



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**Date:** Monday, August 10, 2020  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, Memorial Hall, 290 Esplanade Avenue, Harrison Hot Springs, British Columbia

<b>1. CALL TO ORDER</b>	
Meeting called to order by Mayor Facio. Acknowledgment of Sts'ailes traditional territory	
<b>2. INTRODUCTION OF LATE ITEMS</b>	
<b>3. APPROVAL OF AGENDA</b>	
<b>4. ADOPTION OF COUNCIL MINUTES</b>	
(a) THAT the Regular Council Meeting Minutes of July 13, 2020 be adopted.	Item 4(a) Page 1
(b) THAT the Public Hearing Record of July 20, 2020 be adopted.	Item 4(b) Page 7
<b>5. BUSINESS ARISING FROM THE MINUTES</b>	
<b>6. CONSENT AGENDA</b>	
i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	
iv. Correspondence	
<b>7. DELEGATIONS/PETITIONS</b>	
(a) RCMP Superintendent Bryon Massie and Sgt. Mike Sargent Re: Policing	Item 7(a) Page 11
<b>8. CORRESPONDENCE</b>	
<b>9. BUSINESS ARISING FROM CORRESPONDENCE</b>	
<b>10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS</b>	
<b>Councillor Hooper</b> <ul style="list-style-type: none"> <li>• Agassiz Harrison Historical Society</li> <li>• Fraser Health</li> <li>• Fraser Valley Regional Library Board</li> </ul>	

**Councillor Palmer**

- Fraser Valley Regional Library Board
- Kent Harrison Joint Emergency Program Committee
- Public Art Committee

**Councillor Piper**

- Corrections Canada Citizen's Advisory Committee
- Harrison Agassiz Chamber of Commerce
- Kent Harrison Joint Emergency Program Committee
- Tourism Harrison

**Councillor Vidal**

- Agassiz Harrison Healthy Communities
- Fraser Valley Regional District Board
- Fraser Valley Regional District Hospital Board

**11. REPORTS FROM MAYOR****12. REPORTS FROM STAFF**

- (a) Report of Planning Consultant – July 30, 2020  
Re: *Agricultural Land Commission Act Update*

Item 12(a)  
Page 31

Recommendation:

**THAT** the *Agricultural Land Commission Act Update* report be received for information.

- (b) Report of Chief Administrative Officer – July 28, 2020  
Re: Rural BC COVID-19 Tourism Rebuilding Proposal

Item 12(b)  
Page 35

Recommendation:

**THAT** the Village of Harrison Hot Springs support the draft Rural British Columbia COVID-19 Tourism Rebuilding Strategy, dated July 13, 2020, as attached to this report.

- (c) Report of Community Services Coordinator – July 27, 2020  
Re: 2019-2020 Synthetic Outdoor Rink Operations Report

Item 12(c)  
Page 39

Recommendation:

**THAT** the 2019-2020 Synthetic Outdoor Rink Operations Report be received.

- (d) Report of Planning Consultant – July 30, 2020  
Re: To start the Development Variance Permit process – 464 Alder Avenue

Item 12(d)  
Page 41

Recommendation:

**THAT** staff be authorized to start work on application 3090-20-DVP01/20 for land legally described as:

Lot 55, Sec 12, Twp 4, Rg 29, W6M, New Westminster District Plan 42313.

**13. BYLAWS**

Item 13(a)  
Page 45

- (a) Report of Planning Consultant – July 30, 2020  
Re: Zoning Amendment Bylaw No. 1146 – 622 Hot Springs Road

Recommendation:

**THAT** Zoning Amendment Bylaw No. 1147, 2019 receive third reading; and

**THAT** Zoning Amendment Bylaw No. 1147, 2019 be adopted.

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

**15. ADJOURNMENT**

4(a)

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

DATE: Monday, July 13, 2020  
TIME: 7:00 p.m.  
PLACE: Council Chambers, Memorial Hall,  
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio  
Councillor Samantha Piper  
Councillor Ray Hooper  
Councillor Gerry Palmer  
Councillor Michie Vidal

Chief Administrative Officer, Madeline McDonald  
Deputy Chief Administrative Officer/CO, Debra Key

ABSENT: None

Recording Secretary: Tyler Kafi

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

(a) Report of Corporate Officer (Verbal)  
Re: Report out from In Camera Council Meeting July 13, 2020

3. APPROVAL OF AGENDA

Moved by Councillor Piper  
Seconded by Councillor Vidal

THAT the agenda be approved as amended.

