



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, March 6, 2023
Time: 7:00 p.m.
Location: Council Chambers,
Memorial Hall, 290 Esplanade Avenue,
Harrison Hot Springs, British Columbia

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

1. CALL TO ORDER	
Meeting called to order by Mayor Wood Acknowledgment of Sts'ailes traditional territory.	
2. INTRODUCTION OF LATE ITEMS	
3. APPROVAL OF AGENDA	
4. ADOPTION OF COUNCIL MINUTES	
(a) THAT the Regular Council Meeting Minutes of February 21, 2023 be adopted.	Page 1
5. BUSINESS ARISING FROM THE MINUTES	
6. CONSENT AGENDA	
i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	
iv. Correspondence	
7. DELEGATIONS/PETITIONS	
8. CORRESPONDENCE	
(a) Letter dated January 9, 2023 from the RCMP Re: UBCM meeting with the BC RCMP	Page 7
(b) Letter dated February 16, 2023 from BC Communities in Bloom Re: BC Communities in Bloom Invitation	Page 9
(c) Letter dated February 19, 2023 from The Chilliwack Plowing Society Re: Invitation to Attend the Annual Plowing match	Page 11

(d) Letter from Bob Flitton, Richard Fife and Jenny Peters Re: Concerns Regarding Pay Parking Increase	Page 13
(e) Letter dated March 1, 2023 from Cathy Christiansen Re: Council Meeting Location Change	Page 17
(f) Letter dated March 1, 2023 from John Allen Re: Council Meeting Location Change	Page 19
(g) Email dated February 24, 2023 from Gabriele Thornton Re: Council Meeting Location Change	Page 21
(h) Email dated February 25, 2023 from Wolfgang Thornton Re: Council Meeting Location Change	Page 23
(i) Email dated February 24, 2023 from Martin Elsasser Re: Council Meeting Location Change	Page 25
(j) Email dated February 27, 2023 from Karen Lennerton Re: Council Meeting Location Change	Page 27
(k) Email dated February 27, 2023 from Cam Lennerton Re: Council Meeting Location Change	Page 29
(l) Email dated February 27, 2023 from Megan Heart Re: Council Meeting Location Change	Page 31
(m) Email dated March 1, 2023 from Deanna Jones Re: Council Meeting Location Change	Page 33
(n) Email dated February 22, 2023 from Rob Macken Re: Council Meeting Location Change	Page 35
(o) Email dated March 2, 2023 from the Emergency Planning Secretariat Re: Support for Regional Geohazard Assessment Application	Page 37
9. BUSINESS ARISING FROM CORRESPONDENCE	
10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS	
11. REPORTS FROM MAYOR	
12. REPORTS FROM STAFF	
(a) Report of Planning Consultant – January 30, 2023 Re: Consideration on the issuance of the requested DVP Recommendation: THAT Development Variance Permit 04/22 not be issued to Hayden and Richard Simon for the property located at 470 Emerald Ave, Harrison Hot Springs for the land legally described as:	Page 43

Lot 30, Sec 12, Twp 4, Rg 29 W6M, New Westminster District Plan 35160.

13. BYLAWS

- (a) Highway and Traffic Amendment Bylaw No. 1185, 2023 Page 47

Recommendation:

THAT Highway and Traffic Amendment Bylaw No. 1185, 2023 be given final reading.

- (b) Boat Launch Facility and Parking Lot Regulation Amendment Bylaw No. 1186, 2023 Page 49

Recommendation:

THAT Boat Launch Facility and Parking Lot Regulation Amendment Bylaw No. 1186, 2023 be given final reading.

- (c) Report of Finance Manager – February 28, 2023 Page 51
Re: 2023-2027 Financial Plan Bylaw No. 1187, 2023

Recommendation:

THAT the 2023-2027 Financial Plan Bylaw No. 1187, 2023 be introduced and given first and second readings; and

THAT the 2023-2027 Financial Plan be forwarded for public consultation at an Open House to be held on March 20, 2023.

- (d) Report of Planning Consultant – February 27, 2023 Page 65
Re: Proposed Townhouse Development (395 Pine)

Recommendation:

THAT OCP application file number 6520-20-OCP02/23 for the property located at 395 Pine Street and legally described as Parcel "A", (Explanatory Plan 338823) Lot C, Sec 12, TWP 4 Rge 29, W6M New Westminster District Plan 10239 be denied.

- (e) Report of Planning Consultant – February 24, 2023 Page 71
Re: Proposed Townhouse Development (435 Pine)

Recommendation:

THAT OCP application file number 6520-20-OCP01/23 for the property located at 435 Pine Street and legally described as Lot D, Sec 12, TWP 4 Rge 29, W6M New Westminster District Plan 10239 be denied.

14. NEW BUSINESS

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

16. ADJOURNMENT

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

4(a)

DATE: Tuesday, February 21, 2023
TIME: 7:00 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

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

Finance Manager, Scott Schultz
Operations Manager, Tyson Koch

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**

- **Moved by Mayor Wood**
Seconded by Councillor Buckley

THAT Staff be directed to assist the District of Kent in their petition for funding of the new Public Pool where residents can sign at the Village Office and advertise on the Village Website and social media pages.

MOTION DEFEATED
OPPOSED BY COUNCILLORS FACIO, JACKSON, VIDAL

- Under section 131 of the Community Charter, Mayor Wood requested Council's reconsideration on the following motion from the January 26 & 27, 2023 Committee of the Whole Meeting:

THAT Lift Station #1 be replaced as detailed in the Sanitary Lift Station #1 Replacement report dated January 17, 2023 with the assembled engineering team of Wedler Engineering LLP, Watanabe Engineering and GeoWest Engineering at a value of up to \$2,392,500.00 to be funded by sanitary sewer DCC's and sanitary sewer reserves.

CARRIED
OPPOSED MAYOR WOOD

RC-2023-02-01

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- Under section 131 of the Community Charter, Mayor Wood requested Council's reconsideration on the following motion from the January 26 & 27, 2023 Committee of the Whole Meeting:

THAT staff update Council Remuneration and Expense Policy 1.16 to increase remuneration for Mayor and Council by 30%, increase \$10.00 per meal, be provided an allowance for cell phone usage, be provided a Village issued laptop computer or an annual allowance of \$1000 for conducting Village business on personal computers, and the option to attend the FCM or UBCM conferences.

CARRIED
OPPOSED MAYOR WOOD
RC-2023-02-02

- Procedural Bylaw Amendment
- Correspondence to Inspector of Municipalities
- Submit a resolution to the Lower Mainland Local Government Association (LMLGA) for consideration during their conference in May

3. APPROVAL OF AGENDA

Moved by Councillor Vidal
Seconded by Councillor Buckley

THAT the agenda dated February 21, 2023 be approved as amended.

CARRIED
UNANIMOUSLY
RC-2023-02-03

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Facio
Seconded by Councillor Buckley

THAT the Regular Council Meeting Minutes of January 16, 2023 be adopted.

CARRIED
UNANIMOUSLY
RC-2023-02-04

Moved by Councillor Buckley
Seconded by Councillor Jackson

THAT the Committee of the Whole Minutes of January 26 & 27, 2023 be adopted.

CARRIED
UNANIMOUSLY
RC-2023-02-05

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5. **BUSINESS ARISING FROM THE MINUTES**

None

6. **CONSENT AGENDA**

iv. Correspondence

- (a) Letter dated January 23, 2023 from Allan Garneau
Re: Committee of the Whole Meetings

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the consent agenda be received.

**CARRIED
UNANIMOUSLY**
RC-2023-02-06

7. **DELEGATIONS/PETITIONS**

- (a) Agassiz RCMP Detachment – Sgt. Sargent & Insp. Darren Pankratz
Re: 2022 Annual Policing Report

Sgt. Mike Sargent and Insp. Darren Pankratz provided a PowerPoint presentation on the 2022 Village of Harrison Hot Springs Policing Report.

8. **CORRESPONDENCE**

- (a) Email dated February 7, 2023 from Fraser Valley Regional District
Re: Draft Regional Growth Strategy
- (b) Letter dated February 13, 2023 from Harrison-Agassiz Chamber of Commerce
Re: 2023 BC Chamber of Commerce Week
- (c) Email dated February 14, 2023 from the BC Ombudsperson
Re: BC Ombudsperson's role in working with the public and Local Governments

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the email dated February 7, 2023 from Fraser Valley Regional District, the letter dated February 13, 2023 from Harrison-Agassiz Chamber of Commerce and the letter dated February 14, 2023 from BC Ombudsperson be received.

**CARRIED
UNANIMOUSLY**
RC-2023-02-07

9. **BUSINESS ARISING FROM CORRESPONDENCE**

None

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

Councillor Buckley

- Agassiz Harrison Healthy Communities
 - Attended a meeting on February 16
- Fraser Valley Regional District Board (Alternate Municipal Director) – No Report
- Harrison Agassiz Chamber of Commerce – No Report
- Attended the Lower Mainland Local Government Association conference on February 8-10, 2023

Councillor Facio

- Fraser Health – No Report
- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on January 26, 2023
 - Attended a meeting on February 2, 2023
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended the Follow your Heart Fundraiser event on February 18, 2023
- Wished retiring CAO Madeline McDonald all the best and a happy retirement
- Attended the Lower Mainland Local Government Association conference on February 8-10, 2023

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director)
 - Attended a meeting on February 16, 2023
- Tourism Harrison – No Report
- Attended the Lower Mainland Local Government Association conference on February 8-10, 2023

Councillor Vidal

- Community Futures North Fraser Board of Directors
 - Attended a meeting on January 24, 2023
- Corrections Canada Citizen's Advisory Committee
 - Attended a meeting on February 1, 2023
- Kent Harrison Joint Emergency Program Committee
 - Attended a meeting on January 18, 2023
- Attended the Lets'emot Community to Community meeting on January 26, 2023
- Attended the Lower Mainland Local Government Association conference on February 8-10, 2023
- Attended the Follow your Heart Fundraiser event on February 18, 2023
- Wished retiring CAO Madeline McDonald a happy retirement

MAYOR'S REPORT

None

11. REPORTS FROM STAFF

None

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12. BYLAWS

- (a) Report of Community Services Manager/Deputy CO – January 30, 2023
Re: Highway and Traffic Bylaw Amendment Bylaw No. 1185, 2023

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Highway and Traffic Amendment Bylaw No. 1185, 2023 be given first, second, and third readings.

CARRIED
UNANIMOUSLY
RC-2023-02-08

- (b) Report of Community Services Manager/Deputy CO – January 30, 2023
Re: Boat Launch Facility and Parking Lot Regulation Bylaw No. 1075, 2015 Schedule “A”
Fees

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Boat Launch Facility and Parking Lot Regulation Amendment Bylaw 1186, 2023 be given first, second, and third readings.

CARRIED
UNANIMOUSLY
RC-2023-02-09

13. NEW BUSINESS

Moved by Councillor Vidal
Seconded by Councillor Buckley

THAT Council endorse the following UBCM motion and forward it to the Lower Mainland Local Government Association Executive Board with a request that it be included in the resolution session for the conference held in May:

WHEREAS the UBCM Working Group on Responsible Conduct has worked to support British Columbia Local Governments and Boards in addressing misconduct by elected officials and providing Local Government and Board members with a set of fundamental principles which can be utilized to enact codes of conduct;

AND WHEREAS smaller Local Governments and Boards in British Columbia do not have the financial resources to establish an independent and autonomous Ethics Commissioner to investigate and resolve allegations of misconduct;
AND WHEREAS the current legislative framework available to small Local Governments and Boards in British Columbia regarding alleged breaches of code of conduct can result in expensive legal processes which may produce limited conclusions;

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THEREFORE BE IT RESOLVED that LMLGA and UBCM call upon the provincial government to immediately create an Independent Municipal Ethics Commissioner within the Ministry of Municipal Affairs to serve the public, elected officials and officers in an advisory, instructive and investigative role in the application and enforcement of codes of conduct.

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

Moved by Councillor Vidal
Seconded by Councillor Buckley

THAT a formal letter be sent to the Province of British Columbia Inspector of Municipalities to provide assistance to Council in the form of guidance and direction; and

THAT MLA Kelli Paddon be cc'd in the letter.

**CARRIED
UNANIMOUSLY**
RC-2023-02-11

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

Questions from the public were entertained.

15. ADJOURNMENT

Moved by Councillor Buckley
Seconded by Councillor Vidal

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

**CARRIED
UNANIMOUSLY**
RC-2023-02-12

Ed Wood
Mayor

Kelly Ridley
Interim Chief Administrative Officer/
Acting Corporate Officer



Royal Canadian Mounted Police Gendarmerie royale du Canada
Commanding Officer Commandant divisionnaire

January 9, 2023

His Worship Mayor Ed Wood
Village of Harrison Hot Springs
495 Hot Springs Road
PO BOX 160
Harrison Hot Springs, B.C. V0M 1K0

Via Email: [ewood@harrisonhotsprings.ca]

Dear Mayor Wood,

Subject: UBCM meeting with the BC RCMP - September 14, 2022

On September 14, 2022, former Mayor Leo Facio and Council representatives met with myself and Assistant Commissioner Eric Stubbs, at the 2022 Union of British Columbia Municipalities Convention in Whistler, BC. We appreciate their time to bring forward feedback that is important to the Village of Harrison Hot Springs.

During the meeting, Mayor Facio and Council representatives discussed policing levels in Harrison Hot Springs, especially seasonal policing in the summer. The Village is concerned that the increasing influx of summer visitors and the rising costs of policing will negatively affect the ability to maintain adequate and effective seasonal policing. We remain committed to providing the Village of Harrison Hot Springs with the status of the Seasonal Policing Program.

Since the meeting, Assistant Commissioner Stubbs met with Superintendent Davy Lee – Upper Fraser Valley Regional Detachment (UFVRD) Commander, to discuss seasonal policing funding. Harrison Hot Springs receives approximately \$10,000 per annum for seasonal policing. In 2021, grant funding from the municipality provided the Village with \$25,000 to fund seasonal policing, which was delivered by the Agassiz Crime Prevention Office (CPO). Grant funding for seasonal policing was also committed in 2022, however, due to resourcing issues, the Agassiz CPO could not commit sufficient resources to utilize these funds and as such they were not expended.

At the meeting, the former Mayor also complimented the RCMP on making regular patrols during the busy summer months which included the utilization of a marine vessel on the lake which conducted invaluable checks of vessels. We committed to ascertain if the marine vessel is adequate for policing duties in your jurisdiction. Superintendent Lee confirmed that the marine vessel at Agassiz is a 2003 Zodiac Hurricane 630 and has been in service since 2011. Policing duties utilizing this vessel on Harrison Lake include regular boat patrols, participation and visibility at events and responding to calls-for-service on parts of the Harrison River, and attending calls at remote locations (water access only) and the various islands. This vessel is well suited for patrols on Harrison Lake for fair weather conditions. The members

at UFVRD Agassiz CPO are qualified and trained to the standard required for the safe operation of the vessel.

Thank you again for the feedback provided, by the former Mayor, and for the willingness to collaborate with the BC RCMP in achieving our common goal of building a safer community. Your continued commitment and input is invaluable to the collective success of the BC RCMP and the Village of Harrison Hot Springs.

Should you have any further questions or concerns, please do not hesitate to contact Superintendent Davy Lee (davy.lee@rcmp-grc.gc.ca) or Assistant Commissioner Maureen Levy – Lower Mainland District Commander (maureen.levy@rcmp-grc.gc.ca).

Regards,



Dwayne McDonald
Deputy Commissioner
Commanding Officer, BC RCMP

cc: Chief Superintendent John Brewer, Acting Criminal Operations Officer – CORE Policing
Assistant Commissioner Maureen Levy, Lower Mainland District Commander
Superintendent Davy Lee, Upper Fraser Valley Regional Detachment Commander



British Columbia
Communities in Bloom

February 16, 2023

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

His Worship Ed Wood, Mayor, Village of Harrison Hot Springs and Council,

RE: BC Communities in Bloom Invitation

We would like to invite the Village of Harrison Hot Springs to participate in this year's Provincial Edition of the British Columbia Communities in Bloom program.

In the past few years, we have seen significant changes in society's expectations for, and usage of, our outdoor environments. Communities in Bloom encourages participants from across BC and Canada to develop civic pride, mitigate and adapt to the impacts of climate change, enhance green spaces, strengthen neighborhoods, in addition to increased investment opportunities and tourism.

Your community:

- Will benefit from how the CiB program creates opportunities to network and celebrate your community's best features.
- Provincial edition is the entry point for future national competition.
- Will be invited to apply for grants offered by our sponsors and partners.
- Have the option to participate in evaluated or non-evaluated categories.
- Evaluated participants are eligible for special recognition awards in addition to the Bloom ratings awarded.

Please check out our website at www.bccib.ca or contact our provincial coordinator at c.kennedy@telus.net for more information.

Please see the enclosed 2023 Registration form for program options, benefits and fees.

