



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Monday, August 12, 2024, 7:00 PM
Village Office, 495 Hot Springs Road,
Harrison Hot Springs, BC V0M 1K0

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

1. CALL TO ORDER	
Meeting called to order by Deputy Mayor Facio Acknowledgement 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 July 8, 2024 be adopted.	Page 1
(b) THAT the Record of Public Hearing dated July 16, 2024 be received.	Page 13
(c) THAT the Special Pre-Closed Council Meeting Minutes of July 26, 2024 be adopted.	Page 17
5. BUSINESS ARISING FROM THE MINUTES	
6. CONSENT AGENDA	
i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	(a) Age-Friendly Committee Meeting Minutes of June 20, 2024 Page 19
	(b) Environmental Committee Meeting Minutes of June 26, 2024 Page 23
	(c) Environmental Committee Meeting Minutes of July 10, 2024 Page 27
iv. Correspondence	(a) Public Concern Form dated June 28, 2024 from Morgan Anderson Re: Harrison Watersports Proposed Location Change Page 31
	(b) Letter dated July 9, 2024 from the Minister of Transportation and Infrastructure Re: Rockwell Drive Page 33
	(c) Letter received July 9, 2024 from the Canadian Emergency Preparedness and Climate Adaptation Expo Re: National Disaster Expo Page 35
	(d) Letter received July 11, 2024 from the District of Saanich Re: UBCM Resolution Regarding BC Hydro Projects Page 37
	(e) Letter dated July 18, 2024 from Harrison Dragon Boat Festival Re: Harrison Watersports Proposed Location Change Page 39

	(f) Letter dated July 30, 2024 from the City of Vernon Re: Eliminate Fossil Fuel Funding of SILGA and UBCM	Page 41
	(g) Letter dated July 24, 2024 from the Ministry of Housing Re: Small-Scale Multi-Unit Housing	Page 43
7. DELEGATIONS/PETITIONS		
8. CORRESPONDENCE		
9. BUSINESS ARISING FROM CORRESPONDENCE		
10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS		
	(a) Report of Age-Friendly Committee dated August 12, 2024	Page 45
11. REPORTS FROM MAYOR		
12. REPORTS FROM STAFF		
	(a) Report of Corporate Officer dated August 12, 2024 Re: Release of Closed Meeting Resolutions	Page 47
<p>Recommendation:</p> <p>THAT the following closed meeting resolutions from the July 26, 2024 Special Council Meeting be received for information at the August 12, 2024 Regular Council Meeting:</p> <p>THAT Julie Chamberlain, Ron Logan and Kimbal Solar be appointed to the Advisory Planning Commission; <i>SCC-2024-07-16</i></p> <p>THAT Stephanie Gallamore and Sharon Chatenay be appointed to the Accessibility Committee; <i>SCC-2024-07-17</i></p> <p>THAT Council accept the offer of proposed Lot 1 as part of the subdivision and development permit application for land legally described as Lot 32, Section 13, Township 4, Range 29, W6M, NWDP 27133 with a current civic address of 410 Echo Avenue; and <i>SCC-2024-07-19</i></p> <p>THAT staff be directed to put out a survey to residents for feedback on the future use of Proposed Lot 1. <i>SCC-2024-07-20</i></p>		

<p>(b) Report of Chief Administrative Officer dated August 12, 2024 Re: Rogers/SenseNet Contract Update</p> <p>Recommendation:</p> <p>THAT the Chief Administrative Officer's report dated August 12, 2024 regarding the Rogers/SenseNet Contract Update be received for information.</p>	<p>Page 49</p>
<p>(c) Report of Community Services Manager dated August 12, 2024 Re: 2024 Age-Friendly Communities Grant</p> <p>Recommendation:</p> <p>THAT staff be authorized to apply to the BC Healthy Communities, 2024 Age Friendly Communities grant stream for up to \$15,000.00.</p>	<p>Page 55</p>
<p>(d) Report of Community Services Manager dated August 12, 2024 Re: Harrison-Agassiz Chamber of Commerce Event</p> <p>Recommendation:</p> <p>THAT staff be authorized to waive the Memorial Hall rental fees for the Harrison – Agassiz Chamber of Commerce to host an All-Candidates Meeting for the upcoming by-election.</p>	<p>Page 57</p>
<p>(e) Report of Community Services Manager dated August 12, 2024 Re: Registered Professional Forester Update</p> <p>Recommendations:</p> <p>THAT the Community Services Manager's report dated August 12, 2024, regarding the Registered Professional Forester be received for information; and</p> <p>THAT staff be authorized to postpone any additional fuel prescriptions until the completion of the Community Wildfire Resiliency Plan.</p>	<p>Page 59</p>
<p>(f) Report of Director of Operations dated August 12, 2024 Re: McCombs Driver Water Main and Fire Hydrants</p> <p>Recommendation:</p> <p>THAT staff engage a professional civil engineering consultant to create detailed design drawings for the installation of a watermain and fire hydrants on McCombs Drive between McPherson Road and Hadway Drive at a cost of up to \$25,000 to be funded by the Community Works Grant Fund.</p>	<p>Page 61</p>

<p>(g) Report of Director of Operations dated August 12, 2024 Re: Water Reservoir Maintenance</p> <p>Recommendation:</p> <p>THAT Council approve the use of \$40,000 from Water Reserves for the replacement of four (4) chemical pumps at the Water Treatment Plant and for costs associated to having Aslan Technologies on site at the Water Treatment Plant during the Water Reservoir maintenance work.</p>	Page 63
<p>(h) Report of Director of Operations dated August 12, 2024 Re: Lillooet Avenue West Oak Trees and Streetscape Plan</p> <p>Recommendations:</p> <p>THAT the four (4) Oak Trees on Lillooet Avenue be removed prior to winter 2024 as per the recommendations of the Tree Risk Assessment prepared by Urban Environment dated July 16, 2024; and</p> <p>THAT staff engage a professional engineering and landscape architectural consultant to create a preliminary Streetscape Plan and renderings for Lillooet Avenue West; and</p> <p>THAT staff be authorized to amend the 2024 budget to re-allocate the funds from the Local Government Climate Action Plan previously budgeted for a Climate Action Plan to fund the development of a Streetscape Plan.</p>	Page 65
<p>(i) Report of Director of Operations dated August 12, 2024 Re: Development Master Plan – Village Office</p> <p>Recommendations:</p> <p>THAT staff engage a professional land use planning firm to create a Development Master Plan for Village owned land identifying a location for a new Village office that includes residential housing; and</p> <p>THAT up to \$50,000 from the Community Works Fund (CWF) grant be allocated to fund the plan.</p>	Page 85
<p>(j) Report of Corporate Officer dated August 12, 2024 Re: Harrison Water Sports Tenure Application</p> <p>Recommendation:</p> <p>Option 1: THAT Council support Harrison Watersports' updated commercial moorage tenure application as shown in the proposed Site Details document dated August 2024.</p> <p>Option 2: THAT Council reject Harrison Watersports' updated commercial moorage tenure application as shown in the proposed Site Details document dated August 2024.</p>	Page 87

<p>(k) Report of Planning Consultant dated August 12, 2024 Re: Development Permit – 410 Echo Avenue</p> <p>Recommendation:</p> <p>THAT Development Permit DP 04/22 be issued to Yue Wu, Ying Gao, and Triple L Land Incorporated for property located at 410 Echo Avenue, Harrison Hot Springs for land legally described as:</p> <p>Lot 32, Section 13, Township 4, Range 29, W6M, New Westminster District Plan 27133</p> <p>Subject to the following:</p> <ul style="list-style-type: none"> a) The Village receiving an Irrevocable Letter of Credit in the amount of \$33,055.00; b) The Fraser Valley Regional District issuing a Demolition Permit for any building or structures on the proposed site; c) The applicant entering into a Works and Services Agreement with the Village; d) The applicant entering into a flood plain covenant; and e) Council's acceptance of proposed Lot 1, as an extension of Spring Park. 	<p>Page 95</p>
<p>(l) Report of Planning Consultant dated August 12, 2024 Re: Rezoning Application – 435 Pine Avenue</p> <p>Recommendation:</p> <p>THAT Council request the applicant for the rezoning of 435 Pine Avenue to set up a Public Notification meeting, as per s 11.0 of the Village's <i>Development Procedures Bylaw No. 1090, 2016</i>.</p>	<p>Page 143</p>
<p>(m) Report of Planning Consultant dated August 12, 2024 Re: 442 & 464 Pine Avenue Rezoning Application</p> <p>Recommendation:</p> <p>THAT Council request the applicant for the rezoning of 442 and 464 Pine Avenue to set up a Public Notification meeting, as per s 11.0 of the Village's <i>Development Procedures Bylaw No. 1090, 2016</i>.</p>	<p>Page 151</p>

(n) Report of Planning Consultant dated August 12, 2024
Re: 880 Hot Springs Road Rezoning Application

Page 159

Recommendation:

THAT Council direct the applicant for the rezoning of 880 Hot Springs Road to set up a Public Notification Meeting, as per s 11 of the Village's *Development Procedures Bylaw No. 1090, 2016*.

(o) Report of Planning Consultant dated August 12, 2024
Re: 490 & 498 Esplanade Avenue - Temporary Use Permit

Page 165

Recommendation:

THAT Temporary Use Permit No. 01-24 be issued by resolution to SLD (TITXWEMQSEL) Land Holdings Inc., Inc. No. BC1060780 for land legally described as:

- a) Lot 9 Blk 4, Fractional Sec 13 Twp 4, Rge 29, W6M New Westminster District Plan 251; and
- b) Lot 10 Blk 4, Sec 13 Twp 4, Rge 29, W6M New Westminster District Plan 251

Subject to the following:

- a) The Village receiving an Irrevocable Letter of Credit in the amount of \$1,912.50; and
- b) Not using chain link fencing around the perimeter of the Lots.

13. BYLAWS

14. NEW BUSINESS

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

16. ADJOURNMENT



Amanda Graham
Corporate Officer

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

DATE: Monday, July 8, 2024
TIME: 7:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

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

Chief Administrative Officer, Tyson Koch
Chief Financial Officer, Scott Schultz
Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson
Planning Consultant, Ken Cossey (by Zoom and telephone)

ABSENT:

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

- Attachments for Bylaws item 13(b) Rezoning Application – 421 Emerald Avenue, draft Bylaw No. 1204, 2024 and Site Plan

Moved by Councillor Allen

THAT “Council Meeting Locations” be added to the agenda as New Business item 14(b).

**MOTION FAILED
LACK OF SECONDER**

3. APPROVAL OF AGENDA

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

THAT the agenda be approved as amended with the attachments for item 13(b) Rezoning Application – 421 Emerald Avenue added.

**CARRIED
UNANIMOUSLY**
RC-2024-07-01

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July 8, 2024

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the Regular Council Meeting Minutes of June 17, 2024 be adopted.

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

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the Special Council Meeting Minutes of June 25, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2024-07-03

5. BUSINESS ARISING FROM THE MINUTES

None.

6. CONSENT AGENDA

- iii (a) Environmental Committee Meeting Minutes of May 8, 2024
- (b) Age-Friendly Committee Meeting Minutes of May 16, 2024
- iv. (a) Letter dated June 14, 2024 from Ministry of Housing
Re: Small-Scale Multi-Unit Housing (SSMUH)
- (b) Letter dated June 21, 2024 from Tourism Harrison River Valley
Re: Visitor Centre and Sasquatch Museum Grand Opening

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the consent agenda be received.

Amendment moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Consent Agenda item 6(iv)(b), letter dated June 21 from Tourism Harrison River Valley re: Visitor Centre and Sasquatch Museum Grand Opening be moved to Correspondence item 8(c).

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**CARRIED
UNANIMOUSLY**
RC-2024-07-04

Council voted on the main motion.

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

7. DELEGATIONS/PETITIONS

None.

8. CORRESPONDENCE

- (a) Letter dated July 2, 2024 from the Allan Garneau
Re: Advisory Planning Commission
- (b) Letter dated July 2, 2024 from Various Businesses in the Village
Re: Overflow Parking Sign
- (c) Letter dated June 21, 2024 from Tourism Harrison River Valley
Re: Visitor Centre and Sasquatch Museum Grand Opening

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the letter dated July 2, 2024 from Allan Garneau, the letter dated July 2, 2024 from Various Local Businesses in the Village and the Letter dated June 21 from Tourism Harrison River Valley be received.

**CARRIED
UNANIMOUSLY**
RC-2024-07-06

9. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Vidal

THAT staff work with the current Advisory Planning Commission and put out a posting for new members; and

THAT staff work with the Advisory Planning Commission to develop terms of reference to provide proper operating and reporting rules and procedures.

The Corporate Officer reported that an additional call for members was put out recently and there are currently four (4) applicants for the Advisory Planning Commission. Councillor Vidal amended her motion with final wording being as follows:

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Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT staff work with the Advisory Planning Commission to develop terms of reference to provide proper operating and reporting rules and procedures.

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

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the sign at the overflow lot be updated to read free parking.

**CARRIED
UNANIMOUSLY**
RC-2024-07-08

At 7:20 pm the Corporate Officer advised Council that the video stream on the Zoom broadcast was not functioning and requested a short recess to reset the camera. Deputy Mayor Facio agreed to recess the meeting.

RECESS AT 7:21 PM

MEETING RECONVENED AT 7:25 PM

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

- (a) Report of Environmental Committee dated July 8, 2024

Moved by Councillor Jackson
Seconded by Councillor Allen

THAT the Environmental Advisory Committee be allowed to review the arborist report regarding the four oak trees on Lillooet Avenue West prior to Council making a decision on the trees' outcome.

**CARRIED
UNANIMOUSLY**
RC-2024-07-09

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director) – No Report
- Tourism Harrison – No Report
- Attended the Canada Day Celebration on July 1, 2024

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Councillor Vidal

- Attended the opening of the Tourism River Valley Info Centre and Sasquatch Museum on June 21, 2024
- Attended the Annual Sasquatch Days Event on June 22 and 23, 2024
- Community Futures North Fraser Board of Directors
 - Attended a meeting on June 25, 2024
- Corrections Canada Citizen's Advisory Committee – No Report
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended the Canada Day Celebration on July 1, 2024

Councillor Allen

- Harrison Agassiz Chamber of Commerce – No Report
- Agassiz-Harrison Healthy Communities – No Report
- Attended the Environmental Advisory Committee on June 26, 2024
- Reported on a new restaurant in the Village

11. MAYOR'S REPORT

Deputy Mayor Facio

- Reported on the small fire on the west side of the Village at the end of June and advised that a private citizen will be commended at the August Regular Council Meeting

Moved by Councillor Vidal

Seconded by Councillor Jackson

THAT Staff send letters of appreciation regarding the fire on the west side of Harrison to the Harrison Hot Springs Fire Department, Agassiz Fire Department, Seabird Fire Department and BC Wildfire Service.

**CARRIED
UNANIMOUSLY**
RC-2024-07-10

- Contacted a Vancouver based chain who will be conducting a feasibility study on putting a grocery store in the Village
- Reported that the Central Community Church will be opened up as a cooling center on July 8 and 9, 2024
- Attended the Sasquatch Days Event on June 22 and 23, 2024
- Attended the Canada Day Celebration on July 1, 2024
- Reported on FireSmart home assessments being done by the Village's FireSmart Coordinator
- Reported on recent comments on social media about Freedom of Information requests and the process by which they are handled

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12. REPORTS FROM STAFF

- (a) Report of Chief Administrative Officer dated July 8, 2024
Re: Early Detection Wildfire System Update

Moved by Councillor Allen
Seconded by Councillor Jackson

THAT Council direct staff to engage Rogers Communications to use their authorized contractor to install the SenseNet package including 100 sensors, 5 Gateways and 3 cameras at a cost of up to \$20,000.00 to be funded by reserves.

**CARRIED
UNANIMOUSLY**
RC-2024-07-11

- (b) Report of Corporate Officer dated July 8, 2024
Re: 2024 By-Election Appointments

Moved by Councillor Allen
Seconded by Councillor Jackson

THAT pursuant to Section 58(1) of the Local Government Act, Kelly Ridley be appointed Chief Election Officer for the 2024 by-election to be held in September 2024; and

THAT Amanda Graham be appointed Deputy Chief Election Officer for the 2024 by-election; and

THAT Tyson Koch be appointed Deputy Chief Election Officer for the 2024 by-election; and

THAT Council authorize an expenditure of up to \$40,000 for the 2024 by-election to be funded by taxation.

**CARRIED
UNANIMOUSLY**
RC-2024-07-12

- (c) Report of Corporate Officer dated July 8, 2024
Re: 430 Esplanade Avenue – Nuisance Property

Moved by Councillor Allen
Seconded by Councillor Jackson

THAT Council declare the principal building and cedar trees bordering the property at 430 Esplanade Avenue, Harrison Hot Springs, British Columbia a nuisance and hazardous to public safety and impose remedial action pursuant to sections 72, 73 and 74 of the Community Charter; and

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THAT Council hereby order the property owner to remove the cedar trees on the property, demolish the building and remove all debris and materials within 30 days of the date on which notice is sent to the property owner pursuant to section 72(2)(b)(i) of the Community Charter; and

THAT should the property owners not comply with the remedial action within the specified timeframe, staff be authorized to fulfill the requirements of the remedial action and recover costs from the property owner pursuant to section 17 of the Community Charter.

**CARRIED
UNANIMOUSLY**
RC-2024-07-13

- (d) Report of Community Services Manager dated July 8, 2024
Re: Starlight Skating Rink 2024-2025

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the Community Services Manager's report dated July 8, 2024 regarding the Starlight Skating Rink 2024-2025 be received for information.

**CARRIED
UNANIMOUSLY**
RC-2024-07-14

- (e) Report of Community Services Manager dated July 8, 2024
Re: Fuel Management Updates

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the Community Services Manager's report dated July 8, 2024 regarding Fuel Management Updates be received for information.

**CARRIED
UNANIMOUSLY**
RC-2024-07-15

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- (f) Report of Community Services Manager dated July 8, 2024
Re: Grants to Groups

Moved by Councillor Vidal
Seconded by Councillor Allen

THAT the following community groups be provided with funding under the Grants to Groups program:

Agassiz Baseball Association	\$875.00
Agassiz-Harrison Community Services	\$1,500.00
Fraser Valley Paddling Club	\$1,250.00
Harrison Community Garden	\$1,250.00
Harrison Hot Springs Block Watch Group	\$500.00
Kent Harrison Arts Council	\$1,250.00
Miami River Streamkeepers Society	\$875.00

Amendment moved by Deputy Mayor Facio

THAT the following community groups be provided with funding under the Grants to Groups program:

Agassiz Baseball Association	\$875.00
Agassiz-Harrison Community Services	\$1,850.00
Fraser Valley Paddling Club	\$800.00
Harrison Community Garden	\$800.00
Harrison Hot Springs Block Watch Group	\$350.00
Kent Harrison Arts Council	\$2,000.00
Miami River Streamkeepers Society	\$775.00

AMENDMENT WITHDRAWN

Council voted on the original motion.

**CARRIED
UNANIMOUSLY**
RC-2024-07-16

- (g) Report of Community Services Manager dated July 8, 2024
Re: Communities in Bloom Committee Update

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the Community Services Manager's report dated July 8, 2024 regarding the Communities in Bloom Committee Update be received for information.

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**CARRIED
UNANIMOUSLY**
RC-2024-07-17

- (h) Report of Community Services Manager dated July 8, 2024
Re: Healthy Communities Grant

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT staff be authorized to apply to the BC Healthy Communities, Plan H grant stream for up to \$5,000.

**CARRIED
UNANIMOUSLY**
RC-2024-07-18

- (i) Report of Planning Consultant dated July 8, 2024
Re: 490 and 498 Esplanade Avenue – Temporary Use Permit

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Council consider issuing the attached Temporary Use Permit, by resolution at the August 12, 2024 Regular Council Meeting; and

THAT staff be authorized to set up the required public notice, as per the requirements of the Local Government Act.

**CARRIED
UNANIMOUSLY**
RC-2024-07-19

13. BYLAWS

- (a) Code of Conduct Bylaw No. 1205, 2024

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Code of Conduct Bylaw No. 1205, 2024 be adopted; and

THAT Council Code of Conduct Policy No. 1.33 be rescinded.

**CARRIED
OPPOSED BY COUNCILLOR ALLEN**
RC-2024-07-20

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- (b) Report of Planning Consultant dated July 8, 2024
Re: Rezoning Application – 421 Emerald Avenue

Moved by Councillor Vidal
Seconded by Councillor Jackson

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

CARRIED
OPPOSED BY COUNCILLOR ALLEN
RC-2024-07-21

Moved by Councillor Vidal
Seconded by Councillor Jackson

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

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

CARRIED
UNANIMOUSLY
RC-2024-07-22

14. NEW BUSINESS

- (a) New Business from Deputy Mayor Facio
Re: MIABC Appointments

Moved by Deputy Mayor Facio
Seconded by Councillor Jackson

WHEREAS the Municipal Insurance Association of BC's (MIABC) Annual General Meeting will be taking place during the UBCM Convention in September; and

WHEREAS previous Mayor Ed Wood was appointed as the alternate voting delegate at the November 21, 2022 Regular Council Meeting; and

WHEREAS his resignation has left the position of alternate voting delegate for the MIABC Board vacant; and

WHEREAS Councillor Vidal will be the Deputy Mayor when the Annual General Meeting takes place, therefore be it resolved

THAT Councillor Vidal be appointed as the Alternate Voting Delegate to the Municipal Insurance Association.

CARRIED
UNANIMOUSLY
RC-2024-07-23

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

Questions from the public were entertained.

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the meeting be adjourned at 9:05 p.m.

CARRIED
UNANIMOUSLY
RC-2024-07-24

Leo Facio
Deputy Mayor

Amanda Graham
Corporate Officer

DRAFT

**VILLAGE OF HARRISON HOT SPRINGS
RECORD OF PUBLIC HEARING OF
ZONING AMENDMENT BYLAW NO. 1194, 2023
(259 HOT SPRINGS ROAD)**

DATE: Tuesday, July 16, 2024
TIME: 6:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

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

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

ABSENT:

1. CALL TO ORDER

Deputy Mayor Facio called the meeting to order at 6:00 p.m.
Deputy Mayor Facio acknowledged the traditional territory of Sts'ailes.

2. PROCEDURE FOR PUBLIC HEARING

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

Zoning Amendment Bylaw No. 1194, 2023

Planning Consultant Ken Cossey presented the proposed Zoning Amendment Bylaw No. 1194, 2023. This bylaw pertains to 259 Hot Springs Road and proposes to amend Zoning Bylaw No. 1115, 2017 as follows:

That under the C-1 Zone "Development Regulations for the Commercial Uses", the following number 11 is inserted in the Notes section:

"11/. For land located at 259 Hot Springs Road, legally described as Lot "A" Block 2, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 251 (PID 002-223-457), the maximum allowable Floor Area Ratio must not exceed 1.8, the Lot Coverage must not exceed 89.39%, and the maximum height must not exceed 17.61 M."

3. PUBLIC COMMENTS

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

The applicant for 259 Hot Springs Road, Stephanie Baziuk, gave a presentation on the proposed development project.

The Planning Consultant clarified the referral and approval process.

Deputy Mayor Facio reported that five (5) written submissions were received.

*Village of Harrison Hot Springs
Record of the Public Hearing of
Zoning Amendment Bylaw No. 1194, 2023
July 16, 2024*

Councillor Allen raised a point of order stating that the correct procedure is to read written comments into the public record. Deputy Mayor Facio ruled that this is not required, but written submissions must be available for the public to view.

Deputy Mayor Facio invited the public to provide verbal submissions to Council regarding Zoning Amendment Bylaw No. 1194, 2023.

Susan Galvao, 259 Miami River Drive, Harrison Hot Springs

- Opposed to the development
- The Village has a unique feel which puts it in a delicate geographical position where sprawl and poor planning decisions can prove detrimental to healthy development and growth. The proposed zoning amendments do not do justice to the potential in this Village.
- The proposal is disappointing and lacks both vision and respect for the future of the Village. The design is what I would describe as “modern cookie cutter”.
- There was a comment on page 91 of the information package that the design would be made to “complement the settler pub” but these design ideas, in my opinion, could not be further apart.
- The footprint goes against anything I would qualify as a smart development, and it will not be an improvement or create a cohesive Village aesthetic.
- The development lacks any substantial climate mitigating effects.
- Only the occupants can utilize the courtyard area.
- This is the gateway to the tourist area and a very important part of pedestrian traffic and I fear the design will be detrimental to the local tourism industry and to residential enjoyment.
- Urge Council to vote against these amendments.

At 6:16 p.m., Deputy Mayor Facio called for verbal submissions from participants on Zoom. Evan Wilcox attempted to speak but experienced technical difficulties and was unable to participate virtually. His partner, Sarah Pledge, was in attendance and spoke on his behalf:

Sarah Pledge and Evan Wilcox, 248 Cedar Avenue, Harrison Hot Springs

- Opposed to the development.
- Operates an Airbnb in an adjacent property.
- Over the past 4 years, the Village has been developed considerably without any sort of meaningful effort or dedication towards the infrastructure necessary to support its residents.
- There is no medical center or emergency care center here. There is still only one road in and out. Adding this kind of density is not beneficial right now with the community strategies currently in place.
- Would not be good for our tourism-based business to have construction going on directly across the street from us for a long time.
- Spoke to Evan Wilcox’s written submission.
- The Village has been developed inconsistently.
- Adding this kind of density is not beneficial to the little infrastructure we have.

*Village of Harrison Hot Springs
Record of the Public Hearing of
Zoning Amendment Bylaw No. 1194, 2023
July 16, 2024*

- Opposed to the amendments. Increasing allowed height makes the building too tall and cause the Village to be shaded. It will affect the surrounding lots, as well as the rest of Cedar Avenue.
- It will remove sunlight from surrounding areas.
- People visit because they enjoy the sun, they are looking to get away from towers.
- There is no good reason for these exceptions to be made.
- How does this application benefit the community as a whole?
- How does it align with the strategic priorities of the Village?
- What sort of meaningful infrastructure will be implemented to support it? What happens to the existing residents?
- Will there be any affordable housing offered?
- With 90% of the property proposed to be used, how does that allow for the protection of the existing trees?
- Sight lines need to be protected.
- What protections will be put in place as someone who has a well across the street to ensure there is no environmental impact or groundwater contamination?
- Has there been an environmental study done in the area? Is it prudent to add more density when we don't have full occupancy as it is and lack the necessary resources to support it?
- There is a heritage plaque.
- Hope to see this lot developed to make a difference to benefit the community.

The applicant corrected an error that the height of the building is an error on behalf of the draftsman. The height meets the requirements of the Zoning Bylaw. The Zoning Bylaw states that for C-1, the height limit is 15 meters. There is another clause in the Bylaw stating that the height can be extended to 18 meters for communication towers, spires, belfries, domes, chimneys, flag poles, elevator shafts and stairs.

This development will have elevator shafts and stairs going to the roof. The applicant requested that the height amendment be removed from their application.

Deputy Mayor Facio called a second time for submissions to Council regarding Zoning Amendment Bylaw No. 1194, 2023.

Councillor Allen requested to ask a question on a point of clarification. There was a Ministry of Transportation and Infrastructure (MOTI) response from the referral. In the referral, Samantha Purcell states she's reviewed the conceptual design and commented that it does not show setbacks from the Right of Way from Hot Springs Road and Lillooet Avenue. MOTI requires a 4.5 meter setback from the property line and all structures. Councillor Allen asked the applicant if they were aware of this.

The applicant advised that they would look at the MOTI response and that they do have sight triangles in the corners.

Deputy Mayor Facio called a third time for submissions to Council regarding Zoning Amendment Bylaw No. 1194, 2023.

*Village of Harrison Hot Springs
Record of the Public Hearing of
Zoning Amendment Bylaw No. 1194, 2023
July 16, 2024*

The Planning Consultant gave clarification on the process after this Public Hearing.

The applicant provided clarification on the issue of proximity to the sidewalk, stating that the new building will be set further into the property by about four or five feet on the south side.

Hearing no further comments, Deputy Mayor Facio announced that the Public Hearing for Zoning Amendment Bylaw No. 1194, 2023 is hereby closed.

4. CONCLUSION

The Public Hearing concluded at 6:28 p.m.

Certified a true record of Zoning Amendment Bylaw No. 1194, 2023, Public Hearing held July 16, 2024 in the Council Chambers, Village Office, 495 Hot Springs Road, Harrison Hot Springs, BC.

Leo Facio
Deputy Mayor

Amanda Graham
Corporate Officer

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

DATE: Friday, July 26, 2024

TIME: 9:30 a.m.

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

IN ATTENDANCE: Deputy Mayor Leo Facio
Councillor Allan Jackson
Councillor Michie Vidal

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

ABSENT:

1. CALL TO ORDER

Deputy Mayor Facio called the meeting to order at 9:30 a.m.
Deputy Mayor Facio acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the agenda for the Special Pre-Closed Council Meeting of July 26, 2024 be approved.

**CARRIED
UNANIMOUSLY**
SC-2024-07-01

4. ADJOURN TO SPECIAL CLOSED COUNCIL MEETING

Moved by Councillor Vidal
Seconded by Councillor Jackson

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

- Section 90(1)(a) of the *Community Charter* – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

*Village of Harrison Hot Springs
Minutes of the Special (Pre-Closed) Council Meeting
July 26, 2024*

- Section 90(1)(e) - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- Section 90(1)(g) - litigation or potential litigation affecting the municipality;
- Section 90(1)(i) - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- Section 90(1)(k) - negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality.

**CARRIED
UNANIMOUSLY**
SC-2024-07-02

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the Special Pre-Closed Council Meeting of July 26, 2024 be adjourned at 9:32 a.m.

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

Leo Facio
Deputy Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE AGE-FRIENDLY COMMITTEE**

DATE: Thursday, June 20, 2024
TIME: 2:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Deputy Mayor Leo Facio
Sonya Boizard
Alison Douglas
Audrey Johnstone
Lise Reimer
Karen Seraphim

Amanda Graham, Corporate Officer
Christy Ovens, Community Services Manager

ABSENT: Peggy Arndt
Laura Lanfranchi

1. CALL TO ORDER

Deputy Mayor Facio called the meeting to order at 2:00 pm.
Deputy Mayor Facio acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

Late item from Alison Douglas to add "Parking" as Item for Discussion 5(h).

3. APPROVAL OF AGENDA

Moved by Audrey Johnstone
Seconded by Alison Douglas

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**
AFC-2024-06-01

4. ADOPTION OF MINUTES

Moved by Alison Douglas
Seconded by Audrey Johnstone

THAT the minutes of the May 16, 2024 Age-Friendly Committee Meeting be adopted.

**CARRIED
UNANIMOUSLY**
AFC-2024-06-02

*Village of Harrison Hot Springs
Minutes of the Age-Friendly Committee
June 20, 2024*

5. ITEMS FOR DISCUSSION

(a) Community Gardens – Megan Hart

Megan Hart attended on behalf of the Harrison Community Gardens Society to provide an update on the program. Five boxes have recently been rebuilt and a new one added with grant money from the Lion's Club and membership fees. Each double box costs approximately \$400 to build. There are three combined boxes that need to be rebuilt currently. There are 32 boxes and 10 people on the waitlist and some people are sharing garden beds due to demand. The Committee discussed expansion, partnerships with the elementary school, referring to the Accessibility Committee for raised garden beds, and involving Communities in Bloom.

(b) Committee Procedure

The Corporate Officer provided a brief overview of how the Committee reports to Council and provides Council with its minutes. The new members were given copies of Council Procedure Bylaw No. 1164, 2021.

(c) Updated Terms of Reference

The Terms of Reference were recently amended to allow for up to eight members. An updated copy was provided to all Committee members in the agenda package.

(d) Update from the June 3, 2024 Regular Council Meeting

The Corporate Officer advised that the Committee's recommendations regarding a triple-sided public notice board near the boat launch and the appointment of Sonya Boizard, Audrey Johnstone, Lise Reimer and Karen Seraphim were approved by Council.