CARRIED  
UNANIMOUSLY  
RC-2020-07-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Piper  
Seconded by Councillor Hooper

THAT the Regular Council Meeting Minutes of June 15, 2020 be adopted.

CARRIED  
UNANIMOUSLY  
RC-2020-07-02

5. BUSINESS ARISING FROM THE MINUTES

None

6. CONSENT AGENDA

Non

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, June 15, 2020*

7. **DELEGATIONS**

None

8. **CORRESPONDENCE**

- (a) Letters dated July 17, 2019 and March 31, 2020 from UBCM and letter dated June 18, 2020 from the Ministry of Public Safety and Solicitor General regarding the RCMP Auxiliary Program
- (b) Letter dated July 2, 2020 from Premier Horgan  
Re: UBCM Convention Meeting Request
- (c) Letter dated July 2, 2020 from Minister Robinson  
Re: UBCM Convention Meeting Request

**Moved by Councillor Piper**  
**Seconded by Councillor Hooper**

THAT the correspondence be received.

**CARRIED  
UNANIMOUSLY**  
*RC-2020-07-03*

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

**Moved by Councillor Piper**  
**Seconded by Councillor Palmer**

THAT a letter be sent to the Ministry of Public Safety and Solicitor General in support of the Province's intent to proceed with an interim implementation of a new RCMP Auxiliary Program (Tier 3).

**CARRIED  
UNANIMOUSLY**  
*RC-2020-07-04*

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

**Councillor Hooper**

- Agassiz Harrison Healthy Communities and Fraser Health
  - June 17, 2020 attended meeting with members of FLHO
  - June 17, 2020 attended video conference and training with CNIB
  - June 18, 2020 attended a webinar with Tamarack institute
  - June 18, 2020 attended video meeting of Agassiz-Harrison Healthy Communities Committee

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, June 15, 2020*

- June 23, 2020 attended Zoom conference with Tamarack Institute
- June 24, 2020 attended video conference and training with CNIB
- June 30, 2020 attended zoom conference with Tamarack Institute
- July 3, 2020 attended telephone conference with Tommy Leung & Craig Faris of CNIB
- Agassiz Harrison Historical Society – no report
- June 18, 2020 attended Skype meeting on setting up a situation table between Harrison, Agassiz and Seabird
- June 19, 2020 attended a video conference with GovLaw
- July 8, 2020 attended webinar on driving during COVID 19 by Road Safety at Work BC
- July 13, 2020 attended a CRN meeting

**Councillor Palmer**

- Fraser Valley Regional Library Board
  - July 3, 2020 attended zoom meeting
- Kent Harrison Joint Emergency Program Committee
  - June 24, 2020 attended online meeting
- Public Art Committee – no report

**Councillor Piper**

- Corrections Canada Citizen's Advisory Committee – no report
- Harrison Agassiz Chamber of Commerce – no report
- Kent Harrison Joint Emergency Program Committee
  - June 24, 2020 attended zoom meeting
- Tourism Harrison – no report
- June 25, 2020 attended a virtual Canada Day Planning Meeting
- July 1, 2020 reported on the Virtual Celebration and thanked Stephanie Gallamore, all volunteers and participants
- June 29, 2020 attend a zoom meeting at LMLGA
- June 30, 2020 attended Economic Recovery Task Force meeting

**Councillor Vidal**

- Agassiz Harrison Healthy Communities
  - June 18, 2020 attended teleconference
- Fraser Valley Regional District Board – no report
- Fraser Valley Regional District Hospital Board – no report
- Fraser Valley Regional Library Board – no report
- June 18, 2020 attended a Situation Room meeting with Sgt. Sargent
- June 19, 2020 attended a webinar from Dominion Law Group
- June 25, 2020 attended webinar through LGLA "How to Rock your Next Video Call"

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, June 15, 2020*

**11. MAYOR'S REPORT**

- June 12, 2020 attended a zoom meeting with the 14 Resort Municipality Initiative municipalities to discuss restart plans
- June 24, 2020 attended Kent Harrison Joint Emergency Program Committee meeting to discuss Evacuation Route Plan
- July 1, 2020 attended the Virtual Canada Day Celebration. Conveyed thanks to Stephanie Gallamore of Tourism Harrison for organizing a wonderful online celebration
- July 13, 2020 attended meeting – opening of town and businesses
- Reported on Fraser Valley Regional District's 2020 Floodwater Mosquito Control Update, addressing COVID-19 in Regional and Community Parks and Trails and the Homeless Survey in the Fraser Valley