Sincerely,

Catherine Kennedy
Program Coordinator
604 576-6506



British Columbia
Communities in Bloom

BC Communities in Bloom 2023 PROVINCIAL EDITION Registration Form

**EVALUATED
REGISTRATION
DEADLINE:
April 14, 2023**

MUNICIPALITY (PLEASE PRINT)	TOTAL POPULATION	MAYOR
NAME OF MUNICIPAL CONTACT		POSITION / TITLE
ADDRESS	CITY	POSTAL CODE
PHONE	MUNICIPAL CONTACT EMAIL	
NAME OF COMMUNITY CONTACT OR LOCAL CIB CHAIR		WEBSITE ADDRESS FOR COMMUNITY
PHONE	COMMUNITY CONTACT/CHAIR E-MAIL	
PROGRAM OPTIONS (indicate your level of participation)		
		REGISTRATION FEE Based on Population Size:
<input type="checkbox"/> GROW - MODIFIED EVALUATION - 3 Criteria NEW PROGRAM OPTION! <input type="radio"/> Beautification <input type="radio"/> Conservation <input type="radio"/> Other Combo Results are based on an in-person evaluation. More information on page 2. Community is awarded a Certificate and Report. Eligible to win a Criteria Award or the NEW Volunteerism Award	<input type="checkbox"/> Up to 1000 - \$ 375 <input type="checkbox"/> 1001 to 2000 - \$ 450 <input type="checkbox"/> 2001 to 5000 - \$ 500 <input type="checkbox"/> 5001 to 10,000 - \$ 600 (Plus 5% GST)	<input type="checkbox"/> 10,001 to 20,000 - \$ 700 <input type="checkbox"/> 20,001 to 50,000 - \$ 800 <input type="checkbox"/> 50,001 to 100,000 - \$ 925 <input type="checkbox"/> 100,000+ - \$1150 (Plus 5% GST)
<input type="checkbox"/> BLOOM - FULL EVALUATION - 6 Criteria Results are based on an in-person evaluation. More information on page 2. Community is awarded a BLOOM RATING and 18-page Report. Eligible to win a Criteria Award or the NEW BEST OF BC Award	<input type="checkbox"/> Up to 1000 - \$ 500 <input type="checkbox"/> 1001 to 2000 - \$ 600 <input type="checkbox"/> 2001 to 5000 - \$ 675 <input type="checkbox"/> 5001 to 10,000 - \$ 800 (Plus 5% GST)	<input type="checkbox"/> 10,001 to 20,000 - \$ 925 <input type="checkbox"/> 20,001 to 50,000 - \$1025 <input type="checkbox"/> 50,001 to 100,000 - \$1225 <input type="checkbox"/> 100,000+ - \$1525 (Plus 5% GST)
<input type="checkbox"/> FRIENDS - NON-EVALUATED - Half of Full Evaluation Registration Fee based on population size noted above. Recognition category for past CiB communities who do not want an evaluation but want to continue showing their support for their CiB initiatives and the BC Communities in Bloom provincial program.		
AMOUNT ENCLOSED Population Fee + 5% GST = \$		GST # 8446 03670 RT0001
PLEASE INVOICE US AT <input type="radio"/> Above Address or		
MAIL FORM & FEE TO BC Communities in Bloom 19951 Fraser Highway, Langley, BC V3A 4E2		← Please note updated info
OR PAY BY CREDIT CARD at www.bccib.ca NOTE: Please email completed form to Catherine at c.kennedy@telus.net		
CANCELLATION POLICY Before May 15th a \$50.00 fee may be charged, after that, all registration fees are non-refundable.		
CONTACT Catherine Kennedy, Executive Director c.kennedy@telus.net (604) 576-6506 www.bccib.ca		

RECEIVED

FEB 24 2022

BY VILLAGE OF HARRISON HOT SPRINGS

8(c)

51430 Nevin Rd
Rosedale, BC
V0X 1X2

Mayor Leo Facio
P.O. Box 160
495 Hot Springs Rd
Harrison Hot Springs, BC
V0M 1K0

February 19, 2023

Your Worship,

The Chilliwack Plowing Society invites you to attend our annual Plowing Match which will be held on Saturday, April 1, 2023. The match will be held in Chilliwack, at Greendale Acres, 41905 Yale Rd West. There will be a sign at the field.

We also invite you to participate in the "Mayor's Class"; a plowing competition for local Mayors or Councilors, which will be held at 10:30am. Equipment will be supplied.

Should you be unable to attend, a member of your council is welcome to compete in your place.

Enclosed are two gate passes for the day. If you have any questions, please feel free to contact me at 798-9120 or email psache@hotmail.com.

Sincerely,

Pierre Sache
Secretary/Treasurer



To Mayor and Council,

We understand Council has decided to raise the rates for pay parking. I find this mind-boggling as not one person on this Council took the time to visit shop owners and educate themselves on the current pay parking situation and how it affects us on a day-to-day basis.

Last year was a challenging year for pay parking on the front street. At Muddy Waters, Baskin Robins, and Rocky Mountain Chocolate we faced negative and hostile situations daily. These incidents affect us, our staff, and our customers.

On numerous occasions, our staff and customers have witnessed screaming matches in our establishments. From shouting matches between customers and parking attendants, to arguments with village staff on how to control situations, we found ourselves feeling like babysitters trying to control the pay parking situation. This is not our job, we did not sign up for this! If the Village decides to enforce pay parking it should be up to the Village to supply the manpower to educate people and enforce the rules. Stop downloading this onto the businesses. We are forced to write letters to the Village Office and local newspaper expressing our annoyance at dealing with this, and it is infuriating that you have forced us into this situation.

Pay parking is so out of control that our delivery trucks drop skids of product on the sidewalk because they are told they would get ticketed if they walked into our establishment. Again, mindboggling!

Parking attendants have told us the 'grace period' is no longer an option. Apparently, Village Staff have told them to ticket immediately because revenue is down. This is very disturbing to hear!

Every single time we emailed the Village Office to inform them of a complaint we simply received a response stating "Thank you for reporting this incident. It is our expectation that parking ambassadors act in a professional and friendly manner." What!?!??

Here is an interesting letter from last summer that I would like to share it with you:

Mayor, Council and Administration;

My partner and I drove a distance this morning to enjoy breakfast at the Muddy Waters Cafe in your community. Upon parking, as we entered the restaurant, we encountered a man that I would describe as unfriendly bully. He scolded us for not having paid for parking before entering the restaurant.

Because he was in the restaurant, I presumed he was a restaurant employee, so asked who he was. He responded, "I'm the parking man." At that point I realized he probably worked for the municipality. That being the case, it struck me he had no right to be in the restaurant to deal with a municipal matter.

On parking, I saw nowhere to pay for parking so I asked him to please show me. His response, I'm not telling you anything!"

I made a comment about inappropriate welcome for tourists visiting a business in a community that depends on Tourism.

We left the restaurant and Harrison Hot Springs and went elsewhere for breakfast.

As we were walking out, the man proved my point about his unfriendly encounter by apologizing for his inappropriate attitude. I told him it was too late, he should not have acted that way in the first instance. I share this with you because it left the impression of a community more interested in pinching coins from tourists than welcoming them as customers of your local businesses.

Thank you.

Bob Flitton

I have this incident on camera and on file if you are interested.

We have several concerns I would like to share with you.

1. Last year's weather was a boon for pay parking. We had 161 days of great weather. That alone should show a considerable increase in parking traffic (not revenue). We all know revenue is controlled by the price YOU set. Surprisingly it did not meet your expectations and after that amazing year, parking traffic is down. This would show us that perhaps we have priced ourselves out of the market. To hear you are raising pay parking rates concerns us greatly. We saw a decrease in foot traffic so the last thing we should do is raise rates. Since the inception of pay parking, we have not had a year where more tourists have come to Harrison. Our numbers are down.
2. Since its inception it has brought in more than \$800,000. What has the Village done with this money? Was it simply put into General Revenue? It would be useful to the small owner-operated businesses if the Village reinvested this money to help bring in more visitors. It seems that it helps lower residential taxes when already the businesses are taxed at a much higher rate than residents. Reinvesting in infrastructure and amenities would bring more visitors which in turn would generate more pay parking revenue.
3. We can't compare Harrison to Cultus Lake, White Rock, or Fort Langley. Harrison's only resource is tourism. 90% of businesses in Harrison are directly affected or indirectly affected by tourism. This is 40% of Harrison's tax base. White Rock has a very small commercial tax pool of less than 12% coming from business and only 3% of that is affected directly by tourism. Cultus Lake has few businesses directly affected by pay parking and gets minimal revenue from these businesses.
4. I have worked in this community for 28 years and owned my own business for the past 12. In that time, with the exception of a few years when there were small business-minded Councillors, Council simply has not taken the time to understand the needs of their local businesses. There has been absolutely no communication. That I am forced to write this letter because you can't be bothered to meet with local businesses to discuss pay parking is infuriating and disrespectful. And that you make pay parking rate decisions without this discussion is simply wrong.

Going forward we are asking the following:

- Please reassess your pay parking rate decision as well as the pay parking area.
- Please let us know how pay parking revenue is used and what projects it has funded.
- What roles should the parking attendants assume in Harrison?
- Assess the financial ramifications of your strategy towards local businesses.
- In Block 3 could the 15 min stalls be moved closer to our businesses? Where they are now is used for loading/unloading of beachgoers and walkers. If they were meant to be a convenience for our customers, you missed the mark!
- In addition to being moved closer to our business could we add some additional 15-minute stalls? For us this would be very helpful. We watched and these stalls can work.
- Revisit the 15-minute 'grace period' for those picking up a coffee or treat To-Go.
- Create an 'Unloading Zone' like the one in front of Morgans and Blue Dandelion. It is simply unreasonable for me to provide extra staff to help schlep product in from the sidewalk, as well, unsafe.

My family has been doing business in this town for more than 30 years and have helped Harrison Hot Springs become a destination. We hope our concerns are listened to.

Respectively,

Richard Fife & Jenny Peters

Please Include in Correspondence.

Mar 1 / 2023

RECEIVED

MAR 01 2023

8(e)

BY VILLAGE OF HARRISON HOT SPRINGS

To. Mayor Ed Wood & Council.

In regards to all the recent happenings with the members of council Rec. vote of no-confidence against our mayor.

I think it is in the best interest for Council meetings to remain at Memorial Hall Due to size restriction for the amount of residents to attend at the village office.

This would be an injustice to the residents as more can safely attend meetings at Memorial Hall ~~do~~ to space, and they amount of people to be able to attend to support our Mayor and Harrison!

It also costs money everytime they move the technical equipment for Zoom.

I am also against the hefty raise council seemed to allocate themselves.

Thankyou Mayor Ed Wood for apposing this raise. And thank Mayor for supporting the residents of Harrison.

Sincerely Cathy Christiansen

Fulltime resident of Harrison Hot Springs Cathy Christiansen
Miami River Dr.

John J. Allen

HHS V0M 1K0.

Mayor & Council

Village of Harrison

By hand, March 1st 2023**Council Meetings at Memorial Hall**

Dear Council,

When the Covid outbreak started, I warned you of the coming epidemic and advised you to move the council meetings out of the cramped chamber at the Village Office. You heeded that advice and we have enjoyed the more spacious, safer venue of Memorial Hall ever since.

I am dismayed that you now want to move back into the small chamber. Covid is not over. People are still dying from it. Some of the people at the last council meeting were still wearing masks. I, for instance, am still limiting my attendance at public events as I don't want to risk carrying covid home or passing it on to my guests.

Memorial Hall has a large air volume and lots of room for social distancing. The small chamber has seats packed tightly together and has poor air circulation. If you wanted to hold a Covid-sharing party, that small room is ideal.

There were about 50 people at the last council meeting. Only about 20 can fit into the small chamber. Are you telling the other 30 they can't attend a council meeting?

You are required, by statute, to hold council meetings in public. That means that you **MUST** make provision for their attendance. That can only happen at Memorial Hall.

Please abandon the dangerous and undemocratic plan to return to the small chamber. Fix the audio at Memorial Hall, perhaps by adding to or moving the single speaker and carry on with the meetings at that location where there is also adequate parking.

Yours, John Allen



Admin

From: Gabriele Thornton
Sent: Friday, February 24, 2023 2:43:25 PM
To: Ed Wood <ewood@harrisonhotsprings.ca>
Subject: Memorial Hall

Hello Mr. Mayor.

In regards to having the meeting taken out of the memorial hall , may I ask that it stay there as many more residents in support of you want to continue coming to the meetings. It is a health hazard to have it in the village due to the fact it is a small cramped space and with covid still on the rise , flu season there is a problem as we the residents do not feel safe in an environment where we are so close to each other like sardines and lots of the residents in attendance have health issues already. With it being in the memorial hall at least we have the option to keep a distance from each other for health reasons. The meetings are only 2 nights a month and this should not disrupt anything. Thank you and keep up the good work.

Regards : Gabriele Thornton.

Admin

From: Wolfgang Thornton
Sent: Saturday, February 25, 2023 1:02:59 PM
To: Ed Wood <ewood@harrisonhotsprings.ca>
Subject: Meetings

Honorable Mayor,
Please keep the council meetings at the Community Hall to ensure there is room for all the residents of Harrison Hot Springs and not just the Council group.

Thanks, HHS resident
Wolfgang Thornton

Admin

From: Martin Elsasser

Sent: Friday, February 24, 2023 4:51:29 PM

To: Ed Wood <ewood@harrisonhotsprings.ca>

Subject: Meeting Locations

As a resident of Harrison Hotsprings I am requesting all council meetings be held at the memorial hall in order to accommodate any resident that wishes to attend.

Regards

Martin Elsasser

Sent from my iPhone

Admin

From: Karen Lennerton
Sent: Monday, February 27, 2023 1:42:06 PM
To: Ed Wood <ewood@harrisonhotsprings.ca>
Subject: Meeting

Mayor Woods could you please keep the meetings at the Memorial Hall as there are more people coming to the meeting's and the village only accommodates 20 people which means we are over capacity for more residents to join the meetings. Also this is a health hazard as COVID is still here along with flu viruses. It is in the best interest of the residents that have health problems and would like to join in on the meeting. The meetings are only 2 nights a month and I don't think this is an unreasonable request.

Regards
Karen Lennerton

Sent from my iPhone

Admin

From: cam lennerton

Sent: Monday, February 27, 2023 2:04:21 PM

To: Ed Wood <ewood@harrisonhotsprings.ca>

Cc: cam lennerton

Subject: March meeting:

Good afternoon, it would be more appropriate for the town meeting to be held in the Memorial Hall. A lot of the residents of Harrison would like to be apart of what transpires in these meetings, so the village office will not work for the bulk of us. As it only holds about 20 people.

Also there is the health issues out there too, with flue season and the other hazards of note. I'm sure the building is open for 2 night a month for town business.

Thank you for your time,

Cam Lennerton

Admin

From: Megan Hart
Sent: Monday, February 27, 2023 4:01:59 PM
To: Ed Wood <ewood@harrisonhotsprings.ca>
Subject: Public Meeting location

Dear Mayor Wood,

As residents of Harrison Hot Springs, we are kindly requesting that the public meetings continue to be held at Memorial Hall and not moved to the village office. The limited seating makes it impossible to be assured there would be space available for those wishing to attend. As well, parking along Hot Springs Road is extremely limited and anyone with mobility issues would be challenged to park in the overflow parking lot and make their way to the village office.

We appreciate your consideration.

Kind regards,

Megan Hart
Celia Smith

Sent from [Outlook for iOS](#)

Admin

From: Deanna Jones
Sent: Wednesday, March 1, 2023 12:28:33 PM
To: Ed Wood <ewood@harrisonhotsprings.ca>
Subject: Council Meetings

Deanna Jones

Mayor & Council Village of Harrison By Email, March 1st 2023
Council Meetings at Memorial Hall

Dear Council,

When the Covid outbreak started, the council meetings were moved out of the cramped chamber at the Village Office. We have enjoyed the more spacious, safer venue of Memorial Hall ever since.

I am unhappy that you now want to move back into the small chamber. Covid is not over. Memorial Hall has a large air volume and lots of room for social distancing. The small chamber has seats packed tightly together and has poor air circulation. There were about 50 people at the last council meeting. Only about 20 can fit into the small chamber. Are you telling the other 30 they can't attend a council meeting? I believe more and more people are going to be interested in showing up to council meetings to support our new mayor. You are required, by statute, to hold council meetings in public. That means that you MUST make provision for their attendance. That can only happen at Memorial Hall. Please abandon the dangerous and undemocratic plan to return to the small chamber. Fix the audio at Memorial Hall, perhaps by adding to or moving the single speaker and carry on with the meetings at that location where there is also adequate parking.

Thank you,
Deanna Jones

Admin

From: rob macken
Sent: Wednesday, February 22, 2023 6:55:08 PM
To: Ed Wood <ewood@harrisonhotsprings.ca>
Subject: Council meeting 21st Feb 2023

SUBMISSION LETTER TO BE READ AT NEXT COUNCIL MEETING.

Mayor and council,

What I witnessed on the night of 21st Feb 2023 at the regular council meeting was disgusting to say the least. Embarrassing could be another word.

News has now been made apparent to the residents of Harrison Hot Springs (and local media) that a 4 councilor “coup” has materialized due to a “no-confidence” vote. This no-confidence vote hasn’t been justified in any way to the public by the 4 councilors, who took to the ballot papers less than 6 months ago by the residents of HHS.