(e) Community Notice Posting Boards

The Committee discussed possible locations for an additional notice board and the repair or replacement of the Post Office Notice Board. It was agreed that the Village's Bulletin Board Policy No. 1.06 be added to the July agenda for discussion.

(f) Walking Group

The Community Walking Group met for its first walk on Tuesday, June 18 and there were 11 participants who walked around the lagoon and to the source. Feedback regarding the exclusion of dogs has been received. The Committee discussed some potential ideas to mitigate that, including alternating weeks where dogs would be allowed or staggering walking times. The Community Services Manager will look into insurance and/or liability concerns regarding having dogs attend.

(g) Memorial Hall Use Policy 1.18 and Miscellaneous Fee Bylaw No. 1049

The Community Services Manager advised that the revenue from renting Memorial Hall in 2023 was \$7,400. Insurance costs are \$6,000, electricity is \$8,600, gas is \$2,400.

Village of Harrison Hot Springs
Minutes of the Age-Friendly Committee
June 20, 2024

Additional operating costs include repairs, maintenance, janitorial supplies and staff time for set-up/take down. Memorial Hall operates at an approximate loss of \$20,000 per year. The Miscellaneous Fee Bylaw does not specify a definition of “community group” or provide a criteria for “frequent user”. Another amendment to the bylaw could be looking at damage deposit amounts based on the type of activity. The Committee discussed reaching out to the District of Kent recreation department. The Community Services Manager advised she would contact them and report back.

(h) Parking

The Committee Discussed the need for additional accessible parking stalls on Esplanade Avenue. Staff advised that there is currently a motion of Council directing the Accessibility Committee to research this in relation to free accessible parking during pay parking season.

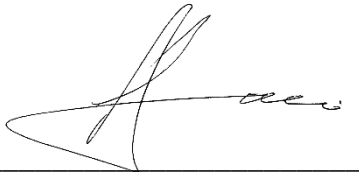
6. **ADJOURNMENT**

Moved by Alison Douglas

Seconded by Audrey Johnstone

THAT the meeting be adjourned at 3:14 p.m.

**CARRIED
UNANIMOUSLY**
AFC-2024-05-03



Leo Facio, Chair
Age-Friendly Committee



Amanda Graham
Corporate Officer

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

DATE: Wednesday, June 26, 2024
TIME: 9:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Deputy Mayor Facio
Cheri Norris
Mark Schweinbenz
Gary Webster

Amanda Graham, Corporate Officer
Christy Ovens, Community Services Manager
Jace Hodgson, Director of Operations (until 9:34 am)

ABSENT: Susan Galvao

1. CALL TO ORDER

Deputy Mayor Facio called the meeting to order at 9:00 am.
Deputy Mayor Facio acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

- Move Item for Discussion 5(f) Action Plan for Portion of the Lagoon to item 5(a)
- Add Oak Trees on Lillooet Avenue as Item for Discussion 5(g)

3. APPROVAL OF AGENDA

Moved by Gary Webster
Seconded by Mark Schweinbenz

THAT the agenda be approved as amended with the addition of the late items.

**CARRIED
UNANIMOUSLY**
EAC-2024-06-01

4. ADOPTION OF MINUTES

Moved by Cheri Norris
Seconded by Mark Schweinbenz

THAT the Environmental Advisory Committee Meeting minutes of May 8, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
EAC-2024-06-02

5. ITEMS FOR DISCUSSION

(a) Action Plan for Portion of the Lagoon

The Director of Operations spoke about the Lagoon Master Plan. The bridges on the plan will not be feasible as part of the current project due to cost. If the lagoon were to be opened up to flowing water, it would likely be deemed a fish habitat by the Department of Fisheries and Oceans. The Village would then require permits to do maintenance on the lagoon, which can take a long time to obtain. The Committee discussed the intent of Master Plans as conceptual and subject to funding and feasibility.

(b) Update from May 21, 2024 Regular Council Meeting

The Corporate Officer provided an update from the May 21, 2024 Regular Council Meeting advising the Committee that their recommendation for Council to direct staff to explore thermoplastic options to replace the existing fish markings on storm drains was approved by Council.

(c) Thermoplastic Options for Fish Markings on Storm Drains

The Community Services Manager advised that staff obtained a quote for thermoplastic paint in the amount of \$26,830. It was determined that this would be cost prohibitive and would not allow for participation by students. The Committee discussed options such as keeping with past practice and providing the paint to the Miami River Streamkeepers. Staff will work with the Miami River Streamkeepers regarding any assistance the Village can provide.

(d) Tour of Village Facilities

The Committee walked through the East Sector on May 23, 2024. The Committee discussed oil traps to screen water draining into the watershed, hydrants along McCombs Drive and an old hydro pole by Memorial Trail that may still be live and presenting a fire risk. Staff will research the hydro pole matter to determine whether it is still live. Staff will connect with the Utilities Manager regarding a tour of the Waste Water Treatment Plant and Water Treatment Plant.

(e) Update on Meeting with Miami River Streamkeepers

The Committee agreed to table this item to the next meeting when Susan Galvao can be present.

(f) Update on Miami River and Delegations from the Department of Fisheries and Oceans and Sts'ailes

The Community Services Manager requested clarification regarding what the Committee would like to have the DFO present on. Some suggestions included a subject matter expert on Riparian Area Regulations, the work the Streamkeepers currently do, a one-day clean up of the Miami River, jurisdiction, degradation of the banks and what materials to fix that with. The Committee agreed to table this item to the next meeting in case Susan has an update from her meeting with the Streamkeepers.

Village of Harrison Hot Springs
Minutes of the Environmental Advisory Committee
June 26, 2024

(g) Oak Trees on Lillooet Avenue

Moved by Mark Schweinbenz
Seconded by Cheri Norris

THAT the Environmental Advisory Committee be given the opportunity to review the updated arborist's report regarding the oak trees on Lillooet Avenue prior to Council making any decision to move forward.

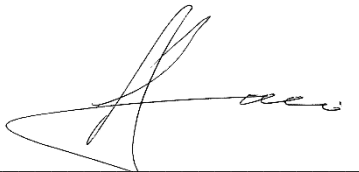
CARRIED
UNANIMOUSLY
EAC-2024-06-03

6. **ADJOURNMENT**

Moved by Mark Schweinbenz
Seconded by Gary Webster

THAT the meeting be adjourned at 10:40 a.m.

CARRIED
UNANIMOUSLY
EAC-2024-06-04



Leo Facio, Chair
Environmental Advisory Committee



Amanda Graham
Corporate Officer

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

DATE: Wednesday, July 10, 2024

TIME: 9:00 a.m.

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

IN ATTENDANCE: Deputy Mayor Facio
Susan Galvao
Cheri Norris
Mark Schweinbenz
Gary Webster

Amanda Graham, Corporate Officer
Christy Ovens, Community Services Manager

ABSENT:

1. CALL TO ORDER

Deputy Mayor Facio called the meeting to order at 9:00 am.
Deputy Mayor Facio acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

Moved by Cheri Norris
Seconded by Susan Galvao

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
EAC-2024-07-01

4. ADOPTION OF MINUTES

Moved by Mark Schweinbenz
Seconded by Cheri Norris

THAT the Environmental Advisory Committee Meeting minutes of June 26, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
EAC-2024-07-02

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

5. ITEMS FOR DISCUSSION

(a) Update from July 8, 2024 Regular Council Meeting

The Corporate Officer advised that at the July 8, 2024 Regular Council Meeting, Council unanimously voted in favour of referring the new arborist report on the four oak trees on Lillooet Avenue West to the Committee.

(b) Tour of Village Facilities

The Committee will be going on a tour of the Water and Waste Water Treatment Plants tomorrow, Thursday, July 11, 2024 at 9:00 am.

(c) Update on Meeting with Miami River Streamkeepers (Susan)

Susan Galvao provided an update on the June 3, 2024 Miami River Streamkeepers meeting. She advised that the Streamkeepers discussed bank stabilization and planting willow sticks to aid in stabilization. The area is hard to get into and would not be a suitable project to involve elementary school students in. The Streamkeepers will be planting 93 ferns in the fall with grant funding. They have 200 fish marking stickers to try out, although they're unsure of how well they'll work because they need to be hammered into place. They provided Susan with a "Think Tank" binder and Susan will go through and pull out the highlights.

The Streamkeepers indicated to Susan that there is invasive periwinkle behind the Branches condo units. The Committee discussed that the Fraser Valley Regional District sprays pesticides in public spaces and the need for larger signage. Deputy Mayor Facio advised that he would bring this forward at the next Fraser Valley Regional District Board meeting.

(d) Update on Miami River and Delegations from the Department of Fisheries and Oceans and Sts'ailes

The Committee agreed to change this agenda item to Riparian Zone Jurisdiction and refer the matter to staff to connect with the Department of Fisheries and Oceans and return to the Committee with more information about what can and cannot be done in a riparian zone and by whom.

(e) Action Plan for Portion of the Lagoon

The Committee discussed the Lagoon Master Plan and various details of the lagoon including the depth of the lake, where the water comes from, how many aerators there are and the impact of opening up the water flow to the lake.

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

6. ADJOURNMENT

Moved by Cheri Norris

Seconded by Mark Schweinbenz

THAT the meeting be adjourned at 9:58 am.

**CARRIED
UNANIMOUSLY**
EAC-2024-07-03



Leo Facio, Chair
Environmental Advisory Committee



Amanda Graham
Corporate Officer

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Concerns/Requests/Information

PROPERTY INFORMATION

DATE: Jun 28, 2024	TIME:	TAKEN BY: Online Submission
NAME: Morgan Anderson		
CIVIC ADDRESS: [REDACTED] Harrison Hot Springs, BC. V0M1K0		
TELEPHONE NUMBER: [REDACTED]	EMAIL ADDRESS: [REDACTED]	
LOCATION OF CONCERN: Main beachfront where Harrison Watersports has submitted a proposal		

REQUEST MADE: By Email

DETAILS OF CONCERN/REQUEST

As a permanent, year round, resident of this village for over 10 years now this proposal deeply concerns me. One of the greatest benefits and assets of this community is the natural environment surrounding us. Allowing Harrison Watersports to construct any kind of structure in this area would be a devastating betrayal to myself and I'm sure many other villagers. It would disrupt and obscure the beautiful view of the lake I cherish during every one of my afternoon/evening walks along the shore. It would remove valuable beach access I and many utilize during the spring, summer, and fall to swim, relax and enjoy in many ways. This issue is would only be exacerbated during the peak tourism season when a great many people join us to enjoy this incredible and free amenity. The amount of additional foot traffic moving around this area would only further congest an already congested area and impede my ability to utilize this beach. Furthermore, the additional water traffic moving through, around, or from this structure would severely disrupt any ability to enjoy the beach or swim area. In this regard I'm referring not just to the increase in water traffic but also the noise pollution it would generate. As a permanent resident of this community we as villagers MUST be the priority when making decisions that will effect our ability to enjoy our own home. Tourism and local business is of course important to supporting this community but that can't be at the cost of our ability to enjoy OUR home. I look forward to a response and would of course make myself available to discuss this at any time.

FORWARDED TO: Administration

ACTION TAKEN (Office use only)

COMPLETED BY:

DATE:



July 9, 2024

His Worship
Mayor Ed Wood
Village of Harrison Hot Springs
495 Hot Springs Road
PO Box 160
Harrison Hot Springs BC V0M 1K0

Reference: 325626
Your File 0530-01

Dear Mayor Wood:

Re: Rockwell Drive

Thank you for your letter regarding Rockwell Drive (Highway 9) through Harrison Hot Springs. Safety is the ministry's priority and I appreciate you sharing your Council's concerns.

I have asked our engineering team to review the area of Rockwell Drive in the vicinity of the bluffs to determine if additional signs or other improvements could enhance safety at this location. They will also review the placement of the "Entering Harrison Village" sign.

I recognize you would also like some of the rock bluff to be removed at this location; however, I understand that this poses significant challenges due to the surrounding steep terrain and properties above the area. These factors, as well as the limited right-of-way, make widening the road through this area difficult.

Regarding the use of the highway as an emergency evacuation route, we know that our highways and sideroads are often the sole means of transport for rural and Indigenous communities, and this route would be prioritized for evacuation in the event of an emergency. The ministry also takes care to address erosion and other potential hazards that could affect provincial highways to ensure our roads remain safe and reliable. I am advised that the lakeside erosion you mention currently poses no risk to the highway, but staff will continue to monitor Rockwell Drive to ensure it remains safe and stable.

I understand staff at the Ministry of Emergency Management and Climate Readiness are currently working with staff at the Village of Harrison Hot Springs and the District of Kent to evaluate evacuation route planning for the area. You can be sure the Ministry of Transportation and Infrastructure will continue to work alongside local leaders, as well as with our counterparts at the Ministry of Emergency Management and Climate Readiness and the Ministry of Forests, to prioritize improvements to our transportation network that will help enhance the resiliency of the communities we serve. I have shared your comments with the ministry staff involved in this work for their consideration.

.../2

Thank you again for taking the time to write.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Fleming". The signature is fluid and cursive, with the first name "Rob" being more prominent than the last name "Fleming".

Rob Fleming
Minister

On behalf of dmg events, I would like to extend an invitation to municipalities across Canada to attend Canadian Emergency Preparedness and Climate Adaptation Convention (CEPCA) – Canada's first national disaster expo!

On behalf our esteemed Governing Body members and the International Association of Emergency Management (IAEM), we invite you to join us at CEPCA as a special delegate. Canada's emergency management ecosystem is fragmented, and public safety is at risk as natural disasters increase across the country.

Municipalities are at the epicenter of decision-making, emergency response and delivering service through solutions to our citizens in time of crisis. CEPCA, led by experts in emergency preparedness and climate adaptation, will foster collaboration within a sector responsible for protecting citizens of Canada. Taking place on September 24-26 on the un-ceded Anishinabe Algonquin territory, at the political centre of Canada and the headquarters of the federal government, this national event will focus on funding alignment, policy integration and partnerships.

Join representatives from all levels of government, NGOs, academia and the private sector at a major conference and exhibition to discuss to network, connect and learn from peers in municipal government from across Canada and share challenges with new suppliers and technology companies to strengthen your municipality for better, safer and streamlined emergency preparedness.

We are delighted to announce special pricing exclusively for municipalities:

- Conference pass rate – \$895 (*regular rate \$1595*) – use code **MUN895**
- Groups of 2-5 pass rate - \$745 – use code **MUN795**
- Groups of 6+ pass rate - \$495 – use code **MUN495**



SCAN TO REGISTER

Register at [emergencyexpo.com/register](https://www.emergencyexpo.com/register)

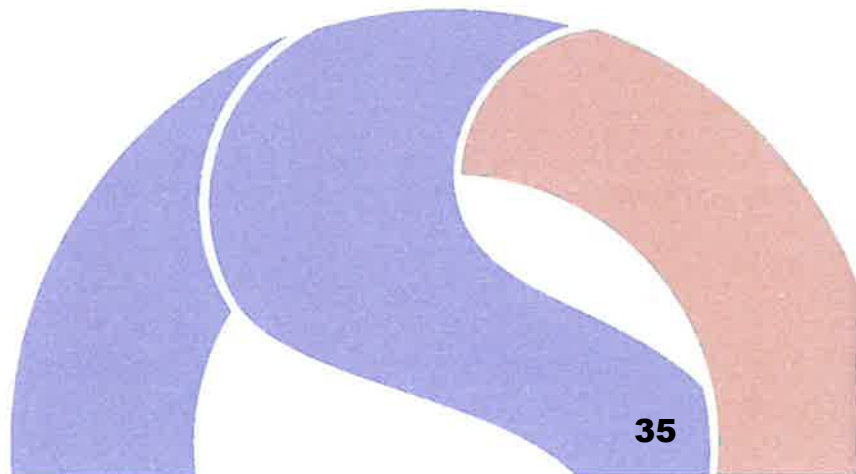
Have your voice heard to shape a better system of emergency and disaster management for Canada.

We are excited to meet you in Ottawa!

Sincerely,

Nick Samain
Senior Vice President

dmg::events





UNION OF BRITISH COLUMBIA MUNICIPALITIES RESOLUTION REGARDING BC HYDRO PROJECTS – ESTABLISHMENT OF FUNDING FOR CLIMATE ACTION ECOSYSTEM RESTORATION

WHEREAS the *BC Hydro and Power Authority Act* and associated statutes references other Acts within its scope, including the *Climate Change Accountability Act* and *Environmental Management Act*. Various communities have experienced that their operations do not fully comply with these Acts or the Provincial Government's Nature-Based 2030 Climate Change targets to protect land, preserve nature, and reverse diversity loss. Moreover, the Authority does not allocate a budget for adequate eco-restoration in areas where its activities have harmfully impacted biodiversity. Financial support is crucial to the success of hydro projects and the realization of provincial climate change targets;

AND WHEREAS to prepare the Province for the impacts of climate change, it is essential that BC Hydro collaborates with local governments, stakeholders, and landowners. The *BC Hydro Power and Authority Act* must also prioritize ecosystem retention in its mandate to provide affordable power while minimizing environmental impact, restoring biodiversity and in the process support local governments' Climate Action Plans;

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities recommend the Provincial Government mandate an amendment to the *BC Hydro and Power Authority Act* to incorporate a budget for Climate Change Ecosystem Restoration as well as technologies that support tree retention and/or re-planting in all its projects, thus demonstrating the Provincial Government's commitment to its Nature-Based 2030 Climate Change targets.



July 18, 2024

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

Via Electronic Delivery

RE: Proposed Harrison Lake Marine Upgrades/Facilities

Dear Councillors,

We are writing on behalf of the Fraser Valley Paddling Club and Dragon Boat BC. The two organisations come together jointly to host the Harrison Dragon Boat Festival every July.

This event has run for 17 years and is one of the largest events in the Village of Harrison Hot Springs, attracting ~1,800 racers, supporters and additional spectators to Harrison Lake.

It has recently come to our attention that Harrison Water Sports has initiated a process to request the Village approve marine upgrades/facilities on the lagoon and/or Harrison Lake. This development is important, given the impact for local businesses as they grow, create economic impact, and bring new amenities to the community.

However, we are concerned that the proposed location as-is may impact the Festival's operations, and are requesting: additional information on the project, to be included in project consultations, and to ask for Council's support in ensuring the Festival can continue for many years to come in Harrison.

The proposed project location, based on our current understanding of its scope, is likely to conflict with our Festival's boat launch area and may impede sight lines for our finish line operations. Given the Festival's water traffic adding to the water park's shuttles from the marina, the project could unintentionally raise safety risks without mitigation steps. We also note the project could impact our potential to launch our boats from the shoreline.

Our comments are based on our understanding of the project from the publicly available materials we have been able to access so far; we are happy to review additional plans to provide further and more specific insight as needed, and request that the two organisations be involved with the discussion and planning process as soon as convenient for all parties.



As Harrison continues to grow and develop, we are eager to work collaboratively with current and prospective stakeholders in a sustainable and community-oriented way.

The Festival has made Harrison Lake its' home since 2004, and appreciates the support from the Village to activate the waterfront. We are proud of being able to welcome the paddling community to the Village of Harrison annually, and grow the event to become one of the region's larger races as we welcome racers from across BC and the Pacific Northwest region.

We look forward to continued engagement with stakeholders on this project, and we are also happy to discuss the Festival further with Council and Village staff if there are any questions. We also invite you to come to see the Festival in person on Saturday, July 27, and to soak in the sun with us on what promises to be yet another exciting race day in Harrison.

Sincerely,



Ashala Palaniuk
President
Fraser Valley Paddling Club



Alexis Gall
Executive Director
Dragon Boat BC





THE CORPORATION OF THE CITY OF VERNON

3400 - 30TH STREET VERNON, BRITISH COLUMBIA V1T 5E6

TELEPHONE (250) 545-1361 FAX (250) 545-4048

File: 0360-20-27

OFFICE OF THE MAYOR

July 30, 2024

To British Columbia Municipalities

via email

Dear Mayor and Members of Council:

Re: Eliminate Fossil Fuel Funding of SILGA and UBCM

At it's Regular Meeting held on February 26, 2024, City of Vernon Council passed the following motion:

"THAT the City of Vernon request that SILGA and UBCM no longer accept funding from the fossil-fuel industry and its lobby groups at meetings and conventions;

AND FURTHER, that the City of Vernon submit the following resolution to the 2024 SILGA and UBCM conventions:

'WHEREAS burning carbon-based fuel causes climate warming with harmful socio-economic and environmental consequences; and in response Canada and B.C. have developed legislation, targets and incentive programs to rapidly decarbonize the economy; and local governments must assist in achieving these goals, and have developed Climate Action Plans and decarbonization programs to do so;

AND WHEREAS the fossil-fuel industry funds conventions and meetings of local government associations, which benefits the industry while the rising costs of delay are borne by governments and society;

THEREFORE BE IT RESOLVED THAT the Southern Interior Local Government Association (SILGA) and the Union of B.C. Municipalities (UBCM) will no longer accept funding from the fossil-fuel industry and its lobby groups in support of conventions and meetings.'

This resolution has been submitted to UBCM for consideration at the 2024 UBCM Convention. You will find background information enclosed.

Sincerely,

Victor I. Cumming
Mayor

Copy: City of Vernon Council

Enclosure

Vernon background for resolution submission to UBCM:

Throughout our province we are all living with the devastating impacts of fires and floods, which are made worse by climate change. Burning fossil fuels is the major cause of climate change. Today we are all reliant on gasoline, diesel, and natural gas. However, the transition to a low or zero-carbon future is underway, led by higher levels of government in Canada and around the world. This transition will take several years, and there will be challenges to overcome along the way. The transition will be costly, but less costly than the ongoing and worsening impacts of climate change, and it will require sustained leadership from all levels of government.

In B.C. we have a better alternative to burning fossil fuels. BC Hydro produces much cleaner renewable electricity and has plans to accommodate the additional demand that will result from broad-based electrification. The fossil fuel industry is competing against electrification. Their best efforts to become “sustainable” will not substantially reduce their greenhouse gas emissions. Their primary objective is self-preservation, rather than helping us prepare for the future. Their messaging at our conventions promotes complacency among us. This messaging is not helpful – instead we need to be acting boldly and doing more to prepare for the electrified future. The City of Vernon respectfully requests SILGA and UBCM members’ consideration of this resolution.

July 24, 2024

Reference: 68879

Dear Mayors and Chairs:

Last year, to support our government's ongoing work in tackling the housing crisis and providing more homes to meet the needs of British Columbians, we passed legislation requiring local governments to update their zoning bylaws to make it easier to build Small-Scale Multi-Unit Housing (SSMUH). I would like to acknowledge the tremendous work that most local governments across BC have undertaken to comply with this new legislation.

As you are aware, the compliance date for zoning bylaw amendments was June 30, 2024. All local governments were required to notify the Ministry of Housing that they have amended their bylaws in accordance with the SSMUH requirements in Bill 44: *Housing Statutes (Residential Development) Amendment Act*, 2023 legislation by the compliance date.

The Province will be working to ensure that all local governments are in compliance with the legislation. We will be undertaking a comprehensive evaluation of the implementation of the legislation by local governments, including consideration of how recommended provincial standards have been applied, to ensure it is effective at creating the conditions across BC to get more housing built and does not deter building much needed homes for people.

As you are aware the deadline to apply for an extension to the compliance date for the SSMUH requirements has passed. Local governments that have applied for an extension for part of their community were still required to adopt an amended zoning bylaw by June 30, 2024 for all areas for which they have not requested an extension. If your local government has applied for an extension, please be assured the Ministry of Housing is currently processing applications, and decisions will be communicated as they are made.

Page 1 of 2

Local governments who have not complied with the legislative requirements or requested an extension may receive a 30-day compliance notice. After the 30 days, the Province can issue a Ministerial Order overriding the local government zoning bylaw to comply with the legislation and putting the basic site standards from the SSMUH policy manual in place until the local government passes their own bylaw amendments. By ensuring SSMUH zoning has been adopted, we are supporting building more homes for people faster by reducing delays for anyone who wants to build this type of housing.

Please express my gratitude to your council colleagues and staff for all of their hard work to bring about these changes to make it easier for families to build this much needed housing in your community. I look forward to our continued work together to ensure that all British Columbians have access to the homes that they need.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ravi Kahlon', written in a cursive style.

Ravi Kahlon
Minister of Housing

cc: Chief Administrative Officers
City Managers

File No: 0360-20-03
Date: August 12, 2024

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Age-Friendly Committee Report

SUMMARY

To present resolutions and information on behalf of the Age-Friendly Committee for Council's consideration.

BACKGROUND

On Thursday, July 18, 2024, the Age-Friendly Committee met and heard presentations from Skylar Gormley, Manager of Recreation / Culture and Projects at the District of Kent, Eunice Jasso, Food Bank Coordinator and Kim Pretzer, Social Meals Coordinator Seniors' Support both with Agassiz Harrison Community Services. The Committee discussed possible programming at Memorial Hall, the upcoming funding stream for the Age-Friendly Grant and assisting vulnerable residents during an evacuation.

The Committee unanimously passed the following resolutions regarding recommended Council action:

THAT Council direct staff to organize an Age-Friendly Open House in late September at Memorial Hall; and

THAT Council direct staff to develop a chair yoga pilot program over six weeks in Memorial Hall to be funded from the Age-Friendly Committee Budget at a cost not to exceed \$2,000.

Discussions with respect to the Age-Friendly Open House included:

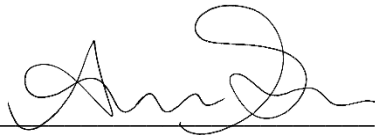
- Holding the event on a weekday evening or Saturday to encourage participation
- Inviting community partners to attend with information booths specific to the Age-Friendly mandate
- Conducting a paper-based survey to supplement the online recreation survey conducted by the Village earlier this year
- Having a Village information booth regarding emergency planning and evacuation information, particularly for residents who may require more support in an emergency

POLICY CONSIDERATIONS

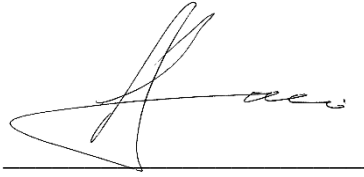
2023 Strategic Plan Priorities

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

Respectfully submitted:



Amanda Graham
Corporate Officer



Deputy Mayor Leo Facio
Chair, Age-Friendly Committee

File No: 4200-01
Date: August 12, 2024

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Release of Closed Meeting Resolutions

RECOMMENDATION

THAT the following closed meeting resolutions from the July 26, 2024 Special Council Meeting be received for information at the August 12, 2024 Regular Council Meeting:

THAT Julie Chamberlain, Ron Logan and Kimbal Solar be appointed to the Advisory Planning Commission;
SCC-2024-07-16

THAT Stephanie Gallamore and Sharon Chatenay be appointed to the Accessibility Committee;
SCC-2024-07-17

THAT Council accept the offer of proposed Lot 1 as part of the subdivision and development permit application for land legally described as Lot 32, Section 13, Township 4, Range 29, W6M, NWDP 27133 with a current civic address of 410 Echo Avenue; and
SCC-2024-07-19

THAT staff be directed to put out a survey to residents for feedback on the future use of Proposed Lot 1.
SCC-2024-07-20

SUMMARY

To release resolutions passed at the Special Closed Council Meeting held on July 26, 2024.

BACKGROUND

Many subjects requiring the confidentiality of a closed meeting only require it for a limited period of time. It is important that local governments have a process in place to regularly review the information produced at closed meetings. Information that would no longer undermine the reason for discussing it in a closed meeting should be released as soon as practicable. The above resolutions have been released from the July 26, 2024 Special Closed Council Meeting.

FINANCIAL CONSIDERATIONS

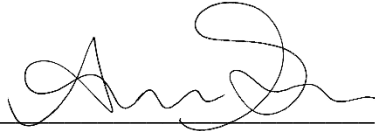
There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:

Reviewed by:



Amanda Graham
Corporate Officer



Tyson Koch
Chief Administrative Officer

File No: 7320-02
Date: August 12, 2024

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

RECOMMENDATION

THAT the Chief Administrative Officer's report dated August 12, 2024 regarding the Rogers/SenseNet Contract Update be received for information.

SUMMARY

To provide an update to Council regarding the Rogers/SenseNet contract with the Village of Harrison Hot Springs.

BACKGROUND

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

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

MOTION FAILED
OPPOSED BY COUNCILLORS FACIO, JACKSON, VIDAL

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

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

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

Council voted on the reconsidered motion.

CARRIED
OPPOSED BY COUNCILLOR VIDAL

On the morning of May 21, 2024, Mayor Wood called an emergency Special Council Meeting to advise council he declared a State of Local Emergency (SOLE):

Verbal Report from Mayor Wood regarding State of Local Emergency

Mayor Wood reported that there is a significant threat of an interface fire in the Village of Harrison Hot Springs, and he has therefore declared a State of Local Emergency pursuant to section 95(1) of the Emergency and Disaster Management Act.

The Corporate Officer read out the declaration of State of Local Emergency. Mayor Wood reported on the following:

- *Sts'ailes has been engaged and a meeting with Chief Leon has been requested*
- *On May 17, 2024 Mayors across the province attended a Zoom meeting with the Minister of Emergency Management and Climate Readiness*
- *There are currently 4850 people evacuated in the province due to wildfires*
- *Snowpack levels are low, rainfall is lower than average and there is a forecast of above seasonal temperatures*
- *The declaration is a proactive measure*
- *There can be 20,000 people in this resort community and no fuel management has been done to date*
- *Mayor Wood has signed two contracts*

Council began to discuss the agreements that were entered into. Councillor Allen raised a point of order that the Mayor must be permitted to speak.

Mayor Wood continued to report on the following:

- *Mayor Wood has entered into an agreement with Sensenet for early wildfire detection technology*
- *Mayor Wood has entered into an agreement with a Registered Professional Forester to clear a pathway of 50 metres along McCombs Drive from McPherson Road to approximately Cottonwood Avenue*
- *There have been seven local fires already this year*

THAT the Mayor's verbal report dated May 21, 2024 regarding the State of Local Emergency be received for information.

**CARRIED
UNANIMOUSLY**

A SenseNet Update report was prepared for the May 21, 2024, Regular Council Meeting outlining four (4) options for Council's consideration, however the meeting collapsed before Council had the opportunity to consider the following:

Option 1:

THAT Council direct staff to work with Rogers Communications to install the SenseNet/SenseCore system that includes software, 65 sensors, 4 gateways and 3 zoom

cameras to be deployed in strategic locations including the East Sector Lands at a cost of up to \$150,000.00 (including installation) to be funded by general reserves.

Option 2

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

Option 3:

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

Option 4:

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

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

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

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

At a Special Council Meeting on May 27, 2024, Mayor Wood introduced the following new business regarding the SenseNet contract and forester:

State of Local Emergency

Report of Chief Administrative Officer dated May 21, 2024

Re: SenseNet Update

THAT Council approve the two agreements entered into by Mayor Wood for the SenseNet sensors and the forest treatment prescription.

CARRIED
OPPOSED BY COUNCILLORS FACIO AND VIDAL

THAT the funding source for the SenseNet and Registered Professional Forester agreements be taken from general reserves.

CARRIED
OPPOSED BY COUNCILLORS FACIO AND VIDAL

DISCUSSION

On May 21, 2024, Mayor Wood, declared a State of Local Emergency and, without Council's knowledge or prior consultation with Sts'ailes, signed an agreement with SenseNet. This decision came despite a staff report explicitly advising that Rogers was the designated service provider for the required services. This premature and independent action has caused significant difficulties. SenseNet is unable to deliver the required services, which has forced Village staff and legal counsel into lengthy negotiations with both SenseNet and Rogers to establish the correct agreement.

Staff's objective was to either terminate the contract with SenseNet in order to engage Rogers directly, which includes the SenseNet technology, or amend Rogers' standard agreement to incorporate the terms from the SenseNet contract already signed by Mayor Wood.

This has caused notable delays in service delivery, which carry potential financial repercussions, including the costs of terminating the SenseNet contract and renegotiating terms with Rogers. The contractual issues and work to establish suitable service agreements added a substantial administrative and financial burden to the Village.

