



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Monday, April 7, 2025, 5:30 PM
 Memorial Hall, 290 Esplanade Avenue,
 Harrison Hot Springs, BC V0M 1K0

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

1. CALL TO ORDER	
Meeting called to order by Mayor Talen.	
2. LAND ACKNOWLEDGEMENT	
Acknowledgement of Sts'ailes traditional territory.	
3. PUBLIC HEARING (if required)	
4. INTRODUCTION OF LATE ITEMS	
5. APPROVAL OF AGENDA	
6. DECLARATIONS OF CONFLICT OF INTEREST	
7. ADOPTION OF COUNCIL MINUTES	
(a) THAT the Special Pre-Closed Council Meeting Minutes of March 17, 2025 be adopted.	Page 1
(b) THAT the Regular Council Meeting Minutes of March 17, 2025 be adopted.	Page 3
8. BUSINESS ARISING FROM THE MINUTES	
9. DELEGATIONS/PETITIONS	
10. CORRESPONDENCE	
(a) Letter dated February 25, 2025 from Government Finance Officer Association Re: Canadian Award for Financial Reporting (CANFR)	Page 13
(b) Letter dated March 20, 2025 from the Village of Daajing Giids Re: Cannabis Taxation Sharing for Municipalities	Page 17
11. BUSINESS ARISING FROM CORRESPONDENCE	
12. REPORTS FROM COUNCILLORS	
13. REPORTS FROM MAYOR	

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

THAT the following adopted minutes be received for information:

- | | |
|--|---------|
| (a) Age-Friendly Committee Meeting Minutes of February 20, 2025 | Page 21 |
| (b) Environmental Advisory Committee Meeting Minutes of March 5, 2025 | Page 25 |
| (c) Resort Development Strategy Committee Meeting Minutes of March 10, 2025 | Page 29 |
| (d) Report of Corporate Officer dated April 7, 2025
Re: Environmental Advisory Committee Report | Page 33 |

Recommendation:

THAT Council approve the following recommendations from the Environmental Advisory Committee:

THAT the updated Environmental Advisory Committee Terms of Reference be endorsed as amended by correcting section 4(c) so that it references section 4(a), not 3(a); and

THAT Council direct staff to investigate having a Hazardous Waste Collection Day with a centralized depot for residents to deposit waste such as paint solvents or hazardous materials that cannot be disposed of through normal waste collection or recycling.

15. REPORTS FROM STAFF

- | | |
|--|---------|
| (a) Report of Corporate Officer dated April 7, 2025
Re: Release of Closed Meeting Resolutions | Page 37 |
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Recommendation:

THAT the following closed meeting resolutions from the March 17, 2025 Special Closed Council Meeting be received for information at the April 7, 2025 Regular Council Meeting:

THAT the bylaw enforcement agreement be increased to full time hours from May to September at a cost of up to \$12,000 to be funded from surplus.

- | | |
|--|---------|
| (b) Report of Chief Financial Officer dated April 7, 2025
Re: Request for Statutory Municipal Consent for Proposed Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024 | Page 39 |
|--|---------|

Recommendations:

THAT the Village of Harrison Hot Springs Council give its consent, by way of formal resolution, to *Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024*; and

THAT Village Council direct staff to send a letter to the Fraser Valley Regional District (FVRD) confirming the same.

- (c) Report of Director of Operations dated April 7, 2025
Re: McCombs Drive Recreation Opportunities

Page 49

Recommendation:

THAT staff be authorized to submit a 'Transportation and Utility Use' application to the Agricultural Land Commission for the parcels of land located along McCombs Drive (PID 002-138-123 and PID 013-166-891).

- (d) Report of Corporate Officer dated April 7, 2025
Re: McCombs Drive/Chestnut Avenue Land Lease – Harrison Community Garden Society

Page 53

Recommendation:

THAT the Village of Harrison Hot Springs enter into a lease agreement with the Harrison Community Garden Society for a term of ten years at an annual rental rate of \$10.00 for land legally described as Lot 233, Sec 13, Tp 4, Rg 29, W6M, NWD Plan 66844, PID 002-137-968.

- (e) Report of Planning Consultant dated April 7, 2025
Re: 728 Hot Springs Road – Development Permit

Page 63

Recommendation:

THAT Development Permit DP 01/23 be issued to 1387288 BC Ltd for property located at 728 Hot Springs Road, Harrison Hot Springs for land legally described as:

Lot 60, Section 12, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 44919 (PID 007-980-337).

Subject to the following:

- a) The registration of a save-harmless flood covenant that is acceptable to the Village on the Lot's title;
- b) For the installation of or the placement of any signs on the building or structure, the applicant must follow the requirements as outlined in the Village of Harrison Hot Springs Sign Bylaw No. 1126, 2018, as amended from time to time. To start this process, a Comprehensive Sign Plan application must be submitted, and approved by the Village;
- c) The applicant entering into a Works and Services Agreement to address any off-site works required due to the issuance of this Development Permit such as, but not limited to, the creation of a sidewalk along the site's entire frontage area;
- d) The applicant entering into a Works and Services Agreement to address the Landscaping requirements;
- e) The registration of a covenant on the Lot's title to address the placement of a minimum of two (2) EV charging outlets, the creation of four (4) accessible

- f) parking spaces and the creation of a bicycle parking area for six (6) bicycles; The Village receiving an Irrevocable Letter of Credit in the amount of \$489,370.00;
- g) The application being referred to the Village's Fire Department, for their comments and recommendations. Any recommendations must be included in the Planning Review stage on the issuance of a building permit;
- h) A report prepared by a component professional with at least 10 years of professional experience, and accepted by the Village, that addresses:
- i. The estimation on the demand to be generated by the proposed development for water, and sewer services and in the case of any phased development, by each phase of the development;
 - ii. An analysis of the existing community water system and the existing community sewer system and outlining the options available for the supply and delivery of water and the provision of sewer services to the proposed development;
 - iii. Estimate the amount of additional surface drainage that could be generated by the proposed development and the options available for on-site retention/absorption, collection, storage, and dispersal of such drainage; and
- i) The identification of, if applicable, the new capital works required for the proposed development for water, sewer, and the drainage systems and their cost and the potential funding sources for these expenditures.

16. BYLAWS

- (a) Report of Planning Consultant dated April 7, 2025
Re: 285 Spruce Street – Rezoning Application

Page 75

Recommendations:

THAT Zoning Amendment Bylaw No. 1225, 2025 be introduced and given first reading; and

THAT Zoning Amendment Bylaw No. 1225, 2025 be given second reading; and

THAT staff be authorized to schedule a Public Hearing; and

THAT Zoning Amendment Bylaw No. 1225, 2025 be referred to the Village's Fire Department.

- (b) Report of Planning Consultant dated April 7, 2025
Re: 442 Lillooet Avenue – Rezoning/Redesignation Amendments

Page 81

Recommendations:

THAT Zoning Amendment Bylaw No. 1226, 2025, be introduced and given first reading; and

THAT Zoning Amendment Bylaw 1226, 2025, be given second reading; and

THAT Official Community Plan Redesignation Amendment Bylaw No. 1227, 2025 be introduced and given first reading; and

THAT Official Community Plan Redesignation Amendment Bylaw 1227, be given second reading; and

THAT staff be authorized to schedule a Public Hearing for Zoning Amendment Bylaw No. 1226, 2025 and Official Community Plan Redesignation Amendment Bylaw No. 1227, 2025; and

THAT Zoning Amendment Bylaw No. 1226, 2025 and the Official Community Plan Redesignation Amendment Bylaw No. 1227, 2025 be referred to the Ministry of Transportation and Transit.

(c) Waste Collection and Disposal Amendment Bylaw No. 1222, 2025

Page 91

Recommendation:

THAT Waste Collection and Disposal Amendment Bylaw No. 1222, 2025 be adopted.

(d) Miscellaneous Fee Amendment Bylaw No. 1224, 2025

Page 95

Recommendation:

THAT Miscellaneous Fee Amendment Bylaw No. 1224, 2025 be adopted.

(e) Bylaw Notice Enforcement Amendment Bylaw No. 1223, 2025

Page 101

Recommendation:

THAT Bylaw Notice Enforcement Amendment Bylaw No. 1223, 2025 be adopted.

17. NEW BUSINESS

18. NOTICES OF MOTION

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

20. ADJOURNMENT



Amanda Graham
Corporate Officer

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

DATE: Monday, March 17, 2025
TIME: 9:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Rd, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Fred Talen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Mark Schweinbenz
Councillor Michie Vidal

Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham

ABSENT:

1. CALL TO ORDER

Mayor Talen called the meeting to order at 9:00 a.m.
Mayor Talen acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
SC-2025-03-01

4. ADJOURNMENT TO SPECIAL CLOSED COUNCIL MEETING

Moved by Councillor Facio
Seconded by Councillor Jackson

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

- Section 90(1)(a) - personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- Section 90(1)(e) – the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; 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

*Village of Harrison Hot Springs
Minutes of the Special (Pre-Closed) Council Meeting
March 17, 2025*

the view of the council, could reasonably be expected to harm the interests of the municipality.

**CARRIED
UNANIMOUSLY**
SC-2025-03-02

Adjourned to Special Closed Council Meeting at 9:02 a.m.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

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

DATE: Monday, March 17, 2025
TIME: 7:00 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Fred Talen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Mark Schweinbenz
Councillor Michie Vidal

Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens
Communications & Community Engagement Coordinator, Kalie
Wiechmann

ABSENT:

1. CALL TO ORDER

Mayor Talen called the meeting to order at 7:00 p.m.

Mayor Talen acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2025-03-27

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the Regular Council Meeting Minutes of March 3, 2025 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2025-03-28

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5. BUSINESS ARISING FROM THE MINUTES

None.

6. CONSENT AGENDA

- iii. (a) Communities in Bloom Committee Meeting Minutes of January 30, 2025
- (b) Environmental Advisory Committee Meeting Minutes of February 12, 2025
- (c) Resort Development Strategy Committee Meeting Minutes of February 24, 2025

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the consent agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2025-03-29

7. DELEGATIONS/PETITIONS

None.

8. CORRESPONDENCE

- (a) Emails dated February 26 & 27, 2025 from Cathy Peters
Re: Hard Drug Decriminalization Repeal in BC to Stop Tariffs
- (b) Letter dated February 27, 2025 from Parent Advisory Council, Harrison Hot Springs
Elementary School
Re: Support for Off-Leash Dog Park
- (c) Letter dated February 28, 2025 from City of Abbotsford
Re: Support for Resolution – Infrastructure Support for Specified Municipalities
- (d) Letter dated March 3, 2025 from MLA Tony Luck
Re: Input on Municipal & Local Government Issues & Community Recognitions for
Question Period
- (e) Email dated March 6, 2025 from Julie Chamberlain
Re: Wate Bylaw Hours
- (f) Letter dated March 6, 2025 from BC Timber Sales
Re: Responses to Questions

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- (g) Email dated March 10, 2025 from Judith Barron & Dennis Hill
Re: Waste Bylaw Hours
- (h) Email dated March 10, 2025 from John & Karen Buckley
Re: Waste Collection Amendment Bylaw Hours
- (i) Letter received March 11, 2025 from Gary Webster
Re: Allan Garneau Resignation
- (j) Letter dated March 12, 2025 from Jim Corkal
Re: Dike Upgrade

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT all correspondence be received.

**CARRIED
UNANIMOUSLY**
RC-2025-03-30

9. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT staff be directed to send a letter of support to the City of Abbotsford for their resolution regarding infrastructure support for specified municipalities.

**CARRIED
UNANIMOUSLY**
RC-2025-03-31

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT staff be directed to extend an invitation to MLA Tony Luck to meet with Council and staff in person at the MLA's earliest convenience.

**CARRIED
UNANIMOUSLY**
RC-2025-03-32

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT staff be directed to send a letter to the Minister of Forests expressing Council's concerns on the potential logging operations near Harrison Hot Springs and their impact to scenescapes.

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**CARRIED
UNANIMOUSLY**
RC-2025-03-33

Moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT staff be directed to send a letter to the superintendent of the local school district and the appropriate minister in support of the programs addressed by the emails from Cathy Peters.

**CARRIED
UNANIMOUSLY**
RC-2025-03-34

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

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee
 - Attended a meeting on March 5, 2025
- Agassiz-Harrison Healthy Communities
 - No Report
- Kent Harrison Joint Emergency Program Committee
 - No Report
- Attended the Fire Department Open House on March 8, 2025
- Attended a meeting at Mountain Institution on March 10, 2025 regarding their work release program
- Attended the Local Government Leadership Forum on March 12 – 14, 2025 in Richmond

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on March 13, 2025
- Fraser Valley Regional Library Board (Alternate Municipal Director)
 - No Report

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director)
 - No Report
- Tourism Harrison
 - No Report
- Attended a Communities in Bloom Meeting on March 6, 2025
- Attended a Resort Development Strategy Committee Meeting on March 10, 2025

Councillor Schweinbenz

- Agassiz-Harrison Historical Society
 - No Report
- Community Futures North Fraser Board of Directors
 - No Report

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- Attended the Local Government Leadership Forum on March 12 – 14, 2025 in Richmond
- Attended the Fire Department Open House on March 8, 2025

- (a) Report of Corporate Officer dated March 17, 2025
Re: Environmental Advisory Committee Report

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT Council approve the following recommendation from the Environmental Advisory Committee:

THAT Council direct staff to investigate grant funding opportunities to support the increase of the urban tree canopy on both public and private properties.

**CARRIED
UNANIMOUSLY**
RC-2025-03-35

- (b) Report of Corporate Officer dated March 17, 2025
Re: Communities in Bloom Committee Report

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT Council approve the following recommendation from the Communities in Bloom Committee:

THAT Council direct staff to put out a call for more Communities in Bloom Committee members.

**CARRIED
UNANIMOUSLY**
RC-2025-03-36

11. MAYOR'S REPORT

- Attended a Resort Community Collaborative Mayors meeting on March 6, 2025
- Attended a Local Government Leaders Round Table on Tariffs on March 11, 2025
- Attended a Chamber of Commerce meeting on March 11, 2025
- Attended the Local Government Leadership Academy Forum on March 12 -16, 2025

12. REPORTS FROM STAFF

- (a) Report of Community Services Manager dated March 17, 2025
Re: Resident Pay Parking Pass

Moved by Councillor Facio
Seconded by Councillor Vidal

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THAT the Community Services Manger's Resident Pay Parking Pass report dated March 17, 2025 be received for information.

**CARRIED
UNANIMOUSLY**
RC-2025-03-37

13. BYLAWS

- (a) Report of Community Services Manager dated March 17, 2025
Re: Miscellaneous Fee Amendment Bylaw No. 1224, 2025

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT Miscellaneous Fee Amendment Bylaw No. 1224, 2025 be given first reading.

**CARRIED
UNANIMOUSLY**
RC-2025-03-38

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT Miscellaneous Fee Amendment Bylaw No. 1224, 2025 be given second and third readings.

Amendment Moved by Mayor Talen
Seconded by Councillor Schweinbenz

THAT Miscellaneous Fee Amendment Bylaw No. 1224, 2025 be given second reading only.

MOTION FAILED
OPPOSED BY COUNCILLORS FACIO, SCHWEINBENZ, VIDAL

Council voted on the main motion.

**CARRIED
UNANIMOUSLY**
RC-2025-03-39

- (b) Report of Corporate Officer dated March 17, 2025
Re: Bylaw Notice Enforcement Amendment Bylaw No. 1223, 2025

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT Bylaw Notice Enforcement Amendment Bylaw No.1223, 2025 be introduced and given first reading.

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**CARRIED
UNANIMOUSLY**
RC-2025-03-40

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Bylaw Notice Enforcement Amendment Bylaw No. 1223, 2025 be given second and third readings with the following amendment:

Removing “2” from the “section” column in reference to the Single-Use Plastic Items Bylaw on page 9 of the bylaw, and replacing it with “3.1”.

**CARRIED
UNANIMOUSLY**
RC-2025-03-41

- (c) Report of Corporate Officer dated March 17, 2025
Re: Council Procedure Bylaw No. 1216, 2025

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT Council Procedure Bylaw No. 1216, 2025 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2025-03-42

- (d) 2025-2029 Financial Plan Bylaw No. 1220, 2025

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT Financial Plan Bylaw No. 1220, 2025 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2025-03-43

- (e) Waste Collection and Disposal Amendment Bylaw No. 1222, 2025

Moved by Mayor Talen
Seconded by Councillor Vidal

THAT third reading of Waste Collection and Disposal Amendment Bylaw No. 1222, 2025 be repealed.

**CARRIED
UNANIMOUSLY**
RC-2025-03-44

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Moved by Mayor Talen
Seconded by Councillor Vidal

THAT section 2(d) of Waste Collection and Disposal Amendment Bylaw No. 1222, 2025 be amended to read as follows:

In section 4(d) inserting the words “and starting September 1, 2025 not prior to 5:00 a.m.” between the words “Collection Day” and “each Resident”.

Amendment Moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT the motion be amended by removing “starting September 1, 2025”.

CARRIED
OPPOSED BY MAYOR TALEN
RC-2025-03-45

Council voted on the main motion as amended.

CARRIED
UNANIMOUSLY
RC-2025-03-46

Moved by Mayor Talen
Seconded by Councillor Facio

THAT Waste Collection and Disposal Amendment Bylaw No. 1222, 2025 be given third reading as amended.

CARRIED
UNANIMOUSLY
RC-2025-03-47

(f) Development Procedures Bylaw No. 1214, 2025

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT Development Procedures Bylaw No. 1214, 2025 be adopted.

CARRIED
UNANIMOUSLY
RC-2025-03-48

14. NEW BUSINESS

(a) New Business from Councillor Facio
Re: Letter to the Minister of Health

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Moved by Councillor Facio
Seconded by Mayor Talen

THAT a letter be sent to the Minister of Health regarding potential funding to address the costs of the renovations for the Primary Care Centre; and

THAT the Minister of Health be invited to attend the opening of the Primary Care Centre.

CARRIED
UNANIMOUSLY
RC-2025-03-49

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

Questions from the public were entertained.

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the meeting be adjourned at 8:32 p.m.

CARRIED
UNANIMOUSLY
RC-2025-03-50

Fred Talen
Mayor

Amanda Graham
Corporate Officer



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

February 25, 2025

Mr. Scott Schultz
Chief Financial Officer
Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, British Columbia V0M 1K0

Dear Mr. Schultz:

We are pleased to notify you that your annual financial report for the fiscal year ended December 31, 2023, qualifies for a Canadian Award for Financial Reporting (CAnFR). The CAnFR recognizes excellence in governmental accounting and financial reporting and represents a significant accomplishment by a local government and its management. Congratulations on having met the high standards of the CAnFR Program. We hope that your example will encourage others in their efforts to achieve and maintain excellence in financial reporting.

Your award package contains the following:

- **A "Summary of Grading" form and a confidential list of comments and suggestions for possible improvements.** We strongly encourage you to implement the recommended improvements in your next report. Canadian Award for Financial Reporting Program policy requires that written responses to these comments and suggestions for improvement be included with your next report. If a comment is unclear or there appears to be a discrepancy, please contact the Technical Services Center at (312) 977-9700 and ask to speak with Jim Phillips.
- **Canadian Award for Financial Reporting.** A Canadian Award for Financial Reporting is valid for a period of one year. A current holder of a Canadian Award may reproduce the Award in its immediately subsequent CAnFR. Please refer to the instructions for reproducing your Award in your next report.
- **Sample press release.** Attaining this award is a significant accomplishment. Attached is a sample news release that you may use to give appropriate publicity to this notable achievement.

Scott Schultz

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In addition, award recipients will receive via mail either a plaque (if first-time recipients or if the government has received the Award ten times since it received its last plaque) or a brass medallion to affix to the plaque (if the government currently has a plaque with space to affix the medallion).

To continue your participation in the program, it will be necessary for you to submit your next annual financial report to GFOA within six months of the end of your entity's fiscal year. A Canadian Award for Financial Reporting Award Program Application and other information about the CAnFR Program can be found [here](#).