In that 6 month period, there have been secret meetings, closed meetings, 40% pay rise, voting irregularities, mutinous and treasonous actions, all which came by way of the 4 councilors.

I have witnessed the Mayor asking very important questions in all meetings on agenda items to be voted on, both for his own knowledge but to also provide essential information to those taxpayers within the village. Some of these questions may seem an obvious answer to the 4 councilors but Mayor Wood seeks clarity for residents, not the 4 councilors.

I would like to remind the council that they represent those in the village, the residents, the taxpayers, the voters that put them in their seats. I would also like to remind councilors given your very short tenure, you have visibly provided zero support for those new on council, while giving yourselves a 40% pay-rise . This has now been made personal between the 4 councilors and the Mayor, which is disgraceful.

I strenuously request the vote to return back to the village office for future council meetings be rescinded. The village office provides VERY little seating for the public to attend and at this time, no ability to zoom.

Given last nights disturbing performance and the large public turnout at Memorial Hall, council at least owe it to the residents to conduct ALL future meetings in public at Memorial Hall so the public can form their own opinions on this council rather than take heed of a “no-confidence” vote by the 4 council members who have an unjustifiable issue with the publicly voted Mayor and clearly have an alternate agenda for HHS.

Regards,

Rob Macken

Admin

From: Maggie Mazurkewich <Maggie@EmPlanS.ca>

Sent: March 2, 2023 12:27 PM

To: Kelly Ridley <kridley@harrisonhotsprings.ca>; Operations <operations@harrisonhotsprings.ca>

Cc: janice.parsey@seabirdisland.ca

Subject: Seeking HHS Support for Regional Geohazard Assessment Application - Disaster Risk Resiliency - Climate Adaptation

Hi Kelly and Tyson,

We're reaching out to communities in the Upper Fraser and Mid Fraser region to seek participation in a regional geohazard risk assessment with grant funding from UBCM's Disaster Risk Reduction-Climate Adaptation program.

[Disaster Risk Reduction-Climate Adaptation | Union of BC Municipalities \(ubcm.ca\)](#)

We're working with BGC Engineering and Ebbwater to develop a Tier 1 high level assessment of geohazard risks in the upriver and midriver areas of the Fraser River followed by more detailed site-specific assessments. The engineers will engage with communities to determine Tier 2 information to be collected that is more site specific to the communities. This information will be kept separate and confidential to that community, as the community directs and as per [OCAP principles](#).

To support the funding application and conduct the work, a single community must be the designated lead applicant to handle the grant funding administration, including supply a BCR for the project by the Feb 24 deadline, which have an extension granted until March 10. Seabird Island has kindly offered to volunteer to fill the role of lead applicant. The DRR-CA grant funding for category one assessment and category two assessments – both of which we are applying for - runs up to \$150,00 each with an additional amount of up to \$150,000 per category per additional community, with the intention that the regional nature of the process will realize cost efficiencies.

We're requesting that communities interested in participating in this project provide us with a notice of intention to participate in the project or letter of support by March 8, with a BCR or council resolution to follow when possible. We will include this information in the grant application to support our grant ask. If your community is not interested in participating, we'd greatly appreciate a note of support of the project for the other participating communities.

We're happy to answer any questions, including the workplan and deliverables, which we will be developing and reviewing with communities closer to the application deadline – March 2, 2023.

The following is the communities that will be participating:

Table 1-1 Summary of project partners.

Partner	Applying for this UBCM grant funding?	Contact Name	Notes
Seabird Island Band	Yes	Janice Parsey	Lead applicant
Sq'ewlets	Yes	James Leon	
Cheam	Yes	Chief Andrew Victor, Councillor Ray Douglas	
Skawahlook	Yes	Michael Suedfeld, Sharron Young	

Union Bar	Yes	Chief Andy Alex, Tammy Shields	
Leq'a:mel	Ineligible for UBCM funding (applying for a separate UBCM grant)	Stephen McGlenn	
Chawathil	Confirming	Chief Norm Florence, Councillor Audrey George	
Sts'ailes	Ineligible for UBCM funding (applying for a separate UBCM grant)	Margaret Charlie, Stephanie Leon-Riedl, Shelly Felix	
Peters	Confirming	Chief Norma Peters	
Popkum	Confirming	Chief James Murphy, Nisha Siika	
Shx'wo'whamel	Yes	Dana Andrews	
Yale	Yes	Chief Ken Hansen, Vanessa Peters	
District of Kent	Yes	CAO Wallace Mah	
Village of Harrison Hot Springs	Yes		
Fraser Valley Regional District	Ineligible for UBCM funding (applying for a separate UBCM grant)	Tarina Colledge	Expressed desire to contribute data towards the project.
EPS	Ineligible for UBCM funding	Maggie Mazurkewich, Dianne Garner	Providing coordination support for the lead applicant. Assisting with engagement for First Nation communities.
FNESS	Ineligible for UBCM funding	Alison Lomon, Trudy Peterson	
Ministry of Transportation and Infrastructure	Ineligible for UBCM funding		Providing available lidar data to the project.

We would like to collaborate as a region and was hoping to extend the ability to participate to the Village of Harrison Hot Springs. We've attached the letter of support from District of Kent for your review.

Thank you,
Maggie Mazurkewich
Emergency Planning Secretariat

And Lead Applicant:
Janice Parsey
Director Inter-Governmental Affairs
Seabird Island Band
PO Box 650
Agassiz, BC V0M 1A0

Ph: 604-796-7135
Cell: 604-703-8747
Main: 604-796-2177

Email: Janice.Parsey@seabirdisland.ca

SEEKING INTEREST FOR POTENTIAL PARTICIPANTS FOR DISASTER RISK REDUCTION GRANT

Proposed Project: Sto:lo Up- and Mid-River Geohazard Risk Mapping

Introduction

Indigenous communities within Sto:lo traditional territory have been affected by floods and landslides for millennia. These are becoming more common due to large weather events such as the 2021 atmospheric river and forest fires. In the Fraser Valley it is widely known that floods and landslides—otherwise known as geohazards—can cause damage and disruption to communities and Territories. By mapping geohazard areas, this will provide information and advice to improve emergency planning in the region, now and into the future. To this end, Seabird Island Band (Seabird) and [Emergency Planning Secretariat](#) (EPS) are developing a regional application to obtain Provincial funding under the Union of BC Municipalities [Disaster Risk Reduction – Climate Adaptation Program](#) (DRR-CA). We are reaching out to all the communities in the up-river and mid-river area to offer the opportunity to engage in this project work.

Disaster Risk Reduction – Climate Adaptation Program Regional Application – Is your community interested?

The proposed method will take a Tier 1 high level assessment of geohazard risks in the upriver and midriver areas of the Fraser River followed by more detailed site-specific assessments. The engineers will engage with communities to determine Tier 2 information to be collected that is more site specific to the communities. This information will be kept separate and confidential to that community, as the community directs and as per [OCAP principles](#).

To support the funding application and conduct the work, a single community must be the designated lead applicant to handle the grant funding administration, including supply a BCR for the project. Seabird Island has volunteered, and with Emergency Planning Secretariat, have established a team of engineering and science specialists from [BGC Engineering Inc.](#) and [Ebbwater Consulting Inc.](#) These firms have deep experience completing geohazard mapping and analysis across BC and experience working with First Nation communities.

How the Project Will Work

Our project team will apply diverse skills and datasets to a large area and will create “screening-level” geohazard maps. These maps may be overlaid with available information about populations, buildings, and potentially other things that communities may value (e.g., environmental, cultural, and infrastructure assets) to assess geohazard risk. See the [Thompson Watershed Risk Assessment](#) and [tikt \(flood\) Adaptation](#) projects for example outcomes of previous similar assessments.

We will obtain a sense of where different geohazards, as well as a range of small to large events, occur. We will then share these maps and meet with your community to discuss initial findings. After incorporating additional knowledge you may wish to share, the information can support your community to make meaningful decisions by answering key questions such as:

- **Question 1:** Where are geohazards likely to occur, and what do we know about their likelihood? What are the future impacts on these geohazards due to cumulative impacts (e.g. climate change, land use)?
- **Question 2:** How are the geohazard areas likely to interact with things that my community values? This could include people and their homes; critical facilities such as schools, as well as roads and bridges that allow access and egress; and natural areas needed to access food and cultural activities.

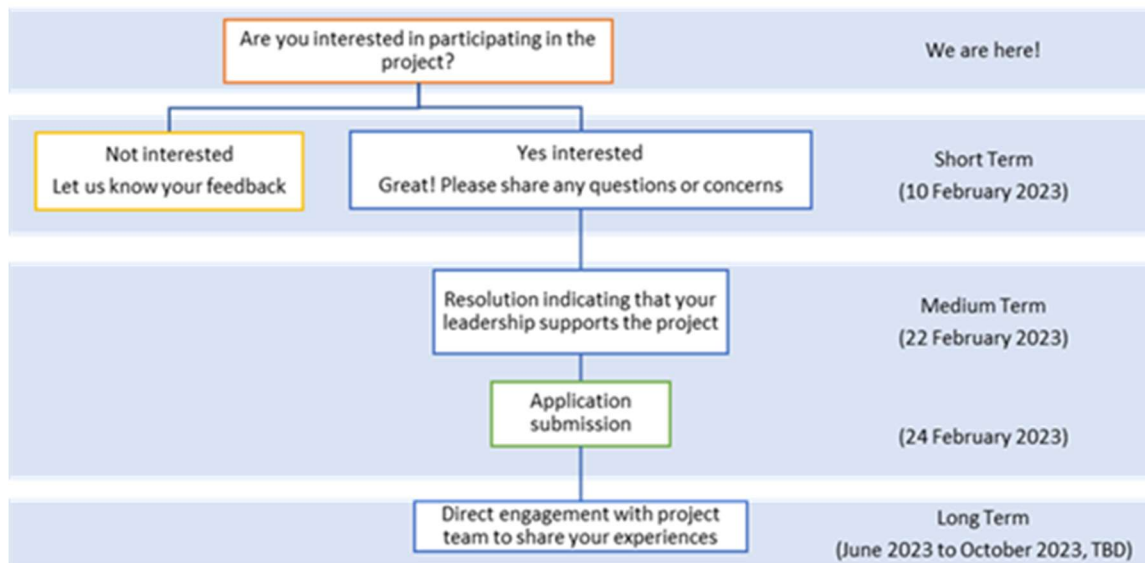
Important Project Considerations:

- The project can incorporate existing community knowledge about geohazards.
- The greater the number of participating communities, the greater the project funding amount, and the more effective the project outcomes!
- This project is separate to, but will complement, the Lower Fraser River Flood Mapping Project, which is being conducted by Northwest Hydraulics Ltd. for the Fraser Basin Council.
- This project is separate to a proposed regional geohazard assessment along the Fraser Canyon being coordinated by First Nations Emergency Services Society.

We Would Like Your Feedback by February 10, 2023

We would like to know if your community is interested in participating in this project. Please email your reply to maggie@emplans.ca. Please let us know if you have any questions or concerns at this time.

This short term action, as well as medium term and long term actions, are summarized in the figure on the next page.



Over the medium term **by 22 February 2023**, we will need a date to confirm your community’s resolution, Band Council resolution, or Local government Council or Board resolution that confirms support for the project. If the project is funded, over the long-term we will request your direct engagement with the project team to discuss flood and geohazard impacts and risks, including community members and Knowledge Keepers. These activities are likely to occur between June 2023 and October 2023 but is still to be determined. **More About the Project Area Geohazards Mapping**

Given the large project area, new geohazards mapping will be done at a “screening-level” and can incorporate existing more detailed mapping. The mapping will be based on international best practice and recently developed guidelines, including the 2022 Draft Flood Mapping Guidelines for BC and [2022 landslide guidelines for BC](#). The floodplain mapping guidelines were authored by Ebbwater with contributions from BGC, and BGC was a primary author of the landslide guidelines. As defined in the floodplain mapping guidelines, the study area-wide project hazard maps will be like “Tier 1: Hazard Identification Mapping”, which is the most cost-effective means to achieve the project goal. If budget permits, more detailed “Tier 2: Base Level Hazard Assessment Mapping” may be completed for specific areas, as a stepping stone to future “Tier 3: Detailed Hazard Assessment Mapping”. Tier 3 mapping can be used for engineering design and site-specific assessments.

The mapping will support prioritization to determine areas where more detailed mapping should be done in the future. Higher resolution maps could then be used to answer questions such as the following:

- What steps can be taken to reduce the chances of an event affecting the things that we value in our community?
- How can the emergency program coordinator use the information to improve their warning and response system?

More About the DRR-CA

The [DRR-CA](#) is a new iteration of a Provincial program that has been administered by the Union of British Columbia Municipalities (UBCM), with funding provided through the Community Emergency Preparedness Fund (CEPF). The DRR-CA funding program is aligning Provincial actions with [international best practice](#), the [Provincial Emergency Program Act Modernization](#), and other shifting policies expressed recently through documents such as the [Provincial Flood Strategy Intentions Paper](#). It aims to support eligible applicants to reduce risks from future disasters through the development and implementation of:

- Accurate foundational knowledge of the natural hazards they face and risks associated with BC's changing climate. Effective strategies to prepare for, mitigate, and adapt to those risks.



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

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

February 21, 2023

File: 0400-70

VIA EMAIL Janice.Parsey@seabirdisland.ca

Ms. Janice Parsey
Director Inter-Governmental Affairs
Seabird Island Band
PO Box 650
Agassiz, BC V0M 1A0

Dear Ms. Parsey:

Re: Notice of Intention to Participate – Regional Geo-hazard Assessment Study

Thank you for your email sent on February 21, 2023 inviting the District of Kent to participate in Seabird Island's Regional Geo-Hazard Assessment Study.

I am pleased to provide this expression of interest in participating in a regional geohazard risk assessment. Over the recent years, it has become apparent that these types of issues impact multiple communities, and as such, we support Seabird Island's initiative in including communities within the Upper and Mid Fraser regions.

The District of Kent and Seabird Island share common geographic areas and, long before the formalization of the Lets'emot Community to Community, we worked together in areas of mutual interest in supporting one another with our community needs in services.

Please note that this information will be forwarded to our Council at its next meeting on Monday, February 27, 2023 where they will consider a formal resolution in regards to the District's participation in this study.

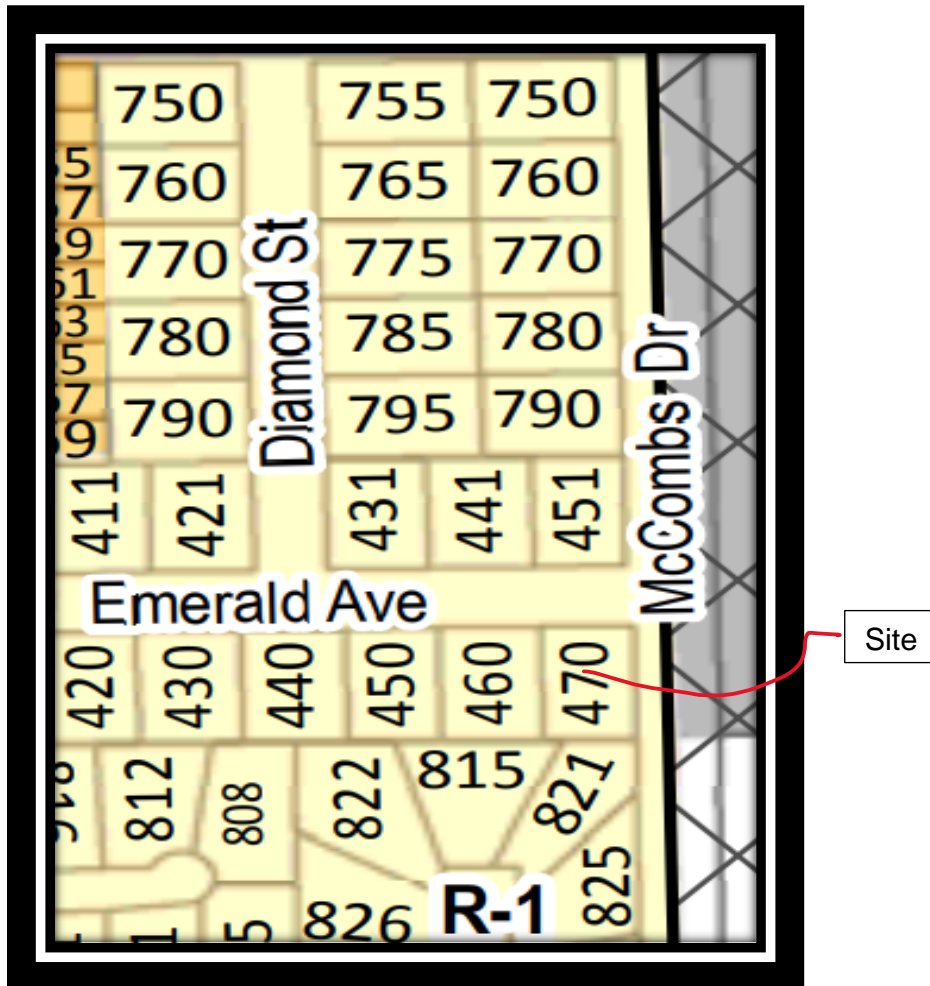
The District's point of contact for this project is our Director of Engineering Services, Mr. Martin Rankin.