It is imperative that elected officials understand their obligations during a perceived threat or emergent situation and follow proper procedure to establish contract approval to prevent similar issues in the future. Transparent communication with the community about the challenges faced and the steps being taken to resolve them is crucial, along with regular updates on progress and any changes to service delivery timelines. Legal counsel representing SenseNet and Rogers acknowledged and apologized for the significant delays in amending the contracts.

After weeks of dedicated effort and considerable expenditure of staff and legal resources, the agreement with Rogers and SenseNet, at the time of writing this report, is expected to be executed very soon. The installation contractor will soon commence work on Village-owned infrastructure, with additional equipment installations on crown land and private property to follow once the consultation process is complete.

FINANCIAL CONSIDERATIONS

Legal fees associated with the lawyer's assistance in amending the contracts for the Village are forthcoming. These fees cover the legal expertise and services required to ensure that the amendments are accurately and effectively implemented.

At the time of writing this report, the total cost has not yet been determined. Staff will provide Council with the final cost as soon as it becomes available.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Public Safety – To ensure and enhance public safety.

Respectfully submitted by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 1855-03-50
Date: August 12, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: 2024 Age-Friendly Communities Grant

RECOMMENDATION

THAT staff be authorized to apply to the BC Healthy Communities, 2024 Age Friendly Communities grant stream for up to \$15,000.00.

SUMMARY

To provide Council with information on a funding opportunity for an Age-Friendly project.

BACKGROUND

In 2015 an Age Friendly Action Plan was created for the Village with great involvement by the community throughout the process. Significant progress has been made toward achieving actions recommend in the plan, however, there are still opportunities to act on some of the recommendations.

In early 2024, staff conducted a Community Programs and Services survey that was completed by 76 respondents. This survey highlighted that there is a desire for there to be more recreational activities, social gathering opportunities, and educational workshops in the Village. The Age-Friendly Committee also regularly discusses these topics at their monthly meetings.

DISCUSSION

BC Healthy Communities is calling for applications for their Age Friendly Communities funding stream. The focus area of this grant is Age-Friendly project implementation and the maximum funding amount per community is \$15,000.00.

Staff are proposing that if successful, these funds would be used to support hosting an Age-Friendly Open House in October 2024. This open house will include the launch of an Emergency Preparedness Resource guide for residents, representatives from Agassiz Harrison Community Services to showcase programs and volunteer opportunities, and much more. Other funds would support projects including a 6-week recreational program held at Memorial Hall, expansion of the Community Garden space to allow more resident involvement, and an intergenerational art project to beautify the area. Remaining grant funds will support the Age-Friendly Committee and staff resources to continue to review the 2015 Age Friendly Action Plan, make updates to our website and social media information, and prioritize future projects.

FINANCIAL CONSIDERATIONS

There are no additional financial considerations at this time.


POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

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

Respectfully submitted:

Reviewed by:



Christy Owens
Community Services Manager



Tyson Koch
Chief Administrative Officer

File No: 4520-02-01
Date: August 12, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Harrison – Agassiz Chamber of Commerce Event

RECOMMENDATION

THAT staff be authorized to waive the Memorial Hall rental fees for the Harrison – Agassiz Chamber of Commerce to host an All-Candidates Meeting for the upcoming by-election.

SUMMARY

To seek approval from Council regarding waiving of fees for the Harrison – Agassiz Chamber of Commerce (the Chamber) to host an All-Candidates Meeting.

BACKGROUND

The Chamber has hosted All-Candidates Meetings during previous General Local Election cycles to allow residents the opportunity to hear from Council candidates in an open forum setting. Resignations from Council earlier this year have initiated a by-election, with general voting day set for September 21, 2024.

DISCUSSION

The Chamber has reached out to the Village expressing an interest in hosting this event at Memorial Hall on Thursday, September 5, 2024. Staff are recommending that the rental fee be waived to support the Chamber in their efforts to provide this opportunity to electors.

FINANCIAL CONSIDERATIONS

According to Miscellaneous Fee Bylaw No.1049, 2014, the rental rate for Memorial Hall for a non-commercial event such as this would be \$50.00 per hour.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:



Christy Ovens
Community Services Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

File No: 1850-20
Date: August 12, 2024

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Registered Professional Forester Update

RECOMMENDATIONS

THAT the Community Services Manager's report dated August 12, 2024, regarding the Registered Professional Forester be received for information; and

THAT staff be authorized to postpone any additional fuel prescriptions until the completion of the Community Wildfire Resiliency Plan.

SUMMARY

To provide an update to Council on the Registered Professional Forester engaged for services by former Mayor Wood during the May 2024 State of Local Emergency.

BACKGROUND

At the May 21, 2024 Special Council Meeting, Mayor Wood reported that he had entered into an agreement with a Registered Professional Forester to "clear a pathway of 50 metres along McCombs Drive from McPherson Road to approximately Cottonwood Avenue."

At the May 27, 2024 Special Council Meeting, the following resolutions were passed:

THAT Council approve the two agreements entered into by Mayor Wood for the SenseNet sensors and the forest treatment prescription, and;

THAT the funding source for the SenseNet and Registered Professional Forester agreements be taken from general reserves.

DISCUSSION

On May 27, 2024, after the resolution was passed to support the agreements, staff reached out to Forsite Consultants, the Registered Professional Forester that Mayor Wood reported to have entered into an agreement with. Forsite Consultants informed Village staff that no formal agreement was established or signed. Their planned scope of work was a fuel prescription only. They further advised that fieldwork would be completed later this summer, with the draft prescription to be completed approximately 60 days after that. It should be noted, Forsite does not perform fuel treatments (i.e. clearing of pathways), rather, they create fuel prescriptions which inform recommended steps to enhance wildfire resiliency. At the May 21, 2024 Special

Council Meeting, Mayor Wood also stated that “they will ensure they have contractors that are available as soon as their requirements are met”; however, it should be noted that Forsite Consultants does not offer this service. The Village would follow the Request for Proposals (RFP) process for a project of this scope, as we have for the Spirit Trail and Water Tower fuel management projects.

The Village is currently developing a Community Wildfire Resiliency Plan (CWRP) to replace the Community Wildfire Protection Plan (CWPP) which may provide recommendations for fuel management plans. On July 16, 2024, staff advised the Forsite team that the Village was actively preparing a CWRP. Once advised of this, Forsite recommended that the Village wait until its completion before any more fuel prescriptions were prepared. Forsite Consultants also suggested that a presentation to the public and Council may be beneficial to highlight fuel management practices and what can be expected from the process. The team at B.A. Blackwell & Associates plan to host a community information meeting to present the CWRP and will include fuel management information in the presentation. This will help to educate the community, Council and staff on the processes and timelines involved.

FINANCIAL CONSIDERATIONS

The Registered Professional Forester fees were to be funded by general reserves. If Council agrees to wait for completion of the CWRP, there would be no impact to the 2024 financial plan until further fuel mitigation projects are identified.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Christy Owens
Community Services Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 5600-02 / 5600-04
Date: August 12, 2024

To: Mayor and Council
From: Jace Hodgson – Director of Operations
Subject: McCombs Drive Water Main and Fire Hydrants

RECOMMENDATION

THAT staff engage a professional civil engineering consultant to create detailed design drawings for the installation of a watermain and fire hydrants on McCombs Drive between McPherson Road and Hadway Drive at a cost of up to \$25,000 to be funded by the Community Works Grant Fund.

SUMMARY

To provide Council with costs to produce engineered drawings for a new watermain and fire hydrants on McCombs Drive.

BACKGROUND

At the Regular Council Meeting of October 16, 2023, Council requested that staff engage a professional engineering consultant to produce a grant funding application for municipal fire hydrants along McCombs Drive between McPherson Road and Hadaway Drive.

DISCUSSION

Recommendations from the 2015 Water Master Plan identify locations that require the elimination of watermain dead ends. Currently, there is no watermain between Hadway Drive and McPherson Road. Because of the dead ends in the system, the Village has a watermain flushing program to maintain water quality by minimizing chlorine residuals. Looping the water system at this location will save staff time and resources and will provide increased protection to the area.

The watermain design will include strategically placed fire hydrants so fire crews can respond to a structure fire and/or provide structure protection during a wildfire scenario ensuring better protection for the community.

FINANCIAL CONSIDERATIONS

A budget of up to \$25,000 can be funded by the Community Works Grant Fund for the detailed design portion of the watermain. Once a design and cost estimates are established, staff can seek grant funding opportunities to help fund construction of the watermain project.

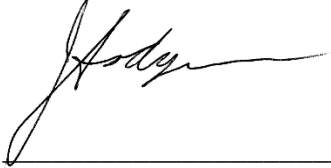
POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

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

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Jace Hodgson
Operations Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 5600-12
Date: August 12, 2024

To: Mayor and Council
From: Jace Hodgson – Director of Operations
Subject: Water Reservoir Maintenance

RECOMMENDATION

THAT Council approve the use of \$40,000 from Water Reserves for the replacement of four (4) chemical pumps at the Water Treatment Plant and for costs associated to having Aslan Technologies on site at the Water Treatment Plant during the Water Reservoir maintenance work.

SUMMARY

To provide Council with an update on necessary Water Reservoir maintenance work and pump replacements at the Water Treatment Plant, and to seek approval from Council with respect to funding and project timelines.

BACKGROUND

The Village has a water reservoir that was built in 2008 with a tank capacity of 2778 cubic meters. The purpose of the reservoir is to store our community's treated drinking water and, through a gravity fed process, provide clean water to residential and commercial properties.

In order to accommodate future maintenance work, the Village water system was retrofitted by Aslan Technologies in 2022 to allow a pressure system to temporarily supply the Village with water whenever the Water Reservoir is not operational. The Village's 2024 - 2028 Financial Plan identifies the Water Reservoir repaint/seal as a priority project and has been scheduled for Fall 2024 when the Village's water demand is reduced.

DISCUSSION

To reduce project risk, staff are recommending that Aslan employees be on site to make programming adjustments, troubleshoot and provide direction during the Reservoir maintenance project. This will ensure proper water distribution and management of the system they designed. While on site, Aslan's scope of work will include:

- Oversight of the Water Treatment Plant pressure system during the Reservoir repair
- Programming changes
- SCADA configuration
- Troubleshooting

- Recommendations towards the Water Treatment Master Plan

In addition to the Water Reservoir maintenance, the Water Treatment Plant requires the replacement of four (4) chemical pumps which was originally planned to take place in 2025 to maintain proper asset management of essential infrastructure. Staff is recommending that the pumps be purchased now and that the pump installation timeline be moved up to coincide with the Water Reservoir maintenance work taking place at the end of 2024. By having these two projects scheduled at the same time, the pump installation would be included in Aslan Technologies' scope of work at no extra cost to the Village.

FINANCIAL CONSIDERATIONS

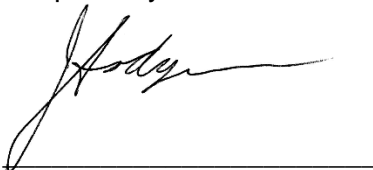
A budget of \$40,000 would be allocated to the purchase of the chemical pumps and the technical support of Aslan Technologies. Funding for this project would come from Water Reserves.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Jace Hodgson
Director of Operations

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 6030
Date: August 12, 2024

To: Mayor and Council
From: Jace Hodgson – Director of Operations
Subject: Lillooet Avenue West Oak Trees and Streetscape Plan

RECOMMENDATIONS

THAT the four (4) Oak Trees on Lillooet Avenue be removed prior to winter 2024 as per the recommendations of the Tree Risk Assessment prepared by Urban Environment dated July 16, 2024; and

THAT staff engage a professional engineering and landscape architectural consultant to create a preliminary Streetscape Plan and renderings for Lillooet Avenue West; and

THAT staff be authorized to amend the 2024 budget to re-allocate the funds from the Local Government Climate Action Plan previously budgeted for a Climate Action Plan to fund the development of a Streetscape Plan.

SUMMARY

To provide Council with the updated arborist report that describes the health conditions of the oak trees on Lillooet Avenue and options for a Streetscape Plan to enhance the appearance and design of Lillooet Avenue west.

BACKGROUND

On July 23, 2023 a Tree Risk Assessment was completed by a professional arborist on the four oak trees on Lillooet Road. The results of the assessment identified fungal stress, crown dieback, spongy wet tissue at branch failure locations, chlorosis and stunted leaves. The recommendation was full removal within one year or reduction of crowns by 25' with the addition of arborist chips to the base of the trees, irrigation and a review in one year. Council resolved at that time to remove the trees and directed staff to work with a contractor to salvage any useable wood from the trees for a future beautification project in the area. Since then, the trees have been the subject of much discussion by Council resulting in no action being taken by staff. At the June 25, 2024 Committee of the Whole meeting, Council directed staff to have an arborist re-assess the trees as nearly a year had passed since the issues were first identified.

On July 16, 2024, a one-year tree risk assessment review was completed. The results of the review indicated further health decline to the trees with further dieback, branch failure and the presence of white rot within the internal tree layers. The recommendation of the risk assessment report is that the four oak trees be removed prior to winter 2024.

DISCUSSION

Several branch failures that occurred since the initial tree risk assessment triggered the rental of temporary fencing placed around the trees to ensure public safety. The updated assessment report indicated, due to failing tree health, further branch failure will continue to occur. To maintain public safety and mitigate property damage, rented fencing will remain in place until an action plan is initiated.

The west end of Lillooet Avenue, a vital part of the transportation network within Harrison, is in the Village core. The existing road and sidewalk are in poor condition and in need of replacement. The creation and construction of a beautification plan would see the streetscape include environmental improvements such as adding green space, in addition to new climate resistant landscaping and trees plantings. Investing in a beautification project like this also improves public safety by adding new sidewalks and lighting, and can have economic benefits through increased tourism with an attractive streetscape the community can be proud of. If Council supports the recommendations, replacement trees could be planted with modern equipment used to promote and maintain tree health.

At the July 8, 2024 Regular Council Meeting, Council resolved to refer the 2024 arborist report to the Environmental Advisory Committee prior to making a decision on the trees' outcome. On August 7, 2024, the Committee met, considered the report and made the following recommendations:

THAT Council direct staff to look into remediation options for the trees to address issues with the roots, soil, and pruning and bring a report back to Council at the September 9, 2024 Regular Council Meeting; and

THAT Council direct staff to develop a tree assessment and maintenance program and schedule.

Ultimately, these four trees present a safety concern. The protection of people and property is the Village's priority. Saving the trees would be ideal, however, the risk of injury and damage is too great, and staff must defer to the recommendations of the arborist in this case. Village staff routinely conduct visual assessments of trees in our inventory and will bring in an arborist for professional assessment if need be. Staff will investigate the Environmental Advisory Committee's recommendation to formalize this assessment and maintenance process to try and prevent a similar situation from recurring in the future.

FINANCIAL CONSIDERATIONS

The 2024 financial budget included \$35,000.00 for a Climate Action Plan (CAP) to be funded by the Local Government Climate Action Program (LGCAP). Staff planned to hire a consultant to create this plan, however environmental staff from the Fraser Valley Regional District (FVRD) recently informed Village staff the FVRD will be conducting a regional Climate Action Plan that includes Harrison Hot Springs. They have already hired a consultant to do a region-wide greenhouse gas (GHG) inventory as the initial step to provide information regarding community emissions under local government influence. Once the GHG inventory is complete, the FVRD will start a community mitigation and adaptation plan. Given that the FVRD report will include climate action at a regional level (including Harrison), staff is recommending that the budgeted expenditure for the CAP be re-allocated to a different project or initiative.

Staff is proposing to re-allocate the previous budget of \$35,000.00 to fund the CAP to the development of the streetscape plan on Lillooet Avenue West. This plan will have a focus on native plant species, including shade trees to enhance climate resiliency. It is anticipated that the creation of this plan will cost up to \$15,000.00. The remaining LGCAP funds for 2024 are proposed to be used for an additional electric vehicle charging station (in accordance with the recommendations found in the 2022 Parking Master Plan) and upgrade several Public Works tools from gas to electric.

POLICY CONSIDERATIONS

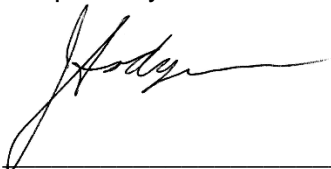
2023 Strategic Plan Priorities

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

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

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Jace Hodgson
Operations Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

Attachment: Tree Risk Assessment from Urban Environment Ltd. dated July 16, 2024
Existing Conditions and Conceptual Designs



SITE ADDRESS: Lillooet Ave.
Harrison Hot Springs

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

PROJECT ARBORIST: **Kyle MacGregor**

ISA PN 9111A, TRAQ

Wildlife Tree Risk Assessor P2769

2024-07-16

ASSIGNMENT

Urban Environment Ltd. was retained by The Village of Harrison Hot Springs to assess four Red Oak (*Quercus rubra*) planted along a boulevard on the North side of Lillooet ave. The trees are located on Municipal property (fig.17). An initial assessment was conducted in July of 2023.

At the request of the municipality and following recommendations made in the original report, the project arborist returned to site in July 2024 to further assess.

LIMITS OF THE ASSIGNMENT

Arborist, Kyle MacGregor's observations are limited to site visits on July 20th 2023, and July 12th 2024. This report supersedes all previous versions. For further limitations, see the last page of this report.

METHODOLOGY

The trees were inspected in the round using visual assessment techniques including binoculars as well mallet sounding, light soil excavation, core sampling and review of literature specific to Red Oak pathogens. Past failures, environmental conditions and the presence of fungal fruiting bodies also helped determine hazard ratings. The trees have been assessed for risk as well general health. Only trees within striking distance to targets were tagged and included in the report. Trees are identified using numbered 1¼" diameter tags.

The rating system follows that of the TRAQ method (Level 2 Assessment). The method considers the likelihood of failure, impact to targets and consequence of a failure based on; tree species, load, defects, lean, environment and other factors to provide a risk categorization. The risk categorization presented in the data table is derived from a set of matrices (TRAQ Matrix I & II). Recommendations are then provided to mitigate risk, factoring in the ability to relocate targets and long-term retention suitability of trees after any management techniques are applied.

OBSERVATIONS

Four mature Red Oak line a boulevard with several driveway crossings laid on top of root zones as well significant fill and gravel. According to aerial images, there were originally 6 trees along this row, with two removed in recent years. The trees are in striking distance to pedestrians, cars and structures along Lillooet Ave. All four were previously topped to a height of appx. 40' and have since sprouted epicormic growth to an additional 30'.

When originally assessed in July 2023, trees showed chlorotic foliage and stunted leaf crops. All trees since have continued to exhibit these conditions.

All trees continue to grow within limiting environments; soil compaction, lack of irrigation, lack of available soil volume and mechanical injury have presented challenges to their root systems. All root flares were and continued to be buried by heavy fill and gravel. Soil substrate beneath initial compacted layers is a sandy loam and leads to further challenges in providing available water.

It was observed in July 2023, that two trees had recently suffered random branch failure several feet above the point of previous topping. Each branch was significant in size and did not break at a union but several feet above. Both wounds exhibited spongy bark in phloem and cambium layers, and with a whitish appearance – consistent with rot pathogens such as *Armillaria sp.* Throughout all crowns indicators of rot were present, such as cavities, poor response growth at large pruning cuts, a single canker was observed several feet up the trunk of a single tree. At that time the phloem (inner bark) appeared spongy, showing loss of lignin. This was discovered through random trunk sampling by means of tissue extraction.

Along with continued trends previously noted in 2023, additional discoveries were made in July of 2024.

Tree #301 shows branch dieback advanced to affect 3 additional North scaffold limbs. A 12" core sample was taken from this tree and showed spongy tissue and decay extending from sapwood into heartwood.

Branches 3-4" in diameter had fallen and remained onsite within the protection zone beneath tree #407. City staff had attended to a more severe branch failure beneath the trees, which were removed from the roadway earlier this summer.

In general, the trees' overall health has continued to decline.

CONCLUSION

Invasive pruning and mechanical wounds along the lower trunk provided entry points for fungal pathogens to thrive, the trees concurrently face environmental stress from soil compaction and root asphyxiation.

The trees have classic signs of environmental and fungal stress; crown dieback, spongy wet tissue at site of branch failure, chlorosis of leaves from nutrient deficiency (either in soil or inability to reach crown) and leaves which are small in form (stunted). The pathogen is behaving like *Armillaria* or *Phytophthora* species.

Further to this, significant dieback and branch failure has increased along with new information showing presence of white rot within internal tree layers.

It is my professional opinion that these Oak trees suffer from complex of long-term abiotic stress factors. This is evidenced both by the specific environment in which the trees live and indications of decline consistent with rot pathogen. This species of tree is native to Eastern North America and in ideal conditions the tree can live up to 400 years old. The species has been found to see increased fungal pathogen markers in warmer climate locations where they have been introduced and these Red Oak trees along Lillooet Ave. have been poorly cared for within such a climate.

Given the increased decline of the trees, significant pruning to reduce loading and branch failure as well removal of fill from root zone would further stress the trees. They are structurally in poor condition. They are in poor health.

- It is recommended that trees numbered 290,301, 407 and 427 are removed prior to Winter of 2024.
- Replacement trees should be replanted after fill is removed and soil amended. Recommended replacement species include *Gingko bilboa*, *Carpinus* sp. and *Acer macrophyllum*. To provide soil volume beyond the boulevard I encourage the village to research silva cells and other soil vaults to allow adequate soil volume extensions beneath the adjacent roadways and driveway letdowns. Trees should be planted following CLA specifications.

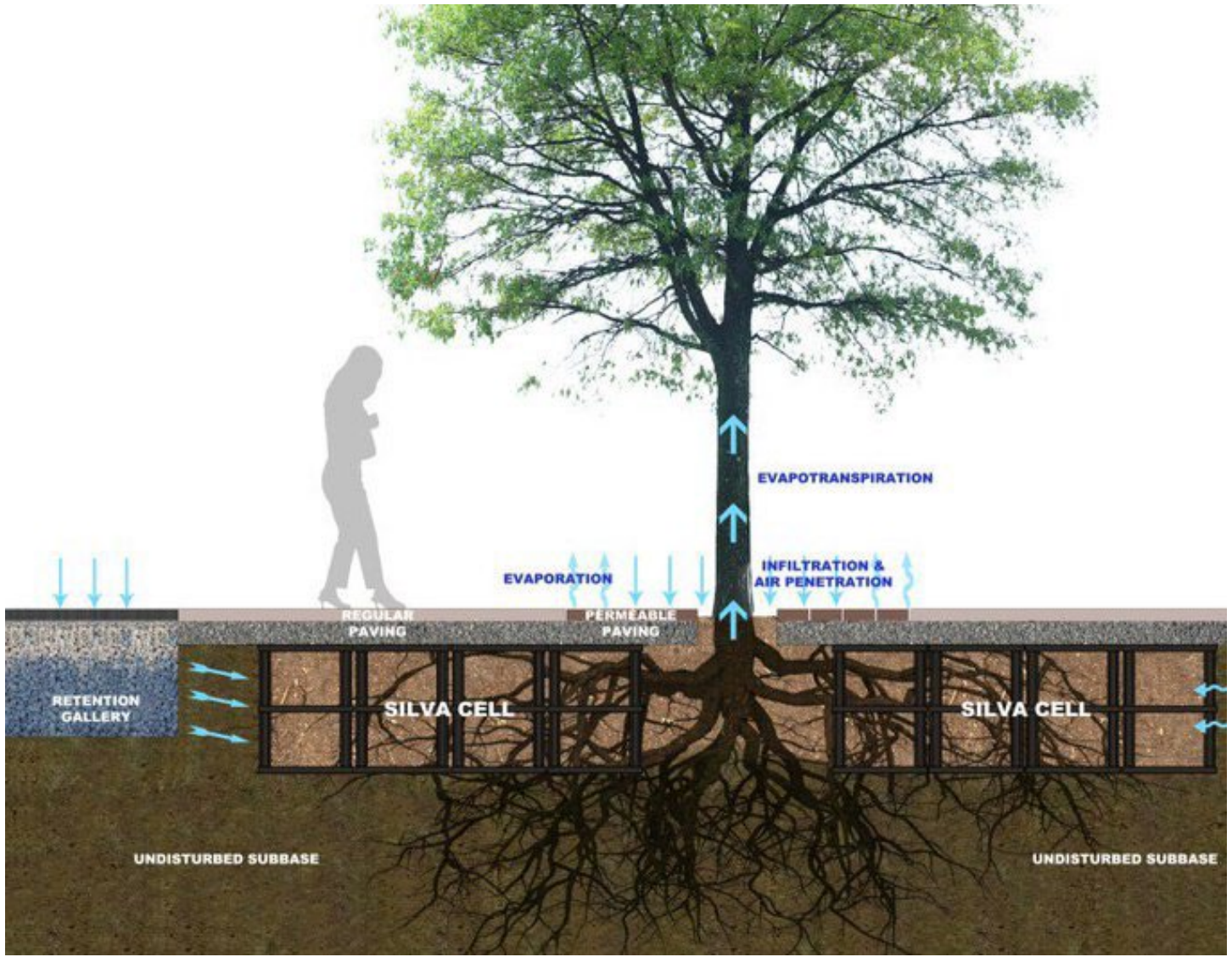


Fig.1 Silva Cell soil vault system, image sourced from www.deeproot.com. Recommended infrastructure around replacement trees.

PHOTOS – JULY 2023



Fig. 2 –Tree 407, previous point of topping at red line



Fig. 3 – Tree 429 past branch failure.



Fig.4 – Phloem showing spongy tissue and small lesions.



Fig.5 – Recent branch failure, tree 407.



Fig.6 – Example of root flare buried on all trees.



Fig. 7 – Tree 407 mechanical wound lower trunk



Fig.8 – Canker at branch wound in upper canopy.



Fig .9 – Tree 301 thinning canopy



Fig. 10 - Example of thinning canopy



Fig .11 - Decay at pruning wound, tree 429.



Fig. 12 - Trentepohlia Algae near spongy inner bark.

PHOTOS – JULY 2024



Fig.13 - New crown dieback.

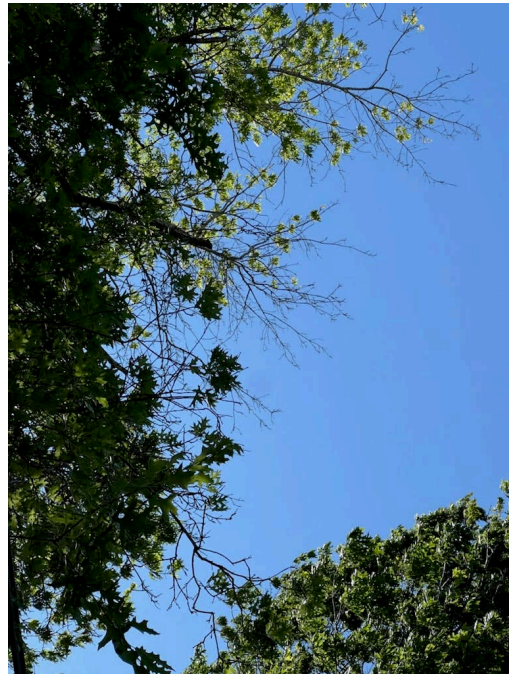


Fig.14 - Increase in crown dieback.



Fig.15 – Branch failures. Recent branch failure over road, removed.



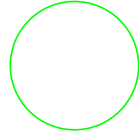
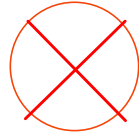
Fig.16 – Spongy texture observed with indication of decay throughout core sample.

TREE MANAGEMENT PLAN (FIG.1)

NW Lillooet Ave.



LEGEND

LEGEND	
Symbol	ITEM
	TREE TO BE RETAINED
	TREE TO BE REMOVED

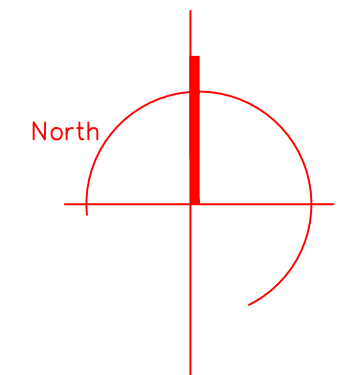


IMAGE SOURCE: GOOGLE EARTH (NOT TO SCALE)

TAG #	COMMON NAME <i>BOTANICAL NAME</i>	TRAQ RISK RATING	DBH (CM)	C-RAD (M)	LCR (%)	COMMENTS	PRESCRIPTION
429	Red Oak <i>Quercus rubra</i>	High (Branch failure + decline)	88	6.5	70	<ul style="list-style-type: none"> • Previous branch failure, scaffold branch appx. 20+ cm diameter. Wound wood appears spongy. • Root flare is buried with compacted fill and gravel. • Leaf tissue chlorotic, predominately south facing crop as well is stunted. • Previous pruning wounds have not adequately healed, canker present and various cavity throughout crown. 	<u>Remove</u>

TAG #	COMMON NAME <i>BOTANICAL NAME</i>	TRAQ RISK RATING	DBH (CM)	C-RAD (M)	LCR (%)	COMMENTS	PRESCRIPTION
407	Red Oak <i>Quercus rubra</i>	High (Branch failure + decline)	92	6.75	60	<ul style="list-style-type: none"> • Recent (within 1 week) branch failure, scaffold branch 30cm diameter. Wound wood is spongy. • Root flare buried, small mechanical wound at grade with poor response growth. • Various poorly healed wounds, drilled into wound on East side of trunk 1m from grade, little resistance and shavings indicate presence of decayed wood up to 4" at site of drilling. • Small reddish-brown lesions observed on NE trunk from grade to 2m. • Bark easily removed in 10 cm² patch at site of lesion. Inner bark / phloem is spongy. Sapwood appears healthy. • Chlorotic and stunted leaf crop. 	<u>Remove</u>

TAG #	COMMON NAME <i>BOTANICAL NAME</i>	TRAQ RISK RATING	DBH (CM)	C-RAD (M)	LCR (%)	COMMENTS	PRESCRIPTION
301	Red Oak <i>Quercus rubra</i>	High (Branch failure + terminal decline)	75	5.0	60	<ul style="list-style-type: none"> • Codominant main branch union • Crown dieback, thinning upper canopy North side. • End of scaffold branch at previous pruning cut – hollow (NW side above service line) • Various dead branches over 5cm diameter laying on ground. Recent large branch failure onto road. • Core sample taken, showing spongy decay throughout 12" core. 	<u>Remove</u>
290	Red Oak <i>Quercus rubra</i>	Medium (Branch Failure + decline)	63	4.5	60	<ul style="list-style-type: none"> • Chlorotic leaf tissue, stunted crop. • Various Abiotic stressors. • Previously topped, poor response at wounds. • Codominant stems. 	<u>Remove</u>

LIMITATIONS

Sketches, diagrams and photographs contained in this report being intended as visual aids, should not be construed as engineering reports or legal surveys. No tissue or soil samples were sent to a lab for analysis. Urban Environment accepts no liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm that may be suffered or incurred by any person because of the use of or reliance on this report.

No tissue or soil samples were sent to a lab for identification or analysis.

The information included in this report only reflects the condition of the trees that were examined, as of the time and date of inspection. This report is valid for the day of inspection only as this is natural entity and weather conditions, and the surrounding site can change.

This report and the opinions expressed herein are not intended nor should they be construed as any type of warranty or guarantee regarding the condition of the subject trees in the future. The tendency of trees or parts of trees to fall due to environmental conditions and internal problems are difficult to predict. Most trees have the potential for failure and this risk can only be eliminated if the risk is removed. The project arborist has endeavored to use his skill, education, and judgment to assess the potential for failure, with reasonable methods and detail. It is the owner's responsibility to maintain the trees and inspect the trees to reasonable standards and to carry out recommendations for mitigation suggested in this report.

The findings, conclusions and recommendations made in this report reflect our service's professional judgment based on current scientific procedures and facts. This report has been prepared according to accepted arboriculture standards and practices for British Columbia. Loss or alteration of any part of this report invalidates the entire report. Nothing in this report is intended to constitute or provide a legal opinion.