Over the course of the year, we are anticipating some changes to our application process. We will still be asking governments for the same documents we asked for in the past, but we are encouraging electronic submissions to canfr@gfoa.org and expect to be making other changes going forward. We will keep members informed of any changes via email, and application instructions will be updated on our website.

To help reduce the spread of COVID-19, GFOA staff have transitioned to a remote working environment, which requires temporary adjustments to our process. This means that for the foreseeable future, we will not be able to accept hard copy, CD or flash drive submissions for our award programs; only electronic submissions will be accepted. Once public health officials deem it safe to do so, we will resume our normal operations, but we will always encourage PDF submissions.

Your interest in and support of the Canadian Award for Financial Reporting Program is most appreciated. If we may be of any further assistance, please do not hesitate to contact the CAnFR Program staff in the Technical Services Center at (312) 977-9700.

Sincerely,

A handwritten signature in black ink that reads "Michele Mark Levine". The signature is written in a cursive, flowing style.

Michele Mark Levine
Director, Technical Services Center

Enclosures

FOR IMMEDIATE RELEASE

February 25, 2025

For more information, contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
E-mail: Mlevine@gfoa.org

(Chicago) - The Canadian Award for Financial Reporting has been awarded to Village of Harrison Hot Springs, British Columbia by Government Finance Officers Association of the United States and Canada (GFOA) for its annual financial report. The Canadian Award for Financial Reporting Program was established to encourage municipal governments throughout Canada to publish high-quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports. Its attainment represents a significant accomplishment by a government and its management.

The annual financial report has been judged by impartial Canadian Review Committee members to meet the high standards of the program, including demonstrating a constructive “spirit of full disclosure” designed to clearly communicate the municipality’s financial story and to motivate potential users and user groups to read the report.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 21,000 members and the communities they serve.



Government Finance Officers Association

**Canadian Award
for
Financial Reporting**

Presented to

**Village of Harrison Hot Springs
British Columbia**

For its Annual
Financial Report
for the Year Ended

December 31, 2023

Christopher P. Morill

Executive Director/CEO

March 20th, 2025

Mayor and Council
Municipalities of BC
via email

Dear Mayor and Council,

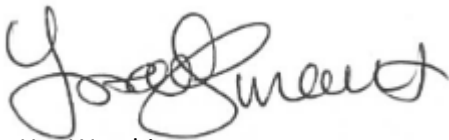
RE: Cannabis Taxation Sharing & Municipal-Owned Cannabis Retail Stores

The Village of Daajing Giids is sharing with you the attached letter from David Hume the Assistant Deputy Minister & Liquor and Cannabis Regulation Branch as we believe it is important to ensure that all municipal leaders are informed about this ongoing dialogue and are able to consider the implications and opportunities for your municipality.

The letter arose from the Village of Daajing Giids' 2023 Union of BC Municipalities (UBCM) advocacy efforts with regard to Cannabis Taxation Revenue sharing with municipalities. The Village requested a general update on this topic from the Minister of Finance based on a recommendation from the 2021 Local Government Financial Resiliency report "seeking targeted consumption tax that provides local government a share of provincial cannabis taxation revenue". With minimal update on taxation revenue sharing from the Province, the question of municipally-owned cannabis stores as a source of revenue for local governments was briefly discussed with then Minister of Public Safety & Solicitor General Mike Farnworth.

The attached letter outlines the province's position and provides clarity on issues related to municipal eligibility for cannabis retail store licenses. We encourage you to review the document and consider not only the revenue possibilities but also the opportunity to ensure responsible distribution and community oversight for your municipality.

Sincerely,



Her Worship,

Mayor Lisa Pineault

Village of Daajing Giids

PO Box 580, 903A Oceanview Drive V0T1S0

Email: mayor@daajinggiids.ca | Web: <https://daajinggiids.ca/>

VIA EMAIL

Ref: 674406

February 5, 2025

Her Worship Lisa Pineault
Village of Daajing Giids
903A Oceanview Drive
Daajing Giids, B.C. V0T 1S0
Email: Office@daajinggiids.ca

Dear Mayor Pineault:

I am writing to follow up with you on a letter sent from former Minister, Mike Farnworth, on February 5, 2024, regarding municipality-owned cannabis retail stores. As the General Manager (GM) of the Liquor and Cannabis Regulation Branch (LCRB), I oversee the province's liquor and cannabis regulations, including the administration of cannabis licences and authorizations. Through sound policy and regulation, the LCRB's mission is to enable vibrant liquor and cannabis industries, while ensuring public health and safety.

I would like to thank the delegation from the Village of Daajing Giids for your interest in the cannabis industry and for seeking clarification on whether a municipality is eligible to hold a Cannabis Retail Store (CRS) licence. I appreciate your patience while we reviewed this matter.

The *Cannabis Control and Licensing Act* authorizes the GM to issue a CRS licence to an individual, partnership, corporation or Indigenous nation. In B.C., the legal definition of a corporation includes a municipality or other incorporated bodies. Therefore, the GM is authorized to issue a CRS licence to a municipality if the municipality meets all licensing requirements.

If you are interested in applying for a CRS licence, you can submit an application through the LCRB's licensing portal: <https://justice.gov.bc.ca/lcrb/>.

More information on how to apply is on the LCRB's "Apply for a cannabis Retail Store licence" webpage: <https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/cannabis-licences/apply-cannabis-licence/apply-for-a-cannabis-retail-store-licence>.

.../2

Her Worship Lisa Pineault
Page 2

If you have more questions about the application process, please reach out to Karina Isdahl, Licensing Manager at Karina.Isdahl@gov.bc.ca.

Sincerely,

A handwritten signature in black ink, appearing to be 'DH', with a long horizontal flourish extending to the right.

David Hume
Assistant Deputy Minister and General Manager
Liquor and Cannabis Regulation Branch
Ministry of Public Safety and Solicitor General
www.gov.bc.ca/lcrb

pc: Janet Donald, Executive Director, LCRB (Janet.Donald@gov.bc.ca)
Pamala Renwick, Executive Director and Deputy General Manager of Licensing
(Pamala.Renwick@gov.bc.ca)

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

DATE: Thursday, February 20, 2025
TIME: 2:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Fred Talen, Chair
Alison Douglas
Audrey Johnstone
Karen Seraphim

Corporate Clerk, Tyler Kafi
Community Services Manager, Christy Ovens
Communications & Community Engagement Coordinator, Kalie
Wiechmann

ABSENT: Sonya Boizard

1. CALL TO ORDER

Mayor Talen called the meeting to order at 2:01 pm.

Mayor Talen acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Audrey Johnstone
Seconded by Alison Douglas

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
AFC-2025-02-01

4. ADOPTION OF MINUTES

Moved by Mayor Talen
Seconded by Audrey Johnstone

THAT the minutes of the October 21, 2024 Age-Friendly Committee Meeting be adopted.

**CARRIED
UNANIMOUSLY**
AFC-2025-02-02

*Village of Harrison Hot Springs
Minutes of the Age-Friendly Committee
February 20, 2025*

5. ITEMS FOR DISCUSSION

(a) Update from the February 3, 2025 Regular Council Meeting

The Community Services Manager advised that Council directed staff to advertise vacancies for any Committees requiring members. Application forms were distributed to Committee members to pass along to anyone who might be interested. The deadline for applications is February 24, 2025.

Mayor Talen reported on a presentation from the District of Kent regarding the Lets'emot Regional Recreation & Aquatic Centre. Council directed staff to research the Village becoming a regional partner. He further outlined the financial cost and program registration benefits associated with becoming a partner.

The Committee further discussed bus routes to the Agassiz Recreation Centre. Staff stated that they have submitted a request for a bus stop at the recreation centre.

(b) Annual Schedule and Agenda Item Due Dates

The Committee received the annual schedule and agenda item due dates.

(c) Report of Community Services Manager dated February 20, 2025
Re: Community Open House Suggestion Box

The Committee discussed the activities and ideas brought forward from the suggestion box. Questions arose about including funding for other activities such as knitting and sewing.

(d) Report of Community Services Manager dated February 20, 2025
Re: Chair Yoga

The Committee discussed the success of the Chair Yoga program and funding. Questions were raised regarding the purchasing policy and funding for the Chair Yoga program through grant funding.

The Committee discussed changing the start time of the Chair Yoga program to 10:00 am from 9:00 am. Discussions continued around feasibility regarding staff time and set-up / take-down.

The Committee further discussed how these programs are funded, particularly if the program is not grant funded. Staff replied that a sign-up fee could be charged for programs that aren't grant funded to recover the costs of setting up and running a new program or activity.

(e) Verbal Report from Community Services Manager
Re: Age-Friendly Grant

The Committee discussed potential uses for the grant. Small upgrades to Memorial Hall were brought up including a dishwasher and coffee station. It was stated that the Senior's Lunch program would be willing to hold some of their lunches at the Memorial

*Village of Harrison Hot Springs
Minutes of the Age-Friendly Committee
February 20, 2025*

Hall if there was a washing station. Currently the Senior's Lunch program is held at the legion in Agassiz, which could be hard for some seniors in the Village to attend.

(f) Community Response Network Collaboration (Alison)

Alison discussed the Community Response Network collaboration and let the Committee know that funding for this was coming forth. She explained what the Community Response Network does and added that she'd like to have some of these activities take place separately from the District of Kent's CRN program, specific to seniors in the Village.

The Committee further discussed how fees would be applied to any CRN activities as it would be considered separate from the Social Club and Age-Friendly activities.

The Committee discussed fees for Age-Friendly Committee backed activities such as dances put on at the Hall. Staff explained the process of going through council to have a Village event and Council having the decision to waive the rental fees.

(g) Kayak Launch (Alison)

The Committee discussed the need for a kayak launch near the boat launch, potentially in the cove by the boat launch area. Staff advised that the Resort Development Strategy (RDS) Committee is currently active and looking for ideas to promote tourism through funding from the Resort Municipality Initiative. It was determined that this item will be deferred to the discussions at the RDS Committee table.

(h) Seniors' Residence (Alison)

Alison brought up concerns from residents about not having a senior's residence in the Village. The Community Services Manager brought up the upcoming Community Open House on March 3, 2025 and invited all members to attend. One of the items being presented at the event is the Village Lands Master Plan. All the options presented in the plan incorporate plans for a senior's residence on the Village Lands where the overflow parking lot is currently. There will also be information on the Parks and Trails Master Plan and Dike Upgrade project at the open house.

(i) Expanded Hours at Memorial Hall / Community Engagement Coordinator Position (Alison)

The Committee congratulated the Community Engagement Coordinator on her new position and asked for clarification on her role regarding Committees and overseeing the Hall activities. Staff explained that these duties will still be handled by the Community Services Manager.

The Committee discussed charging fees for events not funded by grants such as a line dancing program. They further discussed a knitting and sewing event that a resident wanted to start through the Age-Friendly Committee.

The Committee asked staff if it was possible to expand the Social Club's time in the hall from 12:00 pm to 4:00 pm. Discussions ensued on Memorial Hall rentals as opposed to Village-run activities.

Village of Harrison Hot Springs
Minutes of the Age-Friendly Committee
February 20, 2025

6. **ADJOURNMENT**

Moved by Karen Seraphim
Seconded by Alison Douglas

THAT the meeting be adjourned at 3:00 p.m.

CARRIED
UNANIMOUSLY
AFC-2025-02-03



Mayor Fred Talen, Chair
Age-Friendly Committee



Amanda Graham
Corporate Officer

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

DATE: Wednesday, March 5, 2025
TIME: 5:30 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Councillor Mark Schweinbenz, Chair
Mayor Fred Talen (ex-officio member)
John DeMartin
Susan Galvao
Paul Kandt (via Zoom)
Cheri Norris
Gary Webster

Amanda Graham, Corporate Officer
Christy Ovens, Community Services Manager

ABSENT:

1. CALL TO ORDER

Chair Schweinbenz called the meeting to order at 5:43 p.m.
Chair Schweinbenz acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

Cheri Norris requested to add "YouTube" and "Funds 2024/2025" as Items for Discussion 5(d) and (e).

Susan Galvao requested to add "Dike Upgrade" as Item for Discussion 5(f).

3. APPROVAL OF AGENDA

Moved by Mayor Talen
Seconded by Gary Webster

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

**CARRIED
UNANIMOUSLY**
EAC-2025-03-01

4. ADOPTION OF MINUTES

Moved by Mayor Talen
Seconded by Gary Webster

THAT the Environmental Advisory Committee Meeting minutes of February 12, 2025 be adopted as amended by removing "Cheri Norris" from the "In Attendance" section.

**CARRIED
UNANIMOUSLY**
EAC-2025-03-02

5. ITEMS FOR DISCUSSION

(a) Urban Forest Master Plan

The Committee discussed the following:

- Current and future staff training and certifications
- Union considerations
- A reporting system specific to trees so the public can advise of trees with empty water bags, danger trees, etc.
- What progress has been made to date on the urban tree canopy inventory, wildfire risk mitigation, tree management, regular maintenance and assessments, routine inspections, educational workshops, increased transparency to build trust with residents, explaining the importance of the benefits of proper tree care practices and planting native species on private lands
- Collaboration with the FVRD for a regional approach to inventory
- Amendments to Tree Management and Preservation Bylaw No. 1015, 2012
- UFMP recommendations that overlap with FireSmart initiatives
- Making tree removal easier for residents by reducing the fee for a tree permit
- Replacing trees along Lillooet Avenue and Esplanade Avenue
- The East Sector area and maintenance responsibilities of the Village and FVRD
- Placing large yard waste bins out more frequently and having attendants ensure that no one is placing construction waste into them
- Record keeping and documentation of hazard trees, pruning and arborist assessments on public trees
- Staffing levels
- Increasing the tree canopy both on roadways and residential areas
- Collaborating with local nurseries and encouraging residents to plant more fire and climate resistant trees on their properties
- A tree planting plan to give staff direction on what types of trees should be planted
- Grant opportunities to encourage planting trees

Moved by Councillor Schweinbenz

Seconded by Cheri Norris

THAT Council direct staff to investigate grant funding opportunities to support the increase of the urban tree canopy on both public and private properties.

**CARRIED
UNANIMOUSLY**
EAC-2025-03-03

(b) Environmental Open House Update (May 3, 2025)

The Corporate Officer provided a verbal update on behalf of the Community Services Manager. The event is scheduled for May 3, 2025 from 9:00 a.m. to 12:00 p.m. The plan is to have the event in the plaza. Memorial Hall is reserved as a backup location.

*Village of Harrison Hot Springs
Minutes of the Environmental Advisory Committee
March 5, 2025*

The Committee discussed the name of the event, with potential ideas being Earth Day in May or Planet Day in the Plaza. The Committee agreed to think about it and provide any other ideas to staff by email. The Committee asked for an update on whether Sts'ailes has been invited and a list of which organizations have confirmed their attendance. The Committee discussed having a FireSmart table and inviting the Fire Department, potentially with the Structure Protection Unit.

Regarding presentation materials at the Environmental Committee's table, the Committee discussed providing information on statistics such as how many plastic bottles the water-filling station at the plaza saves per year. The Committee also discussed inviting FoodCycler, a tabletop composting company, to attend.

(c) Meeting Dates and Times

The Committee agreed to alternate starting the meetings at 9:00 a.m. and 4:00 p.m. The next meetings will be Wednesday, April 2, 2025 at 9:00 a.m. and Monday, April 28, 2025 with the time to be determined.

(d) YouTube Videos

The Committee agreed by consensus that the Environmental Advisory Committee meetings can be uploaded to YouTube.

(e) Funds 2024-2025

The Corporate Officer clarified that the \$5000 budget allocated to the Committee in 2024 did not rollover into this year, however, the Committee may make a request to Council any time through a resolution if a project this year requires funding. Additional information was provided regarding changes to the Council Procedure Bylaw which would see Committees submitting annual work plans in conjunction with the budget process so that any budgetary considerations can be taken into account in the annual financial plan.

(f) Dike Project

The Committee requested that the Dike Project be added to the next meeting's agenda. Committee members were asked to review information relating to the dike upgrade in preparation for the next meeting.

6. ADJOURNMENT

Moved by Councillor Schweinbenz
Seconded by Cheri Norris

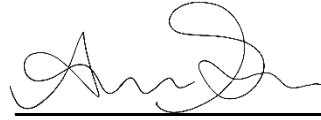
THAT the meeting be adjourned at 6:52 p.m.

**CARRIED
UNANIMOUSLY**
EAC-2025-03-04

Village of Harrison Hot Springs
Minutes of the Environmental Advisory Committee
March 5, 2025



Councillor Mark Schweinbenz, Chair
Environmental Advisory Committee



Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE RESORT DEVELOPMENT STRATEGY COMMITTEE**

DATE: Monday, March 10, 2025
TIME: 1:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Fred Talen
Councillor Allan Jackson
Richard Fife, Board Member, Harrison-Agassiz Chamber of
Commerce
Stephanie Gallamore, Executive Director, Tourism Harrison
River Valley
Christy Ovens, Community Services Manager
Eric Towne, Board Chair, Tourism Harrison River Valley

Amanda Graham, Corporate Officer
Kalie Wiechmann, Communications and Community
Engagement Coordinator

ABSENT:

1. CALL TO ORDER

Mayor Talen called the meeting to order at 1:06 p.m.
Mayor Talen acknowledged the traditional territory of Sts'ailes.
Stephanie Gallamore introduced Erinn Kredba, who will be covering as Tourism
Harrison's Executive Director during Stephanie's leave.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Eric Towne
Seconded by Councillor Jackson

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RDS-2025-03-01

4. ADOPTION OF MINUTES

Moved by Councillor Jackson
Seconded by Stephanie Gallamore

THAT the minutes of the February 24, 2025 Resort Development Strategy Committee
be adopted.

**CARRIED
UNANIMOUSLY**
RDS-2025-03-02

5. ITEMS FOR DISCUSSION

- (a) Verbal Update from the Community Services Manager
Re: 2025-2027 RDS Projects Draft Outline

The Community Services Manager presented a PowerPoint of achievable RDS project ideas separated into the following categories:

1. Splash Pad
 - A drain to re-use system requires significant funds upfront and would have to go through the health authority
 - A low water usage system that runs on demand would be a better option and would not require power
 - A suitable location would be near the new Accessible Playground where the existing tot playground is, underneath the new shade structure
2. Streetscape Enhancements
 - There is a section on the east side of Esplanade Avenue where the sidewalk, lighting and site furnishings from previous RMI funding ends
 - There is a draft plan for enhancements on Lillooet Avenue west including sidewalks and lighting upgrades, and art installations
3. McCombs Drive Recreation
 - There is an area of land adjacent to the East Sector Lands that must be used for recreation purposes only
 - Initial ideas include disc golf, active transportation, a pump track, and linking the beachfront area to other recreational areas in the community
 - The location is within the Agricultural Land Reserve and subject to farm use regulations
 - Discussion ensued on the feasibility of an off-leash dog park
4. Interpretive Signage
 - There are various signs throughout the Village due for replacement
 - There have been some conversations with Sts'ailes regarding signage and history
 - QR codes on a wayfinding sign can direct people to a story page, potentially with videos to make the experience more engaging
 - Discussion ensued on a signage master plan
5. Canoe/Kayak Launch
 - Potential idea to initiate a pilot project with a goal towards adding more infrastructure over the years if well-used
 - An ideal location would limit interactions between non-motorized and motorized boaters as they launch, and would be close to parking for easy loading/unloading
 - A canoe/kayak dock should be about 8-12 inches above the surface of the water

*Village of Harrison Hot Springs
Minutes of the Resort Development Strategy Committee
March 10, 2025*

The Committee discussed the following:

- Hydro expansion and upgrades along the beach are not needed right now, especially if the EV chargers in the angled parking stalls on Esplanade Avenue are relocated
- There is a phase of street lighting missing along the east side of Esplanade Avenue
- Concerns regarding sand blowing into the splash pad and damaging the infrastructure
- Questions surrounding drainage/discharge of the splash pad water
- Upgrading and rebranding the Campbell Lake Trail as the Harrison Grind
- Leasing or purchasing the public hot springs pool and renovating the facility

The Community Services Manager provided an overview of previously supported events and proposed 2025-2027 events to be funded through RMI. Discussion ensued on the following:

- The Canada Day budget, fireworks versus a drone light show, and the parade
- Adding an event in the shoulder season, and re-allocating funds from other events to create an additional event
- Potential ideas include an Oktoberfest event, kite festival, or a smaller scale sandcastle event
- Historically, Tourism Harrison has been given the discretion to decide the events based on staff capacity

The Community Services Manager advised that an RDS page will be added to Get Into It Harrison along with a brief survey for the public to complete. Staff will work on firming up budget estimates and preparing a draft RDS.

