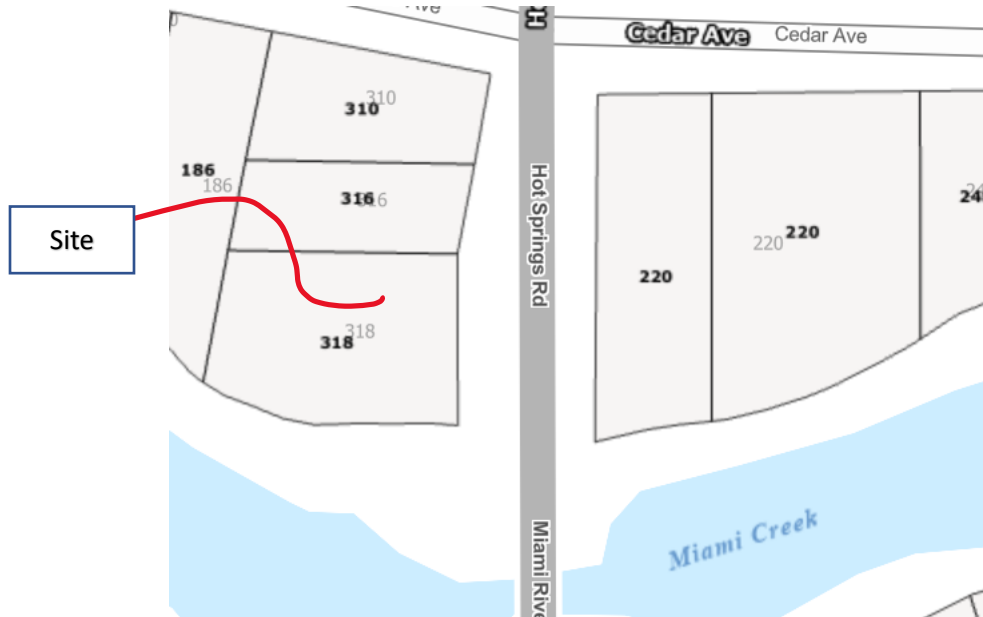
318 Hot Springs Road



The site is zoned for C-1 activities and is surrounded to the north, west and east by other C-1 properties. The southern border of the property is adjacent to Miami River and is a part of the Riparian Protection Development Permit Area.

Current and Proposed Land Use

The main building on the site is currently closed, but it was used as a restaurant prior to the past lease holder moving out. The applicant wishes to continue using this building as a restaurant. A restaurant is a permitted use in this zone.



Zoning Bylaw and OCP Designation

Based upon a review of the Village’s OCP Bylaw No. 1184, 2022, the site is within the Village Centre Designation and two Development Permit Areas; the Lakeshore Development Permit Area which addresses the form and character of the proposed building or structure and the Riparian Protection Development Permit Area.

As the cottage is being demolished, the Lakeshore Development Permit is not applicable in this case. However, the demolition must meet the requirements of the Riparian Protection Development Permit Area which this report seeks to address. As outlined below the site is zoned C-1, and the proposed use is permitted.



DISCUSSION

Assessment report 8638 (attached to this report), meets the requirements of the Development Permit guidelines. Accordingly, the Development Permit may now be issued.

Development Permit Area (DPA) Guideline Objective

The guidelines for this DPA are contained within section 4.7 of the OCP, on page 29.

4.7.1 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.

Source: Harrison Hot Springs Official Community Plan Bylaw No.1184, 2022

Staff is of the opinion that the attached draft development permit meets the requirements of the Development Permit guidelines.

Referral Agencies

Upon a review of the application, staff are of the opinion that this application does not need to be referred to any external agency.

Notice on Title – Flooding Covenant

There is a covenant registered against the Lot that addresses any potential flooding issues.

Issues of concern

None at this time.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Environmental Protection – To restore and protect the environment for future generations.

OCP – Village Centre Designation and the Riparian Protection Development Permit Guidelines

Zoning Bylaw – C-1 zone regulations and other applicable regulations

Respectfully submitted:

Reviewed by:



Ken Cossey, MCIP, RPP
Planning Consultant



Tyson Koch
Chief Administrative Officer

Attachment: DP 3060-20-DP05/23



Village of Harrison Hot Springs

DEVELOPMENT PERMIT NO. DP 05-23

ISSUED this ____ day of _____, 2024

FILE No: 3060-20-DP05-23
FOLIO Number: 5240-16341

TO: 1044018 BC Limited

(the “Permittee”)

ADDRESS: 7425 Sinclair Crescent
Surrey, BC
V3W 4H2

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs Zoning requirements.

2. This Development Permit applies to and only to those parcels of land(s) within the Village of Harrison Hot Springs legally described below:

Parcel Identifier: 017-217-601

Legally Described as: Lot E (AE36501), Sec 13 Township 4, Range 29 West of the 6th Meridian, New Westminster District Plan 251

and any and all buildings, structures, and other development thereon.

(the “Lands”)

3. **This Development Permit is issued only to allow:**
for the demolition of a cottage constructed without a building permit

4. The development must be carried out according to the following time schedule, if applicable: **N/A**

5. As a condition of the issuance of this Development Permit, the Council holds security in the form of an Irrevocable Letter of Credit in the amount of **\$7,613.00** to ensure that development is carried out in accordance with the terms and conditions of this Development Permit. Should any interest be earned upon the security, it must accrue to the Permittee and be paid to the Permittee, if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the work hereby authorized according to the terms and conditions of the Development Permit within the time provided, the Village may use the security to carry out the work by its servants, agents or contractors, and any surplus must be paid over to the Permittee; or should the Permittee carry out the work Permitted by this Development Permit within the set time set out below, the security must be returned to the Permittee.

6. THE FOLLOWING CONDITIONS APPLY TO THE DEVELOPMENT OF THE LANDS OR APPLY TO THE USE OF THE LANDS:
- i) Measures to protect the Streamside Protection and Enhancement Area (SPEA) must include placing the construction debris on the asphalt area only and sweeping this surface to ensure that no construction debris run off enters the SPEA or into Miami Creek.
 - ii) The environmental monitoring requirements outlined in Section 5, of the Riparian Areas Protection Regulation: Assessment Report, dated January 24, 2024, must be addressed.
 - iii) The applicant securing a demolition permit from the Fraser Valley Regional District Building Inspection Department.
7. The Permittee agrees that the Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps, and specifications.
8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
- i) Page 9 of 16, of the Riparian Areas Protection Regulation: Assessment Report, dated January 24, 2024, prepared by J. Alex Sartori
9. **This Development Permit is NOT a Building Development Permit, a subdivision approval nor a soil deposit or removal permit.**
10. This Development Permit must lapse on the _____ day of _____, 2026 unless the development is substantially started.

RESOLUTION PASSED BY COUNCIL, THIS _____ day of _____, 2024

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

Jaspreet Jonal
(signature)

Print Name

Kulbir Jonal
(signature)

Print Name

Corporate Officer

File No: 3060-20-DP05/22 (Revised)
Date: May 21, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Development Permit – 511 Lillooet Avenue

RECOMMENDATION

THAT Development Permit DP 05/22 be issued to 2118 Development Limited for property located at 511 Lillooet Avenue, Harrison Hot Springs for land legally described as:

Lot A, Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan EPP 108940

Subject to the following;

- a) The registration of a save-harmless flood covenant that is acceptable to the Village, be placed on 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 pending Zoning Bylaw text amendments, associated with this site, are approved;
- d) The applicant entering into a Works and Services Agreement, to address servicing, frontage improvements, the placement of street furniture and the update to the Rendall Park washroom facilities,
- e) The applicant entering into a Works and Services Agreement to address the Landscaping requirements,
- f) The applicant entering into a covenant to address the placement of an Electric Vehicle Charging outlet, and
- g) The Village receiving an Irrevocable Letter of Credit in the amount of \$2,052,334.00.

SUMMARY

To present a draft Development Permit for 511 Lillooet Avenue for Council's consideration.

DISCUSSION

At the April 3, 2024 Regular Council Meeting, Council adopted Zoning Amendment Bylaw No. 1193, 2023 in relation to this development, subject to a number of conditions. In addition to the pending zoning text amendment conditions, this development is also in the Lakeshore

Development Permit Area (DPA). This DPA has been set up to address the form and character issues associated with development in this area.

As this application was received prior to the adoption of the Village’s Official Community Plan Bylaw No. 1184, 2022, the previous OCP Bylaw No. 864, 2007 is the governing bylaw for this permit.

BACKGROUND

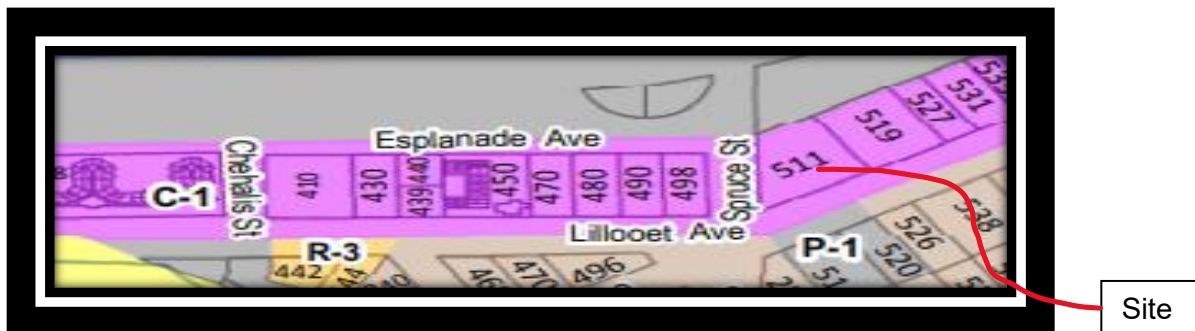
Parcel Size, and adjacent uses

This site is approximately 0.43 Ha (1.06 Ac, 4300 M², or 46,285 ft²) in size, is currently vacant and is accessible from Lillooet Avenue.



The site is bounded on the north by Rendall Park, on the south by Lillooet Avenue, and on the east and west the area is zoned C-1. Across Lillooet Avenue the area is zoned R-2.

Zoning Information



While the site is zoned for the proposed use, there is a pending rezoning text amendment specifically for this site. The text amendment addresses the land use regulations associated with the proposed use.

OCP Designation

Based upon a review of the OCP Bylaw No. 864, 2007, the site is within the Village Centre Designation and one Development Permit Area; the Lakeshore Development Permit Area which addresses the form and character of the proposed building or structure.

Development Permit Area (DPA) Guideline Objective

The guidelines for this DPA are contained within section 4.4.4 of the OCP, on page 31.

“Development Permits issued in this area shall be in accordance with the Village of Harrison Hot Springs Design Guidelines, forming **Schedule 1-D** of this plan. The design principles include:

- a. Architecture responsive to the medium density mixed-use context and integrated with neighbouring buildings of various ages.
- b. Site planning (is) based on creating continuous street-oriented edges and intensifying pedestrian activity within the Lakeshore Special Planning Area.
- c. Protection of view corridors within the Village towards Harrison Lake and the surrounding mountains.
- d. Respect for the natural setting which should continue to dominate along the lakeshore.
- e. Variation on themes to result in a balance between continuity and a healthy diversity, both within a commercial, residential, or mixed-use development and throughout the Village.”

Source: *Harrison Hot Springs Official Community Plan, 864, 2007*

Attached to this report is a draft development permit which meets the requirements of the guidelines.

Referral Agencies

Upon a review of the application, staff are of the opinion that this application does not need to be referred to any external agency.

Notice on Title

There is currently no covenant registered against the Lot that addresses any potential flooding issues.

On-Site Parking

The applicant is constructing a two-storey parkade that consists of 134 parking stalls, which includes 10 accessible parking stalls. The number of the 10 stalls exceeds the required 8 accessibility parking stalls. As per the Zoning Bylaw requirements, the applicant will also be supplying 27 bicycle parking stalls. As per the Zoning Bylaw at least one EV charging outlet must be provided. While it is not identifiable on the plans submitted, the Village can request that this issue be addressed through the use of a covenant.

Issues of concern

None at this time.

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.

OCP Bylaw No. 864, 2007 – Village Centre Designation and the Village Design Guidelines

Zoning Bylaw No. 1115, 2017 – C-1 zone regulations and other applicable regulations

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

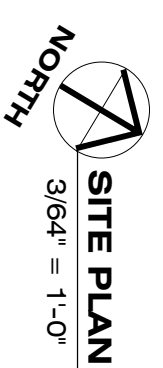
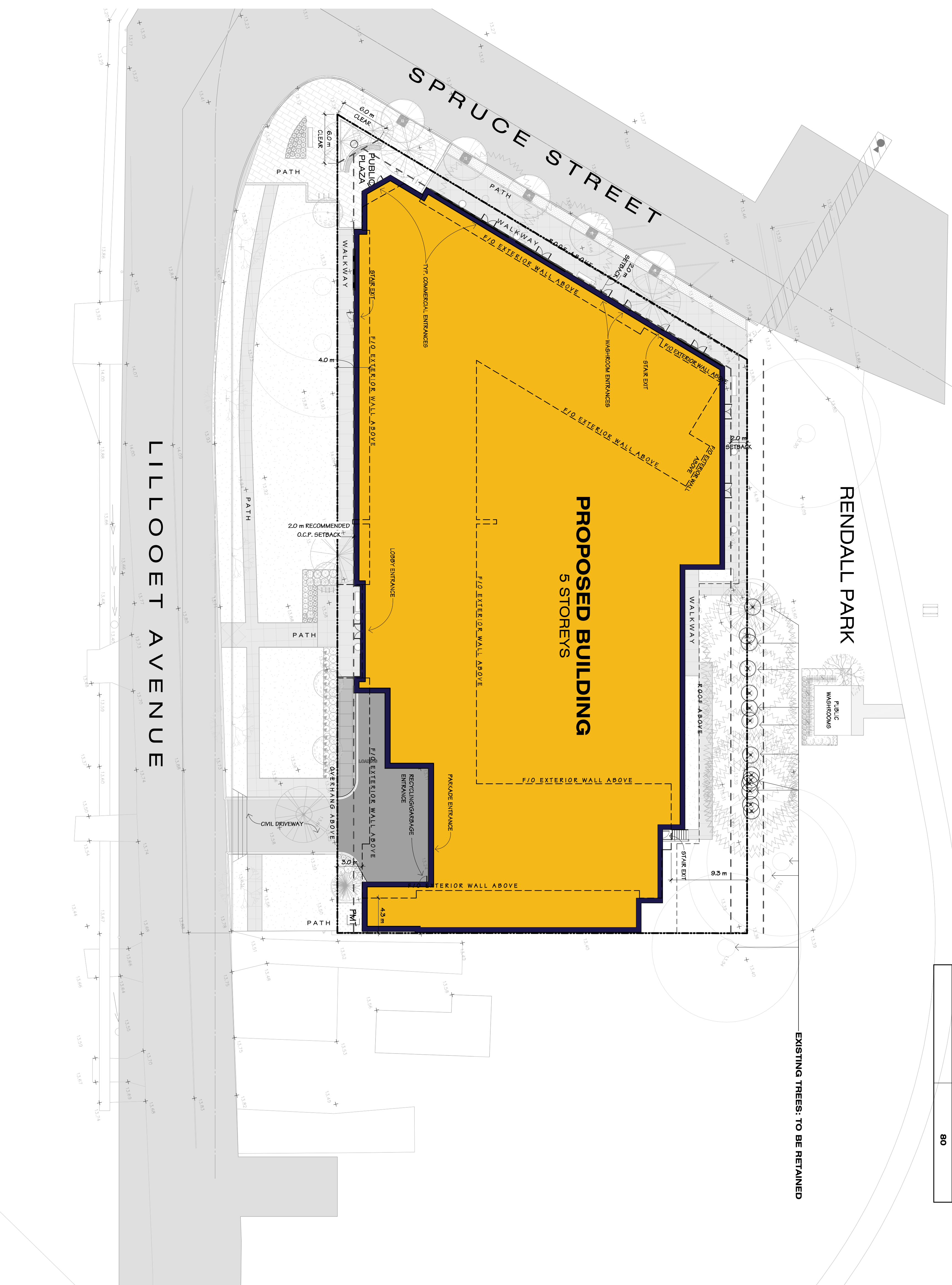
Reviewed by:



Tyson Koch
Chief Administrative Officer

- Attachments: (5)
1. Site Plan - DP1.1
 2. Landscape Plan – L1, L1A, L1B, and L1C
 3. Renderings – DP0.0 to DP3.0
 4. L3.4 – Off Site Washroom Scheme
 5. DP 3060-20-DP05/22

UNIT SUMMARY	
BEDROOMS	UNITS
1 BED	12
2 BED	60
3 BED	8
	80



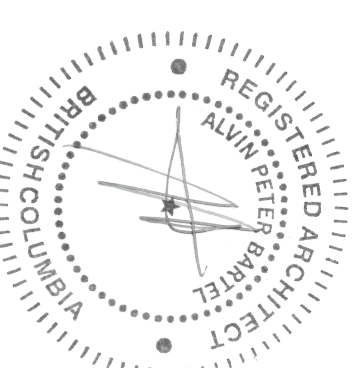
SITE PLAN

ANCORA RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE: As indicated
A08 NO. 20070

Aug 3, 2022



604 793 9445
searchitects.com

Chilliwack
9355 Young Rd
V2S 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2

PROJECT INFORMATION

CIVIC ADDRESS
511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

LEGAL DESCRIPTION
LOT 4, SECTION 13, TOWNSHIP 4, RANGE 29 WEST OF THE SIXTH MERIDIAN, N.W.D. PLAN EPP109940

PROPOSED NUMBER OF DWELLINGS
80

SITE AREA
0.43 Ha / 4295 sm / 46,233 sf

EXISTING ZONING
C1 (WITH VARIANCES)

PROPOSED ZONING BYLAW
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)

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)

TOTAL RESIDENTIAL FLOORS : 84 180 SF (7820.6 SM)

LOFT FLOOR : 2 884 SF (268 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)

TOTAL FLOOR AREA (EXCLUDING PARKING) AMENITY AREA

ZONING BYLAW REVIEW

PART 3.0 GENERAL COMPLIANCE, PROHIBITIONS AND REGULATIONS

3.6 (b) ARCHITECTURAL PROJECTIONS INTO SETBACKS

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

3.8 SITE LINE REQUIREMENTS AT INTERSECTIONS

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

3.11 FLOOD CONTROL REQUIREMENTS

- FLOOD LEVEL ELEVATION IS 14.53 m FOR COMMERCIAL AND RESIDENTIAL

PART 7.0 ZONING REGULATIONS

7.1.2 COMMERCIAL USES

PROPOSED: COMMERCIAL AND APARTMENTS PROPOSED

PERMITTED USES

NONE PROPOSED

ACCESSORY USES

4295.2 sm

MIN. LOT SIZE IS 464 sm

NOT APPLICABLE

SUBDIVISION FOR A RELATIVE IS 1 Ha.

(EXCLUDES STAIRS, ELEV. MECH, ELEC. & AMENITY SPACES)

FLOOR AREA RATIO (FAR) IS 1.5, OR 1.75 WITH O.C.P. DENSITY BONUS (822.1 + 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 2.0 m AT 1ST FLOOR, P1 & P2; 3.0 m 2ND FLOOR & ABOVE

MIN. REAR SETBACK IS 0 m 0 m ON 1ST FLOOR, P1 & P2; 4.1 m 2ND FLOOR & ABOVE

MIN. INT. SIDE SETBACK (LILLOOET AVE) IS 0 m 2.0 m AT 1ST FLOOR, P1 & P2; 2.0 m 2ND FLOOR & ABOVE

MIN. EXTERIOR SIDE SETBACK IS 0 m 2.0 m ON 1ST FLOOR; 1.5 m 2ND FLOOR & ABOVE

MAX. HEIGHT IS 15 m 22.09 m ARCHITECTURAL FEATURES (VARIANCE REQUIRED)

17.95 m MAIN ROOF

PARKING BYLAW REVIEW

PART 6.0 PARKING AND LOADING REQUIREMENTS

PARKING REQUIRED:

RESIDENTIAL: 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 / 5 = 20 STALLS

TOTAL: 31 STALLS

TOTAL PARKING PROVIDED: 131 STALLS

PARKING PROVIDED: 131 STALLS

142 PERCENT 66 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:

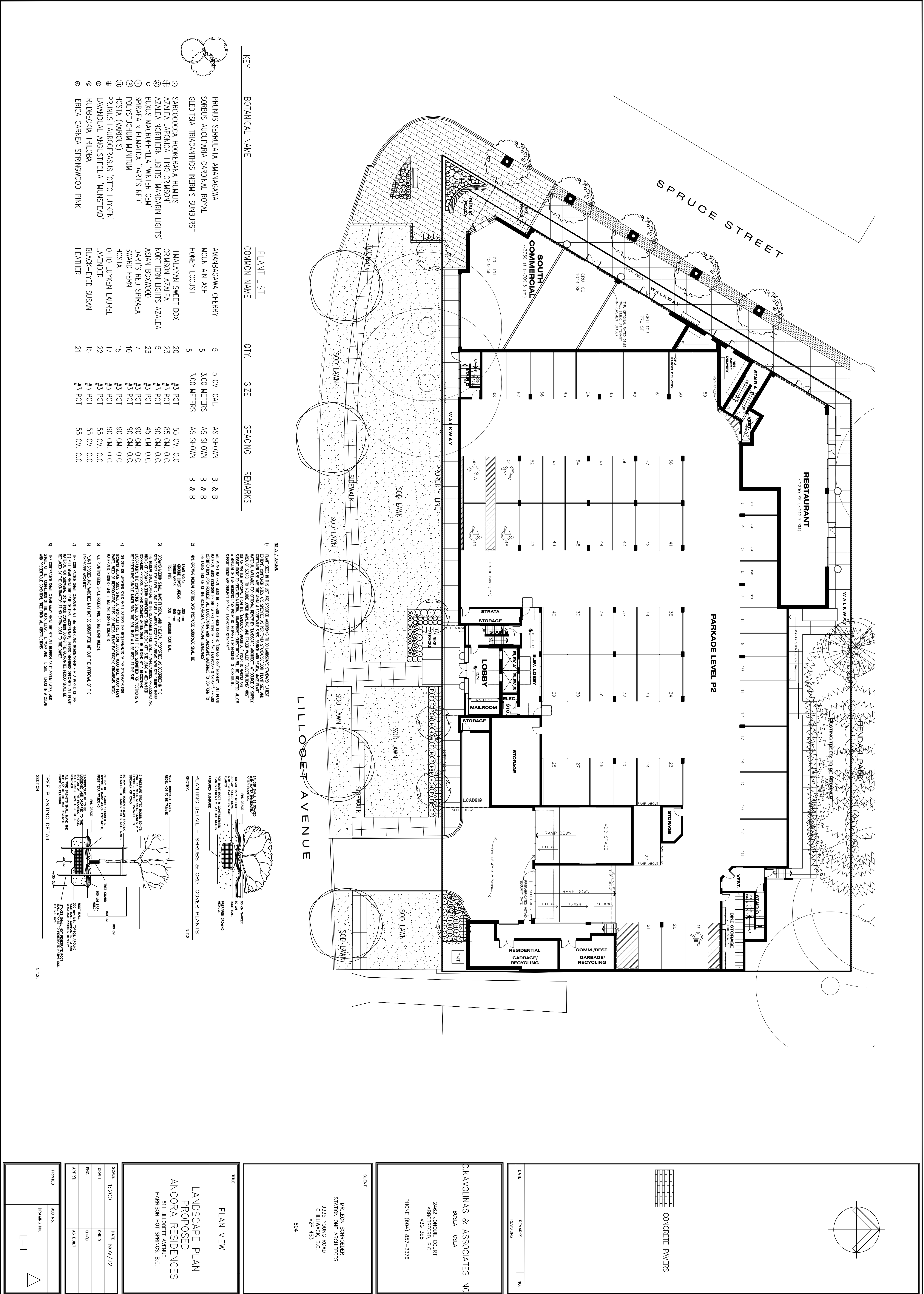
REQUIRED FOR 136 PARKING STALLS: 8 ACCESSIBLE STALLS

PROVIDED: 8 ACCESSIBLE STALLS

LOADING ZONE:

REQUIRED: 1 LOADING ZONE

PROVIDED: 1 LOADING ZONE



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
-----	----------------	------------------------	------	------	---------	---------

⊕	PRUNUS SEROTINATA 'AMAMAGAMA'	AMAMAGAMA CHERRY	5	5 CM. CAL.	AS SHOWN	B. & B.
⊕	SORBUS AUCUPARIA 'CARDINAL ROYAL'	MOUNTAIN ASH	5	3.00 METERS	AS SHOWN	B. & B.
⊕	GLEDITSIA TRIACANTHOS 'NEMINIS SUNBURST'	HONEY LOCUST	5	3.00 METERS	AS SHOWN	B. & B.
⊕	SARCOCCOA 'HOOKERANA' 'HOMULUS'	HIMALAYAN SWEET BOX	20	#3 POT	55 CM. O.C.	
⊕	AZALEA 'JAPONICA' 'HIND CRIMSON'	CRIMSON AZALEA	23	#3 POT	85 CM. O.C.	
⊕	BUXUS 'MACROPHYLLA' 'WINTER GEM'	NORTHERN LIGHTS AZALEA	5	#3 POT	90 CM. O.C.	
⊕	SPRAEA 'x BIMALIDA' 'DART'S RED'	ASIAN BOXWOOD	23	#3 POT	45 CM. O.C.	
⊕	POLYSTICHUM 'MOUNTAIN'	DART'S RED SPRAEA	7	#3 POT	90 CM. O.C.	
⊕	HOSTA (VARIOUS)	SHARD FERN	10	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	15	#3 POT	90 CM. O.C.	
⊕	LAVANDULA 'ANGUSTIFOLIA' 'MUNSTEAD'	LAVENDER	22	#3 POT	55 CM. O.C.	
⊕	RUDEBECKIA 'TRILOBIA'	BLACK-EYED SUSAN	15	#3 POT	55 CM. O.C.	
⊕	ERICA 'CARNEA' 'SPRINGWOOD' 'PIK'	HEATHER	21	#3 POT	55 CM. O.C.	

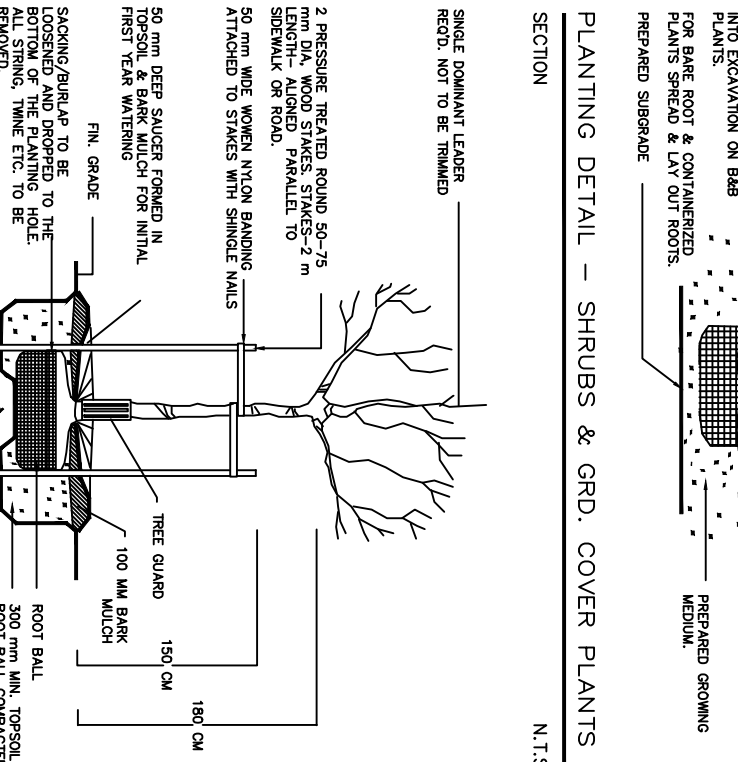
NOTES / LEGEND

1) PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARDS TABLES AND SHOULD BE USED UNLESS OTHERWISE NOTED. PLANTING SHALL BE COMPLETED BY THE CONTRACTOR WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LANDSCAPE ARCHITECT'S FIRM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LANDSCAPE ARCHITECT'S FIRM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LANDSCAPE ARCHITECT'S FIRM.

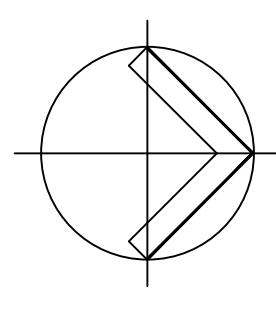


PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
N.T.S.

2) ALL PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LANDSCAPE ARCHITECT'S FIRM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LANDSCAPE ARCHITECT'S FIRM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LANDSCAPE ARCHITECT'S FIRM.



TREE PLANTING DETAIL
SECTION
N.T.S.



CONCRETE PATIERS

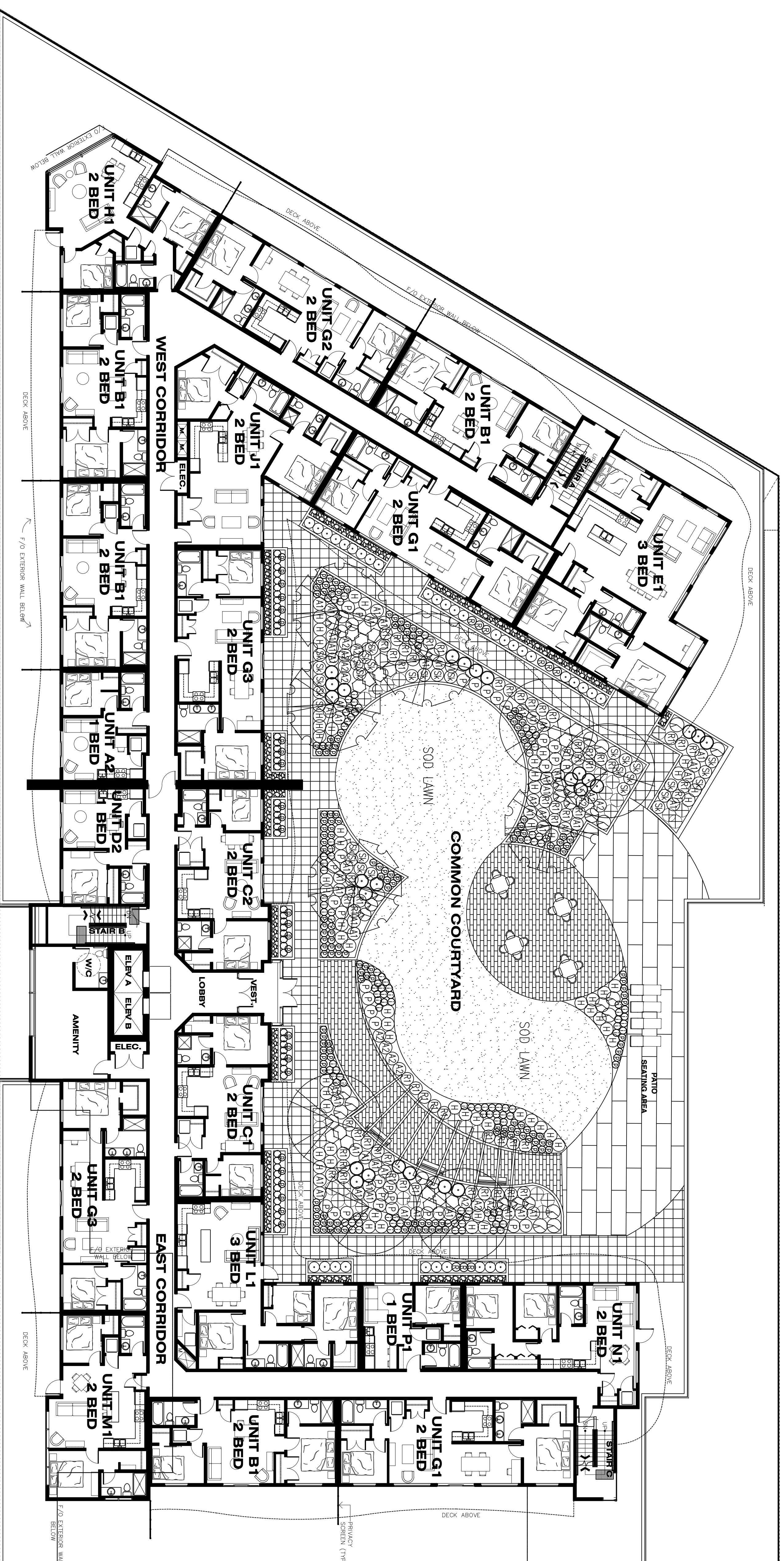
DATE: _____
REVISIONS: _____

CLIENT: MR. LEON SPRINGER
STATION ONE ARCHITECTS
9335 YOUNG ROAD
CHILLIWACK, B.C.
V2P 4E3
PHONE: (604) 857-2376

DESIGNER: C. KAVOLINAS & ASSOCIATES INC.
BCSA C9A
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3S 3E8
PHONE: (604) 857-2376

TITLE: PLAN VIEW
PROPOSED
ANCORA RESIDENCES
511 LILLOEFT AVENUE
HARRISON HOT SPRINGS, B.C.

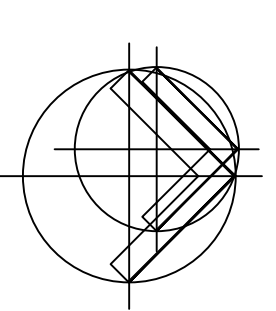
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PRINTED: _____
DRAWING NO.: L-1



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
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	CERCIS CANADENSIS 'FOREST PANSY'	REDBUD	5	2.50 METERS	AS SHOWN	B. & B.
	ACER CIRCINATIUM	VINE MAPLE	5	5 CM. CAL.	AS SHOWN	B. & B.
	SARCOCOCCA HOOKERIANA HUMILIS	HIMALAYAN SWEET BOX	34	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	26	#3 POT	90 CM. O.C.	
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	52	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	AZALEA	15	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	21	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	53	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	31	#3 POT	90 CM. O.C.	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	16	#3 POT	90 CM. O.C.	
	SKIMMIA JAPONICA MACROPHYLLA MALE	SKIMMIA	31	#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	59	#3 POT	90 CM. O.C.	
	POLYSTICHUM MUNIUM	SWARD FERN	32	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	66	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	16	#3 POT	90 CM. O.C.	

	RUDEBECKIA TRILOBA	BLACK-EYED SUSAN	9	#3 POT	55 CM. O.C.	
	BEARDED IRIS (VARIOUS)	IRIS	111	#1 POT	40 CM. O.C.	
	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	187	#1 POT	40 CM. O.C.	



- 18x18 CONCRETE PAVERS
- CONCRETE PAVERS
- ASHLAR PAVERS
- DRAIN ROCK

DATE	REVISIONS	NO.

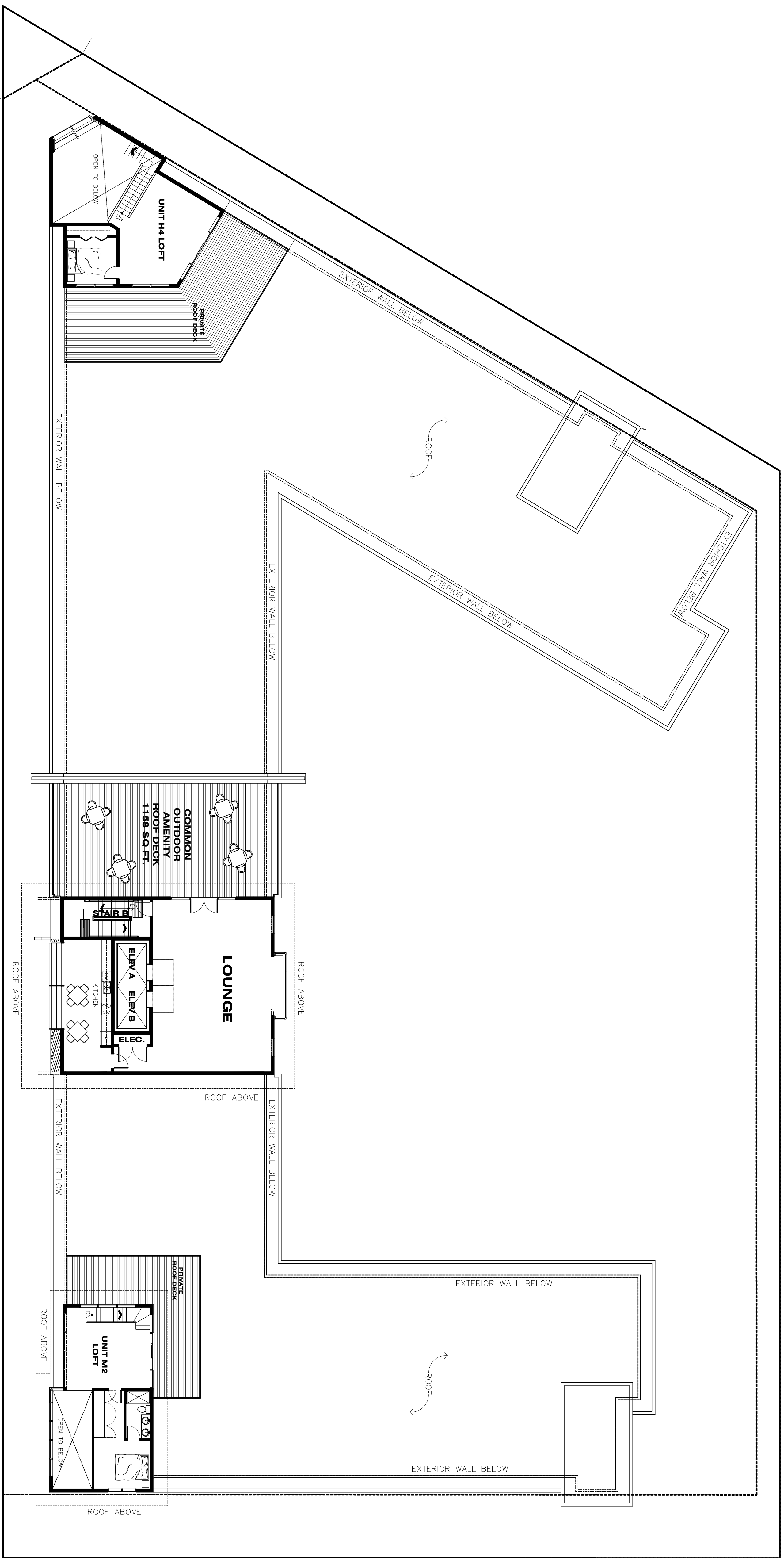
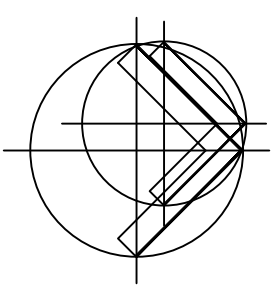
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 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3S 3E8
 PHONE (604) 857-2378

CLIENT
 MARLEON SCHARREDER
 STATION ONE ARCHITECTS
 9335 YONGE ROAD
 CHILLIWACK, B.C.
 V2P 4S3
 604-

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 2nd FLOOR AMENITY
 ANCORIA RESIDENCES
 511 LILLOEETT AVENUE
 HARRISON HOT SPRINGS, B.C.