REFERENCES

Dunster, Dr. Julian & Edmonds, Dr. R. (2014) *Common Fungi Affecting Pacific Northwest Trees*, ISA Pacific Northwest Chapter, Silverton, OR, USA

Murray, Marion (2020) *Identifying and Managing Cankers on Landscape Tree*, International Society of Arboriculture

Smiley, E.T., Matheny, N., Lilly, S. (2011) *Best Management Practises: Tree Risk Assessment* International Society of Arboriculture, Champaign

(2017), *Recognize Common Diseases of Oaks in the Midwest: A Quick Guide*, US Forest Service Northeastern Area State & Private Forestry

Existing Conditions



Conceptual ideas



File No: 0890-20-03
Date: August 12, 2024

To: Mayor and Council
From: Jace Hodgson – Director of Operations
Subject: Development Master Plan – Village Office

RECOMMENDATIONS

THAT staff engage a professional land use planning firm to create a Development Master Plan for Village owned land identifying a location for a new Village office that includes residential housing; and

THAT up to \$50,000 from the Community Works Fund (CWF) grant be allocated to fund the plan.

SUMMARY

To provide an update and recommendation to Council regarding the planning of a new Village office and the creation of a Development Master Plan of Village owned land.

BACKGROUND

Council's 2023 Strategic Plan identifies the Village's strategic priorities and action items, which include:

- Conducting a Village facilities review and setting priorities for a Village office and other facilities
- Update master plans
- Pursue attainable and affordable housing
- Investigate LEED Development
- Senior's housing and resource centre.
- Investigate a recreation facility

At the Regular Council Meeting of January 15, 2024, Council requested that staff research costs and funding sources and report back to Council with a draft plan for a new Village Office and Council Chambers. At the Regular Council Meeting of May 6, 2024, Council adopted the recommendation from the Age-Friendly Committee Report dated May 6, 2024 that Council consider directing staff to research a community hall with room for health services in the plans for a new Village Office. At the Committee of the Whole meeting of June 25, 2024, Council requested that the concept of a new Village Office including housing be referred to staff for a report to be brought to Council including options for design and costing.

DISCUSSION

To accomplish Council's priority actions, staff recommend creating a Development Master Plan of Village owned property for land use optimization. This plan would create efficient use of the land, balancing potential multiple uses such as a Village Office with residential housing, seniors housing, resource centre, health services, or a recreation facility. The Master Plan would create a comprehensive vision for the land and provide project goals and phasing to ensure all aspects of the development are aligned with the overall goals and objectives.

A new Village Office and residential housing would be included as the first phase in the master plan. This would effectively identify the appropriate location on Village property so the building can be properly integrated into the overall vision of the entire site. Through community engagement involving residents, stakeholders and Council, the planning process would ensure that the community's needs and concerns are considered and addressed. Financial planning would also be evaluated to provide a framework for budgeting and grant applications so the project can remain financially viable.

FINANCIAL CONSIDERATIONS

A budget of \$50,000 would be allocated to create the Development Master Plan which would be funded through the Community Works Fund (CWF) grant funding.

POLICY CONSIDERATIONS

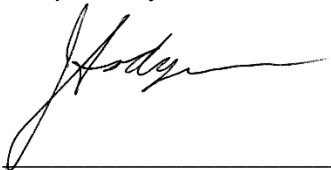
2023 Strategic Plan Priorities

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

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

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

Respectfully submitted:



Jace Hodgson
Director of Operations

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 3020-01
Date: August 12, 2024

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Harrison Watersports Commercial Moorage Tenure

RECOMMENDATION

Option 1: THAT Council support Harrison Watersports' updated commercial moorage tenure application as shown in the proposed Site Details document dated August 2024.

Option 2: THAT Council reject Harrison Watersports' updated commercial moorage tenure application as shown in the proposed Site Details document dated August 2024.

SUMMARY

To present an updated proposal to Council for Harrison Watersports' commercial moorage tenure application with the Province.

BACKGROUND

At the October 16/18, 2023 Regular Council Meeting, Council received correspondence from Harrison Watersports enclosing a copy of their project plans for a new tenure application with the province. Harrison Watersports has been operating their commercial moorage via a sublease with the Harrison Hot Springs Resort (the resort) for several years. The moorage provides a loading/unloading space for the floating waterpark clients, houses the rental sea-doods and bumper-boats and contains a ticket office, changerooms, storage and equipment. Previously, Harrison Watersports had entered into longer term sublease agreements with the resort, however, they've recently been given only a one-year lease and are looking to relocate their moorage by applying for tenure directly to the Province. The floating waterpark is separate from the commercial moorage, and Harrison Watersports has a Licence of Occupation with the Province until 2045 for that location. Council resolved to refer this matter to staff for more information.

Initially, the tenure application was for a site located on the west side of the lagoon, against the berm. At the May 27, 2024 Special Council Meeting, staff recommended that Council reject the proposed location due to concerns associated to heavy equipment and the stability of the berm, in addition to the proximity to the public swimming area and the Village's water intake pipe. At that meeting, Council resolved to refer the matter to the Committee of the Whole and invite Harrison Watersports to attend.

At the June 25, 2024 Special (Committee of the Whole) Meeting, Harrison Watersports presented their tenure application. Council referred the tenure application back to staff for

further research, requesting that a report be brought for Council's consideration at the August 12, 2024 Regular Council Meeting.

DISCUSSION

On July 16, 2024, staff met with representatives from Harrison Watersports to discuss the tenure application. Harrison Watersports proposed to change their tenure application location to between the current location of the dock and the Village's Float Plane Dock:



This new plan proposes to install a gangway connected to the dock on the beachfront park. Attached to this report is the updated Site Details document dated August 2024 outlining the proposal in further detail. This new proposal addresses any issues associated with the use of the berm; however, it would require installation of piles on the beach. While not completely eliminated, concerns with respect to adjacent swimming locations are lessened by this new proposal given that there would be less area for Harrison Watersports to cover as they load people on and off the waterpark. There is currently a roped-off swimming area located west of the float plane dock. It is anticipated that the impact to this swimming area would be minimal. Additionally, the updated location does not present any concerns with respect to the Village's water intake pipe.

Stakeholder consultation and referrals for an application of this nature normally come from the Province directly. It should be noted that it is unusual for the Village to provide input at this stage. Harrison Watersports has advised that the Province encouraged them to seek referrals in advance due to a significant backlog in processing tenure applications.

FINANCIAL CONSIDERATIONS

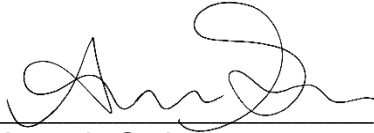
There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:

Reviewed by:



Amanda Graham
Corporate Officer



Tyson Koch
Chief Administrative Officer

Attachments (2):

1. Letter from Harrison Watersports received August 7, 2024
2. Newly Proposed Site Details

Dear Village Staff and Council,

Thank you for your time and feedback regarding our floating dock facility operations. We are excited to collaborate with the village to find an amicable location that benefits our business, village patrons, and tourists who visit Harrison annually.

The newly proposed structure location as suggested by counsel between the hotel marina and the municipal public day-use boat/plane wharf will be ideal for our operations. This site will allow for The Harrison Hotel, the municipal day-use wharf, and Harrison Watersports to continue operating at full capacity without conflict. In this location our commercial recreation dock system will blend well with the preexisting commercial/municipal use of the area, minimize sightline concerns, and eliminate the need to interfere with the Harrison Lagoon area in any capacity. Additionally, the existing public swimming area and beach usage will remain largely unaffected by the dock's orientation.

During peak season, we will have certified lifeguards and an AED available on the beach to address any emergencies that may arise for our clients and/or for the public in close proximity to our operations. Our Seadoos will be positioned on the west side of the dock, within the marina traffic area, away from the beach. This location also provides easy access for loading and unloading, which is crucial for our operations. Furthermore, electrical access is conveniently located to meet the dock facility's needs.

The newly proposed floating dock facility's positioning and layout will allow us not only to access adequate water levels (especially during Harrison's low water periods), but also to function smoothly with the surrounding moorages. We believe this location will benefit our business, meet building and permitting requirements, and work well for all parties involved.

We look forward to moving forward with this proposal.

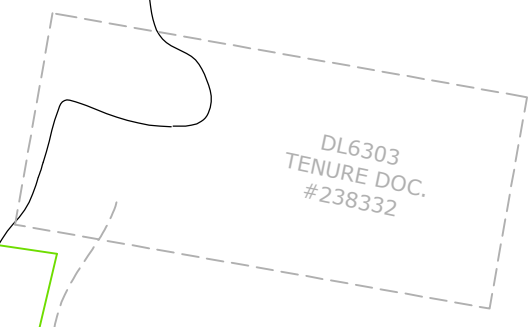
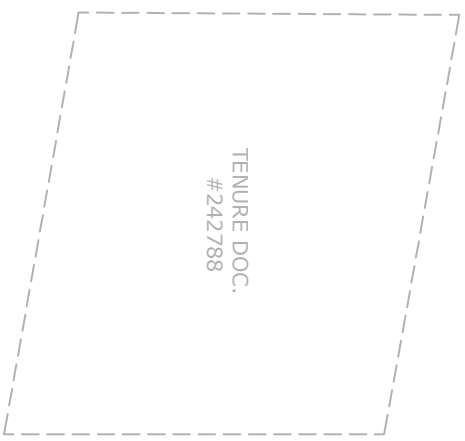
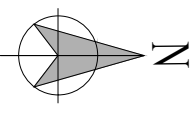
Sincerely,

Mitchell Schindle
Company Director
Harrison Watersports Inc.

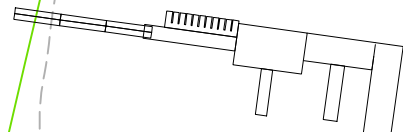
DRAWING NOTE:
 -NATURAL BOUNDARY, EXISTING TENURES, AND LOT LINES REFERENCED FROM THE FVRD - GIS ONLINE MAPPING SYSTEM, IMap BC - MINISTRY OF LANDS (FLNRO) - ONLINE MAPPING TOOL, AND GOOGLE EARTH.

WATER INTAKE PIPE

HARRISON LAKE



NEWLY PROPOSED HARRISON WATERSPORTS LOCATION



PID: 018-269-761

ESPLANADE AVE.
 BEACHFRONT PARK

DL6265 TENURE DOC. #242805

TENURE DOC. #242909

NATURAL BOUNDARY

HARRISON LAGOON

HARRISON VILLAGE

PID: 026-923-149

PROPERTY LINE

HOTSPRINGS ROAD

ESPLANADE AVE.

BEACHFRONT PARK



Drawing Refs: - IMap BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM
 - FVRD - GIS ONLINE MAPPING SYSTEM & VILLAGE OPERATIONS MAPS 1 & 2, NOV.24,2023
 - GOOGLE EARTH



ALLTIDES
 CONSULTING & DESIGN

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

Client: HARRISON WATERSPORTS		Location: HARRISON VILLAGE, B.C.	
Drawing Title: CROWN LAND TENURE APPLICATION PROPOSED LOC. 3 - SITE MAP			
Drawn By: A.T.	Date: AUG. 2024	Check'd and Signed-off By:	Scale: 1 : 2,000
Drawing Number: P-1971-02	Sheet No. 1 OF 4	Rev. No.	



HARRISON
LAKE

HARRISON
LAGOON

Drawing Ref's: - IMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM
 - FVRD - GIS ONLINE MAPPING SYSTEM & VILLAGE OPERATIONS MAPS 1 & 2, NOV.24,2023
 - GOOGLE EARTH



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Client: HARRISON WATERSPORTS		Location: HARRISON VILLAGE, B.C.	
Drawing Title: CROWN LAND TENURE APPLICATION PROPOSED LOC. 3 - SITE MAP OVERLAY			
Drawn By: A.T.	Date: AUG. 2024	Check'd and Signed-off By: Date:	Scale: 1 : 2,000
Drawing Number: P-1971-02	Sheet No. 2 OF 4	Rev. No.	



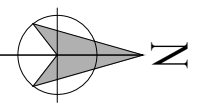
Drawing Ref's: - IMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM
 - FVRD - GIS ONLINE MAPPING SYSTEM & VILLAGE OPERATIONS MAPS 1 & 2, NOV.24,2023
 - GOOGLE EARTH



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Client: HARRISON WATERSPORTS		Location: HARRISON VILLAGE, B.C.	
Drawing Title: CROWN LAND TENURE APPLICATION PROPOSED LOC. 3 - SYSTEM LOCATION			
Drawn By: A.T.	Date: AUG. 2024	Check'd and Signed-off By:	Scale: 1 : 1,000
Drawing Number: P-1971-02		Sheet No. 3 OF 4	Rev. No.



HARRISON LAKE

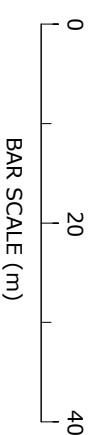
NEWLY PROPOSED HARRISON WATERSPORTS LOCATION AND LAYOUT



DRAWING NOTE:
 -NATURAL BOUNDARY, EXISTING TENURES, AND LOT LINES REFERENCED FROM THE FVRD GIS ONLINE MAPPING SYSTEM & VILLAGE OPERATIONS MAPS 1 & 2, NOV.24,2023. iMap BC - MINISTRY OF LANDS (FLNRO) ONLINE MAPPING TOOL, AND GOOGLE EARTH.
 -BEARING AND ANCHORING STEEL PIPE PILES UTILIZED THROUGHOUT THE SYSTEM AT THE DISCRETION OF THE INSTALLING CONTRACTOR.

SYSTEM FLOAT AND WALKWAY COMPONENT NOTES:

- #1 (PLANNED WALKWAY)
-SIX 4' X 40' ALUMINUM FRAME WALKWAY COMPONENTS COMPRISING A DIRECTIONAL ACCESS SYSTEM TO THE STRUCTURE (THREE COMPONENT SECTIONS LONG AND TWO COMPONENT SECTIONS WIDE)
-METAL GRATE OR COMPOSITE LIGHT PENETRATING DECKING UTILIZED. (I.E., THRUFLOW® OR MICRO-MESH®)
- #2 (PLANNED)
-12'X 80' STEEL FRAME FLOAT
-2" X 6" PAINTED TIMBER DECKING
-EPOXY COATED STEEL PIPE FLOATATION
- #3 (EXISTING)
-14'4" X 63'4" TIMBER FRAME FLOAT
-2" X 6" PAINTED TIMBER DECKING
-CLOSED CELL STYROFOAM FLOATATION
-ONE TENT ENCOMPASSING THE FLOAT FOOTPRINT
-TEN JET SKI LIFT UNITS
- #4 (PLANNED)
-36'X 60' STEEL FRAME FLOAT
-2" X 6" PAINTED TIMBER DECKING
-EPOXY COATED STEEL PIPE FLOATATION
-ONE TICKET OFFICE STRUCTURE (10'4" X 12'4")
- #5 (EXISTING)
-9'10" X 40' STEEL FRAME FLOAT
-2" X 6" PAINTED TIMBER DECKING
-EPOXY COATED STEEL PIPE FLOATATION
- #6 (PLANNED)
-24' X 60' STEEL FRAME FLOAT
-2" X 6" PAINTED TIMBER DECKING
-EPOXY COATED STEEL PIPE FLOATATION
- #7 (EXISTING)
-12' X 48'5" TIMBER FRAME FLOAT
-2" X 6" PAINTED TIMBER DECKING
-EPOXY COATED STEEL PIPE FLOATATION
-TWO STORAGE BOXES
- #8 (PLANNED)
-24'X 80' STEEL FRAME FLOAT
-2" X 6" PAINTED TIMBER DECKING
-EPOXY COATED STEEL PIPE FLOATATION
- #9
-PUBLIC SWIM AREA BOUNDARY
- #10
-VISUAL AID TO SEPARATE HARRISON WATERSPORTS CLIENTELE FROM MUNICIPAL MOORAGE USE



TENURE DOC. #242909

NATURAL BOUNDARY

HARRISON VILLAGE

ESPLANADE AVE.

BEACHFRONT PARK

NATURAL BOUNDARY

DL431

DL6265
TENURE DOC.
#242805



ALLTIDES
CONSULTING & DESIGN

Drawing Refs: - iMAP BC - MINISTRY OF LANDS (FLNRO) - GIS ONLINE MAPPING SYSTEM
 - FVRD - GIS ONLINE MAPPING SYSTEM & VILLAGE OPERATIONS MAPS 1 & 2, NOV.24,2023
 - GOOGLE EARTH

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

Client: HARRISON WATERSPORTS		Location: HARRISON VILLAGE, B.C.	
Drawing Title: CROWN LAND TENURE APPLICATION PROPOSED LOC. 3 - COMPONENT LIST		Scale: 1 : 750	
Drawn By: A.T.	Date: AUG. 2024	Checked and Signed-off By:	Rev. No.
Drawing Number: P-1971-02		Sheet No. 4 OF 4	

File No: 3060-20-DP04/22
Date: August 12, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Development Permit – 410 Echo Avenue

RECOMMENDATION

THAT Development Permit DP 04/22 be issued to Yue Wu, Ying Gao, and Triple L Land Incorporated for property located at 410 Echo Avenue, Harrison Hot Springs for land legally described as:

Lot 32, Section 13, Township 4, Range 29, W6M, New Westminster District Plan 27133

Subject to the following:

- a) The Village receiving an Irrevocable Letter of Credit in the amount of \$33,055.00;
- b) The Fraser Valley Regional District issuing a Demolition Permit for any building or structures on the proposed site;
- c) The applicant entering into a Works and Services Agreement with the Village;
- d) The applicant entering into a flood plain covenant; and
- e) Council's acceptance of proposed Lot 1, as an extension of Spring Park.

SUMMARY

The applicant intends to subdivide the property into four residential properties for the construction of two duplexes. Proposed Lot 1 will be an open space that is intended to be dedicated to either the Village or returned to the Crown. Access to the residential properties will be from a proposed laneway, running along the top of the properties.

BACKGROUND

Parcel Size, and adjacent uses

The site is approximately 0.47 Ha (1.16 Ac, 4,700 M², or 50,592 ft²) in size, currently accessible from Echo Avenue.



410 Echo Ave



410 Echo Ave

Aerial photograph of the proposed site

The property is roughly an “L” shaped Lot and is bounded by Spring Park on the north, residential uses to the south and east and Miami Creek to the west. The site is zoned for R-2 activities and the proposed uses meet the permitted use requirements. Current structures on the site include a derelict single-family residence with a patio, and an old chicken coop. The remainder of the Lot, about 60%, is forested.



Photo of the derelict building
410 Echo Avenue



Photo of the derelict building
410 Echo Avenue

This property is located in the Miami River Development Permit Area, which addresses environmental issues. The required Riparian Area Protection Regulations report has been completed and reviewed by the province. On the review notice sent to the Village is the following:

“Please note that if the proposed development does not proceed with the dedication of Lot 1 to the Crown or Village a new RAPR must be submitted including undue hardship calculations for Lot 1, as this would be considered a change in development.”

Source: Email sent August 16, 2023, by the Province

As this application was submitted prior to the adoption of the current Official Community Plan, the requirements of the older OCP Bylaw 864, 2007 apply.

Development Permit Guidelines

“14.4.4 Guidelines

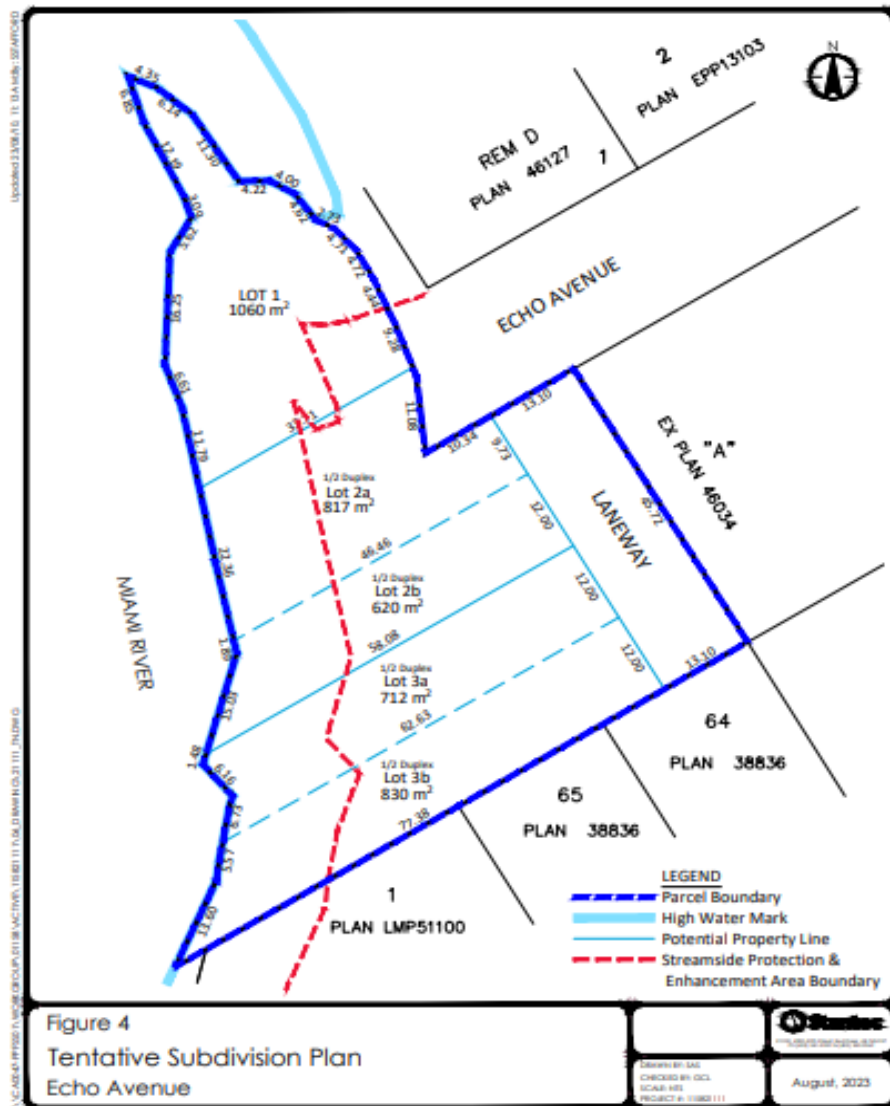
- a. All new development west of McCombs Drive within 30 m of the top of the bank of Miami River, and all new development east of McCombs Drive within 50 m of the top of the bank of the Miami River, except as specifically exempted, will be required to obtain a development permit and to comply with the assessment requirements and riparian protection measures to be specified by a Qualified Environmental Professional in accordance with the *Riparian Areas Regulation* of the *Fish Protection Act*.
- b. The development permit application will specify the measures to be undertaken to:
 - i. maintain, restore or enhance contiguous natural riparian vegetation within the stream protection and enhancement area recommended by a Qualified Environmental Professional as defined by the *Riparian Areas Regulation*;
 - ii. control drainage through landscaping, land shaping and other measures such that stormwater runoff from the development site does not increase nutrient and sediment loading to the Miami River; and
 - iii. prevent soil erosion and sediment runoff to Miami River during construction and after development.
- c. Works within the wet area of the Miami River and aquatic habitat will require written approval of the relevant federal and provincial agencies.”

Source: Page 69, Official Community Plan Bylaw 864, 2007

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

Proposed Subdivision Layout

Outlined below is the proposed subdivision plan layout.



Referral Agencies

Not Applicable

Notice on Title – Flooding Covenant

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

DISCUSSION

As a part of the overall development package submitted by the proponent, proposed Lot 1 as noted above, is being offered to the Village. This site is approximately 1060 M² in size. The proponent wishes to provide this Lot as an extension of Spring Park. As this application must also be reviewed by the Village’s Approving Officer, for subdivision purposes, the requirement of either

cash-in-lieu or parkland dedication is applicable. This is a decision that the Approving Officer must make during the review of the proposed subdivision application.

FINANCIAL CONSIDERATIONS

There are no Village budgetary financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP – Low Density Residential Designation and the Miami River Development Permit Guidelines

Zoning Bylaw – R-2 zoning regulations and other applicable regulations

Respectfully submitted:

Reviewed by:



Ken Cossey, MCIP, RPP
Planning Consultant



Tyson Koch
Chief Administrative Officer

Attachment: Draft DP 3060-20-DP04/22



Village of Harrison Hot Springs

DEVELOPMENT PERMIT NO. DP04/22

ISSUED this ____ day of ____, 202__

FILE No: 3060-20-DP04/22
FOLIO Numbers: 1634-52566

TO: (1) Yue Wu, and Ying Gao, and
(2) Triple L Land Inc

(the “Permittee”)

ADDRESS: (1) 23 Dobler Ave
Red Deer Alberta
T4R 1X6

(2) 5 Vienna Close
Red Deer, Alberta
T4R 0P1

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

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

Parcel Identifier: 008-970-009

Legally Described as: Lot 32, Section 13, Township 4, Range 29 West of the 6th Meridian,
New Westminster District Plan 27133

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

(the “Lands”)

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

the development of a 3-Lot residential subdivision

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

5. As a condition of the issuance of this Development Permit, the Council holds security set out below to ensure that development is carried out in accordance with the terms and

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

(a) an Irrevocable Letter of Credit in the amount of: \$33,055.00

(b) none required

6. THE FOLLOWING CONDITIONS APPLY TO THE DEVELOPMENT OF THE LANDS OR APPLY TO THE USE OF THE LANDS:

- i) The SPEA is identified on the plan referred to as Figure 4 Tentative Subdivision Plan (Echo Ave) dated August 2023 and prepared by Stantec. The SPEA must be clearly marked with survey stakes. The owner/developer must install either a snow fence or construction fence on the non-SPEA side of the SPEA boundary, prior to any development taking place. Once the development/subdivision is completed this temporary fencing must be replaced with a permanent fence.
- ii) A certified arborist must be retained, by the owner/developer, to determine if there are any potential danger trees in the SPEA and to identify the critical root zones for the trees that are to be retained. This assessment must be shared with the Village.
- iii) Any danger trees that are felled in the SPEA are to remain as a part of the forest floor. Trees felled in the SPEA must be replaced with species that are found in the SPEA, and at a ratio of two new trees for every one felled.
- iv) The wind shear must be assessed for the proposed clearing and tree retention areas. This assessment must be shared with the Village.
- v) A certified arborist must identify and visually mark on the site the critical root zones within the SPEA and any areas that are close to the SPEA boundary.
- vi) No vegetation clearing is to occur during the migratory bird nesting season (March 15 to August 15).
- vii) A Demolition Permit is required to take down the old house and patio, located on proposed Lot 1. This area must be re-vegetated with native riparian trees and shrubs. Revegetation of this specific site must occur in either the spring or fall, after the building has been demolished.
- viii) A replanting plan for these Lands must follow the Revegetation Plan, as outlined in Appendix A, of a report submitted by Stantec Consulting Limited, dated April 5, 2024.
- ix) The development of the site must follow all the requirements as outlined in a report, addressing the following:
 - a) the Project workplan (section 2.2);
 - b) the Environmental Mitigation Protection Plan (section 4); and
 - c) the Environmental Monitoring and Reporting (section 5).

This report was prepared by Stantec Consulting Limited and is dated April 5, 2024.

7. The Permittee agrees that the Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps, and specifications.
8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
 - a) Figure 4, Tentative Subdivision Plan, Echo Avenue, prepared by Stantec Consulting Limited and dated August 2023.
 - b) The Environmental Management Plan report, prepared by Stantec Consulting Limited and dated April 5, 2024.
9. **This Development Permit is NOT a Building Development Permit, a subdivision approval nor a soil deposit or removal permit.**
10. This Development Permit must lapse on the _____ day of _____, 2026 unless the development is substantially started.

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

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

Yue Wu
(signature)

Print Name

Ying Gao
(signature)

Print Name

Triple L Land Inc
(Authorized corporate signature required)

Print Name

Corporate Officer

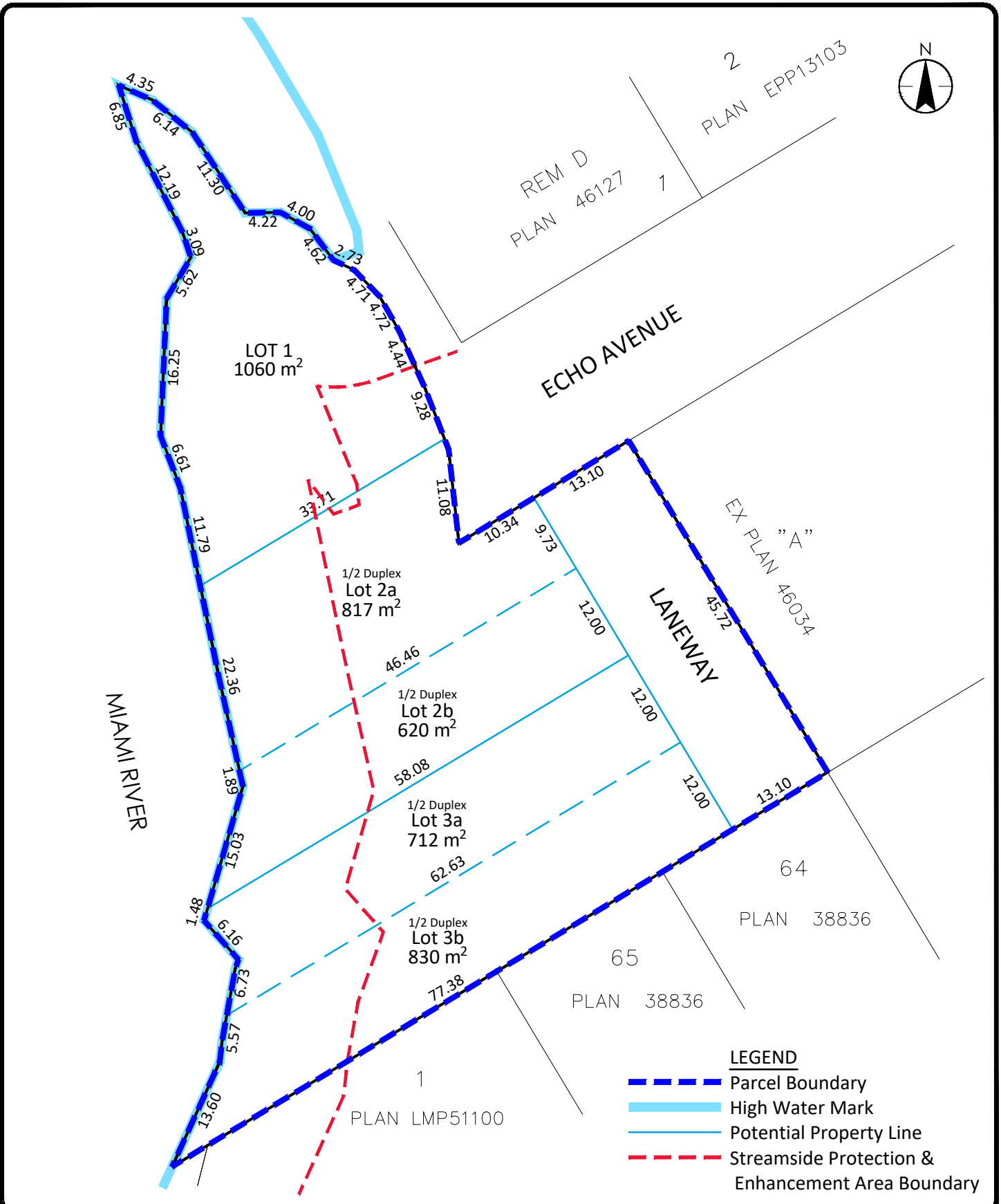


Figure 4
 Tentative Subdivision Plan
 Echo Avenue

DRAWN BY: SAS CHECKED BY: GCL SCALE: NTS PROJECT #: 115821111	
	August, 2023



**410 Echo Avenue, Harrison Hot
Springs, BC**

Environmental Management Plan

April 5, 2024

Prepared for:
Triple L Land Inc.
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Prepared by:
Stantec Consulting Ltd.
500 4515 Central Blvd
Burnaby, BC V5H 0C6

Limitations and Sign-off

This document entitled 410 Echo Avenue, Harrison Hot Springs, BC was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Triple L Land Inc. (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by: _____
Signature
Scott Layher, M.Sc., R.P. Bio

Printed Name

Reviewed by: _____
Signature
Matthew Ramsay, M.Sc., R.P. Bio.