Sincerely,

A handwritten signature in blue ink, appearing to read "Wallace Mah", with a horizontal line underneath.

Wallace Mah
Chief Administrative Officer

c: M. Rankin, Director of Engineering Services
G. Basten, Fire Chief
R. Chiarot, Deputy Fire Chief / Emergency Coordinator



Current Land Use

The site is currently developed with a single-family dwelling. The applicant is proposing to create an accessory building. The proposed accessory use is an authorized accessory use for this zone.

The current single-family dwelling is approximately 135 M² (1,454 ft²) in size, with the proposed accessory building being set at approximately 167 M² (1,800 ft²). Combined the total Lot coverage is approximately 37%. The maximum allowable Lot coverage in the R-1 Zone is 40%.

Variance Requested

The applicant wishes to vary the following Zoning Bylaw 1115, 2017 Land Use Regulations as outlined below.

1. Increase the Accessory Building height from 5 M up to 5.49 M, and
2. Reduce the exterior side setback down from 7.5 M to 4.5 M.

The requested height change is being requested as the applicant wishes to store a boat and a trailer in the proposed accessory building. The requested length change, through the use of relaxing the exterior side setback, is to accommodate the parking of a car in the garage as well.

Public Notifications

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

Potential Impacts of this requested variance

It can be assumed that the applicant thinks the variance requests are desirable, but the issue here is whether it is desirable from a planning and public interest perspective, not that of the applicant. Based upon this the following is provided for your review and reference.

As this Lot is located at the intersection of Emerald Drive and McCombs Drive, the exterior setback is required to ensure that there is a clear vision area at the above referenced intersection. The current application does not provide any information on this issue. Please note that for the primary dwelling the exterior setbacks outlined in the Zoning Bylaw are currently set at a minimum of 3.6 M. The current single-family dwelling is 4.75 M from the exterior lot line. This in itself should not be considered a reason for refusal.

Of concern, this variance request does not maintain the general intent of the Village's Zoning Bylaw. For example, the proposed accessory building, if constructed would be larger than the current single-family dwelling. The current zoning bylaw definition indicates as follows;

"Permitted Use

means the use of the Land, Building or Structure, which occupies the majority or central portion of Land and constitutes, the primary purpose for which the Land is to be used as outlined by this Zoning Bylaw."

Page 17, Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017.

While the primary use is still residential, the concern here is the scale of the proposed Accessory Building or Structure when compared to the built character of the adjacent Lots.

Review of the Title

There is no FCL covenant registered against this Lot. As a general operating principle, a save harmless covenant is recommended, if the FCL is not above 14.55 M.

RECOMMENDATION:

- 1/. THAT Development Variance Permit DVP 04/22 not be issued to Hayden and Richard Simon for the property located at 470 Emerald Avenue, Harrison Hot Springs for land legally described as:

Lot 30, Sec 12, Twp 4, Rg 29, W6M, New Westminster District Plan 35160.

Respectfully submitted:

Ken Cossey

Ken Cossey, MCIP, RPP,
Planning Consultant

REVIEWED BY:

Rhonda Schell

Rhonda Schell
Deputy Corporate Officer

Attachment (2) Proposed Site plan – prepared by Devan Design, dated
October 6, 2022,
DVP 3090-20-DVP04/22



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1185, 2023

A bylaw to amend Highway and Traffic Bylaw No. 974, 2011

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Highway and Traffic Bylaw No. 974, 2011 to 2011 to reflect an increase in pay parking fees under the pay parking program;

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

1. This Bylaw may be cited for all purposes as Village of Harrison Hot Springs “Highway and Traffic Amendment Bylaw No. 1185, 2023”.
2. Highway and Traffic Bylaw No. 974, 2011 hereby amended by deleting Schedule “A” in its entirety and substituting it with Schedule “A” attached hereto and forming part of this bylaw.

READINGS AND ADOPTION

READ A FIRST TIME THIS 21st DAY OF FEBRUARY, 2023

READ A SECOND THIS 21st DAY OF FEBRUARY, 2023

READ A THIRD TIME THIS 21st DAY OF FEBRUARY, 2023

ADOPTED THIS DAY OF , 2023

Ed Wood
Mayor

Kelly Ridley
Interim Chief Administrative Officer/Acting CO

Highway and Traffic Amendment Bylaw No. 1185

Schedule "A"

The following highways are designated as pay parking areas for the purposes of pay parking and will be subject to the following pay parking fees, and as amended from time to time:

- Esplanade Avenue
- St. Alice Street
- Hot Springs Road north of Lillooet Avenue
- Lillooet Avenue west of Hot Springs Road
- Maple Street north of Lillooet Avenue
- Chehalis Street
- Spruce Street

Zone 1: Max. 4 Hour Parking **(excluding stalls with EV charging)**

Parking Rates:

Hour 1 – \$2.00
Hour 2 – \$3.00
Hour 3 – \$4.00
Hour 4 – \$5.00

(Total \$14.00 for 4 hours)

Locations:

St. Alice Street
Hot Springs Road north of Lillooet Avenue
Esplanade Avenue west of Hot Springs Road
Lillooet Avenue west of Hot Springs Road

Zone 2: Hourly and Daily Parking **(excluding stalls with EV charging)**

Parking Rates:

\$5.00 per hour or \$20.00 per day

Locations:

Esplanade Avenue

Streets between Esplanade Avenue and Lillooet Avenue including:

- Maple Street
- Chehalis Street
- Spruce Street

Electric Vehicle Charging Stalls on Public Property: Max. 4 Hour Parking

Parking Rates:

May 15 – September 15

\$7.00 per hour

September 16 – May 14

\$2.00 per hour



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1186, 2023

A bylaw to amend Boat Launch Facility and Parking Lot Regulation Bylaw No. 1075, 2015

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Boat Launch Facility and Parking Lot Regulation Bylaw No. 1075, 2015;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Boat Launch Facility and Parking Lot Regulation Amendment Bylaw No. 1186, 2023".

2. Boat Launch Facility and Parking Lot Regulation Bylaw No. 1075, 2015, Schedule "A" is hereby amended as follows:

Table with 3 columns: PASSES, AMOUNT, *KHSAR Surcharge. Rows include Day Pass, Season Pass, Fleet Pass, Parking Pass per one day, and Additional Parking Pass.

READ A FIRST TIME THIS 21st DAY OF FEBRUARY, 2023

READ A SECOND TIME THIS 21st DAY OF FEBRUARY, 2023

READ A THIRD TIME THIS 21st DAY OF FEBRUARY, 2023

ADOPTED THIS DAY OF FEBRUARY, 2023

Ed Wood
Mayor

Kelly Ridley
Interim Chief Administrative Officer/Acting CO



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** February 28, 2023

FROM: Scott Schultz **FILE:** 1700-02
Finance Manager

SUBJECT: 2023-2027 Financial Plan Bylaw No. 1187, 2023

ISSUE: To introduce the 2023-2027 Financial Plan Bylaw No. 1187,2023

BACKGROUND:

Council reviewed the draft 2023-2027 Financial Plan at the Committee of the Whole on January 27th, 2023 and made the following amendments.

- Sanitary Lift Station # 1 replacement in the amount of \$2,392,500 funded by Sanitary Sewer DCC's and Sewer Reserve
- Replacement Public Works Vehicle in the amount of \$95,000 funded by Borrowing (2024)
- Additional Utilities Vehicle in the amount of \$60,000 funded by Reserves (2024)
- Walk behind sweeper in the amount of \$10,000 funded by Public Works Capital Reserve
- Snow blade for Kubota utility vehicle in the amount of \$8,000 funded by Public Works Capital Reserve
- Increase to Council Remuneration and expenses in relation to remuneration, meals, cell phone allowance, technology allowance, to a total increase of approximately \$36,000 funded by taxation
- Estimated increases to management expenses for the year in the amount of \$140,000 funded by surplus
- Parking revenues were increased by \$65,000 as a result of approved increases to pay parking rates and program expansion. Expenses of \$15,000 to implement the expanded program were added, as well as a \$50,000 contribution to parking reserves based on the estimated increase in revenues.

Pursuant to s. 165(1) of the *Community Charter*, Council must adopt annually, a five-year Financial Plan that sets out the objectives and policies of the municipality.

Pursuant to Section 166 of the *Community Charter*, council must undertake a process of public consultation regarding the proposed financial plan before its adoption.

Following First and Second readings of the 2023-2027 Financial Plan Bylaw 1187, the Plan will be made available for public consultation at an open house tentatively scheduled for March 20, 2023 at 10am. Staff will provide a summary of the public feedback regarding the 2023-2027 Financial Plan at the Regular Meeting of Council on March 20, 2023 and Financial Plan Bylaw No. 1187 will be on the agenda for further consideration by Council at that time. The public will have additional opportunity to provide comment during that meeting.

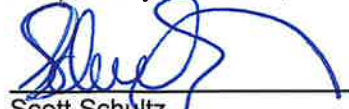
Accordingly, the 2023-2027 Financial Plan Bylaw No. 1187, 2023 is attached for Council's consideration.

RECOMMENDATION:

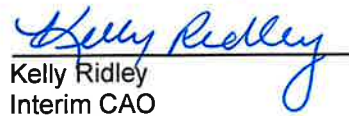
THAT the 2023-2027 Financial Plan Bylaw No. 1187, 2023 be introduced and be given first and second readings

AND THAT the 2023-2027 Financial Plan be forwarded for public consultation at an Open House to be held on March 20, 2023

Respectfully submitted;



Scott Schultz
Finance Manager



Kelly Ridley
Interim CAO



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1187, 2023

A Bylaw of the Village of Harrison Hot Springs to establish the 2023 – 2027 Financial Plan

WHEREAS the Community Charter requires the municipality to adopt a five-year financial plan annually;

AND WHEREAS public consultation regarding the financial plan was provided by way of an open meeting;

NOW THEREFORE the Council of the Village of Harrison Hot Springs, in open meeting, lawfully assembled, ENACTS AS FOLLOWS:

- 1. That Schedule "A" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan for the years 2023 - 2027.
2. That Schedule "B" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan Objectives and Policies Statement for the year 2023 – 2027.
3. This bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Financial Plan Bylaw No. 1187, 2023"
4. Bylaw No. 1174, 2022 – 2026 Financial Plan and all amendments are hereby repealed.

READ A FIRST TIME THIS DAY OF , 2023

READ A SECOND TIME THIS DAY OF , 2023

READ A THIRD TIME THIS DAY OF , 2023

ADOPTED THIS DAY OF , 2023

Mayor

Corporate Officer

**BYLAW NO. 1187, 2023
SCHEDULE "A"
2023-2027 Financial Plan**

	2023	2024	2025	2026	2027
	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
REVENUES:					
PROPERTY TAXES - MUNICIPAL	2,660,468	2,661,795	2,726,427	2,795,802	2,865,306
COLLECTIONS OTHER GOVERNMENTS & AGENCIES	2,214,180	2,300,185	2,371,789	2,419,224	2,419,224
PENALTIES & INTEREST - TAXES	-	-	-	-	-
UTILITY CO. 1% REVENUE TAXES	41,987	39,505	40,296	41,101	41,924
PAYMENTS IN LIEU OF TAXES	6,400	6,400	6,400	6,528	6,658
TOTAL TAXES COLLECTED	4,923,035	5,007,885	5,144,912	5,262,655	5,333,112
REMITTANCES OTHER GOVERNMENTS & AGENCIES	(2,214,180)	(2,300,185)	(2,371,789)	(2,419,224)	(2,419,224)
NET TAXES FOR MUNICIPAL PURPOSES	2,708,855	2,707,700	2,773,123	2,843,431	2,913,888
REVENUE FROM OWN SOURCES	2,331,715	2,361,156	2,410,122	2,450,690	2,492,026
GRANTS AND DONATIONS	9,708,484	562,000	567,000	578,340	589,907
DCC	2,878,375	-	-	-	-
CONTRIBUTED ASSETS	-	-	-	-	-
TOTAL REVENUE	\$17,627,429	\$5,630,856	\$5,750,245	\$5,872,461	\$5,995,821
EXPENSES:					
LEGISLATIVE	198,020	195,096	203,212	212,550	220,736
GENERAL GOVERNMENT	1,490,165	1,252,487	1,275,538	1,303,435	1,331,964
PROTECTIVE SERVICES	325,126	327,848	331,976	338,306	344,764
DEVELOPMENT PLANNING	144,520	122,700	125,154	127,657	130,210
TOURISM AND COMMUNITY IMPROVEMENT	326,653	304,745	311,333	318,021	324,857
ENGINEERING, TRANSPORTATION, STORM WATER	946,732	882,920	895,633	914,409	933,533
SOLID WASTE	263,314	244,167	256,280	260,905	265,624
PARKS, RECREATION & CULTURAL SERVICES	632,296	614,844	626,599	639,302	652,276
WASTEWATER UTILITY	949,475	967,885	986,161	1,005,633	1,025,448
WATER UTILITY	557,623	565,320	573,177	584,756	596,572
DEBT- INTEREST	13,200	15,700	15,700	16,014	16,334
TOTAL EXPENDITURES	5,847,125	5,493,713	5,600,762	5,720,989	5,842,317
SURPLUS (DEFICIT)	\$11,780,304	\$137,143	\$149,483	\$151,472	\$153,504
CAPITAL, DEBT, RESERVES, TRANSFERS & BORROWING					
BORROWING					
CAPITAL EXPENDITURES	(14,098,048)	(646,000)	(111,180)	(113,404)	(115,673)
REPAYMENT ON DEBT	(31,100)	(53,100)	(53,100)	(54,162)	(55,245)
PROCEEDS OF DEBT	-	95,000	-	-	-
CONTRIBUTIONS TO RESERVES	(1,255,676)	(1,209,043)	(1,221,383)	(1,244,810)	(1,268,708)
TRANSFERS FROM RESERVES	2,206,345	551,000	111,180	113,404	115,672
APPROPRIATION FROM SURPLUS	273,175	-	-	-	-
EQUITY IN TANGIBLE CAPITAL ASSETS	1,125,000	1,125,000	1,125,000	1,147,500	1,170,450
	\$(11,780,304)	\$(137,143)	\$(149,483)	\$(151,472)	\$(153,504)
SURPLUS (DEFICIT) PLUS CAPITAL, DEBT,	0	0	0	0	0

BYLAW NO. 1187, 2023
SCHEDULE “B”
2023 FINANCIAL PLAN OBJECTIVES AND POLICIES

In accordance with Section 165(3.1) of the *Community Charter*, the Village of Harrison Hot Springs is required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the *Community Charter*;
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions.

Funding Sources

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2023. Property taxes usually form the greatest proportion of revenue for operations. As a revenue source, property taxation offers a stable and reliable source of revenues for services such as:

- Governance & Administration
- Operations & Public Works
- Protective Services
- Recreation, Parks & Culture

User fees and charges typically form the second largest proportion of planned revenue. Many services can be measured and charged on a user-pay basis. Services where fees and charges are applied include water and sewer usage, solid waste management & pay parking – these are charged on a user pay basis. User fees are designed to apportion the value of a service to those who use the service.

Table 1: 2023 Funding Sources

Revenue Source	% of Total Revenue	Dollar Value
Property Taxes including Payments in Lieu	13.5%	\$2,708,855
Utility Service Fees	2.5%	\$500,820
User fees	6.2%	\$1,251,473
Reserves	11%	\$2,206,345
Surplus	1.4%	\$273,175
DCC Revenues	14.3%	\$2,878,375
Grants/Donations	48.3%	\$9,708,484
Other sources	2.9%	\$579,421

Objective and Policies

- to continue to seek grants for major infrastructure repair and replacement
- to keep the public well-informed about projects and initiatives
- to review utility participation rates to ensure they are equitably funded
- to establish reserve policies to assist in the funding of future capital replacements and to ensure tax rates remain stable
- to ensure that Village services are financially sustainable

Distribution of Property Taxes

Table 2 outlines the projected distribution of property taxes among the property classes.

Table 2: 2023 Distribution of Property Tax Rates

Property Class	% of Total Property Taxation
Residential (1)	67%
Business (6)	28%
Recreation/Non-profit (8)	5%

Policies and Objectives

- Ensure that Village services are financially sustainable
- Set property tax rates that are based on principals of equity and responsiveness to current economic trends
- Regularly review and compare the Village's distribution of tax burden relative to other similar municipalities in British Columbia
- Continue to seek grants for major infrastructure renewal and projects
- Keep the public well-informed about projects and initiatives
- Maintain reserve funds for the funding of future capital replacements
- Maintain reserve funds to stabilize tax rates when required

Permissive Tax Exemptions

Policies & Objectives

Council may consider a revitalization tax exemption in conjunction with its Financial Plan, for the purpose of providing incentives for development and revitalization of property within the Village.