SCALE	DATE	DRAWN	CHECKED	APPROVED
1:150	NOV/22	CKD	CKD	AS BUILT

PRINTED	JOB No.	DRAWING No.
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DATE	REVISIONS	NO.
	REVISIONS	

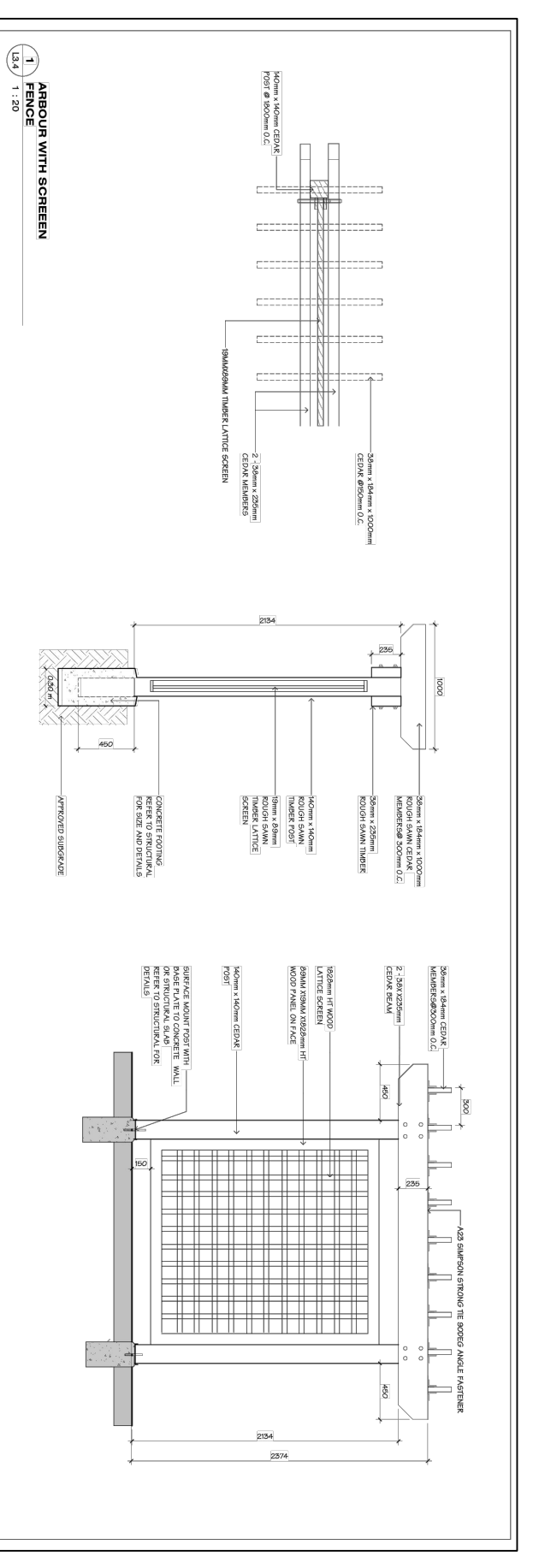
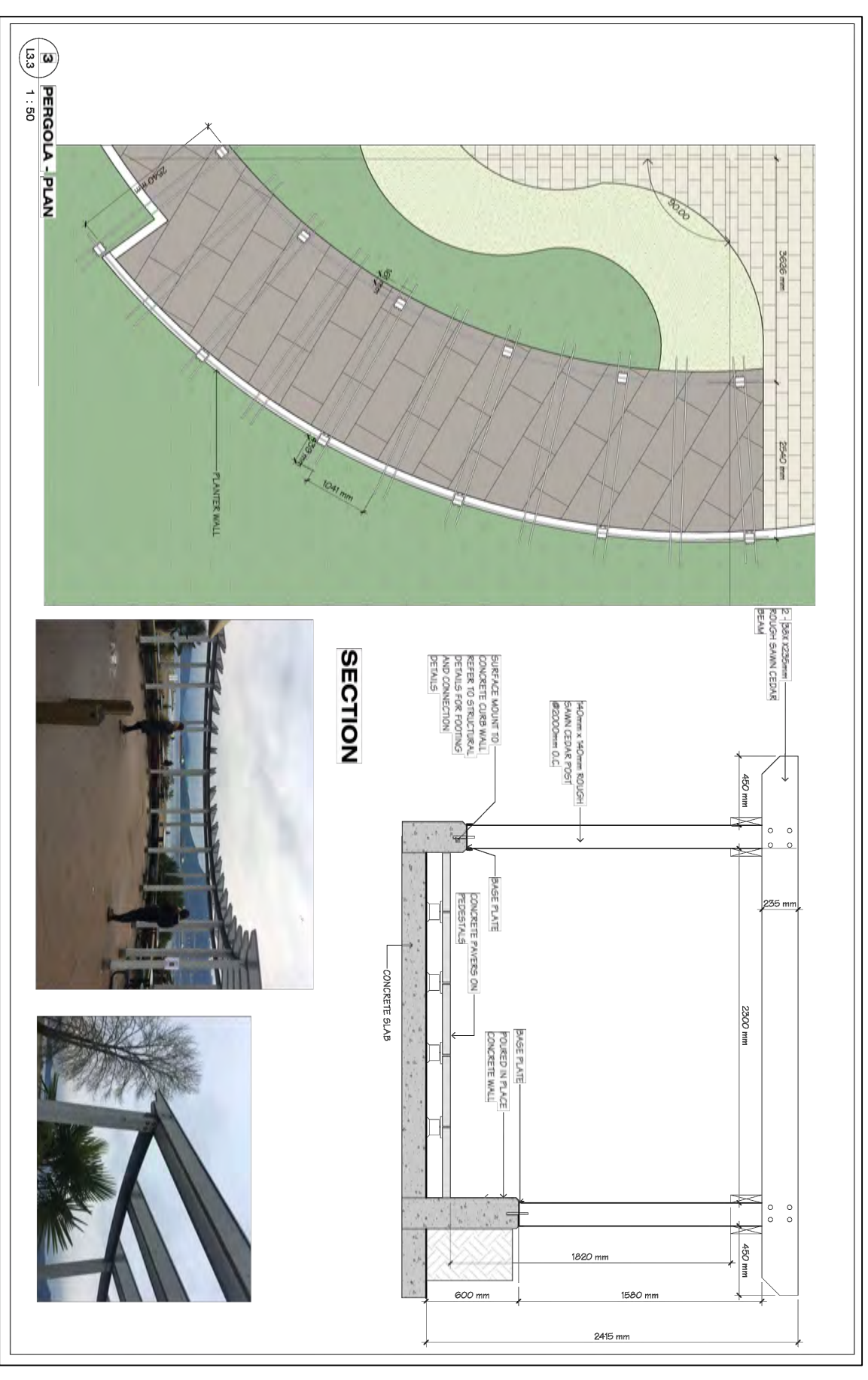
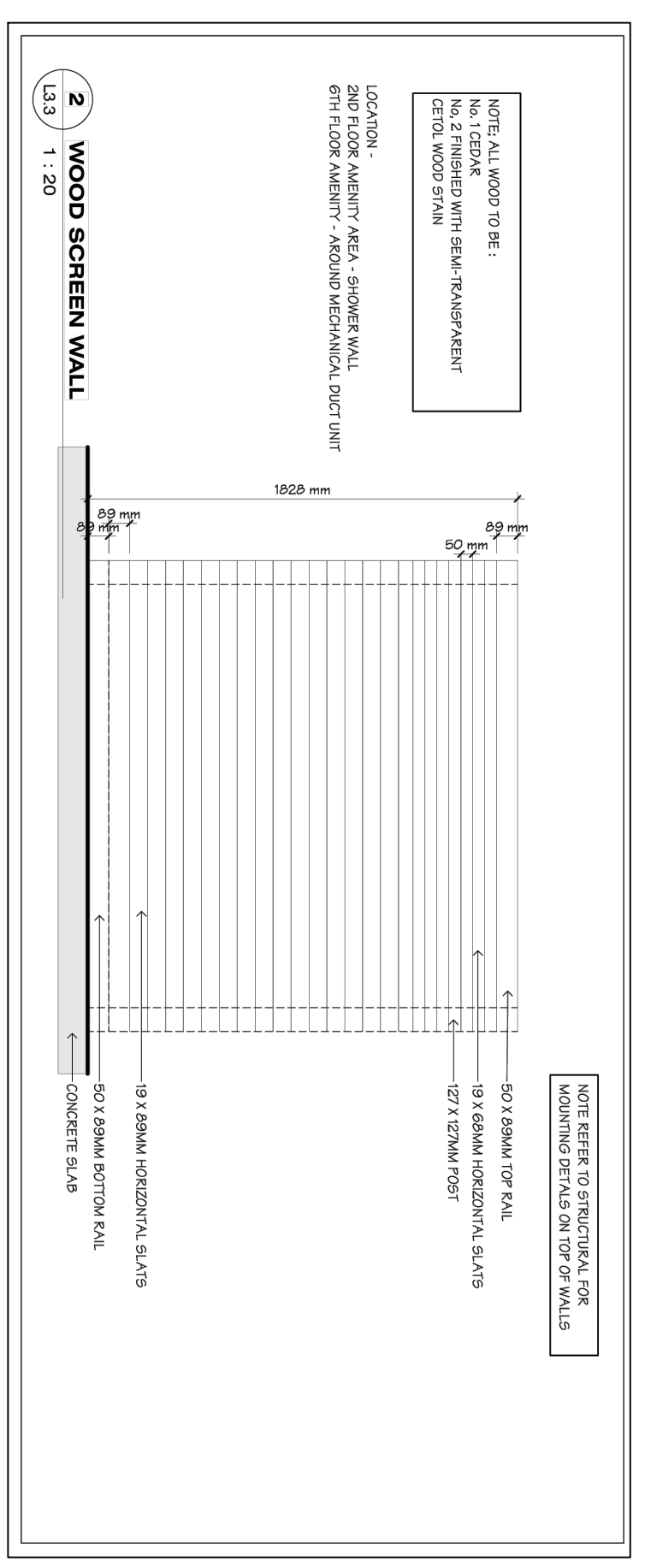
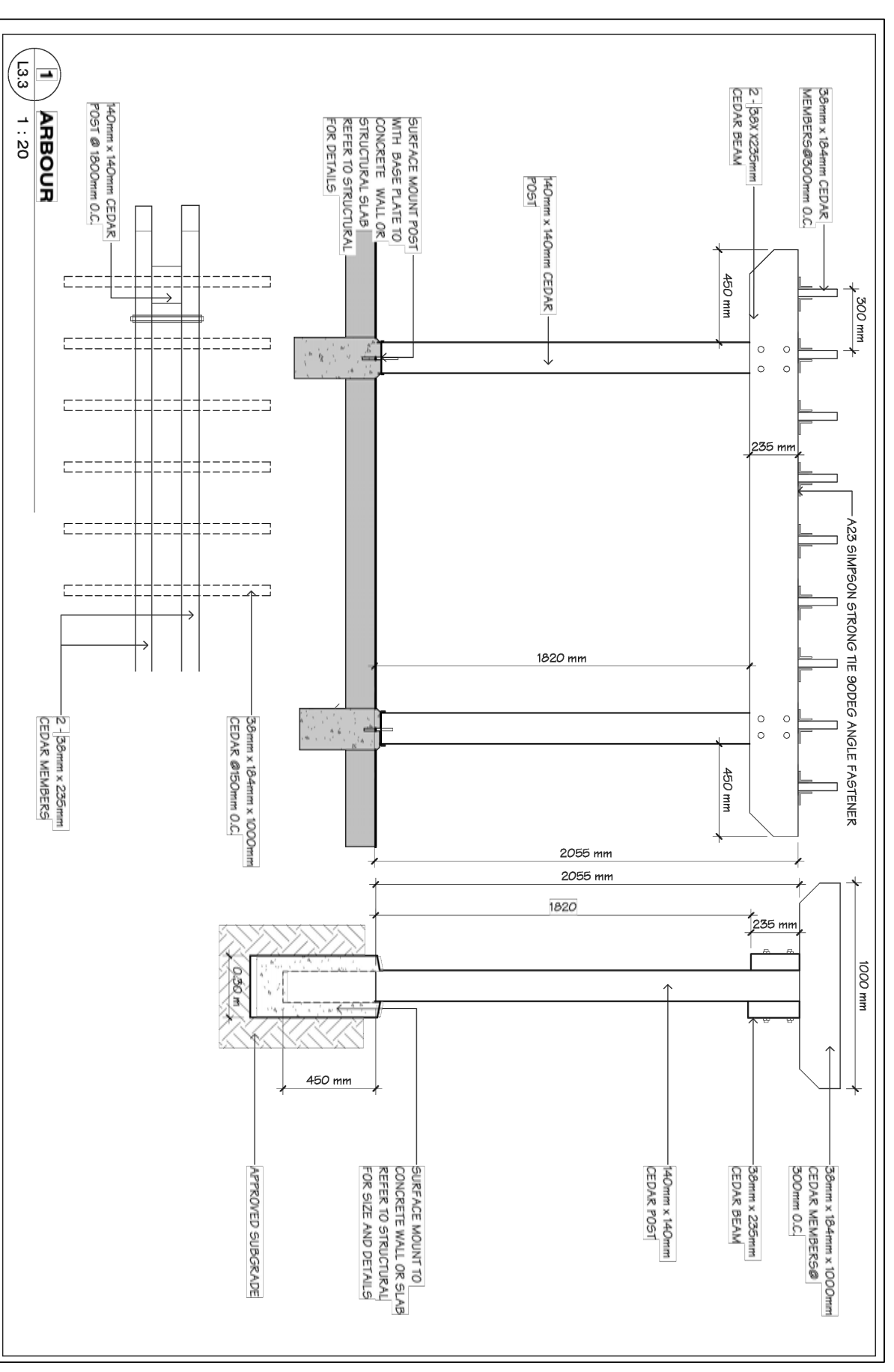
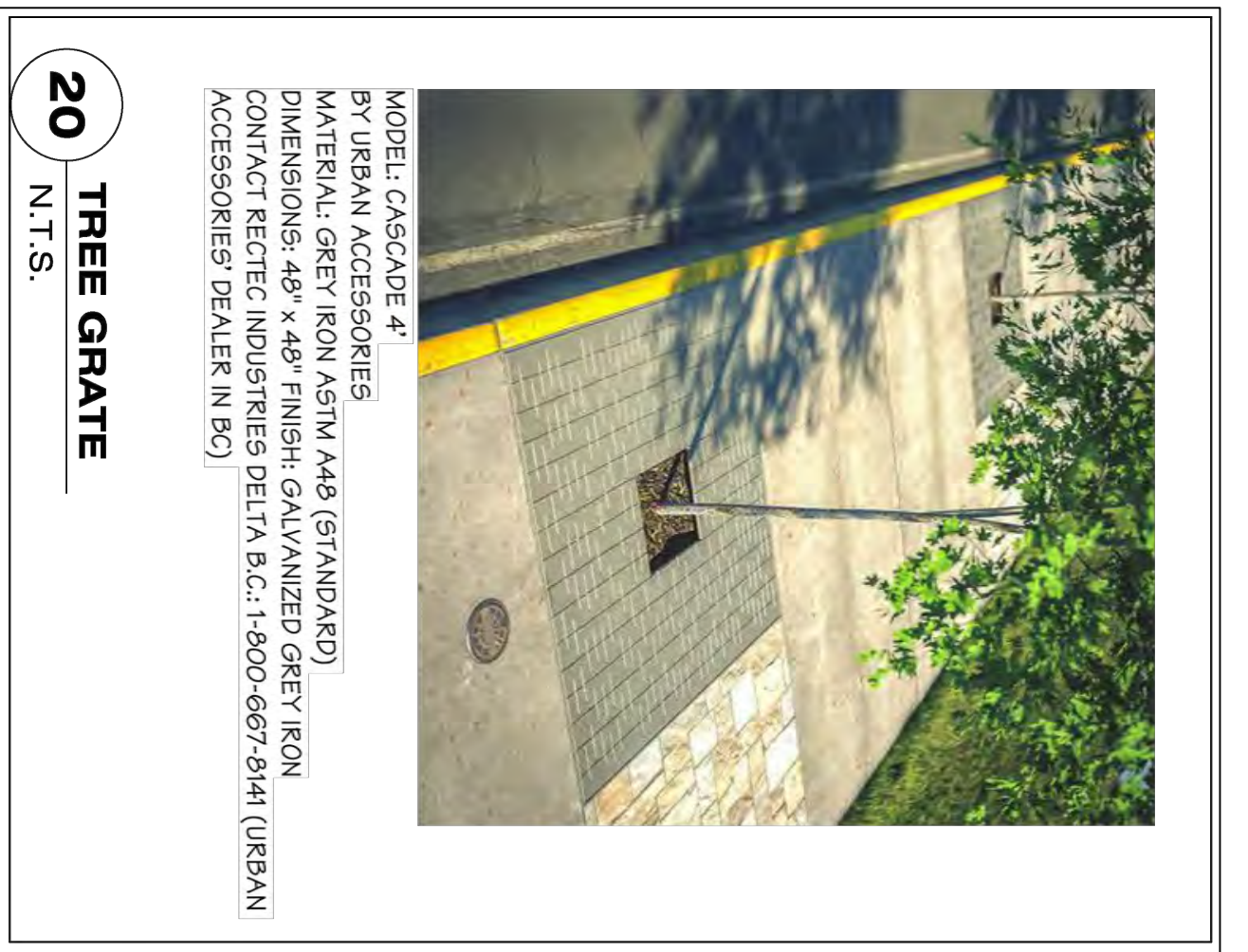
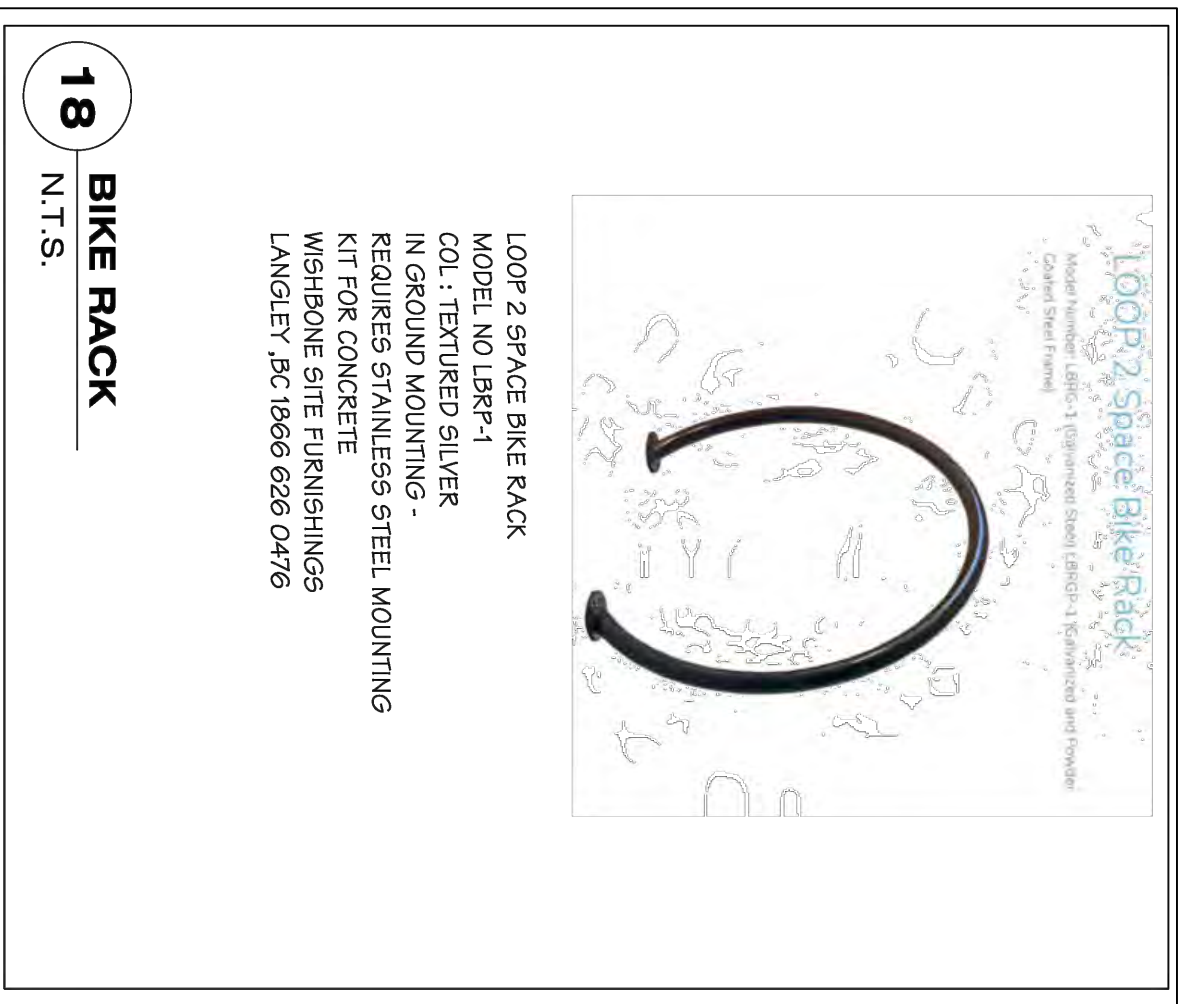
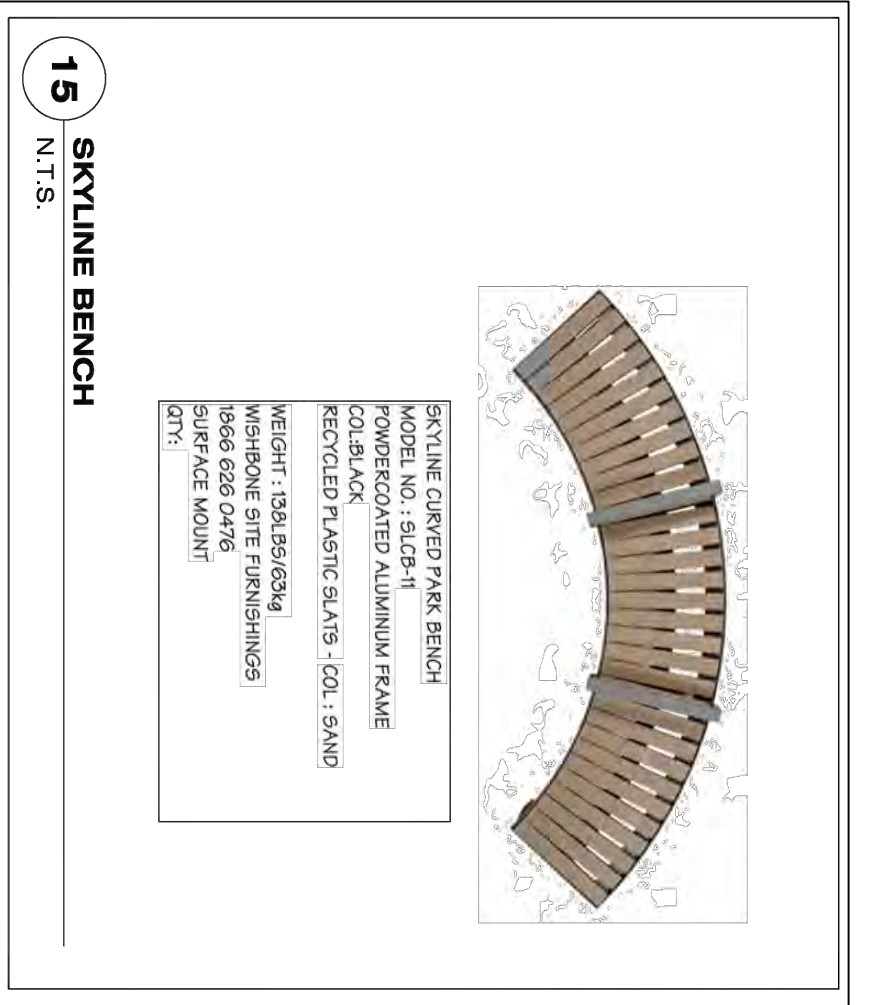
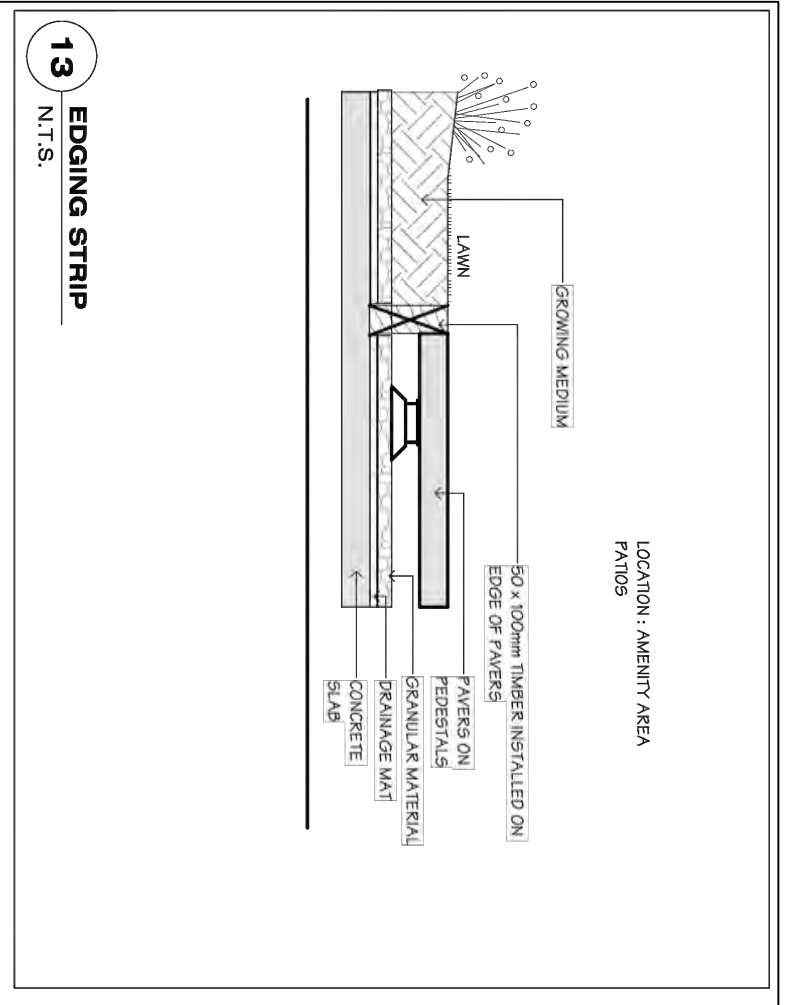
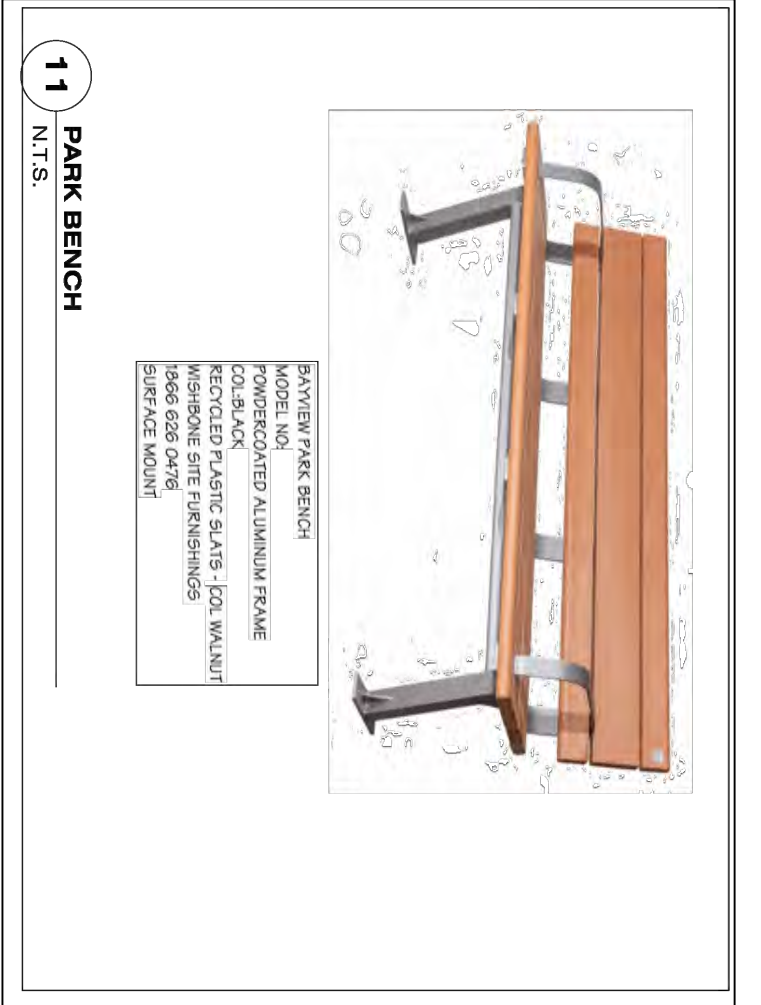
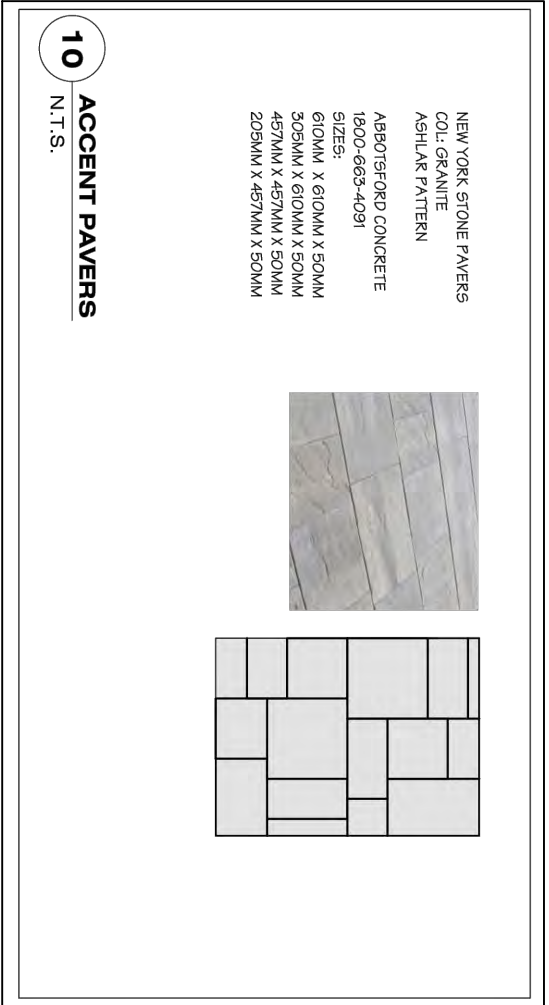
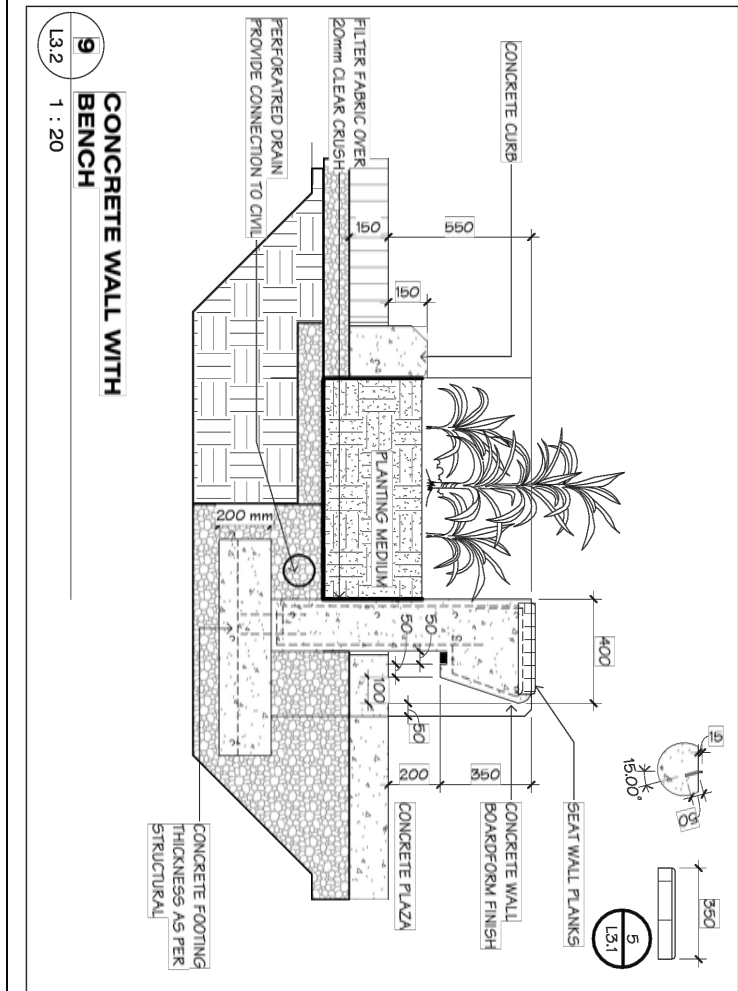
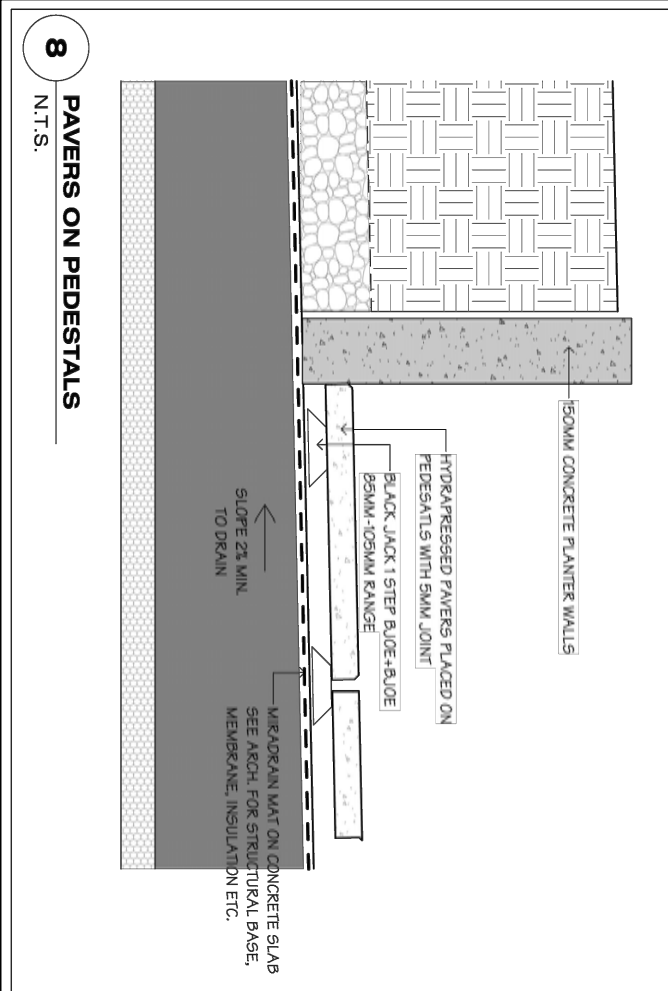
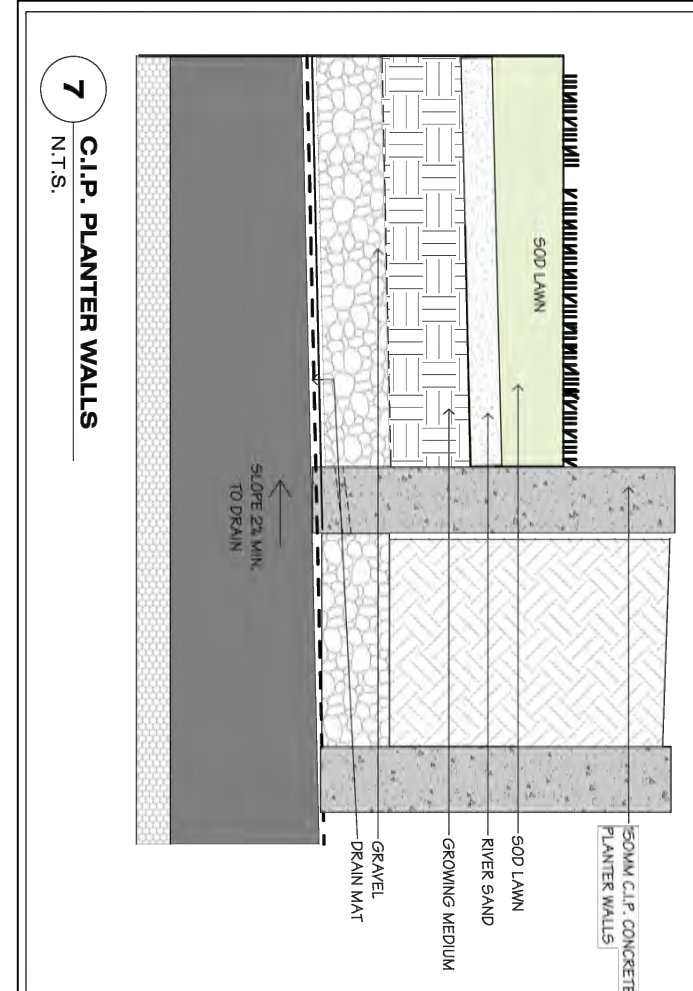
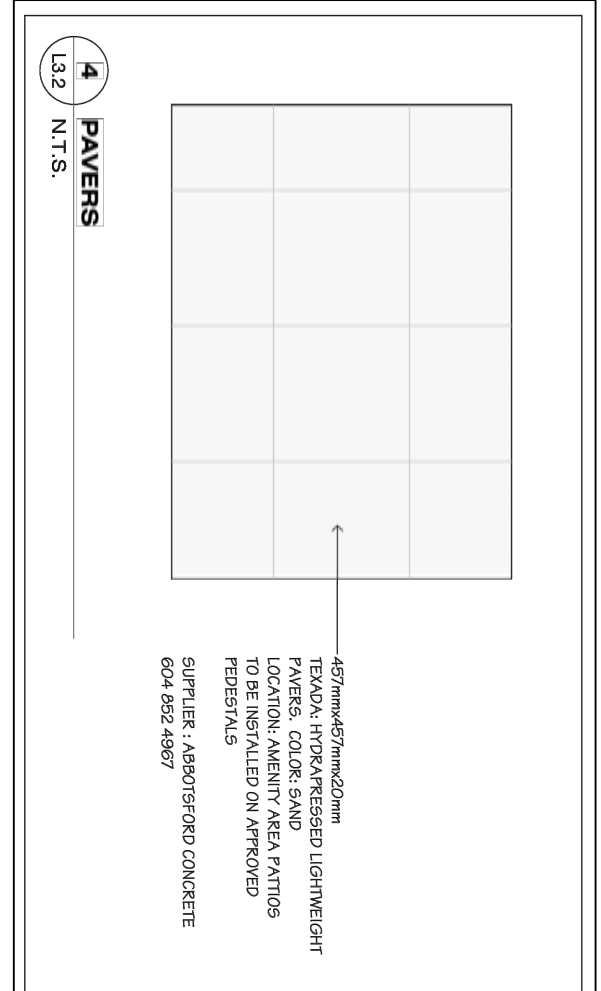
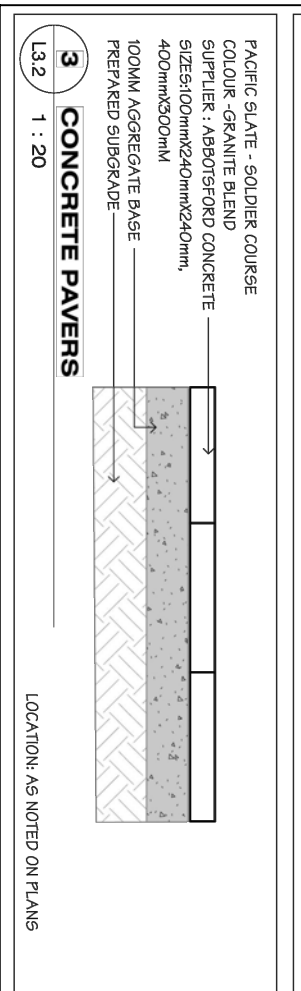
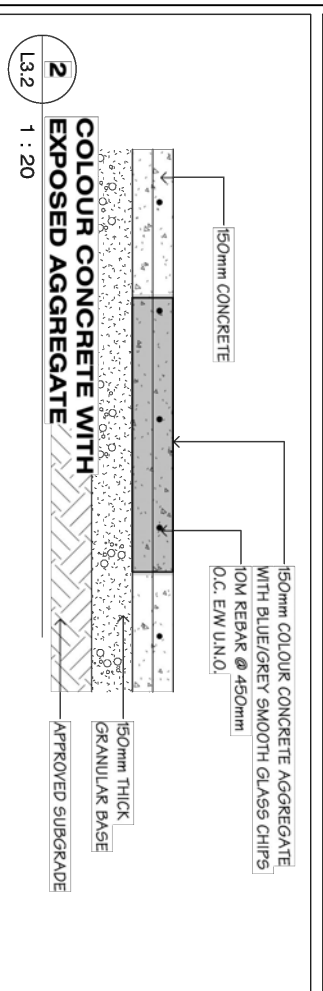
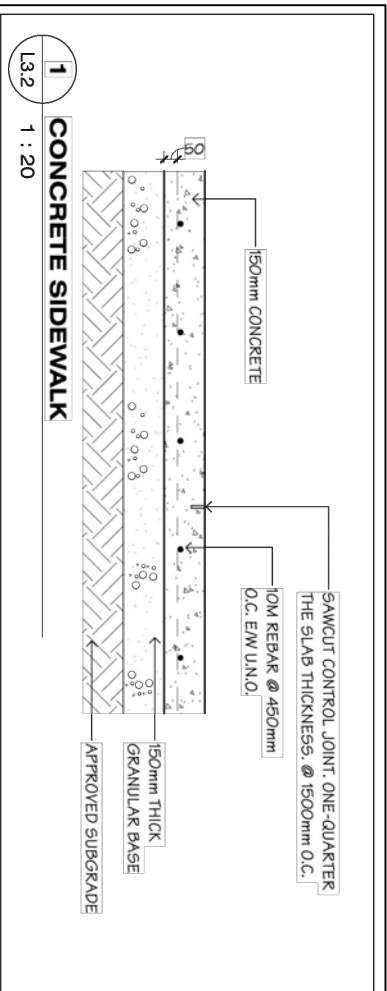
C. KAVOLINAS & ASSOCIATES INC.
 BC.SLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3B 3E3
 PHONE (604) 857-2376

CLIENT
 MARLEON SPARGEDER
 STATION ONE ARCHITECTS
 9335 YOUNG ROAD
 CHILLIWACK, B.C.
 V2P 4S3
 604-

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 ROOFTOP AMENITY
 ANCORA RESIDENCES
 511 LILLOETT AVENUE
 HARRISON HOT SPRINGS, B.C.