(b) Next Meeting Date

The next meeting date is March 24, 2025 at 1:00 p.m. The Committee set another meeting date following that for April 3, 2025 at 1:00 p.m.

6. ADJOURNMENT

Moved by Councillor Jackson
Seconded by Stephanie Gallamore

THAT the meeting be adjourned at 2:25 p.m.

**CARRIED
UNANIMOUSLY**
RDS-2025-03-03

*Village of Harrison Hot Springs
Minutes of the Resort Development Strategy Committee
March 10, 2025*



Mayor Fred Talen, Chair
Resort Development Strategy Committee



Amanda Graham
Corporate Officer

File No: 0360-20-07

Date: April 7, 2025

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

RECOMMENDATION

THAT Council approve the following recommendations from the Environmental Advisory Committee:

THAT the updated Environmental Advisory Committee Terms of Reference be endorsed as amended by correcting section 4(c) so that it references section 4(a), not 3(a); and

THAT Council direct staff to investigate having a Hazardous Waste Collection Day with a centralized depot for residents to deposit waste such as paint solvents or hazardous materials that cannot be disposed of through normal waste collection or recycling.

SUMMARY

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

BACKGROUND

The Environmental Advisory Committee met on April 2, 2025. After Council's recent adoption of Council Procedure Bylaw No. 1216, 2025, staff will be working with all the Committees to bring their Terms of Reference into compliance with the new bylaw. Attached to this report is an updated Terms of Reference endorsed by the Committee for Council's consideration in accordance with section 31(d) of the bylaw.

The Committee discussed BearSmart and a potential hazardous waste collection day to incentivize residents to properly dispose of such items.

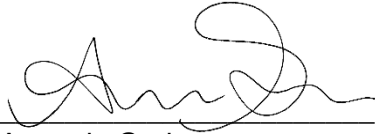
Planning is underway for the Village's Earth Day in May Event, taking place on Saturday, May 3, 2025 from 9:00 a.m. to 12:00 p.m. in the Village Plaza, weather permitting, or Memorial Hall as a backup. Confirmed attendees so far include GFL Environmental Inc., Miami River Streamkeepers, Fraser Valley Invasive Species Society, Communities in Bloom Committee and Earthwise Society.

POLICY CONSIDERATIONS

2025 Strategic Plan Priorities

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

Respectfully submitted:



Amanda Graham
Corporate Officer



Councillor Mark Schweinbenz, Chair
Environmental Advisory Committee

Attachment: Environmental Advisory Committee Terms of Reference

Committee Approval Date: April 2, 2025

Council Approval Date: _____

1. PURPOSE

The Environmental Advisory Committee is a Select Committee of Council established to provide recommendations and advice to Council on matters relating to sustainability and environmental impacts.

2. PROCEDURES

Save with respect to matters expressly dealt with or provided for in this Terms of Reference, the Committee will conduct its proceedings in accordance with the procedures established by Council Procedure Bylaw No. 1216, 2025.

3. MEMBERSHIP

- (a) To the extent possible, the Committee's membership will reflect the diversity of persons in British Columbia.
- (b) The Committee will consist of up to seven (7) voting members, as appointed by Council. One (1) member will be a member of Council.

4. MEETINGS

- (a) The Committee will reserve the first Wednesday of each month for its meetings, to be held at either 9:00 a.m. or 4:00 p.m.
- (b) Meetings will be scheduled at the call of the Chair and the Committee will structure its activities so as to meet at least three (3) times per year.
- (c) Notwithstanding section 4(a), the Chair may call a meeting at any time.
- (d) The Committee will ordinarily meet in Council Chambers at the Village Office, 495 Hot Springs Road, Harrison Hot Springs, however, it may also meet at Memorial Hall, 290 Esplanade Avenue, Harrison Hot Springs if required as determined by the Chair.
- (e) If a Committee member is absent for two (2) consecutive meetings without leave of the Chair, that Committee member may be disqualified from holding office as a Committee member. This section is not applicable in the case of illness or injury which impedes the Committee member's ability to attend and participate in meetings.
- (f) Provided that the Village is able to facilitate electronic participation, meetings will be live-streamed via Zoom video conference and uploaded to the Village's Youtube page.

5. RESPONSIBILITIES

- (a) The Committee will consider the following or other matters as directed by Council:
 - (i) Community climate planning
 - (ii) Active transportation
 - (iii) Local Government Climate Action Program
 - (iv) Environmental impacts including but not limited to land, water and air
- (b) In the provision of their services to the Village, the Committee and its members have a responsibility to act in the best interests of the Village and in accordance with bylaws, procedures, policies and guidelines established by the Village.

6. REPORTING AND AUTHORITY

- (a) The Chair will act as the spokesperson for the Committee.
- (b) The Committee does not have the authority to directly change bylaws or policies.
- (c) All recommendations requiring Council's consideration will be forwarded to Council via a written report from the Chair at the next Regular Council Meeting.

File No: 0560-01
Date: April 7, 2025

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

RECOMMENDATION

THAT the following closed meeting resolutions from the March 17, 2025 Special Closed Council Meeting be received for information at the April 7, 2025 Regular Council Meeting:

THAT the bylaw enforcement agreement be increased to full time hours from May to September at a cost of up to \$12,000 to be funded from surplus.

SUMMARY

To release a resolution passed at the Special Closed Council Meeting held on March 17, 2025.

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 March 17, 2025 Special Closed Council Meeting.

DISCUSSION

Bylaw enforcement services in the Village are provided by a contractor through a service agreement. From January to May, and from September to December, the contractor works limited hours, with service increasing during the summer months. The above motion brings bylaw enforcement up to full time levels in May, June and September.

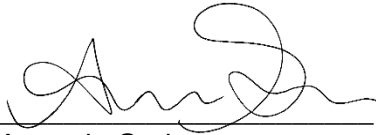
POLICY CONSIDERATIONS

2025-2026 Strategic Plan

Public Safety – To ensure and enhance public safety.

Respectfully submitted:

Reviewed by:



Amanda Graham
Corporate Officer



Tyson Koch
Chief Administrative Officer

File No: 0400-60-02

Date: April 7, 2025

To: Mayor and Council
From: Scott Schultz, Chief Financial Officer
Subject: Request for Statutory Municipal Consent for Proposed Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024

RECOMMENDATION

THAT the Village of Harrison Hot Springs Council give its consent, by way of formal resolution, to *Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024*.

THAT Village Council direct staff to send a letter to the Fraser Valley Regional District (FVRD) confirming the same.

SUMMARY

Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024 was given final reading by the Fraser Valley Regional District Board of Directors on February 27, 2025.

The FVRD is seeking the necessary statutory consents from the participants in accordance with S. 346 of the Local Government Act prior to requesting approval by the Inspector of Municipalities.

BACKGROUND

As part of the financial planning process, the FVRD sets annual tax requisition levels through the Financial Planning Bylaw. As required by the Local Government Act, the FVRD is also required to adopt Service Area Establishing Bylaws, setting the maximum allowable requisition for each service Area, with some exceptions. As services and taxation evolve, staff complete a review to ensure the financial plan does not exceed the maximum requisition stated in the establishing bylaw.

The Sub-Regional Transit Service Area was established in 2012 to provide transit services in a portion of the FVRD. This service area is partially funded by the Village of Harrison Hot Springs, District of Kent, City of Chilliwack, and Electoral Area D. The bylaw currently in place allows for a maximum annual tax requisition of \$312,500.

DISCUSSION

As part of the FVRD's 2025-2029 Financial Planning process, an administrative review was conducted to ensure the proposed budget is in compliance with the bylaw. As a result, an update to the maximum allowable requisition amount is needed.

FVRD staff are proposing to increase the maximum amount requisitioned annually to be 0.0200/\$1,000 of assessed value, or \$754,120, whichever is greater. The exact requisitions will continue to be set in the annually approved financial plan.

There has been no change to the allocations each Municipality or Electoral Area contribute to the maximum value.

The next step in this process is for this bylaw to receive municipal consent.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report. Taxation requisition amounts are set by the FVRD Board through adoption of the annual Financial Plan.

POLICY CONSIDERATIONS

2025 Strategic Plan Priorities

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

Respectfully submitted:

Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO



Tyson Koch
Chief Administrative Officer

Attachment: Letter from the FVRD dated February 13, 2025, and accompanying documents

February 28, 2025

Amanda Graham, Corporate Officer
Via email: agraham@harrisonhotsprings.ca
Village of Harrison Hot Springs
495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

Re: Request for Statutory Municipal Consent for Proposed Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024

Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024 was given a new third reading by the Fraser Valley Regional District Board of Directors on February 27, 2025, a certified copy of which is enclosed for your reference. Also enclosed is a background memorandum which will provide your council with further information. We are seeking the necessary statutory consents from the participants in accordance with S. 346 of the *Local Government Act* prior to requesting approval by the Inspector of Municipalities.

In view of the foregoing, we are requesting that your Council give its consent, by way of formal resolution, to *Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024* at your earliest convenience.

Your prompt attention to this matter is greatly appreciated. If you have any questions or concerns regarding the bylaw, please do not hesitate to contact me at (604)-702-5023.

Regards,

Jaime Van Nes,
Corporate Officer
Enc.

To: Regional and Corporate Services Committee

Date: 2025-02-13

From: Beth Klein, Controller/Deputy CFO

Subject: Sub-Regional Transit Service Area Establishment Bylaw Amendment - Requisition Increase 2025

Reviewed by: Kelly Lownsborough, Director of Corporate Services / CFO

Jaime Van Nes, Director of Legislative Services

Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board rescind third reading given to the bylaw cited as *Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024*;

AND THAT the Fraser Valley Regional District Board give a new third reading and adoption to the bylaw cited as *Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024*, as amended.

BACKGROUND

As part of the Financial Planning process, the FVRD will set tax requisition levels through the Financial Planning Bylaw for 5-year increments (confirmed and approved annually). As required by the Local Government Act (LGA), the FVRD is also required to adopt Service Area Establishing Bylaws, setting the maximum allowable requisition for each Service Area, with some exceptions. Periodically, Staff complete a review of the Financial Plan (the Plan), to ensure it does not exceed the maximum requisition stated in the Establishing Bylaw.

The Sub-Regional Transit Service Area was established in 2012 to provide transit services in a portion of the FVRD. This Service Area is partially funded by the Village of Harrison, District of Kent, City of Chilliwack, and Electoral Area D. The bylaw currently in place allows for a maximum annual tax requisition of \$312,500.

Most recently in 2024, the Establishing bylaw was amended to increase the maximum annual tax requisition due to the increased cost in the annual operating agreement and to update the maximum calculation method to use a property value tax rate. However, this was not yet adopted because of an administrative error and is now being revised using the most up to date assessment data (2025 Completed Roll).

DISCUSSION

Staff are proposing revisions to the previously presented bylaw, updating the maximum taxation levels based on the 2025 – 2029 Financial Plan and using the 2025 Completed Assessment Roll data.

There has been no change to the allocations that each Municipality or Electoral Area contribute to the maximum value; however, the previous maximum value has been updated to a property tax value rate of 0.02000/\$1,000 or \$754,120 whichever is greater, allowing for growth within the service area.

The Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2025 is attached to this report for review and includes the amended maximum. This bylaw will require municipal consent and Inspector approval prior to final adoption.

COST

This bylaw change is administrative in nature and sets the maximum limit to taxation, as per the requirements in legislation. Annual taxation is based upon the annually approved Financial Plan.

The 2025 – 2029 Financial Plan for this service area requires an increase of approximately \$48k total requisition compared to 2024 which is approximately \$22k above the current maximum requisition amount.

CONCLUSION

As a step in the financial planning process, the Sub-Regional Transit Service Area bylaw is proposed to be amended, increasing the maximum requisition and updating the calculation to include a property value tax rate.

FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1757, 2024

A Bylaw to increase the requisition limit of the Sub-Regional Transit Service Area

WHEREAS *Fraser Valley Regional District Sub-Regional Transit Service Area Establishment Bylaw No. 1178, 2012* was adopted by the Fraser Valley Regional District Board of Directors (“the Board”) on November 27, 2012;

AND WHEREAS the maximum annual requisition for the Sub-Regional Transit Service Area (“the Service Area”) is currently \$312,500;

AND WHEREAS the Board wishes to add a property value tax rate to the maximum requisition clause;

AND WHEREAS the Board wishes to increase the maximum amount that may be requisitioned under Bylaw 1178, 2012 by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS consent on behalf of electoral and municipal participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024*.

2) ENACTMENTS

That *Fraser Valley Regional District Sub-Regional Transit Service Area Establishment Bylaw No. 1178, 2012* is amended by deleting Section 2.e) in its entirety and substituting the following:

“e) The maximum amount that may be requisitioned annually for the Sub-Regional Transit Service Area shall be \$754,120 or an amount equal to that which could be raised by a property value tax rate of \$0.0200/\$1,000 applied to the net taxable value of the land and improvements within the Service Area, whichever is greater.”

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS 12th day of December, 2024

READ A SECOND TIME THIS 12th day of December, 2024

READ A THIRD TIME THIS 12th day of December, 2024

THIRD READING RESCINDED THIS day of

REREAD A THIRD TIME THIS day of

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2025* as re-read a third time by the Board of Directors of the Fraser Valley Regional District on

Dated at Chilliwack, BC on

Corporate Officer/Deputy

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1757, 2024**

A Bylaw to increase the requisition limit of the Sub-Regional Transit Service Area

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AND WHEREAS the maximum annual requisition for the Sub-Regional Transit Service Area (“the Service Area”) is currently \$312,500;

AND WHEREAS the Board wishes to add a property value tax rate to the maximum requisition clause;

AND WHEREAS the Board wishes to increase the maximum amount that may be requisitioned under Bylaw 1178, 2012 by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS consent on behalf of electoral and municipal participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2024*.

2) ENACTMENTS

That *Fraser Valley Regional District Sub-Regional Transit Service Area Establishment Bylaw No. 1178, 2012* is amended by deleting Section 2.e) in its entirety and substituting the following:

“e) The maximum amount that may be requisitioned annually for the Sub-Regional Transit Service Area shall be \$754,120 or an amount equal to that which could be raised by a property value tax rate of \$0.0200/\$1,000 applied to the net taxable value of the land and improvements within the Service Area, whichever is greater.”

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS 12th day of December, 2024

READ A SECOND TIME THIS 12th day of December, 2024

READ A THIRD TIME THIS 12th day of December, 2024

THIRD READING RESCINDED THIS 27th day of February, 2025

REREAD A THIRD TIME THIS 27th day of February, 2025

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Sub-Regional Transit Service Area Amendment Bylaw No. 1757, 2025* as re-read a third time by the Board of Directors of the Fraser Valley Regional District on February 27, 2025

Dated at Chilliwack, BC on February 28, 2025



Corporate Officer/Deputy

File No: 3015-01 / 1855-05
Date: April 7, 2025

To: Mayor and Council
From: Jace Hodgson, Director of Operations
Subject: McCombs Drive Recreation Opportunities

RECOMMENDATION

THAT staff be authorized to submit a 'Transportation and Utility Use' application to the Agricultural Land Commission for the parcels of land located along McCombs Drive (PID 002-138-123 and PID 013-166-891).

SUMMARY

To receive Council support to apply to the ALC to increase the recreational and eco-tourism opportunities within the Village.

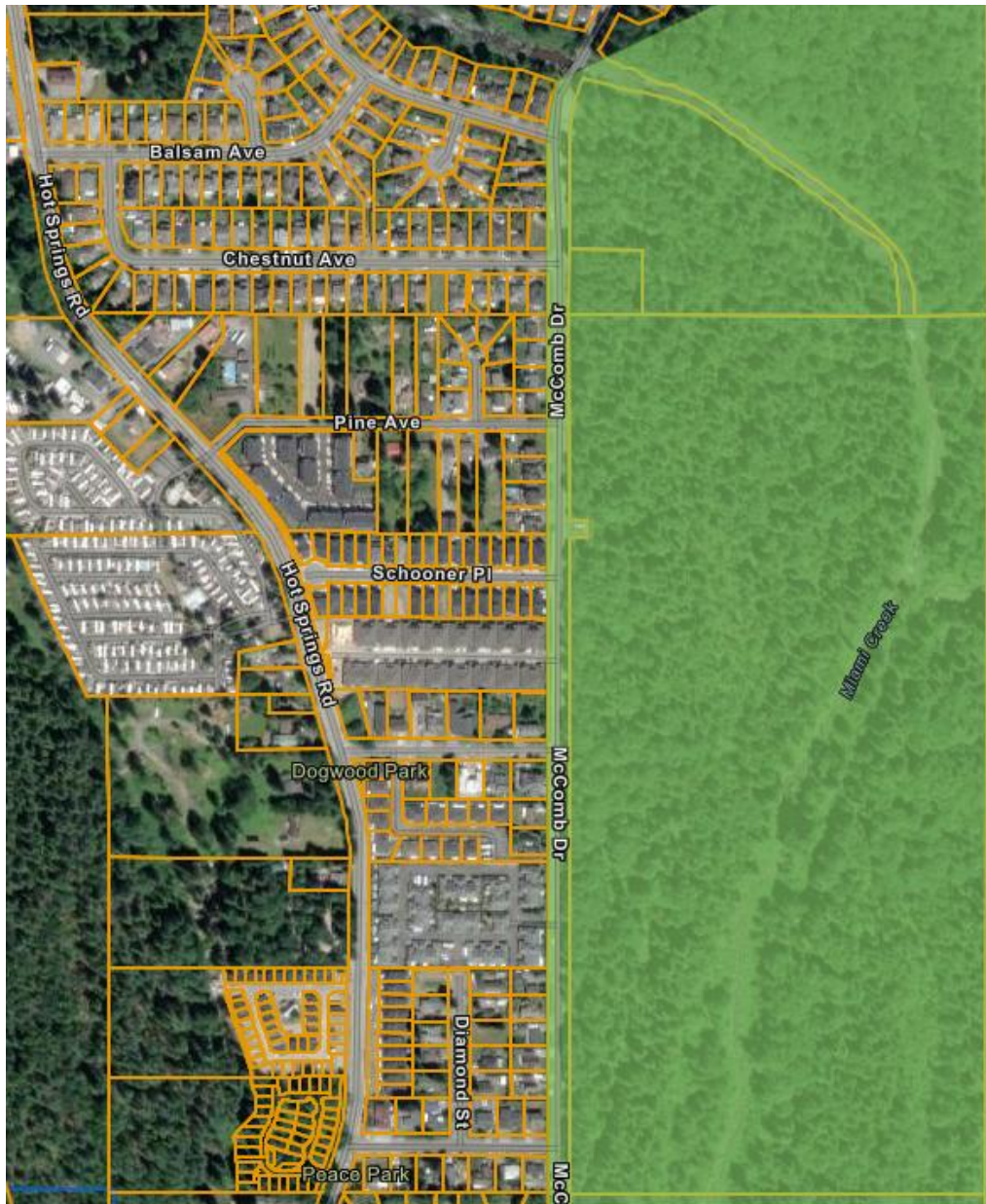
BACKGROUND

Feedback received during the Parks & Trails Master Plan process identified the desire for increasing and formalizing trail networks and connectivity within the Village, and identified the desire for additional recreational activities. In discussing potential projects with the Resort Development Strategy Committee, these sites on McCombs Drive were proposed.