Printed Name

Approved by: _____
Signature
Amanda Haeusler, RPP, MCIP

Printed Name

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1 Introduction

Triple L Land Inc. (the Proponent) has retained Stantec Consulting Ltd. (Stantec) to provide planning and environmental support for the subdivision of their property at 410 Echo Avenue, Harrison Hot Springs, BC (the Property). Stantec submitted a subdivision and development permit application to the Village of Harrison Hot Springs (the Village) on September 8, 2023. On December 7, 2023, the Village requested additional information about the mitigation plans to be used for the Project in order to issue the development permit. Specifically, the Village requested additional information on:

- Revegetation plans
- Erosion and Sediment Control (ESC) Plans
- Requirements and designs for exclusion fencing around the streamside protection and enhancement area (SPEA)
- Environmental monitoring requirements
- Performance bonding amounts for the revegetation, fencing, and environmental monitoring during and post-construction

This Environmental Management Plan (EMP) has been prepared to address the information requested by the Village, as well as summarizing the environmental mitigations recommended in the Riparian Areas Protection Regulation (RAPR) assessment report. It is intended to provide guidance to the general construction contractor (the Contractor) during the demolition and site preparation phases of the Project.

This EMP has been prepared to mitigate project-related environmental effects and reduce the risk of unforeseen environmental incidents that may occur during demolition and site preparation. Project personnel and Contractors working on the Site should comply with this EMP and operate in accordance with applicable legislation and bylaws.

This EMP outlines roles and responsibilities, environmental protection measures, environmental compliance and monitoring requirements, and contingency plans. This EMP contains the following components:

- Project overview, including purpose, location, schedule, and environmental setting (Section 2)
- Regulatory and policy requirements (Section 3)
- Project mitigation measures and environmental specifications (Section 4)
- Environmental monitoring and reporting (Section 5)
- Bonding Estimate (Section 6)
- Revegetation Plan (Appendix A)

This EMP is a living document and may be updated as the Project conditions, execution plans, and schedules are revised or implemented during planning, construction, and operation. This EMP will be reviewed as required to address updates or potential changes in the Project and/or conditions prior to the Contractor mobilizing to site and throughout construction of the Project.

2 Project Overview

The Proponent intends to subdivide the Property into four residential lots for the future construction of two duplexes, an open space to be dedicated to the Village or Crown as an extension of Spring Park, and a public laneway to provide access to the subdivided properties. Stantec understands that the proposed subdivision and subsequent residential development is in alignment with the Village's policies and development regulations, and works will comply with provincial and federal legislative requirements (summarized in Section 3).

2.1 Environmental Setting

A site survey was completed by Aquaparian Environmental Consulting Ltd. (Aquaparian) on April 12, 2019, as part of the RAPR assessment (Aquaparian 2023). The Property is roughly "L" shaped and bounded by Spring Park to the north, residential lots to the west and south, and Miami River to the west (Figure 1). A derelict single-family residence is present on the north half of the Property, approximately 9m from the top of bank of Miami River, with a paved patio extending close to the top of the bank, and an old chicken coop close to the top of bank, north of the residence. The remainder of the property (about 60%) is forested.

2.1.1 Vegetation

The Property is located within the Coastal Western Hemlock Dry Maritime (CWHdm) subzone, which is defined by wet winters, relatively dry and mild summers, and forests dominated by western hemlock (*Tsuga heterophylla*), Douglas-fir (*Pseudotsuga menziesii*), and western redcedar (*Thuja plicata*) (Green and Klinka 1994).

The Property is vegetated with second-growth forest cover except for the existing house, patio, chicken coop and driveway. The riparian area behind the house is reduced to approximately 2 m from the top of bank while the remainder of the property is forested. The south end of the parcel is approximately 70 m wide and the property narrows to a point at the north end. The parcel is relatively flat with a gentle slope towards Miami River.

Each side of the channel is composed of benched aquatic wetland vegetation growing on accumulated silt deposits; the vegetated bench is 10m wide fronting the subject property. This area comprises the annual floodplain during the freshet (Aquaparian 2023). Pond lily (*Nuphar* spp.) and other aquatic wetland plants were observed within the channel and the bench vegetation was observed by Aquaparian to be dominated by reed canary grass (*Phalaris arundinacea*), skunk cabbage (*Lysichiton americanus*), hardhack (*Spiraea douglasii*), salmonberry (*Rubus spectabilis*), twinberry (*Lonicera involucrate*), Scouler's willow (*Salix scouleriana*), slough sedge (*Carex obnupta*) and mare's tail (*Hippuris vulgaris*).

The upland riparian vegetation within the parcel is second growth and includes stumps of previously logged trees (Aquaparian 2023). The tree canopy is composed primarily of western hemlock (*Tsuga heterophylla*), western redcedar, Douglas-fir, grand fir (*Abies grandis*), black cottonwood

(*Populus balsamifera* ssp. *trichocarpa*), red pine (*Pinus resinosa*), noble fir (*Abies procera*), birch (*Betula* sp.), Sitka mountain ash (*Sorbus sitchensis*), one large oak tree near the house and several old cherry trees. The understory includes cascara (*Rhamnus purshiana*) saplings, red-osier dogwood (*Cornus sericea*), alder saplings (*Alnus* sp.), thimbleberry (*Rubus parviflorus*), Nootka rose (*Rosa nutkana*), snowberry (*Symphoricarpos albus*), red elderberry (*Sambucus racemosa* ssp. *pubens*), bracken fern (*Pteridium aquilinum*), sword fern (*Polystichum munitum*), herb Robert (*Geranium robertianum*), periwinkle (*Vinca* sp.) and carpets of false lily-of-the-valley (*Maianthemum dilatatum*).

Invasive species present include Himalayan blackberry (*Rubus armeniacus*), English holly (*Ilex aquifolium*), English ivy (*Hedera helix*) and a patch of Japanese knotweed (*Fallopia japonica*) located on the riverbank near the existing fence (Aquaparian 2023). Japanese knotweed are listed as provincially noxious weeds under the British Columbia *Weed Control Regulation*.

2.1.2 Wildlife and Wildlife Habitat

The Project area provides various wildlife species with opportunities for breeding, foraging, and shelter. Riparian and emergent vegetation along Miami River provides habitat for amphibians, and the Miami River is potential amphibian breeding habitat. Trees, and shrubs provide birds with nesting and foraging opportunities. Larger trees may support nests for larger bird species, such as raptors, or may contain cavities that could support cavity nesting species (e.g., American kestrel [*Falco sparverius*], northern flicker [*Colaptes auratus*]). An old-growth western redcedar tree with a broken top was observed in the southern portion of the property, near the top of bank of the river. Canada geese (*Branta canadensis*) and hummingbirds (Family *Trochilidae*) were observed during Aquaparian's site survey. Debarked tree trunks were observed within the property, indicating evidence of beaver (*Castor canadensis*) activity in the area (Aquaparian 2023).

An existing occurrence record for Pacific water shrew (*Sorex bendirii*) is present approximately 690 m south of the Property, near the Miami River Greenway (BC MOECCS 2024a). Other Miami River Greenway species of conservation concern with provincial and/or federal status under Committee on the Status of Endangered Wildlife in Canada (COSEWIC)¹, *Species at Risk Act* (SARA)² and/or provincially red and blue-listed species³ (Miami River Streamkeepers 2024, BC MOECCS 2024b) include great blue heron *fannini* subspecies (*Ardea herodias fannini*), listed as special concern under SARA and provincially blue-listed; barn swallow (*Hirundo rustica*), listed as special concern under COSEWIC, threatened under SARA, and provincially yellow-listed; Oregon forestsnail (*Allogona townsendiana*), listed as endangered by COSEWIC and SARA and provincially red-listed; band-tailed pigeon (*Patagioenas fasciata*), listed as special concern under COSEWIC and SARA and provincially blue-listed; northern red-legged frog (*Rana aurora*), listed as special concern under COSEWIC and SARA and provincially blue-listed;

¹ Committee on the Status of Endangered Wildlife in Canada (COSEWIC): Threatened (T) = species likely to become endangered if limited factors are not reversed; Special Concern (SC) = species may become threatened or endangered because of a combination of biological characteristics and identified threats; Endangered (E) = species facing imminent extirpation or extinction.

² Species designated on Schedule 1 of the *Species at Risk Act* (SARA)

³ BC Provincial Status: Red = Extirpated, Endangered or Threatened (or candidates for that status); Blue = Special Concern; Yellow = Not at Risk

western toad (*Anaxyrus boreas*), listed as special concern under COSEWIC and SARA and provincially yellow-listed; and Lewis's woodpecker (*Melanerpes lewis*), listed as threatened under COSEWIC and SARA and provincially blue-listed.

2.1.3 Fish and Fish Habitat

The Miami River generally flows north from its headwaters near the Pacific Agri-Food Research Centre in Agassiz, up through the valley towards the village of Harrison Hot Springs, where it flows under McCombs Drive through the Village and enters Harrison Lake (Aquaparian 2023).

The gradient of the Miami River watershed is relatively flat, and the river is prone to cause flooding in the Village when water levels in Harrison Lake and the Fraser River rise, since the valley is within the floodplain of the Fraser River and Harrison Lake. This flood risk is managed by flood gates and pumps at the river's mouth; when water levels rise, the flood gates are closed, and the Miami River becomes inundated by backwatering. Outside of freshet, the river drains by gravity into the lake and is generally stagnant with shallow depths and little to no flow (Aquaparian 2023).

The wetted width of the channel in proximity of the Property at the time of 2019 survey by Aquaparian ranged from 10m to 15m. The channel substrate is silt. The average bank-full channel width is 32.4 m including the vegetated wetland floodplain benches. The channel bank is fully vegetated, approximately 3 m high and steeply sloping. A short blind slough off the east bank of the river cuts in towards the north boundary of the parcel from the main channel alongside the Spring Park tennis court that was almost dry at the time of the assessment but forms part of the floodplain area. The blind slough provides marginal fish habitat that is dry for most of the year becoming inundated during the freshet (Aquaparian 2023).

Fish species previously documented in the Miami River include coastal cutthroat trout (*Oncorhynchus clarkii clarkia*), rainbow trout (*Oncorhynchus mykiss*), coho salmon (*Oncorhynchus kisutch*), chinook salmon (*Oncorhynchus tshawytscha*), threespine stickleback (*Gasterosteus aculeatus*), Salish sucker (*Catostomus sp. cf. catostomus*), redbelt shiner (*Richardsonius balteatus*), pumpkinseed (*Lepomis gibbosus*), northern pikeminnow (*Ptychocheilus oregonensis*), largescale sucker (*Catostomus macrocheilus*), prickly sculpin (*Cottus asper*), coastrange sculpin (*Cottus aleuticus*), slimy sculpin (*Cottus cognatus*) and brassy minnow (*Hybognathus hankinsoni*) (BC MOECCS 2024a). The river is designated as Critical Habitat for the Salish Sucker (BC MOECCS 2024a).

2.1.3.1 Riparian

The Village of Harrison Hot Springs Official Community Plan identifies the Miami River Development Permit Area (DPA 5) as extending 30 metres perpendicularly from the top of the bank for those portions of Miami River west of McCombs Drive. Development Permit (DP) applications for subdivisions within the Miami River DPA require an assessment following the provincial Riparian Areas Protection Regulation to determine the SPEA.

The width of the riparian area on both sides of the Miami River through the Village has been reduced to 15 m or less. The riparian vegetation next to Spring Park which abuts the north boundary of the subject parcel, has been reduced to a 5 m strip in places (Aquaparian 2023).

Following the completion of the RAPR assessment (Aquaparian 2023), the SPEA for the Property was determined to be generally 15 m from the Miami River's top of bank, with the SPEA boundary shown in Figure 2. Lot 1, which is proposed to be dedicated to the Village or returned to the crown, is almost entirely within the SPEA, given the location of the blind slough on the north end of the lot.

2.2 Project Workplan

2.2.1 Demolition Phase

The existing residence and associated structures on the Property will be demolished prior to the preparation of the building pads for future construction of the duplexes. Work completed during the demolition phase will include:

- Preparation of access trails for the demolition of the existing structures
- Installation of ESC measures, as per the ESC plan detailed in Section 4.6
- Installation of temporary fencing (e.g., snow fence) along the SPEA boundary on Lots 2b, 3a, and 3b (Figure 2). Temporary fencing will be installed on Lot 2a following the completion of the demolition of the existing structures and clean up of all demolition-related debris.
- Removal of invasive weed species present on the Property
- Demolition of the existing structures
- Clean up of all debris and waste generated from the demolition.
- Preparation of revegetation areas for planting

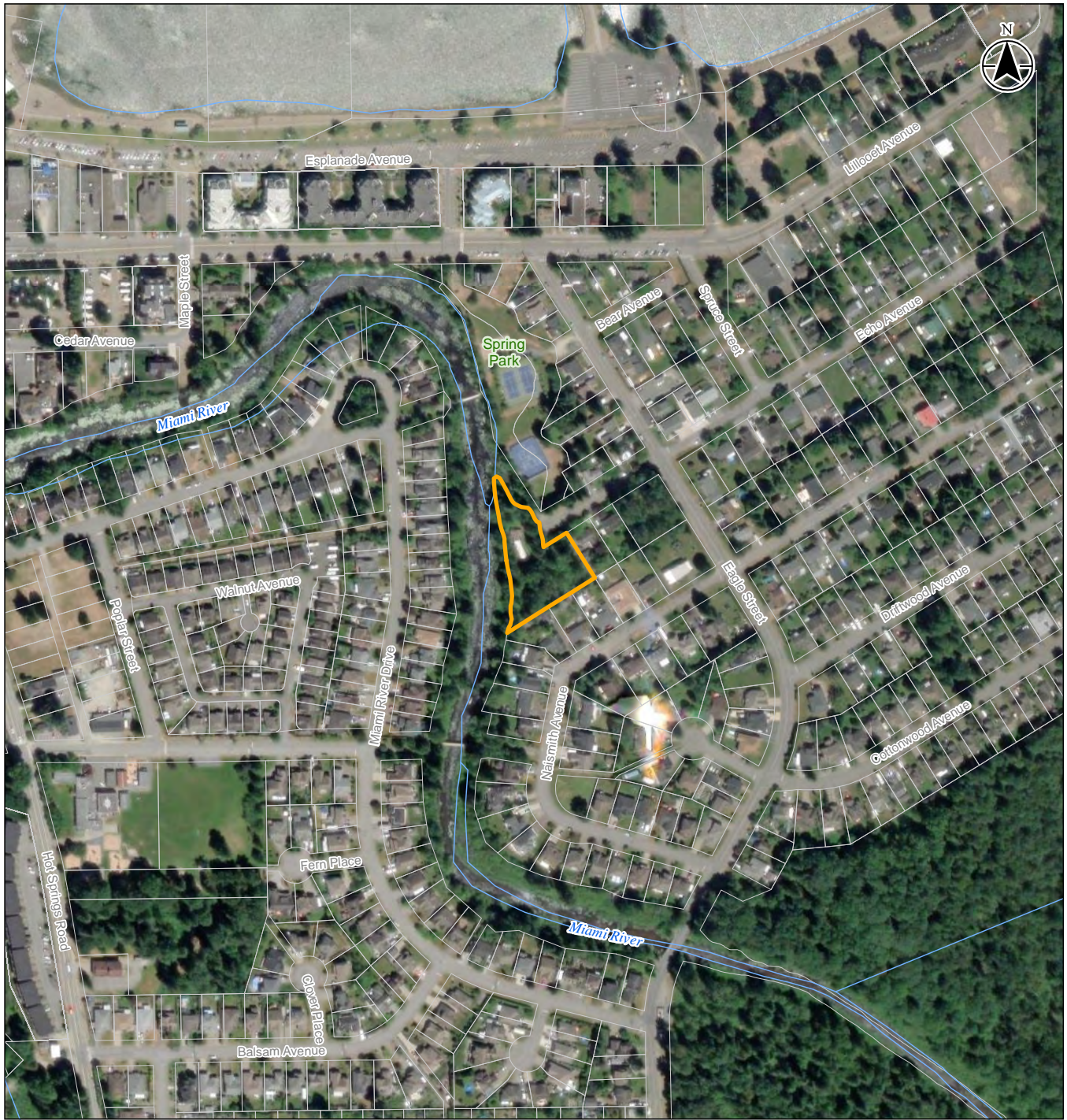
2.2.2 Construction Phase

The construction phase of the Project involves preparation of the Property for future construction. Work that will occur as part of this phase includes:

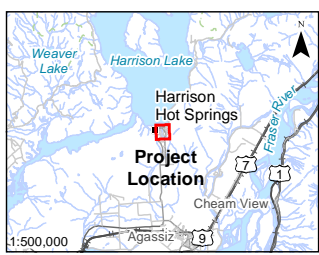
- Removal of vegetation outside of the area
- Earthworks (grading, excavations, or filling) to prepare the Property for future construction of duplexes as well as preparing the laneway for paving.
- Roughing in utility tie-ins for the lots to be developed
- Construction of the permanent fence to protect the SPEA from future encroachment
- Planting of the revegetation area (Figure 2), as per the plan in Appendix A.

2.3 Project Schedule

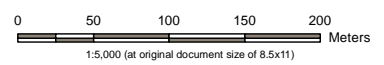
The timeline of the Project is preliminary at this phase; however, works are anticipated to occur over a 12-week period. Post construction monitoring will occur for one year following completion of construction.



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- Watercourse
- Parcel Boundary
- Project Location



Project Location: Harrison Hot Springs, British Columbia
 Project Number: 115821111
 Prepared by PKASIANCHUK on 20240227
 Requested by SLAYHER on 20240226
 Checked by USERNAME on 2024xxxx

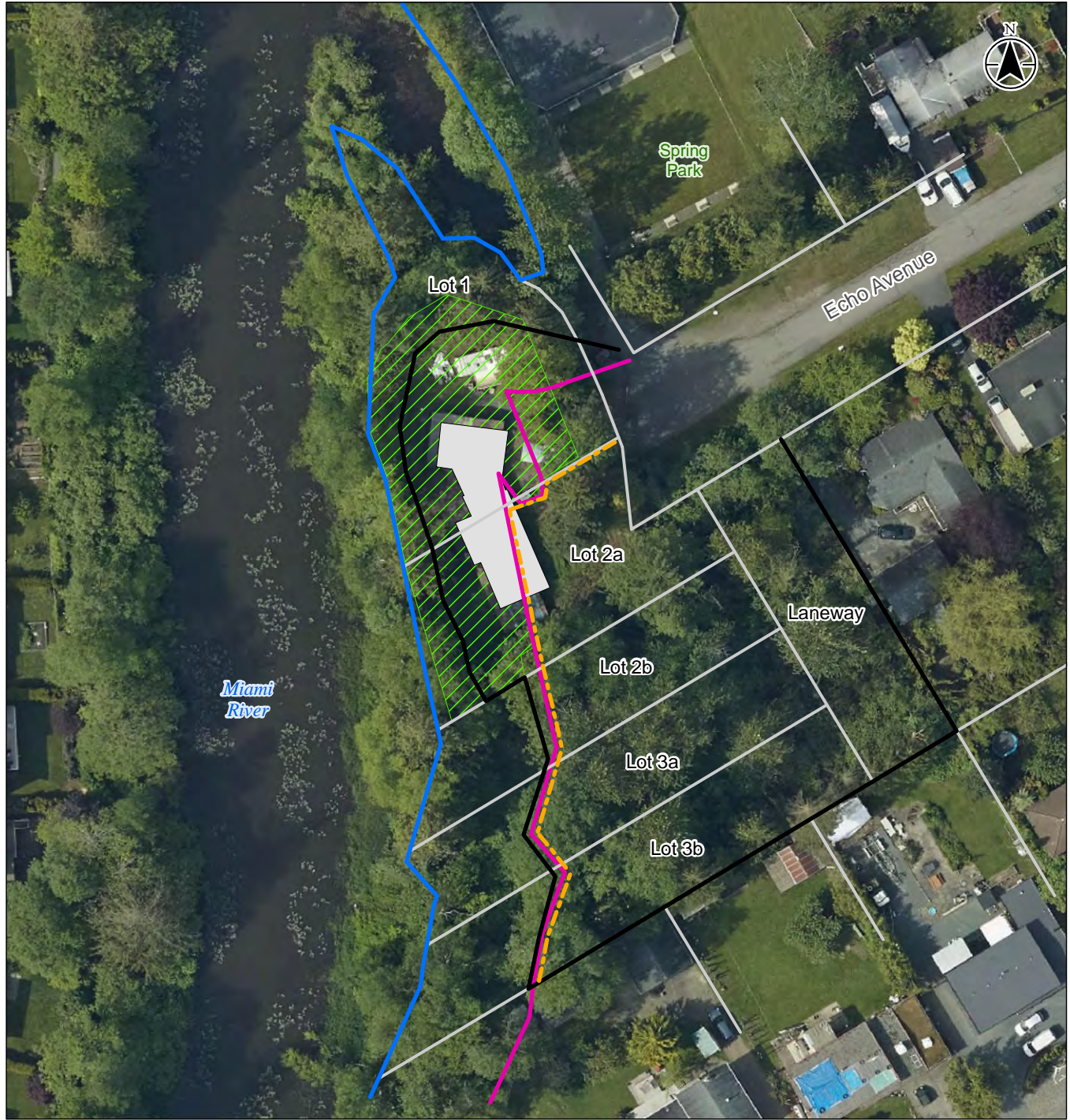
Client/Project/Report
 Triple L Land Inc.
 410 Echo Avenue Subdivision
 Environmental Management Plan

Figure No.
1

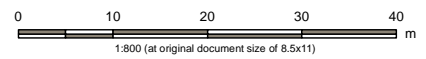
Title
Project Overview

- Notes**
1. Coordinate System: NAD 1983 UTM Zone 10N
 2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada
 3. Orthoimagery: ESRI World Imagery

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- Lot Lines
- High Water Mark
- Streamside Protection and Enhancement Area (SPEA) Boundary
- SPEA Protection Fencing
- Silt Fencing
- Revegetation Area
- Existing Dwelling



Project Location: Harrison Hot Springs, British Columbia
 Project Number: 115821111
 Prepared by PKASIANCHUK on 20240402
 Requested by SLAYHER on 20240226
 Checked by USERNAME on 2024xxxx

Client/Project/Report
 Triple L Land Inc.
 410 Echo Avenue Subdivision
 Environmental Management Plan

Figure No.

2

Title

Mitigation Measures Plan

- Notes
1. Coordinate System: NAD 1983 UTM Zone 10N
 2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada
 3. Orthoimagery: ESRI World Imagery

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3 Regulatory and Policy Requirements

The following federal, provincial, and municipal environmental legislation and policies may apply to the Project:

- Federal
 - *Fisheries Act (RSC 1985, c.F-14)*
 - *Migratory Bird Convention Act (S.C. 1994, c. 22) and Migratory Bird Regulation 2022 (SOR/2022-105)*
 - *Species at Risk Act (SC 2002, c.29)*
- Provincial
 - *Water Sustainability Act (SBC 2014, c.15) and Water Sustainability Regulation (B.C. Reg. 36/2016)*
 - *Riparian Areas Protection Act (SBC 1997, c.21) and Riparian Areas Protection Regulation (B.C. Reg. 178/2019)*
 - *Weed Control Act (RSBC 1996, c487) and Weed Control Regulation (B.C. Reg. 66/85)*
 - *Integrated Pest Management Act (SBC 2003, c. 58) and Integrated Pest Management Regulation (B.C. Reg. 604/2004)*
 - *Wildlife Act (RSBC 1996, c 488)*
- Municipal
 - *Noise Control Bylaw No. 474*
 - *Tree Management and Preservation Bylaw No. 917*
- Applications have been made to the Village for the subdivision and development permit. An assessment under the Riparian Areas Protection Regulation was completed in 2019, with revisions made in 2020 and 2023, and was accepted by the Province of British Columbia on August 16, 2023.

Project works are expected to comply with applicable federal and provincial legislation, appropriate Village municipal bylaws and policies and associated permits, and regional guidelines unless otherwise exempted. Required approvals from applicable regulatory agencies should be obtained by the Contractor prior to construction and by the Users prior to the initiation of Site operations in consultation with the Project Team.

4 Environmental Mitigation Measures and Plans

The environmental protection measures provided in this section have been developed based on accepted Best Management Practices (BMPs), standard industry procedures, and an understanding of the environmental baseline conditions within and adjacent to the Project area. BMP documents used to develop the mitigation measures in this EMP include, but are not limited to:

- Best Practices for Managing Invasive Plants on Roadsides – A Pocket Guide for British Columbia’s Maintenance Contractors (BC MOTI 2019)
- Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (BC MOE 2013)
- General Nesting Periods of Migratory Birds in Canada (ECCC 2018)
- Guidelines to avoid harm to migratory birds (ECCC 2023)
- Guidelines for Amphibian and Reptile Conservation During Road Building and Management Activities in British Columbia (BC MOE 2014)
- Land Development Guidelines for the Protection of Aquatic Habitat (DFO 1993)
- Develop with Care – Environmental Guidelines for Urban and rural Land Development in British Columbia (BC MOE 2014)

This section of the EMP provides mitigation measures and environmental requirements to be implemented by the Contractor. The following subsections (4.1 to 4.10.3) each contain a table (except for Sections 4.8 and 4.10.1) with applicable sub-categories and mitigation measures specific to:

- General construction practices
- Site access, mobilization, and laydown areas
- Vegetation management
- Invasive and noxious weed management
- Wildlife management
- ESC management
- Air quality, dust, noise, and light management
- Archaeological and heritage resource protection
- Waste management
- Spill prevention and emergency response

The Proponent is responsible for retaining a Qualified Environmental Professional (QEP)⁴ to oversee the Environmental Monitoring of the Project works (i.e., the Project QEP). Monitoring will be completed by an Environmental Monitor (EM) retained by the Contractor and will be a QEP or an appropriately qualified environmental monitor (EM), overseen by the QEP. Unless otherwise stated, the Contractor is responsible for ensuring the tasks and measures prescribed below are implemented. The monitoring plan is provided in Section 5.

4.1 General Construction Practices

Many environmental mitigation measures are common to all components of the Project. Table 1 provides general mitigation measures applicable to all Project activities.

Table 1 Project Mitigation Measures

Category	Mitigation Measures
Permits and Approvals	<ul style="list-style-type: none"> • Copies of all issued permits will be on site and readily available. • Construction-related restrictions, conditions, or mitigation measures that are part of the regulatory permits will be communicated to the field crew. • All work shall comply with requirements of all applicable laws, legislation, permits, and this EMP.
Training	<ul style="list-style-type: none"> • Managers, Site supervisors, and Crew Leaders will be provided with a copy of the EMP and must be familiar with the components of the EMP appropriate to their scope of work. • Personnel on-site will be adequately trained and will use appropriate personal protective equipment.
Tailgate meetings	<ul style="list-style-type: none"> • The EMP and environmental regulatory permit requirements will be reviewed by the Contractor, Project QEP and EM, followed by a briefing to crews. • A pre-construction meeting with the Project team, including on-site supervisors, Project QEP, EM(s) and subcontractors, will be held to promote an understanding of the Project, environmentally sensitive areas, the EMP, reporting responsibilities, and emergency response plans. • Update meetings may be required prior to new phases of work or major changes on-site. • Reoccurring meetings may be required to update Project personnel on the status of ongoing works, approvals, permits, plans, or any other Project related concerns. Frequency of occurrence will be determined with the Proponent, the Village, Contractor, and Project QEP.
Stop work	<ul style="list-style-type: none"> • Crews will stop work and contact the EM for assistance prior to commencing or continuing any activities that may pose any environmental or archaeological risk not addressed in this document. • The EM and Project QEP will have authority to issue a Stop Work order where activities are adversely affecting, or will adversely affect, the environment or archaeological resources. The EM will also make active recommendations in the field for avoiding and mitigating potential Project-related effects

⁴ A Qualified Environmental Professional is an applied scientist or technologist with sufficient education, training, and experience, and is registered in good standing with a professional organization regulated under the *Professional Governance Act*, such as the College of Applied Biology or British Columbia Institute of Agrologists.

Category	Mitigation Measures
Construction Area	<ul style="list-style-type: none"> • Prior to the start of construction, the Project QEP will work with the Contractor to delineate the construction limits to identify work areas, sensitive habitats, and no-go zones.
Site cleanliness	<ul style="list-style-type: none"> • The site will be kept in good order, tidy during activities, and left in a good condition at the end of the Project. Solid waste will be managed to avoid conflicts with wildlife.
Waste disposal	<ul style="list-style-type: none"> • The Contractor will collect all construction debris and other waste materials and dispose of it at an approved facility, where applicable.
Reporting	<ul style="list-style-type: none"> • The EM will establish and maintain effective environmental reporting protocols in consultation with the Project QEP and the Village.
Environmental Inspection and Monitoring	<ul style="list-style-type: none"> • The frequency of environmental monitoring will occur, at a minimum, bi-weekly during active construction, however more frequent monitoring may be required during seasonal wet periods, following significant rain events (25 mm within a 24-hour period or 10 mm per hour), or as the Project QEP deems necessary for the protection of the environment. • Prior to works commencing, the Project QEP will confirm with the Village regarding additional monitoring requirements, as well as the frequency of reporting and engagement with Village staff.
Stockpiles/Laydown Areas	<ul style="list-style-type: none"> • Laydown areas for the work will be adjacent to the construction footprint. Already disturbed areas must be prioritized for establishing laydown areas before considering new undisturbed habitats. Stockpiling of material and the configuration of the laydown area shall be in accordance with BMPs and limited to approved areas.
Containment and Spill Management	<ul style="list-style-type: none"> • An appropriate spill prevention, containment, and clean-up contingency plan for hydrocarbon products and other deleterious substances shall be put in place prior to work commencing. • Appropriate spill containment and clean-up supplies shall be kept available on site whenever the works are underway. Personnel working on the Project must be familiar with implementing the spill clean-up plan and deployment of spill response materials. A large spill kit will be on site during all in-water operations which contains enough booms to contain a major spill. Biodegradable hydraulic fluid will be used, where possible. • The EM and Contractors will provide immediate response to emergencies and incidents and notify the Village and the Project QEP of spills of deleterious substances and other emergencies. • Preventative and corrective measures will be undertaken in response to non-conformance with regulatory approvals, permit conditions, the EMP, and/or, procedures and plans.
Material safety data sheets	<ul style="list-style-type: none"> • Chemical products will have their applicable material safety data sheets onsite and readily available.
Soils, erosion, and sediment control (ESC)	<ul style="list-style-type: none"> • Prior to the start of construction, the Contractor must implement the ESC described in Section 4.6 of this EMP.
Water quality: oil and grease	<ul style="list-style-type: none"> • Before allowing water to leave the work site, the Contractor will verify that water does not have detectable oil and grease (detectable by sight or smell). • No oil and grease (detectable by sight or smell) will be released to the aquatic environment. • Oily waste will be stored in sealed containers and disposed off-site at an approved disposal site.

Category	Mitigation Measures
Noise and Air quality/ emissions	<ul style="list-style-type: none"> • Construction works must only be conducted during permitted hours of 8:00 AM and 10:00 PM as per the Village’s Abatement and Control of Noise Bylaw No. 474. • Carry out regular maintenance on equipment and machinery. • Idling of equipment will be reduced, where possible. • Low sulphur fuel will be used where possible. • Work will be planned to optimize efficiency. • Equipment will be well-maintained. • Smoking will only be permitted in designated area. Fire suppressing equipment must be present. • Fires and burning of waste and vegetation is not permitted on site.
Operation of machinery	<ul style="list-style-type: none"> • Machinery will arrive clean and will be maintained free of fluid leaks and invasive plant species. • Machinery will be washed, refueled, and serviced and fuel and other materials will be stored in a manner to prevent deleterious substances from entering the water. • Fueling will be conducted away (>30 m, where possible) from potential surface discharge locations, watercourses, sumps, drains, and catch basins.
Excavated Soils	<ul style="list-style-type: none"> • Excavated soils will not be deposited into the aquatic environment. • Suspected contaminated soils will be segregated for assessment and determination of handling, transport, and disposal requirements per applicable regulations and contract specifications.