SCALE	DATE
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	604-
DRAWING No.	
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DATE	REVISIONS	NO.

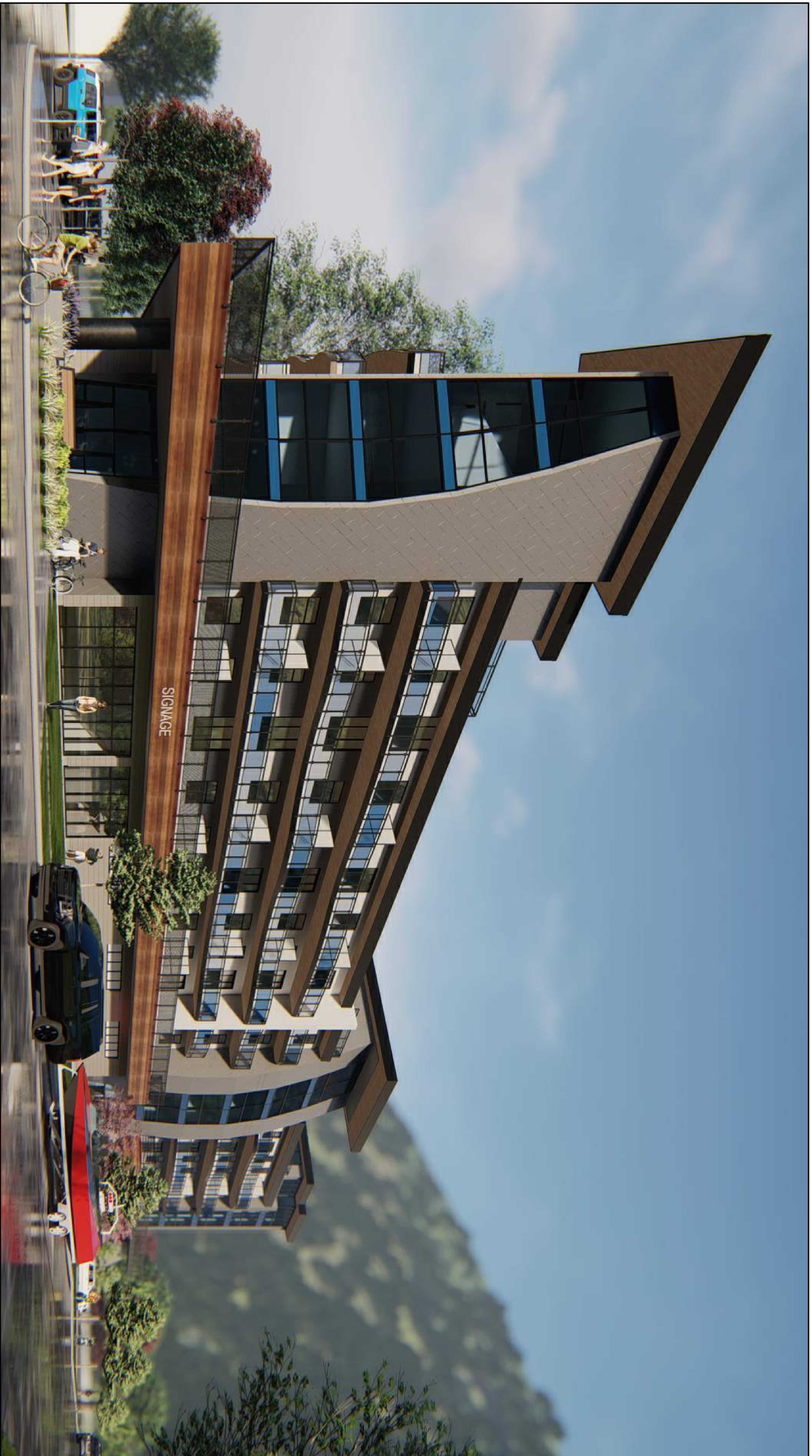
CKAVOLINAS & ASSOCIATES INC
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2462 JONQUIL COURT
ABBOTSFORD B.C.
V3B 5B8
PHONE (604) 857-2376

CLIENT
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TITLE
PLAN VIEW
LANDSCAPE DETAILS
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ANCORA RESIDENCES
511 LILLOUETT AVENUE
HARRISON HOT SPRINGS, B.C.

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DRAWING NO.
L-1C



HARRISON LAKE RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

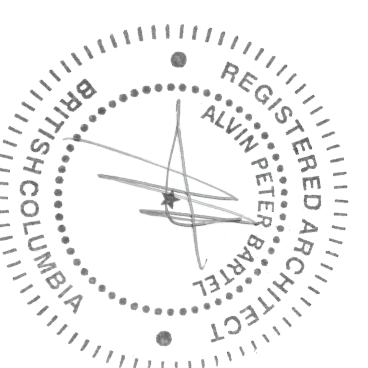
COVER SHEET

ANCORA RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE
JOB NO. N.T.S
20070

Aug 3, 2022



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V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2



VIEW FROM LILLOOET AVE
N.T.S.



ALTERNATE VIEW FROM LILLOOET AVE
N.T.S.



VIEW FROM LAKESIDE
N.T.S.



VIEW FROM SPRUCE ST. (LAKESIDE)
N.T.S.

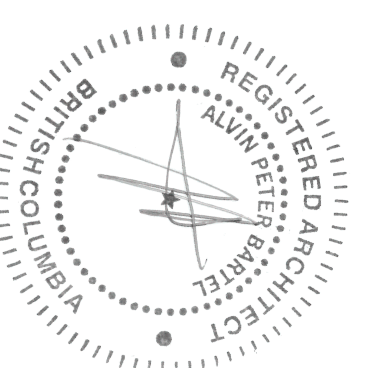
RENDERINGS

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511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE
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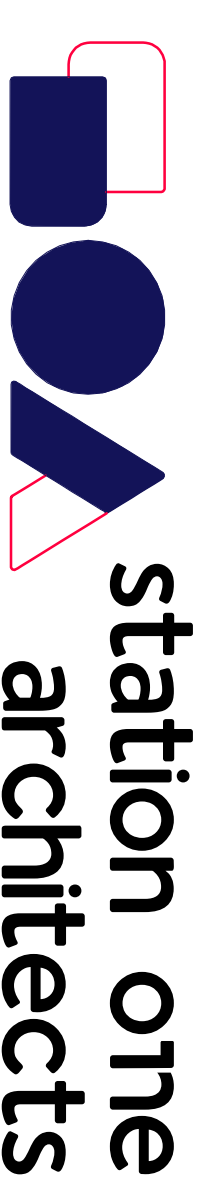
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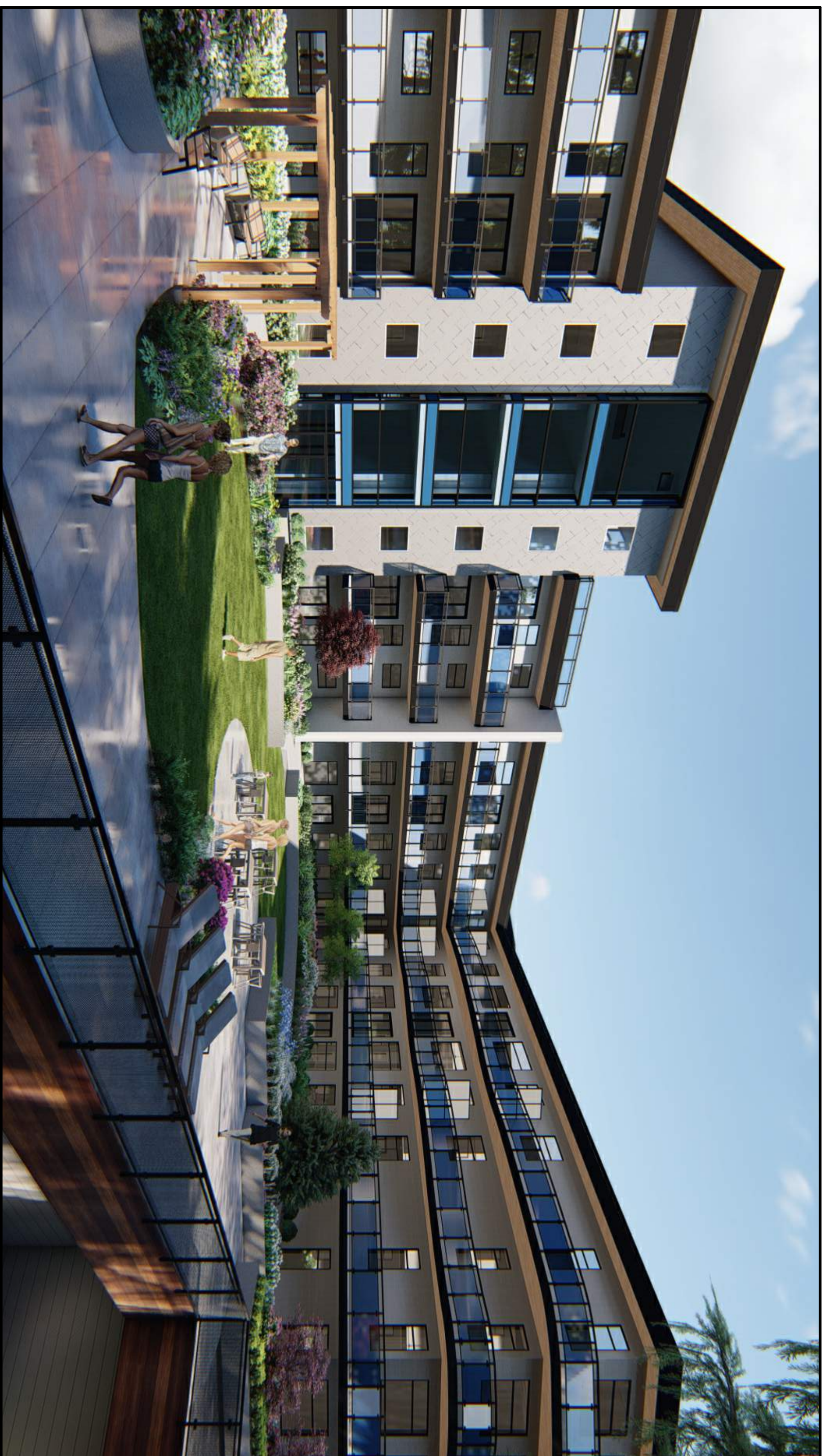
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DP0.1



VIEW OF 2ND FLOOR COURTYARD
N.T.S.



VIEW FROM COURTYARD FACING LAKE
N.T.S.



VIEW FROM BALCONY TO COURTYARD & LAKE
N.T.S.



VIEW FROM BALCONY TO COURTYARD
N.T.S.

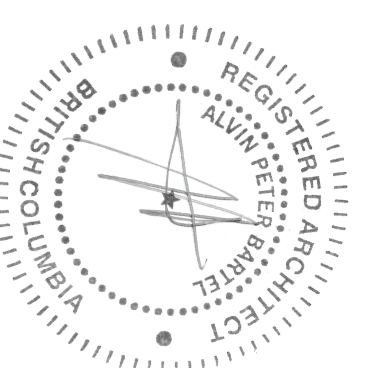
RENDERINGS

ANCORA RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE
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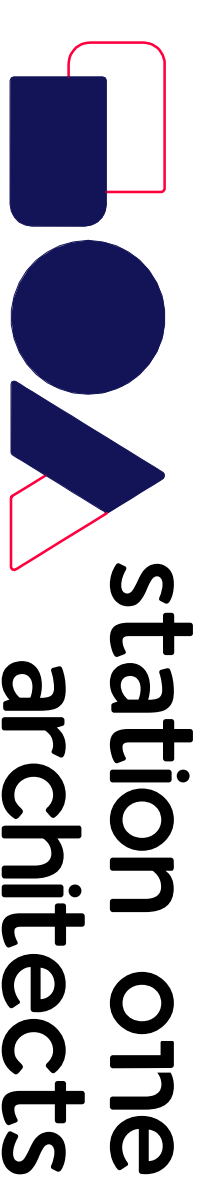
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DP0.2



ALTERNATE VIEW FROM BALCONY TO COURTYARD
N.T.S.



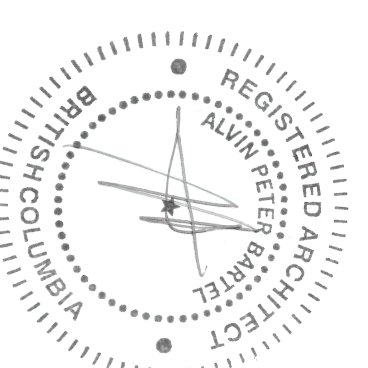
AERIAL VIEW FROM LILLOOFT AVE.
N.T.S.

RENDERINGS & VIEW IMPACT STUDY

ANCORA RESIDENCES

511 LILLOOFT AVENUE, HARRISON HOT SPRINGS, BC

SCALE N.T.S.
JOB NO. 20070

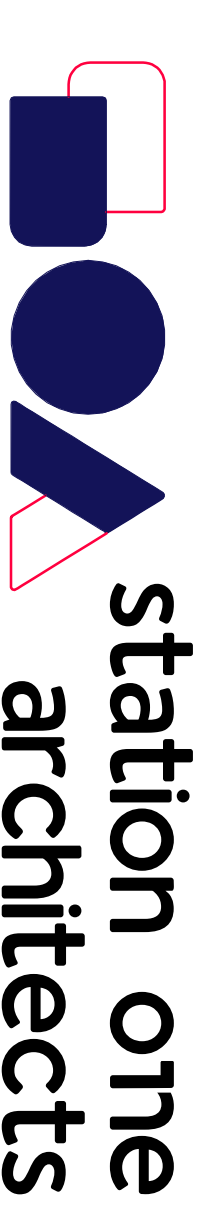


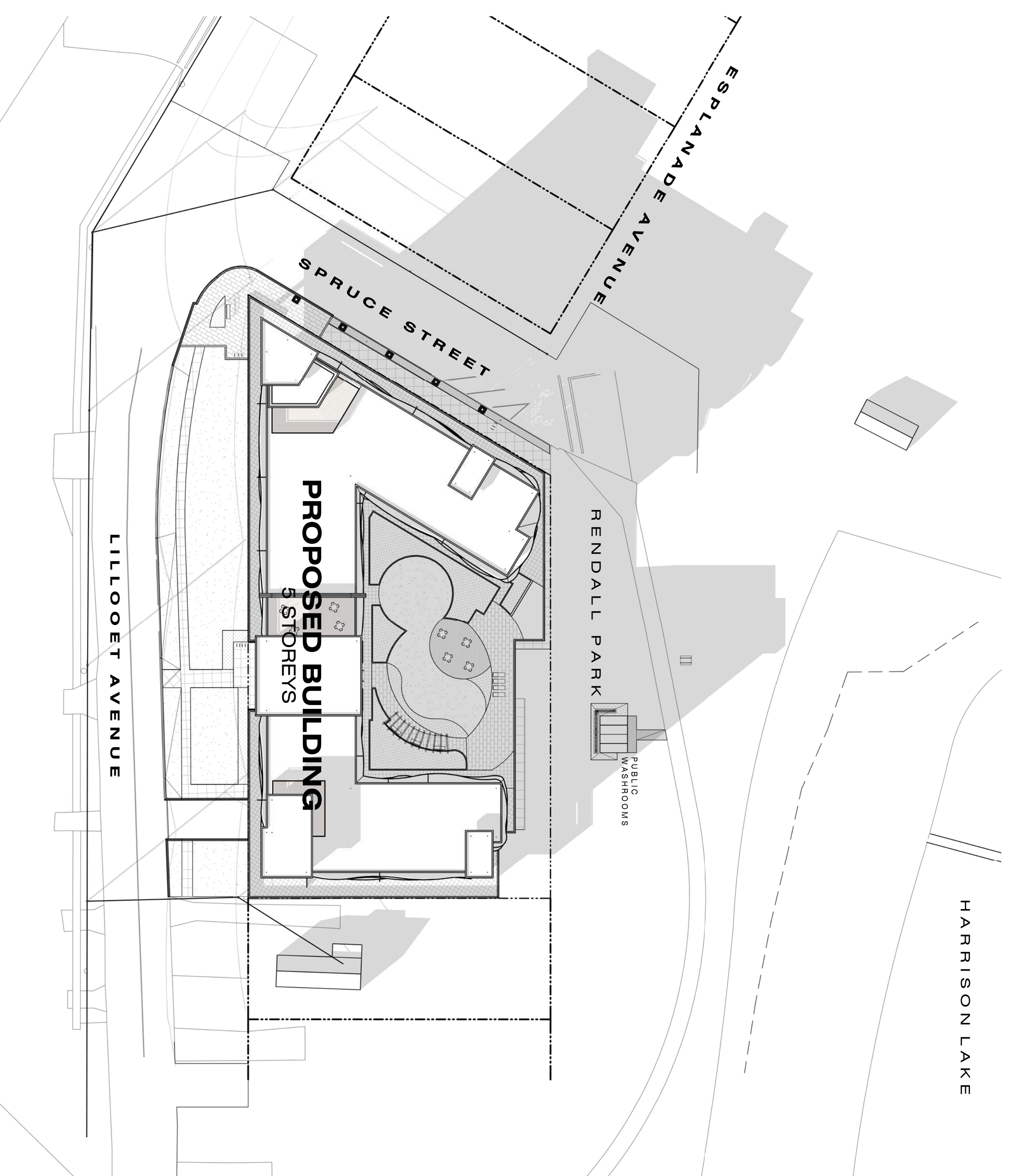
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Chilliwack
9355 Young Rd
V2P 4S3

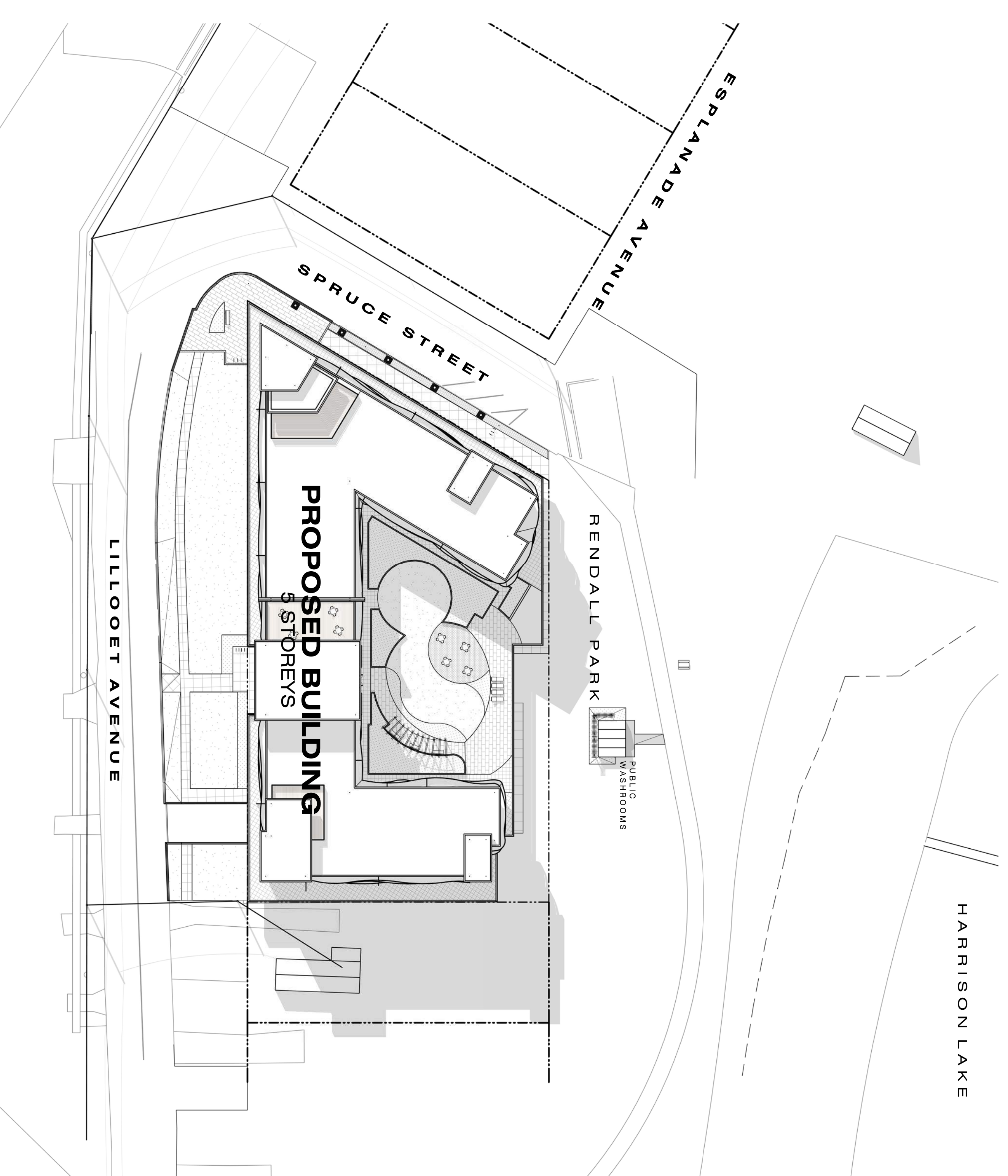
Abbotsford
203-2190 W. Railway St
V2S 2E2

DP0.3





SHADOW STUDY - 9AM, MARCH 21
1" = 40'-0"
NORTH



SHADOW STUDY - 3PM, MARCH 21
1" = 40'-0"
NORTH

SHADOW STUDY

ANCORA RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE 1" = 40'-0"
JOB NO. 20070

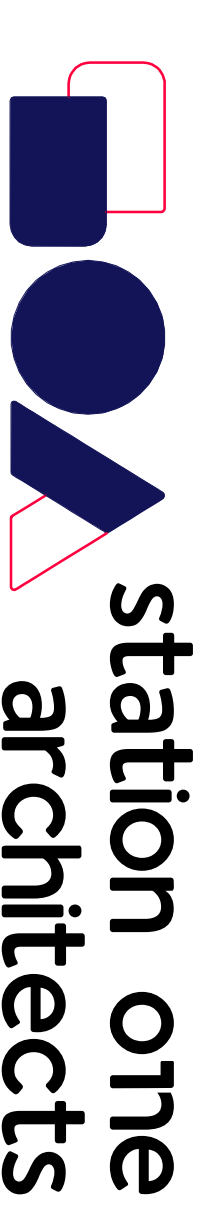
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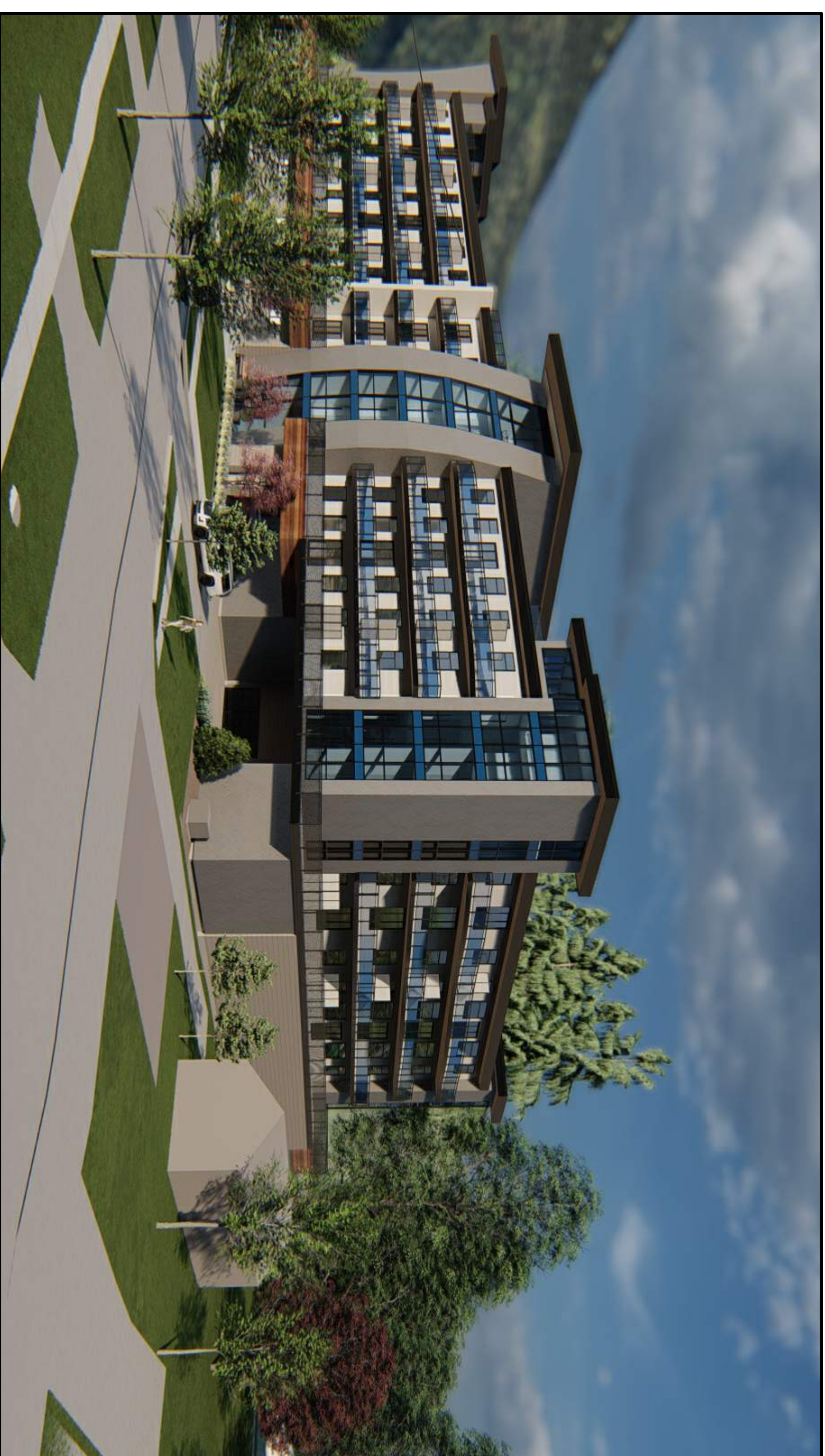
Abbotsford
203-2190 W. Railway St
V2S 2E2



DP0.4



VIEW FROM SPRUCE ST. & LILLOOET AVE.
N.T.S.



VIEW FROM LILLOOET AVE.
N.T.S.

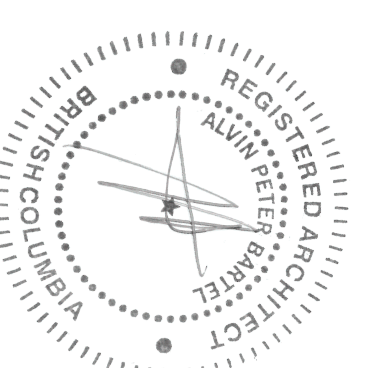
VIEW IMPACT STUDY

ANCORA RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE N.T.S.
JOB NO. 20070

Aug 3, 2022

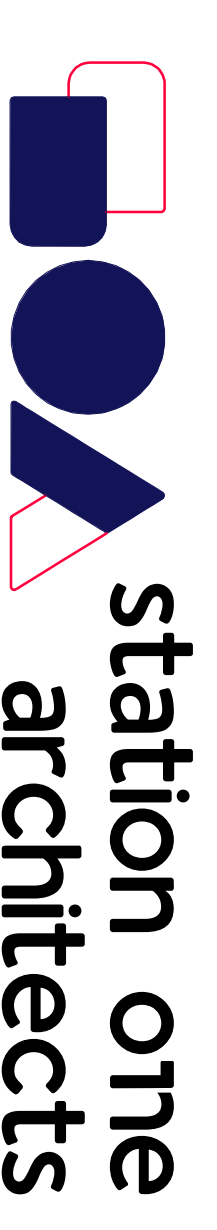


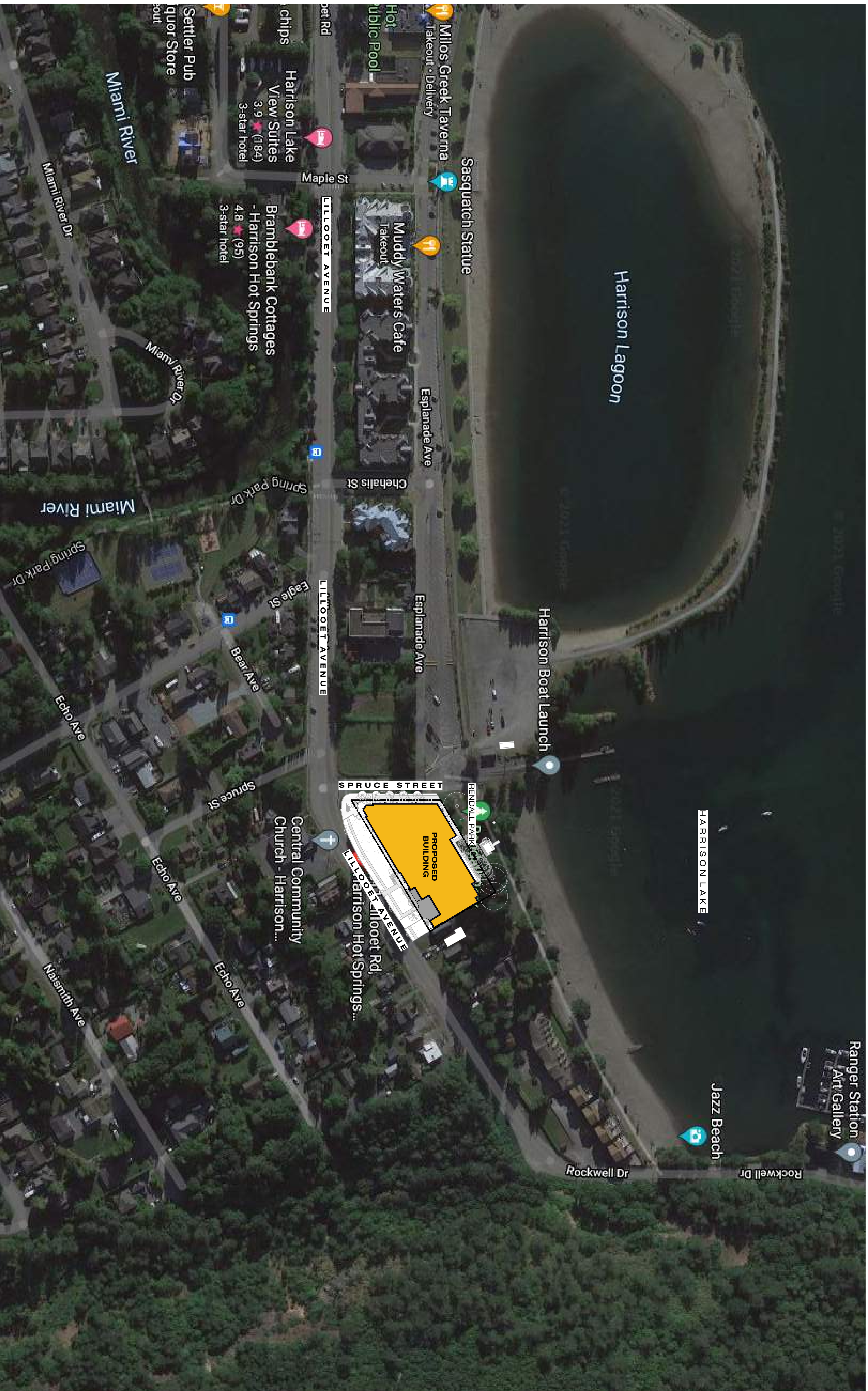
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DP0.5

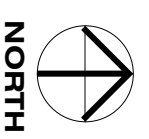




CONTEXT PLAN

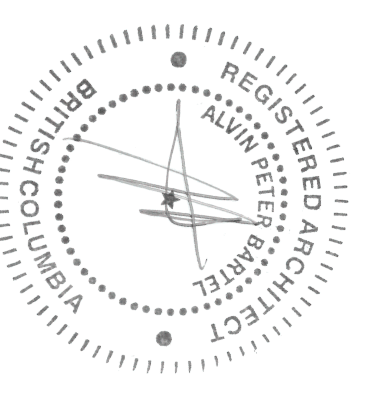
ANCORA RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC



SCALE 1" = 100'-0"
JOB NO. 20070

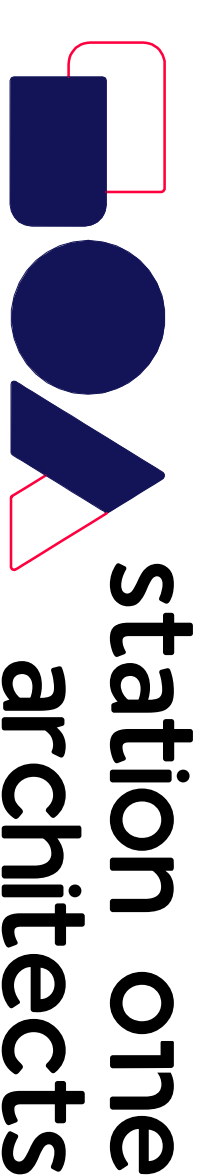
Aug 3, 2022



604 793 9445
search@waterhouse.com

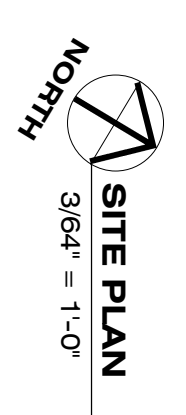
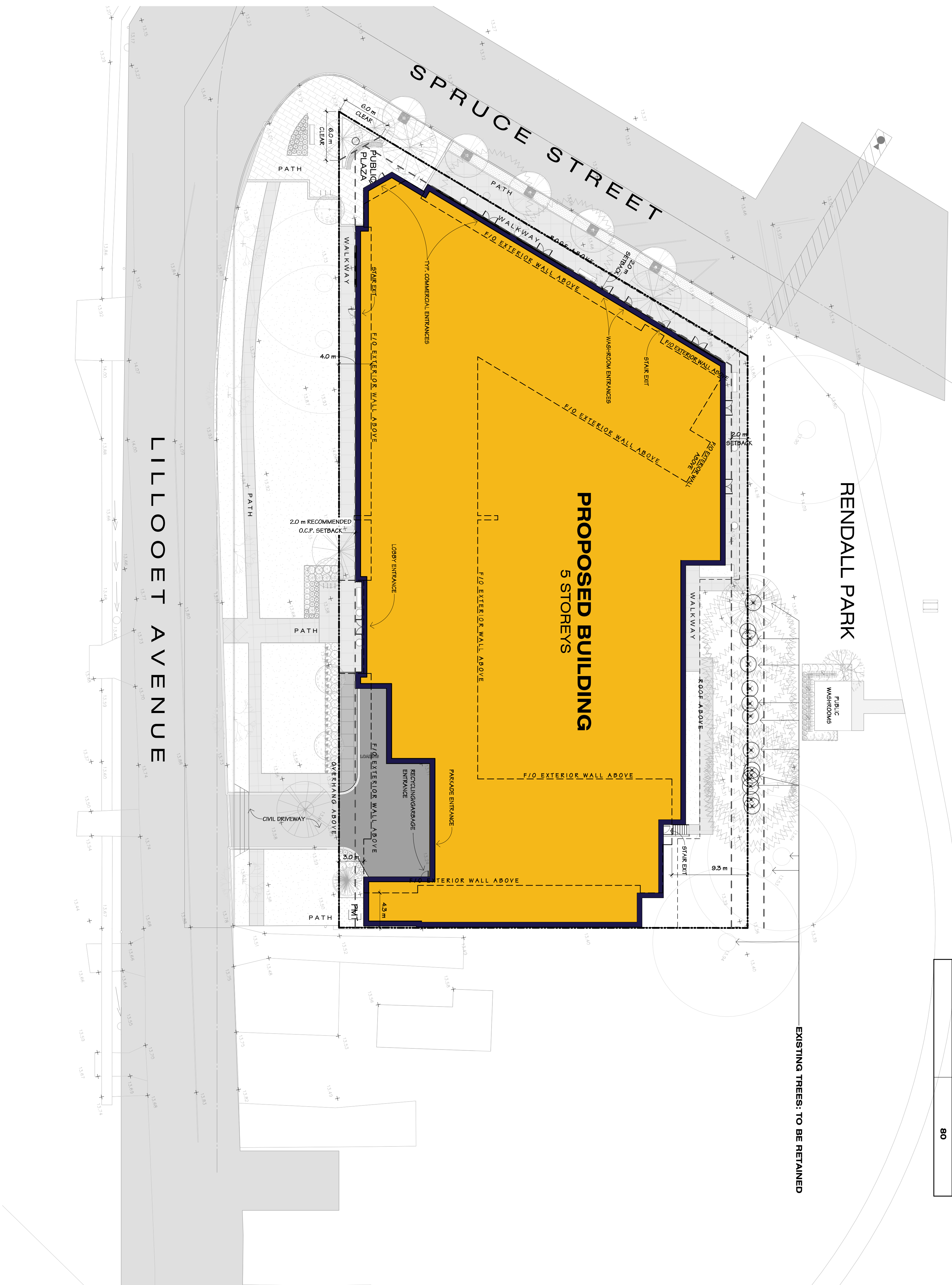
Chilliwack
9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2