DISCUSSION

The Village owns a one-acre parcel of land (PID 002-138-123) along McCombs Drive adjacent to an additional parcel (013-166-891) in which the Village has a Crown grant from the province for recreation use. Both parcels of land are designated as Agricultural Land Reserve (ALR). To formalize and/or construct recreational trails on ALR lands, a 'Transportation and Utility Use' application must be submitted to the ALC for approval.

The Village's Resort Development Strategy Committee will be submitting project proposals to the province to utilize Resort Municipality Initiative funds over the next three years. These sites were identified by staff as an option to add outdoor recreation based opportunities.



FINANCIAL CONSIDERATIONS

The 'Transportation and Utility Use' application to the ALC has a fee of \$1,500 which can be funded through existing budget.

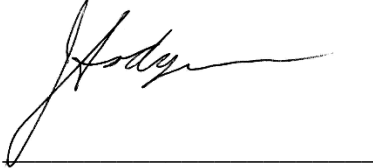
POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

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

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: 0890-20-04

Date: April 7, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: McCombs Drive / Chestnut Avenue Land Lease – Harrison Community Garden Society

RECOMMENDATION

THAT the Village of Harrison Hot Springs enter into a lease agreement with the Harrison Community Garden Society for a term of ten years at an annual rental rate of \$10.00 for land legally described as Lot 233, Sec 13, Tp 4, Rg 29, W6M, NWD Plan 66844, PID 002-137-968.

SUMMARY

To present a lease agreement for Council's consideration.

BACKGROUND

The Village owns an approximately 0.4-hectare parcel on the northwest corner of McCombs Drive and Chestnut Avenue. The land is designated as green space by the Village's Official Community Plan Bylaw No. 1184, 2022 and zoned P-1 Community by the Village's Zoning Bylaw No. 1115, 2017.

The Village has had an informal arrangement with the community gardens users for the use of the land for over ten years. The use of this space for a community garden aligns with the Village's 2015 Age-Friendly Action plan, as it allows for outdoor physical activity, social interaction, community connection and intergenerational engagement.

In 2024, after discussions surrounding ownership of the current fence on the lot and expanding it to allow for more garden boxes, it came to staff's attention that the relationship between the Village and the community garden users should be formalized. Staff have been working with the community garden users over the last several months to assist them in becoming a registered society and discussing terms of a potential lease agreement.

At the March 17, 2025 Special Closed Council meeting, staff presented a draft lease agreement with the Harrison Community Garden Society (the Society) for Council's consideration. At that meeting, Council resolved to publicly release its intent to lease the land to the Society via a notice of proposed disposition of land as required by the *Community Charter*. Accordingly, notice was issued on March 19, 2025, indicating that Council would be considering the lease at its April 7, 2025 Regular Council Meeting.

DISCUSSION

Attached to this report is a lease agreement for ten years at an annual rental rate of \$10.00. The agreement sets out the acceptable use of the land by the Society, ownership of the fence, access by the Village to the pump house and insurance requirements.

FINANCIAL CONSIDERATIONS

There are no additional financial considerations associated with this report.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

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

Respectfully submitted:

Reviewed by:



Amanda Graham
Corporate Officer



Tyson Koch
Chief Administrative Officer

Attachment: Lease Agreement with Harrison Community Garden Society

LEASE AND SERVICES AGREEMENT

THIS AGREEMENT dated for reference the ____ day of _____, 2025

BETWEEN:

HARRISON COMMUNITY GARDEN SOCIETY

a society incorporated under the *Societies Act* (British Columbia) and having an address of
PO Box 247, Harrison Hot Springs, British Columbia V0M 1K0

(the “**Tenants**”)

AND:

VILLAGE OF HARRISON HOT SPRINGS,

a municipal corporation incorporated under the *Local Government Act* and *Community Charter* (British Columbia) and having an address of
PO Box 160, 495 Hot Springs Road, Harrison Hot Springs, BC V0M 1K0

(the “**Landlord**”)

RECITALS:

- A. The Landlord is the registered owner in fee simple of a parcel of land in the Village of Harrison Hot Springs, British Columbia being legally described as:

Lot 233, Sec 13, Twp 4, Rg 29, W6M, NWD Plan 66844, PID 002-137-968

located on the northwest corner of Chestnut Avenue and McCombs Street and shown outlined on the attached Schedule “A” (the “**Land**”).
- B. The garden plots, referred to and labeled as the “Harrison Community Gardens” on the attached Schedule “A” (the “**Gardens**”), are situated on the Land and are owned by the Tenants.
- C. The existing fence and former well pump house, referred to and labeled as the “Fence and Pump House” on the attached Schedule “A” (the “**Fence and Pump House**”), are situated on the Land and are owned by the Landlord.
- D. The Landlord will grant a lease and services agreement to the Tenants for the Land on the terms and conditions set out in this Lease.
- E. The Tenants have agreed to manage the Gardens on the Land to provide garden plots for public community garden use.

THIS AGREEMENT is evidence that in consideration of the mutual promises contained in this Agreement and that the payment of \$10.00 by the Tenants to the Landlord (the receipt and sufficiency of which the Landlord acknowledges), the parties agree as follows:

1. **Lease** - The Landlord leases the Land to the Tenants for the Term described herein, on the terms and conditions of this Lease and for the purposes set out in this Lease. The Landlord further grants to the Tenants a non-exclusive license to enter onto and cross over the Land for access to and from the Gardens and to use those parts of the Land which are adjacent to the Gardens and required for the Tenants’ purposes including

parking.

2. **Term** - The Term of this lease is for a period commencing on the date of execution and terminating on December 31, 2034 subject to earlier termination pursuant to the terms of this Agreement ("**Term**").
3. **Rent** - The Tenants must pay the Landlord annual rent of Ten (\$10.00) Dollars plus all applicable taxes for the Term ("**Rent**"), payable on the first day of each year of the Term. Rent for any renewal period shall be determined by mutual agreement of the parties.
4. **Purpose** - The Tenants must only use the Land for the purposes of operating a Community Garden and all associated and ancillary uses and purposes thereto and for no other purpose whatsoever.
5. **Reporting** – The Tenants shall report to the Landlord annually on the activities and functions of the community garden and agree to provide year-end financial statements and other financial documentation to the Landlord.
6. **Tenants' Covenants** – The Tenants covenant and agree with the Landlord:
 - a) to provide community garden services including, but not limited to:
 - (i) provide for a minimum of thirty (30) garden boxes;
 - (ii) maintain a list of registered garden box users and waitlist for plots; and
 - (iii) maintain garden boxes in good working order
 - b) to promptly pay the Rent when due;
 - c) to provide all equipment, furnishings and supplies that may be required to operate the Land for the purposes of the Tenants;
 - d) not to make extensions, installations, or additions to the Land without obtaining the Landlord's prior written consent;
 - e) not to do, suffer or permit any act or neglect that may in any manner directly or indirectly cause damage to the Fence and Pumphouse or to any fixtures or appurtenances thereon;
 - f) to pay all costs and expenses of any kind whatsoever associated with and payable in respect of the Tenants' use and occupation of the Land including without limitation, levies, charges and assessments, permit and license fees, minor repair and maintenance costs, administration and service fees and payments for utilities, work and materials;
 - g) to pay the Landlord all goods and services taxes which may be payable in respect of this Lease;
 - h) to maintain the Land and Gardens in a safe, clean and sanitary condition and to take all reasonable precautions to ensure the safety of all persons using the Land;
 - i) to carry on and conduct its activities on the Land in compliance with any and all statutes, enactments, bylaws, regulations and orders from time to time in force and

to obtain all required approvals and permits; and

- j) to maintain the Gardens and all fixtures and appurtenances thereon at their own expense and pay all costs and expenses of any kind whatsoever associated with use and occupation of the Land, including without limitation, levies, charges and assessments, permit and licence fees, minor and major repair, administration and service fees and payments for utilities, work and materials.
9. **Net Lease** - Without limiting any other provisions in this Lease, the Tenants agree that this Lease is absolutely net to the Landlord and the Tenants must promptly pay when due on its own account and without any variation, set-off, or deduction all amounts, charges, costs, duties, expenses, fees, levies, rates, sums and taxes and increases in any way relating to the Land and that to the extent any such amounts remain unpaid after they come due, such amounts shall be deemed as Rent and may be collected by the Landlord as Rent.
10. **Insurance Requirements** - Without limiting the Tenants' obligations and liabilities under this Agreement, the Tenants shall obtain, at its own expense, and keep in force a policy of comprehensive general liability insurance providing coverage for death, bodily injury, property loss, property damage and other potential loss and damage arising out of the Tenants' use and operation of the Land in an amount of not less than Five Million (\$5,000,000.00) Dollars inclusive per occurrence and the Landlord, and its elected officials, officers, employees, agents and others, shall be named as additional insured under the policy.
11. **Insurance Policies** - The Tenants shall ensure that all policies of insurance pursuant to this Agreement are:
- a) placed with insurers licensed in British Columbia;
 - b) are written in the name of the Tenants and with the Landlord as additional insured, with loss payable to them as their respective interests may appear;
 - c) contain a cross liability clause and a waiver of subrogation clause in favour of the Landlord;
 - d) primary and do not require the sharing of any loss by any insurer that insures the Landlord;
 - e) contain a clause to the effect that any release from liability entered into by the Landlord prior to any loss shall not affect the right of the Tenants or the Landlord to recover;
 - f) endorsed to provide the Landlord with 30 day's advance notice in writing of cancellation or material change; and
 - g) otherwise on terms satisfactory to the Landlord, acting reasonably.
12. **Insurance Certificates** - The Tenants must obtain all required insurance at its sole expense and must provide the Landlord with certificates of insurance confirming the placement and maintenance of the insurance, promptly after a request to do so by the Landlord.
13. **Landlord May Insure** - If the Tenants fail to insure as required, the Landlord may, after 30

days notice to the Tenants, effect the insurance in the name and at the expense of the Tenants and the Tenants must promptly repay the Landlord all costs reasonably incurred by the Landlord in doing do, and such costs shall be deemed Rent and may be collected by the Landlord as Rent.

14. **Landlord to Insure** - The Landlord shall be responsible for insuring the Fence and Pump House from fire and other risks against which a prudent owner would insure.
15. **Landlord Access to the Land** – The Tenant covenants and agrees to provide the Landlord access to the Land at all times for the purpose of accessing the Fence and Pump House. The Tenant covenants and agrees not to change the lock on the Fence without written consent of, and providing a key to, the Landlord.
16. **Quiet Possession** – The Landlord covenants and agrees to permit the Tenants, so long as the Tenants are not in default of the Tenants' obligations under this Lease, to peaceably possess and enjoy the Land for the Term, without interference or disturbance from the Landlord or those claiming by, from or under the Landlord except in accordance with section 15 of this agreement and except for the Landlord's rights of inspection.
17. **Indemnity** - The Tenants must indemnify and save harmless the Landlord and its officials, officers, employees, agents, successors and assigns, from any and all liabilities, actions, damages, claims, losses, costs and expenses whatsoever in any way directly or indirectly arising from the occupation, activities or actions of the Tenants in, on or from the Gardens or anything done or maintained by the Tenants, excepting always liability arising out of the negligent acts of the Landlord or those for whom the Landlord is, in law, responsible.
18. **Survival of Indemnities** - The obligations of the Tenants under Section 17 survive the expiry or earlier termination of this Lease.
19. **Permission to Enter** - The Landlord or its authorized representative may enter the Land at all reasonable times, upon notice to the Tenants, for the purposes of inspection.
20. **Surrender of Possession on Termination** - At the expiration or sooner termination of this Lease, the Tenants must, at their sole cost and expense, peaceably surrender and give up possession of the Land without notice from the Village, and any right to notice to quit or vacate being hereby expressly waived by the Tenants despite any law or custom to the contrary. The Tenants must concurrently with the surrender of possession at its own expense and as requested by the Village:
 - a) remove from the Land the Gardens and all furniture, furnishings, equipment and trade fixtures;
 - b) remove all goods, supplies, articles, equipment, chattels, vehicles and other things brought onto and kept within the Land by or on behalf of the Tenants;
 - c) remedy any unsafe or illegal conditions of the Land created or aggravated by the Tenants' occupation of the Land;
 - d) repair any damage and injury occasioned to the Land by reason of the Tenants' removal of any items; and
 - e) deliver up the Land in a neat, clean and sanitary condition, free from any and all

materials that may have been brought onto, deposited onto or created on the Land during the Term.

21. **Ownership of Improvements at Termination** - At the expiration of the Term or earlier termination of this Lease, the Gardens and any improvements, extensions, installations, alterations or additions to it, whether done by or on behalf of the Tenants or not, shall remain the permanent property of the Tenants.
22. **No Assignment or Sublease** - The Tenants must not assign the Tenants' interest in this Lease or sublet the Land without the prior written consent of the Landlord, such consent to be at the sole and absolute discretion of the Landlord.
23. **Termination Due to Default** - If and whenever:
 - a) the Tenants are in default in the payment of Rent or any other amount payable under this Lease and the default continues for 30 days after written notice by the Landlord to the Tenants;
 - b) the Tenants do not fully observe, perform and keep each and every term, covenant, agreement, stipulation, obligation, condition and provision of this Lease to be observed, performed and kept by the Tenants and persists in such default for 30 days after written notice by the Landlord;

then the Landlord may, at its option, terminate this Lease and the Term then becomes immediately forfeited and void and the Tenants must immediately cease all use and occupation of the Land and must vacate and deliver up possession of the Land and the Landlord may repossess the Land and enjoy the same.

24. **Holding Over** - If the Tenants continue to occupy the Land with the written consent of the Landlord after the expiration of the Term or earlier termination of this Lease, then, without any further written agreement, the Tenants shall be a monthly lessee paying monthly rent in an amount determined by the Landlord and subject always to the other provisions in this Lease insofar as the same are applicable to a month to month tenancy and a tenancy from year to year shall not be created by implication of law.
25. **Interpretation** - In this lease:
 - a) reference to the singular includes a reference to the plural and vice versa, unless the context requires otherwise;
 - b) section headings are inserted for ease of reference and are not to be used in interpreting this Lease;
 - c) a party is a reference to a party of this Lease;
 - d) time is of the essence; and
 - e) a reference to a party is deemed to include the heirs, executors, administrators, successors, assigns, servants, employees, agents, contractors, elected and appointed officials, officers, directors, licensees and invitees of such party where the context so requires and allows.

- 26. **Severance** - If any portion of this Lease is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid must not affect the validity of the remainder of the Lease.
- 27. **Binding on Successors** - This Lease enures to the benefit of and is binding upon the parties and their respective successors and assigns, notwithstanding any rule of law or equity to the contrary.
- 28. **Law of British Columbia** - The Lease must be construed according to the laws of the Province of British Columbia.
- 29. **Whole Agreement** - The provisions in this Lease constitute the whole of the agreement between the parties and supersede all previous communications, representations, warranties, covenants and agreements, whether verbal or written, between the parties with respect to the subject matter of the Lease.
- 30. **Waiver or Non-Action** - Waiver by the Landlord of any breach of any term, covenant or condition of this Lease by the Tenants must not be deemed to be a waiver of any subsequent default by the Tenants. Failure by the Landlord to take any action in respect of any breach of any term, covenant or condition of this Lease by the Tenants must not be deemed to be a waiver of such term, covenant or condition.
- 31. **Not For Profit Society** - The Tenants represent and warrant to the Landlord that they are a not for profit society validly incorporated and in good standing under the laws of British Columbia and does not conduct its activities with a view to obtaining, and does not distribute profit or financial gain for its members.

IN WITNESS WHEREOF the parties have executed this Agreement on the ____ day of _____, 2025.

VILLAGE OF HARRISON HOT SPRINGS

HARRISON COMMUNITY GARDEN SOCIETY

By its authorized signatories:

By its authorized signatories:

Mayor

Print Name

Corporate Officer

Print Name

SCHEDULE "A"





Fence

Pump House

DRAFT

File No: 3060-20-DP-01/23

Date: April 7, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: 728 Hot Springs Road – Development Permit

RECOMMENDATION

THAT Development Permit DP 01/23 be issued to 1387288 BC Ltd for property located at 728 Hot Springs Road, Harrison Hot Springs for land legally described as:

Lot 60, Section 12, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 44919 (PID 007-980-337).

Subject to the following:

- a) The registration of a save-harmless flood covenant that is acceptable to the Village on the Lot's title;
- b) For the installation of or the placement of any signs on the building or structure, the applicant must follow the requirements as outlined in the Village of Harrison Hot Springs Sign Bylaw No. 1126, 2018, as amended from time to time. To start this process, a Comprehensive Sign Plan application must be submitted, and approved by the Village;
- c) The applicant entering into a Works and Services Agreement to address any off-site works required due to the issuance of this Development Permit such as, but not limited to, the creation of a sidewalk along the site's entire frontage area;
- d) The applicant entering into a Works and Services Agreement to address the Landscaping requirements;
- e) The registration of a covenant on the Lot's title to address the placement of a minimum of two (2) EV charging outlets, the creation of four (4) accessible parking spaces and the creation of a bicycle parking area for six (6) bicycles;
- f) The Village receiving an Irrevocable Letter of Credit in the amount of \$489,370.00;
- g) The application being referred to the Village's Fire Department, for their comments and recommendations. Any recommendations must be included in the Planning Review stage on the issuance of a building permit;
- h) A report prepared by a component professional with at least 10 years of professional experience, and accepted by the Village, that addresses:
 - i. The estimation on the demand to be generated by the proposed development for water, and sewer services and in the case of any phased development, by each phase of the development;
 - ii. An analysis of the existing community water system and the existing community sewer system and outlining the options available for the supply

- and delivery of water and the provision of sewer services to the proposed development;
- iii. Estimate the amount of additional surface drainage that could be generated by the proposed development and the options available for on-site retention/absorption, collection, storage, and dispersal of such drainage; and
 - i) The identification of, if applicable, the new capital works required for the proposed development for water, sewer, and the drainage systems and their cost and the potential funding sources for these expenditures.

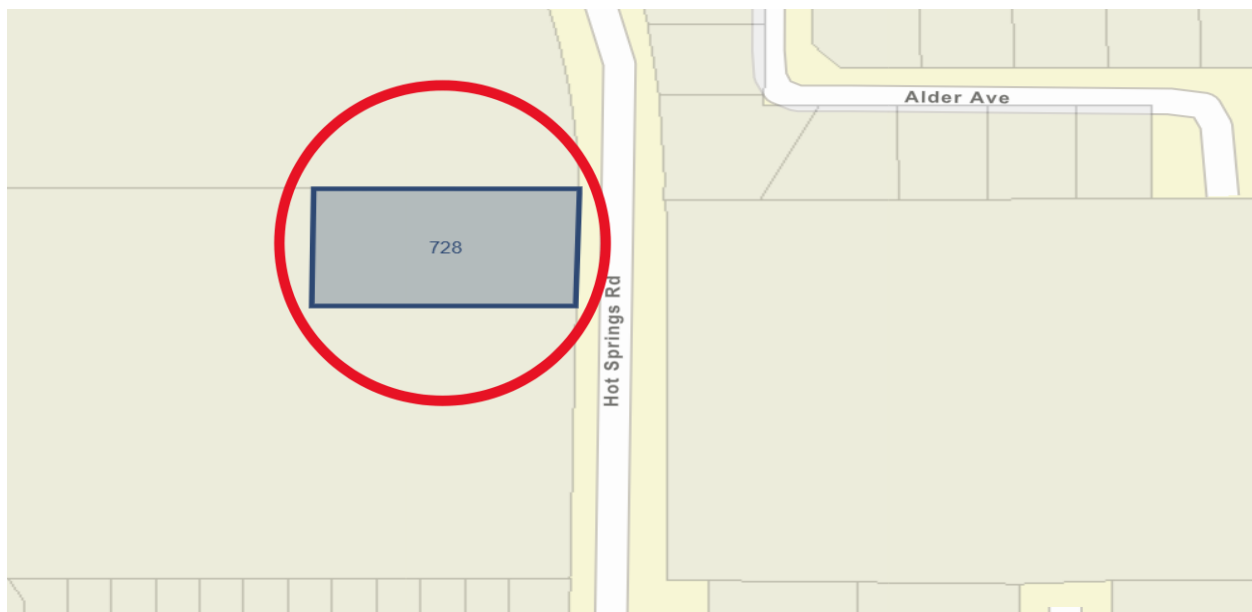
SUMMARY

The proponents have made an application for a Development Permit, such that they can construct a 28-unit condo building with underground parking.