HARRISON HOT SPRINGS - DRAFT 2023 - 2027- FIVE YEAR FINANCIAL PLAN DETAILS

	2020	2021	2022	2022	2023	2024	2025	2026	2027
	ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
			(UNAUDITED)						
GENERAL FUND									
REVENUE									
PROPERTY TAXES									
GENERAL MUNICIPAL TAXES	2,322,742	2,425,128	2,506,424	2,519,662	2,660,468	2,661,795	2,726,427	2,795,802	2,865,306
COLLECTIONS FOR OTHER GOVERNMENTS & AGENCIES	1,739,940	2,026,746	2,101,232	2,118,175	2,214,180	2,300,185	2,371,789	2,419,224	2,419,224
PENALTIES & INTEREST - TAXES	36,734	53,469	45,911	-	-	-	-	-	-
UTILITY CO. 1% REVENUE TAXES	37,901	39,330	38,617	38,617	41,987	39,505	40,296	41,101	41,924
PAYMENTS IN LIEU OF TAXES	5,889	6,407	6,754	6,400	6,400	6,400	6,400	6,528	6,658
Total taxes collected	4,143,207	4,551,080	4,698,938	4,682,854	4,923,035	5,007,885	5,144,912	5,262,655	5,333,112
REMITTANCES TO OTHER GOVERNMENTS & AGENCIES	(1,739,940)	(2,026,746)	(2,101,232)	(2,118,175)	(2,214,180)	(2,300,185)	(2,371,789)	(2,419,224)	(2,419,224)
Net Taxes for Municipal Purposes	2,403,267	2,524,334	2,597,706	2,564,679	2,708,855	2,707,700	2,773,123	2,843,431	2,913,888
REVENUE FROM OWN SOURCES									
DCC REVENUE RECOGNISED			15,077	40,000					
RESORT MUNICIPALITY INITIATIVE	99,275	66,000	106,920	100,000	125,000	100,000	102,000	104,040	106,121
CURBSIDE COLLECTION	126,309	126,571	139,703	133,929	145,239	155,000	166,000	169,320	172,706
LICENSES & PERMITS	43,170	54,421	57,128	37,384	37,572	37,763	37,958	38,718	39,491
FINES	9,612	8,970	10,774	4,250	4,250	4,250	4,335	4,422	4,510
RENTAL & LEASE INCOME	40,206	46,791	45,825	40,000	49,500	49,500	49,690	50,684	51,697
PAY PARKING	279,618	361,503	355,813	310,000	390,000	375,000	375,000	375,000	375,000
INTEREST EARNED	80,362	78,055	295,876	55,900	55,900	45,900	46,818	47,754	48,709
GAIN(LOSS) ON DISPOSAL OF ASSETS	(1,248)	-	(8,174)	-	-	-	-	-	-
OTHER INVESTMENT INCOME	10	-	-	-	-	-	-	-	-
OTHER REVENUE FROM OWN SOURCES	70,984	36,156	61,821	26,700	42,200	35,700	35,930	36,648	37,382
Total Revenue from Own Sources	748,299	778,467	1,080,762	748,163	849,661	803,113	817,731	826,585	835,616
GRANTS AND DONATIONS									
UNCONDITIONAL GRANTS	325,689	328,000	414,000	330,000	337,000	334,000	337,000	343,740	350,615
CONDITIONAL GRANTS/DONATIONS	794,842	530,829	231,400	284,500	181,336	128,000	128,000	130,560	133,171
Total Grants and Donations	1,120,531	858,829	645,400	614,500	518,336	462,000	465,000	474,300	483,786
TRANSFERS FROM RESERVES & SURPLUS									
TRANSFERS FROM RESERVES	8,155	34,988	84,227	190,000	51,820	-	-	-	-
TRANSFER FROM SURPLUS	-	45,979	245,226	286,235	258,311	-	-	-	-
Total transfers from Reserves & Surplus	8,155	80,967	329,453	476,235	310,131	-	-	-	-
TRANSFER FROM EQUITY IN TCA - GENERAL									
	700,555	714,047	758,588	739,000	739,000	739,000	739,000	753,780	768,856
TOTAL REVENUE	4,980,806	4,956,643	5,411,910	5,142,577	5,125,983	4,711,813	4,794,854	4,898,096	5,002,146

HARRISON HOT SPRINGS - DRAFT 2023 - 2027- FIVE YEAR FINANCIAL PLAN DETAILS

		2020 ACTUAL		2021 ACTUAL		2022 ACTUAL (UNAUDITED)		2023 BUDGET		2024 BUDGET		2025 BUDGET		2026 BUDGET		2027 BUDGET	
DRAFT																	
EXPENDITURES																	
COUNCIL																	
	MAYOR FACIO / WOOD	32,697	31,803	37,478	39,550	56,499	58,809	61,378	64,073	66,896							
	COUNCILLOR HOOPER / JACKSON	16,154	16,325	16,759	20,850	32,154	33,421	34,856	36,360	37,937							
	COUNCILLOR PIPER / BUCKLEY	16,794	16,794	20,563	20,850	32,154	33,421	34,856	37,140	37,937							
	COUNCILLOR VIDAL	15,604	15,627	20,728	20,850	28,346	29,423	30,658	31,951	33,307							
	COUNCILLOR PALMER / FACIO	15,954	15,827	17,458	20,850	29,917	31,072	32,390	33,770	35,217							
	OTHER LEGISLATIVE EXPENSES	2,154	3,838	2,971	8,950	18,950	8,950	9,074	9,255	9,441							
	Total Legislative Services	99,355	100,213	115,957	131,900	198,020	195,096	203,212	212,549	220,735							
ADMINISTRATION																	
	EXPENSES - STAFF	149,958	178,004	190,616	222,091	225,082	232,922	238,437	244,083	249,864							
	MANAGEMENT EXPENSES	351,842	400,783	447,785	462,483	611,539	478,741	490,185	501,904	513,905							
	TRANSPORTATION & COMMUNICATION	13,402	15,085	16,350	13,500	16,500	13,500	13,770	14,045	14,326							
	INFORMATION SERVICES	25,602	32,013	29,189	39,500	29,160	29,000	29,440	30,029	30,629							
	PROFESSIONAL & SPECIAL SERVICES	59,189	62,277	99,060	182,610	179,003	65,816	67,532	68,883	70,261							
	LIBRARY BOARD	69,448	70,688	72,505	71,657	74,300	75,786	77,302	78,848	80,425							
	MISCELLANEOUS SERVICES	19,709	20,888	25,204	26,800	29,800	29,800	29,800	29,936	30,075							
	GENERAL GOODS & SUPPLIES	47,633	45,201	58,509	62,250	68,700	70,000	71,260	72,685	74,139							
	BANK CHARGES & INTEREST	4,220	3,356	5,450	4,150	4,550	4,606	4,698	4,792	4,888							
	MUNICIPAL OFFICE	25,670	27,143	36,452	35,274	36,531	37,316	38,113	38,931	39,767							
	AMORTIZATION	206,060	210,036	233,732	215,000	215,000	215,000	215,000	219,300	223,686							
	Total Administration	972,734	1,065,473	1,214,853	1,335,315	1,490,165	1,252,487	1,275,538	1,303,435	1,331,964							
PROTECTIVE SERVICES																	
	BYLAW ENFORCEMENT	45,529	106,452	82,251	117,300	86,000	86,000	86,000	87,600	89,232							
	ANIMAL WASTE STATIONS	3,487	7,740	7,535	6,260	6,285	6,311	6,337	6,464	6,593							
	EMERGENCY MEASURES	25,196	30,697	16,570	19,500	19,500	19,500	19,510	19,900	20,298							
FIRE DEPARTMENT																	
	FIRE DEPARTMENT ADMINISTRATION	16,423	13,876	12,268	25,856	26,373	26,901	27,439	27,987	28,547							
	FIREHALL	18,604	26,953	15,724	23,821	25,009	25,602	26,207	26,800	27,408							
	FIRE REMUNERATION & BENEFITS	90,050	100,427	96,808	111,277	111,370	112,967	115,226	117,531	119,882							
	FIRE DEPARTMENT VEHICLES	9,281	12,520	14,388	13,189	17,943	17,588	17,938	18,298	18,664							
	FIRE DEPARTMENT EQUIPMENT	17,740	33,156	22,235	19,320	19,646	19,979	20,319	20,725	21,140							
	FIRE DEPARTMENT AMORTIZATION	6,383	11,745	14,636	10,000	13,000	13,000	13,000	13,000	13,000							
	Total Fire Department	158,482	198,678	176,059	203,463	213,341	216,037	220,128	224,342	228,641							
	Total Protective Services	232,694	343,568	282,414	346,523	325,126	327,848	331,976	338,306	344,764							

HARRISON HOT SPRINGS - DRAFT 2023 - 2027- FIVE YEAR FINANCIAL PLAN DETAILS

	2020	2021	2022	2022	2023	2024	2025	2026	2027	
	ACTUAL	ACTUAL	ACTUAL (UNAUDITED)	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
DRAFT										
DEVELOPMENT PLANNING										
DEVELOPMENT PLANNING	79,809	154,088	278,299	482,335	144,520	122,700	125,154	127,657	130,210	
BUILDING	-	-	-	-	-	-	-	-	-	
Total Development Planning	79,809	154,088	278,299	482,335	144,520	122,700	125,154	127,657	130,210	
TOURISM & COMMUNITY IMPROVEMENT										
TOURIST INFORMATION CENTRE	23,808	23,395	22,265	24,500	24,590	24,653	25,157	25,673	26,198	
COMMUNITY DEVELOPMENT & EVENTS	251,314	203,668	255,175	274,515	302,063	280,092	286,176	292,348	298,659	
SUSTAINABILITY	-	-	-	-	-	-	-	-	-	
Total Tourism & Community Improvement	275,123	227,063	277,440	299,015	326,653	304,745	311,333	318,021	324,857	
ENGINEERING & TRANSPORTATION SERVICES										
PUBLIC WORKS - COMMON SERVICES	132,144	177,790	233,771	202,866	175,949	180,008	183,930	188,144	192,457	
PUBLIC WORKS OFFICE	10,928	14,455	17,305	19,070	14,598	14,888	15,183	15,508	15,840	
PUBLIC WORKS SHOP	3,977	6,583	5,304	35,434	40,234	5,875	6,020	6,169	6,322	
PUBLIC WORKS YARD	104	2,723	524	2,040	2,081	2,122	2,165	2,208	2,252	
PUBLIC WORKS EQUIPMENT	6,946	7,945	19,081	9,300	18,408	10,518	10,711	10,957	11,157	
TRAINING	4,902	9,776	6,372	27,840	28,381	28,949	29,528	30,118	30,721	
FLEET	47,072	51,329	49,571	54,372	68,713	53,508	57,398	58,548	59,721	
ROADS & STREETS										
ROAD RESURFACING	13,366	6,661	2,249	11,310	6,432	6,560	6,691	6,825	6,962	
ROAD MARKING/SIGNAGE	16,523	14,254	18,455	40,610	21,962	22,401	22,850	23,307	23,773	
BRIDGES	2,891	3,164	3,067	4,000	4,410	4,546	4,708	4,876	5,050	
DRAINAGE & DITCHING	7,306	8,583	4,847	26,770	27,105	22,448	27,796	28,352	28,919	
STREET LIGHTING	31,572	41,011	31,887	38,265	36,369	36,433	37,178	37,939	38,716	
STREET CLEANING	4,698	3,770	3,675	5,100	5,202	5,306	5,412	5,520	5,631	
SNOW REMOVAL	16,043	12,203	24,024	19,645	20,020	20,400	20,808	21,224	21,649	
VILLAGE ENTRANCE	4,427	2,533	1,496	5,020	5,120	5,226	5,334	5,446	5,558	
SIDEWALKS	7,094	8,817	10,709	20,750	21,165	21,588	22,020	22,460	22,910	
PARKING METERS	37,418	50,427	78,409	69,020	84,040	69,821	70,618	72,030	73,471	
TRANSIT	-	151	210	700	720	729	738	757	777	
AMORTIZATION - PUBLIC WORKS	20,040	19,959	21,086	20,000	20,000	20,000	20,000	20,400	20,808	
AMORTIZATION - TRANSPORTATION	298,395	292,876	292,876	303,000	303,000	308,448	303,000	309,060	315,241	
Total Engineering & Transportation Services	665,847	735,010	824,918	915,112	903,909	839,775	852,088	869,850	887,935	
FLOOD PROTECTION										
FLOOD PROTECTION	11,395	18,437	19,227	17,125	17,823	18,145	18,546	19,059	19,588	
AMORTIZATION - STORM SEWERS	24,126	24,710	24,710	25,000	25,000	25,000	25,000	25,500	26,010	
Total Flood Protection	35,521	43,147	43,937	42,125	42,823	43,145	43,546	44,559	45,598	

HARRISON HOT SPRINGS - DRAFT 2023 - 2027- FIVE YEAR FINANCIAL PLAN DETAILS

	DRAFT									
	2020 ACTUAL	2021 ACTUAL	2022 ACTUAL (UNAUDITED)	2022 BUDGET	2023 BUDGET	2024 BUDGET	2025 BUDGET	2026 BUDGET	2027 BUDGET	
WASTE MANAGEMENT										
WASTE MANAGEMENT - MUNICIPAL OPERATIONS	51,423	60,324	48,734	53,508	54,575	55,667	56,780	57,915	59,074	
LANDFILL	9,618	-	12,008	14,500	1,500	1,500	1,500	1,530	1,561	
WASTE MANAGEMENT - CONTRACTED SERVICES	137,269	138,390	199,118	209,429	207,239	187,000	198,000	201,460	204,989	
Total Waste Management	198,311	198,713	259,859	277,437	263,314	244,167	256,280	260,905	265,624	
PARKS, RECREATION & CULTURAL SERVICES										
BEACH	115,904	122,039	88,864	114,070	122,053	115,775	121,055	123,475	125,942	
LAGOON BREAKWATER	3,414	3,953	3,248	12,550	12,615	12,667	12,925	13,190	13,461	
BEACH WASHROOMS	51,152	61,842	69,526	68,636	64,862	66,066	67,295	68,688	70,112	
BOAT LAUNCH & WASHROOMS	16,911	12,019	15,672	18,300	20,975	21,211	21,506	21,809	22,119	
HARRISON LAKE PLAZA	18,965	27,145	12,347	32,480	38,120	38,644	39,280	40,089	40,916	
FEDERAL WHARF	585	940	621	1,160	1,235	1,275	1,314	1,356	1,399	
FLOAT PLANE DOCK	412	1,184	1,072	1,620	1,700	1,747	1,796	1,846	1,898	
MEMORIAL HALL	25,352	32,404	44,648	39,018	41,201	42,146	43,116	44,108	45,127	
MEMORIAL BENCHES	22,940	22,445	3,678	8,200	25,208	8,212	8,376	8,544	8,715	
ARTS CENTRE	4,920	3,080	3,060	4,765	4,830	4,957	5,087	5,221	5,360	
YACHT CLUB	3,114	5,308	5,287	6,925	7,053	7,205	7,360	7,520	7,682	
RENDALL PARK	14,245	21,950	17,886	19,340	17,675	17,980	18,292	18,660	19,035	
SPRING PARK	7,110	19,912	11,342	19,771	20,155	20,570	20,992	21,424	21,865	
BEACH PLAYGROUND	383	4,344	3,531	3,896	3,967	4,052	4,138	4,226	4,316	
OTHER GREEN SPACES	55,860	87,562	68,162	81,084	82,606	84,258	85,943	87,662	89,415	
QWOLTZ PARK	-	-	-	2,000	2,040	2,081	2,122	2,165	2,208	
NON-CAPITAL ITEMS EXPENSED	4,619	-	-	-	-	-	-	-	-	
AMORTIZATION - PARKS	14,318	14,905	21,848	16,000	16,000	16,000	16,000	16,320	16,646	
AMORTIZATION - OTHER INFRASTRUCTURE	131,233	139,816	141,527	150,000	150,000	150,000	150,000	153,000	156,060	
Total Parks, Recreation, & Cultural Services	491,437	580,846	512,319	599,815	632,296	614,844	626,599	639,302	652,276	
TRANSFERS TO RESERVES AND ALLOWANCES										
CONTRIBUTION TO ALLOWANCES	360,053	447,060	477,917	419,900	479,202	479,306	479,612	488,204	496,968	
CONTRIBUTIONS TO STATUTORY RESERVES	237,945	353,472	224,290	224,300	251,154	218,900	220,718	225,132	229,636	
Total Transfers to Reserves	597,999	800,532	702,206	644,200	730,356	698,206	700,330	713,336	726,604	
TRANSFER TO CAPITAL FUND										
Total Transfers	110,485	79,683	65,295	68,800	68,800	68,800	68,800	70,176	71,580	
TOTAL EXPENDITURES	708,483	880,215	767,501	713,000	799,156	767,006	769,130	783,512	798,184	
SURPLUS (DEFICIT)	1,221,492	628,307	834,412	-	-	-	-	-	-	