4.2 Site Access, Mobilization and Laydown Areas

The measures outlined in Table 2 will be employed during construction to limit the environmental effects associated with access, mobilization, and laydown.

Table 2 Mitigation Measures for Access, Mobilization, and Laydown

Category	Mitigation Measure
Mobilization	<ul style="list-style-type: none"> • Contractor to plan out mobilization strategy to reduce the number of trips to and from the Project work area.
Laydown	<ul style="list-style-type: none"> • Establish the laydown areas for equipment and material on a relatively flat, stable area where environmental risk is limited. Areas of existing disturbance will be prioritized for establishing laydown areas. • Stockpiling of rock material containing fine, erodible sediment or fill material will not be stored within the work area unless it is covered and appropriate BMPs are applied to mitigate runoff.
Access	<ul style="list-style-type: none"> • Planned tree and vegetation clearing areas must be limited, delineated, and reviewed with the EM and Project QEP prior to construction. • Access routes for demolition of the existing structure will be planned to minimize the disturbance of vegetation within the SPEA

4.3 Vegetation Management

Table 3 outlines mitigation measures that will be implemented to avoid and reduce disturbance to Vegetation within the Project footprint and near the Project work area.

Table 3 Vegetation Management

Category	Mitigation Measure
Flagging and Signage	<ul style="list-style-type: none"> • The worksite must be clearly delineated by the Contractor in consultation with the EM and Project QEP. • Project boundaries will be clearly flagged prior to construction by the Contractor, and signage will be installed to clearly identify areas that are strictly no machine access and no work zones. • The SPEA boundary will be clearly delineated by a surveyor and temporary fencing (e.g., snow fencing) will be installed by the Contractor before vegetation clearing commences. • Clearing of vegetation outside the Project boundary will be prohibited.
SPEA Protection	<ul style="list-style-type: none"> • Following the construction phase, a permanent fence will be erected along the SPEA boundary to manage incidental encroachment into the SPEA during future development activities. The location of the fence is shown in Figure 2. • chain-link fence should be sufficient for the purposes of managing incidental encroachment into the SPEA, however other fencing materials can be used if approved by the Project QEP. • Gates will not be installed along the fence on Lots 2 and 3.
Access	<ul style="list-style-type: none"> • Site access will be along pre-approved access trails, as per Section 4.2.
Laydown	<ul style="list-style-type: none"> • Construction materials will not be stored on vegetated areas unless approved by the EM. Laydown areas will be discussed with the Contractor, EM, and Project QEP prior to establishment. If required, site-specific mitigation will be implemented for the laydown area(s), such as placing tarps under stored material.
Rare Plant Sightings	<ul style="list-style-type: none"> • If a previously unidentified rare plant is found prior to or during construction, those areas will be flagged and avoided where possible. If not possible, then a QEP will determine appropriate mitigation prior to work being conducted in that area.
Tree Injury	<ul style="list-style-type: none"> • The Project must adhere to the standards and guidance within the Village's Tree Management and Preservation Bylaw No. 917. • Tree protection fencing must be erected and maintained around the protection zones for trees to be maintained. For trees near the SPEA boundary, the Contractor will retain a certified arborist to mark the critical root zones, which will be fenced. • Monitor and maintain tree protection fencing. Monitor soil moisture conditions during hot and dry weather, provide supplementary water if necessary. • Physical injury to the roots, bark, trunk, and crowns (from machinery or vehicles) of trees will be avoided if they have not been flagged for removal.
Restoration and Replanting	<ul style="list-style-type: none"> • Restoration of areas disturbed by the Project (e.g., access routes, staging areas, existing house footprint) will be completed post-construction as per Appendix A.

4.4 Invasive and Noxious Weed Management

Vegetation clearing and ground disturbance, combined with the inadvertent introduction of invasive or noxious weed propagules on Project staff or equipment, could result in the spread of invasive or noxious weed species into the Property. The introduction of invasive or noxious weeds can result in adverse effects on valued environmental components including native vegetation communities, wildlife, and wildlife habitat. The Project must be undertaken in accordance with the *Weed Control Act* and associated regulation which requires the control of noxious weed species. Mitigation measures that will be implemented during all tasks related to the Project to prevent and reduce the spread of invasive and noxious weeds are outlined in Table 4.

Table 4 Mitigation Measures for Invasive and Noxious Weed Management

Category	Mitigation Measures
Noxious Weeds and Invasive Species	<ul style="list-style-type: none"> • A pre-construction site survey should be conducted prior to initiation of construction to update and evaluate the extent of invasive or noxious weed infestations around and within the Project footprint. • Areas where invasive or noxious weed species occur will be clearly flagged as no-entry zones until cleared and approved by the EM. • Invasive species or weeds must be removed from construction access paths and laydown or stockpile areas prior to use. Plant matter and soils contaminated with invasive weeds must be disposed at an appropriate facility.
Equipment Management	<ul style="list-style-type: none"> • All construction equipment must be cleaned before entering and leaving construction sites to prevent the movement of invasive and noxious weeds. • Vehicles, equipment, and machinery should avoid driving or parking in or near areas where noxious weeds occur. • Prior to moving vehicles or equipment from an area infested with noxious weeds to a non-infested area, inspect the undercarriage, remove any attached plants, and wash the undercarriage to remove any plant propagules or soil. • Materials used for ESC (e.g., straw bales) must not contain invasive or noxious weeds; if required for sediment control, use straw bales instead of hay to limit potential introductions.
Site Management	<ul style="list-style-type: none"> • The Property should be monitored for invasive and noxious weed growth during construction, and corrective measures such as spraying, mowing, or hand pulling implemented to avoid further infestation. • Monitor topsoil piles for invasive and noxious weed growth during construction and implement corrective measures such as spraying, mowing, or hand pulling to avoid further infestation.

4.5 Wildlife Management

Table 5 outlines mitigation measures that will be implemented to avoid and reduce disturbance to wildlife within the Project footprint and near the Project work area.

Table 5 Terrestrial Wildlife Mitigation Measures

Category	Mitigation Measures
General	<ul style="list-style-type: none"> • Construction site will remain free of wildlife attractants (e.g., food). Food and other attractants will be kept in vehicles or other indoor storage. No food scraps must be left on site. • Report incidental wildlife observations/encounters (e.g., discovery of a previously unseen nest) to the EM prior to conducting work that would disturb that wildlife. • Feeding of wildlife will not be permitted. • Wildlife incidents related to garbage or human food attractants will be reported to the EM.
Breeding Birds	<ul style="list-style-type: none"> • Vegetation clearing should occur outside of the primary nesting period for migratory birds (March 15 to August 15 [ECCC 2018]). • If vegetation clearing cannot be avoided during the bird nesting window, a pre-disturbance nest survey should be completed by a QEP in advance of clearing to identify nesting activity within or adjacent to the work site. • If no active nests are found, and the Project QEP confirms that clearing can proceed, clearing must commence within seven days of the nest survey. If clearing has not commenced after seven days following the nest survey, another survey must be completed before clearing can proceed. • If nesting activity is identified during the pre-disturbance survey, appropriate no disturbance setbacks will be implemented as directed by the Project QEP and consistent with federal or provincial guidelines (ECCC 2023; BC MOE 2013). • Nests of eagles, peregrine falcons, gyrfalcons, ospreys, herons, and burrowing owls are protected year-round under the provincial <i>Wildlife Act</i>, regardless of their status. If a raptor or heron nest is encountered during construction, work in the vicinity of the nest will be stopped and the EM and Project QEP will be contacted immediately. • Migratory bird nests are protected while they are active (i.e., the nest is occupied) or suspected to be active. If a bird nest is encountered during construction, the EM and Environmental Manager will be contacted immediately.
Light Implications	<ul style="list-style-type: none"> • Follow light mitigation measures outlined in Section 4.7.
Wildlife Discovery Contingency	<ul style="list-style-type: none"> • If wildlife is detected within the worksite, including laydown areas and temporary workspaces, prior to or during construction, the EM and Project QEP must be informed promptly. The EM will contact the Environmental Manager, as necessary. • Incidental wildlife observations/encounters (e.g., discovery of a previously unseen nest) will be reported to the EM and Project QEP prior to conducting work that would disturb that wildlife.
Monitoring, and Reporting	<ul style="list-style-type: none"> • The active work area should be routinely inspected by the on-site EM for presence of species of conservation concern and sensitive habitat features (e.g., bird nests). • Post construction environmental monitoring, surveys, and subsequent permit reporting will be completed, as required to meet approval conditions.

4.6 Erosion and Sediment Control Management Plan

Table 6 outlines mitigation measures that will be implemented to limit impacts to soil and the Miami River from soil erosion or sediment-laden surface water by establishing an ESC plan. The measures in the ESC plan were developed based on the following BMPs:

- Contaminated Site Regulation standards (Gov of BC 2023)
- British Columbia Approved Water Quality Guidelines (BC MOEES 2021)
- Canadian Council of Ministers of the Environment 2014 water quality guidelines -freshwater (CCME 2012)

Without these tools, Project activities could lead to soil degradation, ground disturbance and erosion within the Project footprint and near the Project work area. The location of ESC measures to be installed are shown in Figure 2.

Table 6 Erosion and Sediment Control Measure

Activity/Concern	Mitigation Measures
Staking/Flagging	<ul style="list-style-type: none"> • The construction footprint must be flagged to delineate all boundaries where physical works will occur. • Conduct surveying and marking of the top of the bank of the creek.
Erosion Prevention	<ul style="list-style-type: none"> • Prior to Project works commencing, ESC measures will be in place. Silt fencing will be installed by the Contractor as shown in Figure 2. Should additional measures be required, they will be implemented in consultation with the EM and Project QEP. • Stockpiles will not be located within 30 m of a watercourse or the high watermark, if possible. • Soil stockpiles will be covered to minimize erosion
Weather Events	<ul style="list-style-type: none"> • ESC measures will remain in place throughout construction activities and until construction is complete and risk of erosion and sedimentation is deemed to be sufficiently low by the EM. • During high rainfall events (i.e., 25 mm within a 24-hour period or 10 mm per hour), work may be stopped at the discretion of the EM and Project QEP. • When rainfall warnings are forecasted, works should be postponed if possible. If not possible, the Contractor, in consultation with the Environmental Manager and EM, will evaluate the worksite and develop further site-specific mitigation measures to address the risk of erosion and sedimentation caused by working in wet conditions. These mitigation measures will be implemented as required. If special materials or equipment are required, works should not commence until such materials and equipment are on-site and control measures are installed.
Environmental Inspection and Monitoring	<ul style="list-style-type: none"> • The EM will regularly inspect and maintain ESC measures and structures during all phases of the Project. Regularly monitor, document, and report any event of sedimentation to the Miami River and signs of eroding banks during all phases of work.
Erosion and Sediment Control (post-construction)	<ul style="list-style-type: none"> • Temporary ESC measures must be removed once construction is complete. • Keep ESC measures in place until all disturbed ground has been permanently stabilized. • Remove all sediment control materials once site has been stabilized and verification provided from Environmental Manager with regards that it's safe to do so.

4.7 Air Quality, Dust, Noise and Light Management

The measures outlined in Table 7 will be employed during construction to limit the environmental effects associated air quality, dust, noise, and light management. As stated in Section 4.1, construction works must only be conducted during permitted hours of the Village’s Abatement and Control of Noise Bylaw No. 474.

Table 7 Air Quality, Dust, Noise, and Light Mitigation Measures

Category	Mitigation Measure
Air Quality and Dust	<ul style="list-style-type: none"> • Dust suppression measures such as watering access routes and frequent sweeping of roads should be implemented during construction activities to limit the potential for impacts on terrestrial resources. Chemical dust suppressants will not be employed. • Stockpiled soils will be covered while not in use. • Equipment and vehicles should reduce idling, when possible, to reduce impacts on air quality. • Equipment should be well maintained and fitted with mufflers.
Noise	<ul style="list-style-type: none"> • Construction activities should be scheduled during day-time hours and on weekdays to the extent possible. Construction will not occur outside of the hours of 8:00 AM and 10:00 PM, in accordance with the Village’s Abatement and Control of Noise Bylaw No. 474. • Multiple concurrent noise generating construction activities will be limited to the extent possible.
Light	<ul style="list-style-type: none"> • If required, nighttime lighting for the Project should include the following measures to reduce the risk of injury or mortality and disruption of movement for birds and bats: <ul style="list-style-type: none"> - Use directional or shielded lighting to reduce the vertical and horizontal distribution of light (Elmeros et al. 2016) - Use amber coloured LED lights (with a wavelength of 600 nm) that are less visible to bats, where possible (Elmeros et al. 2016)

4.8 Archaeological and Heritage Resource Protection

If a potential archaeological or heritage resource is encountered during construction, the work must be stopped in the vicinity of the find and the EM will notify the Village. The Village or their delegate will contact the BC Archaeological Branch at 250-953-3334 and/or a professional archaeologist immediately. Should human remains be found, the Royal Canadian Mounted Police will also be contacted.

4.9 Waste Management

Waste from Project activities has the potential to adversely affect aquatic and terrestrial environments through ineffective onsite management and inappropriate disposal. To reduce this risk, the mitigation measures outlined in Table 8 will be implemented.

Table 8 Waste Management Mitigation Measures

Category	Mitigation Measures
Removal of Existing Structure	<ul style="list-style-type: none"> • The demolition phase of the Project involves removing the existing residence and foundation. The Contractor is responsible for creating a work plan to execute the removal works. As part of this work plan, the contractor must consider how materials will be removed from the Site and disposed of at an appropriate facility. Under no circumstances will debris from the demolition be allowed to enter the Miami River or remain onsite following the demolition phase. A subsequent plan must be in place to temporarily store the infrastructure on site or immediately dispose of at an appropriate facility. The demolition work plan must be in place prior to work commencing. The Project QEP must be consulted to verify that the plans are within compliance and incorporates BMPs. • If hazardous materials (e.g., asbestos, lead paint) are present in the existing residence, then a hazardous materials abatement protocol will be incorporated into the demolition work plan.
Waste	<ul style="list-style-type: none"> • Waste or any miscellaneous unused materials will be recovered for either recycling, disposal in a designated facility, or placed in storage. Under no circumstances will materials be deliberately thrown into the aquatic or terrestrial environment. • On-site personnel will make best efforts to prevent debris from entering the aquatic environment. • Litter in the form of coffee cups, lunch wrappers, cigarette butts, and other such items will be placed in covered trash containers. • Construction debris/waste will be collected, transported, and disposed of off-site and in accordance with applicable legislation, guidelines, and BMPs.
Portable toilets	<ul style="list-style-type: none"> • Portable toilets will be located a minimum of 30 m from any waterbody. Sewage from portable toilets will be disposed of in an approved sewage disposal facility by approved subcontractors on an as-needed basis.
Hazardous waste	<ul style="list-style-type: none"> • Sorbent materials or soils saturated with hydrocarbons (greater than or equal to 3% by weight) are classified as hazardous waste under the British Columbia Environmental Management Act and will be managed accordingly. • Used petroleum products, including their empty containers, will be collected, and transported to a licensed recycling facility in approved storage containers following applicable regulations.

4.10 Spill Prevention and Response

Spill prevention and emergency response provide a course of action for how to handle spills and emergencies that may occur during construction. Core components of the spill prevention and emergency response guidelines recommend that appropriate spill abatement and clean-up materials (e.g., spill containment kits) be stored in a designated location on-site, that used spill abatement and clean-up materials be promptly replaced, and that earthmoving equipment be equipped with absorbent pads to quickly respond to spills from that piece of equipment.

4.10.1 General Spill Response Best Management Practices

A spill is defined as a release of a deleterious substance (as defined by the *Fisheries Act*) into the environment, including land and water. Because construction activities require the use of heavy equipment that use fuels, lubricating oils, and hydraulic fluids, there is potential for these fluids to leak and impact terrestrial and aquatic environments. Consequently, these deleterious substances will be strictly managed.

Typical spill prevention and emergency response mitigation measures that will be used to reduce adverse effects from the release of a deleterious substance include, but are not limited to:

- Equipment, including earthmoving equipment and hand tools, will be in good operating condition and free of excess oil, grease, and other contaminants deleterious to the environment.
- Equipment and machinery should use bio-degradable fluids, where possible.
- Equipment will be inspected daily, or prior to use, for leaks or excess oil and grease.
- Refueling or equipment servicing will not occur within 30 m of any watercourse or surface water drainage.
- Pumps used on site will be placed on a drip tray or other containment structure to intercept any leaks of fuels or oils that may occur.
- If an equipment leak is detected, stop work with that piece of machinery. Relocate the equipment to an area of least environmental sensitivity as directed by the on-site EM as soon as possible (provided that moving the equipment does not increase the risk of environmental contamination).
- Each piece of equipment will carry a small quantity of hydrocarbon soaker-pads for quick access.
- Fuel and other deleterious substances must be stored a minimum 30 m away from any watercourse and within a containment structure capable of holding 110% of the fuel capacity.
- Waste fuel or products such as filters will be secured in a spill-proof container and discarded at an approved facility.
- An appropriate number of spill containment kits, containing materials appropriate to the works, will be readily accessible on-site in the event of a release of a deleterious substance to the environment.
- On-site staff will be trained in spill response and use of spill containment kits.

- Immediately report any spill of a substance of reportable quantities that is toxic, polluting, or deleterious to aquatic life to Emergency Management BC at 1-800-663-3456 and DFO's Observe, Record, and Report Hotline 1-800-465-4336.
- Reportable quantities of spills are outlined by in the British Columbia *Spill Reporting Regulation*.

Any personnel discovering a spill incident will immediately conduct an initial assessment, if safe to do so, as to the magnitude of the problem and whether they can remedy or alleviate the situation to reduce environmental impacts prior to seeking additional help or notifying his/her supervisor. The Project QEP and EM must be notified of all spill incidents.

4.10.2 Spill Response Plan

In the event of a spill, the mitigation measures presented in Table 9 must be implemented.

Table 9 Spill Response and Reporting Mitigation Measures

Category	Mitigation Measures
Spill response materials	<ul style="list-style-type: none"> • Spill response materials are required to be readily available when working on the Project. These materials include, but are not limited to: <ul style="list-style-type: none"> - Spill kits - Containment booms - Personal protective equipment (e.g., nitrile gloves, safety glasses, suits) - Fire extinguishers - Shovels
	<ul style="list-style-type: none"> • The Contractor will provide an appropriate number of spill kits on site. The suggested contents of a spill kit working on or near water are as follows: <ul style="list-style-type: none"> - 100 sorbent pads (oil, gas, and diesel) - 100 universal sorbent pads suitable for water-based fluids (e.g., coolant) - 25 kg of dry oil sorbent - 4 x 4' (~1.2 m) sorbent linkable socks (oil, gas, and diesel) - 4 x 4' (~1.2 m) universal sorbent linkable socks (e.g., coolant) - 4 x 10' (3 m) sorbent linkable floating booms - 1 roll of 25 x 4 m polyethylene sheeting (for underlay) - 10 heavy-duty plastic garbage bags - Personal protective gear as required
	<ul style="list-style-type: none"> • Spill kits will be inspected on a regular basis and refilled immediately after use. In addition to the spill kits on site, each piece of mobile equipment (e.g., cranes, concrete trucks) must have a spill kit. The suggested contents of the spill kit are as follows: <ul style="list-style-type: none"> - Round-nose shovel or equivalent - 2 x 4' (~1.2 m) sorbent sock/roll - 20 sorbent pads (oil, gas, and diesel) - Heavy-duty plastic garbage bags - Personal protective gear as required • Spill kits will be inspected on a regular basis and refilled immediately after use

Category	Mitigation Measures
Backup supplies	<ul style="list-style-type: none"> • The Contractor will have adequate spill response supplies to maintain their spill kits
Response	<ul style="list-style-type: none"> • The initial response to the spill may include the following: <ul style="list-style-type: none"> - Stop work - Maintain your own safety and the safety of others - Wear personal protective equipment, such as nitrile gloves and safety glasses - Identify the spilled materials and refer to the material data safety sheet to determine if human health or ignition hazards exist - If possible and safe to do so, contain the spill by any safe means feasible (e.g., plug leak, close/isolate leaking valve) - Obtain assistance of others - Begin containment of the spill and stop it from spreading - Clean up the spilled substance using available supplies from the on-site spill kits - If the spill is to water, use measures such as installing sorbent rolls as floating booms to contain the spill and sorbent pads to soak up the material - Report the spill to the Project QEP who will notify the Village - The Village will determine if notification to regulatory agencies is required.
Reporting	<ul style="list-style-type: none"> • The EM and Project QEP are responsible for notifying the Village of all hazardous spills and to work with the Village to confirm that the spill reporting meets provincial and federal requirements. • Time sensitive spill response reporting will be conducted by the Project QEP directly to the regulatory body warranting that the event is deemed immediate per the Spill Reporting Regulation. • Externally reportable quantities will follow the definitions in Spill Reporting Regulation under the British Columbia <i>Environmental Management Act</i>.
Environmental Incident/Non-Compliance Report	<ul style="list-style-type: none"> • The EM will prepare an Environmental Incident/Non-Compliance Report in the event of a spill and will report all incidents to the Project QEP when safe to do so. • The following information must be collected as it may be required when reporting a spill to regulatory agencies and must be included in the Environmental Incident/Non-Compliance Report: <ul style="list-style-type: none"> - Reporting person's name and telephone number - Name and phone number of the owner of the product that spilled or leaked - Name and phone number of the person who caused the spill or leak - Date and time of the spill or leak - Description of the spill or leak - Location of the spill or leak - Receiving environment description (e.g., confirm if spill released to land and/or to water) - Type of material spilled and quantity - Source of spill or leak - If the spill or leaked product is contained, and if not, where is it flowing - Description of the response and when it occurred - Percent of material recovered - Details of further action required - Recommendations for preventative/mitigation measures - Names of other persons or agencies advised concerning the spill or leak

4.10.3 Fuel Management

Mitigation measures for fuel management must be implemented to adequately protect the environment from the potential release of construction-related fuels and products at the Project site. Section 4.10.1 briefly covers BMPs regarding fuel use and storage on the Project site, some of which are included in this section. Additional mitigation measures described in Table 10 will be implemented by the Contractor for the Project.

Table 10 Fuel Management Mitigation Measures

Category	Mitigation Measures
Spill coordinator	<ul style="list-style-type: none"> The Contractor will appoint a spill coordinator who has knowledge of spill mitigation, containment, and reporting procedures.
	<ul style="list-style-type: none"> The Contractor will construct a spill response plan incorporating the appointment of a spill coordinator that will keep an inventory of fuels and hazardous materials on site.
Training	<ul style="list-style-type: none"> The Contractor will provide on-site staff with training and will confirm on-site personnel know the location of spill kits, containment booms, and other spill control materials and that they are readily accessible.
Fuel handling guide	<ul style="list-style-type: none"> Fuel handling, storage, and labelling procedures shall be consistent with <i>A Field Guide to Fuel Handling, Transportation and Storage</i> (MWLAP 2002).
Fuel	<ul style="list-style-type: none"> Where possible, fuel storage and equipment or machinery refueling and servicing will occur a minimum of 30 m from any waterbody. Where operational constraints require fuel storage or equipment/machinery re-fueling and servicing within 30 m of the water, measures to prevent the release or spill of hazardous materials will be discussed with the Village and approved by the Environmental Manager. Refueling procedures specific to instream mitigation equipment (e.g., bypass pumps) will be provided by the Contractor or subcontractor(s) as part of in-water works and site-specific environmental protection plans.
	<ul style="list-style-type: none"> Storage of fuels and petroleum products will comply with safe operating procedures, including containment facilities, in case of a spill.
	<ul style="list-style-type: none"> Portable fuel tanks (e.g., jerry cans) will be stored within leak-proof secondary containment with absorbent pads with a capacity of 110% of its volume.
	<ul style="list-style-type: none"> Fuel storage, including secondary containment, shall be kept free and clear of collected rainwater. Accumulated water in the containment shall be removed regularly to not to diminish the capacity of the containment. If the water is contaminated, it will be removed from site and not discharged to the local environment.
	<ul style="list-style-type: none"> While refueling, the operator will stay with the fuel nozzle.
	<ul style="list-style-type: none"> Smoking will not be permitted during refueling. Vehicles and equipment will be shut off while refueling.
Environmentally sensitive oil	<ul style="list-style-type: none"> Where possible, environmentally sensitive (e.g., biodegradable/food-grade/ environmentally friendly) oils, hydraulic fluids, and lubricants that are non-toxic to aquatic life and that are readily or inherently biodegradable will be used in equipment and machines.

5 Environmental Monitoring and Reporting

5.1 General Environmental Monitoring

The role of the EM is to complete environmental monitoring as part of the Project to verify that ongoing Project components comply with this EMP, permits, construction-specific plans, and applicable regulatory requirements. The EM will monitor the Project activities for compliance with the EMP. If this EMP is adhered to, the potential for environmental impacts and adverse environmental effects are anticipated to be low. It is recommended that the EM attend tailgate meetings, complete machinery inspections, conduct water quality sampling, and provide support/advice as required. If the EM is not on-site, the Contractor will need to communicate with the EM to discuss the on-site construction activities, potential environmental risks, and specific mitigation measures.

The Project QEP and the EM will determine the appropriate frequency and timing of on-site environmental monitoring during construction and operations.

5.2 Stop Work Authority

In collaboration, the EM and Project QEP will have authority to alter work methods and/or issue Stop Work orders to prevent environmental impacts and/or adverse environmental effects, whether probable, imminent, or occurring. The EM and Project QEP may also Stop Work if circumstances are likely to result in a non-compliance with legislation, Project approvals, Project-specific mitigation measures, or this EMP.

Once corrective actions have been implemented and deemed appropriate by the EM or Project QEP, suspended project activity will be allowed to resume under their guidance.

5.3 Environmental Monitoring Reports

The EM is responsible for maintaining notes on the Site activities and for preparing environmental monitoring reports following each site inspection or as detailed in an agreement with the Project QEP.

Environmental monitoring reports will include:

- Current Project activities
- Details on-Site cleanliness and integrity of environmental protection measures
- Non-compliances with the EMP and observed environmental incidents
- Details on mitigation measures and activities that have been implemented or recommended
- Data collected during monitoring activities (e.g., in-situ water quality)

- Photographs with a simple description of what is indicated
- A summary of the overall compliance or non-compliance with the EMP and/or regulatory permits/authorizations

Reports will be submitted to the Project QEP. The Project QEP will coordinate distribution of these reports to the Contractor or Users, as needed. Non-compliances and incidents will be reported to the EM and Project QEP, and regulators where required, as soon as possible and within 24 hours of occurrence.

5.4 Non-Compliance and Incident Reporting

Non-compliances and incidents must be reported to the Project QEP and the EM. Non-compliance incidents may include non-compliance with this EMP, Project-specific mitigation plans, Project authorizations, and incidents such as spills, hazards, and injuries.

Non-compliance and incident reports will include:

- Reporting person's name and telephone number
- Date and time of the non-compliance or incident, including major steps taken
- Location of non-compliance or incident
- Description and cause of the non-compliance or incident (if a spill—including type, source, and quantity of material)
- Receiving environment description
- Names of other persons or government agencies notified
- Description of the response and when it occurred
- If a spill, percent of material recovered
- Details of further action required
- Recommendations for preventative/mitigation measures

5.5 Issue Resolution

Non-compliance issues and incidents must be resolved without undue delay by the Project QEP, the EM, the Contractor, and the Village. When a non-compliance or incident occurs, remedial actions must be taken as soon as possible (i.e., as soon as the work site is safe). In case of difference of opinion between the Contractor and the EM, the Village will determine the appropriate resolution.

6 Bonding Estimate Information

As per the Village's Development Procedures Bylaw No. 1090, a security is required by the Village as a guarantee that the conditions of the development permit are followed. As it pertains to the Project, security amounts for revegetation, fencing to protect the SPEA, and environmental monitoring are required at 125% of the estimated cost to implement these measures. The cost estimates for these measures are provided in Table 11.

Table 11 Bonding Estimate

Category	Description		Unit Rate	Quantity	Price
Replanting ¹	Materials	Trees	\$10/plant	104 plants	\$1,040
		Shrubs	\$10/plant	425 plants	\$4,250
		Grass Seed	\$45/kg	5 kg	\$225
	Labour		\$10/plant	529 plants	\$5,290
Subtotal					\$10,805
Survey ²	Completion of SPEA boundary survey		Lump sum	1	\$2,529
	Subtotal				
SPEA Fencing	Temporary Fencing ³	Material	\$50/50 feet	300 feet	\$300
		Labour	\$50/hour	1 hour	\$50
	Permanent Fencing ⁴	Materials and Labour	Lump sum	86 metres of 6-foot chain link fence	\$7,000
	Subtotal				
Environmental Monitoring ⁵	Site Visits		\$120/hour	18 hours	\$2,160
	<ul style="list-style-type: none"> • Assumes 2 hours per visit, inclusive of travel. • Assumes every 2 weeks during works (12 weeks), and three visits post construction (0 months, 6 months, 12 months). 				
	Post-completion reporting ⁶		\$120/hour	30 hours	\$3,600
Subtotal					\$5,760
Total Cost					\$26,444

Notes:

1: see Appendix A for Revegetation Plan details

2: as per quote provided by Vector Geomatics provided in Appendix B

3: assumes use of snow fencing and rebar as temporary fencing material

4: estimated cost for materials and to install a 6-foot tall chain link fence along the SPEA edge

5: estimated cost for monitoring

6: To be completed following the final post-construction inspection 12 months after construction

7 References

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Appendices

Appendix A Revegetation Plan

The purpose of the revegetation plan is to restore disturbed areas on the Property around the existing residence, within the SPEA, to a condition resembling a naturalized riparian ecosystem within the CWHdm BEC subzone. The total area that has been designated for replanting is approximately 962 m², corresponding to the disturbed area around the existing structures (falling within the proposed Lots 1 and 2a).

The planting plan is based on typical vegetation that occurs within riparian communities within the CWHdm subzone, based on vegetation conditions observed during the field assessment, and site series classifications from Green and Klinka (1994). The plant species selected for each area was based on anticipated soil moisture levels, typical species found in representative site series for the CWHdm subzone (CWHdm01: western hemlock – flatmoss and CWHdm05: western redcedar – sword fern), and recommended species for the area from literature (B.A. Blackwell & Associates 2023, Miami River Streamkeepers 2024). The plant species composition, proportions, plant spacings, and planting stock type are specified in Table A.1.

The following measures will be implemented during restoration work:

- Plant species indicated in Table A.1 have been prescribed based on local site conditions. Substitutions of plant species or proportions must be approved by the Project QEP prior to implementing changes.
- Planting should occur between May and June or September and October to reduce the risk of plant stock not surviving. This corresponds to the frost-free period for the Harrison-Agassiz area (generally between May to October), and avoids the hottest, driest summer months of July and August.
- The targeted density of the planting plan assumes that the final restoration will result in full coverage at the shrub and tree layers in the planting area.
- Plant materials indicated in the plant species list (Table A.1) will be installed in accordance with the Canadian Landscape Standard 2nd ed. (Canadian Society of Landscape Architects and Canadian Nursery Landscape Association 2020).
- Plants are to be spaced as follows:
 - Trees will be planted 3 m apart (density of 1,100 trees per ha).
 - Shrubs will be spaced 1.5 m apart (density of 4,400 shrubs per ha).
- All plant materials will be inspected by a QEP prior to installation.
- All areas that have been disturbed by the Project will have a grass-seed mix composed of 1% spike bentgrass (*Agrostis exarata*), 40% mountain brome (*Bromus marginatus*), 3% tufted hairgrass (*Deschampsia cespitosa*), 15% red fescue (*Festuca rubra*), and 41% meadow barley (*Hordeum brachyantherum*) applied at a rate of 45 kg/ha. Other native grass seed mixes suitable for the Property Site conditions may be used if approved by the Project QEP.
- The performance target for survivorship of the planted area is 100%.