DP1.0

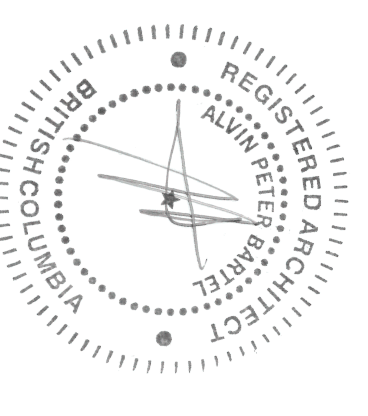
UNIT SUMMARY	
BEDROOMS	UNITS
1 BED	12
2 BED	60
3 BED	8
	80



SITE PLAN
ANCORA RESIDENCES
 511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE: As indicated
 A08 NO. 20070

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 9355 Young Rd
 V2S 4S3

Abbotsford
 203-2190 W. Railway St
 V2S 2E2



PROJECT INFORMATION

CIVIC ADDRESS
 511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

LEGAL DESCRIPTION
 LOT 4, SECTION 13, TOWNSHIP 4, RANGE 29 WEST OF THE SIXTH MERIDIAN, N.W.D. PLAN EPP109940

PROPOSED NUMBER OF DWELLINGS
 80

SITE AREA ZONING
 C1 (WITH VARIANCES)
 ZONING BYLAW FOR THE VILLAGE OF HARRISON HOT SPRINGS, BYLAW NO. 1115, 2017

EXISTING ZONING
 C1

BYLAW
 0.43 Ha / 4295 sm / 46,233 sf

FLOOR AREAS

PARKADE
 P1 : 24 023 SF (2231.8 SM)
 P2 : 24 544 SF (2280.2 SM)
TOTAL PARKADE : 48 567 SF (4512 SM)

COMMERCIAL
 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)

OTHER NON-PARKING AREAS PARKADE

RESIDENTIAL FLOORS
 P1 : 3698 SF (343.5 SM)
 P2 : 4597 SF (421.5 SM)
TOTAL NON-PARKING AREAS : 8235 SF (765 SM)

TOTAL FLOOR AREA (EXCLUDING PARKING) AMENITY AREA
 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)
 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 14.53 m FOR COMMERCIAL AND RESIDENTIAL

PART 7.0 ZONING REGULATIONS

7.1.2 COMMERCIAL USES

PROPOSED:
 COMMERCIAL AND APARTMENTS PROPOSED

PERMITTED USES
 NONE PROPOSED

ACCESSORY USES
 4295.2 sm

MIN. LOT SIZE IS 464 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)
 (822.1 + 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
 2.0 m AT 1ST FLOOR, P1 & P2; 3.0 m 2ND FLOOR & ABOVE

MIN. REAR SETBACK IS 0 m
 0 m ON 1ST FLOOR, P1 & P2; 4.1 m 2ND FLOOR & ABOVE

MIN. INT. SIDE SETBACK (LILLOOET AVE) IS 0 m
 2.0 m AT 1ST FLOOR, P1 & P2; 2.0 m 2ND FLOOR & ABOVE

MIN. EXTERIOR SIDE SETBACK IS 0 m
 2.0 m ON 1ST FLOOR; 1.5 m 2ND FLOOR & ABOVE

MAX. HEIGHT IS 15 m
 22.09 m ARCHITECTURAL FEATURES (VARIANCE REQUIRED)
 17.95 m MAIN ROOF

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 / 5 = 20 STALLS
 TOTAL: 31 STALLS

TOTAL PARKING PROVIDED: 131 STALLS

PARKING PROVIDED:
 142 PERMITTED
 142 PERMITTED
 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

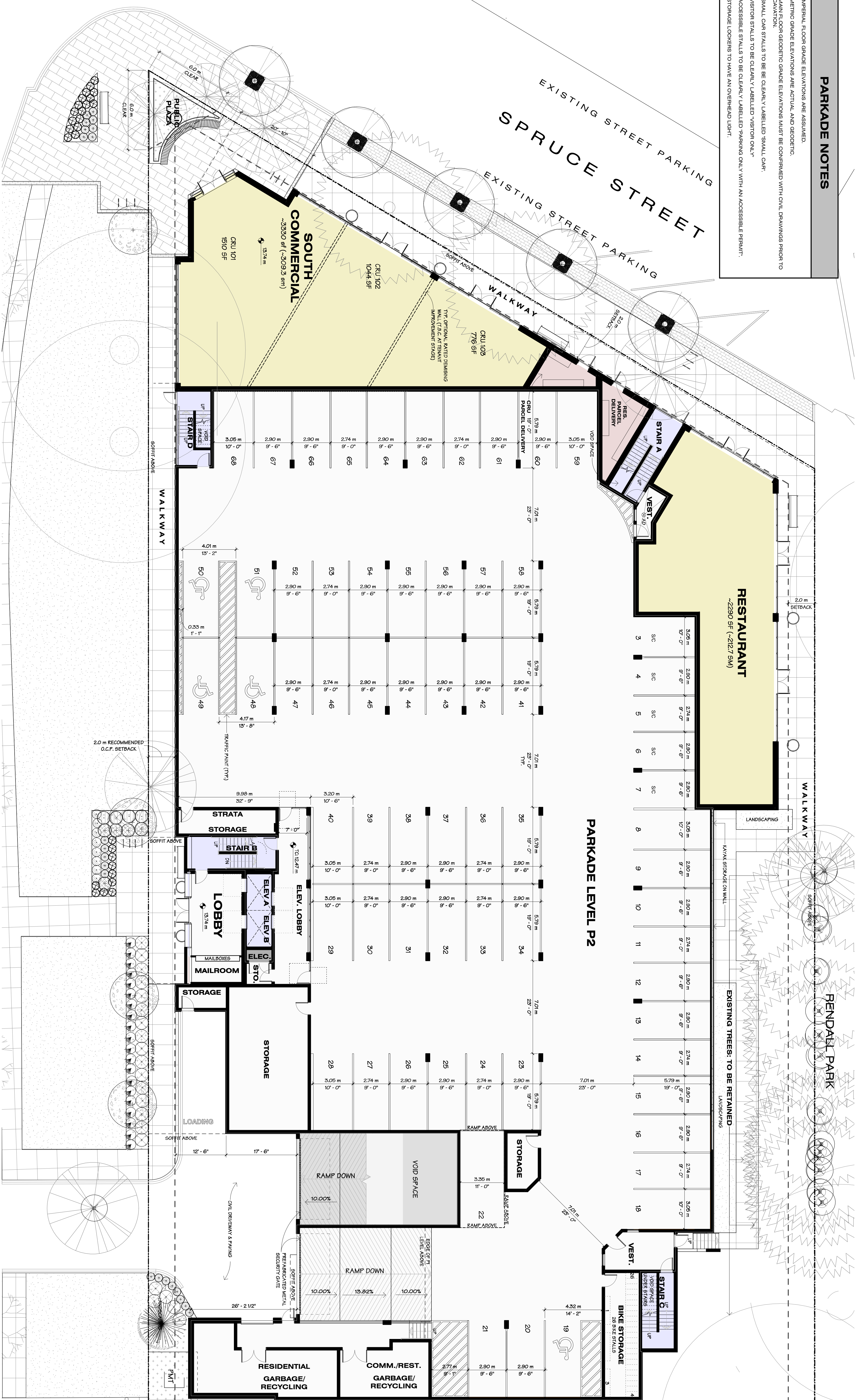
ACCESSIBLE PARKING STALLS REQUIRED:
 REQUIRED FOR 136 PARKING STALLS: 8 ACCESSIBLE STALLS
 PROVIDED: 8 ACCESSIBLE STALLS

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

DP1.1

PARKADE NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC.
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CORRELATED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.
4. SMALL CAR STALLS TO BE CLEARLY LABELLED SMALL CAR.
5. VISITOR STALLS TO BE CLEARLY LABELLED VISITOR ONLY.
6. ACCESSIBLE STALLS TO BE CLEARLY LABELLED 'PARKING ONLY' WITH AN ACCESSIBLE PERMIT.
7. STORAGE LOCKERS TO HAVE AN OVERHEAD LIGHT.



1ST FLOOR & P2 PLAN

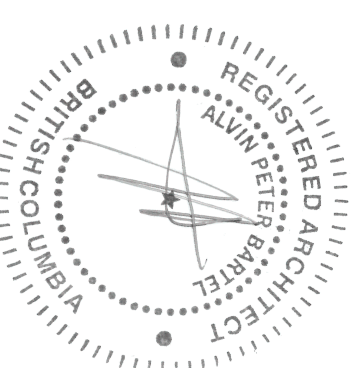
ANCORA RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC



SCALE: As indicated
A08 NO. 20070

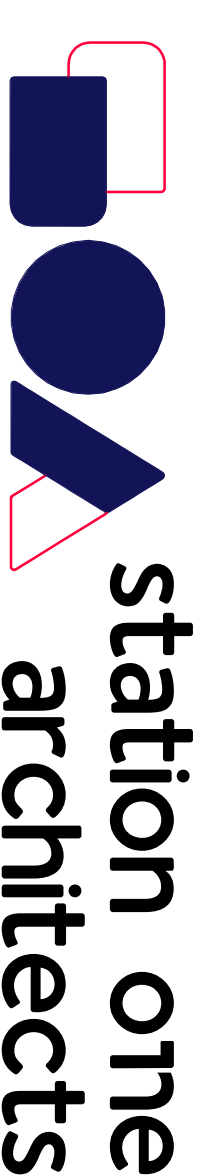
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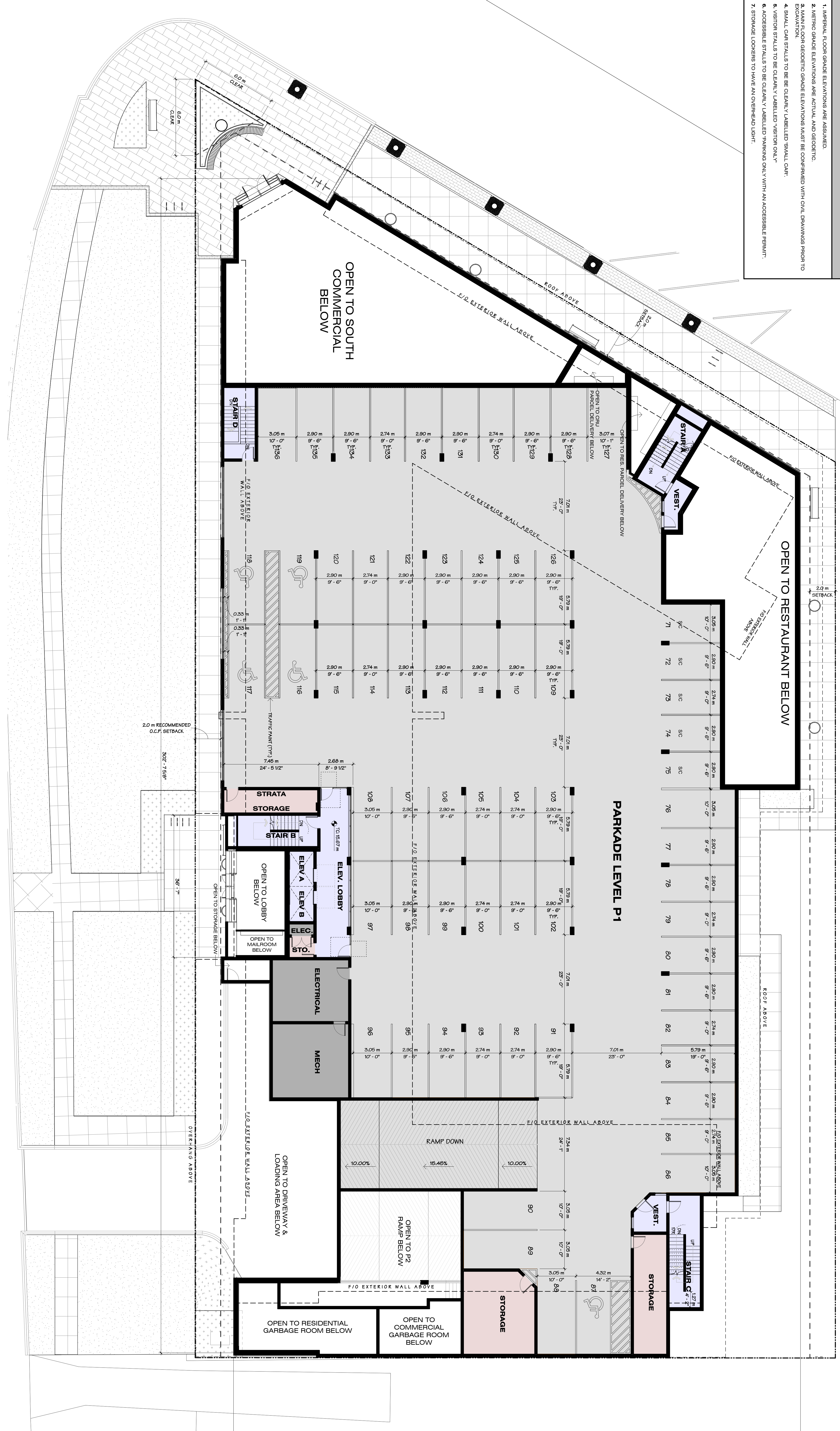


DP2.1

LILLOOET AVENUE

PARKADE NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC.
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.
4. SMALL CAR STALLS TO BE CLEARLY LABELLED SMALL CAR.
5. VISITOR STALLS TO BE CLEARLY LABELLED VISITOR ONLY.
6. ACCESSIBLE STALLS TO BE CLEARLY LABELLED "PARKING ONLY" WITH AN ACCESSIBLE PERMIT.
7. STORAGE LOCKERS TO HAVE AN OVERHEAD LIGHT.



P1 PLAN

ANCORA RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC



SCALE: As indicated
A08 NO. 20070

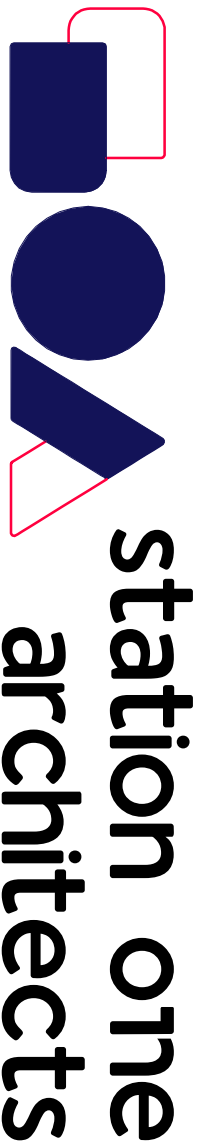
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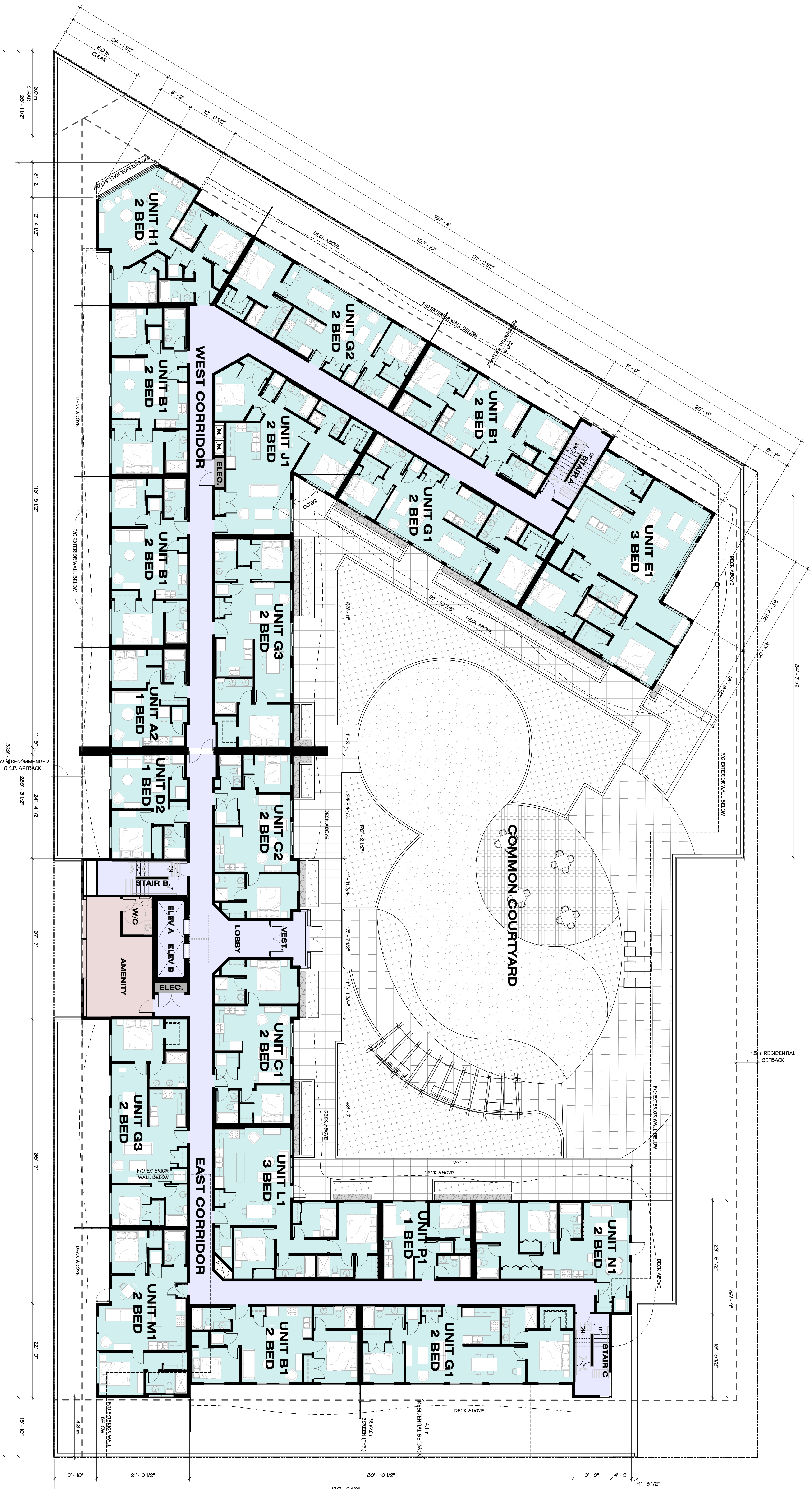
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DP2.2



2ND FLOOR PLAN

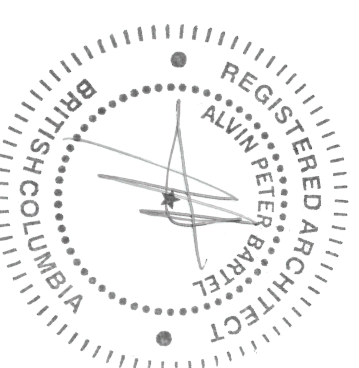
ANCORA RESIDENCES



511 LILLOOFT AVENUE, HARRISON HOT SPRINGS, BC

SCALE 3/32" = 1'-0"
JOB NO. 20070

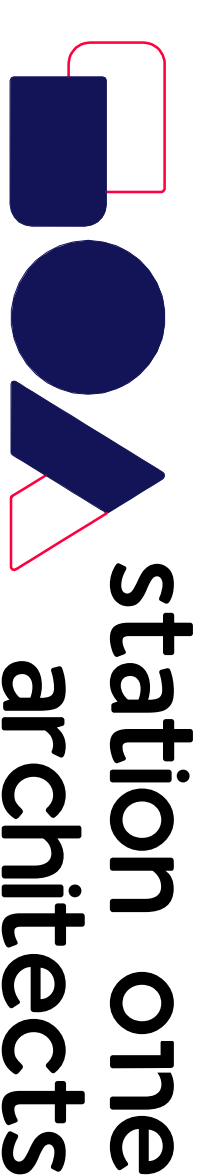
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DP2.3



3RD FLOOR PLAN

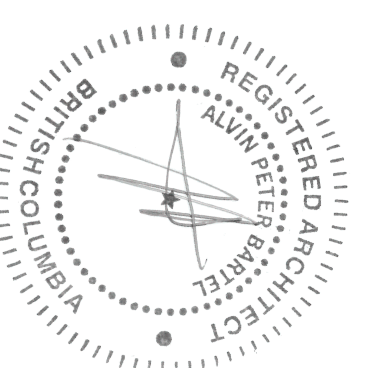
ANCORA RESIDENCES



511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

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JOB NO. 20070

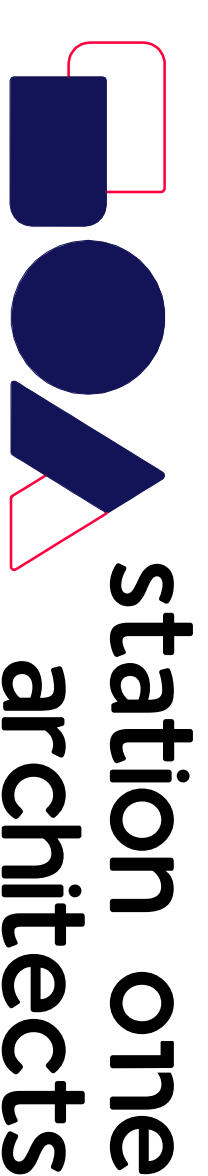
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DP2.4



4TH FLOOR PLAN

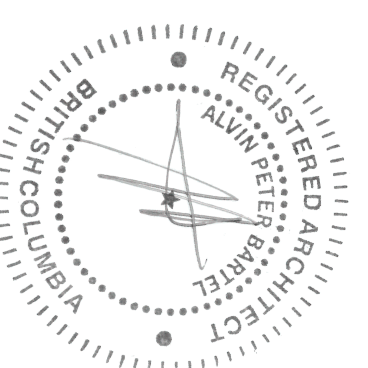
ANCORA RESIDENCES



511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE 3/32" = 1'-0"
JOB NO. 20070

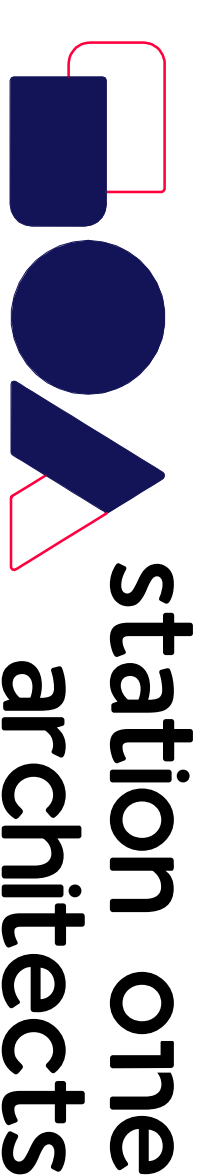
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DP2.5



5TH FLOOR PLAN

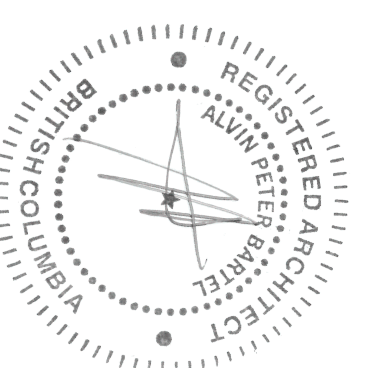
ANCORA RESIDENCES



511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE 3/32" = 1'-0"
JOB NO. 20070

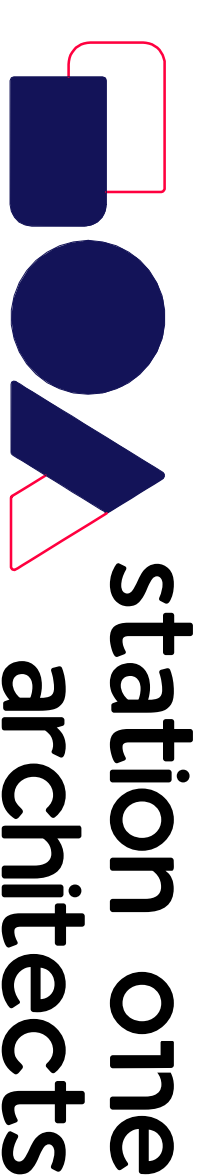
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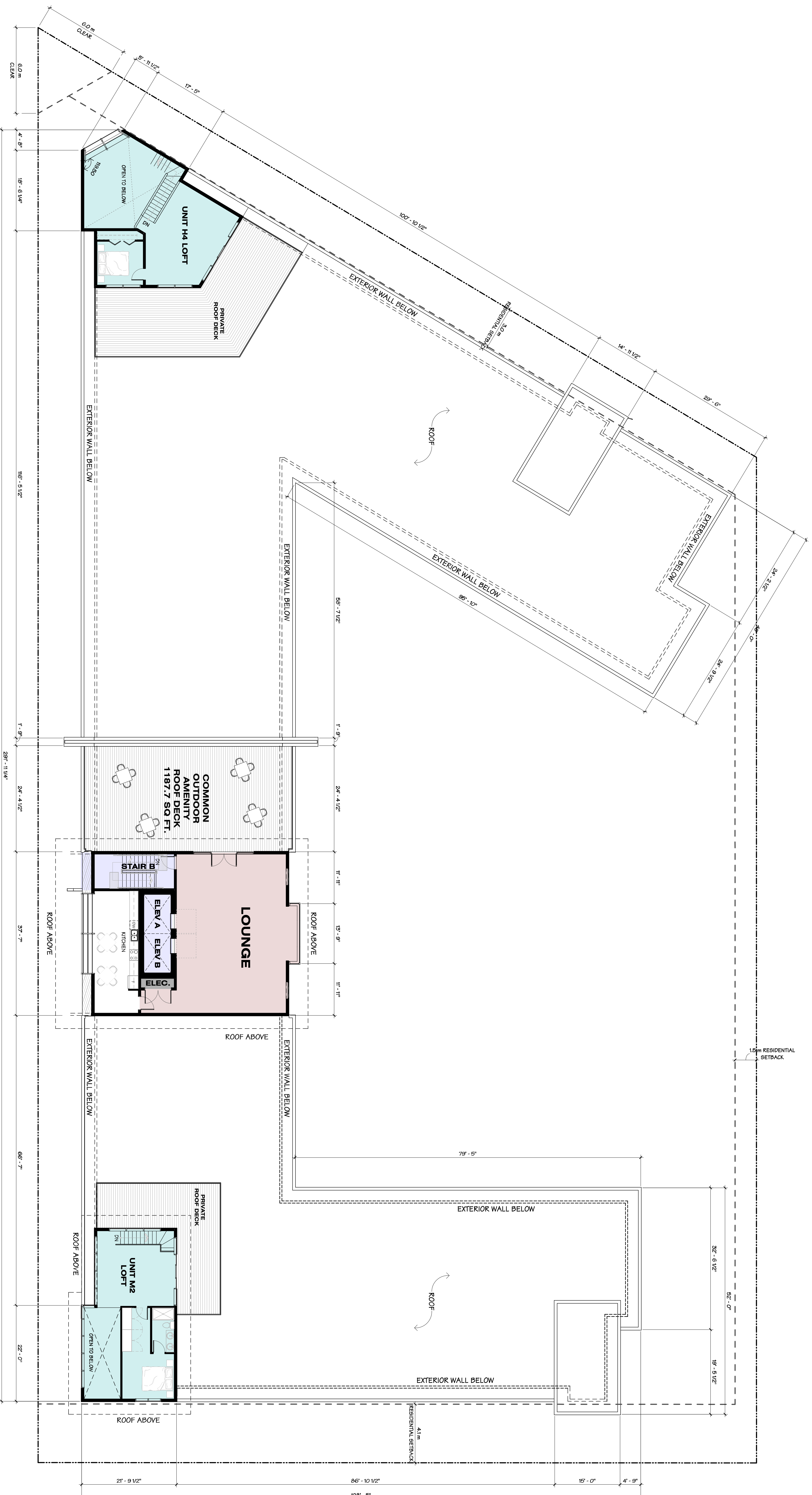
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DP2.6



LOFT FLOOR PLAN

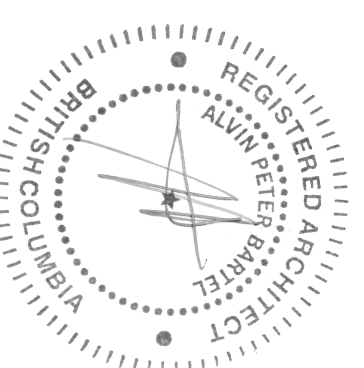
ANCORA RESIDENCES



511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE 3/32" = 1'-0"
JOB NO. 20070

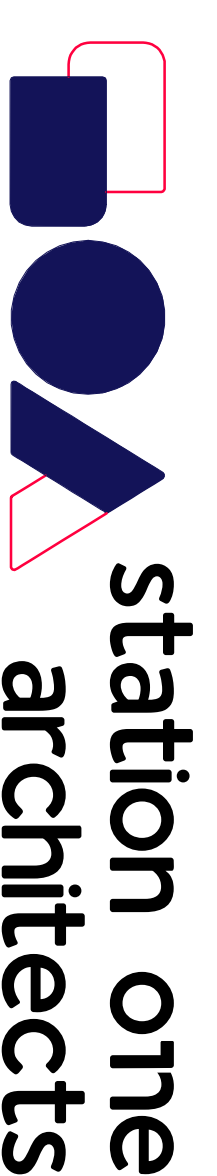
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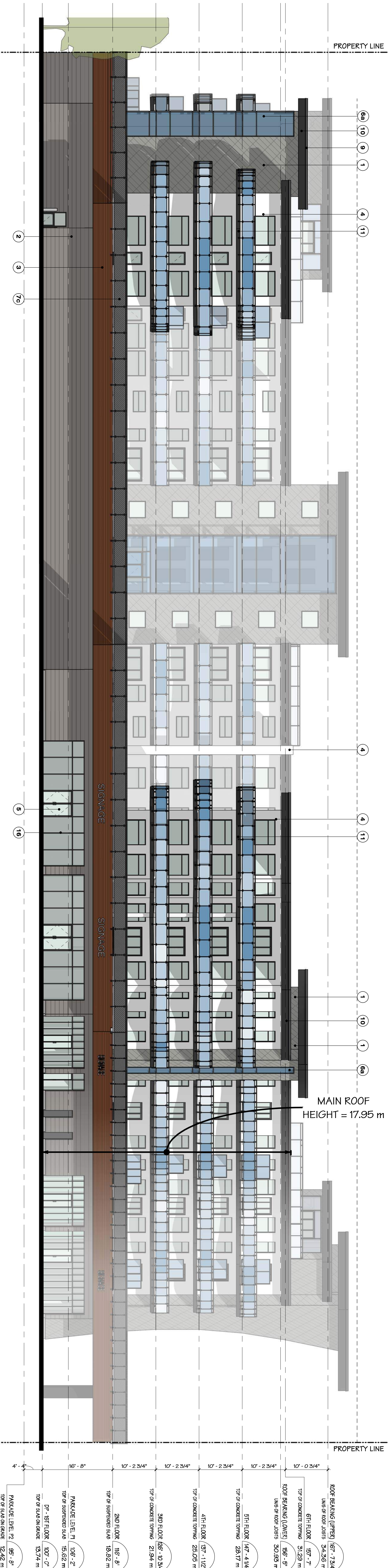
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DP2.7



1 NORTH ELEVATION
DP3.2 3/32" = 1'-0"



2 NORTH ELEVATION (AT 2ND FLOOR COURTYARD)
DP3.2 3/32" = 1'-0"

EXTERIOR FINISHES

- 1 - WALL - METAL DIAGONAL PANELS, 12' x 26' @ 45 DEGREES
FACTORY METAL, RECTANGULAR, METAL CORNER
METAL WINDOW TRIMS TO MATCH
- 2 - WALL - METAL HORIZONTAL PANELS, 12'
METAL CORNER TRIMS TO MATCH
METAL WINDOW TRIMS TO MATCH
- 3 - WALL/SUPPORT - METAL HORIZONTAL PANEL, SANDCOURED 4 x 8'
FACTORY METAL, RECTANGULAR, METAL CORNER
METAL WINDOW TRIMS TO MATCH
- 4 - WALL - PAINTED CEMENTitious PANELS WITH METAL TRIMS
BRUNNMAN MOORE LOC'DT 'SMART' WHITE
- 5 - GLAZING - PREFABRICATED VINYL FRAME WINDOW UNIT
INTERIOR FACTORY WHITE
- 6 - GLAZING - PREFABRICATED STOREFRONT/FRAMWALL SYSTEM
WITH FACTORY BLACK METAL FRAMES
(A) - SPANDEL PANEL SLIDE
(B) - CLEAR GLASS
(C) - CLEAR VISION GLASS
- 7 - RAILING - PREFABRICATED ALUMINUM GALVANNEAL FRAME MOUNTED
ON 4" x 4" x 1/2" GALVANNEAL POSTS (FOR ELEVATION)
(A) - CLEAR GLASS
(B) - METAL DIAGONAL MESH PATTERN
(C) - CLEAR VISION GLASS
- 8 - GLAZING - PREFABRICATED STOREFRONT/FRAMWALL SYSTEM
WITH FACTORY BLACK METAL FRAMES
(A) - SPANDEL PANEL SLIDE
(B) - CLEAR GLASS
(C) - CLEAR VISION GLASS
- 9 - ROOF - PARKLET CUR FLASHING
FACTORY BLACK
- 10 - PARKLET - PAINTED CEMENTitious PANELS WITH METAL TRIMS
BLACK
- 11 - FASADA - PAINTED 2X2 FASADA, BLACK
- 12 - FINISH SCREEN, PREFABRICATED ALUMINUM FRAME WITH
GLASS INFILL PANELS
FACTORY BLACK FRAMES WITH ROOFED GLASS
- 13 - HISS COLUMN, PAINTED BLACK
- 14 - EXPOSED WOOD COLUMN, NATURAL CEDAR STAIN
- 15 - WOOD SCREEN, NATURAL, CEDAR STAIN
- 16 - GALVANNEAL ROOF SYSTEM, STEEL COLUMN & BEAMS, PAINTED BLACK

NOTES

1. UPPER FLOOR GRADE ELEVATIONS ARE ASSUMED
2. VERTICAL GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE
CORRELATED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

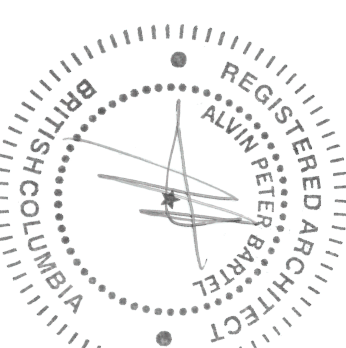
ELEVATIONS

ANCORA RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE As indicated
JOB NO. 20070

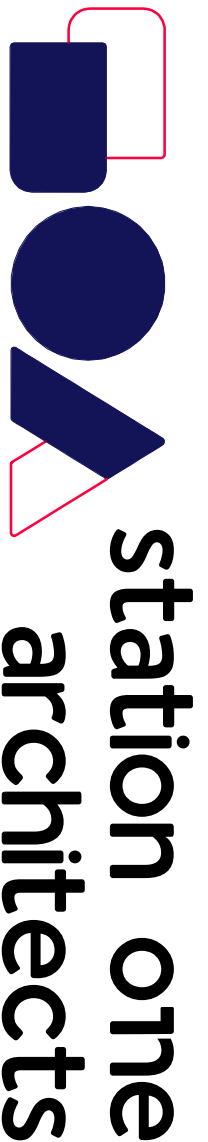
Aug 3, 2022



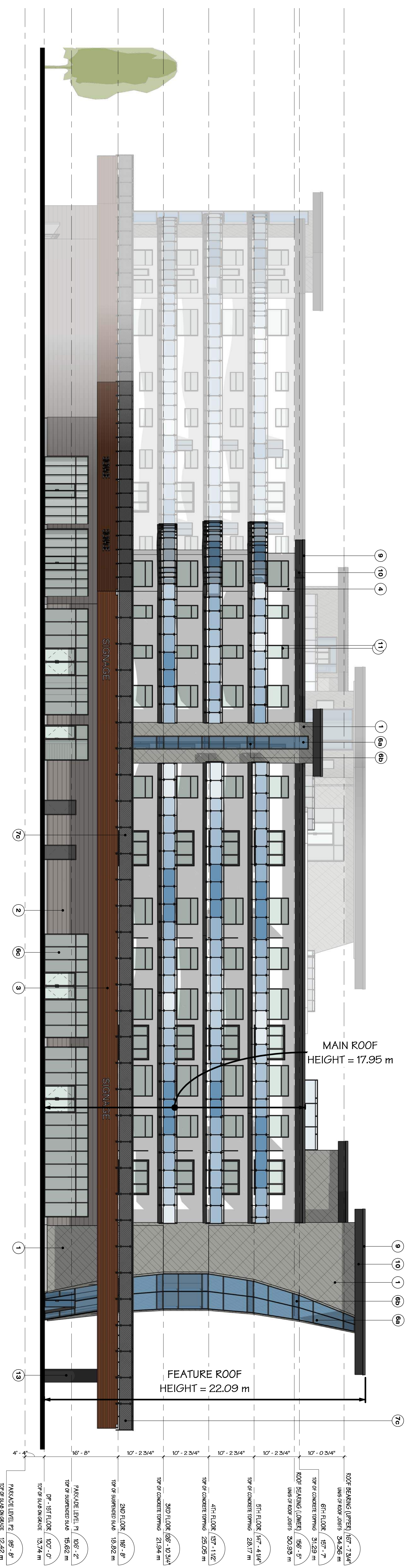
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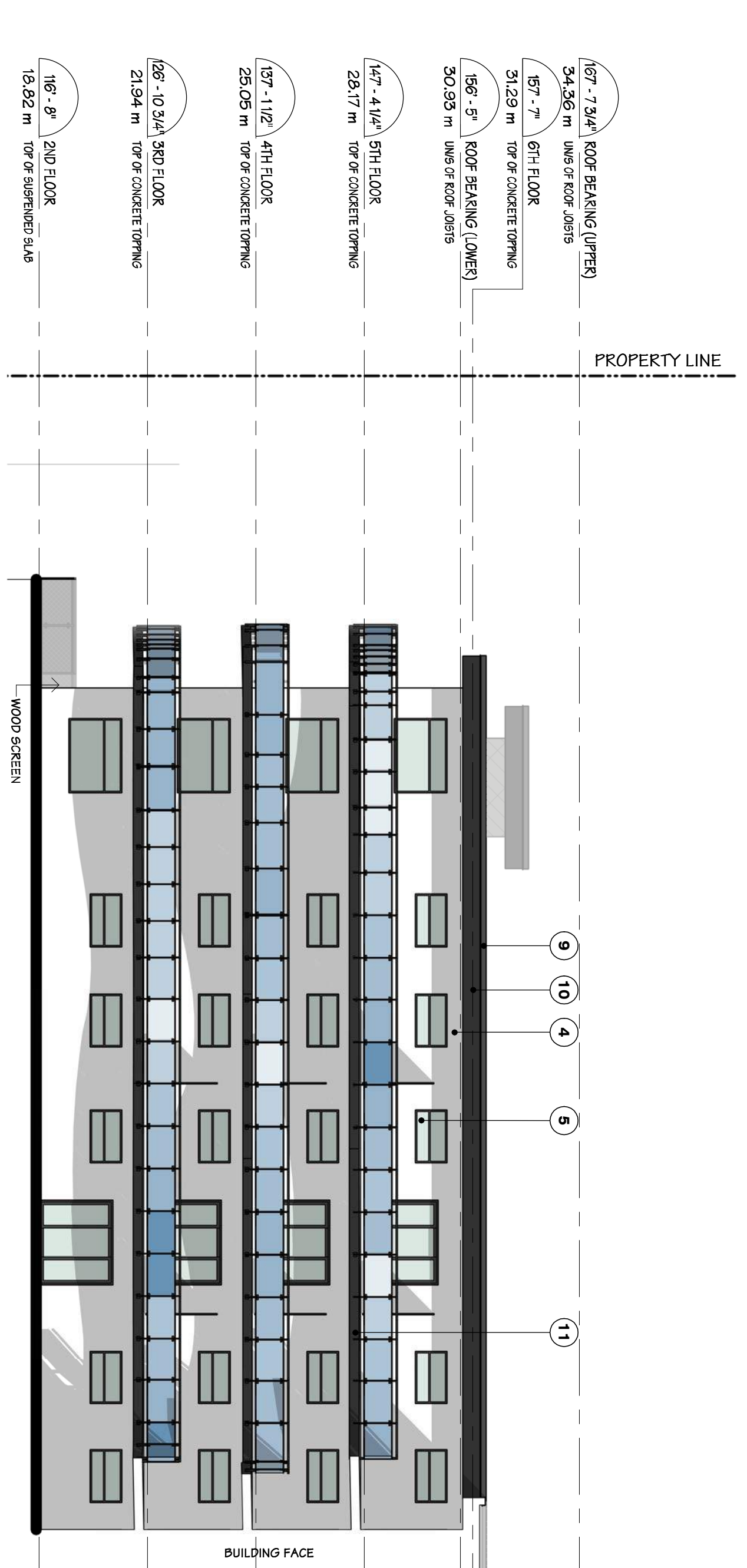
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DP3.2