HARRISON HOT SPRINGS - DRAFT 2023 - 2027- FIVE YEAR FINANCIAL PLAN DETAILS

		2020 ACTUAL		2021 ACTUAL		2022 ACTUAL (UNAUDITED)		2022 BUDGET		2023 BUDGET		2024 BUDGET		2025 BUDGET		2026 BUDGET		2027 BUDGET		
																				DRAFT
CAPITAL FUND - REVENUE																				
	GRANTS - PROVINCIAL/FEDERAL/OTHER	20,000	288,299	1,394,800	3,747,301	8,438,898	-	-	-	-	-	-	-	-	-	-	-	-	-	
	DEBT RESERVE INCOME	138	116	155	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GAIN ON DISPOSAL OF ASSETS	-	-	7,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TRANSFER FROM RESERVES	182,480	407,814	393,052	618,000	334,400	151,000	111,180	113,404	115,672	-	-	-	-	-	-	-	-	-	
	TRANSFER FROM SURPLUS	15,000	-	44,533	245,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TRANSFER FROM GENERAL FUND	110,485	79,683	65,295	68,800	68,800	68,800	68,800	70,176	71,580	-	-	-	-	-	-	-	-	-	
	DEFERRED REVENUES RECOGNISED	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	DEBT	-	-	-	-	-	95,000	-	-	-	-	-	-	-	-	-	-	-	-	
	OTHER - CAPITAL REVENUE	4,587	5,836	7,129	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	RMI FUNDING	319,906	53,785	19,828	619,000	626,250	-	-	-	-	-	-	-	-	-	-	-	-	-	
	DCC REVENUE RECOGNISED	93,631	-	9,600	798,400	959,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
	CONTRIBUTED ASSETS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TOTAL REVENUES	746,227	835,533	1,941,893	6,096,501	10,427,348	314,800	179,980	183,580	187,252										
DEBT	DEBT FINANCING	14,220	13,425	13,411	15,700	13,200	15,700	15,700	16,014	16,334										
	DEBT REPAYMENTS	57,741	57,862	59,168	53,100	31,100	53,100	53,100	54,162	55,245										
		71,961	71,287	72,579	68,800	44,300	68,800	68,800	70,176	71,579										
CAPITAL EXPENDITURES																				
	MUNICIPAL BUILDINGS	45,185	-	534,018	1,140,000	804,400	-	-	-	-	-	-	-	-	-	-	-	-	-	
	OFFICE EQUIPMENT	37,388	26,241	40,775	35,000	9,000	9,000	9,180	9,364	9,552										
	FIRE DEPT VEHICLES	-	302,000	684,507	383,000	-	-	-	-	-										
	FIRE DEPT EQUIPMENT	99,086	58,790	-	-	-	-	-	-	-										
	PW VEHICLES	-	32,590	-	-	-	95,000	-	-	-										
	EQUIPMENT	-	-	12,018	71,000	32,000	-	-	-	-										
	ESPLANADE	-	-	-	-	-	-	-	-	-										
	BUS SHELTER	-	2,542	8,061	14,000	28,000	42,000	-	-	-										
	FLOOD PUMP BUILDING/QWOLTZ PARK	-	-	-	30,000	30,000	-	-	-	-										
	PARKING LOT	-	-	-	-	-	-	-	-	-										
	STORMWATER UPGRADES	121,312	-	-	2,085,000	2,100,000	100,000	102,000	104,040	106,121										
	STREET LIGHTING	-	-	-	-	-	-	-	-	-										
	DYKE REPLACEMENT	-	-	-	-	6,000,000	-	-	-	-										
	BEACH REDEVELOPMENT	-	14,674	806,294	1,894,000	1,039,932	-	-	-	-										
	TRAILS DEVELOPMENT	-	288,299	58,857	161,701	-	-	-	-	-										
	ROADS REPLACEMENT	-	-	-	-	-	-	-	-	-										
	RENDALL PARK TRAIL LIGHTS	-	-	-	-	-	-	-	-	-										
	RMI PROJECTS	319,906	39,111	19,284	194,000	295,216	-	-	-	-										
	BEACH WASHROMS UPGRADE	-	-	-	-	-	-	-	-	-										
	DOCK REPLACEMENT	-	-	-	20,000	20,000	-	-	-	-										
	FEDERAL WHARF REPLACEMENT	16,212	-	-	-	-	-	-	-	-										
	RECREATION/PLAYGROUND EQUIPMENT	35,177	-	-	-	-	-	-	-	-										
		674,265	764,246	2,163,814	6,027,701	10,358,548	246,000	111,180	113,404	115,673										
	TOTAL EXPENDITURES	746,227	835,533	2,236,393	6,096,501	10,402,848	314,800	179,980	183,580	187,252										
	TFR to RESERVES	-	-	7,500	-	24,500	-	-	-	-										
	CAPITAL SURPLUS (DEFICIT) / Carry forward	-	-	(302,000)	-	-	-	-	-	-										

HARRISON HOT SPRINGS - DRAFT 2023 - 2027- FIVE YEAR FINANCIAL PLAN DETAILS

	2020	2021	2022	2022	2023	2024	2025	2026	2027	
	ACTUAL	ACTUAL	ACTUAL (UNAUDITED)	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
DRAFT										
WASTE WATER										
REVENUES										
OPERATING REVENUES	670,826	682,900	725,317	705,500	726,610	759,885	778,161	793,472	809,045	
UTILITY SERVICE FEES	224,876	231,477	232,856	232,000	236,640	241,373	246,200	251,125	256,147	
DCC REVENUE										
INTEREST	21,733	9,953	35,806							
GRANT	6,550	22,045								
GAIN (LOSS) ON DISPOSAL OF ASSETS										
TRANSFER FROM SURPLUS			-	24,000	14,864					
TRANSFER FROM EQUITY IN TCA - SEWER	185,404	204,758	205,456	208,000	208,000	208,000	208,000	212,160	216,403	
TOTAL REVENUES	1,109,389	1,151,133	1,199,435	1,169,500	1,186,115	1,209,258	1,232,361	1,256,757	1,281,595	
EXPENDITURES										
SEWER ADMINISTRATION	101,974	106,252	139,981	123,894	122,902	126,277	129,132	132,319	135,497	
TRAINING	198	4,469	1,179	6,580	6,712	6,846	6,983	7,122	7,265	
WASTEWATER COLLECTION	6,279	24,727	24,878	26,151	26,465	26,695	26,928	27,467	28,016	
WASTEWATER TREATMENT PLANT	395,962	387,999	426,271	457,260	466,813	479,001	491,513	500,367	509,419	
LIFT STATIONS	91,645	96,673	78,102	115,615	118,583	121,066	123,605	126,198	128,848	
AMORTIZATION - SEWER	185,404	204,758	205,456	208,000	208,000	208,000	208,000	212,160	216,403	
Total Operating Costs	781,462	824,879	875,867	937,500	949,475	967,885	986,161	1,005,633	1,025,448	
TRANSFERS TO RESERVES AND ALLOWANCES	-	9,953	35,806	-	-	-	-	-	-	
TRANSFER TO CAPITAL FUND	246,608	224,000	232,856	232,000	236,640	241,373	246,200	251,124	256,147	
Total Transfers	246,608	233,953	268,662	232,000	236,640	241,373	246,200	251,124	256,147	
TOTAL EXPENDITURES	1,028,070	1,058,832	1,144,530	1,169,500	1,186,115	1,209,258	1,232,361	1,256,757	1,281,595	
Sewer Operating Fund SURPLUS (DEFICIT)	81,318	92,301	54,906	-	-	-	-	-	-	
CAPITAL FUND										
REVENUES										
DCC REVENUE RECOGNISED	130,513	15,550	47,274	600,000	1,794,375					
TRANSFER FROM SEWER OPERATIONS	224,876	224,000	232,856	232,000	236,640	241,373	246,200	251,124	256,147	
TRANSFER FROM RESERVES	256,525		63,425	1,010,000	1,375,125	340,000				
CONTRIBUTED ASSETS										
INFRASTRUCTURE GRANTS										
TOTAL REVENUES	611,914	239,550	343,555	1,842,000	3,406,140	581,373	246,200	251,124	256,147	
CAPITAL EXPENDITURES	387,038	15,550	110,699	1,610,000	3,169,500	340,000				
WASTEWATER RESERVES	224,876	224,000	232,856	232,000	236,640	241,373	246,200	251,124	256,147	
TOTAL EXPENDITURES	611,914	239,550	343,555	1,842,000	3,406,140	581,373	246,200	251,124	256,147	
Capital Fund SURPLUS (DEFICIT)	-	-	-	-	-	-	-	-	-	

HARRISON HOT SPRINGS - DRAFT 2023 - 2027- FIVE YEAR FINANCIAL PLAN DETAILS

		2020		2021	2022	2022	2023	2024	2025	2026	2027
		ACTUAL	ACTUAL	ACTUAL	(UNAUDITED)	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
DRAFT											
WATER FUND											
REVENUES											
OPERATING REVENUES		367,864	390,362	396,452	369,920	379,623	387,320	395,177	403,197	411,382	
UTILITY SERVICE FEES		247,731	256,410	258,597	259,000	264,180	269,464	274,853	280,350	285,957	
INTEREST		6,504	4,373	18,699							
GAIN (LOSS) ON DISPOSAL OF ASSETS											
TRANSFER FROM SURPLUS											
TRANSFER FROM RESERVES											
TRANSFER FROM EQUITY IN TCA											
TOTAL REVENUES		<u>173,191</u>	<u>173,191</u>	<u>174,143</u>	<u>178,000</u>	<u>178,000</u>	<u>178,000</u>	<u>178,000</u>	<u>181,560</u>	<u>185,191</u>	
		795,291	824,337	847,891	806,920	821,803	834,784	848,030	865,107	882,530	
EXPENSES											
WATER ADMINISTRATION		102,130	110,409	137,051	136,542	130,886	135,071	138,316	141,725	145,222	
TRAINING		1,798	2,405	1,147	4,670	4,763	4,859	4,956	5,055	5,156	
WATER SUPPLY & DISTRIBUTION		58,305	75,338	55,522	82,350	83,673	85,022	86,399	88,127	89,889	
WATER RESERVOIR		10,378	5,494	6,096	5,957	20,059	19,483	19,922	19,699	19,451	
WATER TREATMENT PLANT		94,474	94,856	108,501	119,294	121,866	124,141	126,466	129,090	131,771	
PUMPING STATIONS		-	-	-	-	-	-	-	-	-	
HYDRANTS		4,700	5,593	16,513	18,310	18,376	18,744	19,119	19,501	19,891	
AMORTIZATION - WATER		173,191	173,191	174,143	178,000	178,000	178,000	178,000	181,560	185,191	
Total Operating Costs		<u>444,977</u>	<u>467,286</u>	<u>498,974</u>	<u>545,123</u>	<u>557,623</u>	<u>565,320</u>	<u>573,177</u>	<u>584,756</u>	<u>596,572</u>	
TRANSFERS TO RESERVES AND ALLOWANCES		6,504	4,373	18,699							
TRANSFER TO CAPITAL FUND		248,660	252,300	258,597	261,797	264,180	269,464	274,853	280,350	285,957	
Total Transfers		<u>255,164</u>	<u>256,673</u>	<u>277,296</u>	<u>261,797</u>	<u>264,180</u>	<u>269,464</u>	<u>274,853</u>	<u>280,350</u>	<u>285,957</u>	
TOTAL EXPENDITURES		<u>700,141</u>	<u>723,959</u>	<u>776,271</u>	<u>806,920</u>	<u>821,803</u>	<u>834,784</u>	<u>848,030</u>	<u>865,107</u>	<u>882,530</u>	
Water Operating fund SURPLUS (DEFICIT)		<u>95,150</u>	<u>100,378</u>	<u>71,621</u>	-	-	-	-	-	-	
CAPITAL FUND											
REVENUES											
DCC REVENUE RECOGNISED					125,000	125,000					
INFRASTRUCTURE GRANTS											
CONTRIBUTED ASSETS											
TRANSFER FROM WATER OPERATING		248,660	252,300	258,597	261,797	264,180	269,464	274,853	280,350	285,957	
TRANSFER FROM SURPLUS											
TRANSFER FROM RESERVES				66,017	420,000	445,000	60,000				
TOTAL REVENUES		<u>248,660</u>	<u>252,300</u>	<u>324,614</u>	<u>806,797</u>	<u>834,180</u>	<u>329,464</u>	<u>274,853</u>	<u>280,350</u>	<u>285,957</u>	
EXPENDITURES											
DEBT FINANCING		1,360	-	-	-	-	-	-	-	-	
DEBT REPAYMENTS		110,000	-	-	-	-	-	-	-	-	
		<u>111,360</u>									
TRANSFERS TO RESERVE AND ALLOWANCES		137,300	252,300	258,597	261,797	264,180	269,464	274,853	280,350	285,957	
CAPITAL EXPENDITURES				66,017	545,000	570,000	60,000				
TOTAL EXPENDITURES		<u>248,660</u>	<u>252,300</u>	<u>324,614</u>	<u>806,797</u>	<u>834,180</u>	<u>329,464</u>	<u>274,853</u>	<u>280,350</u>	<u>285,957</u>	
Water Capital Fund SURPLUS (DEFICIT)		-	-	-	-	-	-	-	-	-	

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council

DATE: Feb 27, 2023

FROM: Ken Cossey, MCIP, RPP
Planning Consultant

FILE: 6520-20-OCP02/23
395 Pine Avenue

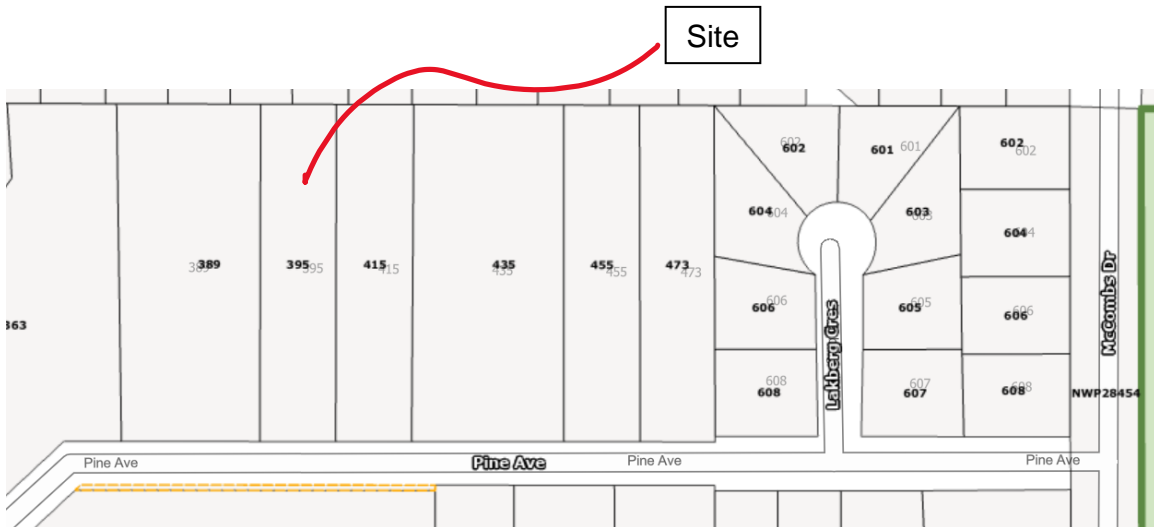
SUBJECT: Proposed Townhouse development

ISSUE:

Seeking direction on proceeding with this OCP amendment application.

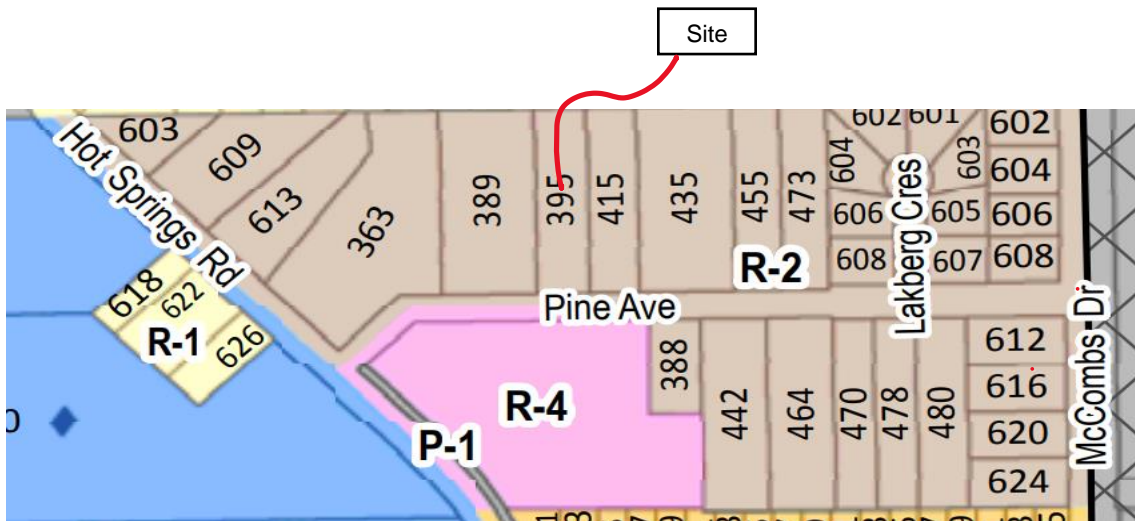
BACKGROUND:

The development site consists of one property, with the assigned civic address of 395 Pine. The site is currently vacant and is approximately 0.2 Ha (~1,999.99 M²) in size, can easily be fully serviced, and is accessible from Pine Avenue.