**12. REPORTS FROM STAFF**

- (a) Report of Planning Consultant – June 15, 2020  
Re: Development Permit DP03/20 – 310 Hot Springs Road

**Moved by Councillor Hooper**  
**Seconded by Councillor Vidal**

THAT Development Permit 3060-20-DP 03/20 for land legally described as: Lot 1 of Lots 23 and 24, Blk 1, Section 13, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 251 be issued to Eruda Property Corporation Incorporation No. BC1062222

**CARRIED  
UNANIMOUSLY**  
*RC-2020-07-05*

- (b) Report of Planning Consultant – July 3, 2020  
Re: Development Permit DP02/20 – 556 Naismith Avenue

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT Development Permit 3060-20-DP 02/20 for land legally described as: Lot 87, Section 13, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 38836, as amended, be issued for 556 Naismith Avenue, Harrison Hot Springs, BC

**CARRIED  
OPPOSED BY COUNCILLOR HOOPER**  
*RC-2020-07-06*

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, June 15, 2020*

- (c) Report of Deputy Chief Administrative Officer – June 30, 2020  
Re: COVID Temporary Extension Application – Sushi Kitami Japanese Restaurant

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT approval be given to Sushi Kitami Japanese Restaurant in support of their application for a COVID Temporary Extension Application.

**CARRIED  
UNANIMOUSLY**  
*RC-2020-07-07*

- (d) Report of Chief Administrative Officer – June 30, 2020  
Re: Evacuation Route Recommendation

**Moved by Councillor Piper**  
**Seconded by Councillor Palmer**

THAT the Village of Harrison Hot Springs support the completion of an evacuation route from Rockwell Drive to Lougheed Highway as identified in the report from the Kent/Harrison Emergency Program Coordinator dated June 18, 2020.

**CARRIED  
UNANIMOUSLY**  
*RC-2020-07-08*

- (e) Report of Corporate Officer – July 13, 2020 (Verbal)  
Re: Report out from In Camera Council Meeting – July 13, 2020

The Corporate Officer reported out from the Regular In Camera Meeting of Council held July 13, 2020 and advised that Council unanimously passed a resolution to appoint Deputy Chief Trevor Todd as the Fire Chief for the Village of Harrison Hot Springs Fire Department.

**13. BYLAWS**

None

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

*Questions from the public were entertained*

**15. ADJOURNMENT**

**Moved by Councillor Palmer**  
**Seconded by Councillor Piper**

THAT the meeting be adjourned at 7:53 p.m.

**CARRIED  
UNANIMOUSLY**  
*RC-2020-07-09*

\_\_\_\_\_  
Leo Facio  
Mayor

\_\_\_\_\_  
Debra Key  
Corporate Officer



4(b)

VILLAGE OF HARRISON HOT SPRINGS  
RECORD OF PUBLIC HEARING OF  
ZONING AMENDMENT BYLAW NO. 1147, 2019

DATE: July 20, 2020  
TIME: 7:00 p.m.  
PLACE: Council Chambers,  
495 Hot Springs Road, Harrison Hot Springs

IN ATTENDANCE: Mayor Leo Facio  
Councillor Ray Hooper  
Councillor Gerry Palmer  
Councillor Samantha Piper  
Councillor Michie Vidal

Chief Administrative Officer, Madeline McDonald  
Deputy Chief Administrative Officer/CO, Debra Key  
Planning Consultant, Ken Cossey

ABSENT:

*Recording Secretary: Tyler Kafi*

(1) **CALL TO ORDER**

Mayor Facio called the public hearing to order at 7:00 p.m.

(2) **PROCEDURE FOR PUBLIC HEARING**

Mayor Facio read the opening statement and procedures for conducting the public hearing pursuant to Section 464 and 466 of the *Local Government Act*.

**Zoning Amendment Bylaw No. 1147, 2019**

The Mayor reported that six (6) written submissions were received.

Planning Consultant, Ken Cossey read out Zoning Amendment Bylaw No. 1147, 2019

The applicant was invited to make any opening comments.

Alex Jastrzebski, agent on behalf of the applicant, Adam Jastrzebski, provided a verbal powerpoint presentation in support of the applicant's Zoning Amendment proposal.

(3) **PUBLIC COMMENTS**

The Mayor invited the public for submissions to Council regarding Zoning Amendment Bylaw No. 1147, 2019.