1 WEST ELEVATION
DP3.3 3/32" = 1'-0"



2 WEST ELEVATION (AT 2ND FLOOR COURTYARD)
DP3.3 3/32" = 1'-0"



3 EAST ELEVATION (AT 2ND FLOOR COURTYARD)
DP3.3 3/32" = 1'-0"

EXTERIOR FINISHES

- 1 - WALL - METAL DIAGONAL PANELS, 12" x 36" @ 45 DEGREES
MAC/METAL RECTANGULAR, METAL CORNER
METAL WINDOW TRIMS TO MATCH
- 2 - WALL - METAL HORIZONTAL PANELS, 12"
MAC/METAL RECTANGULAR, METAL CORNER TRIMS TO MATCH
METAL WINDOW TRIMS TO MATCH
- 3 - WALL/SYSTEM - METAL HORIZONTAL PANELS, SANDBLASTED 4 x 8"
INTERIOR FACTORY WHITE
DIRECTION FACTORY BLACK
6 - GLAZING - PREFABRICATED STOREFRONT/FRAMWALL SYSTEM
WITH FACTORY BLACK METAL FRAMES
(1) - SANDBLASTED PANEL, BLUE
(2) - CLEAN GLASS
(3) - METAL DIAGONAL MESH PATTERNS
(4) - CLEAN VISION GLASS
- 4 - WALL - PAINTED SUBSTITUTIONS PANELS WITH METAL TRIMS
BEZEL/MIMICROELECTRIC 5MM X WHITE
- 5 - GLAZING - PREFABRICATED VINYL FRAME WINDOW UNIT
INTERIOR FACTORY WHITE
DIRECTION FACTORY BLACK
- 6 - GLAZING - PREFABRICATED STOREFRONT/FRAMWALL SYSTEM
WITH FACTORY BLACK METAL FRAMES
(1) - SANDBLASTED PANEL, BLUE
(2) - CLEAN GLASS
(3) - METAL DIAGONAL MESH PATTERNS
(4) - CLEAN VISION GLASS
- 7 - RAILING - PREFABRICATED ALUMINUM GALVANNEZ FRAME MOUNTED
GLASS INFILL FINISHES
(1) - CLEAN GLASS
(2) - METAL DIAGONAL MESH PATTERNS
(3) - METAL DIAGONAL MESH PATTERNS
- 8 - GUARDRAIL - METAL DIAGONAL MESH PATTERNS
FACTORY BLACK
- 9 - ROOF - PARKLET CAR FLASHING
FACTORY BLACK
- 10 - PARKLET - PAINTED SUBSTITUTIONS PANELS WITH METAL TRIMS
BLACK
- 11 - FASCIA - PAINTED 2X2 FASCIA, BLACK
- 12 - RAINSCREEN SCREEN, PREFABRICATED ALUMINUM FRAME WITH
GLASS INFILL FINISHES
FACTORY BLACK FRAMES WITH ROOFED GLASS
- 13 - HISS COLUMN, PAINTED BLACK
- 14 - EXPOSED WOOD COLUMN, NATURAL CEDAR STAIN
- 15 - WOOD SCREEN, NATURAL CEDAR STAIN
- 16 - GALVEZ ROOF SYSTEM, STEEL COLUMN & BEAMS, PAINTED BLACK

NOTES

1. UPPER FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE
CORRELATED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

ELEVATIONS

ANCORA RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE As indicated
JOB NO. 20070

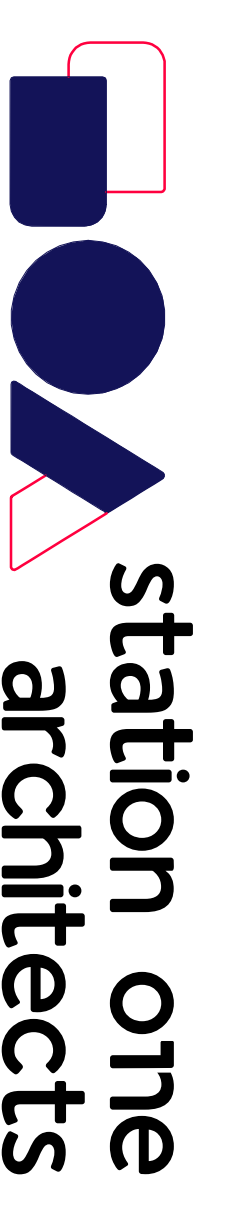
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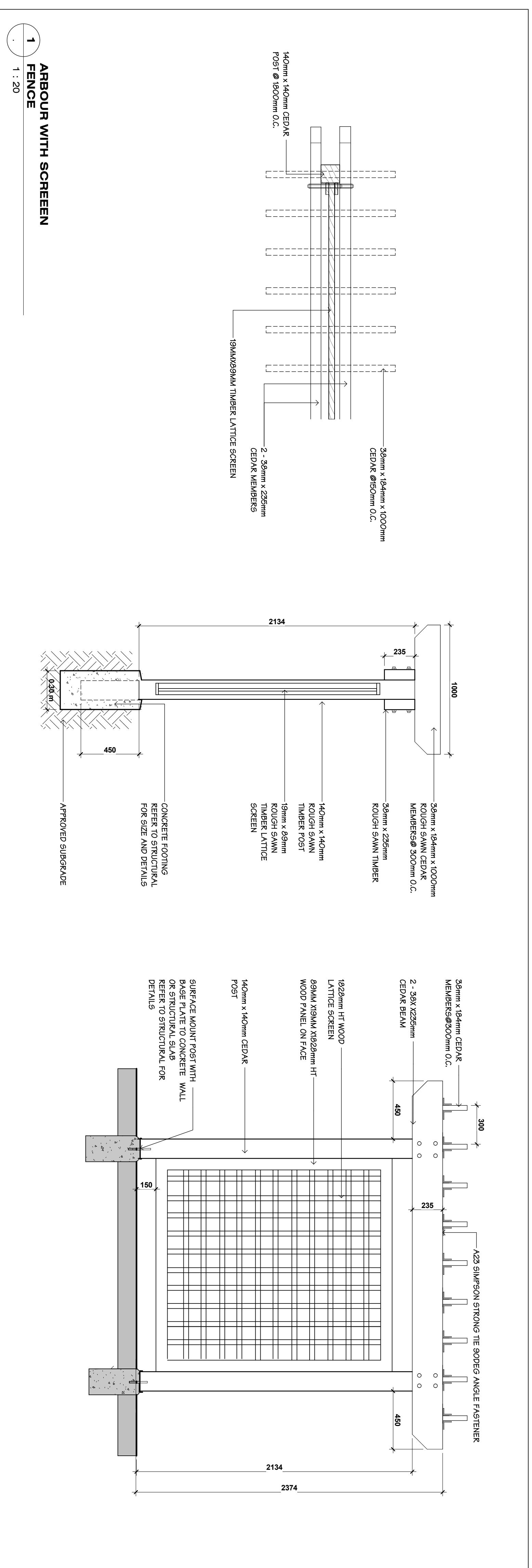
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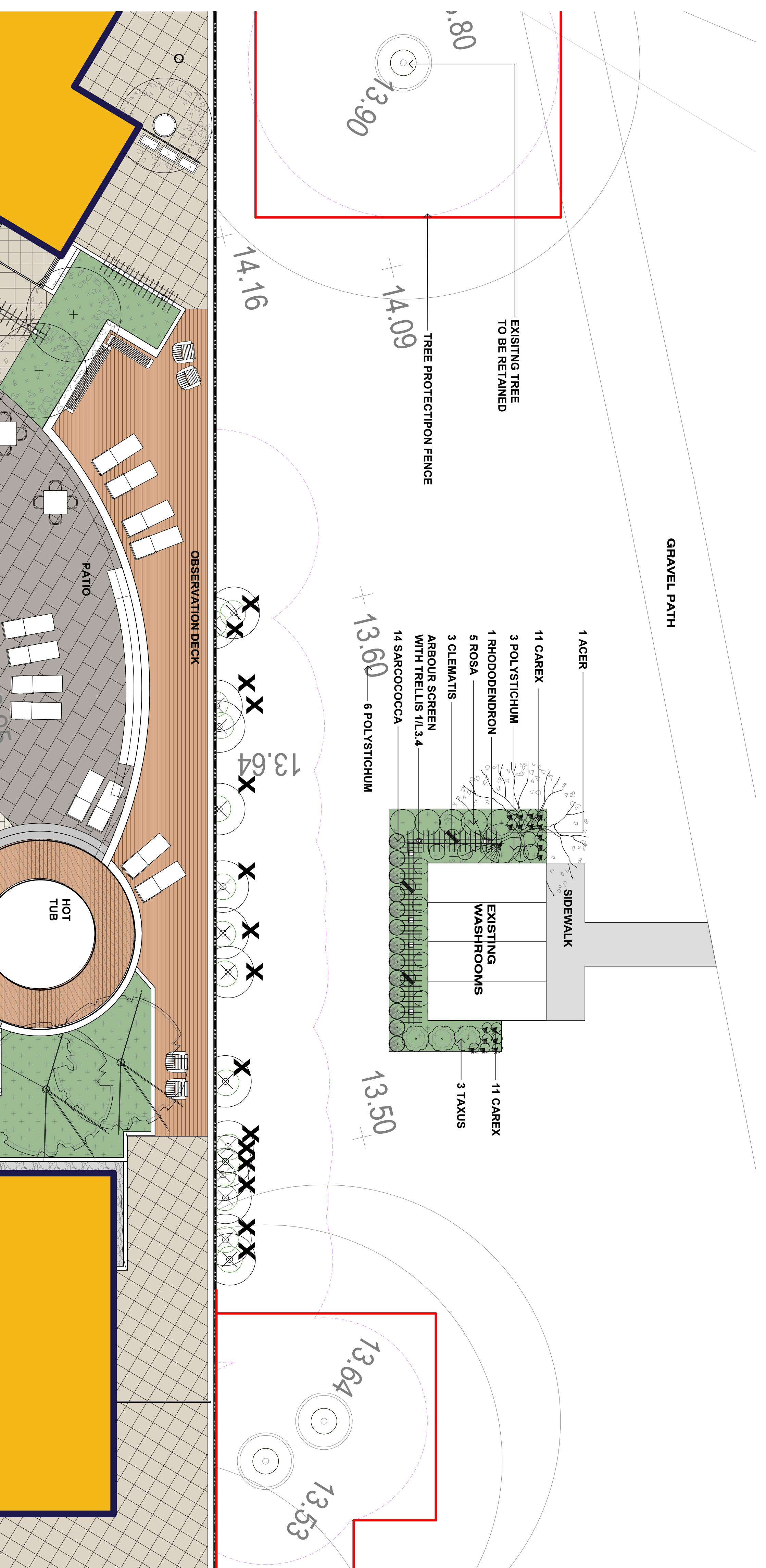
DP3.3



1 ARBOUR WITH SCREEN FENCE
1 : 20

OFF SITE - PLANTING SCHEDULE

SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	PLANT SIZE	REMARKS
	1	ACER RUBRUM	MAPLE	6cm cal	FALL COL
	16	CAREX MORROWII VAR	SEDEGE GRASS	#1 POT	WHITE / GOLD / GREEN
	3	CLEMATIS VAR	CLEMATIS	#2 POT	PINK OR MAUIVE
	10	FERN - POLYSTICHUM	SWORD FERN	#2 POT	DARK GREEN
	1	RHODODENDRON RHODO VAR	MEDIUM / LARGE RHODO	#5 POT	RED / PINK
	5	ROSA NUTKANA	NUTKA ROSE	#3 POT	PINK
	15	SARCOCOCCA RUSCIFOLIA	SWEET BOX	#2 POT	WHITE
	3	TAXUS MEDIA	YEW	12M HT	DARK GREEN



OFF SITE - WASHROOM SCREEN - SHEMATIC PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE As indicated
JOB NO. 20070

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Abbotsford
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Village of Harrison Hot Springs

DEVELOPMENT PERMIT NO. DP05/22

ISSUED this ____ day of _____, 2024

FILE No: 3060-20-DP05/22
FOLIO Numbers: 1645-52600

TO: 2118 Developments Limited

(the “Permittee”)

ADDRESS: 1598 West 65th Avenue
Vancouver BC
V6P 2R1

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs Zoning requirements.

2. This Development Permit applies to and only to those parcels of land(s) within the Village of Harrison Hot Springs legally described below:

Parcel Identifier: 031-317-367

Legally Described as: Lot A, Sec 13 Township 4, Range 29 West of the 6th Meridian, New Westminister District Plan EPP 108940

and any and all buildings, structures, and other development thereon.

(the “Lands”)

3. **This Development Permit is issued only to allow:**
for the development of a residential dwelling and retail commercial units at grade

4. The development must be carried out according to the following time schedule, if applicable: **N/A**

5. As a condition of the issuance of this Development Permit, the Council holds security in the form of an Irrevocable Letter of Credit in the amount of \$2,052,334.00 to ensure that development is carried out in accordance with the terms and conditions of this Development Permit. Should any interest be earned upon the security, it must accrue to the Permittee and be paid to the Permittee, if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the work hereby authorized according to the terms and conditions of the Development Permit within the time provided, the Village may use the security to carry out the work by its servants, agents or contractors, and any surplus must be paid over to the Permittee; or should the Permittee carry out the work Permitted by this Development Permit within the set time set out below, the security must be returned to the Permittee.

6. THE FOLLOWING CONDITIONS APPLY TO THE DEVELOPMENT OF THE LANDS OR APPLY TO THE USE OF THE LANDS:
- i) The building materials must follow the Exterior Finishes Legend as outlined on sheets DP 3.1 to DP 3.3 of Station One Architects' drawings dated August 3, 2022. If there is any deviation from the use of these materials, the Village's prior approval for any deviation is required.
 - ii) The colours of the materials must be in accordance with sheets DP 3.1 to DP 3.3 of Station One Architects' drawings dated August 3, 2022. If there is any deviation from the use of these colours, the Village's prior approval for any deviation is required.
 - iii) The site plan layout as identified on sheet DP 1.1 of Station One Architects' drawings dated August 3, 2022, must be followed. If there is any deviation from this plan the Village's prior approval of any deviation is required.
 - iv) The Landscape Plan outlined on sheets L1 to L1C, as prepared by C. Kavolinas and Associates Incorporated, dated November 2022, must be followed. If there is any deviation from this plan, the Village's prior approval of any deviation is required.
 - v) A Works and Services Agreement must be entered into with the Village of Harrison Hot Springs to address any works and services that will take place off site as a result of this Development Permit. This includes but is not limited to: Sewer upgrades, Water upgrades, Road construction, and Storm Water issues.
 - vi) The off-site – washroom screen as outlined on sheet L3.4, drawn by Station One Architects, dated August 26, 2022, must be followed. If there is any deviation from this plan, the Village's prior approval of any deviation is required.
7. The Permittee agrees that the Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps, and specifications.
8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
- i) Sheet DP1.1, and sheets DP 3.1 to 3.3 of Station One Architects' drawings dated August 3, 2022.
 - ii) Sheet L1 to L1C, as prepared by, C. Kavolinas and Associates Incorporated, dated November 2022.
 - iii) Sheet L3.4, drawn by station one architects, dated August 26, 2022.
9. **This Development Permit is NOT a Building Development Permit, a subdivision approval nor a soil deposit or removal permit.**
10. This Development Permit must lapse on the _____ day of _____, 2026 unless the development is substantially started.

RESOLUTION PASSED BY COUNCIL, THIS ____ day of _____, 2024

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

Shao Gen Li
(signature)

Print Name

Corporate Officer

DRAFT

File No: 3060-20-DP03/23

Date: May 21, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Development Permit – 553 and 555 Lillooet Avenue

RECOMMENDATION

THAT Development Permit DP 03/23 be issued to 1103593 BC Limited for property located at 533 and 555 Lillooet Avenue, Harrison Hot Springs for land legally described as:

- (i) Lot 2 Except part subdivided by Plan 70793, Sec 13 Township 4, Range 29 West of the 6th Meridian, New Westminster District Plan 59945, and
- (ii) Lot A, Sec 13 Township 4, Range 29 West of the 6th Meridian, New Westminster District Plan 70793

Subject to the following;

- a) The Village receiving an Irrevocable Letter of Credit in the amount of \$650,353.00;
- b) The Fraser Valley Regional District issuing a Demolition Permit for any building or structures on the proposed site;
- c) The provision of at least one electric vehicle charging outlet being installed on the proposed site;
- d) The Village being provided with a copy of the Ministry of Transportation and Infrastructure access permit;
- e) The provision of a covenant indicating that the applicant must provide at least 4 accessible Parking Stalls, that are the closest to the proposed development;
- f) A Comprehensive Sign permit being issued by the Village;
- g) The applicant entering into a Works and Services Agreement for utilities and frontage improvements with the Village;
- h) The applicant entering into a Landscaping Agreement with the Village;
- i) The applicant entering into a flood plain covenant;
- j) The application be referred to the Village's Fire Department for their comments and recommendations. Any recommendations must be included in the Planning Review stage on the issuance of a building permit; and
- k) 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. An 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. Identification of, 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.

SUMMARY

To present a Development Permit for 553 and 555 Lillooet Avenue for Council's consideration.

BACKGROUND

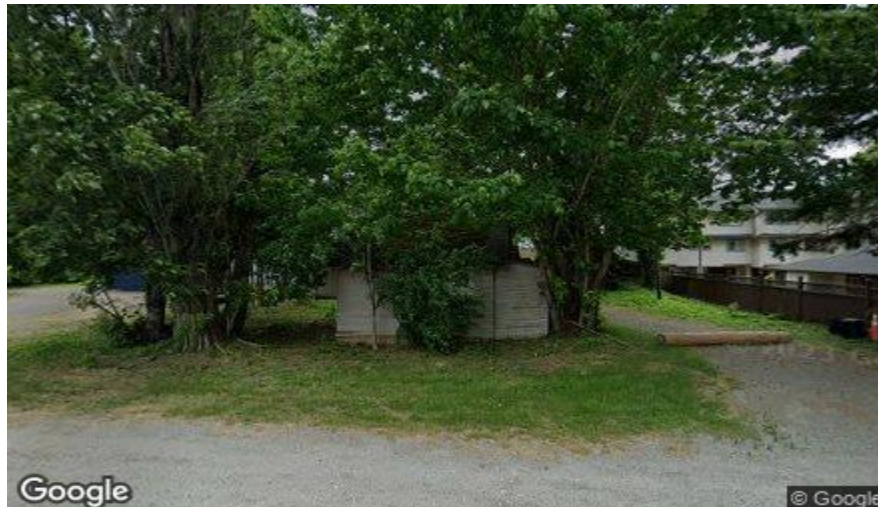
The two properties are owned by the same BC company. The owner of this company wishes to develop the sites with a four-storey building that will house 38 residential dwelling units.

Parcel Size, and adjacent uses

Collectively, the two properties are approximately 0.2268 Ha (0.5604 Ac, 2,268 M², or 24,413 ft²) in size, are currently developed and they are accessible from Lillooet Avenue.



553 Lillooet Ave



555 Lillooet Ave



Aerial photograph of the proposed site

The site is zoned for C-1 activities and is surrounded on the westerly and easterly boundaries by other C-1 activities. The northern boundary is adjacent to Rendall Park and across Lillooet Avenue is R-2 Residential (Duplex) uses.

This property is located in the Lakeshore Development Permit Area, which addresses form and character issues. The Official Community Plan Bylaw No. 864, 2007 is the guiding policy document for this development as it was still in effect at the time the application was submitted.

Current and Proposed Land Use

Currently on the site are older buildings and structures previously used for single family dwellings. The owner will be demolishing the existing buildings or structures on the site. The proposed use consists of 38 dwelling units, broken down into the following categories:

Number of Units	Type of Unit	Size of the unit (ft ²)
12	One bedroom	688
8	One bedroom	764
4	One bedroom	425
6	Two bedrooms	720
8	Two bedrooms	1010



Zoning Bylaw and OCP Designation

Based upon a review of the Village's OCP Bylaw No. 864, 2007, the site is within the Village Centre Designation and is within one Development Permit Area; The Lakeshore Development Permit Area addresses the form and character of the proposed building or structure. The site is within the C-1 Zoning and the proposed use is permitted.



Development Permit Area (DPA) Guideline Objective

4.4.3 Justification

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

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

4.4.4 Guidelines

Development Permits issued in this area shall be in accordance with the Village of Harrison Hot Springs Design Guidelines, forming **Schedule 1-D** of this plan. The design principles include:

- a. Architecture responsive to the medium density mixed-use context and integrated with neighbouring buildings of various ages.
- b. Site planning based on creating continuous street-oriented edges and intensifying pedestrian activity within the Lakeshore Special Planning Area.
- c. Protection of view corridors within the Village towards Harrison Lake and the surrounding mountains.
- d. Respect for the natural setting which should continue to dominate along the lakeshore.
- e. Variation on themes to result in a balance between continuity and a healthy diversity, both within a commercial, residential, or mixed-use development and throughout the Village.

Source: *Harrison Hot Springs Official Community Plan, 864, 2007*

Attached to this report is a draft development permit that meets the requirements of the guidelines.

Referral Agencies

Upon a review of the application and given the scope and size of the proposed development, staff are of the opinion that this application should be referred to the Harrison Hot Springs Fire Department.

Notice on Title – Flooding Covenant

There is no covenant registered against either Lot that addresses any potential flooding issue.

Issues of concern

Staff have the following concerns:

1. The safety of the building from a fire perspective;
2. There are no Electric Vehicle Charging outlet mentioned in the application;
3. There is no floodplain covenant currently registered on either property;
4. The volume and direction of any potential surface water discharge; and
5. The impacts on the current Village water and sewage capacity when servicing this proposed site with sewer and water.

DISCUSSION

Listed below are the applicable Zoning regulations that will be assessed again when the applicant applies for a Building Permit.

Issue	Proposed – meets or exceeds Zoning Bylaw requirements
Floor Area Ration (FAR)	Maximum FAR is 1.5 – proposing 1.46
Building Height	Maximum is 15 M – proposing 15 M
Lot Coverage	Permitted 75% - proposing 67.5%
Setbacks	Indicates that the C-1 requirements will be followed (7.5 M minimum rear Setback is required if the proposed use is abutting against a residential use or is a residential use)
Parking (on site)	Require 48 – providing 48 (at least one electric vehicle charging outlet is required and 4 stalls must be set up as disability parking stalls)
Bicycle Parking requirements	Require 10 – proposing 10
Site Lines	Will be reviewed when the Building Permit is being reviewed.

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.

OCP – Village Centre Designation and the Lakeshore Development Permit Guidelines

Zoning Bylaw – C-1 zone regulations and other applicable regulations

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments (4):

1. Draft DP 3060-20-DP03/23
2. Precision Buildings Design Associates Ltd. Concept Drawing Sheets A3.0 to A3.4 dated April 20, 2023
3. AMR Systems Landscape Plan dated December 7, 2023
4. Preview Builders International Incorporated cost estimate sheet dated November 17, 2023



Village of Harrison Hot Springs

DEVELOPMENT PERMIT NO. DP 03-23

ISSUED this ____ day of _____, 2024

FILE No: 3060-20-DP03-23
FOLIO Numbers: 1645-52710
and 1645-52700

TO: 1103593 BC Limited

(the “Permittee”)

ADDRESS: 204 5740 Cambie Street
Vancouver, BC
V3W 4H2

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs Zoning requirements.
2. This Development Permit applies to and only to those parcels of land(s) within the Village of Harrison Hot Springs legally described below:

Parcel Identifier: 002-760-061,
and 002-786-567

Legally Described as: Lot 2 Except part subdivided by Plan 70793, Sec 13 Township 4, Range 29 West of the 6th Meridian, New Westminster District Plan 59945, and
Lot A, Sec 13 Township 4, Range 29 West of the 6th Meridian, New Westminster District Plan 70793

and any and all buildings, structures, and other development thereon.

(the “Lands”)

3. **This Development Permit is issued only to allow:**

For the construction of a 4-storey residential building consisting of 38 residential units

4. The development must be carried out according to the following time schedule, if applicable: **N/A**

As a condition of the issuance of this Development Permit, the Council holds security in the form of an Irrevocable Letter of Credit in the amount of \$650,363.00 to ensure that development is carried out in accordance with the terms and conditions of this Development Permit. Should any interest be earned upon the security, it must accrue to the Permittee and be paid to the Permittee, if the security is returned. The condition of the

posting of the security is that should the Permittee fail to carry out the work hereby authorized according to the terms and conditions of the Development Permit within the time provided, the Village may use the security to carry out the work by its servants, agents or contractors, and any surplus must be paid over to the Permittee; or should the Permittee carry out the work Permitted by this Development Permit within the set time set out below, the security must be returned to the Permittee.

6. THE FOLLOWING CONDITIONS APPLY TO THE DEVELOPMENT OF THE LANDS OR APPLY TO THE USE OF THE LANDS:
 - i) The building materials must consist of the materials, identified on the Preview Builders International Incorporated cost estimate sheet, dated November 17, 2023. If there is any deviation from the use of these materials, the Village's prior approval for any deviation is required.
 - ii) The colours of the materials must be in accordance with the following sheets numbered A3.0 to A3.4, prepared by IGEL Architecture and dated April 30, 2024. If there is any deviation from the use of these colours, the Village's prior approval for any deviation is required.
 - iii) The design of the building must be in accordance with the following sheets numbered A3.0 to A3.4, prepared by IGEL Architecture and dated April 30, 2024. If there is any deviation from this design, the Village's prior approval for any deviation is required.
 - iv) The Landscape Plan outlined on Sheets L0.0 to L4.0, as prepared by AMR Systems, dated December 7, 2023, must be followed. If there is any deviation from this plan the Village's prior approval of any deviation is required.
 - v) A Works and Services Agreement must be entered into with the Village of Harrison Hot Springs to address any works and services that will take place off site, as a result of this Development Permit. This includes but is not limited to; Sewer upgrades, Water upgrades, Road construction, and Storm Water issues.
7. The Permittee agrees that the Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps, and specifications.
8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
 - i) The above referenced sheets numbered A3.0 to A3.4, prepared by IGEL Architecture and dated April 30, 2024.
 - ii) The Landscape Plan prepared by AMR Systems, dated December 7, 2023.

iii) The Preview Builders International Incorporated cost estimate sheet dated November 17, 2023.

9. **This Development Permit is NOT a Building Development Permit, a subdivision approval nor a soil deposit or removal permit.**
10. This Development Permit must lapse on the _____ day of _____, 2026 unless the development is substantially started.

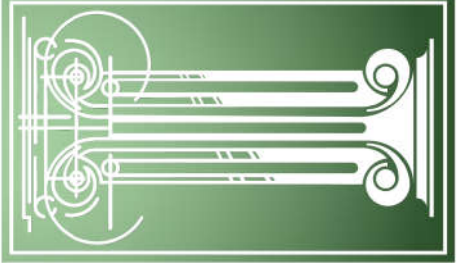
RESOLUTION PASSED BY COUNCIL, THIS _____ day of _____, 2024

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

Shao Gen Li
(signature)

Print Name

Corporate Officer



PRECISION BUILDING DESIGN ASSOCIATES LTD.
Member of the Precision Building Group

Project: **Harrisons Condo**

Address: **553/555 Lillooet Ave.,
 Harrison Hot Springs, B.C.**

Drawing heading:

Site images:



rendering:



RH SIDE (EAST) ELEVATION
 1/8\"/>

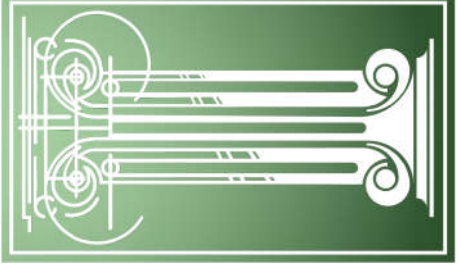
Sheet name:

**Front (South) & Rh Side
 (East) Elevations**

Concept Drawings

NO.	REVISIONS	DATE
1	SITE CONSULT REVIEW	2023-2023
2	DESIGN DEVELOPMENT REVIEW	2023-2023
3	PERMIT APPLICATION REVIEW	2023-2023
4	EXHIBIT/CLIENT REVIEW	NOV. 2023
5	CLIENT PRESENT	JAN. 2024
6		
7		
8		
9		
10		

Project no: **PM4172**
 designed: **K. VIEL SHI**
 scale: **AS SHOWN**
 date: **APRIL 30, 2024**
 sheet number:



PRECISION BUILDING DESIGN ASSOCIATES LTD.
A 100% REPORT TO OWNERS AND ARCHITECTS

project: **Harrison Condo**

address: **553/555 Lilloet Ave.,
 Harrison Hot Springs, B.C.**

drawing heading:



rendering:



REAR (NORTH) ELEVATION
 1/8" = 1'-0"



LH SIDE (WEST) ELEVATION
 1/8" = 1'-0"

no.	description	date
1	SITE CONCEPT REVIEW	2023-2023
2	CONCEPT REVIEW	2023-2023
3	FOCUS CONCEPT REVIEW	02/17/2023
4	ELEVATION/RENDERING REVIEW	04/01/2024
5	CONCEPT PRESENT	APRIL 2024
6	-	-
7	-	-
8	-	-
9	-	-

stage: **Concept Drawings**

sheet name: **Rear (North) & Lh Side (West) Elevations**

project no: **PM4172**

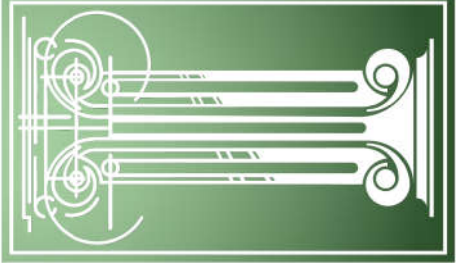
designed: **K. VIEL SHI**

scale: **AS SHOWN**

date: **APRIL 30, 2024**

checked: **-**

sheet number: **A3.1**



**PRECISION BUILDING
DESIGN ASSOCIATES LTD.**
ARCHITECTS & ENGINEERS

project:
Harrisons Condo

address:
553/555 Lillooet Ave.,
Harrison Hot Springs, B.C.

drawing heading:



SOUTH ELEVATION

site images:



rendering:



SOUTH EAST ELEVATION

scale:

no.	description	date
1	SITE CONCEPT REVIEW	APRIL 2023
2	CONCEPT REVIEW	OCT 2023
3	FLOOR CONCEPT REVIEW	OCT 2023
4	ELEVATION/CONCEPT REVIEW	MAY 2024
5	CONCEPT PRESENT	APR 2024
6		
7		
8		
9		
10		

stage:
Concept Drawings

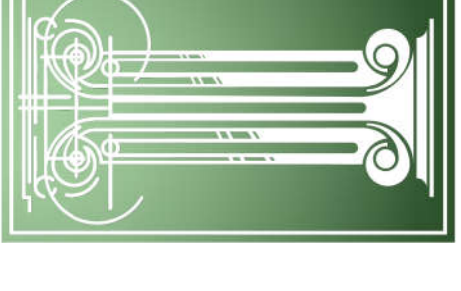
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Perspectives

project no:
P044172
scale:
AS SHOWN
date:
APRIL 30, 2024
sheet number:

designed:
K. VIEL SHI
drafted:
AS SHOWN
checked:



NORTH WEST ELEVATION

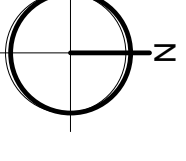


**PRECISION BUILDING
DESIGN ASSOCIATES LTD.**
ARCHITECTS & ENGINEERS INC. (B.C. REG. NO. 12012)

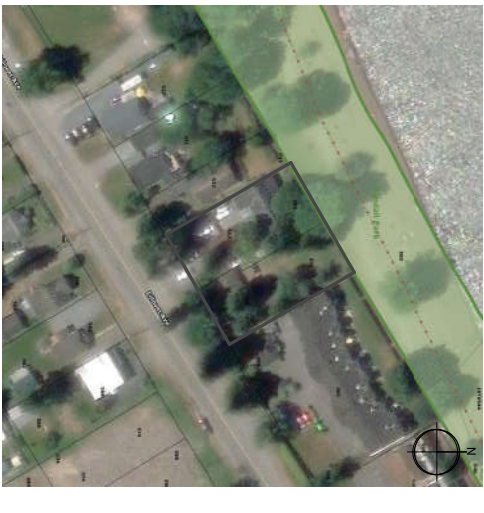
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Harrisons Condo

address:
5531555 Lillooet Ave.,
Harrison Hot Springs, B.C.

drawing heading:



site images:



rendering:



sheet:

no.	description	date
1	SITE CONCEPT REVIEW	MAY 2023
2	PRELIMINARY DESIGN	JULY 2023
3	FINAL CONCEPT REVIEW	OCT 2023
4	EXPLANATION/ANALYSIS REVIEW	MAY 2024
5	CONCEPT PRESENT	-
6	-	-
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stage:
Concept Drawings

sheet name:
Renderings

project no:
PM44172

designed:
K. VIEL SH

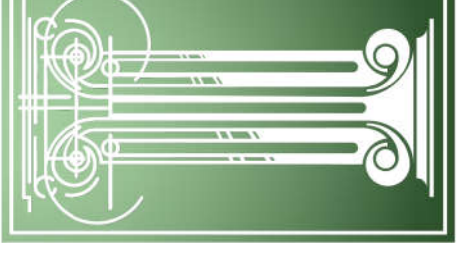
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AS SHOWN

date:
APRIL 30, 2024

checked:
-

sheet number:



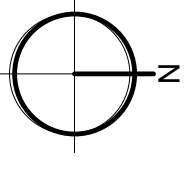


**PRECISION BUILDING
DESIGN ASSOCIATES LTD.**
SALES & SUPPORT IN VANCOUVER, BC, TEL: 604-273-0288

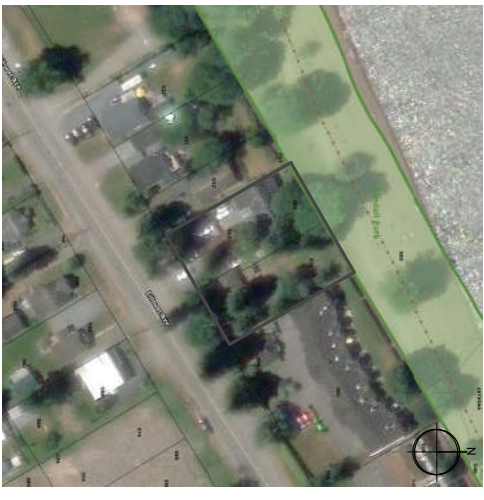
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Harrisons Condo

address:
553/555 Lillooet Ave.,
Harrison Hot Springs, B.C.

drawing heading:



site images:



rendering:



revisions:

no.	description	date
1	SITE CONCEPT REVIEW	MAY 2023
2	EXHIBIT REVIEW	OCT 2023
3	EXHIBIT/CONCEPT REVIEW	MAY 2024
4	CONCEPT PRESENT	-
5	-	-
6	-	-
7	-	-
8	-	-

stage:
Concept Drawings

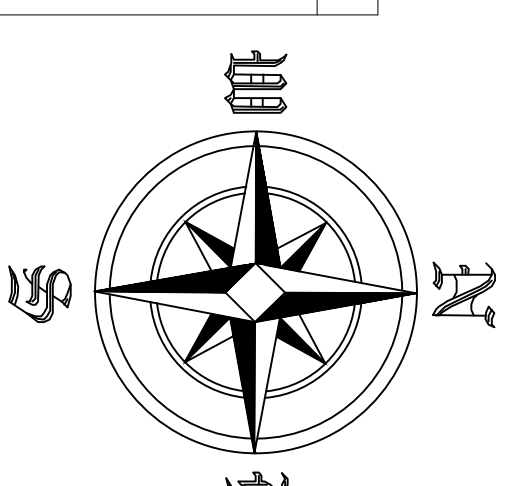
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Renderings

project no:
PM44172
scale:
AS SHOWN
date:
APRIL 30, 2024
sheet number:

designed:
K. VIEL SH
drafted:
-
checked:
-



DRAWING INDEX	
SHEET	DRAWING TITLE
L0.0	COVER SHEET
L1.0	OVERALL LANDSCAPE PLAN
L2.0	MATERIALS & LAYOUT AT GRADE PLAN
L2.1	FIRST FLOOR MATERIALS & LAYOUT PLAN
L3.0	AT GRADE PLANTING PLAN
L3.1	FIRST FLOOR PLANTING PLAN
L4.0	DETAILS



Revision/Issue	Date
1 ISSUED FOR DP	11/20/2023

HARRISON CONDO

553 & 555 LILLOOET AVENUE,
HARRISON HOT SPRINGS, BC.