Zoning

The site is currently zoned Residential 2 (Duplex) and the minimum Lot size for subdivision purposes ranges from 697 M² when connected both to the Village’s sewer and water system to 1125 M² when hooked up to sewer only. The current parcel size exceeds these requirements.



Additional applications required for this proposed development to proceed

If the OCP amendment request is successful, the applicant still has to achieve the following:

1. A zoning amendment from an R-2 to an R-4 Zone,
2. Receive their Development Variance Permit (DVP) to reduce the required number of disability parking stalls and a one-metre setback for the rear setback, and
3. Securing a form and character Development Permit (DP), for the proposed townhouses.

Official Community Plan (OCP) designation

The site is currently designated as a Low-Density Residential area, as per s 6.3.2 of the Village’s OCP. An OCP amendment is generally required as the proposed R-4 use is not compatible with the current Low Density Residential policies. However, within the OCP is Schedule 1-E entitled “Neighbourhood Plan – Pine Avenue” which also covers this site.

Purpose of the OCP amendment request

The OCP amendment application is required to take the site from the current Low Density Residential designation to a Medium Density Residential designation.

Differences between the designations is outlined in the chart below:

Designation	Policy on the permitted uses	Additional policies
Low Density Residential	Single Family and Duplex residential development	20 units per Ha or 8 units per acre
Medium Density Residential	Townhouses and multiple unit attached housing	1.Redesignation will be considered for sites in good

		<p>proximity to the Village's amenities – well services with water, sewer, roads and are compatible with (the) surrounding lands</p> <p>2. Density is 7 units per acre</p> <p>Also covered by the Pine Avenue Neighbourhood Plan</p> <p>1.Allows for 14 units per acre</p>
--	--	--

Zoning Amendment

The requested rezoning amendment is to change the current zoning from an R-2 zone (Duplex) to an R-4 zone (Townhouse). The request is to facilitate the development of 20 townhouses. Listed in the table below is a comparison of the current R-2 regulations compared to the proposed R-4 regulations.

Development Regulations	Land Use Regulations for R-2 Zones	Land Use Regulations for R-4 Zones
Minimum Lot size for Subdivision purposes (M ²)	697 to 1125	1500
Minimum Lot Width (M)	18 to 24	22.5
Maximum Lot Coverage (%)	40	55
Minimum Front Setback (M)	7.5	4.5
Minimum Rear Setback (M)	7.5	7.5
Minimum Interior Side Setback (M)	1.5	3.6
Minimum Exterior Side Setback (M), if applicable	3.6	7.5
Maximum Building Height	10.7	11

Impacts of the requested OCP and Zoning change

If Council were to approve the zoning change and the development proceeded exactly as outlined below, the impacts to the village could include ~ 10 to 15 new additional vehicles being added into the Village's road network from the current one. This does not include any potential visitors to the site. and as a land use design planning principle it is best to have a multi-family development located at or near the entrance area to a single-family residential area, as opposed to it being in the middle of the residential area. From an infrastructure perspective 10 additional units would be hooking into the Village's sewer and water system. Upon review of the site plan, I draw your attention to the area encircled in red below. This is the proposed common parking area and turnaround area for emergency vehicles. Input from either the Fire Chief or the Manager of Operations is required to determine if the proposed turnaround space is adequate.

Staff comments

Based upon the application received staff offers the following comments for your consideration.

1. With the 10 townhouses – 7 are to be sold at current market prices with 3 being set up as rental units. No information has been provided to indicate how the rental units will be governed or to ensure their long-term rental. Depending upon what the applicant is trying to achieve, this issue can be addressed through many tools, such as a Housing Agreement, a Zoning Amendment, or the use of a covenant.
2. Concern about the lack of an emergency vehicle turnaround area.
3. If the DVP for the parking is accepted, then there will be no Disabled parking spots.
4. We need to have oil-water separators installed for townhouses, as per s 6.4(j) of the Zoning Bylaw.
5. From a development/design perspective the higher density should be located closer to the end of the street, as opposed to being in the middle.
6. The density of the housing suggested should also relate to the Village's transportation systems and the physical characteristics of the site.
7. The proposed development is sandwiched in between various single family uses and from a massing perspective is not compatible with the adjacent uses.

While the applicant can address some of the points outlined above, the issue is more that the proposed multi-family use is not compatible with the surrounding land uses and should be denied.

Referral Agencies

Not applicable

RECOMMENDATION:

1. **THAT** OCP application file number 6520-20-OCP02/23 for the property located at 395 Pine Street and legally described as Parcel "A", (Explanatory Plan 338823) Lot C, Sec 12, TWP 4 Rge 29, W6M New Westminster District Plan 10239 be denied, for the reason outlined above.

Respectfully submitted:

REVIEWED BY:

Ken Cossey

Ken Cossey, MCIP, RPP,
Planning Consultant

Attachments – Site plan

Proposed Townhouse development at: 395 Pine Avenue, Harrison Hot Springs

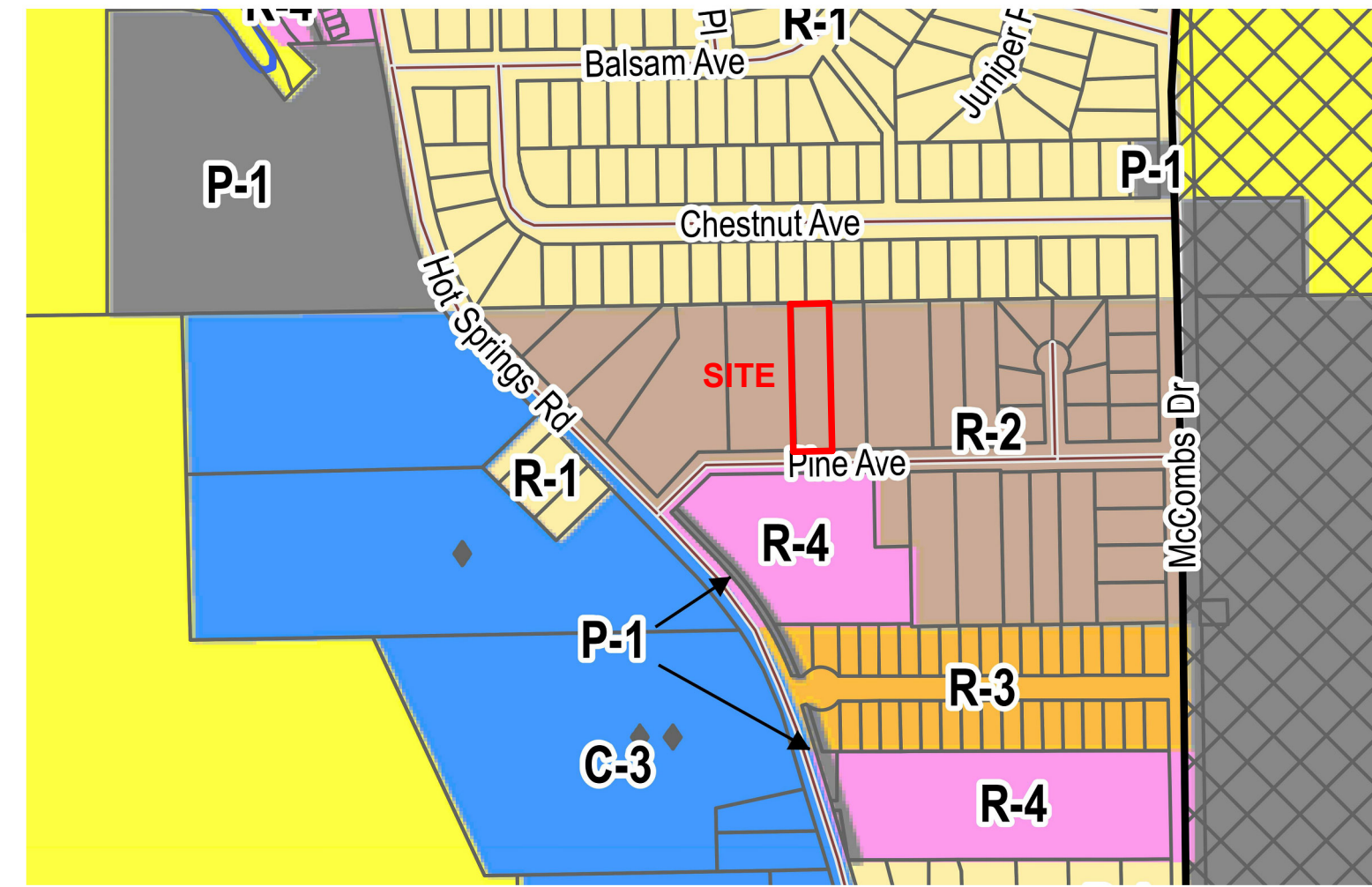
Legend

- Jurisdiction
- Property
- ALR

Harrison Zoning

- C-1
- C-2
- C-3
- C-4
- P-1
- R-1
- R-2
- R-3
- R-4
- R-5
- VR
- W-1

Village of Harrison Hot Springs - Zoning Map Zoning Bylaw No. 1115, 2017 Schedule 'A'



Architectural Drawing List

- A1 site series**
 - A1-1 cover sheet & site plan
 - A1-2 main & upper floors and roof plan
 - A1-3 survey
 - A1-4 existing site plan & site dimensions
 - A1-5 site sections
 - A1-6 detailed site plans
- A2 block series**
 - A2-1 block A plans
 - A2-2 block A elevations & sections
 - A2-3 block B plans
 - A2-4 block B elevations & sections
 - A2-5 exterior materials & colours
- A3 unit series**
 - A3-1 unit 1 plans
 - A3-2 unit 1 sections
 - A3-3 unit 2 plans
 - A3-4 unit 2 sections
 - A3-5 unit 3 plans
 - A3-6 unit 3 sections



Project Data for Proposed Development

OCP designation Low density multi family residential – 35 units / ha (14 units / acre).

zoning
existing R-2
proposed R-4

site dims	permitted max density =	required amenity area =	5 sq m per unit =	50 sq m
width (ft) 140		amenity area provided =	27 sq m rear yard per unit	
depth (ft) 310			0 sq m rear deck per unit	
21798.68 sq ft		total =	27 per unit	
2025.90 sq m	35			
0.20 ha	7.09 (7)			
0.50 ac				

number of units provided = 10

Ten spacious townhouses, each with three bedrooms, 2.5 baths, and double garage.
Seven of the townhouses are market sale units, and the remaining three are rental units.

	required	provided
unit parking	20	20
visitor parking	2.5	3
total	22.5	23
bicycle storage	20%	20 (50%)

max. permitted lot coverage = 55.00%
lot coverage provided = 760.24 sq m
i.e. 37.53%

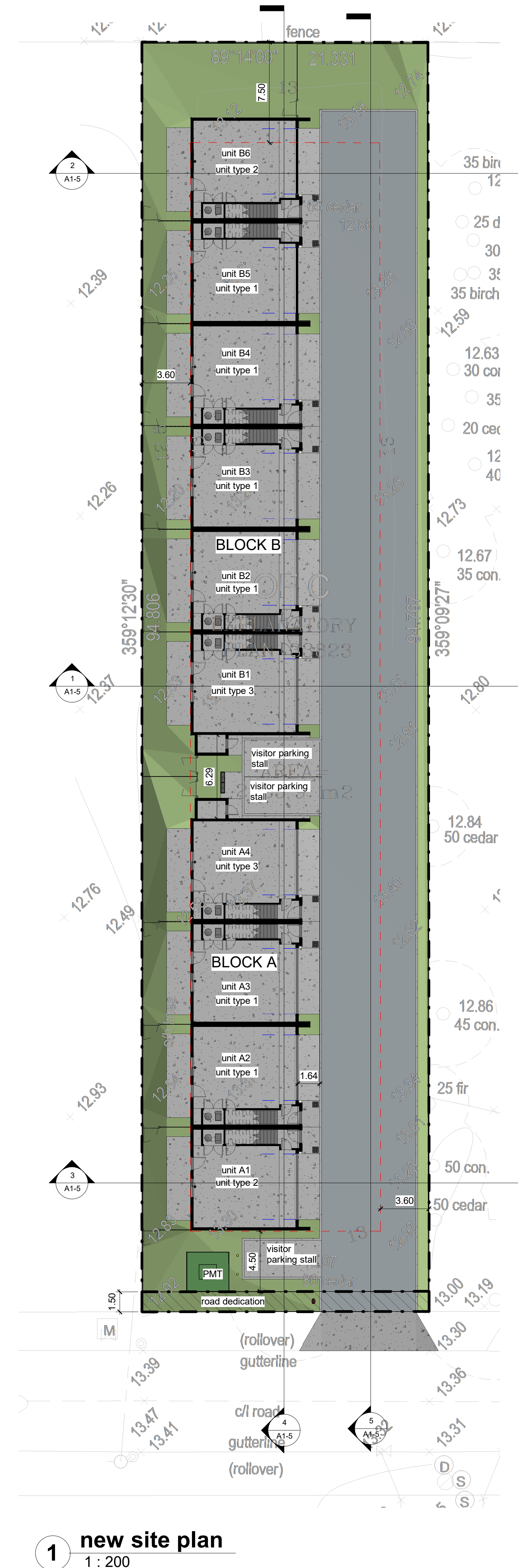
max. permitted ht. = 11.00 m
ht. provided = 10.22 m

Unit Areas

unit type 1 (6no.)		
garage	44.97 sq m	483.88 sq ft
basement	16.75 sq m	180.23 sq ft
main floor	66.28 sq m	713.17 sq ft
upper floor	75.07 sq m	807.75 sq ft
basic unit total areas		
including garage	203.07 sq m	2185.03 sq ft
excluding garage	158.1 sq m	1701.16 sq ft
basic unit area		
footprint	75.11 sq m	808.18 sq ft

unit type 2 (2 no.)		
garage	44.97 sq m	483.88 sq ft
basement	16.75 sq m	180.23 sq ft
main floor	67.14 sq m	722.43 sq ft
upper floor	75.93 sq m	817.01 sq ft
basic unit total areas		
including garage	204.79 sq m	2203.54 sq ft
excluding garage	159.82 sq m	1719.66 sq ft
basic unit area		
footprint	75.98 sq m	817.54 sq ft

unit type 3 (2 no.)		
garage	44.97 sq m	483.88 sq ft
basement	16.75 sq m	180.23 sq ft
elec closet	3.70 sq m	39.81 sq ft
main floor	66.28 sq m	713.17 sq ft
upper floor	75.07 sq m	807.75 sq ft
basic unit total areas		
including garage	206.77 sq m	2224.85 sq ft
excluding garage	158.10 sq m	1701.16 sq ft
basic unit area		
footprint	78.81 sq m	848.00 sq ft



1 new site plan
1 : 200

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V8V 0K4 web site: www.geofflawlorarchitect.com

project

AGHarrison One Limited Partnership
295 - 5655 Cambie St.
Vancouver, BC, V5Z 3A4
Townhouses
395 Pine Ave.
Harrison, BC

drawing title

cover sheet & site plan

seal

project # 22-101 drawing #

scale as shown A1-1

drawn by GDL

checked by

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council **DATE:** Feb 24, 2023
FROM: Ken Cossey, MCIP, RPP **FILE:** 6520-20-OCP01/23
 Planning Consultant 435 Pine Avenue
SUBJECT: Proposed Townhouse development

ISSUE:

Seeking direction on proceeding with this OCP amendment application.

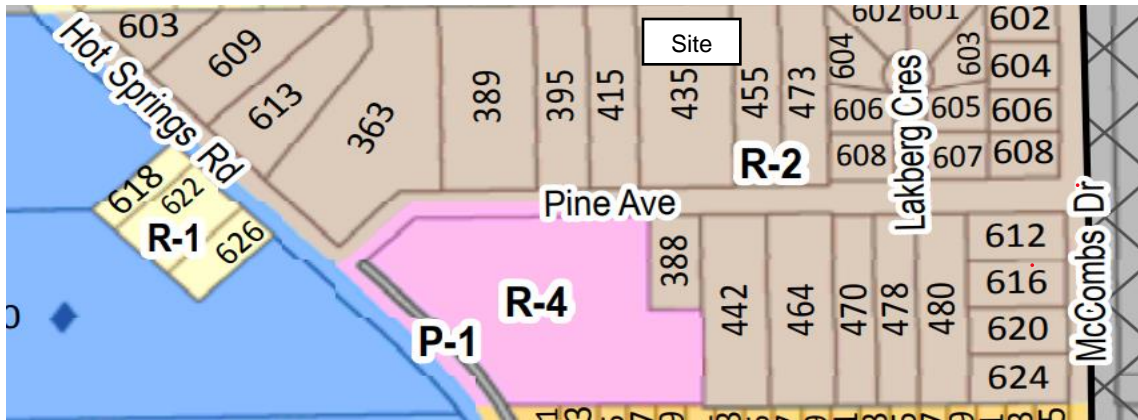
BACKGROUND:

The development site consists of one property, with the assigned civic address of 435 Pine. Located on the site is a single-family dwelling and the site is approximately 0.405 Ha (~4,050.00 M²) in size, is fully serviced, and is accessible from Pine Avenue.