BACKGROUND

Site Location and Zoning Information

The site is located at 728 Hot Springs Road. The site is currently serviced and is located adjacent to a major roadway that moves traffic in a north to south direction. Currently there is a single-family dwelling located on this Lot.



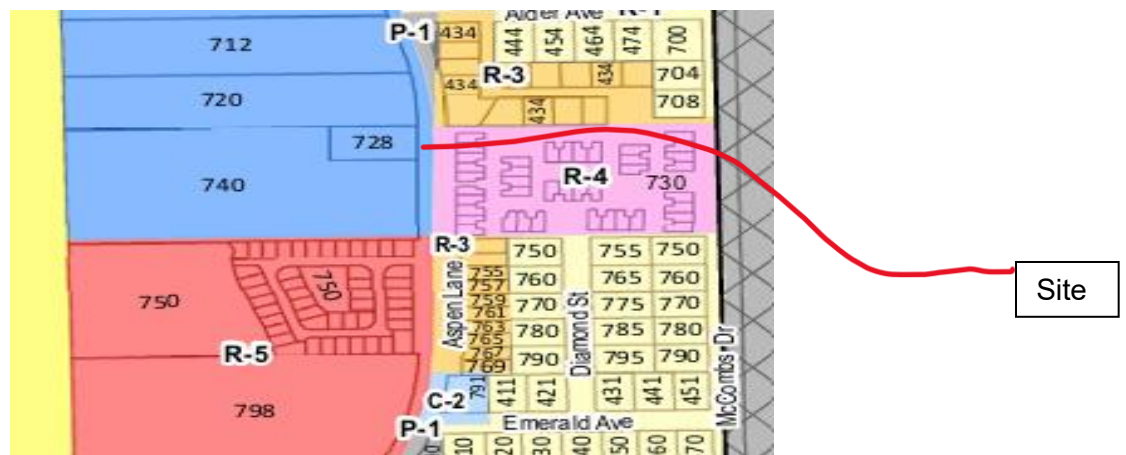


View from Hot Springs Road



Aerial view of the property

Zoning Information



The site is surrounded by tourism commercial uses along the northern, southern, western, and eastern boundaries of the site. The eastern portion of the site also abuts against Hot Springs Road. Across the street from the Lot is a mixture of residential dwellings.

The Zoning Bylaw requires the inclusion of EV charging outlets at a ratio of 1 EV Charger per 20 stalls. Utilizing this ratio and rounding up, two (2) EV Chargers are required. In addition to this, the applicant is required to provide four (4) accessible parking spaces, and a bicycle parking area for up to six (6) bicycles.

OCP Designation

The site is currently designated as a Tourism Commercial area and based upon a legal opinion received by the Village the proposed use is compatible with this designation, therefore no OCP redesignation is required. In addition to this, the site is in a form and character Development Permit area, as per the requirements of the Tourism-Commercial Development Permit Area. The requirements of this development permit area will be addressed with the issuance of this Development Permit.

DISCUSSION

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Official Community Plan Bylaw No. 1184, 2022
Zoning Bylaw No. 1115, 2017
Development Procedures Bylaw No. 1090, 2016

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachment (1): DP 01/23

ISSUED this ____ day of _____, 2025

FILE No: 3060-20-DP01/23
FOLIO Number: 5240-15733

**TO: 1387288 BC LTD
9259 Main Street
Chilliwack BC
V2P 4M8 (the "Permittee")**

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

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

Parcel Identifier: PID: 007-980-337

Legally Described as: Lot 60, Section 12, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 44919.

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

(the "Lands")

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

for the development of a 28-unit condo with underground parking

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

5. As a condition of the issuance of this Development Permit, the Council holds security in the form of an Irrevocable Letter of Credit in the amount of \$489,370.00 to ensure that development is carried out in accordance with the terms and conditions of this Development Permit. Should any interest be earned upon the security, it must accrue to the Permittee and be paid to the Permittee, if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the work hereby authorized according to the terms and conditions of the Development Permit within the time provided, the Village may use the security to carry out the work by its servants, agents or contractors, and any surplus must be paid over to the Permittee; or should the Permittee carry out the work Permitted by this Development Permit within the set time set out below, the security must be returned to the Permittee.

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

i) The building materials and design must follow sheets A3.0 to A3.2 of Flat IGEL

- Architecture drawings dated June 6, 2023. If there is any deviation from the use of these materials, the Village's prior approval for any deviation is required.
- ii) The colours of the materials must be in accordance with sheets A3.0 to A3.02 of IGEL Architecture drawings dated June 6, 2023. If there is any deviation from the use of these colours, the Village's prior approval for any deviation is required.
 - iii) The site plan layout as identified on sheet A1.0 of IGEL Architecture drawings dated June 6, 2023, must be followed. If there is any deviation from this plan the Village's prior approval of any deviation is required.
 - iv) The Landscape Plan must be in accordance with sheet L-1 of C. Kavolinas and Associates Inc drawing dated June 2023. If there is any deviation from this plan the Village's prior approval of any deviation is required.
 - v) A Works and Services Agreement must be entered into with the Village of Harrison Hot Springs to address any works and services that will take place off site, as a result of this Development Permit. This includes but is not limited to; Sewer upgrades, Water upgrades, Road construction, and Storm Water issues.
7. The Permittee agrees that the Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps, and specifications.
 8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
 - i) Sheets numbered A0.0, A1.0, A3.0, A3.1, and A3.2 of IGEL Architecture drawings dated June 6, 2023.
 - ii) Sheet L-1 of C. Kavolinas and Associates Inc drawing dated June 2023.
 9. **This Development Permit is NOT a Building Development Permit, a subdivision approval nor a soil deposit or removal permit.**
 10. This Development Permit must lapse on the _____ day of _____, 2027 unless the development is substantially started.

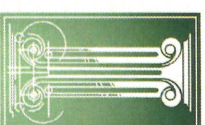
RESOLUTION PASSED BY COUNCIL, THIS _____ day of _____, 2025

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.

 Authorized Director
 for 1387288 BC Ltd

 Print Name

 Corporate Officer



**PRECISION BUILDING
DESIGN ASSOCIATES LTD.**
348222 report rd. cambridge, s.c. 03172-1220

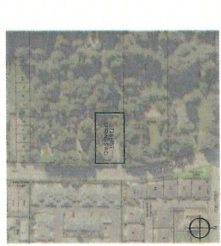
Project:
**The Bell/Kurts 28 Unit
Condo**

Address:
**728 Hot Springs Road,
Hamilton Hot Springs, B.C.**

Drawing heading:



Site image:



renderings:



architect stamp:

NO.	DESCRIPTION	DATE
1	SITE CONCEPT SUBMITTED TO CLIENT REVIEW	NOV 2022
2	CONCEPT SUBMITTED TO CLIENT REVIEW	MAY 23
3	CONCEPT SUBMITTED TO CLIENT REVIEW	MAY 23
4	CONCEPT SUBMITTED TO CLIENT REVIEW	MAY 23
5	CONCEPT SUBMITTED TO CLIENT REVIEW	MAY 23
6	CONCEPT SUBMITTED TO CLIENT REVIEW	MAY 23
7	CONCEPT SUBMITTED TO CLIENT REVIEW	MAY 23
8	CONCEPT SUBMITTED TO CLIENT REVIEW	MAY 23

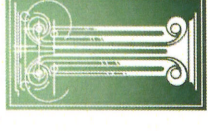
Stage:
DP Drawings

Sheet Name:
Cover

Project no.:
K1201231
Scale:
AS SHOWN
Date:
JUNE 8, 2023
Checked:
Sheet number:

A0.0





PRECISION BUILDING DESIGN ASSOCIATES LTD.
 2400 Highway 101, Suite 100, Mississauga, ON L4W 1M9

Project: The Bot/Kurts 28 Unit Condo

Address: 728 Hot Springs Road, Harrison Hot Springs, B.C.



drawing heading

site images



rendering



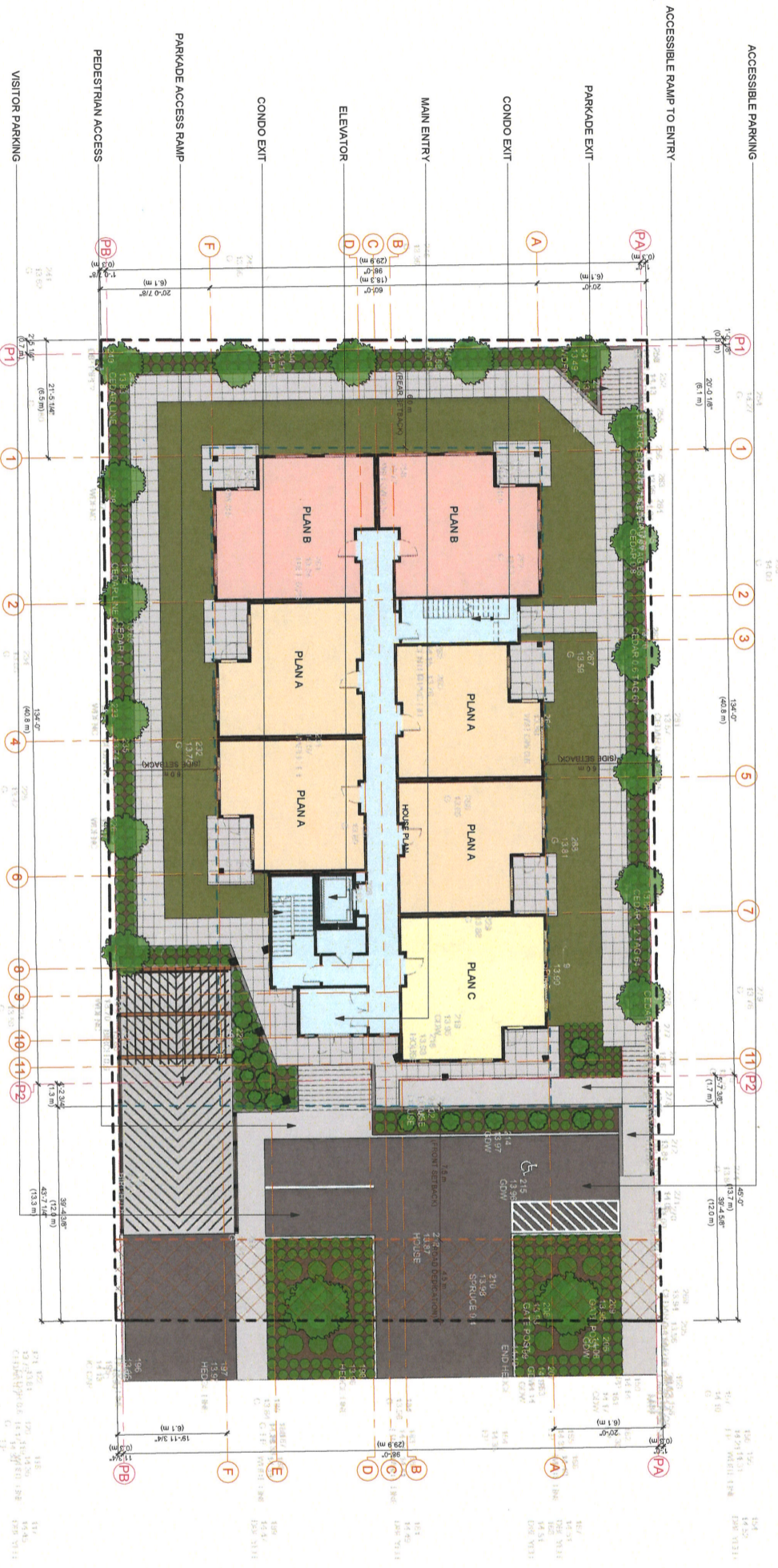
architect stamp

no.	description	date
1	PRELIMINARY DESIGN	2023.05.15
2	CONCEPTUAL DESIGN	2023.06.15
3	SCHEMATIC DESIGN	2023.07.15
4	DESIGN DEVELOPMENT	2023.08.15
5	PERMITTING	2023.09.15
6	CONSTRUCTION	2023.10.15
7	POST-CONSTRUCTION	2023.11.15
8	AS-BUILT	2023.12.15

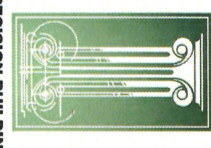
DP Drawings

Sheplan & Zoning

role	name	date
project no.	PM41105	
designed by	K. WELSH	
scale	AS SHOWN	
checked by	AS SHOWN	
date	JUNE 6, 2023	
sheet number	A1.0	



SITE PLAN
 1 : 150
 ZONING ANALYSIS
 ZONE: C3
 MAIN USE: APARTMENTS
 MIN. LOT SIZE: 464m² (PROPOSED: 1653m²)
 FLOOR AREA RATIO: 1.5 (PROPOSED: 1.25 (EXCLUDES PARKADE))
 MAX. DENSITY: N/A
 LOT COVERAGE: 100% (PROPOSED: 70%)
 FRONT SETBACK: 7.5m
 REAR SETBACK: 6m APARTMENT/PARKADE
 SIDE SETBACK: 6m APARTMENT/PARKADE
 BUILDING HEIGHT: 11.5m (PROPOSED: 11.5m)
 PARKING REQ: 125 (EN DU 35 (PROPOSED: 35))



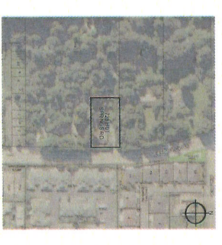
PRECISION BUILDING DESIGN ASSOCIATES LTD.
 1000 West 10th Street, Suite 100
 Vancouver, BC V6H 2G6

Project: **The Bot/Kurts 28 Unit Condo**

Address: **728 Hot Springs Road
 Harrison Hot Springs, B.C.**

drawing heading:

Site image:



rendering:



architect stamp:

no.	description	date
1	PRELIMINARY DRAWING	2022.05.10
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99	REVISED DRAWING	2022.06.01
100	REVISED DRAWING	2022.06.01

DP Drawings

Sheet Name: **Front (East) & RH Side (North) Elevations**

Project no: PM4115
 designed: K. WELSH
 scale: AS SHOWN
 date: JUNE 5, 2023
 checked: [blank]
 sheet number: [blank]

A3.0





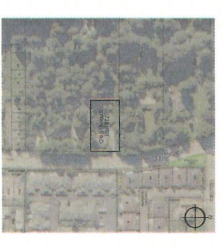
**PRECISION BUILDING
DESIGN ASSOCIATES LTD.**
A Division of Precision Building Group Inc.

Project:
**The Bot/Kurts 28 Unit
Condo**

Address:
**728 Hot Springs Road,
Harrison Hot Springs, B.C.**

drawing heading:

site image:



rendering:



architect stamp:

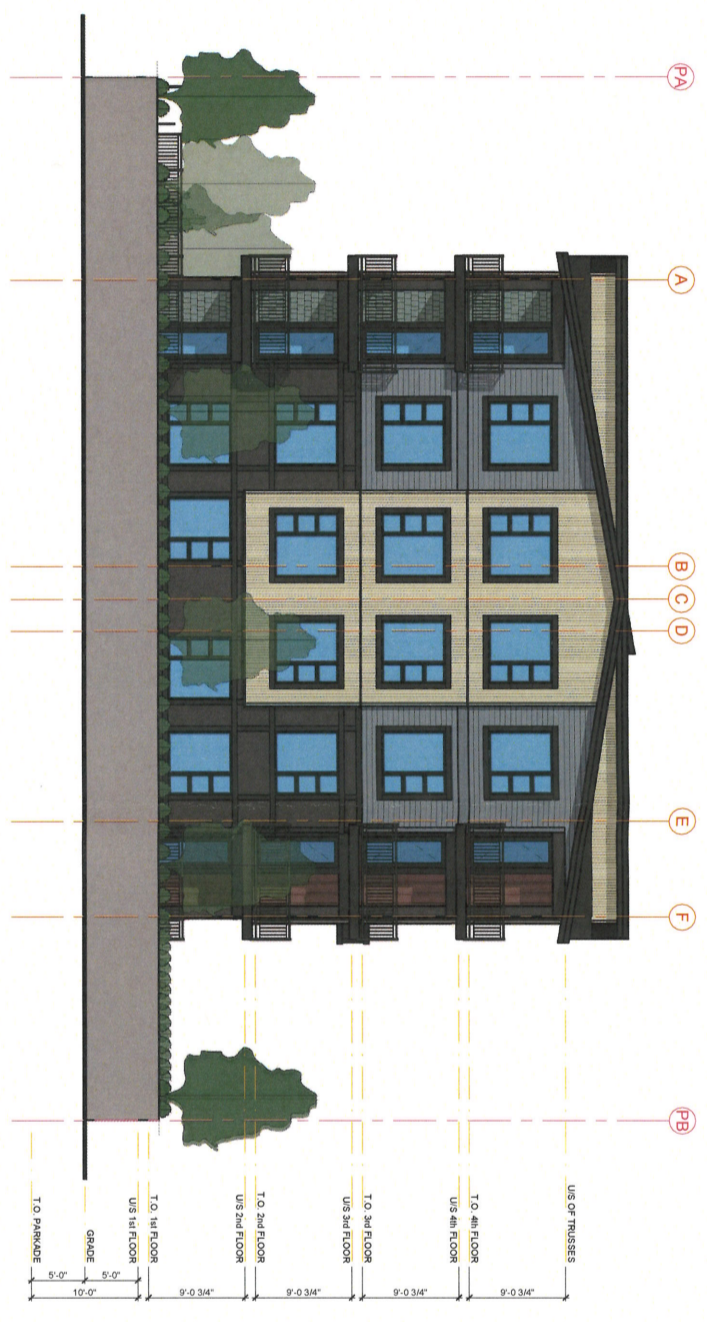
NO.	REVISION	DATE
1	ISSUE FOR PERMIT	2023.05.15
2	ISSUE FOR CONSTRUCTION	2023.05.15
3	ISSUE FOR OCCUPANCY	2023.05.15
4	ISSUE FOR AS SHOWN	2023.05.15
5	ISSUE FOR AS SHOWN	2023.05.15
6	ISSUE FOR AS SHOWN	2023.05.15
7	ISSUE FOR AS SHOWN	2023.05.15
8	ISSUE FOR AS SHOWN	2023.05.15
9	ISSUE FOR AS SHOWN	2023.05.15
10	ISSUE FOR AS SHOWN	2023.05.15
11	ISSUE FOR AS SHOWN	2023.05.15

stage:
DP Drawings

sheet name:
**Rear (West) & LH Side
(South) Elevations**

project no.: P14105
designed by: K. WELSH
scale: AS SHOWN
date: JUNE 8, 2023
checked:
sheet number:

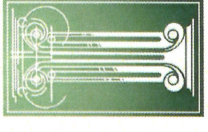
A3.1



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



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



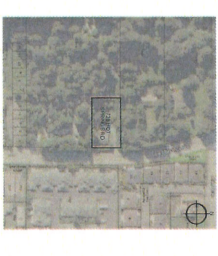
**PRECISION BUILDING
DESIGN ASSOCIATES LTD.**
7228 HANLON ROAD, SUITE 200, VANCOUVER, BC V6N 1A1

Project:
**The Bot/Kurts 28 Unit
Condo**

Address:
**7228 Hot Springs Road,
Harrison Hot Springs, B.C.**

Drawing Number:

Site Image:



Rendering:



Architect Stamp:

Revisions:

No.	Description	Date
1	31% COMPLETE SET FOR PERMITS	NOV. 11, 2022
2	31% COMPLETE SET FOR PERMITS	NOV. 11, 2022
3	31% COMPLETE SET FOR PERMITS	NOV. 11, 2022
4	31% COMPLETE SET FOR PERMITS	NOV. 11, 2022
5	31% COMPLETE SET FOR PERMITS	NOV. 11, 2022
6	31% COMPLETE SET FOR PERMITS	NOV. 11, 2022
7	31% COMPLETE SET FOR PERMITS	NOV. 11, 2022
8	31% COMPLETE SET FOR PERMITS	NOV. 11, 2022
9	31% COMPLETE SET FOR PERMITS	NOV. 11, 2022
10	31% COMPLETE SET FOR PERMITS	NOV. 11, 2022

Stage:
DP Drawings

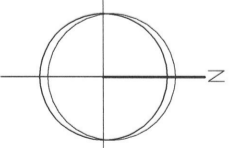
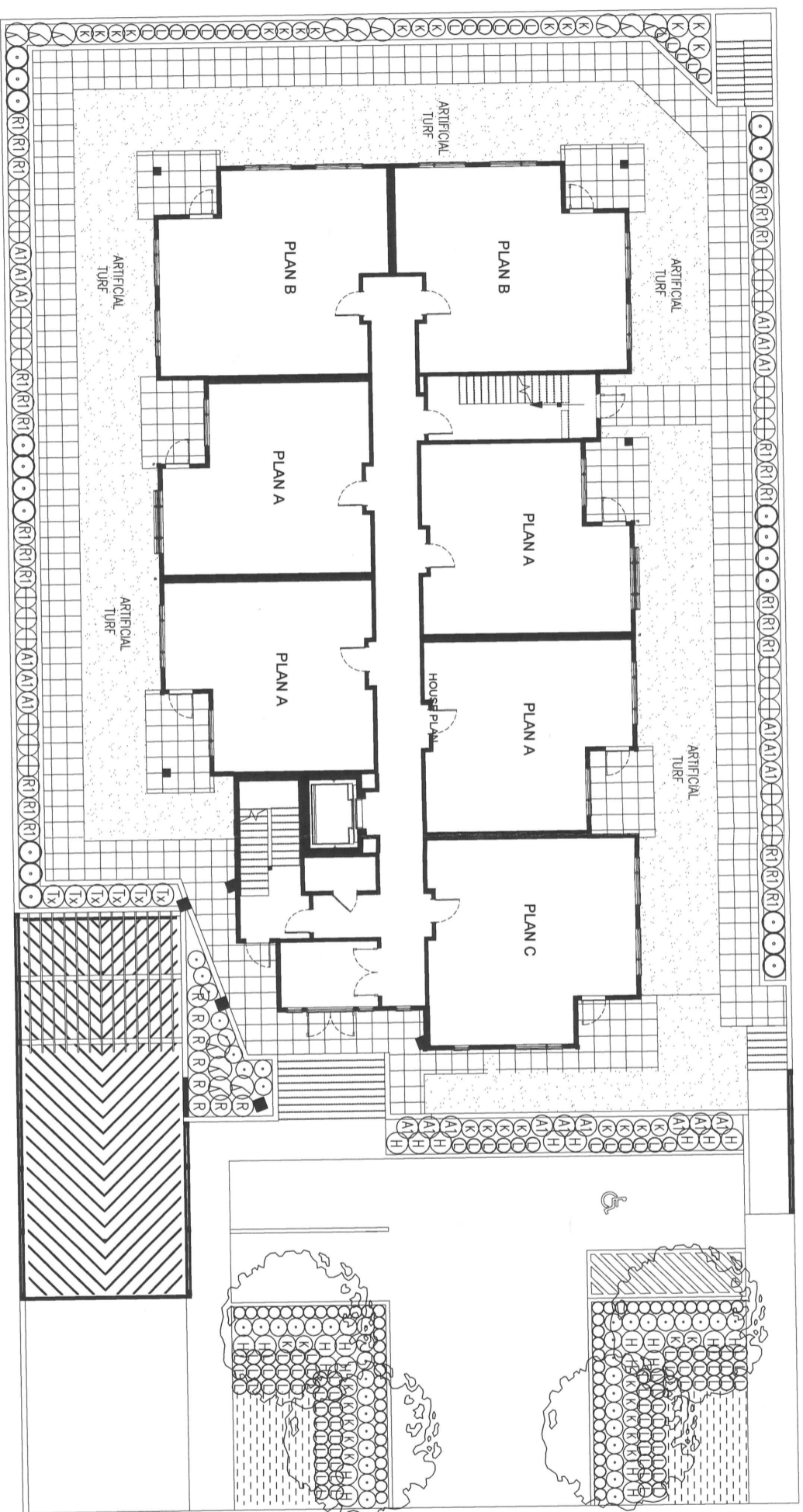
Sheet Name:

Renderings

Project No: **P14105**
 Designer: **K. WELSH**
 Scale: **AS SHOWN**
 Date: **JUNE 8, 2023**
 Checked: **[Signature]**
 Sheet Number:

A3.2





DATE	REVISIONS	NO.

J. KAVOULINAS & ASSOCIATES INC.
 BCSLA CSLA
 2452 JORDON COURT
 ABBOTSFORD, B.C.
 V3S 3E8
 PHONE (604) 857-2376

CLIENT
 PRECISION BUILDING DESIGN ASSOCIATES LTD.
 ATTENTION: KEVIN WELSH
 SUITE #300
 45963 AIRPORT ROAD
 CHILLIWACK, B.C.
 V2P 1A3
 604-

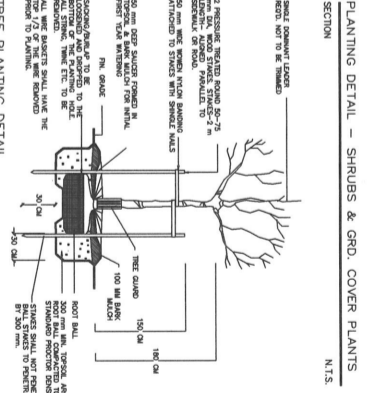
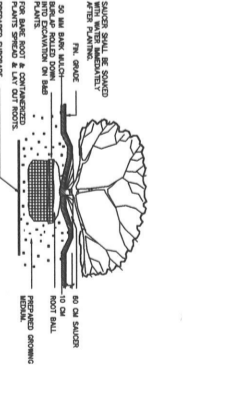
TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 TREE RETENTION PLAN
 28 UNIT
 CONDO DEVELOPMENT
 728 H01 SPRINGS ROAD
 HANSON H01 SPRINGS

SCALE 1:100	DATE JUN/23
DRAWN CHD	DATE CHKD APPRD AS BUILT
PRINTED	JOB NO. DRAWING NO. L-1

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

○	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD		4	6 CM. CAL.	AS SHOWN	B. & B.
○	SARGOCOGCA HOKKERANA 'HUMILIS'	HIMALAYAN SWEET BOX		45	#2 POT	65 CM. O.C.	
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA		24	#3 POT	90 CM. O.C.	
○	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA		21	#3 POT	90 CM. O.C.	
○	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA		20	#3 POT	90 CM. O.C.	
○	ROSA MEDIALAND 'PINK'	MEDIALAND ROSE		8	#3 POT	90 CM. O.C.	
○	MEDIUM RHODOENDRON (VARIOUS)	RHODOENDRON		24	#3 POT	90 CM. O.C.	
○	HOSTA (VARIOUS)	HOSTA		24	#3 POT	90 CM. O.C.	
○	STRONGA VOLSKANS 'MICHEL BUCHNER'	LLAC		13	#3 POT	90 CM. O.C.	
○	TAYUS x MEDIA HICKSI	HICKS' YEW		6	1.30 METERS	70 CM. O.C.	
○	LAVANDULA ANGIUSTIFOLIA 'WUNSTEAD'	LAVENDER		103	#3 POT	45 CM. O.C.	
○	CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS		33	#3 POT	65 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD		58	#3 POT	45 CM. O.C.	
○	HYPERICUM CALYCNUM	ST. JOHN'SWORT		52	#3 POT	45 CM. O.C.	

- 1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BE LANDSCAPE STANDARDS TABLE CONTAINED IN THE BRITISH STANDARD BS 2800:1993. THE MINIMUM ACCEPTED SIZE SHALL BE THE SIZE INDICATED IN THE LIST AND NOT THE SIZE OF THE PLANT AT THE TIME OF INSTALLATION. PLANTS SUBSTITUTIONS TO SPECIFIED MATERIAL, UNLESS OTHERWISE INDICATED, SHALL BE REJECTED. A NUMBER OF THE WORKING DRAWINGS TO INDICATE THE SUBSTITUTIONS TO SPECIFY THE SUBSTITUTIONS TO THE PLANT LIST SHALL BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL.
- 2) ALL PLANT MATERIAL MUST BE PROVIDED FROM CREDITED TRADE SOURCES. ALL PLANT MATERIAL SHALL BE PROVIDED FROM CREDITED TRADE SOURCES. ALL PLANT MATERIAL SHALL BE PROVIDED FROM CREDITED TRADE SOURCES. ALL PLANT MATERIAL SHALL BE PROVIDED FROM CREDITED TRADE SOURCES. ALL PLANT MATERIAL SHALL BE PROVIDED FROM CREDITED TRADE SOURCES.
- 3) PLANT SIZES AND SPACING SHALL BE PROVIDED FROM CREDITED TRADE SOURCES. ALL PLANT MATERIAL SHALL BE PROVIDED FROM CREDITED TRADE SOURCES. ALL PLANT MATERIAL SHALL BE PROVIDED FROM CREDITED TRADE SOURCES. ALL PLANT MATERIAL SHALL BE PROVIDED FROM CREDITED TRADE SOURCES.
- 4) THE CONTRACTOR SHALL GUARANTEE THE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE WORK. THE CONTRACTOR SHALL GUARANTEE THE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE WORK.
- 5) ALL PLANTING BEGS SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE ARCHITECT.
- 6) PLANTING BEGS SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE ARCHITECT.
- 7) PLANTING BEGS SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE ARCHITECT.
- 8) PLANTING BEGS SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE ARCHITECT.
- 9) PLANTING BEGS SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE ARCHITECT.
- 10) PLANTING BEGS SHALL BE SUBSTITUTED WITHOUT THE APPROVAL OF THE ARCHITECT.



File No: 3360-20-Z01/25
Date: April 7, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: 285 Spruce Street – Rezoning Application

RECOMMENDATIONS

THAT Zoning Amendment Bylaw No. 1225, 2025 be introduced and given first reading; and

THAT Zoning Amendment Bylaw No. 1225, 2025 be given second reading; and

THAT staff be authorized to schedule a Public Hearing; and

THAT Zoning Amendment Bylaw No. 1225, 2025 be referred to the Village's Fire Department.

SUMMARY

This applicant is looking to rezone their Lot at 285 Spruce Street from R-2 (Duplex) to R-3 (Small Lot). This is required before a subdivision application can be processed.

BACKGROUND

On April 8, 2024, the applicant applied for a subdivision for this site, but the proposed parcel sizes did not meet the minimum Lot sizes as per the Village's Zoning Bylaw. The Approving Officer declined this application due to the minimum Lot size not being addressed. On January 9, 2025, the Village received a Rezoning Application to change the Lot zone from R-2 to R-3.

Site Location, Zoning, and OCP Information



Looking in towards the property from Spruce St. Two dwelling structures are located on this Lot.



Located on this site are two dwelling structures. The writer of this report has been informed that the structures on the site consist of a cottage, built in the 1940's, and a 1950's style rancher.



Zoning

The site is currently zoned R-2 (Residential 2 Duplex). Upon a review of past Zoning Bylaws, specifically Bylaw No. 444, 1986, the site is zoned R-2. This older zoning can explain why the site was used for two single family dwellings. Given the age when the structures were first constructed it appears that this site has been treated as a legal non-conforming use since at least 1986.

“5.3 RESIDENTIAL-TWO ZONE (R-2)

This zone is intended for low density one and two family dwellings on larger urban lots, together with supporting community facilities.

(1) THE FOLLOWING USES AND NO OTHERS ARE PERMITTED

1. Single family dwelling.
2. One two family dwelling (duplex dwelling).
3. Agricultural and horticultural uses
4. Churches.

(2) CONDITIONS OF USE

1. A maximum of one two family dwelling (duplex) is permitted on any single lot.”

Source: Zoning Bylaw No. 444, 1986. Page 17.

Official Community Plan (OCP) Designation

As per the Village’s OCP Bylaw, the site is located within the area designated as Low Density Residential. Listed below are the policies associated with this designation.

“7.3.2 Low Density Residential Area

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

Source: OCP Bylaw No. 1184, 2022 Page 36

In addition to this is the following policy that must also be considered:

“7.3.5 Parking and Traffic in Residential Areas

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

Source: OCP Bylaw No. 1184, 2022 Page 36

With this designation no OCP amendment is required.

Development Permit Area

The site is also located within the Greenhouse Gas Emissions Development Permit Area.

DISCUSSION

Potential Impacts

Based upon the current use of the site, two dwellings on one Lot, the proposed use of one dwelling per Lot will not impact the current services provided to this proposed development.

While the site is within a Development Permit Area, if Council approves the Zoning Amendment the Approving Officer (AO) can process the subdivision application. However, the AO cannot give final approval to the proposed subdivision without the Development Permit being issued.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP Bylaw No. 1184, 2022
Zoning Bylaw No. 1115, 2017
Past Zoning Bylaw No. 444, 1986

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachment (1): Draft Zoning Amendment Bylaw No. 1225, 2025



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1225

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

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

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

CITATION

1. This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1225, 2025".

2. MAP AMENDMENT

That:

- (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1115, 2017 be amended by rezoning the lands, legally described as Lot 11, Block 5 Fractional Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 251 (PID 011-535-733), outlined in red and cross-hatched on Schedule 1 of this Bylaw from Residential 2 (Duplex) - R-2 zone to Residential 3 (Small Lot) R-3 zone; and,
(b) the map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS DAY OF 2025

READ A SECOND TIME THIS DAY OF 2025

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2025

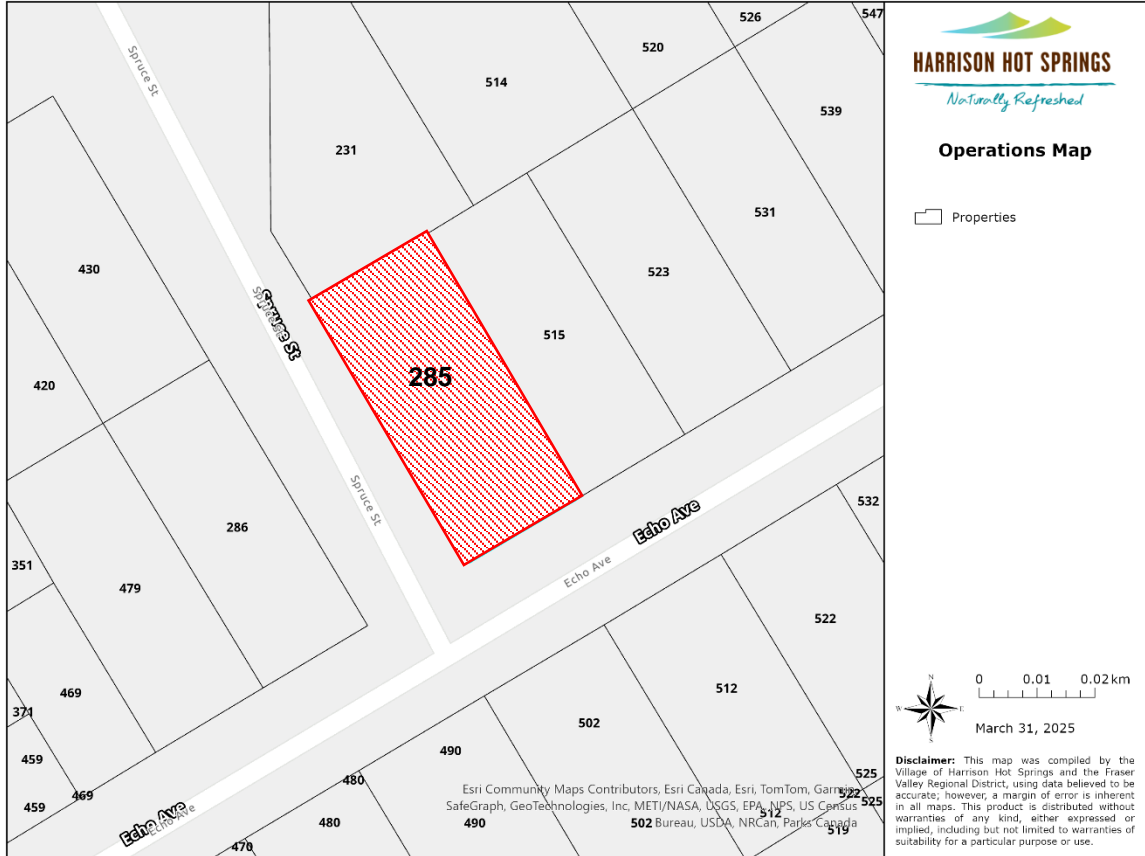
READ A THIRD TIME THIS DAY OF , 2025

ADOPTED THIS DAY OF , 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer

Schedule 1 Bylaw No. 1225, 2025



File No: 3360-20-Z02/25
Date: April 7, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: 442 Lillooet Ave – Rezoning/Redesignation Amendments

RECOMMENDATIONS

THAT Zoning Amendment Bylaw No. 1226, 2025, be introduced and given first reading; and

THAT Zoning Amendment Bylaw 1226, 2025, be given second reading; and

THAT Official Community Plan Redesignation Amendment Bylaw No. 1227, 2025 be introduced and given first reading; and

THAT Official Community Plan Redesignation Amendment Bylaw 1227, be given second reading; and

THAT staff be authorized to schedule a Public Hearing for Zoning Amendment Bylaw No. 1226, 2025 and Official Community Plan Redesignation Amendment Bylaw No. 1227, 2025; and

THAT Zoning Amendment Bylaw No. 1226, 2025 and the Official Community Plan Redesignation Amendment Bylaw No. 1227, 2025 be referred to the Ministry of Transportation and Transit.

SUMMARY

This applicant is looking to rezone their Lot from R-3 (Small Lot) to C-1 (Village Centre) and to redesignate the current Official Community Plan (OCP) designation from Medium Residential to Village Centre.

BACKGROUND

The two applications are required as the applicant wishes to set up a professional services commercial operation, while still residing in the dwelling. The professional services that will be provided include the provision of legal advice and a notary office.

Site Location, Zoning, and OCP Information



Zoning

The site is currently zoned R-3 (Residential 3 Small Lot) and the immediate property adjacent is also Zoned R-3. Outside of this, the eastern properties are zoned as R-2 and Spring Park is located along the southern portion of the Lot. To the north and west of this Lot are properties zoned for commercial operations.



Looking in towards the property from Lillooet Avenue.

Located on this site is a single-family dwelling that was constructed in 2018. The site is fully serviced and is approximately 0.15 Ac (0.06 Ha, 607 M² or 6,534 ft²) in size.

Current Official Community Plan (OCP) Designation

As per the Village’s OCP Bylaw, the site is located within the area designated as Medium Density Residential. The current designation does not work for this type of use within this type of designation. A redesignation to another designation is required in order for this type of use to be developed on this Lot. Listed below are the objectives of the proposed OCP designation.

Proposed OCP Designation

“5.4.2 Village Centre Area

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

Source: OCP Bylaw No. 1184, 2022 Page 32

The use of the Village Centre Designation is a better fit for the proposed uses.

Development Permit Area

The site is also located with the Greenhouse Gas Emissions Development Permit Area and the Multi-Family Development Permit Area. As the dwelling has already been built, no development permit is required at this time.

DISCUSSION

Potential impacts

The concerns that staff have with this development application relate to the use of the full C-1 uses in this area, if the bylaw is approved. This could be seen as “commercial creep” into the residential areas. The second issue is the potential location of the required on-site parking stalls.



Limiting Commercial Uses

On the potential use of all the commercial uses in this area, the bylaw has been created to limit the commercial operation to “Business and Professional Offices” only. This would allow the applicant to set up their required legal and notary services establishment.