Topographic Survey / Landscape Architecture / Arborist
OFFICE: 201-452869, KEITH WILSON RD.,
CHILLIWACK, BC.
Phone: 604-402-0031
admin@amrsystems.ca

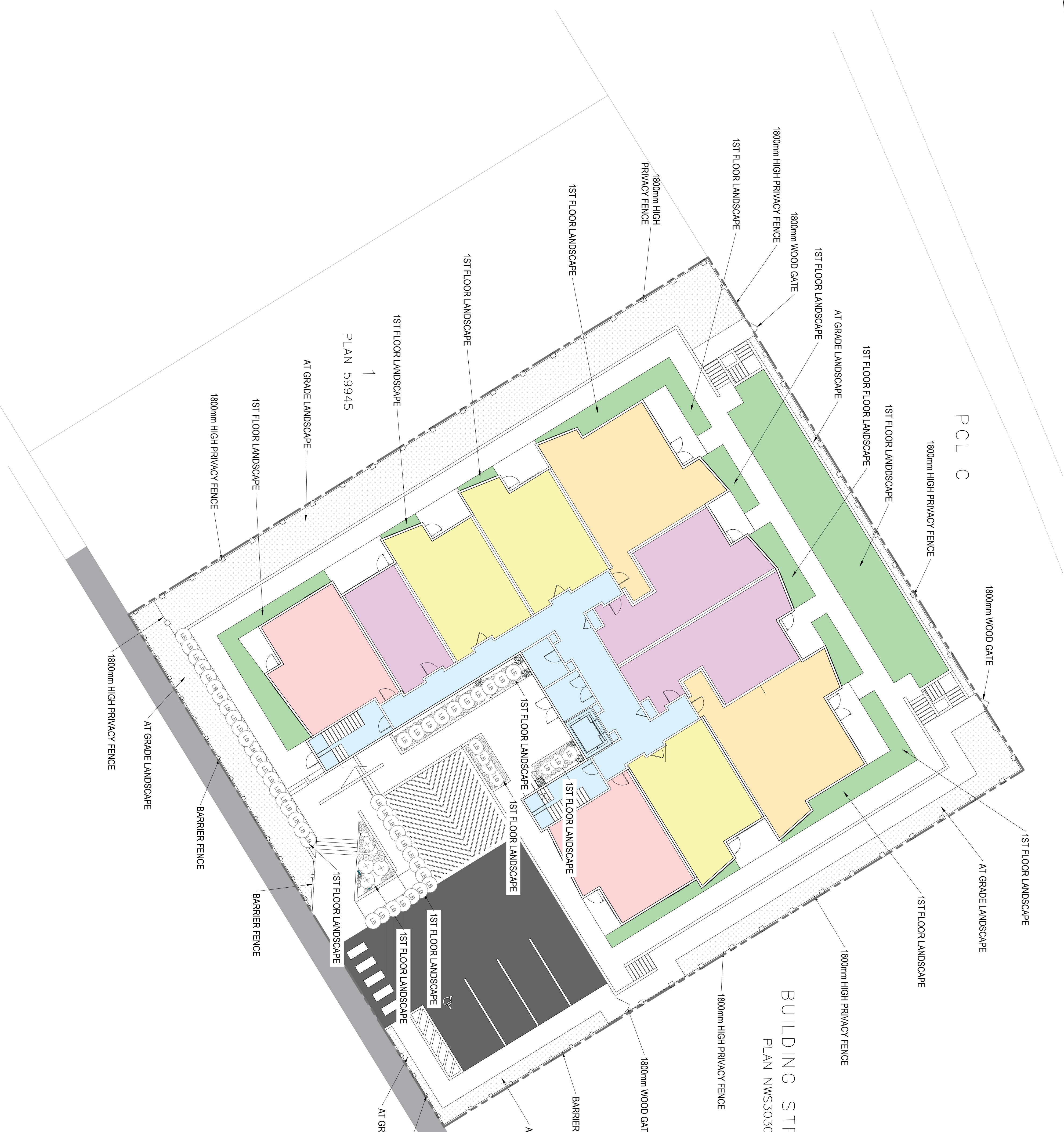
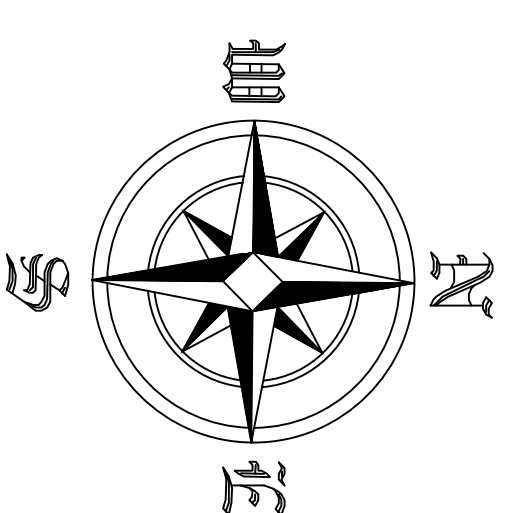
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COVER SHEET

Drawn	CDM	Sheet
Project	23-148	L0.0
Checked	SW	
Date	10.04.2023	
Scale		

HARRISON CONDO

553 & 555 LILLOOET AVENUE,
HARRISON HOT SPRINGS, BC.
LANDSCAPE ARCHITECT: SCOTT WATSON, MBCSLA



BUILDING STRATA
PLAN NWS3030

PLANTING NOTES

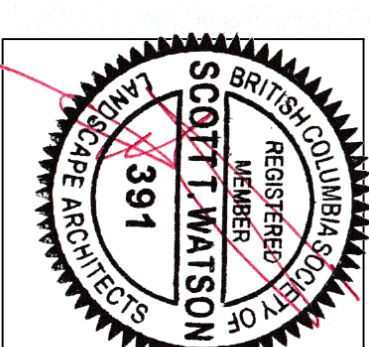
NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIALS IS TO BE LOCAL OR WESTERN WASHINGTON.
ALL PLANT MATERIAL SHALL BE NURSERY GROWN CONTAINER STOCK AND COMPLY WITH CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).

LANDSCAPE GENERAL NOTES

1. THE CONTRACTOR TO CONFIRM UNITS AND MEASUREMENTS.
2. PREVENT DAMAGE TO ALL LANDSCAPING, BUILDINGS, STRUCTURES AND UNDERGROUND/OR OVERHEAD UTILITIES. MAKE GOOD OF ALL DAMAGE TO SATISFACTION OF OWNER.
3. PRIOR TO CLEARING, VERIFY LIMITS OF CLEARING WITH OWNER.
4. DISPOSE OF CLEARED AND GRUBBED MATERIALS AS WORK PROGRESSES AND DO NOT ACCUMULATE.
5. LEAVE GROUND SURFACE IN CONDITION SUITABLE FOR THE IMMEDIATE GRADING OPERATIONS.
6. CONTROL DUST AT ALL TIMES FOR DURATION OF CONTRACT.
7. PROVIDE HOARDING IF NECESSARY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE.
8. PROVIDE TEMPORARY DRAINAGE AND PUMPING IF NECESSARY AND DO NOT DISCHARGE WATER CONTAINING SUSPENDED MATERIALS INTO WATERCOURSES OR DRAINAGE SYSTEM.
9. MAINTAIN EXISTING CONDITIONS FOR PARKING AROUND THE SITE THROUGHOUT CONSTRUCTION. TAKE MEASURES TO RE-ROUTE TRAFFIC OR WARN VISITORS TO THE SITE THAT HEAVY EQUIPMENT AND WORK CREWS ARE OPERATING.
10. AREA AND VEGETATION DISTURBED DUE TO GRADING AND EXCAVATION SHALL BE REHABILITATED SATISFACTORY TO THE OWNER.

OVERALL LANDSCAPING PLAN

Scale: 1:150



Revision/Issue	Date
1 ISSUED FOR DP	11/20/2023

HARRISON CONDO
553 & 555 LILLOOET AVENUE,
HARRISON HOT SPRINGS, BC



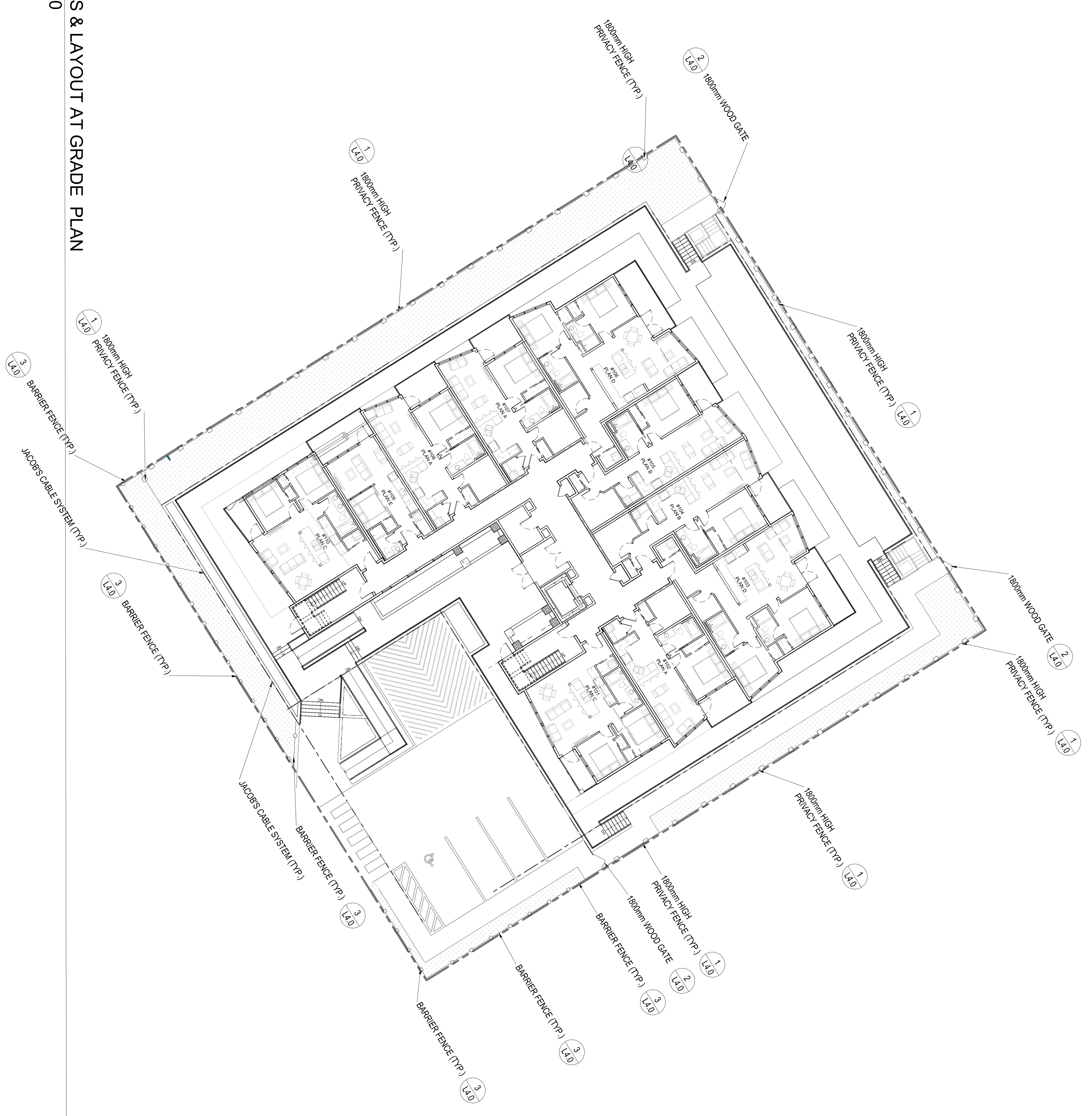
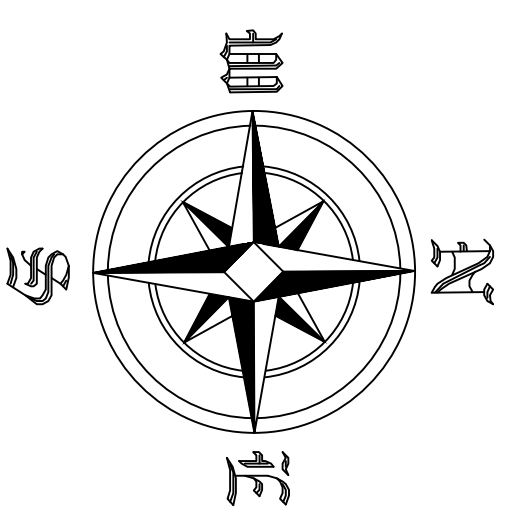
Topographic Survey / Landscape Architecture / Arboriculture / Tree Care / Planting / Irrigation / Drainage / Stormwater Design
201 - 45269, KELTH, WILSON RD.,
CHILLIWACK, BC.
Phone: 604-402-0031
admin@amrsystems.ca

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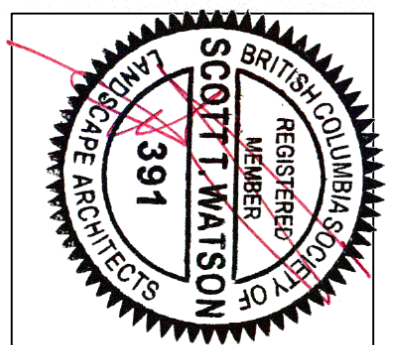
OVERALL LANDSCAPE PLAN

Drawn	CDM	Scale
Project	23-148	
Client	SW	
Date	10.04.2023	
Scale	1:150	

L1.0



MATERIALS & LAYOUT AT GRADE PLAN
Scale: 1:150



Revision/Issue	Date
1 ISSUED FOR DP	11/20/2023

HARRISON CONDO
 553 & 555 LILLOOET AVENUE,
 HARRISON HOT SPRINGS, BC

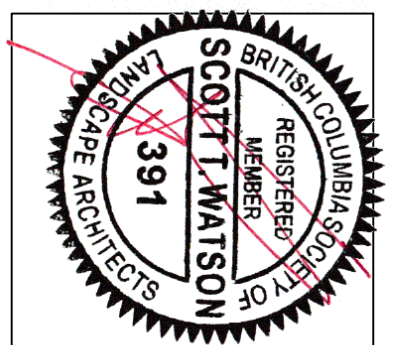
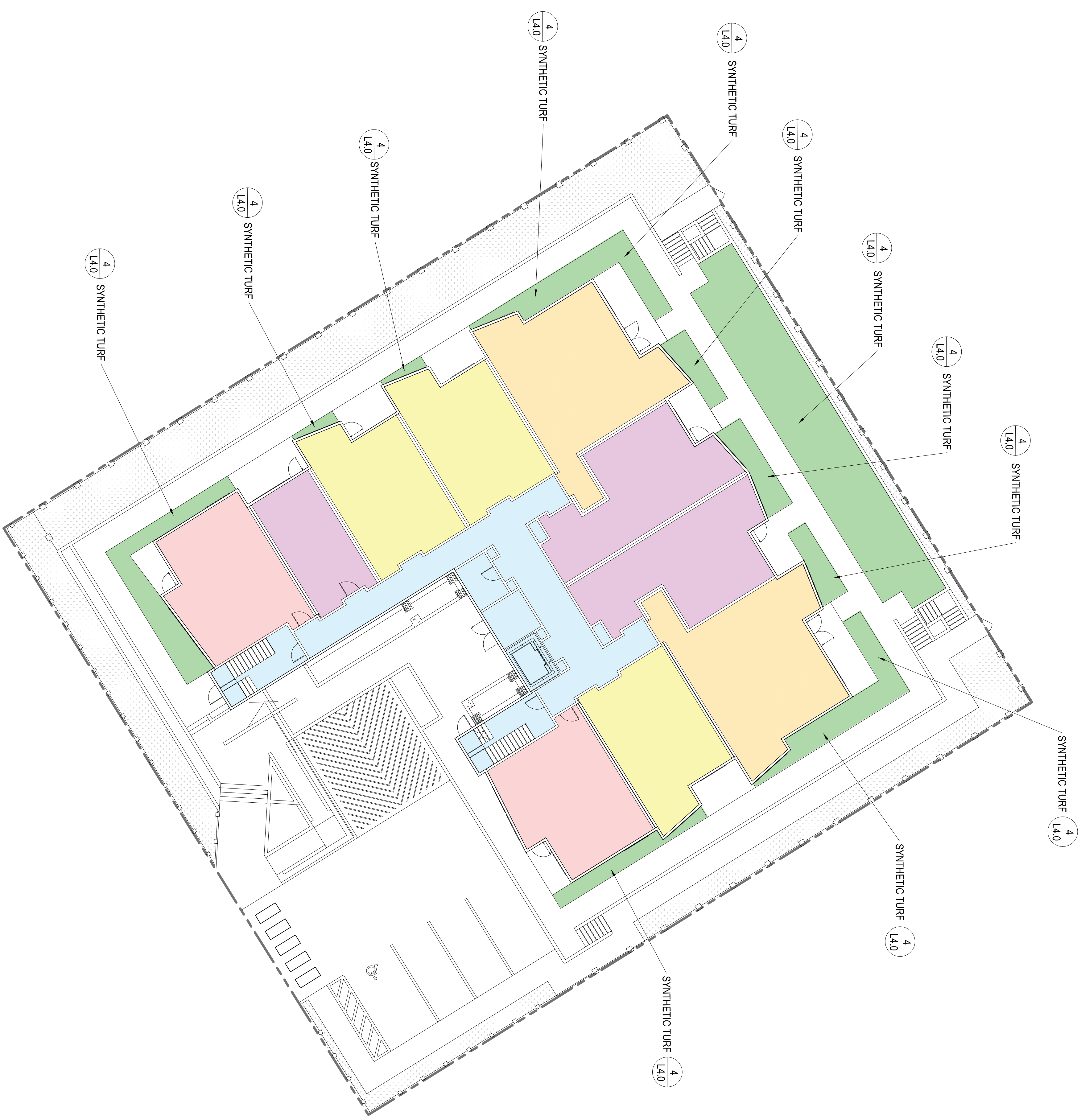
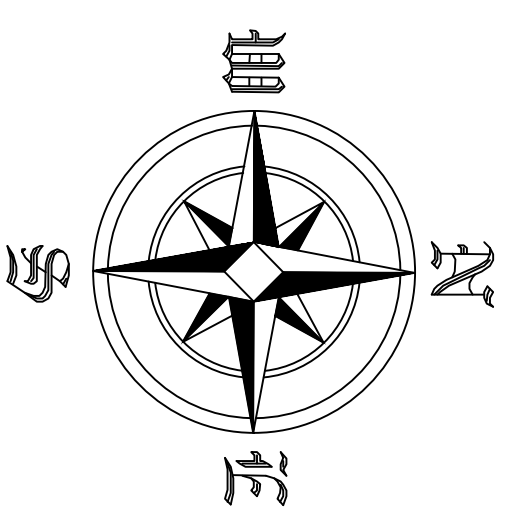
AMR Systems
 Topographic Survey / Landscape Architecture / Arborist
 ORTED Consulting (Owner Representation Through Environmental Design)
 201 - 45269, KEITH WILSON RD.
 CHILLIWACK, BC
 Phone: 604-402-0031
 admin@amrsystems.ca

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MATERIALS & LAYOUT AT GRADE PLAN

Client	CDM	Sheet
Project	23-148	
Checked	SW	
Date	10.04.2023	
Scale	1:150	

L2.0



Revision/Issue	Date
1 ISSUED FOR DP	11/20/2023

HARRISON CONDO

553 & 555 LILLOOET AVENUE,
HARRISON HOT SPRINGS, BC

AMR Systems

Topographic Survey / Landscape Architecture / Architect
 OTEED Consulting (Owner Representation through Environmental Design)
 201 - 45269, KEITH WILSON RD.
 CHILLIWACK, BC
 Phone: 604-402-0031
 admin@amrsystems.ca

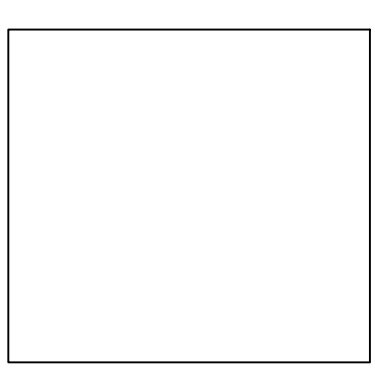
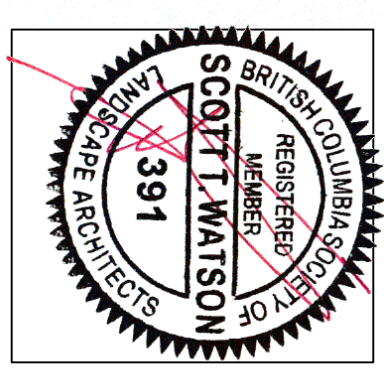
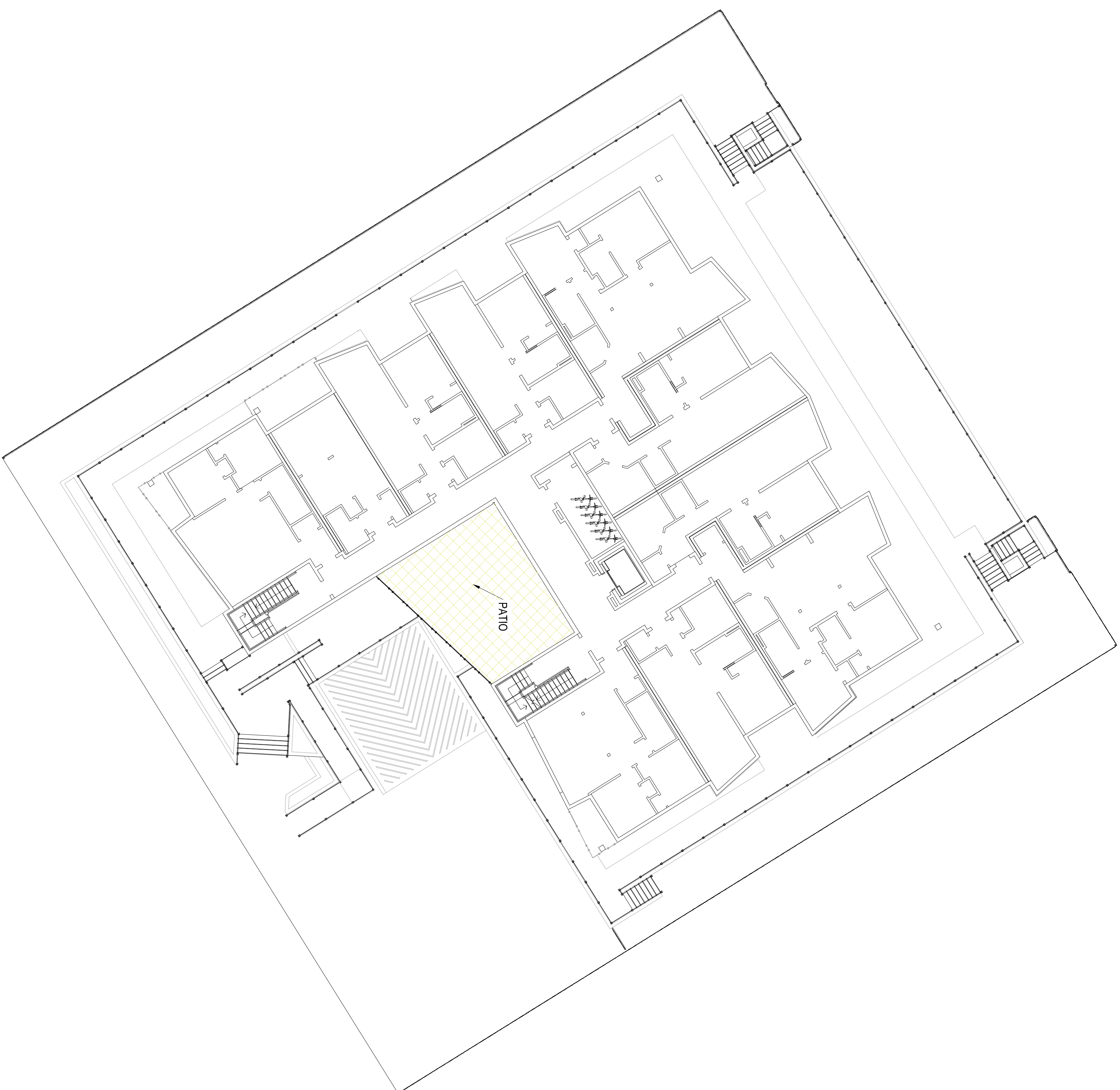
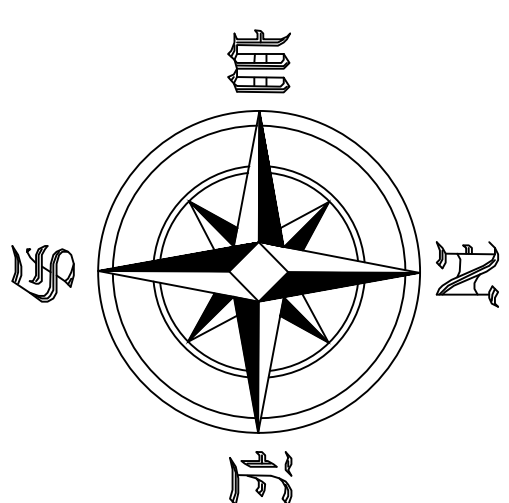
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Overlaid Title

**FIRST FLOOR
 MATERIALS & LAYOUT PLAN**

System	CDM	Sheet
Project	23-148	L2.1
Client	SW	
Date	10.04.2023	
Scale	1:150	

FIRST FLOOR MATERIALS & LAYOUT PLAN
 Scale: 1:150



Revision/Issue	Date
1 ISSUED FOR DP	11/20/2023

HARRISON CONDO

553 & 555 LILLOOET AVENUE,
HARRISON HOT SPRINGS, BC

AMR Systems

Topographic Survey / Landscape Architecture / Architect
CETED Drawing (Owner Permission Through Construction Design)

201 - 45269, KEITH WILSON RD,
CHILLIWACK, BC
Phone: 604-402-0031
admin@amrsystems.ca

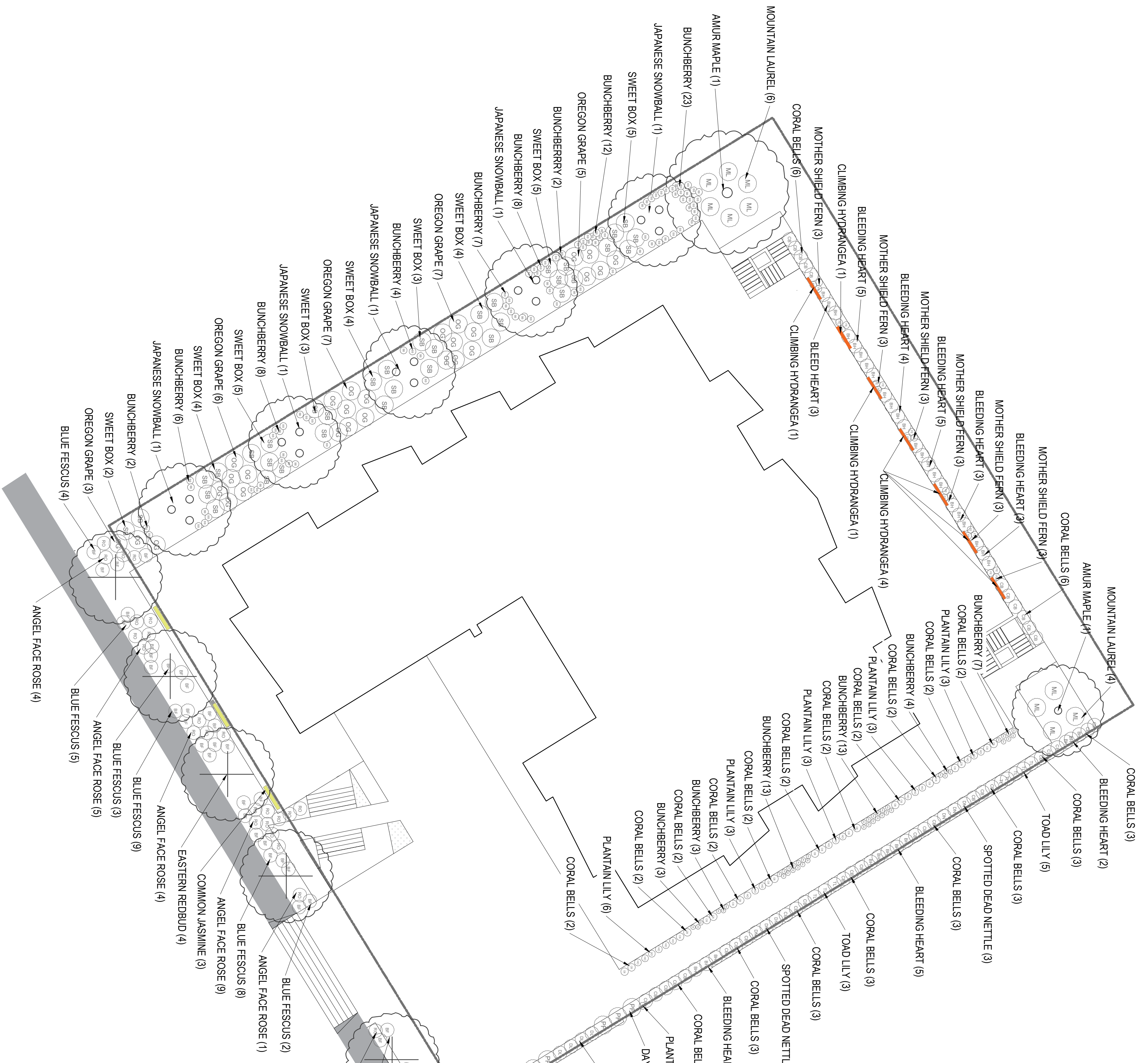
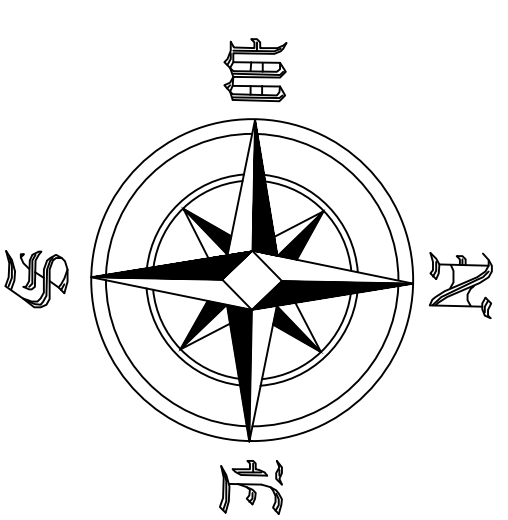
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Overing Title

**3RD FLOOR AMENITIES AREA
PLAN**

Client	CDM	Sheet
Project	23-148	L2.2
Client	SW	
Date	10.04.2023	
Scale	1:150	

FIRST FLOOR MATERIALS & LAYOUT PLAN
Scale: 1:150

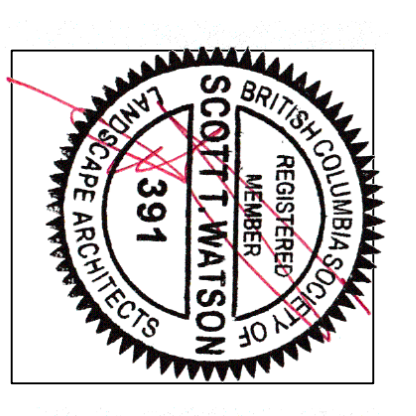


PLANTING SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
TREES					
+	2	ACER GINNALA	AMUR MAPLE	5cm CAL.	
+	6	CERCIS CANDIDENSIS BLACK PEARL	EASTERN REDBUD	5cm CAL.	
+	5	STYRAUX JAPONICUS	JAPANESE SNOWBALL	5cm CAL.	
SHRUBS					
+	58	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	#1 POT	
+	5	CLEMATIS 'HARLENE'	CLIMBING CLEMATIS	#1 POT	
+	129	CORNUS CANADENSIS	BUNCHBERRY	#1 POT	
+	129	FESTUCA GALVICA BEYOND BLUE	BEYOND BLUE BLUE FESCUS	#1 POT	
+	129	DICENTRA SPECTABILIS	BLEED HEART	#1 POT	
+	9	HEMEROCALLIS ALABAMA JUBILEE	ALABAMA JUBILEE DAY LILY	#1 POT	
+	57	HEICHERA 'GRAPE EXPECTATIONS'	CORAL BELLS	#1 POT	
+	167	HOSTA SILVER BULLET	PLANTAIN LILY	#1 POT	
+	7	HYDRANGEA ANOMALA subsp. PETIOLARIS	CLIMBING HYDRANGEA	#1 POT	
+	3	JASMINE OFFICINALE	COMMON JASMINE	#1 POT	
+	10	KALIMA LATIFOLIA	MOUNTAIN LAUREL	#1 POT	
+	9	LAMNIA MACULATA 'PINK PEWTER'	SPOTTED DEAD NETTLE	#1 POT	
+	28	MAHONIA AQUIFOLIUM	OREGON GRAPE	#1 POT	
+	18	POLYSTICHUM PROLIFERUM	MOTHER SHIELD FERN	#1 POT	
+	8	POTENTILLA FRUTICOSA 'DAVDAMI'	DAVDAMI POTENTILLA	#1 POT	
+	25	ROSA FLORIBUNDA ANGEL FACE	ANGEL FACE ROSE	#1 POT	
+	35	SARCOCCOA CONFUSA	SWEET BOX	#1 POT	
+	8	TRICORYS SINONOME	TOAD LILY	#1 POT	
+	4	VIBURNUM DAVIIDII	DAVID VIRBURNUM	#1 POT	

AT GRADE PLANTING PLAN

Scale: 1:150



Revision/Issue	Date
1 ISSUED FOR DP	11/20/2023

HORRISON CONDO
 553 & 555 LILLOOET AVENUE,
 HARRISON HOT SPRINGS, BC.

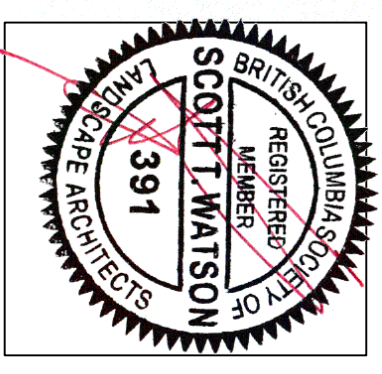
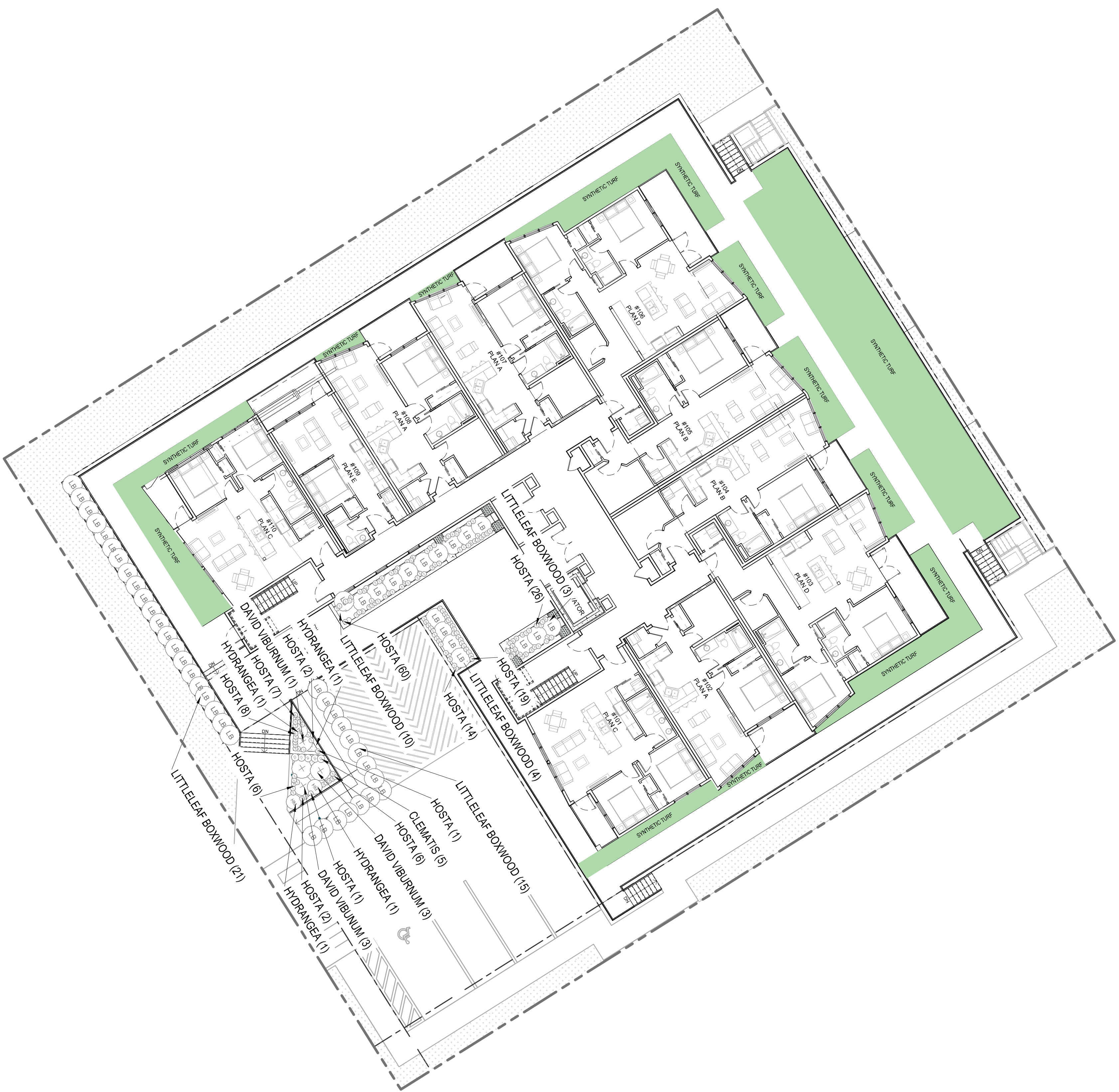
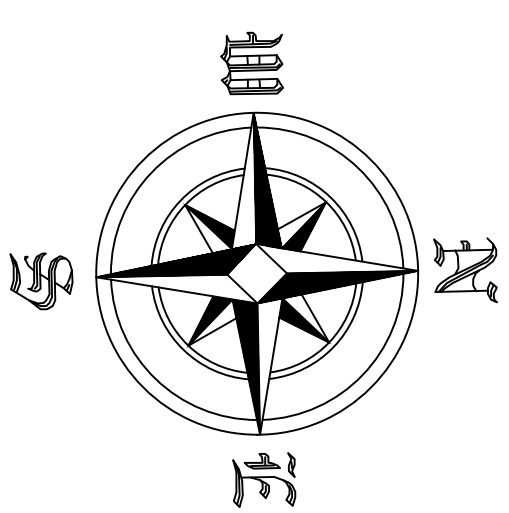
AMR Systems
 Topographic Survey / Landscape Architecture / Arborist
 201-45269 KETH WILSON RD.
 CHILLIWACK, BC
 Phone: 604-402-0031
 admin@amrsystems.ca

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AT GRADE
 PLANTING PLAN

Client	CDM	Sheet
Project	23-148	
Drawn	SW	
Date	10-31-2023	
Scale	1:150	

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Revision/Issue	Date
1 ISSUED FOR DP	11/20/2023

HORRISON CONDO
 553 & 555 LILLOOET AVENUE,
 HARRISON HOT SPRINGS, BC.