- The Contractor will be responsible for maintaining the planted areas for one-year post-construction. Maintenance is to be carried out, in accordance with the Canadian Landscape Standard 2nd ed. (Canadian Society of Landscape Architects and Canadian Nursery Landscape Association 2020). Maintenance measures include the hand removal of invasive species within the planting area, providing supplemental irrigation as required, and replacing stock as needed to ensure the survivorship target is met.
- Triple L Land will be responsible for retaining a QEP to monitor the planted areas for performance for at least one year following completion of the planting works, with the results of the performance monitoring summarized in a final report to be provided to the Village.

Table A.1 Plant Species, Proportions, Size/Stock Type, and On-Center Spacing

Form	Scientific Name	Common Name	% Composition	Number	On-Center Spacing (m)	Size ¹
Trees	<i>Pseudotsuga menziesii</i>	Douglas-fir	25%	26	3	#1 pot
	<i>Thuja plicata</i>	western redcedar	25%	26	3	#1 pot
	<i>Populus trichocarpa</i>	black cottonwood	25%	26	3	#1 pot
	<i>Alnus rubra</i>	red alder	25%	26	3	#1 pot
Shrubs	<i>Gaultheria shallon</i>	Salal	20%	85	1.5	#1 pot
	<i>Rosa nutkana</i>	Nootka rose	20%	85	1.5	#1 pot
	<i>Sorbus sitchensis</i>	mountain ash	20%	85	1.5	#1 pot
	<i>Holodiscus discolor</i>	oceanspray	20%	85	1.5	#1 pot
	<i>Rhamnus purshiana</i>	casacara	20%	85	1.5	#1 pot

Notes:
¹ #1 pots are prescribed here, however other sizing options for trees may also be used, upon approval from the Project QEP.

Sequence of Works for Planting

The general construction sequence for the revegetation will consist of the following steps:

1. Stake out and measure the extent and location of each planting area.
2. Remove roots and shoots of non-native invasive plant species (possibly containing some soil) and dispose offsite at an appropriate landfill.
3. The top 15–20 cm of existing soils within the planting area (Figure 2) will be tilled to loosen and aerate remaining soils prior to seeding and planting.
4. Install plant material (e.g., nursery-grown container stock) with species distributed throughout the planting area.
5. Install rodent prevention collars on planted stock to prevent browsing by small mammals.
6. Hand-broadcast grass seed mix on areas of exposed or bare soil at a rate of 45 kg/ha.

Appendix B Vector Survey Quote

From: [Chris Beaugrand](#)
To: [Haeusler, Amanda](#)
Cc: [Lau, Gordon](#)
Subject: RE: Harrison Hot Spring Survey Quote
Date: Thursday, December 21, 2023 2:59:57 PM

You don't often get email from chris.beaugrand@vgls.ca. [Learn why this is important](#)

Good afternoon Amanda,

I have gone back through the site photos we have and talked to the crew that was last on site. The area covered by the proposed Lot 2a/b and 3a/b was covered in some thick and intertwined vegetation. We expect this will require use to clear a line of sight to some of the SPEA boundary to allow for staking, which will increase the time the survey will take. I am not able to estimate exactly how long this will take as a result, however do not expect it to exceed 1 day in the field, and so have based the estimate on that level of effort.

We proposed to use our existing survey control, and the CAD linework for the SPEA boundary to allow for staking of the SPEA boundary. Lath will be set at deflection points and at an interval to allow for intervisibility. We will also hang flagging from branches along the line to delineate the boundary.

I estimate our costs not to exceed \$2529, with the final fee to reflect actual time spent. We are able to schedule this work during the 2nd week of January if given the approval to proceed and receiving the CAD file.

Please let me know if we can assist in any other way at this time, and I look forward to hearing back from you. Have a great holiday.

Chris Beaugrand, BCLS, CLS, ALS, PMP, P.Eng.

Branch Manager

Vector Geomatics

Chilliwack, BC

T 604.792.4264

From: Haeusler, Amanda <Amanda.Haeusler@stantec.com>
Sent: Tuesday, December 19, 2023 9:26 AM
To: Chris Beaugrand <chris.beaugrand@vgls.ca>
Cc: Lau, Gordon <Gordon.Lau@stantec.com>
Subject: RE: Harrison Hot Spring Survey Quote

[Thanks for getting back to us Chris.](#)

[We would be fine with doing the stakes on Lot 1 as well and can provide the survey back to you, in CAD, for your use.](#)

[Talk soon,](#)

File No: 3360-20-Z05/22
Date: August 12, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Rezoning Application – 435 Pine Avenue

RECOMMENDATION

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

SUMMARY

To present for Council's consideration a rezoning application from the current R-2 zone to a R-5 zone. Attached to this report is a neighbourhood plan, outlining the potential development of the overall area.

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.



Site

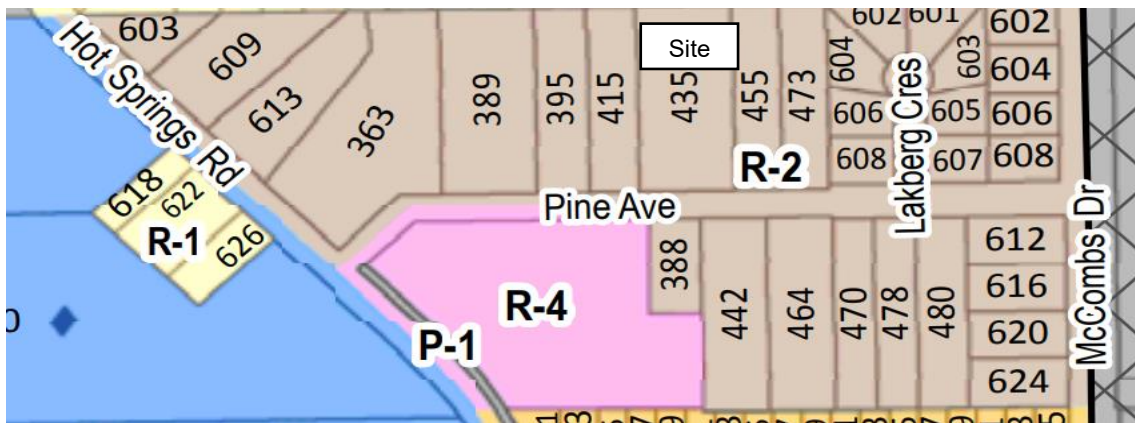


DISCUSSION

There is also a proposed multi-unit development located at 442 and 464 Pine Avenue. When the two applications were brought before Council at the May 6, 2024 Regular Council Meeting, Council referred the applications back to staff to see a potential concept plan layout for the entire Pine Avenue area, particularly with respect to sidewalks. This concept plan is attached to this report for Council’s review. Both the attached concept plan and the development of the site should be discussed in an open forum with the two developers present to answer any questions.

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 the minimum parcel size subdivision requirements. Without a rezoning application the applicant could build five duplexes, for a total of ten dwelling units on the site.





435 Pine Avenue

Official Community Plan

This site is located within the OCP under the Neighbourhood Plan – Pine Avenue section. Listed below are the summary points associated with this proposed development and the Neighbourhood Plan.

Policy Framework

- **Building design and landscaping** - not applicable as this proposal is not multi-unit dwellings
- **Minimize the number of driveways onto Pine** – there is currently only one driveway and this proposal also only has one
- **No north south road connections** - none are being proposed
- **Focus on small lot single family development and low-density multi-family development along Hot Springs Road** - the new Provincial and Policy Manual and Site Standards requirements, or the Small-Scale, Multi-Unit Housing (SSMUH) have been created to address the minimum density for single family dwellings and duplexes, so this location policy will not truly be applicable after June 30, 2024.
- **Assembly of existing single family lots is the preferred approach, however, redevelopment options for individual lots shall be considered** – this is a one lot rezoning application
- **Rezoning applications shall only be considered for small lot resident subdivision or multi family development on sites greater than 0.4 ha (1 acre)** – the parcel size in this case is 0.405 ha in size.
- **A neighbourhood park at least 0.2 ha (0.5 acres) in size should be located in the central portion of the neighbourhood** – this will be addressed at the subdivision stage if Council approves the rezoning application.

- **The adequacy of the existing infrastructure to service any new developments shall be determined prior to rezoning the lands, including the preparation of a storm management plan** – Council may request this type of additional information from the applicant.
- **Clustering of development and smaller building footprints are encouraged to minimize the creation of impermeable surfaces** – the impermeable issue can be addressed through the preparation of the storm management plan.
- **All development shall conform to the applicable flood provision requirements** – the Flood Construction Level is 14.55 M, as per the Village’s Zoning Bylaw.

Comparison of the R-2 Zone with the R-5 Zone

Listed below is a comparison of the R2 zone regulations with the proposed R5 zone regulations.

Development Regulations	R-2 Zone	R-5 Zone
Detached Dwelling	Yes	Yes
Duplex Dwelling	Yes	No
Home Occupation	Yes	No
Accessory Residential Suite or a Coach House, but not both	Yes	No
Accessory Buildings/structures	Yes	No
Minimum lot Size	697 M ² to 1125 M ² (depends on if the parcel is hooked into a community water system and a community sewer system)	130 M ² and must be hooked into a community sewer and water system
Minimum lot width	18 M (SFD) 24 M (Duplex)	9 M
Maximum density	NA	50 units per ha
Maximum lot coverage	40%	50%
Minimum front setback	7.5 M	2 M with a deck 6 M
Minimum rear setback	7.5 M	3.5 M
Minimum interior side setback	1.5 M	1.2 M
Minimum exterior side setback	3.6 M	1.2 M
Maximum height	10.7 M	10.7 M

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP Bylaw 864, 2007 – Neighbourhood Plan (Pine Avenue)

Zoning Bylaw 1115, 2017

Development Procedures Bylaw 1090, 2016

Respectfully submitted:



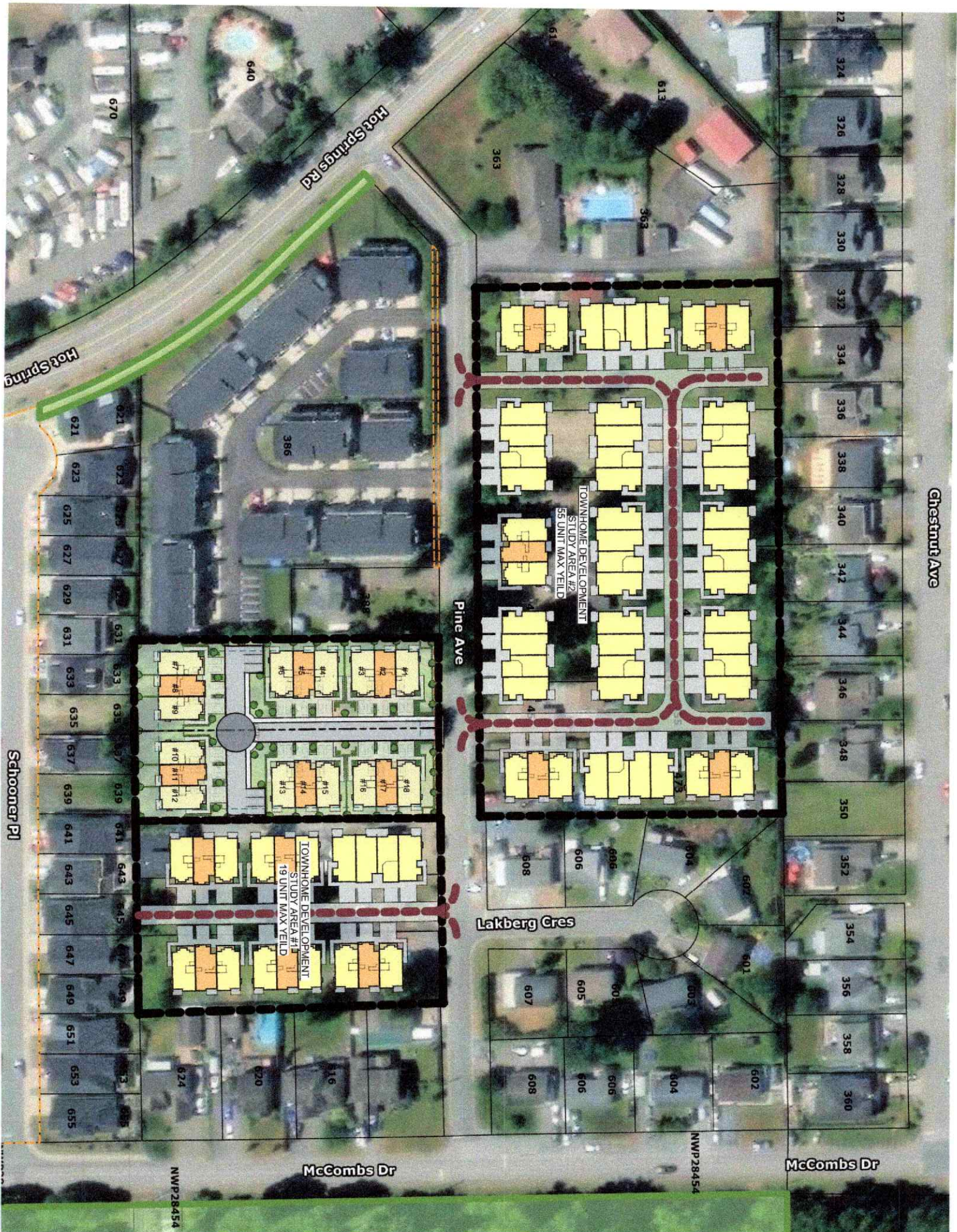
Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

- Attachments (3):
1. Proposed Concept Layout Plan, date indecipherable
 2. Topographic and Tree Survey Plan dated November 22, 2022
 3. Proposed Subdivision Layout Plan, undated



PRECISION BUILDING DESIGN ASSOCIATES LTD.
 442 / 443 Pine Street
 Harrison Hot Springs, B.C.

PROJECT:
 Open Door Construction
 18 Unit Townhome
 Development

ADDRESS:
 442 / 443 Pine Street,
 Harrison Hot Springs, B.C.



REVISIONS

NO.	DATE	DESCRIPTION
1	2024.08.28	Final Design
2	2024.08.28	Final Design
3	2024.08.28	Final Design
4	2024.08.28	Final Design
5	2024.08.28	Final Design
6	2024.08.28	Final Design
7	2024.08.28	Final Design
8	2024.08.28	Final Design
9	2024.08.28	Final Design
10	2024.08.28	Final Design

PROJECT NAME:
 Neighbourhood Plan

DESIGNER:

PROJECT MANAGER	BRADLEY KAY/BLP
DESIGNER	BRADLEY KAY/BLP
ARCHITECT	BRADLEY KAY/BLP
LANDSCAPE ARCHITECT	BRADLEY KAY/BLP
ENGINEER	BRADLEY KAY/BLP
ENVIRONMENTAL SCIENTIST	BRADLEY KAY/BLP
PLANNING	BRADLEY KAY/BLP
PHOTOGRAPHER	BRADLEY KAY/BLP

2.0

OPTION G. R-3
7.0m SIDE ROAD, 10 LOTS

198
PLAN 66844

197
PLAN 66844

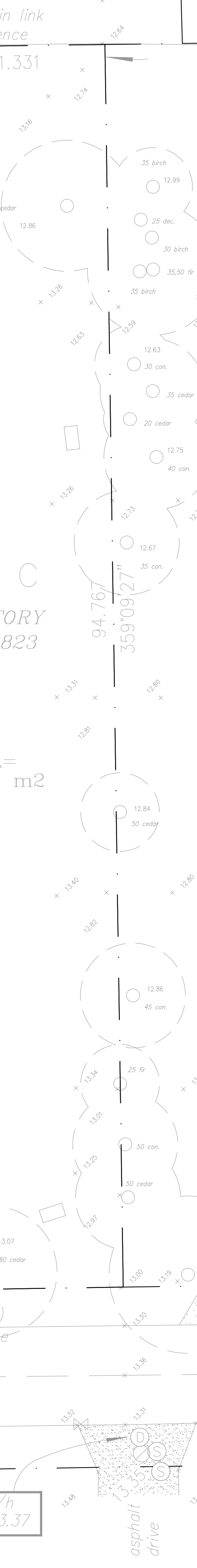
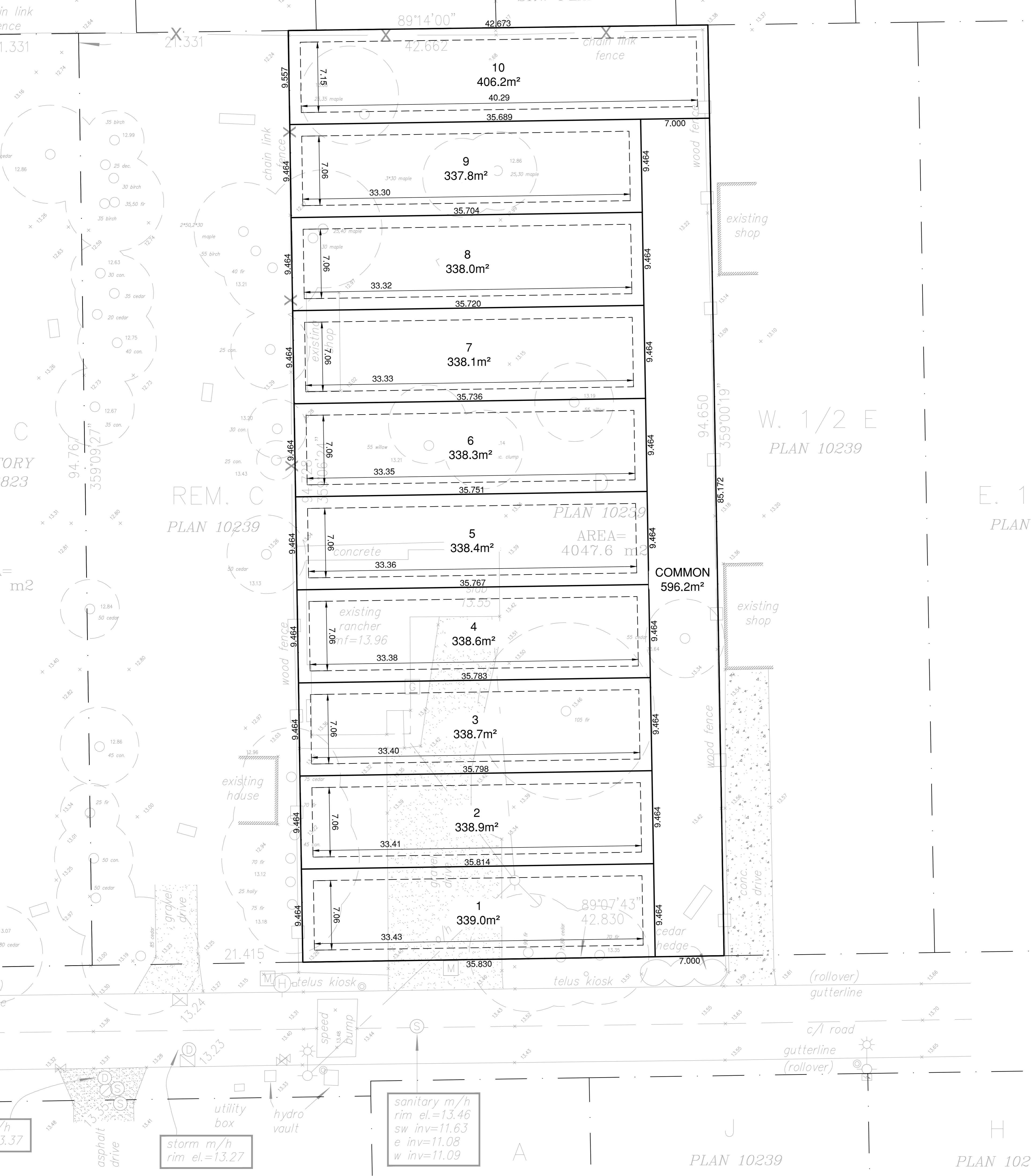
196
PLAN 66844

195
PLAN 66844

194
PLAN 66844

193
PLAN 66844

SRW PLAN 66851



REM. C
PLAN 10239

PLAN 10239
AREA = 4047.6 m²

COMMON
596.2m²

sanitary m/h
rim el.=13.46
sw inv=11.63
e inv=11.08
w inv=11.09

storm m/h
rim el.=13.27

h
3.37

DIAN EDDERSON

PLAN 10239

PLAN 10239

File No: 3360-20-Z01/24
Date: August 12, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Rezoning Application – 442 and 464 Pine Avenue

RECOMMENDATION

THAT Council request the applicant for the rezoning of 442 and 464 Pine Avenue to set up a Public Notification meeting, as per s. 11.0 of the Village's *Development Procedures Bylaw No. 1090, 2016*.

SUMMARY

The consideration of a rezoning application from the current R-2 zone to an R-4 zone, for the creation of 18 two storey residential dwellings.

BACKGROUND

The development site consists of two properties, with the assigned civic addresses of 442 and 464 Pine Avenue. Located on each site is a single-family dwelling and the combined site is approximately 0.542 Ha (~5,422.00 M², 1.34 Ac) in size, with both being fully serviced, accessible from Pine Avenue and are both relatively flat.



442 Pine



464 Pine



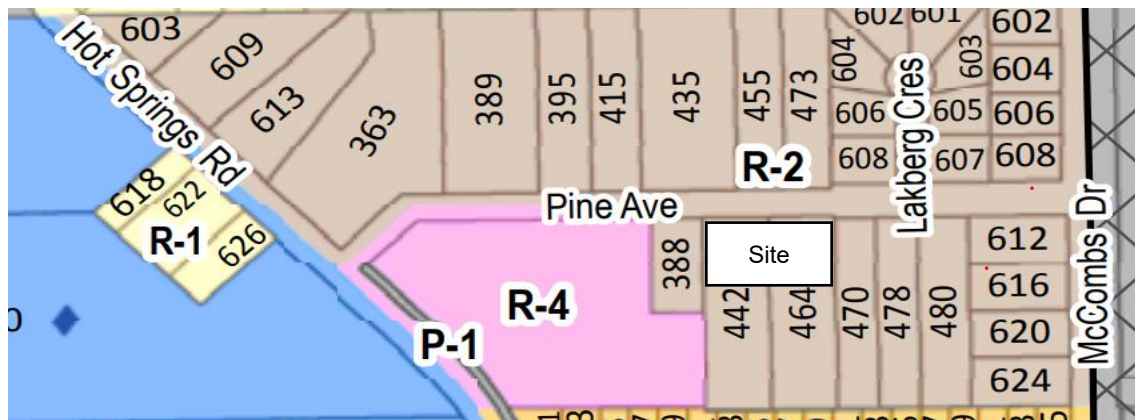
The two-parcel proposed development site

DISCUSSION

There is also a proposed multi-unit development located at 435 Pine. When the two applications were brought before Council at the May 6, 2024 Regular Council Meeting, Council referred the applications back to staff to see a potential concept plan layout for the entire Pine Avenue area, particularly with respect to sidewalks. This concept plan is attached to this report for Council's review. Both the attached concept plan and the development of the site should be discussed in an open forum with the two developers present to answer any questions.

Zoning

The site is currently zoned Residential 2 (Duplex) and the minimum Lot size for subdivision purposes ranging 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 individual parcel sizes exceed the minimum parcel size subdivision requirements for a duplex dwelling. Without a rezoning application the applicant could build approximately 8 duplexes, for a total of 16 dwelling units over the two sites. The applicant is proposed 18 dwelling units over the two sites.



Official Community Plan

This site is located within the OCP under the Neighbourhood Plan – Pine Avenue section. Listed below are the summary points associated with this proposed development and the Neighbourhood Plan.

Policy Framework

- **Building design and landscaping** – not applicable as this proposal is not multi-unit dwellings
- **Minimize the number of driveways onto Pine Avenue** – there are currently two driveways and the applicant is proposing only one
- **No north south road connections** – none are being proposed
- **Focus on small lot single family development and low-density multi-family development along Hot Springs** – the new Provincial and Policy Manual and Site Standards requirements, or the Small-Scale, Multi-Unit Housing (SSMUH) have been created to address the minimum density for single family dwellings and duplexes, so this location policy will not truly be applicable after June 30, 2024.
- **Assembly of existing single family lots is the preferred approach, however, redevelopment options for individual lots shall be considered** – this is a two-lot redevelopment application
- **Rezoning applications shall only be considered for small lot residential subdivision or multi family development on sites greater than 0.4 ha (1 acre)** - the combined size of both parcels is approximately 0.542 Ha in size
- **A neighbourhood park at least 0.2 ha (0.5 acres) in size should be located in the central portion of the neighbourhood** – as there is no subdivision plan associated with this application, the actual dedication of parkland is not possible.

The Village can, however, ask the developer to make a financial contribution to the potential park for this area.

- **The adequacy of the existing infrastructure to service any new developments shall be determined prior to rezoning the lands, including the preparation of a storm management plan** – Council may request this type of additional information from the applicant
- **Clustering of development and smaller building footprints are encouraged to minimize the creation of impermeable surfaces** – the impermeable issue can be addressed through the preparation of the storm management plan
- **All development shall conform to the applicable flood provision requirements** – the Flood Construction Level is 14.55 M, as per the Village's Zoning Bylaw.

Comparison of the R-2 Zone to the R-4 Zone

Listed below is a comparison of the R2 zone regulations with the proposed R4 zone regulations.

Development Regulations	R-2 Zone	R-4 Zone
Detached Dwelling	Yes	No
Duplex Dwelling	Yes	No
Home Occupation	Yes	No
Townhouse dwelling	No	Yes
Home Occupation	Yes	Yes
Accessory Residential Suite or a Coach House, but not both	Yes	No
Accessory Buildings/structures	Yes	Yes
Minimum lot Size	697 M ² to 1125 M ² (depends on if the parcel is hooked into a community water system and a community sewer system)	1500 M ² and must be hooked into a community sewer and water system
Minimum lot width	18 M (SFD) 24 M (Duplex)	22.5 M
Maximum density	NA	35 units per ha
Maximum lot coverage	40%	55%
Minimum front setback	7.5 M	4.5 M
Minimum rear setback	7.5 M	7.5 M
Minimum interior side setback	1.5 M	3.6 M
Minimum exterior side setback	3.6 M	7.5 M
Maximum height	10.7 M	11 M
Minimum Amenity area (more than 11 units being proposed)	NA	10 M ² per unit

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP Bylaw 864, 2007 – Neighbourhood Plan (Pine Avenue)

Zoning Bylaw 1115, 2017

Development Procedures Bylaw, 1090, 2016

Respectfully submitted:



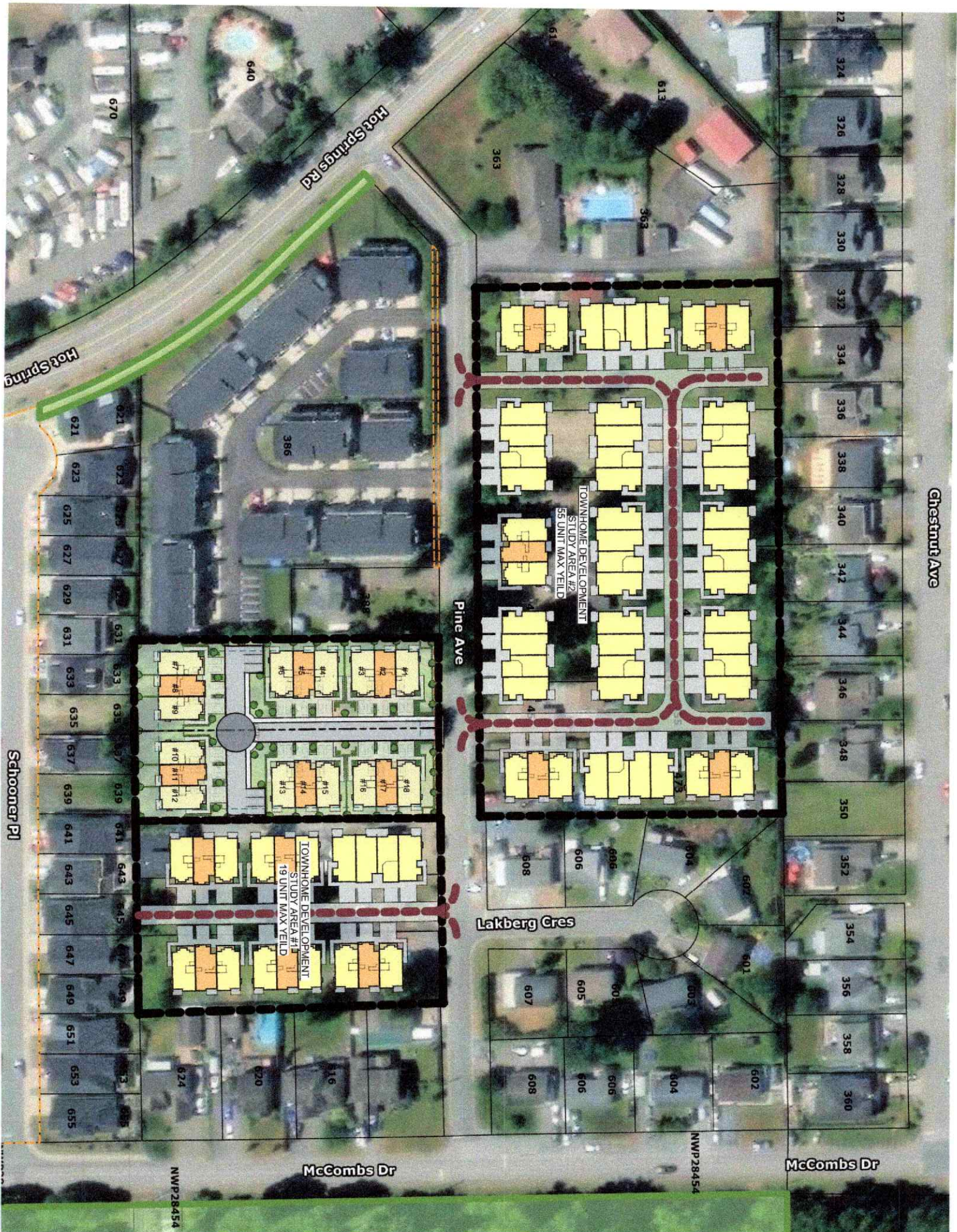
Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

- Attachments (2):
1. Proposed Concept Layout Plan
 2. Site Plan dated January 9, 2024



**PRECISION BUILDING
DESIGN ASSOCIATES LTD.**
1800-551-2222
1000-1000-1000

PROJECT:
 Open Door Construction
 18 Unit Townhome
 Development

ADDRESS:
 442 / 441 Pine Street,
 Harrison Hot Springs, B.C.