On-Site Parking

While no actual size on the Gross Floor Area (GFA) of the business and professional portion has been identified within the application, in discussion with the applicant, the proposed business area is estimated to be approximately 28 M². With respect to the on-site parking issue, the applicant must provide 1 parking space per every 28M² of the GFA for business and professional operation. Or as per s 6.6 of the Zoning Bylaw, the applicant can secure the required parking spaces through the use of an Off-site Parking Agreement. On the Lot, the applicant has a two-car garage, with one space available at this time and the possibility of providing two parking spaces in the driveway.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP Bylaw No. 1184, 2022
Zoning Bylaw No. 1115, 2017

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments (2):

1. Draft Zoning Amendment Bylaw No. 1226, 2025
2. Draft Official Community Plan Amendment Bylaw No. 1227, 2025

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

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

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

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1226, 2025**".

2. **TEXT AMENDMENT**

That:

- (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1115, 2017 be amended by rezoning the lands, legally described as Lot 1, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan EPP73256 (PID 030-244-803), outlined and coloured red on Schedule 1 of this Bylaw from **Residential 3 (Small Lot) R-3** zone to **Village Commercial C-1**; and,
- (b) The map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw; and
- (c) Under the C-1 Zone "Development Regulations for the Commercial Uses", the following number 13 is inserted in the Notes section:
"13/. For land legally described as Lot 1, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan EPP 73256 (PID 030-244-803) the Village Commercial (C-1) uses are limited to "Business and Professional Offices" only; and
- (d) Under the definition of Business and Professional Offices and after the word "Structure" and before the word "for", the words "outside of a Home Occupation" are deleted in its entirety.

READ A FIRST TIME THIS _____ DAY OF _____ 2025.

READ A SECOND TIME THIS _____ DAY OF _____ 2025.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2025.

READ A THIRD TIME THIS _____ DAY OF _____, 2025.

Ministry of Transportation and
Transit Approval provided on this _____ DAY OF _____, 2025.

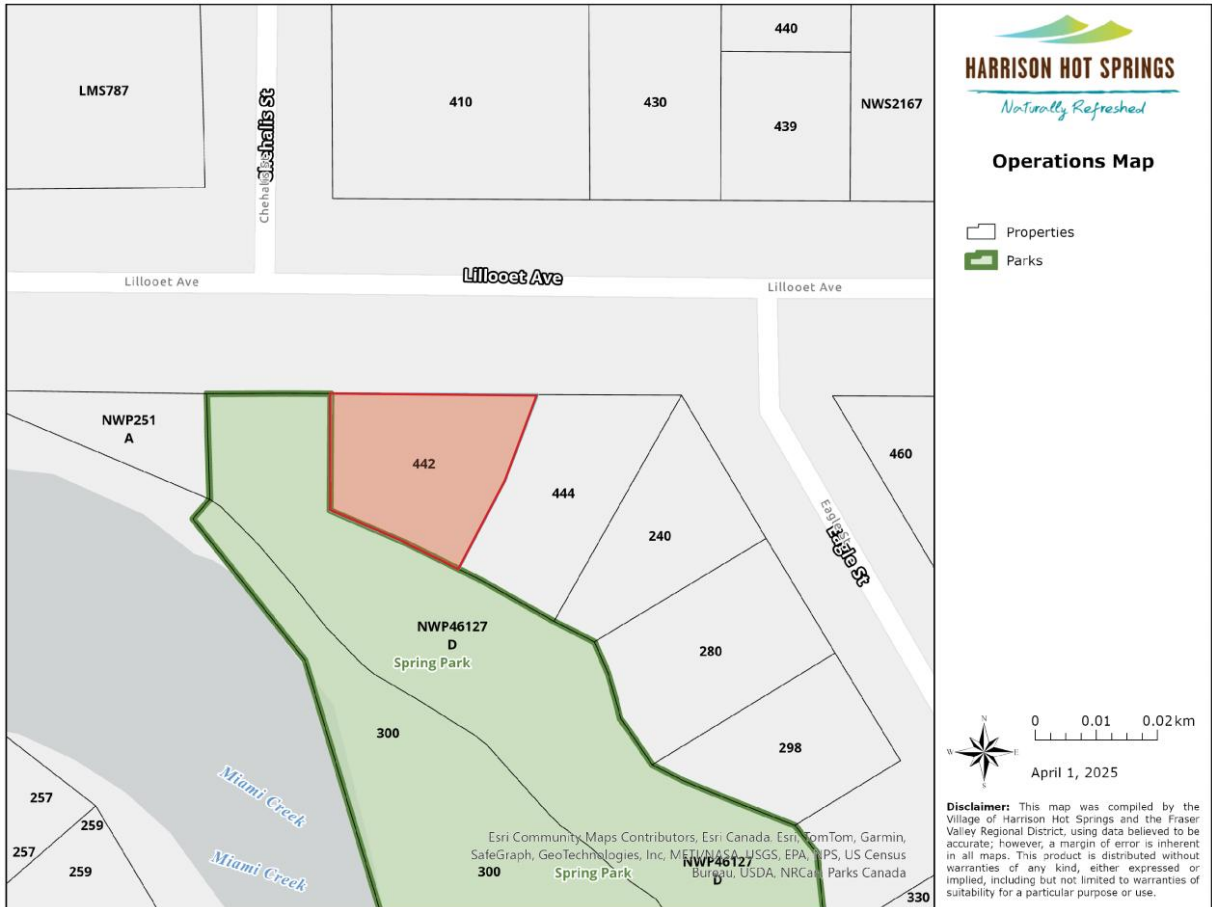
ADOPTED THIS _____ DAY OF _____, 2025.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

Schedule 1 Bylaw No. 1226, 2025



**A bylaw to amend Village of Harrison Hot Springs
Official Community Plan Bylaw No. 1184, 2022**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022, the Official Community Plan Bylaw for the Village of Harrison Hot Springs, as adopted April 3, 2024;

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

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1227, 2025**".

2. **MAP AMENDMENT**

That:

(a) Map 1 the Land Use Designation Map of the Village of Harrison Hot Springs Official Community Plan, Bylaw 1184, 2025, be amended by re-designating the lands, legally described as:

Lot 1, Section 13, Township 4, Range 29, W6M NWD Plan EPP73256

outlined and coloured red on Schedule 1 of this Bylaw from **Medium Density Residential** to **Village Centre Area**; and,

(b) the map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____ 2025

READ A SECOND TIME THIS _____ DAY OF _____, 2025

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2025

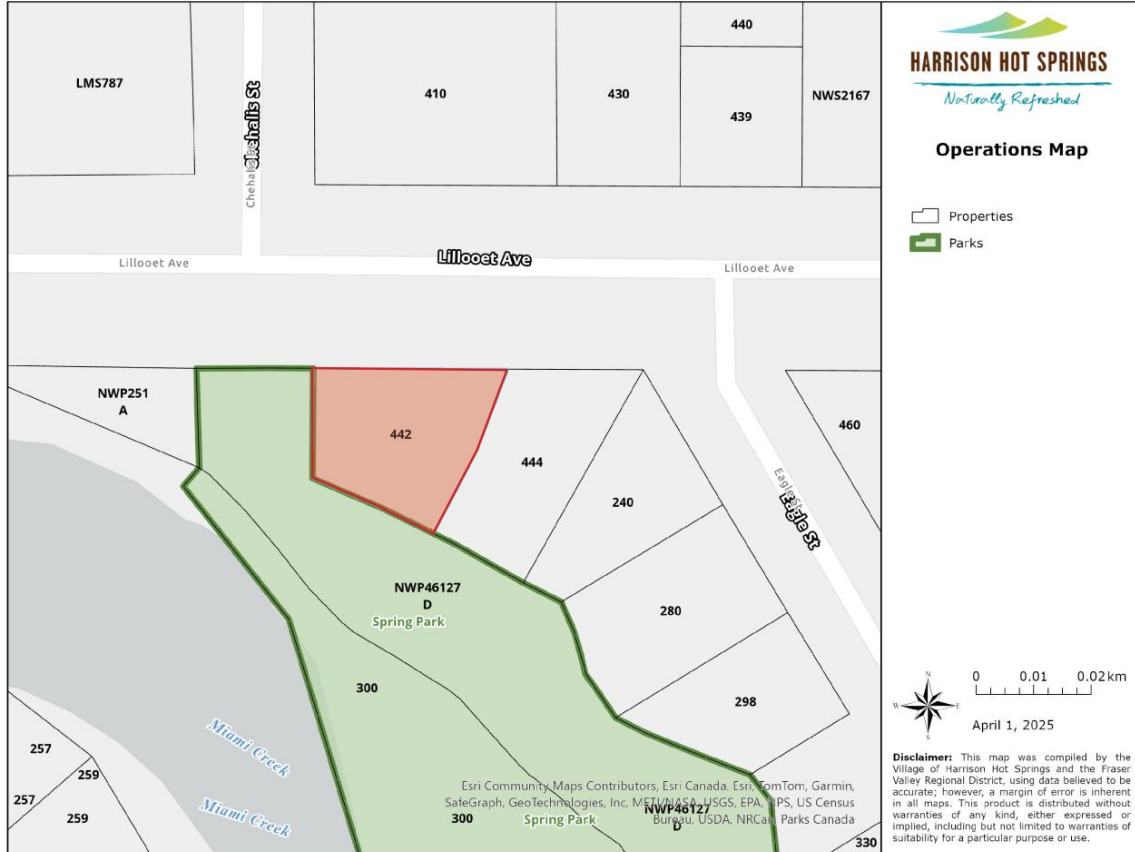
READ A THIRD TIME THIS _____ DAY OF _____, 2025

ADOPTED THIS _____ DAY OF _____, 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer

Schedule 1 Bylaw No. 1227, 2025





VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1222, 2025

A bylaw to amend Waste Collection and Disposal Bylaw No. 1172, 2021

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Waste Collection and Disposal Bylaw No. 1172, 2021;

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

1. CITATION

This Bylaw may be cited for all purposes as Village of Harrison Hot Springs “Waste Collection and Disposal Amendment Bylaw No. 1222, 2025”.

2. AMENDMENTS

Waste Collection and Disposal Bylaw No. 1172, 2021 is hereby amended by:

- (a) Inserting the word “storage,” between the words “A bylaw for the” and “collection”, and inserting “,” between the words “collection” and “and disposal” in the purpose.
- (b) In section 3(f) inserting the words “, Village staff member responsible for the administration of this bylaw,” between the words “Waste Collector” and “or a Bylaw Enforcement Officer”.
- (c) Inserting a new section 3(g) following section 3(f) as follows: “Every person who uses the Waste Collection service must sort out recyclables from their Household Waste Container and place those materials in the appropriate Container.”.
- (d) In section 4(d) inserting the words “and not prior to 5:00 a.m.,” between the words “Collection Day” and “each Resident”.
- (e) In section 4(d)(iii) deleting the words “within 24 hours” and replacing them with the words “by 7:00 p.m.”.
- (f) In section 4(d)(iv)(b) inserting the following after the word “Recycling Container”:
“(plastic blue bags containing Recyclables will not be picked up)”.
- (g) In section 4(d)(iv)(d) inserting the words “and Green Waste” between the words “Organics” and “- may consist”.

- (h) In section 4(d)(iv)(d) inserting the following after the words “containing Organics”: “and Green Waste, and up to ten (10) Green Waste bags containing only Green Waste; OR two (2) Containers clearly identified as containing Organics or Green Waste and up to eight (8) Green Waste bags containing only Green Waste”.
- (i) Deleting section 4(d)(iv)(e) in its entirety.
- (j) In section 9 deleting the word “2022” and replacing it with the word “2025”.
- (k) Repealing “Schedule ‘A’ to Bylaw No. 1172, 2021 Annual Fee” in its entirety and replacing it with “Schedule ‘A’ to Bylaw No. 1222, 2025 Annual Fee” attached hereto and forming part of this bylaw.

READINGS AND ADOPTION

READ A FIRST TIME THIS 3RD DAY OF MARCH 2025

AMENDED AND READ A SECOND THIS 3RD DAY OF MARCH 2025

READ A THIRD TIME THIS 3RD DAY OF MARCH 2025

THIRD READING REPEALED THIS 17th DAY OF MARCH 2025

AMENDED AND RE-READ A THIRD TIME THIS 17th DAY OF MARCH 2025

ADOPTED THIS __ DAY OF _____ 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer

SCHEDULE 'A'
Waste Collection and Disposal Amendment Bylaw No. 1222, 2025

Annual Fee

1.	Collection Fee per residence	January 1, 2025	\$253.51
		January 1, 2026	\$268.72
		January 1, 2027	\$284.84

Additional Fees

1.	Tag Sticker for additional waste (each)	\$ 2.50
2.	Replacement latch	At cost
3.	Additional / Replacement Organics / Green Waste Container	At cost
4.	Replacement Recyclables Container	At cost
5.	Replacement Glass Container	At cost



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1224

A bylaw to amend the Miscellaneous Fee Bylaw No. 1049, 2014

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend the Miscellaneous Fee Bylaw No. 1049, 2014;

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

1. CITATION

This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs "Miscellaneous Fee Amendment Bylaw No. 1224, 2025".

2. AMENDMENTS

"Miscellaneous Fee Bylaw No. 1049, 2014" is hereby amended by:

- a) In section 2, by deleting the words "Public Works Service" between the words "Schedule B - " and "and Fees" and replacing it with the words "Professional Services"
- b) Deleting Schedules A, B, C and D in their entirety and replacing them with Schedules, A, B, C, and D, attached hereto and forming part of this bylaw.

READINGS AND ADOPTION

READ A FIRST TIME THIS 17TH DAY OF MARCH 2025

READ A SECOND TIME THIS 17TH DAY OF MARCH 2025

READ A THIRD TIME THIS 17TH DAY OF MARCH 2025

ADOPTED THIS __ DAY OF _____, 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer

Bylaw No. 1224, 2025
SCHEDULE "A"
DEVELOPMENT APPLICATIONS, PERMITS AND FEES

1. Official Community Plan	
(a) Application to amend the Official Community Plan	\$1,000.00
(b) Application to amend the text of the Official Community Plan	\$ 750.00
2. Zoning Bylaw	
(a) Application to amend the Zoning Bylaw	\$1,500.00
(b) Application to amend the text of the Zoning Bylaw	\$1,000.00
3. Development Permit	
(a) Application for issuance of a Development Permit	\$1,000.00
(b) Application to amend a Development Permit	\$ 350.00
4. Development Variance Permit	
(a) Application for issuance of a Development Variance Permit	\$ 750.00
(b) Application to amend a Development Variance Permit	\$ 250.00
5. Board of Variance	
(a) Application for the issuance of a Board of Variance Permit	\$ 500.00
6. Subdivision Application Fees	
(a) Application for a Subdivision with 3 lots or less	\$ 1000.00
(b) For each additional parcel	\$ 75.00
(c) Administration and inspection fees	4% on first \$300,000 and 2% on remainder
7. Temporary Use Permit	
(a) Application for issuance of a Temporary Use Permit	\$ 750.00
(b) Application to renew Temporary Use Permit	\$ 400.00

Bylaw No. 1224, 2025
SCHEDULE "B"

PROFESSIONAL SERVICES AND FEES

- | | |
|----------------------------------|--|
| 1. Public Works Labour | As per the current CUPE Local 458 hourly rate
Plus 50% overhead |
| 2. Equipment | Backhoe \$ 45.00/hour
John Deere \$ 22.00/hour
Pickup truck \$ 9.00/hour
Dump Truck \$ 35.00/hour
Kubota \$ 17.00/hour |
| 3. Fire Department Labour | As per current hourly rate, plus 15% overhead |

**Bylaw No. 1224, 2025
SCHEDULE "C"**

OFFICE ADMINISTRATION AND MISCELLANEOUS FEES

1. Copies

(a) Photocopies

Black and white, letter / legal size	\$.50 per page
Colour, letter / legal size	\$2.00 per page
Plans	\$ 6.00
Official Community Plan	\$100.00
Zoning Bylaw	\$75.00
Subdivision Bylaw	\$75.00
Design Guidelines	\$75.00
Offsite legal plans/blueprints	Actual cost plus 15%

2. Tax Certificates

\$25.00

3. Other

(a) NSF Cheque Charge	\$25.00
(b) Oaths and Affidavits	\$20.00
(c) For obtaining property title search from Land Title Office	Actual cost

4. Communal Campground Fire Permit

\$100.00

5. Memorial Recognition Bench

\$3,100.00

**Bylaw No. 1224, 2025
SCHEDULE "D"**

PUBLIC PROPERTY OR FACILITY FOR EVENTS, FUNCTIONS OR ACTIVITIES

Outdoor Special Event Fees

1.	Outdoor Special Event Application Fee	\$50.00
2.	Outdoor Special Event Use Fee	
	(a) up to 150 people	\$ 100.00 per day
	(b) more than 150 people	\$ 500.00 per day
3.	Damage Deposit	
	(a) up to 150 people	\$ 500.00 (maximum)
	(b) more than 150 up to 500	\$2,000.00 (maximum)
	(c) greater than 500	\$2,500.00 (maximum)
4.	Liability Insurance Policy	
	(a) up to 150 people	\$2,000,000.00
	(b) more than 150 people	\$5,000,000.00
5.	Site Requirement Fees	
	Portable Toilets, Waste Disposal	Market Rate + 10% Admin Fee

Memorial Hall Fees

1. Harrison Festival Society, Agassiz-Harrison Community Services Society, and other local not-for-profit organizations	\$100.00/yr + \$25/use for revenue generating events, plus applicable taxes
2. Social Club	\$100.00/yr
3. Resident Social Activity Booking (non-commercial events)	\$60.00/month (Up to 4 x 1 hour sessions, held between Monday and Thursday)
3. Private Rentals – Resident or Local Business Owners (non-commercial events)	\$400.00/day (8:00 a.m. to 2:00 a.m.) or \$50.00 per hour plus applicable taxes
4. Private Rentals – Non-Resident or Commercial Event	\$750.00/day (8:00 a.m. to 2:00 a.m.) or \$90.00 per hour plus applicable taxes
5. Damage Deposit	
a) up to 100 people	\$500.00 (maximum)
b) more than 100 people	\$2,000.00 (maximum)

Filming Permit Fees

- | | |
|--------------------|----------|
| 1. Film Permit Fee | \$200.00 |
|--------------------|----------|

Picnic Shelter Fees

- | | |
|---|----------------|
| 1. Spring Park (2 hour minimum booking) | \$10.00 / hour |
|---|----------------|

Temporary Sidewalk Extension

- | | |
|---|----------------|
| 1. Temporary Sidewalk Extension Application | |
| (a) Sidewalk Café | \$ 200.00 |
| (b) Merchant Display | \$ 50.00 |
| 2. Security Deposit | |
| (a) Sidewalk Café | \$ 500.00 |
| (b) Merchant Display | \$ 50.00 |
| 3. Liability Insurance | |
| (a) Sidewalk Café | \$2,000,000.00 |
| (b) Merchant Display | \$ 500,000.00 |
| 4. Licence of Occupation | |
| (a) Sidewalk Café | \$1,000.00 |
| (b) Merchandise Display | \$ 100.00 |

VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1223

A bylaw to amend the Bylaw Notice Enforcement Bylaw No. 855

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Bylaw Notice Enforcement Bylaw No. 855 by replacing the Schedule of Designated Bylaw Contraventions and Penalties;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Bylaw Notice Enforcement Amendment Bylaw No. 1223, 2025".

2. AMENDMENT

Bylaw Notice Enforcement Bylaw No. 855 is hereby amended as follows:

Schedule "A" to Bylaw Notice Enforcement Bylaw No. 1177, 2022 in its entirety is hereby deleted and replaced with Schedule "A" to Bylaw Notice Enforcement Bylaw No. 1223, 2025, attached hereto and forming part of this bylaw.