**VILLAGE OF HARRISON HOT SPRINGS  
RECORD OF THE PUBLIC HEARING OF  
ZONING AMENDMENT BYLAW NO. 1147, 2019  
July 20, 2020**

The Mayor called for a second time for submissions to Council regarding Zoning Amendment Bylaw No. 1147, 2019

**John Allen – 398 Hot Springs Road**

- Request hearing the 6 letters regarding the proposal. Would like to hear what others think.
- Would like to speak longer then designated time as he is the only one there.
- Would like to speak “on behalf of the residents of Harrison” on the importance of zoning. Zoning is specifically designed to avoid conflicts between different land uses. Community should be split into zones that are compatible with the neighborhood. Generally, the way this is done is by geographical settings, roads, parks, any way to create space between zones. This is done to avoid incompatible uses being clustered together. One of the worst things one could do in planning is spot zoning, inserting incompatible uses into zones.
- 10 years ago, the previous land owner changed the zoning from commercial to residential. I believe council made a wrong decision in changing this lot to residential in the first place.
- The APC disagrees with the proposal. One house possibly had enough separation but expanding on this is perpetuating a mistake that was made when this lot was first re-zoned in creating an incompatible zone
- The original commercial zoning should have been kept as it would have allowed for some type of use that is compatible with the surrounding area.
- Not only does APC object, but the Ministry of Highways object as well as they do not want any additional private driveways connected to Hot Springs Road. This is an accident-prone area for traffic.

The Mayor called for a third time for submissions to Council regarding Zoning Amendment Bylaw No. 1147, 2019

**John Allen – 398 Hot Springs Road**

- Having witnessed many of these conflicts with spot zoning, Council should take action to protect the community from future problems arising from these ill practices and the expanded residential use. Some communities

**VILLAGE OF HARRISON HOT SPRINGS  
RECORD OF THE PUBLIC HEARING OF  
ZONING AMENDMENT BYLAW NO. 1147, 2019  
July 20, 2020**

require a section 215 covenant with a proposal in a spot zoned area which would say basically in the future the owner of this property must be okay with the commercial zoning that surrounds these properties. When that happens, as a tax payer, I do not wish to have to pay for some long legal court fight created by the residential properties because they do not like the commercial zoning around.

- Commented that Council should know the history and why this property was zoned residential in the first place
- Thinks is important that everyone who buys these properties knows they are buying a spot zoned area (residential zone in a commercial area) and that they therefore have no right to complain or create any legal trouble over the surrounding commercial zoned area.
- Find it very distressing that even though a unanimous decision from APC to not pursue this proposal, Council decides to regardless.

The Mayor called for a final time for submissions to Council regarding Zoning Amendment Bylaw No. 1147, 2019

Hearing none, the Public Hearing Zoning Bylaw No. 1147, 2019 is hereby closed.

**(4) CONCLUSION**

The public hearing concluded at 7:30 p.m.

Certified a true record of Zoning Amendment Bylaw No. 1147, 2019 of the Public Hearing held July 20, 2020 in the Council Chambers, 495 Hot Springs Road, Village of Harrison Hot Springs, BC

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Leo Facio  
Mayor

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Debra Key  
Corporate Officer



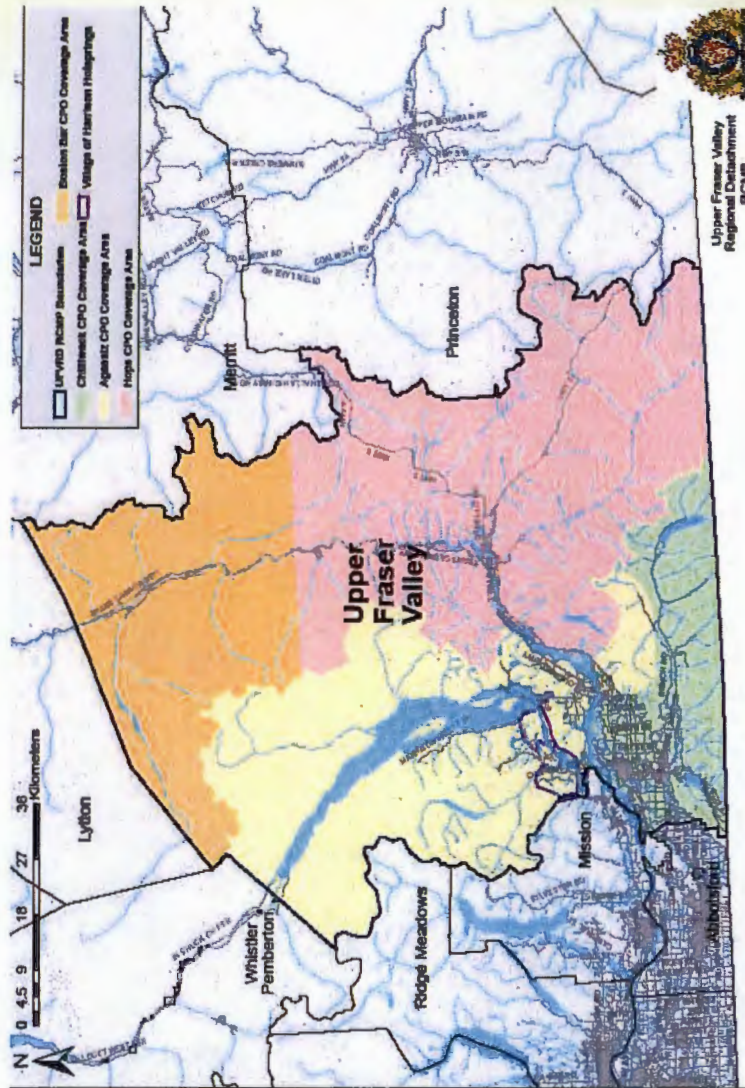
## 2019 Village of Harrison Hot Springs Police Report