Zoning

The site is currently zoned Residential 2 (Duplex) and the minimum Lot size for subdivision purposes ranges from 697 M² when connected both to the Village’s sewer and water system to 1125 M² when hooked up to sewer only. The current parcel size exceeds these requirements.



Additional applications required for this proposed development to proceed

If the OCP amendment request is successful, the applicant still has to achieve the following:

1. A zoning amendment from an R-2 to an R-4 Zone,
2. Receive their Development Variance Permit (DVP) to reduce the required number of disability parking stalls and a one-metre setback for the rear setback, and
3. Securing a form and character Development Permit (DP), for the proposed townhouses.

Official Community Plan (OCP) designation

The site is currently designated as a Low-Density Residential area, as per s 6.3.2 of the Village’s OCP. An OCP amendment is generally required as the proposed R-4 use is not compatible with the current Low Density Residential policies. However, within the OCP is Schedule 1-E entitled “Neighbourhood Plan – Pine Avenue” which also covers this site.

Purpose of the OCP amendment request

The OCP amendment application is required to take the site from the current Low Density Residential designation to a Medium Density Residential designation.

Differences between the designations is outlined in the chart below:

Designation	Policy on the permitted uses	Additional policies
Low Density Residential	Single Family and Duplex residential development	20 units per Ha or 8 units per acre
Medium Density Residential	Townhouses and multiple unit attached housing	1.Redesignation will be considered for sites in good proximity to the Village’s amenities – well services with water, sewer, roads and are

		<p>compatible with (the) surrounding lands</p> <p>2. Density is 7 units per acre</p> <p>Also covered by the Pine Avenue Neighbourhood Plan</p> <p>1. Allows for 14 units per acre</p>
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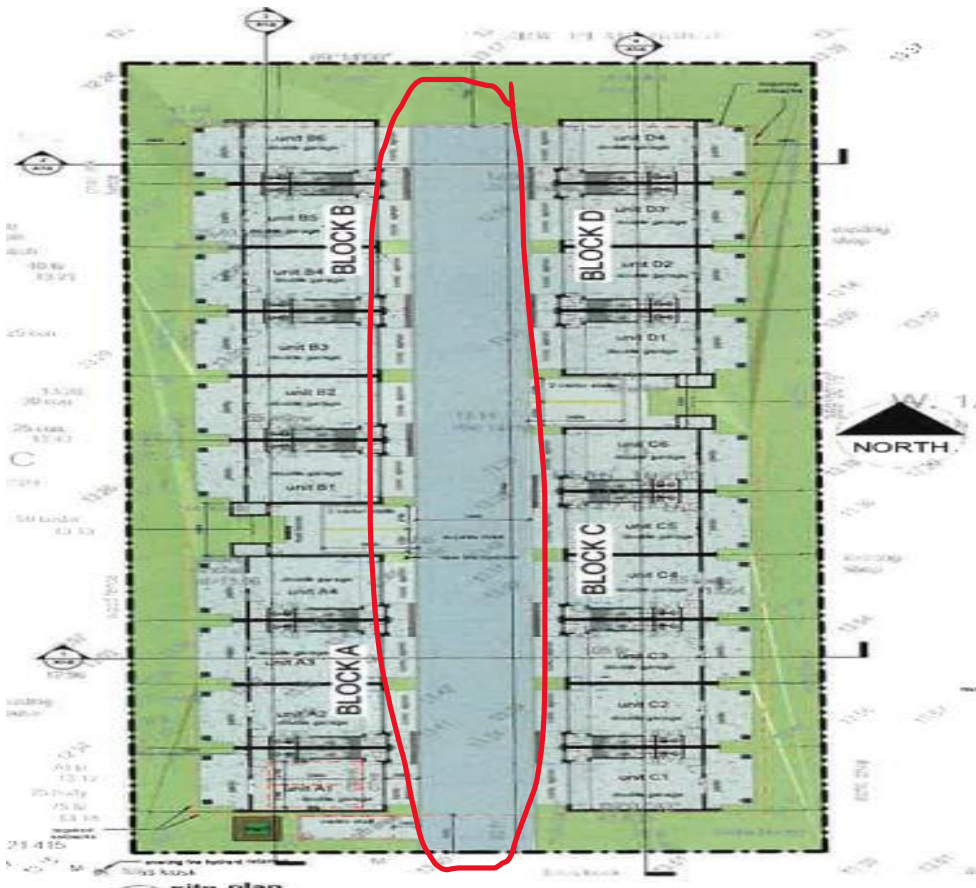
Zoning Amendment

The requested rezoning amendment is to change the current zoning from an R-2 zone (Duplex) to an R-4 zone (Townhouse). The request is to facilitate the development of 20 townhouses. Listed in the table below is a comparison of the current R-2 regulations compared to the proposed R-4 regulations.

Development Regulations	Land Use Regulations for R-2 Zones	Land Use Regulations for R-4 Zones
Minimum Lot size for Subdivision purposes (M ²)	697 to 1125	1500
Minimum Lot Width (M)	18 to 24	22.5
Maximum Lot Coverage (%)	40	55
Minimum Front Setback (M)	7.5	4.5
Minimum Rear Setback (M)	7.5	7.5
Minimum Interior Side Setback (M)	1.5	3.6
Minimum Exterior Side Setback (M), if applicable	3.6	7.5
Maximum Building Height	10.7	11

Impacts of the requested OCP and Zoning change

If Council were to approve the zoning change and the development proceeded exactly as outlined below, the impacts to the village could include ~ 20 to 29 new additional vehicles being added into the Village's road network from the current one. This does not include any potential visitors to the site. and as a land use design planning principle it is best to have a multi-family development located at or near the entrance area to a single-family residential area, as opposed to it being in the middle of the residential area. From an infrastructure perspective 19 additional units would be hooking into the Village's sewer and water system, as opposed to the current one hook up. Upon review of the site plan, I draw your attention to the area encircled in red below. This is the proposed common parking area and turnaround area for emergency vehicles. Input from either the Fire Chief or the Manager of Operations is required to determine if the proposed turnaround space is adequate.



Past Rezoning applications in this area

During a past Council meeting, Council approved a rezoning amendment request for a property located at the intersection of Pine Avenue and Hot Springs Road to change the land use to an R-4 zone.

In addition to this the Council reviewed a similar style application located at 442 - 464 Pine Avenue and denied this amendment request.

Surrounding Land Uses

This site is surrounded by R-2, single family dwelling uses. There is however an R-4 site located in close proximity to the proposed development site and the site backs onto an R-1 development site.

Review of the Title

The title of this development site has been reviewed and there is no flood covenant registered on title.

Staff comments

Based upon the application received staff offers the following comments for your consideration.

1. With the 20 townhouses – 14 are to be sold at current market prices with 6 being set up as rental units. No information has been provided to indicate how the rental units will be governed or to ensure their long-term rental. Depending upon what the applicant is trying to achieve, this issue can be addressed through many tools, such as a Housing Agreement, a Zoning Amendment, or the use of a covenant.
2. Concern about the lack of an emergency vehicle turnaround area.
3. If the DVP for the parking is accepted, then there will be no Disabled parking spots.
4. We need to have oil-water separators installed for townhouses, as per s 6.4(j) of the Zoning Bylaw.
5. From a development/design perspective the higher density should be located closer to the end of the street, as opposed in the middle.
6. The density of the housing suggested should also relate to the Village's transportation systems and the physical characteristics of the site.
7. The proposed development is sandwiched in between various single family uses and from a massing perspective is not compatible with the adjacent uses.

While the applicant can address some of the points outlined above, the issue is more that the proposed multi-family use is not compatible with the surrounding land uses and should be denied.

Referral Agencies

Not applicable

RECOMMENDATION:

1. **THAT** OCP application file number 6520-20-OCP01/23 for the property located at 435 Pine Street and legally described as Lot D, Sec 12, TWP 4 Rge 29, W6M New Westminster District Plan 10239 be denied, for the reason outlined above.

Respectfully submitted:

REVIEWED BY:

Ken Cossey

Ken Cossey, MCIP, RPP,
Planning Consultant

Attachments – Site plan

Proposed Townhouse development at: 435 Pine Avenue, Harrison Hot Springs



Architectural Drawing List

- A1 site series**
 - A1-1 cover sheet & site plan
 - A1-2 main & upper floors and roof plan
 - A1-3 survey
 - A1-4 existing site plan
 - A1-5 site dimensions
 - A1-6 site sections
 - A1-7 detailed site plan - north
 - A1-8 detailed site plan - south
 - A1-9 fence details
- A2 block series**
 - A2-1 block A plans
 - A2-2 block A elevations & sections
 - A2-3 block B plans
 - A2-4 block B elevations & sections
 - A2-5 block C plans
 - A2-6 block C elevations & sections
 - A2-7 block D plans
 - A2-8 block D elevations & sections
 - A2-9 exterior materials & colours
- A3 unit series**
 - A3-1 unit plans
 - A3-2 unit sections

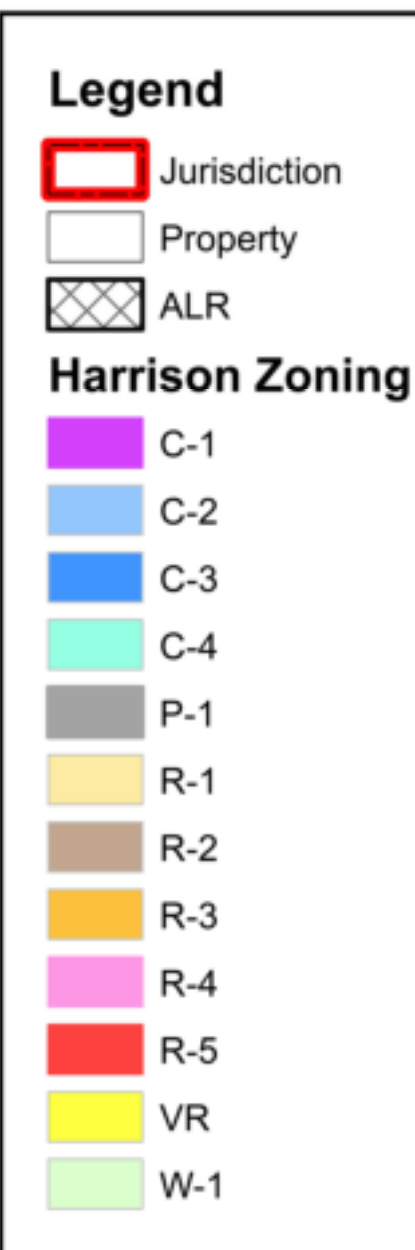
Project Data for Proposed Development

OCIP designation	Low density multi family residential - 35 units / ha (14 units / acre).		
zoning	existing	R-2	
	proposed	R-4	
site dims	width (ft)	depth (ft)	permitted max density =
	140	310	43552.18 sq ft
			4047.60 sq m
			0.40 ha
			1.00 ac
number of units provided =	20		

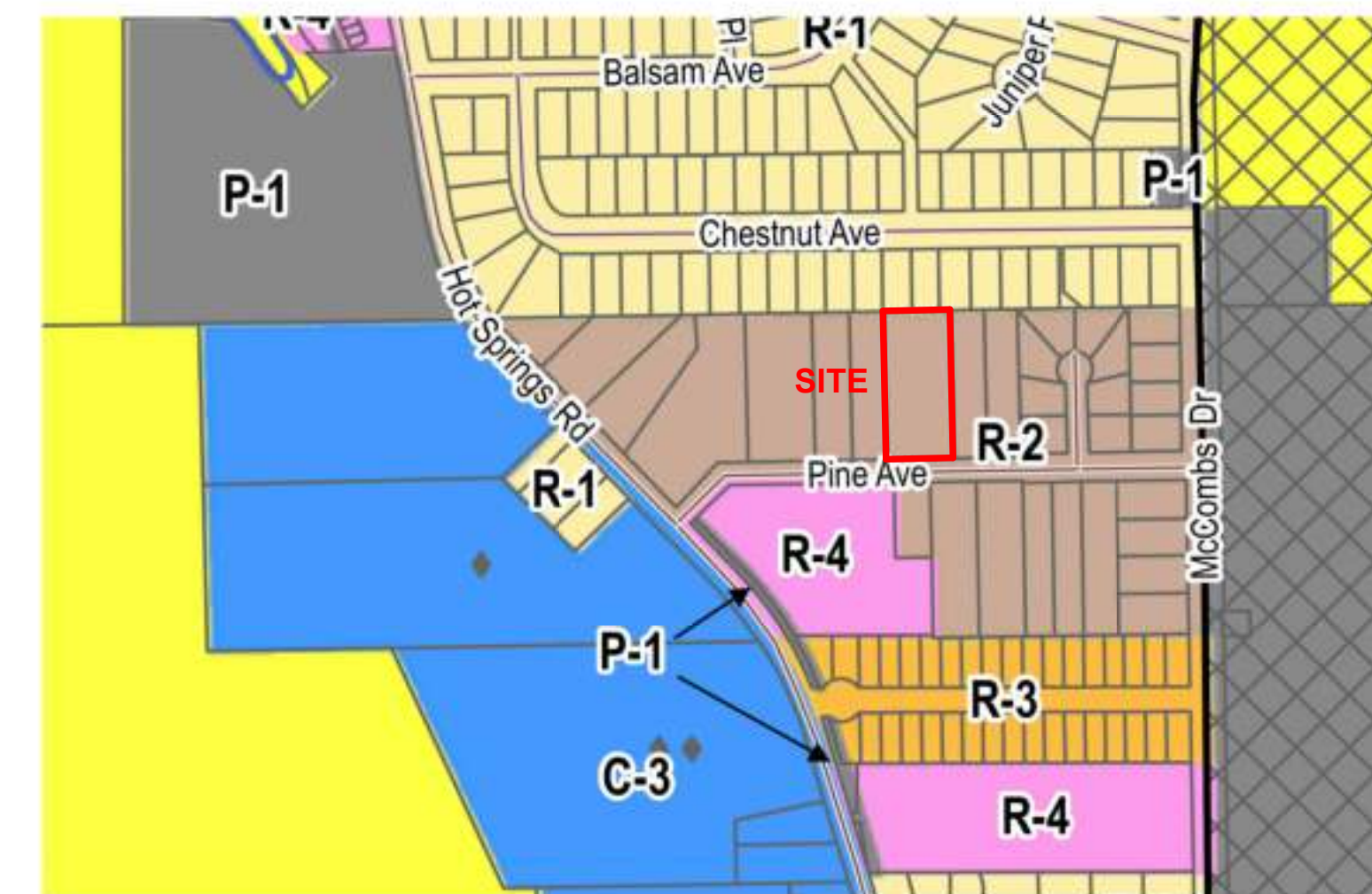
Twenty spacious townhouses, each with three bedrooms, 2.5 baths, and double garage. Fourteen of the townhouses are market sale units, and the rest six units are rental units.

Unit Areas

basic unit (12 no.)			
garage	44.81 sq m	482.16 sq ft	
basement	20.98 sq m	225.74 sq ft	
main floor	74.07 sq m	796.99 sq ft	
upper floor	76.99 sq m	828.41 sq ft	
basic unit total areas			
including garage	216.85 sq m	2333.31 sq ft	
excluding garage	172.04 sq m	1851.15 sq ft	
basic unit area			
footprint	76.99 sq m	2333.31 sq ft	



Village of Harrison Hot Springs - Zoning Map Zoning Bylaw No. 1115, 2017 Schedule 'A'



current zoning designations of surrounding properties



VIEW FROM SITE ENTRY

required amenity area =	5 sq m per unit =	100 sq m
amenity area provided =	55 sq m rear yard per unit	
	13 sq m rear deck per unit	
total =	68 per unit	
unit parking	required 40	provided 40
visitor parking	5	5
total	45	45
bicycle storage	20%	20 (50%)
max. permitted lot coverage =	55.00%	
lot coverage provided =	1557.84 sq m	(unit footprint x 20)
i.e.	38.49%	
max. permitted ht. =	11.00 m	
ht. provided =	10.22 m	

basic end unit (4 no.)		
garage	44.72 sq m	481.19 sq ft
basement	20.63 sq m	221.98 sq ft
main floor	74.88 sq m	805.71 sq ft
upper floor	76.87 sq m	827.12 sq ft
basic unit total areas		
including garage	217.1 sq m	2336.00 sq ft
excluding garage	172.38 sq m	1854.81 sq ft
basic unit area		
footprint	77.9 sq m	2336.00 sq ft

basic end unit with elec closet (4 no.)		
garage	44.72 sq m	481.19 sq ft
basement	20.63 sq m	221.98 sq ft
elec closet	3.77 sq m	40.57 sq ft
main floor	74.07 sq m	796.99 sq ft
upper floor	77.02 sq m	828.74 sq ft
basic unit total areas		
including garage	220.21 sq m	2369.46 sq ft
excluding garage	171.72 sq m	1847.71 sq ft
basic unit area		
footprint	80.59 sq m	2369.46 sq ft

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295 - 5655 Cambie St.
Vancouver, BC, V5Z 3A4
Townhouses
435 Pine Ave.
Harrison, BC
drawing title

cover sheet & site plan

seal

project # 22-101 drawing #
scale as shown A1-1
drawn by GDL
checked by