READINGS AND ADOPTION

READ A FIRST TIME 17TH DAY OF MARCH 2025

READ A SECOND TIME THIS 17TH DAY OF MARCH 2025

READ A THIRD TIME THIS 17TH DAY OF MARCH 2025

ADOPTED THIS DAY OF , 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer

SCHEDULE "A" TO BYLAW NO. 1223
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Boat Launch and Parking Lot Regulation Bylaw No. 1075	12	Fail to properly display vehicle hanger	50.00	40.00	60.00
	14	Leave boat, tow vehicle, boat trailer or vehicle unattended at boat launch or on wharf	50.00	40.00	60.00
	15	Moor boat in excess of 15 minutes	40.00	30.00	50.00
	16	Accelerate boat motor while loading or unloading a boat on or off a trailer	200.00	190.00	210.00
Business Licence and Regulation Bylaw No. 1128	2.1(a)	Carry on business without a licence	200.00	190.00	210.00
	2.1(b)	Fail to obtain separate licence for each business	200.00	190.00	210.00
	2.3(d)	Fail to renew business licence that continues to operate	200.00	190.00	210.00
	3.1(a)	Operate prohibited business	500.00	490.00	510.00
Fireworks Regulation Bylaw No. 871	1.2.1	Possess fireworks without permit	100.00	90.00	110.00
	1.2.2	Ignite, explode, set off or detonate fireworks in such a manner as may endanger or create a nuisance	100.00	90.00	110.00
Highway and Traffic Bylaw No. 974	16(d)	Interfere with any traffic control device	210.00	190.00	210.00
	16(e)	Fail to comply with any lawful direction, command or order of a Bylaw Enforcement Officer, Peace Officer or a member of the Fire Department	100.00	90.00	110.00
	16(f)	Commercial vehicles in excess of 5500 kg (tare weight) on residential street	300.00	290.00	310.00
	27(b)	Fail to park in designated parking between lines or markings	100.00	90.00	110.00
	27(c)	Park in loading zone and beyond maximum of 30 minutes	100.00	90.00	110.00
	27(d)	Park in bus zone	100.00	90.00	110.00
	27(e)	Park in designated physically disabled motorist stall without valid placard	100.00	90.00	110.00
	27(f)	Park on sidewalk or boulevard	100.00	90.00	110.00
	27(g)	Park in front of a public or private driveway	100.00	90.00	110.00
	27(h)	Park within 5 meters of a hydrant	100.00	90.00	110.00
	27(i)	Park on crosswalk or within 5 meters of the approach side of a crosswalk	100.00	90.00	110.00
	27(j)	Park within 6 meters of either side of an entrance to or exit from public meeting place, fire hall or playground	100.00	90.00	110.00
	27(k)	Obstruct traffic alongside or opposite of highway excavation or obstruction	100.00	90.00	110.00
	27(l)	Park on highway side of a motor vehicle stopped or parked parallel to the curb side of a highway	100.00	90.00	110.00
	27(m)	Park on a bridge or other elevated structure on a highway	100.00	90.00	110.00
	27(n)	Park which obstructs the visibility of traffic or a traffic control device	100.00	90.00	110.00
27(o)	Park on cycle path on any portion of a highway for a longer period of time than indicated on the traffic control device	100.00	90.00	110.00	
27(p)	Park on a highway for a continuous period exceeding 48 hours without movement	100.00	90.00	110.00	

SCHEDULE "A" TO BYLAW NO. 1223
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
	27(q)	Commercial vehicle parked longer than 24 hours in a given area	100.00	90.00	110.00
	27(r)	Park adjacent to a yellow curb	100.00	90.00	110.00
	27(s)	Face wrong direction from the normal flow of traffic on the highway	100.00	90.00	110.00
	27(t)	Park where prohibited	100.00	90.00	110.00
	27(u)	Park in lane less than 3.5 meters of the travelled portion of the lane for other vehicle	100.00	90.00	110.00
	27(v)	Park in boat launch area without permit	100.00	90.00	110.00
	27(w)	Park in close proximity to other vehicle to obstruct or unduly restrict movement	100.00	90.00	110.00
	29(a)ii	Exceed total weight of the vehicle and/or trailer in excess of 5500 kg and is in a residential zone between the hours of 7:00 p.m. and 7:00 a.m.	100.00	90.00	110.00
	29(b)	Recreational vehicle parked on any street in excess of 8 hours regardless if it is moved or not to another location	100.00	90.00	110.00
	29(c)	Park unattached utility, boat or RV trailer on any street	100.00	90.00	110.00
	31(a)	Park a vehicle in a stall for a period of time greater than the time indicated by the traffic control device	100.00	90.00	110.00
Municipal Docks Bylaw No. 991	11	Possess an open container of liquor on a dock	100.00	90.00	110.00
	15	Deposit or leave garbage, refuse, bottles, cans, paper, animal excrement or other waste material on a dock or in the water surrounding a dock	100.00	90.00	110.00
	18	Cause a vessel, watercraft or seaplane to remain moored in a posted loading zone for a period in excess of 60 minutes unless otherwise authorized by the Village	100.00	90.00	110.00
Municipal Docks Bylaw Amendment No. 1008	21(1)(a)(b)	Moore a vessel, watercraft or seaplane at a dock for a period in excess of 12 hours and moored overnight unless approved by special permit issued by the Village	500.00	490.00	510.00
Noise Bylaw No. 1218	3	Make noise which disturbs the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood or of persons in the vicinity	200.00	190.00	210.00
	4(a)	Disturb the peace with radio, television, receiving set, musical instrument, megaphone, microphone, sound amplification device, shouting, clamouring or banging	200.00	190.00	210.00
	4(b)	Disturb the peace with birds or animal noise	100.00	90.00	110.00
	4(c)	Operate power lawn mower or power equipment between 10:00 p.m. and 8:00 a.m. the following day	200.00	190.00	210.00
	4(d)	Discharge engine exhaust without device to prevent excessive noise	100.00	90.00	110.00
	4(e)	Sound horn on automobile, motorcycle or bus other than in warning	100.00	90.00	110.00
	4(f)	Excessive noise on street, highway or land adjacent to school or church	200.00	190.00	210.00

SCHEDULE "A" TO BYLAW NO. 1223
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
	4(g)	Load or unload vehicle that disturbs	200.00	190.00	210.00
	4(h)	Continuous running of stationary vehicle in residential zone that disturbs	100.00	90.00	110.00
	4(i)	Construction noise at any time on Sunday or on any other day between 10:00 p.m. and 8:00 a.m. the following day	500.00	490.00	510.00
Nuisance, Noxious or Offensive Trades, Health and Safety Bylaw No. 829	3	Disconnect meter	500.00	490.00	510.00
	5	Divert or install exhaust fans	500.00	490.00	510.00
	6	Store or use dangerous goods	500.00	490.00	510.00
	7	Construct or install trap	500.00	490.00	510.00
	8	Construct or install obstruction to an exit	500.00	490.00	510.00
	10(1)	Interfere or obstruct inspector	500.00	490.00	510.00
	10(2)	Remove, alter, mutilate posted notice	500.00	490.00	510.00
	11	Allow growth of mold or fungus	500.00	490.00	510.00
	12(1)	Cause or permit a nuisance	500.00	490.00	510.00
	12(2)	Cause or permit water, rubbish or unsightly matter to accumulate	500.00	490.00	510.00
	13	Cause or permit a noxious or offensive trade	500.00	490.00	510.00
	16(1)	Fail to inspect residential premises subject to Tenancy Agreement	500.00	490.00	510.00
	16(2)(a)	Failure to give written notice of contravention	500.00	490.00	510.00
16(2)(b)	Failure to comply with notice	500.00	490.00	510.00	
Open Burning and Outdoor Fire Regulation Bylaw No. 1110	3.1	Set, start or kindle fire or permit open burning of wood, wood pellets, rubbish, refuse, tires, oil, plastics, synthetics, asphalt shingles, battery boxes, or construction material or waste of any kind	500.00	490.00	510.00
	3.1.2	Light or burn a tiki torch	100.00	90.00	110.00
	3.1.3	Use or fly a sky lantern	100.00	90.00	110.00
	3.1.4	Use fireworks without display permit	100.00	90.00	110.00
	3.1.5	Use BBQ, hibachi using wood or charcoal briquettes on public property	100.00	90.00	110.00
	5.7	Communal Campfire exceeding allowable size	100.00	90.00	110.00
	5.8	Communal Campfire within 10 meters of building or property line	100.00	90.00	110.00
	5.10	Communal Campfire within 20 meters of municipal road	100.00	90.00	110.00
	5.11	Communal Campfire during high winds	200.00	190.00	210.00
	5.12	Communal Campfire to spread	200.00	190.00	210.00
	5.13	Leave Communal Campfire unattended	200.00	190.00	210.00
	5.14	Fail to extinguish Communal Campfire	100.00	90.00	110.00
Park Regulation Bylaw No. 1150	3	Enter public beach or park between 11:00 p.m. and 5:00 a.m.	100.00	90.00	110.00
	4	Set up or occupy structure in park, on street or public property	100.00	90.00	110.00
	4 (a)	Sunshade/sun canopy exceeds maximum size requirements	100.00	90.00	110.00
	5	Park, store, place or abandon any unlicensed or licensed boat, golf cart, motor vehicle, motorcycle, off-road vehicle,	100.00	90.00	110.00

SCHEDULE "A" TO BYLAW NO. 1223
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
		trailer or other matter on any public land, unless expressly permitted			
	6	Remove gravel, sand or earth from beach or shore	100.00	90.00	110.00
	7	Litter on beach or in water	100.00	90.00	110.00
	8	Move or remove buoys, rafts, signs from any beach or from water	100.00	90.00	110.00
	9(a),(b)	Allow or permit dog in prohibited area	100.00	90.00	110.00
	10	Kindle, build, light, maintain any fire, barbeque, hibachi or any other form of cooking apparatus that uses wood, charcoal, briquettes or any other form of natural burning product on any beach or park	100.00	90.00	110.00
	10(a)	Barbeque cylinder exceeds capacity size	100.00	90.00	110.00
	10(b)	Barbeque exceeds barbeque pedestal	100.00	90.00	110.00
	10(c)	Barbeque in prohibited area	100.00	90.00	110.00
	11	Operate water vehicle inside designated swim areas	100.00	90.00	110.00
	12	Occupy roof of building, public structure, tree or pole in beach or park	50.00	40.00	60.00
	13	Occupy building, tennis court or other structure in park outside posted hours	100.00	90.00	110.00
	14	Break, injure or damage locks, gates, bolts, fences, seats, benches, buildings, structures or other property in public areas on beaches, boulevards or in parks or grounds	100.00	90.00	110.00
	15	Willfully destroy, mutilate, efface, deface or remove posted sign	100.00	90.00	110.00
	16	Bark, break, peel, cut, deface, remove, injure, root up or otherwise damage trees, shrubs, flowers, roots or grass planted or growing in public areas, beaches, boulevards or in parks or grounds	100.00	90.00	110.00
	17	Smoke any tobacco, cannabis, electronic cigarette, cigar, cigarillo, pipe or any substance that replicates smoking in buildings, structure, park or public space	100.00	90.00	110.00
	18	Consume or possess open liquor in park or public space	100.00	90.00	110.00
	19	Play or practice golf in public park	50.00	40.00	60.00
	20	Ride or drive any horse in, upon or through public areas, parks, boulevards or beaches	100.00	90.00	110.00
	21	Ride or drive any micromobility device, motor assisted cycle, motorcycle, scooter, rollerblade, skateboard, automobile, sleigh, snowmobile, all-terrain vehicle or other vehicle in public areas, parks or grounds	100.00	90.00	110.00
	22	Park unhitched trailers, boats, RV's or any other equipment at any boat launch ramp or designated parking area within the Village	100.00	90.00	110.00
	23	Intentionally feed or attempt to feed, or otherwise use any attractant to encourage the feeding of any wild animal or bird, including a Canada Goose	100.00	90.00	110.00

SCHEDULE "A" TO BYLAW NO. 1223
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Property Maintenance Bylaw No. 1072	3(a)	Place graffiti on building, wall, fence sign or other structure	500.00	490.00	510.00
	3(b)i	Throw, deposit, leave or place rubbish in or upon any public space or private property	500.00	490.00	510.00
	3(b)ii	Allow accumulation of noxious weed or invasive plant or other material on public or private property that could cause infestation	200.00	190.00	210.00
	3(b)iii	Abandon vehicle, household appliance or furniture on any highway, sidewalk, ditch, parking lot, waterway, park or other public place or private property	500.00	490.00	510.00
	3(c)i	Cause or allow property or premises to become unsightly	500.00	490.00	510.00
	3(c)ii – a,b,c,d,e&f	Cause or permit accumulation of rubbish, broken or dilapidated furniture or bedding or appliances, vehicle parts or equipment, unused wood or wood products, construction materials or equipment, standing water where unsanitary conditions could develop or remain	500.00	490.00	510.00
	4(a)	Fail to brush vegetation and weed, remove invasive species	200.00	190.00	210.00
Sewer Regulation Bylaw No. 980	5(e)	Release prohibited substance into Sewer System	500.00	490.00	510.00
	5(f)	Release restricted substance exceeding permitted concentration	500.00	490.00	510.00
	7(a)	Connect Building Sewer without a permit	500.00	490.00	510.00
	31(a)	Fail to connect food service establishment kitchen sink or dishwasher waste pipe to grease interceptor	500.00	490.00	510.00
	32(a)	Connect surface water to Community Sewer	500.00	490.00	510.00
	32(d)	Interfere with, break, damage, destroy or tamper with Sewer System	500.00	490.00	
	32(e)	Discharge sewage, other wastes, industrial wastes, petroleum products, coal, tar, or manufacturing or processing material refuse into ditch, drain, creek, stream or water course	500.00	490.00	510.00
	32(f)	Discharge into Sanitary Sewer System any water or waste containing higher than ordinary concentrations of compatible pollutants	500.00	490.00	510.00
	32(g)	Discharge storm water, surface water, ground water, roof runoff, surface drainage or any water from air conditioning system into Sewage System	500.00	490.00	510.00
	32(h)	Discharge construction water or waste into Sewer System	500.00	490.00	510.00
	32(i)	Discharge detergents, surface-active agents, or foaming substance into Sanitary Sewer System	500.00	490.00	510.00
	32(j)	Discharge grease or oil into Sanitary Sewer System	500.00	490.00	510.00
	32(k)	Discharge trucked waste or waste water into the Sewer System or Waste Water Treatment Plant	500.00	490.00	510.00
Sign Bylaw No. 1126	2.1a)	Erect, place, construct or alter a sign without permit	500.00	490.00	510.00
	2.1b)	Maintain or allow sign to remain, be affixed to lands or building without a permit	500.00	490.00	510.00

SCHEDULE "A" TO BYLAW NO. 1223
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
	2.1e)	Sign located, erected or lighted that interferes with visibility of traffic control device or access/egress to highway	300.00	290.00	310.00
	2.1f)	Sign affixed to fence where not permitted	100.00	90.00	110.00
	2.1h)	Sign which obstructs doorway, window or sidewalk where prohibited	300.00	290.00	310.00
	2.1j)	Sign within 100 metres of prohibited area	500.00	490.00	510.00
	2.1k)	Sign left abandoned more than 30 days	50.00	60.00	40.00
	2.1l)	Sign attached to tree, light pole, provincial highway or utility pole	100.00	90.00	110.00
	2.1m)	Sign which contains holographic image or projection of image	100.00	90.00	110.00
	3a)	Erect, construct, place, alter or maintain sign where prohibited	500.00	490.00	510.00
	5.12a)i)	Fail to remove sign within specified time period of 7 days	200.00	190.00	210.00
	5.12a)ii)	Sign which interferes pedestrian movement or visibility of any Traffic Control Device	200.00	190.00	210.00
Single-Use Plastic Items Bylaw No. 1178	3.1	Provide polystyrene foam container, plastic utensils or checkout bags other than recycled paper or used bags	200.00	190.00	210.00
Tree Management and Preservation Bylaw No. 1015	6(a)	Remove tree without permit	200.00	190.00	210.00
Waste Collection and Disposal Bylaw No. 1172	3(a)	Dump or dispose of any waste	100.00	90.00	110.00
	3(b)	Deposit or use waste for lot filling or levelling purposes.	100.00	90.00	110.00
	3(c)	Allow waste of any kind whatsoever to leak, spill, blow, drop from any vehicle or container onto any street within the Village	100.00	90.00	110.00
	3(d)	Place or cause to be placed any waste upon any street or public land other than in accordance with the Residential Waste Collection Service conditions	100.00	90.00	110.00
	3(e)	Dispose of waste into a container belonging to another person unless given the authority to do so by the owner or occupier of the premises	100.00	90.00	110.00
	3(f)	Open Container, add, disturb, tamper, handle, interfere with Container placed for collection	100.00	90.00	110.00
	3(g)	Fail to sort recyclables into appropriate container	100.00	90.00	110.00
	4(e)(v)	Place any other Waste other than Domestic Waste, recyclable or organics/green waste into Container	100.00	90.00	110.00
	4(e)(vi)	Place Prohibited Waste or Contaminated Waste in any Container	100.00	90.00	110.00

SCHEDULE "A" TO BYLAW NO. 1223
SCHEDULE OF DESIGNATED BYLAW CONTRAVENTIONS AND PENALTIES

BYLAW	SECTION	DESCRIPTION	A1 Penalty	A2 Early Payment	A3 Late Payment
Water Regulation and Fee Bylaw No. 967	11.2	Fail to abide by water restrictions	100.00	90.00	110.00
	13(a)	Damage, interfere or tamper with any valve, stopcock, pipe or water system appurtenance.	500.00	490.00	510.00
	13(b)	Connect, disconnect or reconnect without permit	500.00	490.00	510.00
	13(c)	Permit the sale or use of water except for the purpose it was provided to the parcel	500.00	490.00	510.00
	13(d)	Avoid or alter the measurement or reading of a water meter	500.00	490.00	510.00
	13(e)	Unauthorized removal of water from water distribution network	500.00	490.00	510.00
	13(f)	Open or use water from any hydrant, stem pipe or valve	500.00	490.00	510.00
Zoning Bylaw No. 1115	3.3a)	Keep or permit on any lot in any zone, object or chattel which is unsafe, unsightly, or adversely affects zone	500.00	490.00	510.00
	3.3b), c)	Use prohibited in Zone	500.00	490.00	510.00
	3.3d)	Land use that produces malodorous, toxic or noxious matter or generates vibrations, heat, glare or radiation discernible beyond boundaries of lot	200.00	190.00	210.00
	3.3e)	Tourist accommodation in residential zone	500.00	490.00	510.00
	3.3f)	Operation of gaming and gambling establishments in any zone	500.00	490.00	510.00
	3.5b)	Use prohibited unless approved by Agricultural Land Commission or subject to Agricultural Land Commission Act	500.00	490.00	510.00
	3.6b)	Non-compliance of required setback and siting requirements	500.00	490.00	510.00
	3.7a)	Building or structure placed, constructed, sunk into, erected, moved, sited, altered or enlarged that exceeds height	200.00	190.00	210.00
	3.8a)	Sight line requirements at intersection exceeds height	100.00	90.00	110.00
	4.1a)	Use of Marihuana Facility and Marihuana Operation in any zone where prohibited	500.00	490.00	510.00
	4.1b)	Use of Medical Marihuana Production Facility in any zone where prohibited, except where authorized	500.00	490.00	510.00
	4.4c)	Use of barbed wire, razor wire, electric current or hazardous material where prohibited	200.00	190.00	210.00
	4.4d)	Retaining wall exceeds height	50.00	40.00	60.00
	4.5b)	Home Occupation that discharges or emits	100.00	90.00	110.00
	4.6	Temporary Building or structure that exceeds duration	50.00	40.00	60.00
	4.7b)i)	Intermodal storage container exceeds permitted number	50.00	40.00	60.00
	4.7b)ii)	Intermodal storage container in prohibited area	100.00	90.00	110.00
	4.7c)	Accessory storage building or structure not permitted	500.00	490.00	510.00
	6.7a)	Exceed number and type of motor vehicles permitted in residential zone	500.00	490.00	510.00