PROVISIONS

NO.	DESCRIPTION	DATE
1	CONCEPT LAYOUT	2011.01.10
2	CONCEPT LAYOUT	2011.01.10
3	CONCEPT LAYOUT	2011.01.10
4	CONCEPT LAYOUT	2011.01.10
5	CONCEPT LAYOUT	2011.01.10
6	CONCEPT LAYOUT	2011.01.10
7	CONCEPT LAYOUT	2011.01.10
8	CONCEPT LAYOUT	2011.01.10
9	CONCEPT LAYOUT	2011.01.10
10	CONCEPT LAYOUT	2011.01.10

SCALE:
 Concept Layout

PROJECT NUMBER:
 NWP28454

DESIGNED BY: B. BARNETT / K. BARNETT
CHECKED BY: B. BARNETT / K. BARNETT
DATE: 2011.01.10
SCALE: 1/8" = 1'-0"

2.0

Pine Ave



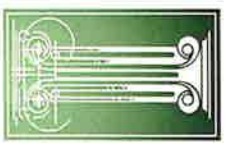
1.5m ROAD DEDICATION
 4.5m FRONT SETBACK
 RESIDENTIAL PARKING
 EXTERIOR UNIT = 2 GARAGE/2 DRIVEWAY
 INTERIOR UNIT = 1 GARAGE/1 DRIVEWAY

6m STRATA ROAD
 PROPERTY LINES
 MIN. 6m DRIVEWAY LENGTH
 COV. REAR PATIOS
 1.5m SIDEWALK
 VISITOR PARKING
 FIRE/GARAGE
 TURNAROUNDS @
 ROUNDABOUTS

7.5m REAR SETBACK
 3.8m INT. SIDE SETBACK

ZONING ANALYSIS (RA)
 PERMITTED USE - TOWNHOUSE DWELLING
 LOT SIZE - 1500m² MIN. (5415 Bm² PROPOSED)
 LOT WIDTH - 22.5m MIN. (66.3m PROPOSED)
 DEPTH - 18.8m MIN. (55.3m PROPOSED)
 FLOOR AREA - 1500m² MAX. (4545m² PROPOSED)
 SETBACKS - FRONT - 4.5m
 REAR - 7.5m
 INTERIOR SIDE - 3.8m
 BUILDING HEIGHT - 11m MAX. (10m PROPOSED)
 AMENITY AREA - 190m² MIN. (200m² PROPOSED)
 VISITOR PARKING - 4.5 MIN. (6 PROPOSED)
 RESIDENT PARKING - 2 PER DU MIN. (2 OR 3 PER DU PROP.)

SITE PLAN
 1:250



**PRECISION BUILDING
 DESIGN ASSOCIATES LTD.**
 34555 AVENUE 16, RICHMOND, B.C. R6V 2E2-2E29

Project:
 Open Door Construction
 18 Unit Townhome
 Development

Address:
 447 / 464 Pine Ave.,
 Harrison Hot Springs, B.C.

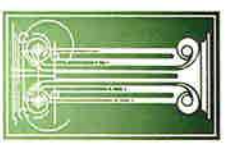
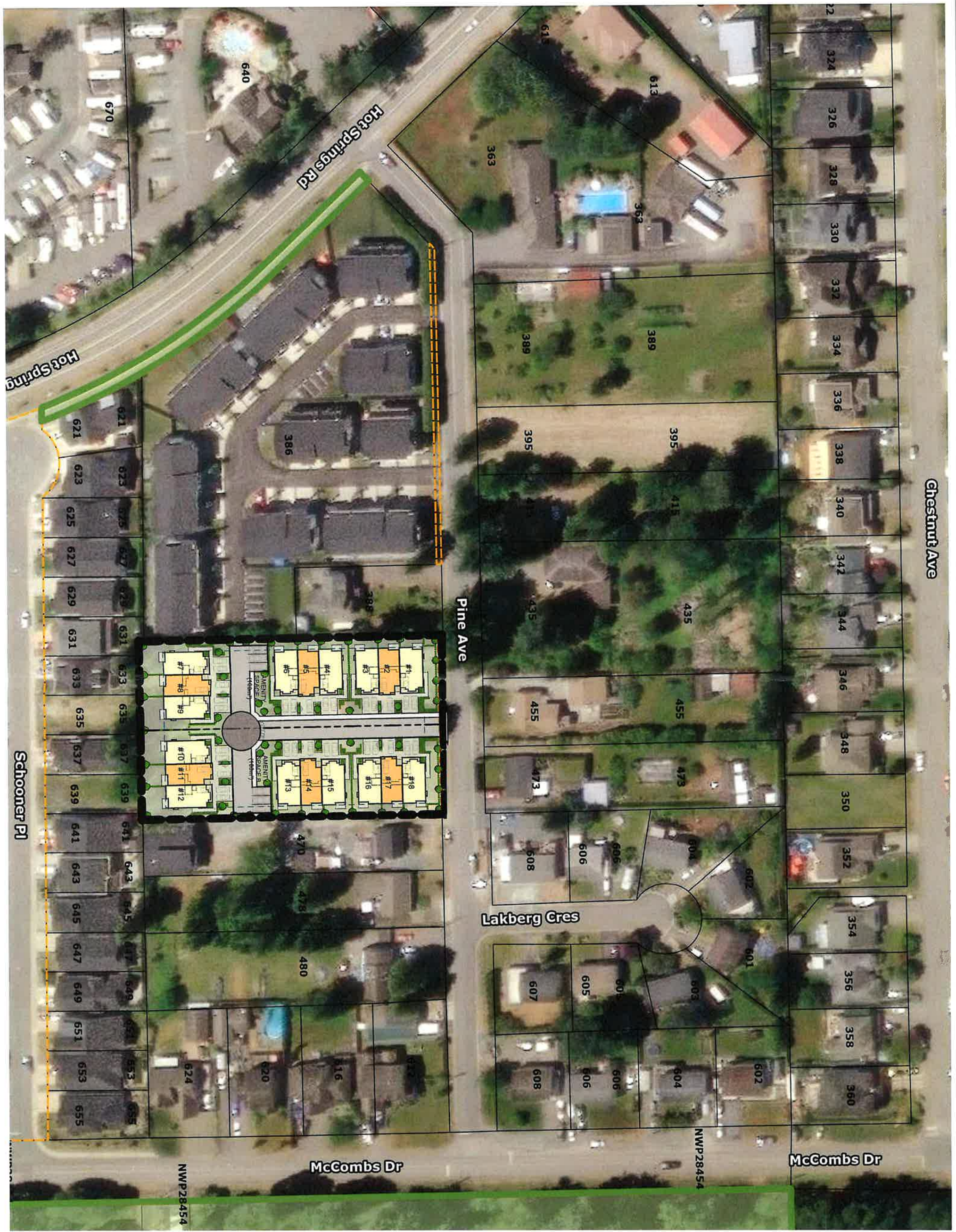


NO.	DESCRIPTION	DATE
1	CONCEPT LAYOUT	24.11.2024
2	REVISED CONCEPT LAYOUT	24.11.2024
3	REVISED CONCEPT LAYOUT	10.12.2024
4	REVISED CONCEPT LAYOUT	10.12.2024
5	REVISED CONCEPT LAYOUT	10.12.2024
6	REVISED CONCEPT LAYOUT	10.12.2024
7	REVISED CONCEPT LAYOUT	10.12.2024
8	REVISED CONCEPT LAYOUT	10.12.2024
9	REVISED CONCEPT LAYOUT	10.12.2024
10	REVISED CONCEPT LAYOUT	10.12.2024

Concept Layout

Site Plan/Zoning

Project No.	Designed
PH045	K. WELSH / B. BURRITT
AS SHOWN	B. BURRITT
DATE	CHECKED
23. 8. 2024	K. WELSH
Sheet number:	



**PRECISION BUILDING
DESIGN ASSOCIATES LTD.**
3-4575 Highway 10, Vancouver, B.C. V6M 2B2

Project:
Open Door Construction
18 Unit Townhome
Development

Address:
442 / 464 Pine Street
Harrison Hot Springs, B.C.



Graphic: Building

Site Model



Rendering

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2024-07-25
2	REVISED PER COMMENTS	2024-07-25
3	REVISED PER COMMENTS	2024-07-25
4	REVISED PER COMMENTS	2024-07-25
5	REVISED PER COMMENTS	2024-07-25
6	REVISED PER COMMENTS	2024-07-25
7	REVISED PER COMMENTS	2024-07-25
8	REVISED PER COMMENTS	2024-07-25
9	REVISED PER COMMENTS	2024-07-25
10	REVISED PER COMMENTS	2024-07-25

Multiple
Concept Layout

Sheet Name
Neighbourhood Plan

Project No.
Phase
Scale
AS SHOWN
Date
JAN. 8, 2024
Sheet Number

Designed
B BURRITT / K WELSH
Detailed
B BURRITT
Checked
K WELSH

2.0

File No: 3360-20-Z03/23
Date: August 12, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: 880 Hot Springs Road

RECOMMENDATION

THAT Council direct the applicant for the rezoning of 880 Hot Springs Road to set up a Public Notification Meeting, as per s 11 of the Village's Development Procedures Bylaw No. 1090, 2016.

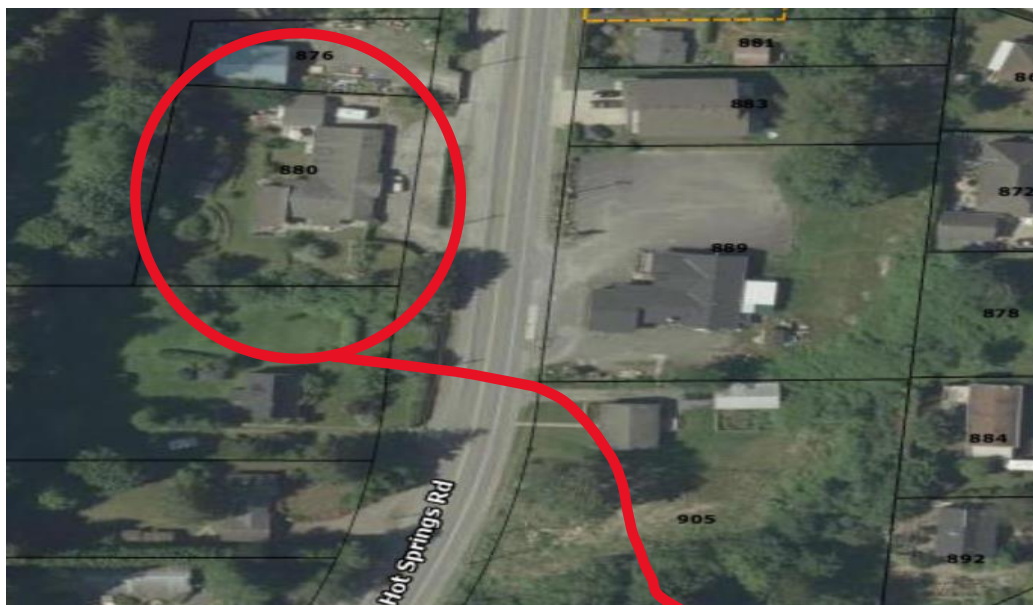
SUMMARY

The proponent's agent has made an application to change the zoning requirements for this site, from R-2 to C-1, to accommodate a 45-unit apartment building.

BACKGROUND

Site Location and Zoning Information

The site is located at 880 Hot Springs Road and there is a single-family dwelling and various accessory buildings on the site. The site is currently serviced and is located adjacent to a major access road into Harrison Hot Springs.



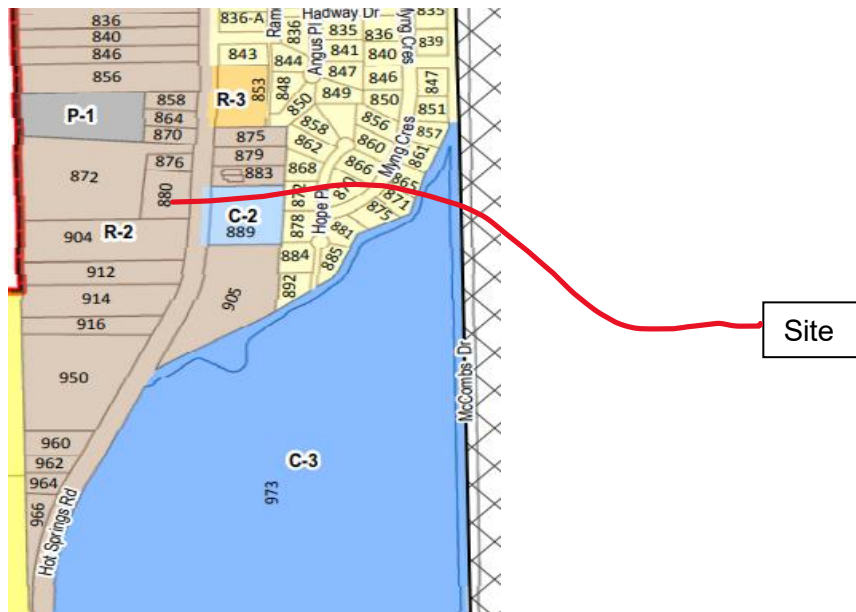
Site



880 Hot Springs Road

Zoning Information

The site is surrounded by residential uses along its northern, southern and western boundaries. The eastern border of the site is adjacent to Hot Springs Road and an area zoned for C-2 uses.



OCP Designation

The site is currently designated as a Low-Density Residential site. If this application is to proceed, the site will need to be redesignated to some other designation that is compatible with the proposed use. Additionally, the site will need to be included in a form and character Development Permit category. This site is also adjacent to or partially within the current Geotechnical Hazard Development Permit Area.

DISCUSSION

As per s 11 of the Village's Development Procedure Bylaw, the Village can ask the proponent or their agent to hold a Public Notification Meeting. If requested, the proponent must set up this meeting at their cost and provide documentation from this meeting to the Village. Based upon the limited information provided, there are some concerns with this application as noted below. However, the application should be moved forward to a Public Notification Meeting at this point, as the application has some merit to it.

Issues of Concern

The placement of an apartment building in this area without the following types of reports or information:

1. Geotechnical: can the site be used safely for its intended use;
2. Traffic flow: how will this proposed development affect the traffic flow along Hot Springs Road;
3. A Sun/Shade report;
4. Impacts to the Village's sewer and water services;
5. The surface water discharge potential, including the volume and flow direction;
6. A proper site plan, showing the required setbacks, and the other applicable land use regulations. This should also include a parking plan and a landscape plan; and
7. The overall design of the proposed apartment building.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Official Community Plan Bylaw 864, 2007
Zoning Bylaw 1115, 2017 – C-1 permitted uses
Development Procedures Bylaw 1090, 2016

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

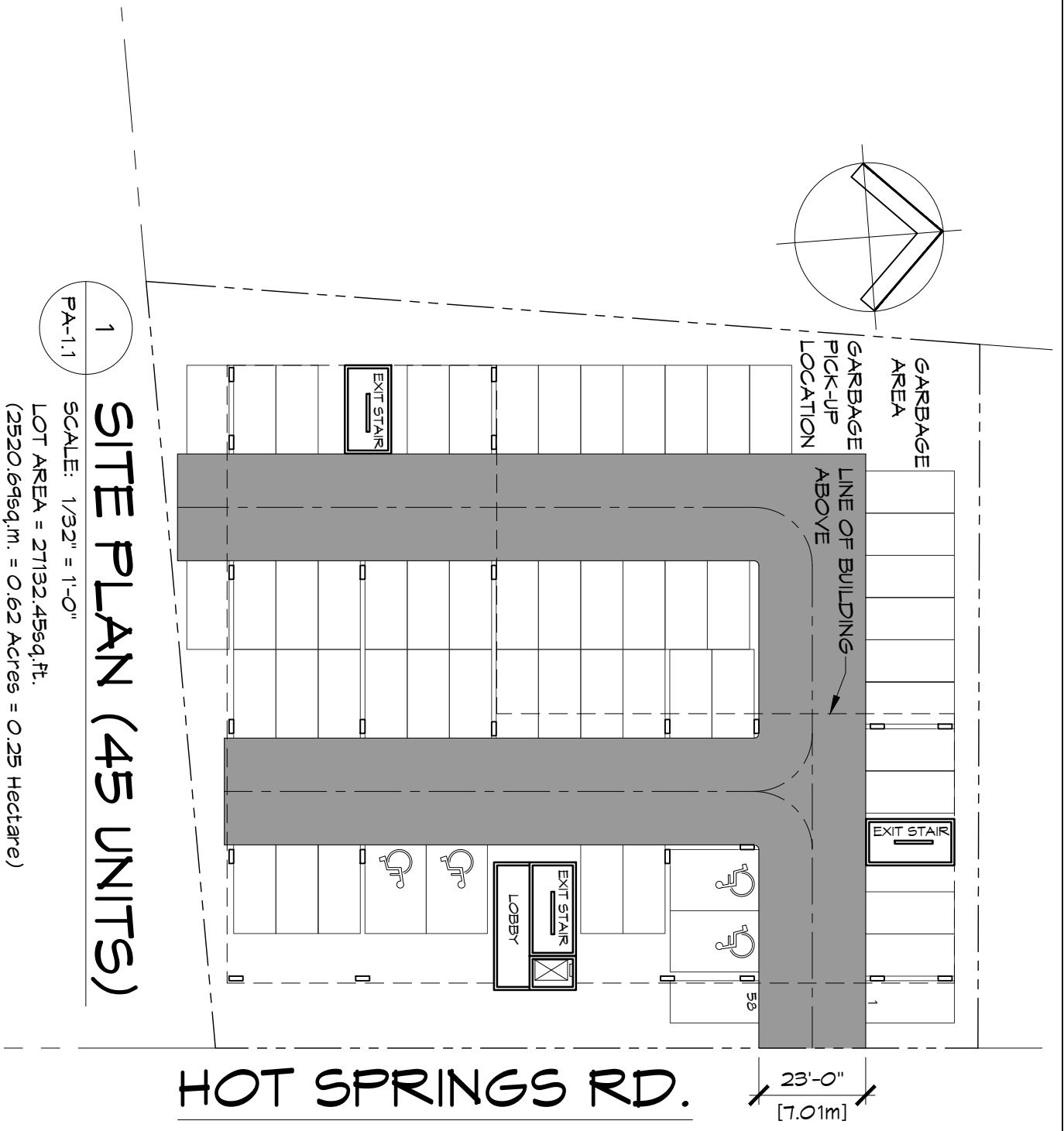
Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments: (2) 1. Site Plan dated June 2023
 2. Floor Plan dated June 2023

PRELIMINARY DRAWING
FOR DISCUSSION ONLY
NOT FOR CONSTRUCTION



SITE PLAN (45 UNITS)

1
PA-1.1

SCALE: 1/32" = 1'-0"

LOT AREA = 27132.45sq.ft.
(2520.69sq.m. = 0.62 Acres = 0.25 Hectare)

ZONING: CURRENT: R-2 PROPOSED: C-1

O.C.P.: CURRENT: LOM DENSITY RESIDENTIAL
PROPOSED: MEDIUM DENSITY RESIDENTIAL
(O.C.P. AMENDMENT)

FLOOR AREA RATIO:
ALLOW: 1.5 = 40,698.68 sq.ft. (1.5 X 27132.45 sq.ft.)
PROPOSED: 40,360.50 sq.ft. (1.49)

OFF STREET PARKING:

REQUIRED:
RESIDENT (APARTMENT):

1.25 PER DWELLING UNIT (INCD VISITOR PARKING)
= 45 X 1.25 = 56.25 (56) STALLS

PROVIDED:
PARKING @ SURFACE - 58 (INCD 4 H/C)

HOT SPRINGS RD.

23'-0"
[7.01m]



TRIOARCHITECTURE.CA

project:

PROPOSED APARTMENT
880 HOT SPRING ROAD
HARRISON, B.C.

date:	June 2023
drawn:	A.W.
project no.	222018
sheet no.	PA-1.1

File No: 3380-20-TUP01/24
Date: August 12, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: 490 and 498 Esplanade Ave – Temporary Use Permit

RECOMMENDATION

THAT Temporary Use Permit No. 01-24 be issued by resolution to SLD (TITXWEMQSEL) Land Holdings Inc., Inc. No. BC1060780 for land legally described as:

- (a) Lot 9 Blk 4, Fractional Sec 13 Twp 4, Rge 29, W6M New Westminster District Plan 251; and
- (b) Lot 10 Blk 4, Sec 13 Twp 4, Rge 29, W6M New Westminster District Plan 251

Subject to the following:

- (a) The Village receiving an Irrevocable Letter of Credit in the amount of \$1,912.50; and
- (b) Not using chain link fencing around the perimeter of the Lots.

For an initial term to not exceed three (3) years.

SUMMARY

The applicant wishes to set up a 64-stall parking lot on two adjacent vacant parcels of land, located at 490 and 498 Esplanade Avenue.

BACKGROUND

As outlined below, the two sites are currently vacant and are adjacent to a new residential dwelling that has recently been constructed.



The site is designated as Waterfront Commercial in the Village's OCP and C-1 Village Commercial in the Village's Zoning Bylaw.



Each site is approximately 1011.68 M² (10890 ft², 0.249 Ac, 0.101 Ha) in size and both parcels are vacant.

The parking lot sizes will meet the requirements of the Village's Zoning Bylaw, in that the standard stalls will be 2.75 M wide and 5.8 M in depth. Based upon the number of stalls being provided, the required number of accessible parking stalls is 6 and the applicant is providing 8. Each of these stalls will be 2.8 M wide and 5.8 M in depth. The surface will be gravel and the lot will be delineated out by surface-mounted plastic curbs and individual concrete barriers at the end of each stall. Outlined below are samples of a concrete barrier and plastic curbs.

Sample only of a Concrete Barrier at the end of the stall



Sample only of a delinating barrier



At the July 8, 2024 Regular Council Meeting, Council resolved to consider issuance of this Temporary Use Permit at the August 12, 2024 Regular Council Meeting and directed staff to post the required public notice. At the time of this report, the Village has received one (1) written submission which outlined the following concerns:

- The northeast and southeast corners do not comply with the requirements of the Village's Zoning Bylaw which stipulate that there be nothing higher than 0.3 metres in the corners;
- The northeast entrance is blocked by a large, Village-owned cedar tree located on the northeast corner of Esplanade Avenue so the entrance must be dropped;
- East Lillooet Avenue is a provincial highway and requires a driveway access permit from Highways which would trigger a 4.5 metre setback;
- The design guidelines prohibit chain link fencing in the core area and it should not be allowed in this proposal;
- It seems that the southeast entrance violates our bylaws which require more of a setback from the junction with Spruce Street; and
- Council should require a detailed fencing and landscaping plan for this facility and should insist that all Village boulevards remain clear and level on the north, south and east sides of the facility.

DISCUSSION

Within the *Local Government Act*, Council may issue a Temporary Use Permit (TUP), subject to certain requirements, such as designating a TUP area in either an OCP or Zoning Bylaw. In this case it is designated in the Village's Zoning Bylaw, specifically s 5.2. Within this section Council may consider issuing a TUP if the following criteria have been reviewed.

"5.2.1 Temporary Use Permit Requirements

a) Council may consider issuing a permit for temporary commercial uses where the following criteria has been reviewed:

- i) the temporary use must operate at an intensity of use suitable to the surrounding area;
- ii) the temporary use is not for any Tourist Accommodation use in a Residential Zone;
- iii) there is adequate space on the Lot for the required off street parking requirements;
- iv) the temporary use must be compatible with regard to use, design and operation with the surrounding uses;
- v) the temporary use does not negatively affect the surrounding uses or properties in terms of noise, lighting, parking, traffic or any health and safety impacts; and
- vi) the public has had an opportunity to comment on the proposed temporary use as outlined in the *Local Government Act*, as amended from time to time.”

Source: Village of Harrison Hot Springs Zoning Bylaw 1115, 2017

Staff are of the opinion that the issuance of this permit for the initial three-year period meets the above referenced criteria.

FINANCIAL CONSIDERATIONS

Staff received a cost estimate to remove the improvements from the property once the TUP expires. Accordingly, staff are recommending that the TUP be issued subject to the requirement that the applicants be required to provide \$1,912.50 to the Village as security.

POLICY CONSIDERATIONS

The Village’s *Zoning Bylaw, 1115, 2017*
The Village’s *Official Community Plan Bylaw, 1184, 2022*
The *Local Government Act*

Respectfully submitted:

Reviewed by:



Ken Cossey, MCIP, RPP
Planning Consultant



Tyson Koch
Chief Administrative Officer

Attachment: TUP 01/24



Village of Harrison Hot Springs

TEMPORARY USE PERMIT NO. 01-24

ISSUED this ____ day of _____, 202__

FILE No: 3380-20-TUP01/24
FOLIO Numbers: 1645-52616
1645-52626

TO: SLD (TITXWEMQSEL) Land Holdings Inc.,
Inc. No BC 1060780 (the "Permittee")
ADDRESS: 4690 Salish Way
Agassiz, BC
V0M 1A1

1. The Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, as amended from time to time, has designated temporary use permits Lots, as per the requirements of the *Local Government Act*, as amended from time to time.

2. This Temporary Use Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Temporary Use Permit can only be used to change the permitted use requirements of the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*, as amended from time to time.

3. This Temporary Use Permit applies to and only to the parcels of land within the Village of Harrison Hot Springs located at 490 and 498 Esplanade Avenue and legally described below:

Parcel Identifiers: (a) 011-535-423 (b) 006-647-154

Legally Described as: (a) Lot 9 Blk 4, Fractional Sec 13 Twp 4, Rge 29
W6M New Westminster District Plan 251

(b) Lot 10 Blk 4, Sec 13 Twp 4, Rge 29
W6M New Westminster District Plan 251

and any and all buildings, structures, and other development thereon. (the "Lands")

4. **This Temporary Use Permit is issued only to allow:**

(a) for the creation of a 64-stall paid vehicle parking lot.

5. The development must be conducted according to the following time schedule, if applicable:

6. As a condition of the issuance of this Temporary Use Permit, the Council holds security set out below to ensure that any restoration, demolishing or removal of any Building or Structure is conducted in accordance with the terms and conditions of this Temporary Use

Permit. Should any interest be earned upon the security, it must accrue to the Permittee and be paid to the Permittee, if the security is returned. The condition of the posting of the security is that should the Permittee fails to perform the required work hereby authorized according to the terms and conditions of the Temporary Use Permit within the time provided, the Village may use the security to carry out the work by its servants, agents or contractors, and any surplus must be paid over to the Permittee; or should the Permittee carry out the work Permitted by this Temporary Use Permit within the set time set out below, the security must be returned to the Permittee.

(a) an Irrevocable Letter of Credit in the amount of: **\$1,912.50**

7. **THE FOLLOWING CONDITIONS APPLY TO THE DEVELOPMENT OF THE LANDS OR APPLY TO THE USE OF THE LANDS:**

- i) This permit is issued for an initial period of: Three (3) years
 - ii) Any surface water discharge must be retained on site, by a system approved by the Village.
8. The Permittee agrees that the Lands must be developed and used strictly in accordance with this Temporary Use Permit, including any attached plans, maps, and specifications.
9. The following plans, maps or specifications are attached to and form a part of this Temporary Use Permit:
- i) The attached plan entitled 490 & 498 Esplanade Avenue Proposed Parking Lot Plan, dated June 1, 2024

This Temporary Use Permit is NOT a Building Permit, a subdivision approval, a soil deposit or removal permit or a tree cutting permit.

10. This Temporary Use Permit lapses on the _____ day of _____, 2027 unless an extension has been approved by Council, prior to the expiration date of this Temporary Use Permit.

RESOLUTION PASSED BY COUNCIL, THIS _____ day of _____, 20____

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

SLD (TITXWEMQSEL) Land Holdings Inc
(signature)

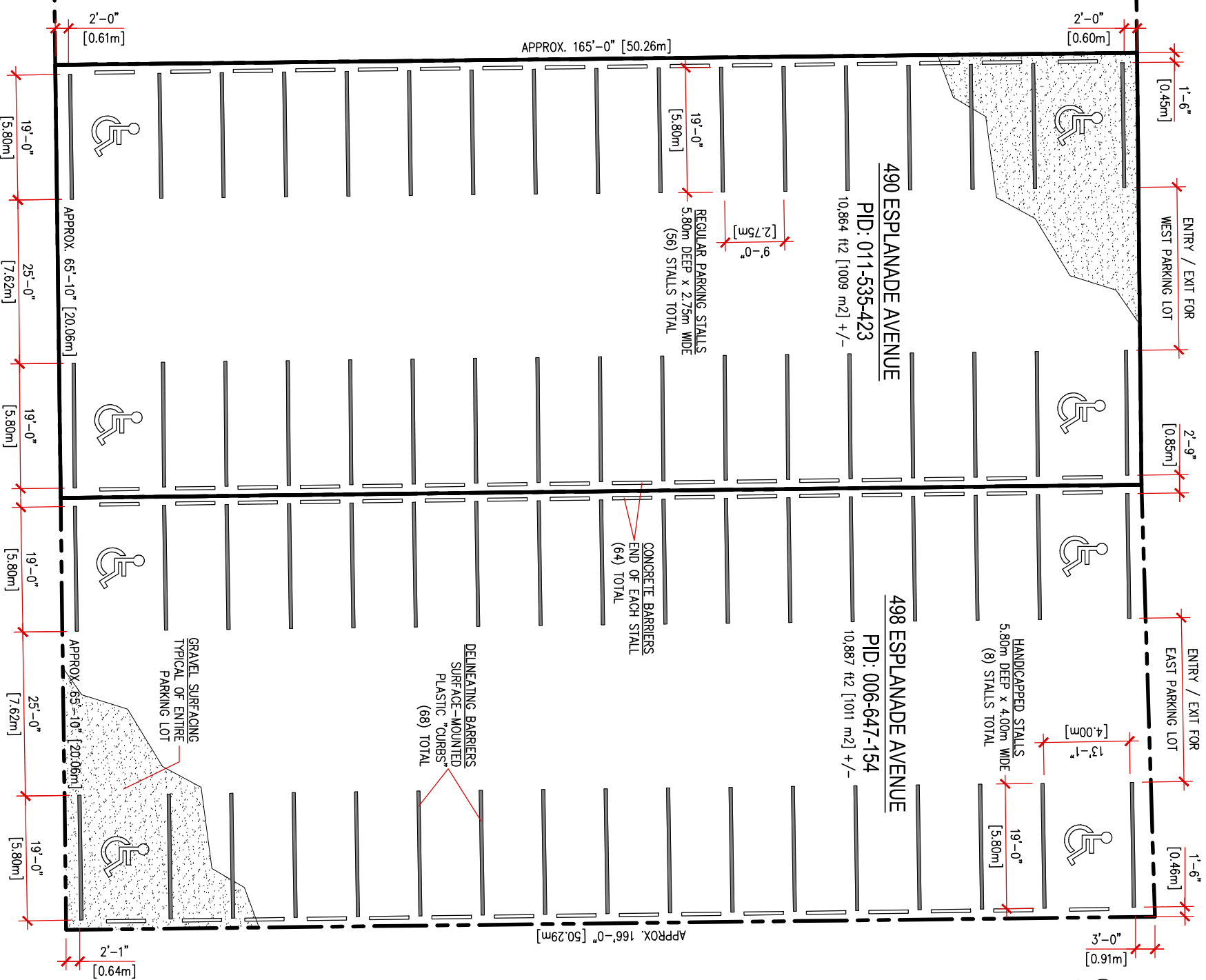
Print Name

Corporate Officer

DRAFT

ESPLANADE AVENUE

LILLOOET ROAD



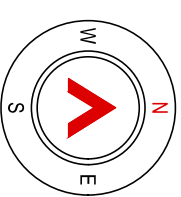
SPRUCE STREET



KEY PLAN

490 & 498 ESPLANADE AVE

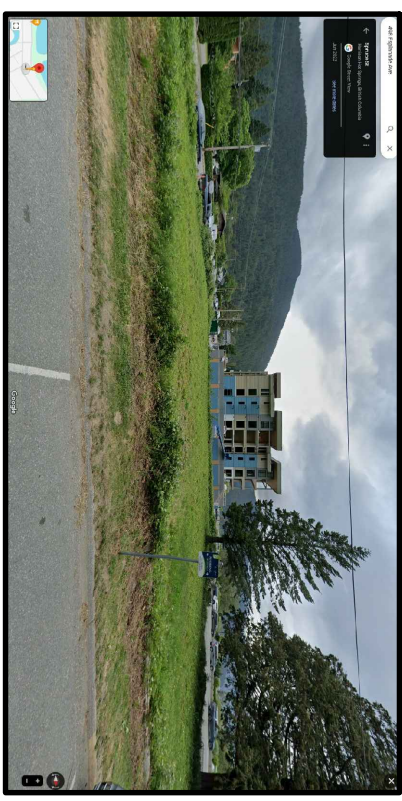
PROPOSED PARKING LOT PLAN: JUNE 01, 2024



VIEW OF SOUTH PROPERTY LINE FROM LILLOOET ROAD



VIEW OF SOUTH-EAST CORNER FROM LILLOOET RD & SPRUCE ST



VIEW OF EAST PROPERTY LINE FROM SPRUCE STREET



VIEW OF NORTH PROPERTY LINE FROM ESPLANADE AVENUE