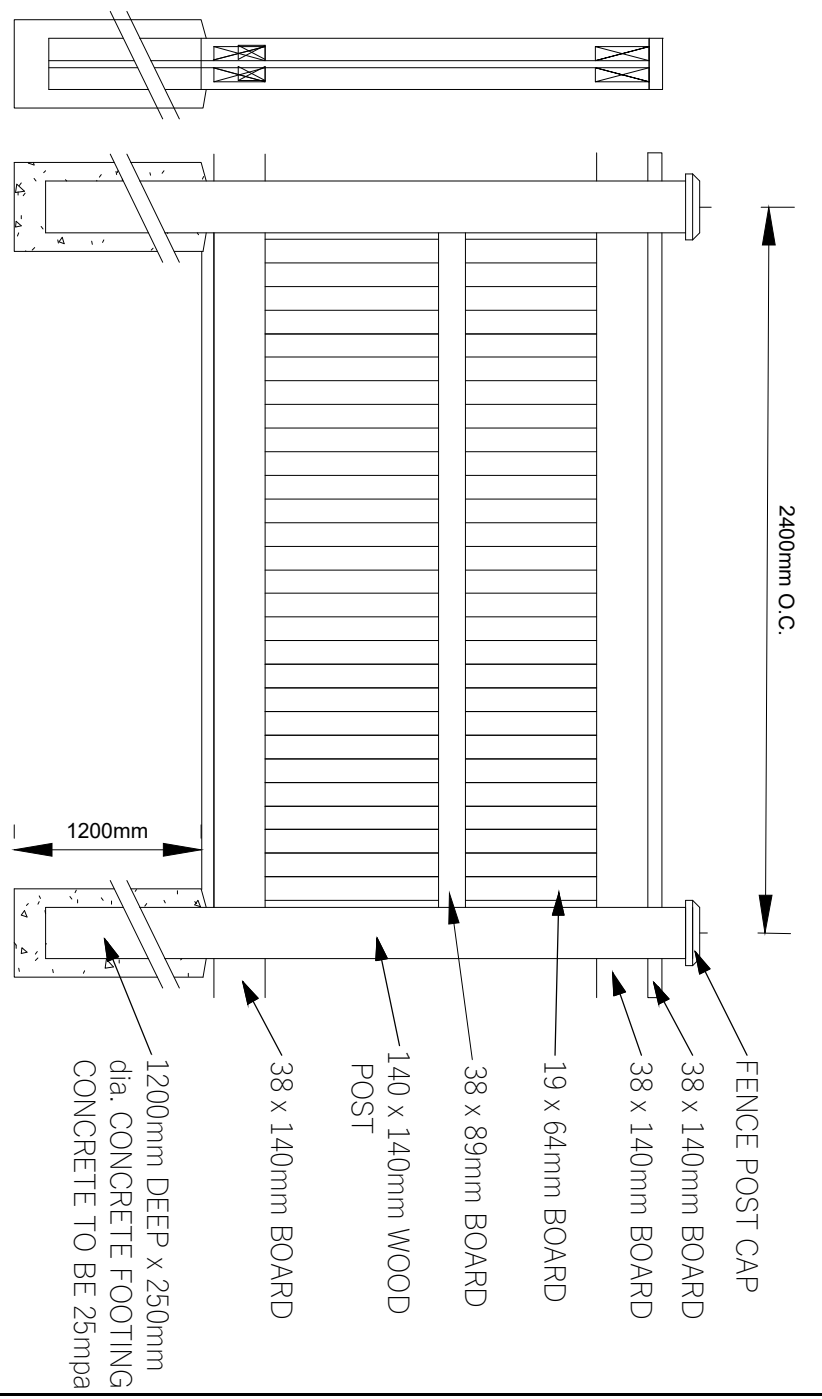

 AMR Systems
 Topographic Survey / Landscape Architecture / Arborist
 ORTED Consulting (Ordnance Projection: Through Environmental Design)
 201-45269, KEITH WILSON RD.,
 CHILLIWACK, BC.
 Phone: 604-402-0031
 admin@amrsystems.ca

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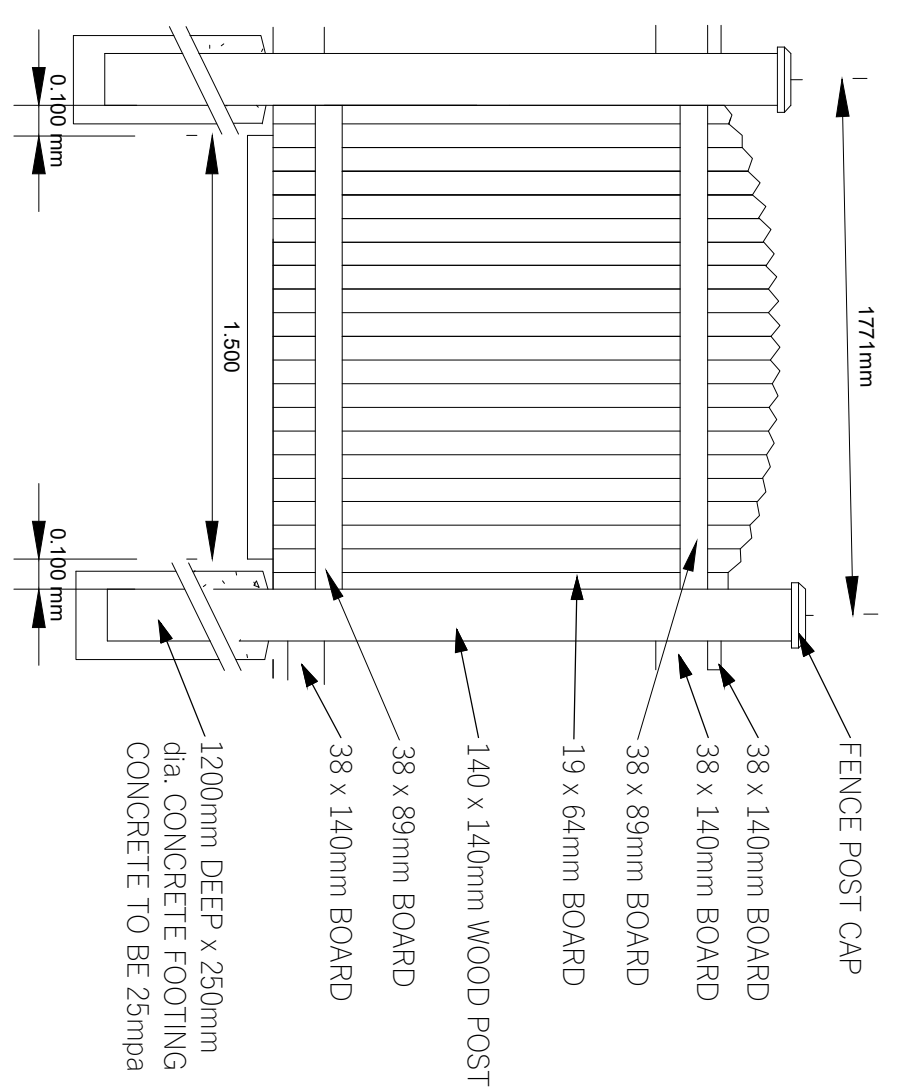
Drawing Title
**FIRST FLOOR
 PLANTING PLAN**

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Sheet		L3.1

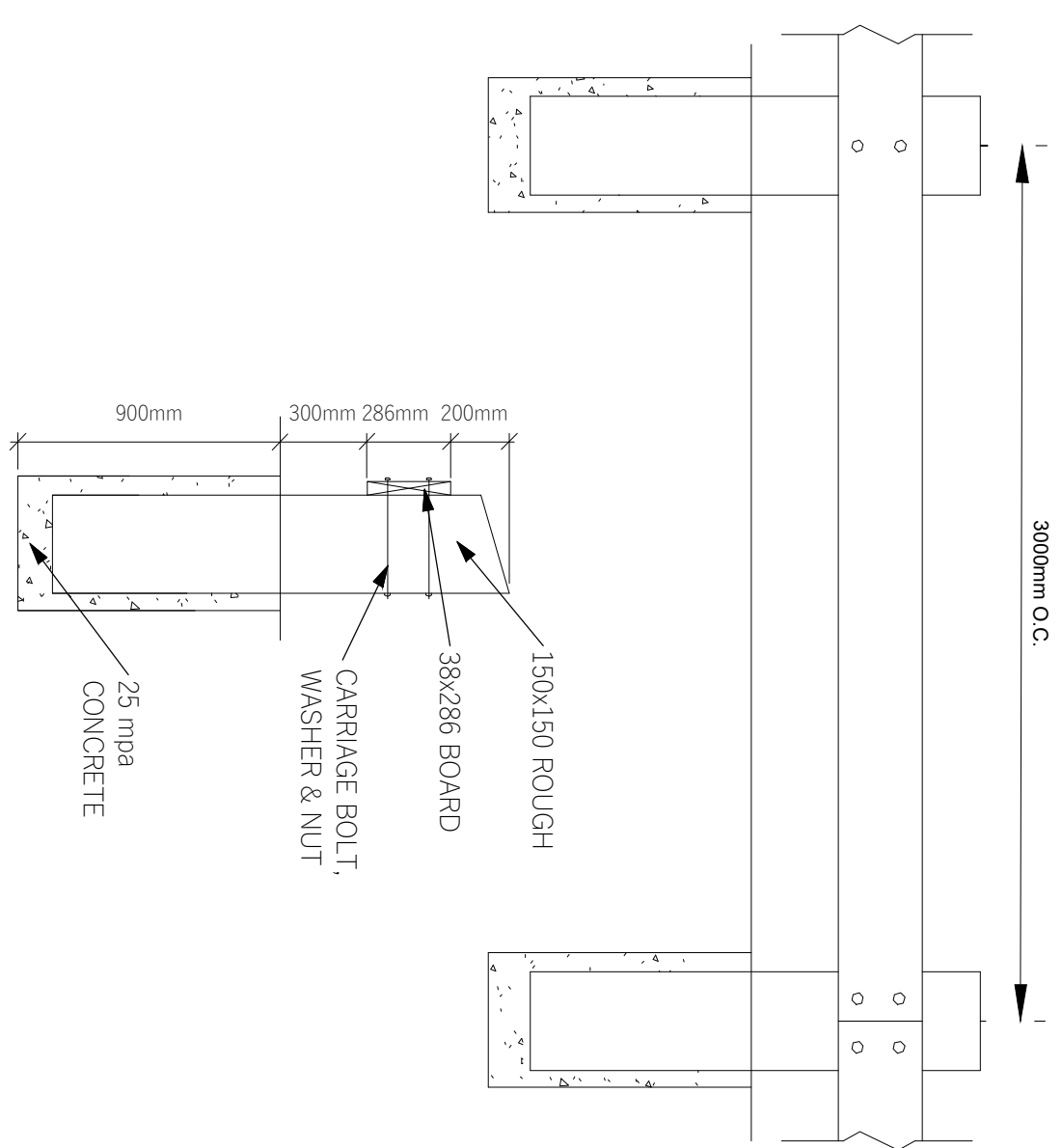
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 Scale: 1:150



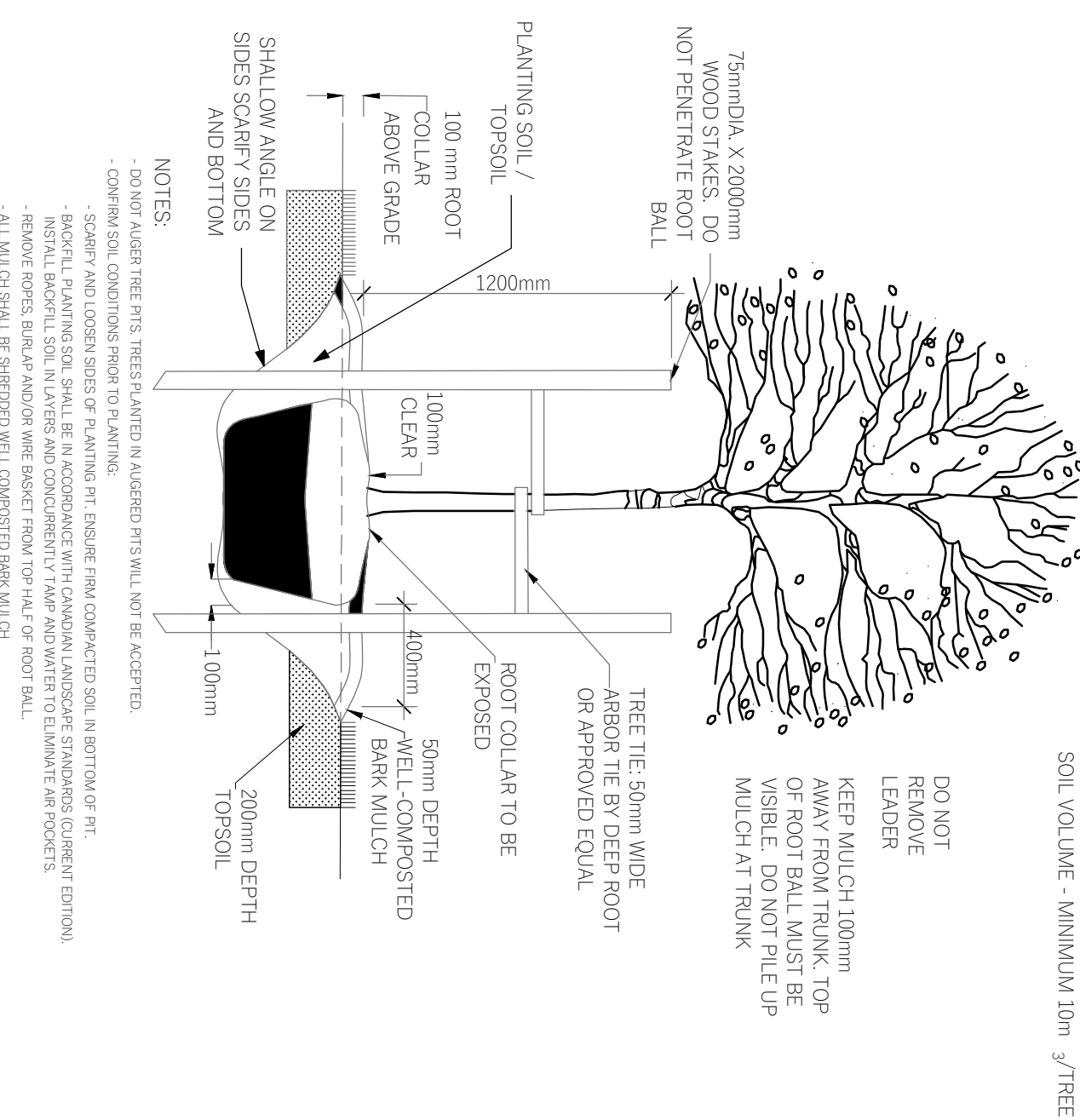
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L4.0 Scale: NTS



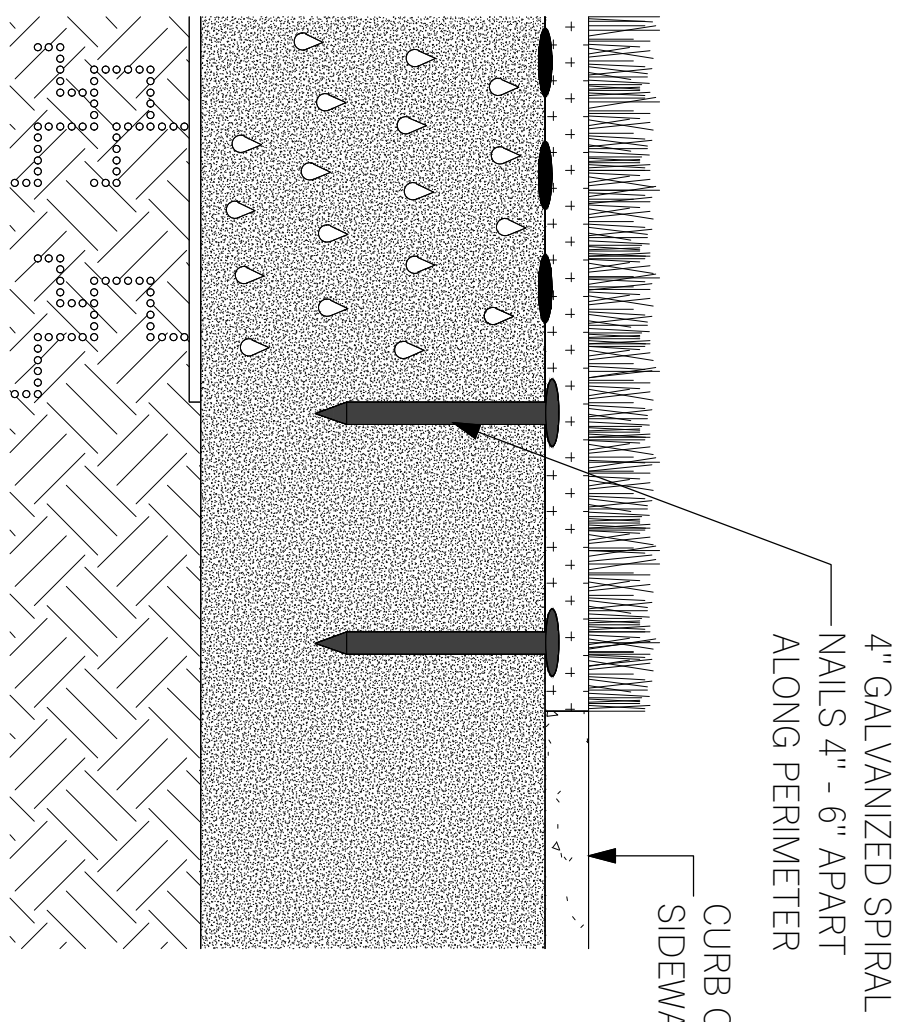
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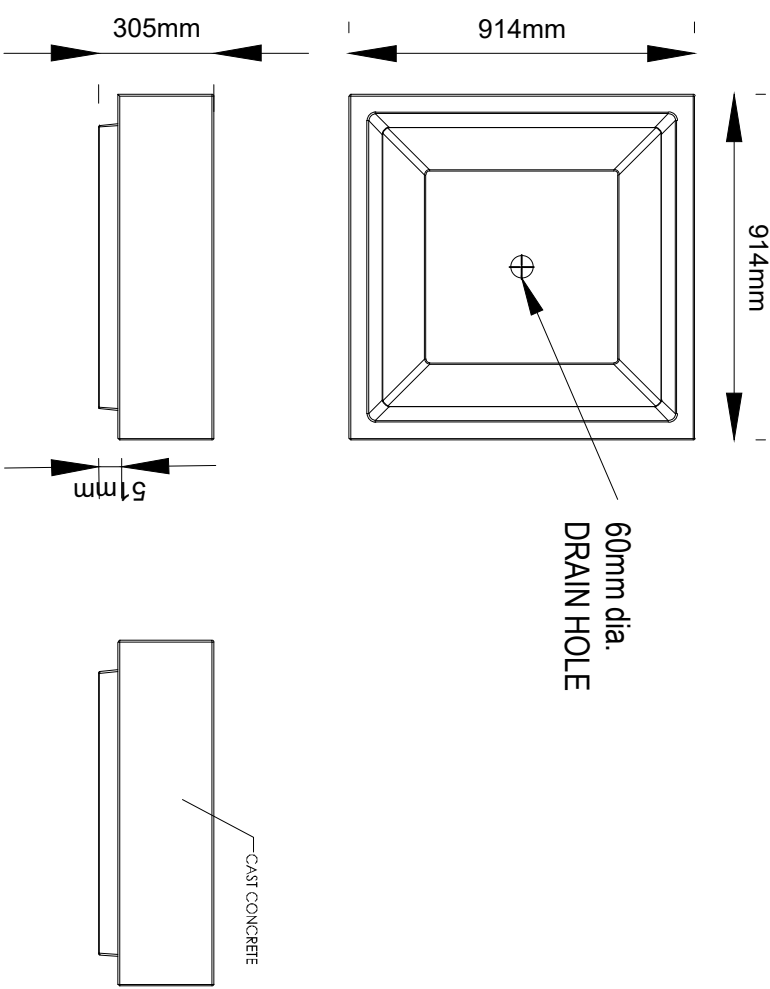
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L4.0 Scale: NTS



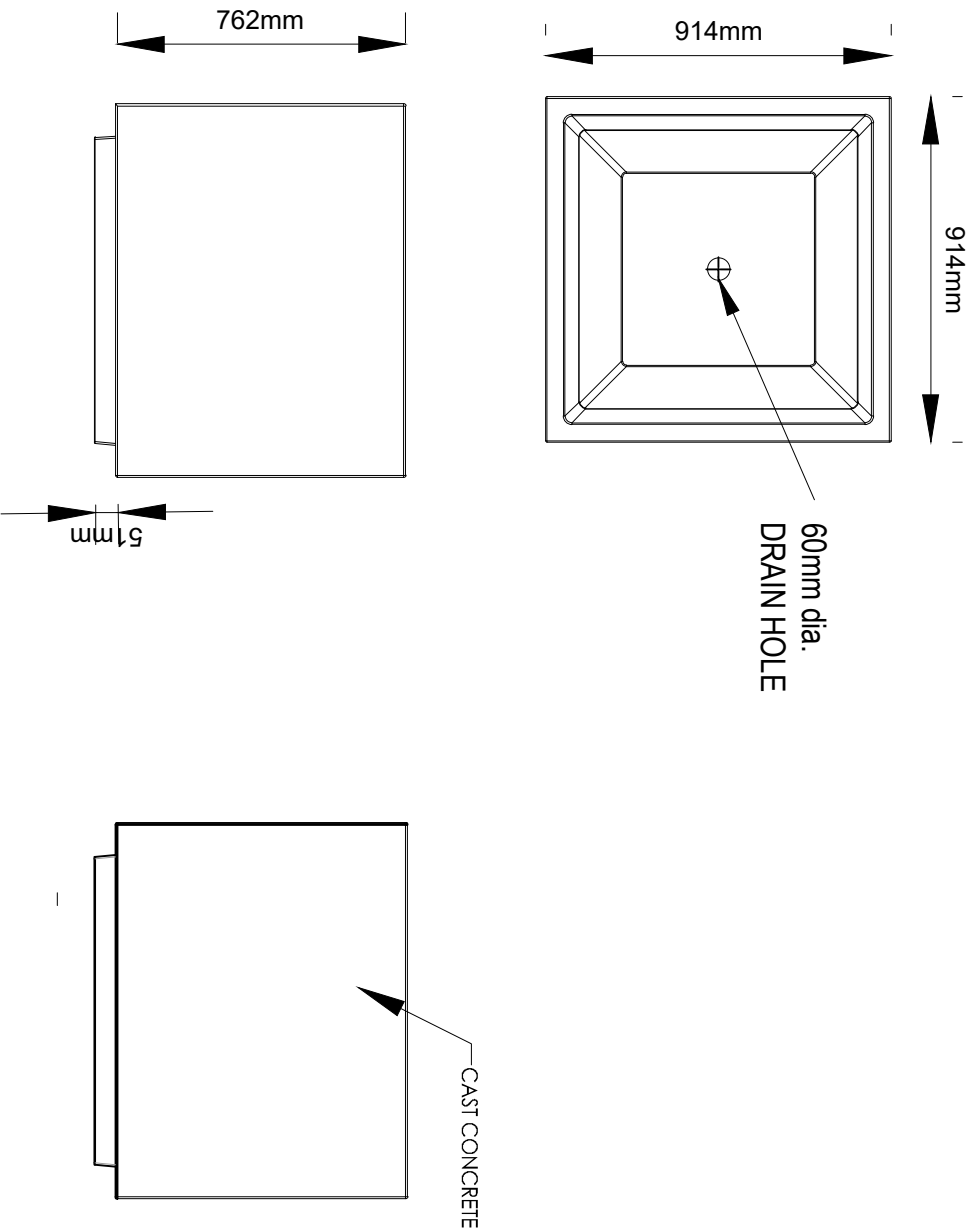
NOTES:
- COVERED SOIL CONDITIONS MUST BE ACCEPTED.
- VERIFY AND LOOSEN SOIL TO BE PLANTED IN.
- REMOVE DEBRIS, BRUSH AND MULCH FROM THE HOLE.
- ALL MULCH SHALL BE SPREAD TO WELL COMPACTED BARK MULCH.



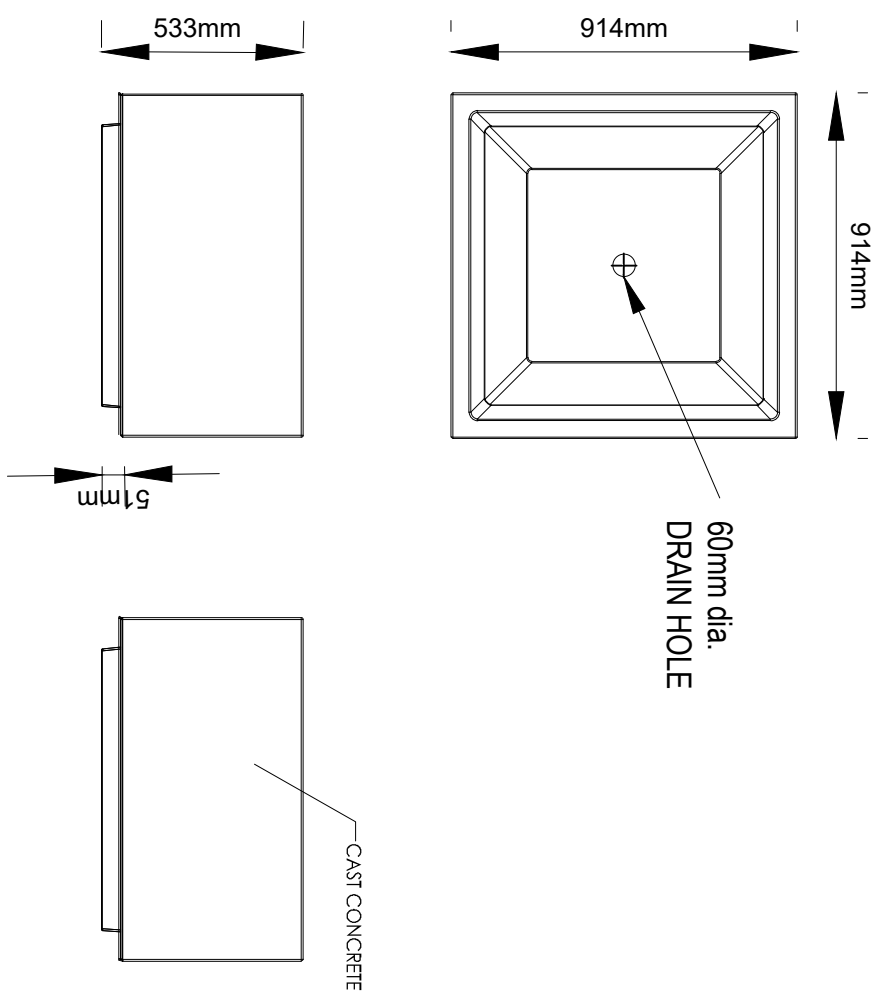
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L4.0 NTS



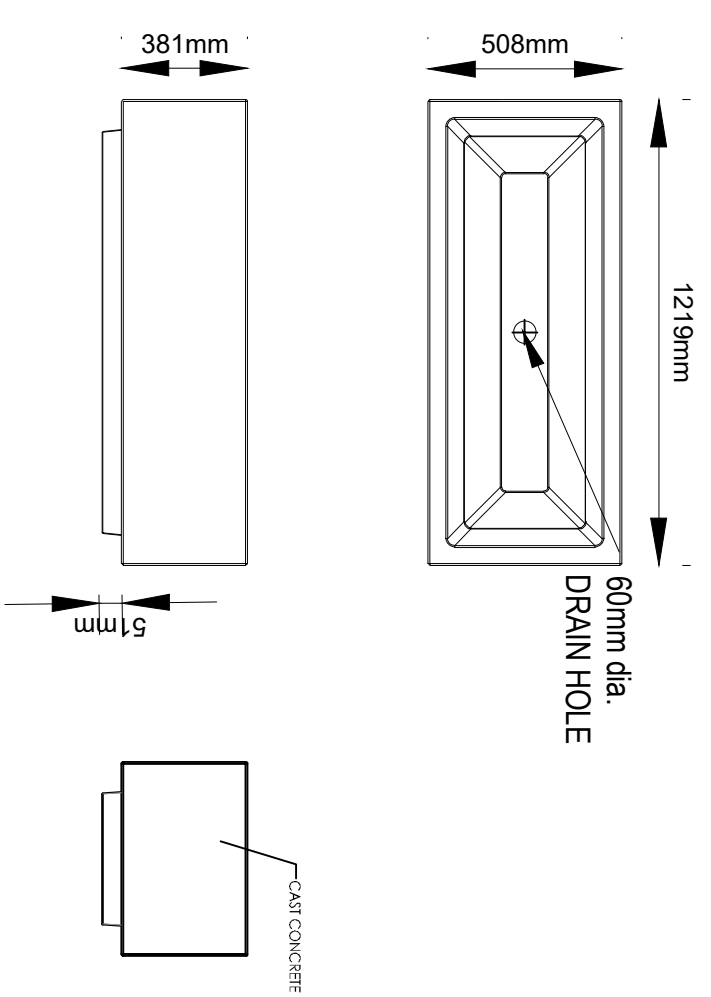
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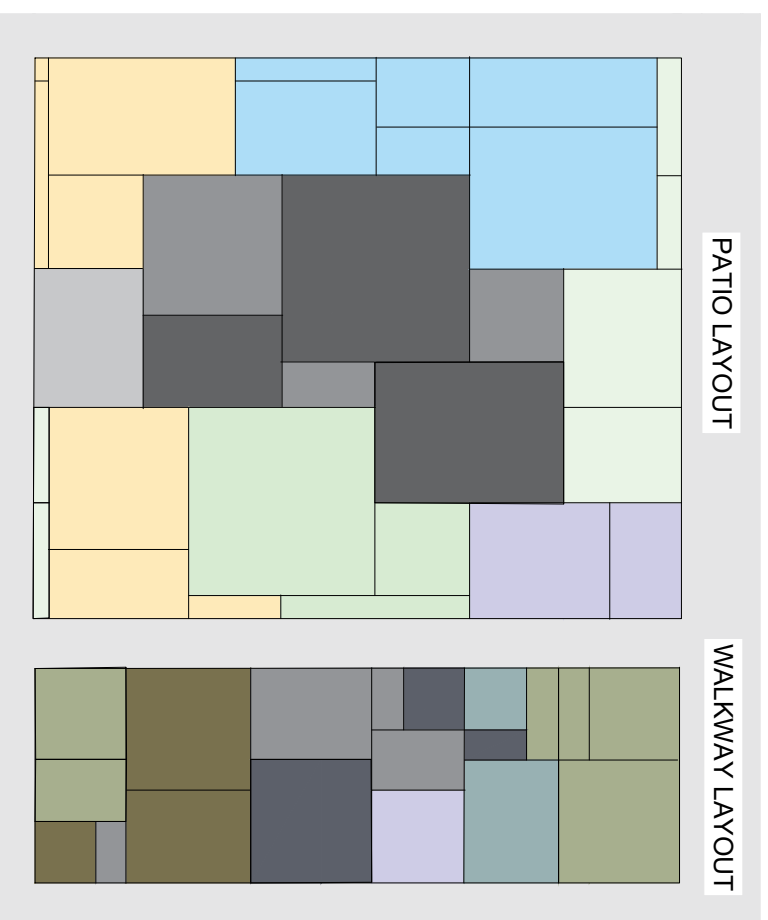
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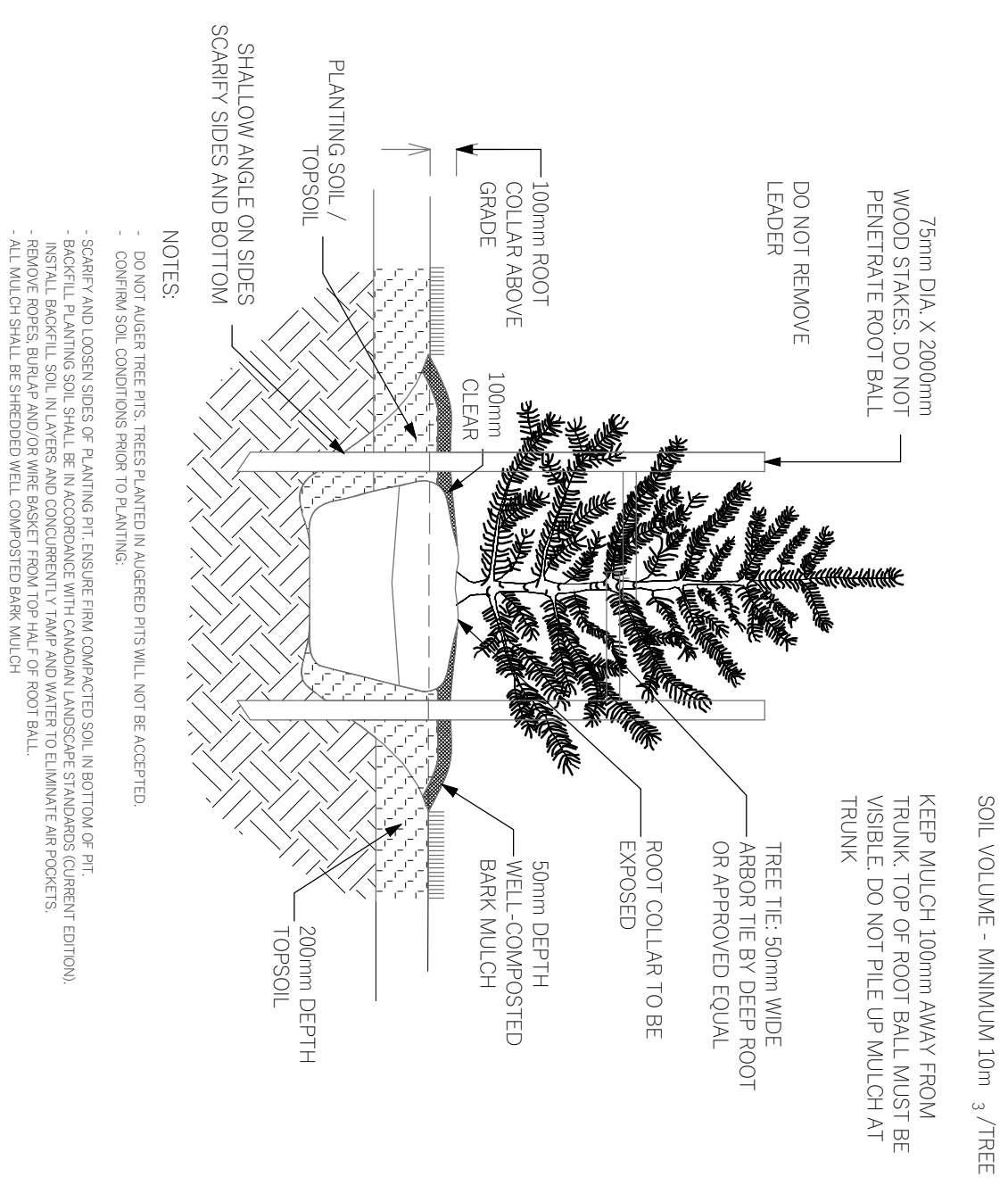
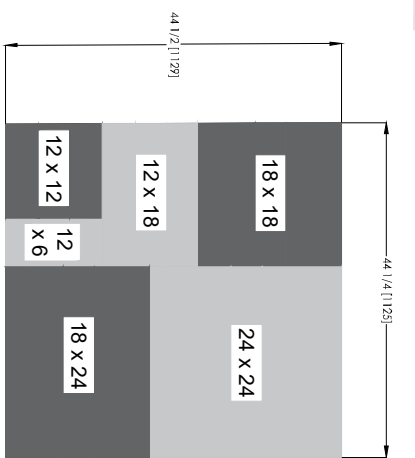
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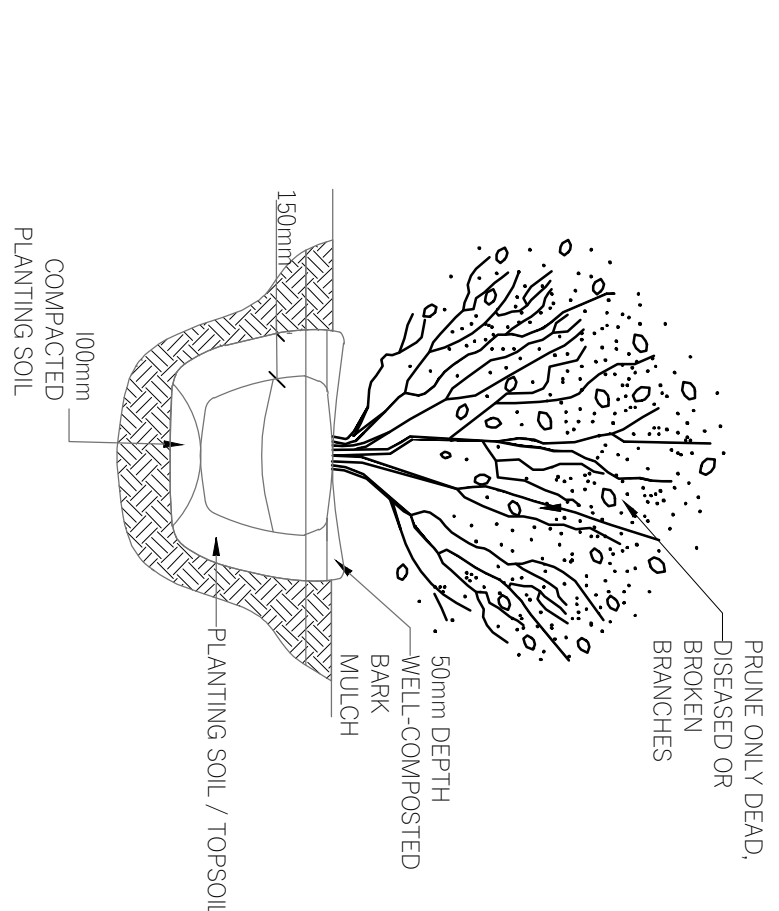
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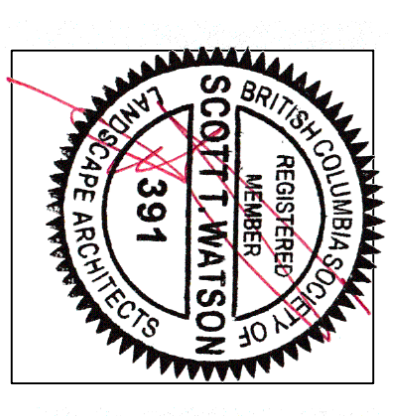
4 PATIO LAYOUT DESIGN
L4.0 NTS



NOTES:
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Revision/Issue	Date
1 ISSUED FOR DP	11/20/2023

HARRISON CONDO
553 & 555 LILLOOET AVENUE,
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Topographic Survey / Landscape Architecture / Arborist
Orsted Consulting (Orsted) Project: Through Environmental Design
201-45269, KEITH WILSON RD.
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DETAILS

Drawn	CDM	Sheet
23-131		
SW		
10-31-2023		
5048		

L4.0

PREVIEW BUILDERS INTERNATIONAL INC.

Cost Estimate for Exterior Building Materials

PROJECT: Ancora 2 Project – Village of Harrison Lake
 DP DRAWINGS: by Precision Building Design Associattes LTD. Dated: Nov 17th, 2023
 PREPARE FOR: OTG Developments

		QTY's	Unit	Material Cost/ sf	Install Labour \$	Factors 15% Waste/ Reveals	TOTAL
1	HORIZONTAL HARDIE SIDING 6" Exposure - Cobble Stone	3,874	SF	\$8.46	\$12.00	15%	\$59,024.65
2	Vertical Metal Siding - Westform Corrugated Mist Green	2,422	SF	\$7.14	\$10.00	15%	\$25,935.99
3	HARDIE Shakes - Tanglewood Brown	4,486	SF	\$6.40	\$13.00	15%	\$56,002.78
4	Horizontal Metal Siding - Westform Lap Siding - Durango PVDF Printech	469	SF	\$12.95	\$10.00	15%	\$9,110.33
5	Cultured Stone San Francisco	4,390	SF	\$12.25	\$25.00	15%	\$201,665.63
6	Hardie Fascia - GENTEK Iron Ore	1,282	LF	\$6.45	\$10.00	15%	\$12,403.35

\$364,142.71

PREPARED BY: Buck Lumsden PQS|GSC Estimator Preview Builders

File No: 7320-02
Date: May 21, 2024

To: Mayor and Council
From: Tyson Koch, Chief Administrative Officer
Subject: SenseNet Update

RECOMMENDATION

THAT Council select one of the following options:

Option 1:

THAT Council direct staff to work with Rogers Communications to install the SenseNet/SenseCore system that includes software, 65 sensors, 4 gateways and 3 zoom cameras to be deployed in strategic locations including the East Sector Lands at a cost of up to \$150,000.00 (including installation) to be funded by general reserves.

Option 2

THAT Council direct staff to work with Rogers Communications to install the SenseNet/SenseCore system that includes software, 100 sensors, 5 gateways and 3 zoom cameras to be deployed in strategic locations including the East Sector Lands at a cost of up to \$205,000 (including installation) to be funded by general reserves.

Option 3:

THAT Council direct staff to work with Rogers Communications to install the SenseNet/SenseCore system that includes software, 100 sensors, 5 gateways and 5 zoom cameras to be deployed in strategic locations including the East Sector Lands at a cost of up to \$235,000.00 (including installation) to be funded by general reserves.

Option 4:

THAT Council direct staff to work with BC Wildfire Service (the Province) to explore an early wildfire detection system that provides regional protection.

Subject to option 1, option 2 or option 3 being selected:

THAT Council approve an annual increase to taxation at approximately 2% (up to \$50,000 per year) to fund the annual subscription, operation and maintenance of the early wildfire detection system while the system is in operation.

THAT Council direct staff to establish a reserve fund for the expansion and/or upgrade to the early wildfire detection system.

SUMMARY

To provide an update to Council regarding SenseNet Wildfire Detection Solutions proposed to be installed in the Village of Harrison Hot Springs.

BACKGROUND

At the April 3rd, 2024 Regular Meeting of Council, the following resolution was considered by Council and failed:

THAT Council sole-source to approve the acquisition of SenseNet interface fire detection system, which is generally described as 65 sensors, 4 gateways and 3 zoom cameras to be deployed in the East Sector forest with time being of the essence.

**MOTION FAILED
OPPOSED BY COUNCILLORS FACIO, JACKSON, VIDAL**

At the April 30th, 2024 Special Meeting of Council, the following resolution was reconsidered by Mayor Wood per section 131 of the *Community Charter* and carried:

THAT Council sole-source to approve the acquisition of SenseNet Interface Fire Detection System, which is generally described as 65 sensors, 4 gateways and 3 zoom cameras to be deployed in the East Sector forest with time being of the essence.

At 10:34 am, Mayor Wood declared Councillor Facio's Zoom connection was lost and deemed him to be no longer in attendance.

Council voted on the reconsidered motion.

**CARRIED
OPPOSED BY COUNCILLOR VIDAL**

DISCUSSION

After the April 30th, 2024 Special Meeting of Council, staff reached out to SenseNet to request a meeting to gather all the information required to present to Council. SenseNet and Rogers Communications representatives presented their information to staff (which included a Fire Department member) on May 14th, 2024. SenseNet representatives requested that the proposal prepared for the Village remain confidential as it contains proprietary information therefore staff will not be sharing the proposal with the public.

During the meeting with staff, it was determined that Rogers Communications is the service provider and is responsible for installation, operation and maintenance of the early fire detection system, SenseNet just provides the software and equipment to Rogers Communications (which includes the sensors, gateways and cameras). In addition, Rogers Communications will be the project manager (PM) for the project, which will include engaging all stakeholders, obtaining all necessary permits, and managing indigenous consultation as required. The SenseNet representative recommended including the westerly portion of the Village to provide protection

to the whole Village, not just the East Sector Lands. The SenseNet representative also advised staff that this equipment will not detect fires outside the general vicinity of the Village.

When the system detects a fire, it is set up to send a notification in the form of an email, text or to a call center to alert/call the local authority of the location of the fire. Staff is recommending the notifications be directed to the Fire Chief and Deputy Fire Chief for response. During discussions with a FD team member, it was determined that FD members will not enter the forest (crown lands) as this area falls under the BC Wildfire Service's jurisdiction, therefore they would be notifying the appropriate authorities to respond accordingly. The Village FD would only be on scene to provide support.

Staff brought forward privacy concerns regarding the cameras, which can have a sight line of up to 50 kilometers. SenseNet representatives advised that people, vehicles and houses are blurred by the cameras in order to mitigate privacy concerns. The Village is responsible for complying with its obligations under the *Freedom of Information and Protection of Privacy Act*. Accordingly, staff will be obtaining a legal opinion to determine whether there are any additional steps that the Village must take in order to ensure that the project meets public privacy requirements.

FINANCIAL CONSIDERATIONS

SenseNet is offering promotional pricing for the installation of their sensors, cameras, and gateway as well as the first year of monitoring. Up-front costs will range from \$129,000 to \$204,000 dependent upon the package selected, plus an additional estimated \$20,000 to \$30,000 for contractor installation.

Moving forward, subscription and monitoring services will have an annual cost of \$50,000. This will result in an estimated 2% tax increase for all residents beginning in 2025 to cover the cost of these services.

It should be noted, the equipment has a 5-to-10-year life span. Replacement costs are covered as part of the annual subscription. It is unknown at this time whether there will be any future increase to the subscription cost.

Staff recommend establishing a reserve fund to fund future expansion and/or upgrade to the system.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Public Safety – To ensure and enhance public safety.

Respectfully submitted by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

A bylaw to provide for the control and management of the discharge of firearms

WHEREAS section 8(5) of the *Community Charter* authorizes local governments to, by bylaw, regulate and prohibit the discharge of firearms;

AND WHEREAS the Mayor and Council of the Village of Harrison Hot Springs has deemed it advisable to regulate the discharge of firearms,

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 “Discharge of Firearms Bylaw No.1207, 2024”.

2. DEFINITIONS

For the purposes of this bylaw:

“Bylaw Enforcement Officer” means a person appointed from time to time by the Council of the Village for the purpose of enforcing and carrying out provisions of this Bylaw, and shall include any designate so appointed

“Conservation Officer” means an individual appointed under the *Environmental Act* (SBC 2003, Chapter 53) acting in the course of their duties

“Firearm” means a rifle, shotgun, handgun, air gun, spring gun or any device that propels a projectile by means of explosion, compressed gas/air or spring

“Peace Officer” means an officer appointed under the *Police Act* (RSBC 1996, Chapter 367) or the *Royal Canadian Mounted Police Act* (RSC, 1985, c. R-10) acting in the course of their duties

“Village” means the Village of Harrison Hot Springs

3. PROHIBITION

(a) No person shall discharge a Firearm in any area located within the boundaries of the Village of Harrison Hot Springs as outlined by the bold, black line on Schedule A of this Bylaw.

- (b) No person shall discharge a Firearm in such a way that the projectile goes into, over or through any area within the boundaries of the Village.

4. EXCEPTIONS

The provisions of this Bylaw do not apply to a Peace Officer or Conservation Officer who discharges a Firearm in the lawful performance of their duties.

5. ENFORCEMENT

- (a) This Bylaw may be enforced by a Bylaw Enforcement Officer or a Peace Officer.
- (b) No person shall interfere with, obstruct, or impede a Bylaw Enforcement Officer carrying out his or her duties in accordance with this Bylaw.

6. OFFENCE AND PENALTY

- (a) Every person who contravenes or violates any of the provisions of this Bylaw, who suffers or permits any act to be done in violation of this Bylaw, or who fails or neglects to do anything required to be done by any provision of this Bylaw, commits an offence against this Bylaw and is liable to the penalties hereby imposed.
- (b) Each day that the offence continues shall constitute a separate offence.
- (c) Every person who commits an offence against this Bylaw is guilty of an offence and is liable, upon summary conviction, to a fine not exceeding the maximum set out in the *Offence Act* (RSBC 1996, Chapter 338) as amended from time to time.

7. 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.

8. REPEAL

The Village of Harrison Hot Springs Bylaw No. 120, 1958 is hereby repealed in its entirety.

READINGS AND ADOPTION

READ A FIRST TIME THIS 6th DAY OF MAY, 2024

READ A FIRST TIME THIS 6th DAY OF MAY, 2024

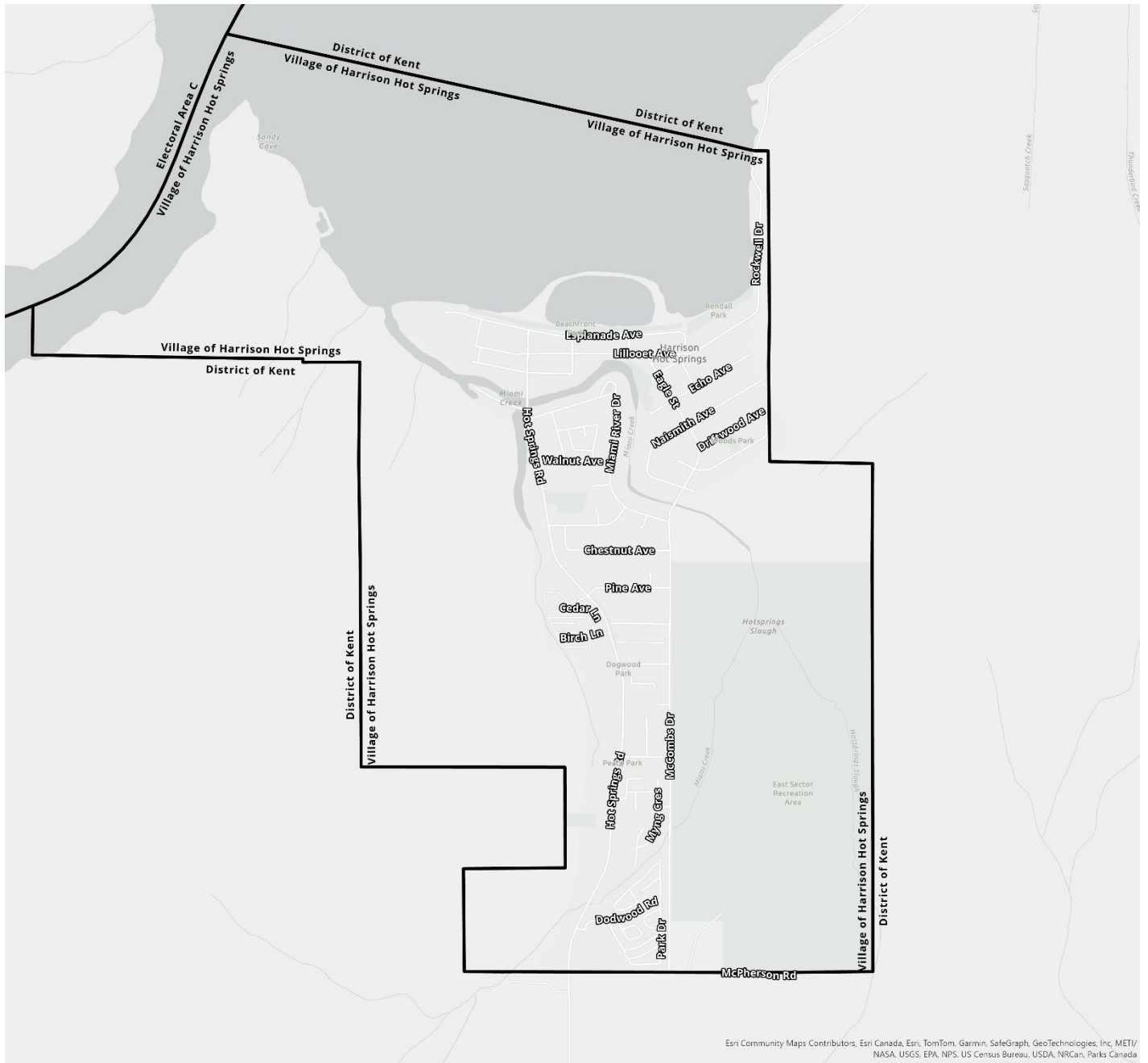
READ A FIRST TIME THIS 6th DAY OF MAY, 2024

ADOPTED THIS DAY OF , 2024

Mayor

Corporate Officer

SCHEDULE A



File No: 3900-20
Date: May 21, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Small-Scale Multi-Unit Housing Requirements

RECOMMENDATIONS

THAT Council direct staff to apply for an exemption on the prescribed number of housing units on a given Lot, commonly referred to as Site Standards B and C; and

THAT Council direct staff to post the required public notice for the adoption of the attached Zoning Amendment Bylaw No 1208, 2024.

SUMMARY

In the fall of 2023, the province introduced a suite of changes to the *Local Government Act* to accommodate changes to zoning regulations related to certain dwelling types. The focus of the required changes is to allow for small-scale, multi-unit housing (SSMUH) in land use zones that have traditionally been restricted to single-family or duplexes uses. These zones have been referred to as “restricted zones” in the legislation. Even though the legislation discusses the restricted zones, within the SSMUH standards guideline lot sizes are also considered when allowing the prescribed number of housing units that must be permitted on a given restricted zone lot. The lot sizes indicated in the SSMUH guideline ranges from less than 280 M² to 4,050 M². Within the Village, the restricted zones are limited to the R1, R2 zones and the occasional commercial zone that have either a single-family dwelling or duplex on them.

BACKGROUND

The focus of the changes to the provincial legislation is to require local governments to permit between 2 to 6 housing units in residential areas that are otherwise restricted to single family dwellings and duplexes. Harrison Hot Springs, and the other local governments across BC are required to update their Zoning Bylaws to permit the prescribed minimum SSMUH densities on single family and duplex lots. Secondary suites or Coach Houses, referred to as Additional Dwelling Units (ADU) will be permitted almost everywhere in the province and “more” urban areas will be required to permit three to six units on each of the restricted zones. For the Village the extra dwellings would apply to the R-1 and R-2 Zones, as outlined on the attached map. The new legislation would affect the following number of lots, as per the lot size requirements mandated by the province.

1. 494 lots – in the R-1 and R-2 zones (the parcel size ranges from 280 M² to 1215M²)
2. 42 lots – in the R-1 and R-2 zones (the parcel size ranges from greater than 1215 M² to less than 4050 M²).

As per the SSMUH Site Standards, as outlined on page 65, there are four standards that have been prepared for the different SSMUH unit requirements.

Site Standards Package	Lot Size	Units Required
A	All restricted zones	Either just a Secondary suite, Coach House or both
B	Less than 280M ² to less than 1215 M ²	3 or 4
C	Greater than 1215M ² to less than 4050 M ²	4
D¹	At least 281M ² in size	6

Notes:

1. Is wholly or partially within 400M of a prescribed bus stop (due to the definition of the term prescribed bus stop, this is not applicable to the Village)
2. Within a municipality with a population of 5,000 or greater (not applicable to the Village)

Listed below is a summary of the SSMUH dwelling unit requirements.

Minimum number of units	Characteristics of the lots to which the requirements apply
Minimum of two units	A minimum of one secondary suite and/or one Coach House (ADU) for each lot must be permitted in the <i>Restricted Zone</i> . (The Village can permit one or both. The Village’s current Zoning Bylaw indicates this in the R2 zone but not in the R1 zone)
Minimum of three units	A minimum of three (3) units must be permitted on each lot 280 m ² or less in a <i>Restricted Zone</i> .
Minimum of four units	A minimum of four (4) units must be permitted on each lot greater than 280 m ² in a <i>Restricted Zone</i> .
Minimum of six units	A minimum of six (6) units must be permitted on each lot in a <i>Restricted Zone</i> that is: <ol style="list-style-type: none"> a) wholly or partly within 400 metres of a prescribed bus stop, and b) is 281 m² or greater in area. One of the six units that must be permitted may be required to be affordable or special needs housing.

The SSMUH requirements also prohibit the Village from doing the following:

1. Holding a public hearing on a zoning bylaw or any amendments proposed for the sole purpose of complying with the SSMUH legislation. Even with this requirement though, the Village must prepare a public notice of no public hearing before the first reading of the bylaw. The notice must follow the 3- and 10-day rule.

Steps Completed

To ensure compliance with the legislation before the June 30, 2024, deadline, staff have worked on and completed the work plan outlined below.

1. Reviewed the Zoning Bylaw to identify impacted zones.
2. Worked with the FVRD Mapping Department to identify exempted lots and lots to which the various density requirements will apply.
3. Need to consult with the public works and engineering staff to review infrastructure servicing capacity and identify any areas for which an extension should be requested on the basis of infrastructure upgrades underway that prevent compliance by June 30th, 2024.
4. Consulted the Province's Policy Manual and Site Standards to identify updates for the Zoning Bylaw that will allow the required number of housing units in selected zones. This work will require identifying appropriate setbacks, heights, parking regulations, and other technical requirements for the zones subject to SSMUH.
5. Identified other plans, policies, and regulations that may be impacted by the zoning bylaw changes and prioritized them for review and updates in consultation with relevant departments.
6. Consulted as and when required throughout the process with legal counsel.
7. Presented a Zoning Amendment Bylaw to Council with sufficient lead time for its adoption prior to June 30, 2024.

DISCUSSION

Based on preliminary analysis of the SSMUH legislation, the requirements for three to four units will apply to various Lots, as outlined on the attached map, within the Village of Harrison Hot Springs.

Exemption to the SSMUH requirements

If required, the Village can apply for an exemption to the addition of three to six units. The criterion for the exemption is outlined below:

- Land protected by the *Heritage Conservation Act*;
- Land, which is designated as heritage, under Part 15 of the *Local Government Act*, prior to the legislation coming into force;
- Land that is not connected to water and sewer system provided by a local government; and
- Land that is larger than 4,050 m²

Additionally, regulations which came into force on December 7, 2023, establish further exemptions for areas from SSMUH:

- Areas captured within a Transit Oriented Area (TOA), as noted by *Housing Statutes (Transit-Oriented Areas) Amendment Act*, 2023, S.B.C. 2023, c. 48, are exempted

from the 3, 4, 6-unit requirements as the TOA regulation will allow higher densities of housing. (Please note that the Village has not been designated as a TOA)

- Land which is subject to:
 - a. hazardous conditions;
 - b. the threat or risk from the hazardous conditions would increase if the density permitted under this legislation is achieved; and
 - c. the hazardous condition cannot be practically mitigated, is exempt from the SSMUH legislative requirements.

In order to be granted a hazardous exemption, the Village must have a report prepared by a qualified professional which certifies either a. or b. above. For a hazardous exemption, the Village is required to provide a written notice to the Province.

FINANCIAL CONSIDERATIONS

Additional costs associated to this bylaw include the hiring of a geotechnical professional to complete a review on the placement of extra dwelling units on a floodplain and the potential impact.

POLICY CONSIDERATIONS

Short Term Rental Accommodations Act
Housing Statues (Residential Development) Amendment Act
Housing Statues (Transit-Oriented Areas) Amendment Act
 Small-Scale, Multi-Unit Housing Policy Manual and Site Standards

Respectfully submitted:



Ken Cossey, MCIP, RPP
 Planning Consultant

Reviewed by:



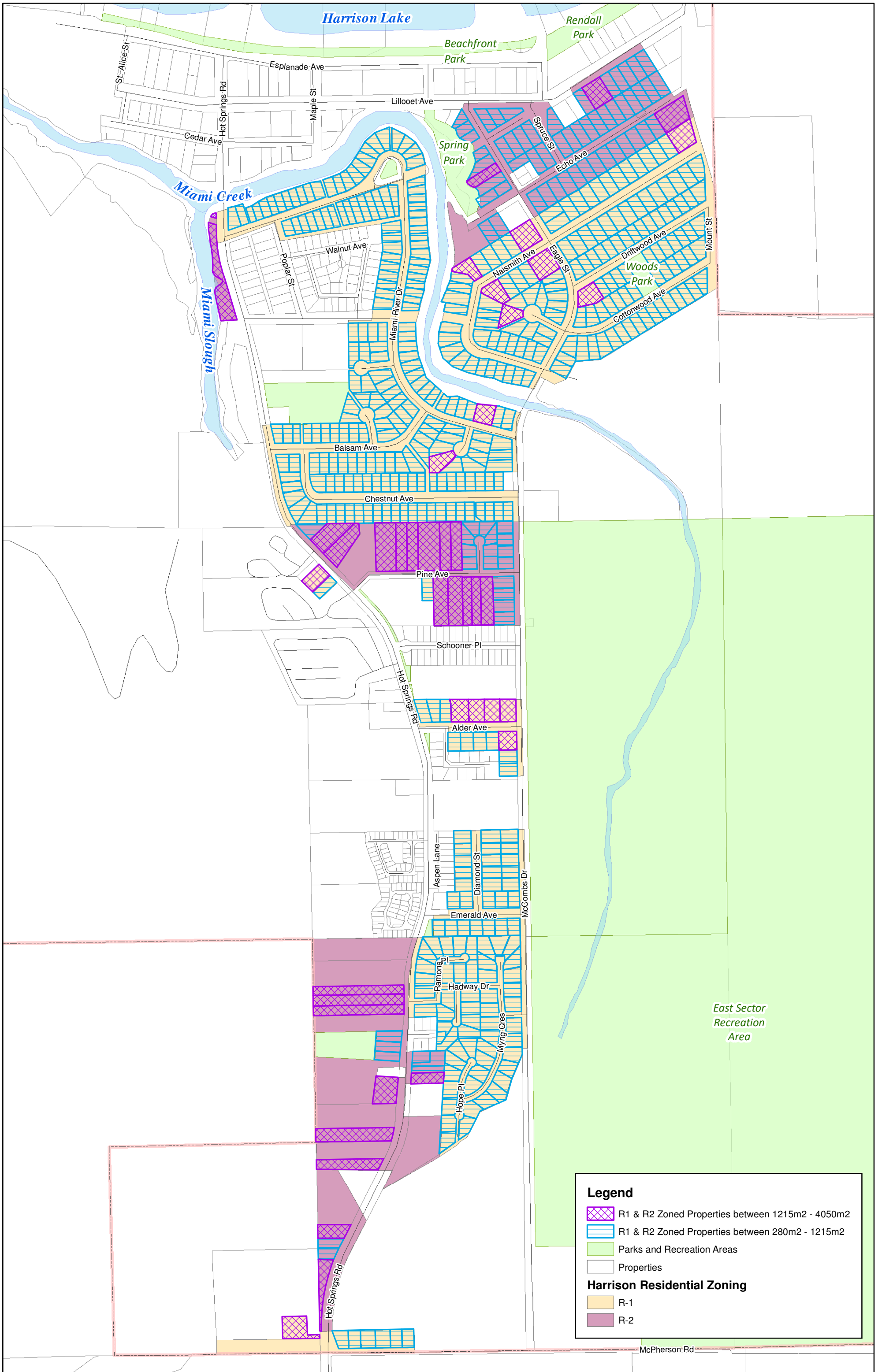
Tyson Koch
 Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
 Chief Financial Officer, Deputy CAO

- Attachments (2):
1. SSMUH Map, dated May 2024
 2. Draft Zoning Amendment Bylaw No. 1208, 2024
 3. Excerpt from Draft Consolidated Zoning Bylaw No. 1115, 2017 showing proposed amendments





**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1208, 2024**

**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. 1208, 2024**".

2. **TEXT AMENDMENT**

That:

- (a) Under section 4.3 (a) the following is deleted in its entirety;

"Accessory Residential Suites will be permitted for all uses, except in a Duplex Dwelling, a Townhouse, Apartments and Mobile Homes."

The following is inserted in its place:

"R-1 and R-2 Zones are the only zones where Residential Suites are permitted."

- (b) Under Section 4.10 (a)(i) the following is deleted in its entirety;

"Coach Houses will be allowed in the following Zone Only:

- i) Residential 2 (Duplex Zone) R2"

The following is inserted in its place:

"Coach Houses will be allowed in both the R-1 and R-2 Zones."

- (c) Under section "6.1.1 Residential Parking Requirements", and under the categories of Detached Dwelling and Duplex Dwellings, the required Number of On-site Parking Stalls the following; "2 per Dwelling Unit" are deleted in their entirety.

The following is inserted in their place:

“1 per Dwelling Unit”

- (d) Under section “7.1.1 Residential Uses”, in the subsection titled “Accessory Uses”, in the row titled “Accessory Residential Suite or a Coach House, but not both”, a diamond is inserted in the R-1 Zone column and the following sentence is inserted after “Accessory Residential Suite or a Coach House, but not both”:

“The Accessory Residential Suite or the Coach House must be above the 14.55M FCL”

- (e) Under the Development Regulations for the Residential Zones, for both the R-1 and R-2 Zones, the following Minimum Front Setback number of “7.5” is deleted in its entirety.

The following is inserted in its place:

“6”

- (f) Under the Development Regulations for the Residential Zones, for both the R-1 and R-2 Zones, the following Minimum Rear Setback number of “7.5” is deleted in its entirety.

The following is inserted in its place:

“The Rear Setback is 6 M for the Principal Building or Structure and is a minimum of 1.5 M for the Coach House”

- (g) Under the Development Regulations for the Residential Zones, for both the R-1 and R-2 Zones, the following Minimum Interior and Exterior Setback numbers of “1.5” and “3.6” are deleted in their entirety.

The following is inserted in their places:

“1.2”

- (h) Under the Development Regulations for the Residential Zones, for both the R-1 and R-2 Zones, the following Maximum Height number of “10.7” is deleted in its entirety.

The following is inserted in its place:

“11”

- (i) Under the Development Regulations for the Residential Zones, a row titled “Maximum Number of Storeys” is inserted between the Maximum Height (m) and the Minimum Amenity Area (m²), with the following inserted in both the R-1 Zone and R-2 Zone columns:

“3 storeys for the principal dwelling, 2 storeys for the Coach House”

In the R-3 Zone, R-4 Zone and R-5 Zone columns, the following is inserted:

“NA”

- (j) Under the Residential Accessory Building or Structure Regulations, the following row titled “Maximum Height for Coach Houses (m)” is inserted, after the Maximum Height (m) row, with the following inserted in both the R-1 Zone and R-2 Zone columns:

“8”

In the R-3 Zone, R-4 Zone and R-5 Zone columns, the following is inserted:

“NA”

A PUBLIC NOTICE WAS PUBLISHED ON THE _____ DAY OF _____, 2024.

READ A FIRST TIME THIS _____ DAY OF _____ 2024.

READ A SECOND TIME THIS _____ DAY OF _____ 2024.

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

REVIEWED BY THE MINISTER OF TRANSPORTATION,
AS PER S. 52 OF THE *TRANSPORTATION ACT* THIS _____ DAY OF _____ 2024.

ADOPTED THIS _____ DAY OF _____, 2024.

Mayor

Corporate Officer

4.2 Accessory Buildings or Structures and Uses

- a) Buildings, Structures or uses must comply with the following:
- i) an Accessory Building or Structure must not be situated on a Lot unless the Permitted Building or Structure, to which the Accessory Building or Structure is incidental, has already been erected or will be erected simultaneously with the Accessory Building or Structure on the same Lot, with the exception of one Accessory Building or Structure not exceeding 25 m² of the Gross Floor Area, used only for storage purposes;
 - ii) a Garage or Carport attached to a Permitted Building or Structure, by an enclosed, heated area that is not more than 5 m in length, is deemed to be a portion of the Permitted Building or Structure;
 - iii) Land comprising the common property in a strata plan may be used for purposes Accessory and customarily incidental to Permitted Uses on the strata Lots within the same strata plan. For the purposes of Accessory Buildings or Structures that may be constructed on common property, the same Setbacks, Building or Structure height, Lot coverage and other Building or Structure standards apply as those which apply to strata Lots in the same Zone; and
 - iv) no part of an Accessory Building or Structure must be used for Residential Use purposes or Tourist Accommodations purposes, except as otherwise provided for in this Bylaw.

4.3 Accessory Residential Suites

- a) ~~Accessory Residential Suites will be permitted for all uses, except in a Duplex Dwelling, Townhouse, Apartments, Mobile Homes; R-1 and R-2 Zones are the only zones where Residential Suites are permitted.~~
- b) Unless a Zone specifically provides for otherwise, only one (1) Accessory Residential Suite is permitted per Lot;
- c) Where a Lot is not serviced by the Municipal Community Sewer System, written confirmation from the applicable licensing body that the capacity of the Lot's sewer system will not be compromised by the presence of an Accessory Residential Suite is required;
- d) Accessory Residential Suites must have a total Gross Floor Area of not more than 90.0 m². For the purposes of this section, the Gross Floor Area does not include areas used for common storage, common laundry facilities, or common areas used for access or egress. In addition to the total size of the suite, the Accessory Residential Suite must have an area of less than 40% of the habitable area of the Detached Dwelling. For the purposes of this section, the habitable area calculation does not include the attached garage;
- e) Accessory Residential Suites cannot be subdivided from the Building or Structure of which it is part of under the *Strata Property Act*, as amended from time to time; and
- f) One off-street parking space in addition to those required for the Permitted Use must be provided.

4.4 Fences, Screening and Retaining Walls

4.4.1 Fences and Retaining Walls

- c) For the purposes of this Bylaw, railroad cars, truck vans, converted Manufactured Homes, travel trailers, recreational vehicles, bus bodies, vehicles and similar prefabricated items and Structures originally built for purposes other than storage are not permitted as accessory storage Buildings or Structures.

4.8 Swimming Pools, Spas and Hot Tubs

- a) Where a Residential or a Commercial Use is Permitted, a swimming pool, spa or hot tub is Permitted as an Accessory Use, in accordance with the following provisions:
 - i) any swimming pool, spa or hot tub must not be located within 15.0 m of a Front Lot Line or within a required Side or Rear Lot Line Setback;
 - ii) above ground pools must have a maximum height of 2.5 m; and
 - iii) the combined area of the swimming pools, spa or hot tub must not exceed 15% of the total Lot area.

4.9 Tourist Accommodation

- a) In any Zone where a Tourist Accommodation use is Permitted the following regulations apply:
 - i) no noise, vibration, smoke, dust, odors, heat, glare, electrical or radio disturbance detectable beyond the property boundary must be produced by Tourist Accommodation;
 - ii) meals may be provided to customers of a Tourist Accommodation only and not the Community; and
 - iii) any person intending to operate a Tourist Accommodation must hold a valid and current Business License from the Village.

4.10 Coach Houses

- a) Coach Houses will be allowed in the following Residential Zone only:
 - i) ~~Residential 2 (Duplex) R2.~~ Coach Houses will be allowed in both the R-1 and R-2 Zones.
- b) The distance between the Permitted Residential Dwelling unit and the Coach House must be a minimum of 3.0 m;
- c) The combined Gross Floor Area of all Accessory Building or Structures on the Lot, including the Coach House, must not exceed 90 m²; and
- d) Coach houses are not permitted on a Lot, unless a connection to both a Community Sewer and a Community Water System exists.

4.11 Coach House or Residential Accessory Suite

- a) On any Lot where a Coach House or a Residential Accessory Suite are permitted, either a Coach House or a Residential Accessory Suite is permitted but not both.

- of benches, pews, booths or similar seating accommodation, each 0.5 m² of seating area must be deemed to be one seat;
- h) All Multiple Unit Residential, mixed Residential and Commercial Development must provide bicycle parking at a rate of 20% of the required vehicle parking;
 - i) All Multiple Unit Residential, mixed Residential and Commercial Developments requiring at least 20 parking spaces must provide at least one electric vehicle charging outlet, which is readily accessible for charging a vehicle in a required parking space;
 - j) For any Use required to be Accessible to persons with a disability by the *BC Building Code*, as amended from time to time, a minimum of one parking space for a person with a disability must be provided;
 - k) Where 20 or more parking spaces are required by this Bylaw, the required spaces must be Accessible to persons with a disability, as outlined in the table below;

Total Required Parking Stalls	Required Number of Disability Parking Spaces
20-50	4
81-110	6
111-140	8
141-170	10

- l) The parking requirements established in this section do not apply to a Building or Structure or use existing prior to the adoption date of this Bylaw, provided there is no change, expansion or addition to the Building or Structure or use that requires more parking spaces than were required for the existing Building or Structure or Use when this Bylaw was adopted. If there is an expansion or addition to an existing Use or Building or Structure, then the provisions of this section apply to the expansion or addition; and
- m) For the purposes of this Bylaw the required parking spaces have been broken into the following categories of uses:
 - i) Residential;
 - ii) Commercial; and
 - iii) Community.

6.1.1 Residential Parking Requirements

Land Use	Required Number of On-site Parking Stalls
For All Residential and Similar Land Uses	
Accessory Building & Structure	N/A
Home Occupation	1 per employee
Accessory Residential Suites	1 per suite
Detached Dwelling	2 1 per Dwelling Unit
Apartment	1.25 per Dwelling Unit (includes a visitor parking area)
Coach Houses	1 per Dwelling Unit
Duplex Dwellings	1 2 per Dwelling Unit
Townhouse Dwellings	2 per Dwelling Unit and .25 per Unit for the visitor parking area

provisions of this section apply to such expansion or addition.

6.6 Off-Street Parking Agreement for Commercial Uses

- a) As an alternative to meeting the parking standards of this Bylaw for a change to an existing use or new Development that would result in an increase in the number of required parking spaces, the additional required off-street parking spaces may be located on a Lot other than that upon which the Use, Building or Structure intended to be served are located, provided the off-site parking is secured by an agreement in accordance with the following:
- i) the agreement must indicate and be registered on title of the Development site and the individual offering the Lot;
- the location and number of parking spaces provided off-site,
 - the terms of any lease or rental agreement between the owner of the off-site parking area and the owner of the Building, Structure or use requiring off-site parking spaces,
 - the terms for the maintenance and where applicable the construction of the off-site parking area;
 - the agreement must require the approval of the Municipality and the Municipality must be a co-signatory; and
- ii) all costs associated with preparing the agreement must be paid by the owner of the Use, Building or Structure that the off-site parking spaces are intended to serve.

6.7 Parking or Storage of Vehicles

- a) In any Residential Zone, no more than the numbers and types of Motor Vehicles set up below will be permitted to be parked or stored on a Lot:
- i) four Motor Vehicles, one of which may be a truck or school bus not exceeding 4,500 kilograms gross Motor Vehicle weight or one-horse trailer or camper or recreation vehicle, and
- ii) one boat and trailer.

PART 7.0 ZONING REGULATIONS

7.1 Zones

- a) The Zones, as shown on Schedule A which is attached to and forms part of this Bylaw have the following the regulations assigned to each Zone as outlined below:

7.1.1 Residential Uses

Permitted Residential Uses	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone
----------------------------	----------	----------	----------	----------	----------

PERMITTED USES					
Detached Dwelling	◆	◆	◆		◆
Duplex Dwelling		◆			
Townhouse Dwelling				◆	
ACCESSORY USES					
Home Occupation	◆	◆		◆	
Accessory Residential Suite or a Coach House, but not both. <u>The Accessory Residential Suite or the Coach House must be above the 14.55M FCL</u>	◆	◆			
Accessory Buildings or Structures	◆	◆	◆	◆	

DEVELOPMENT REGULATIONS FOR THE RESIDENTIAL ZONES

Residential Development Regulations	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone
Minimum Lot Size for subdivision purposes(m ²)	925 ⁽¹⁾ 540 ⁽²⁾	925 ⁽¹⁾ 697 ⁽²⁾ 1125 ⁽³⁾ 925 ⁽⁴⁾	360 ⁽²⁾	1500 ⁽²⁾	130 ⁽²⁾
Subdivision for a relative (Ha)	2.5	2.5	2.5	2.5	2.5
Minimum Lot Width (m)	18	18 ⁽⁵⁾ 24 ⁽⁶⁾	12.5	22.5	9
Maximum Density	NA	NA	NA	35	50

(units / ha)					
Maximum Lot Coverage (%)	40	40	55	55	50
Minimum Front Setback (m)	6 7.5	6 7.5	4.5	4.5	2 6 with a front deck
Minimum Rear Setback (m)	<u>The Rear Setback is 6 M for the Principal Building or Structure and is a minimum of 1.5 M for the Coach House</u> 7.5	<u>The Rear Setback is 6 M for the Principal Building or Structure and is a minimum of 1.5 M for the Coach House</u> 7.5	4	7.5	3.5
Minimum Interior Side Setback (m)	1.2 5	1.2 5	1.2	3.6	1.2
Minimum Exterior Side Setback (m)	3.6 1.2	3.6 1.2	3.6	7.5	1.2
Maximum Height (m)	10 7	10 7	10.7	11	10.7
<u>Maximum Number of Storeys</u>	<u>3 storeys for the principal dwelling, 2 storeys for the Coach House</u>	<u>3 storeys for the principal dwelling, 2 storeys for the Coach House</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>
Minimum Amenity Area (m ²)	NA	NA	NA	5 per unit ⁽⁷⁾ 10 per unit ⁽⁸⁾	NA
Off-Street Parking	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time

Notes:

- 1/. Sewer only
- 2/. Must be hooked into a Community Water System and a Community Sewer System
- 3/. Duplex – with sewer only
- 4/. Duplex – must be hooked into a Community Water System and a Community Sewer System
- 5/. Detached Dwelling Unit
- 6/. Duplex Dwelling Unit
- 7/. When a development consists of 10 units or less
- 8/. When a development consists of 11 units or more

Additional Requirements:

- 1/. For any home occupations refer to the off-street parking requirements of this Bylaw, as amended from time to time.

2/. Accessory Building and Structure requirements are noted below:

Residential Accessory Building or Structure Regulations	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone
Maximum Number of Buildings or Structures	2	2	2	2	NA
Minimum Front Setback (m)	15	7.5	4.5	4.5	NA
Minimum Rear Setback (m)	1.5	1.5	1	1.5	NA
Minimum Interior Side Setback (m)	1.5	1.5	1.2	3.6	NA
Minimum Exterior Side Setback (m)	7.5	3.6	3.6	7.5	NA
Maximum Height (m)	5	5	5	5	NA
<u>Maximum Height for Coach Houses (m)</u>	<u>8</u>	<u>8</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>

7.1.2 Commercial Uses

Permitted Commercial Uses	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
PERMITTED USES				
Community Care Facility	♦	♦		
Medical Clinic	♦			
Apartments	♦	♦	♦	
Entertainment facility	♦			
Service Station	♦			
Tourist Accommodation	♦	♦	♦	
Financial Institutions	♦			
Cultural Uses	♦			
Pubs	♦			♦
Offices	♦			
Personal Services Uses	♦			
Parking Garage	♦			
Retail Establishments	♦			♦
Restaurants	♦	♦		♦
Convenience Stores	♦	♦		
Catering Establishments	♦			
Marinas/Float Plane Dock				♦
Campground/Holiday Parks			♦	
Recreation Facility	♦			
Detached Dwelling	♦		♦	
Micro-Brewery ⁽¹⁾	♦			♦
ACCESSORY USES				
Apartment	♦	♦	♦	♦
Detached Dwelling	♦	♦	♦	♦
Accessory Buildings or Structures	♦	♦	♦	♦