7(a)

## Agassiz RCMP Detachment

- ▶ 14 total members, 6 Municipal, 8 Provincial
  - ▶ 0 current vacancies
  - ▶ 6 new members transitioning in during 2019
  - ▶ 4 new members transitioning in during 2020

# Policing Realities



## Policing Realities cont'd

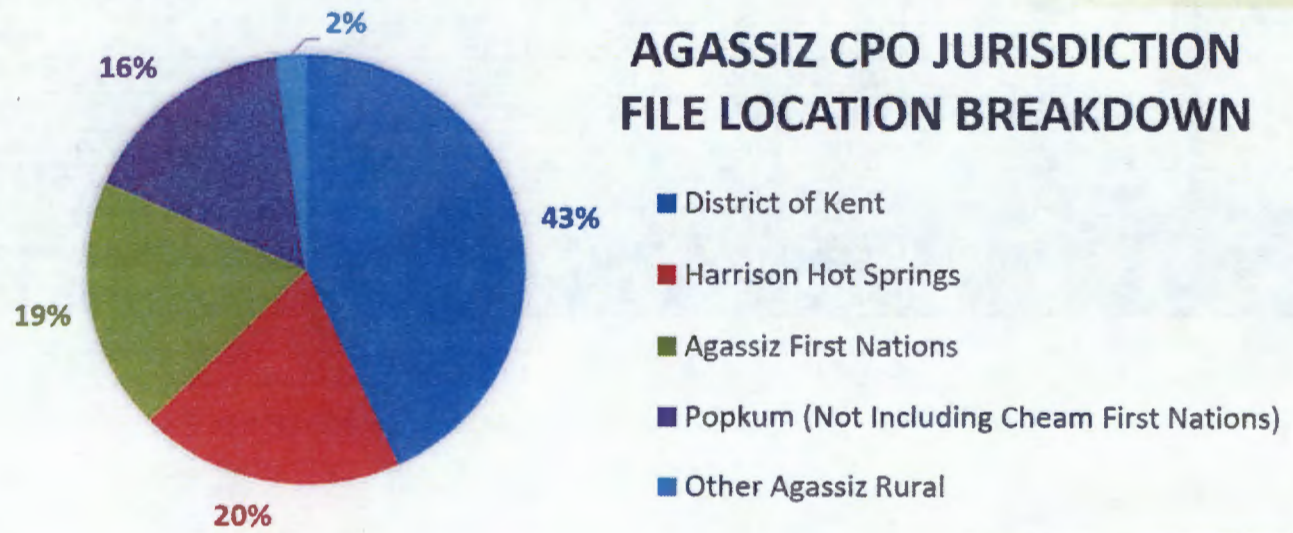
- ▶ Large policing area vs resources (14 - 6 Municipal, 8 Provincial)
- ▶ Population Increase
- ▶ Police Association – National Police Federation
- ▶ Offenders do not stay in jail forever
- ▶ Responsible for 3 Correctional Institutions
- ▶ 6 Indigenous Communities
- ▶ Village of Harrison proximity to Hwy 1, Lougheed Hwy & LMD
  - ▶ Easy in/out from area
  - ▶ Target rich environment (residential areas, tourists)
  - ▶ High transient population

# 2019 Year In Review

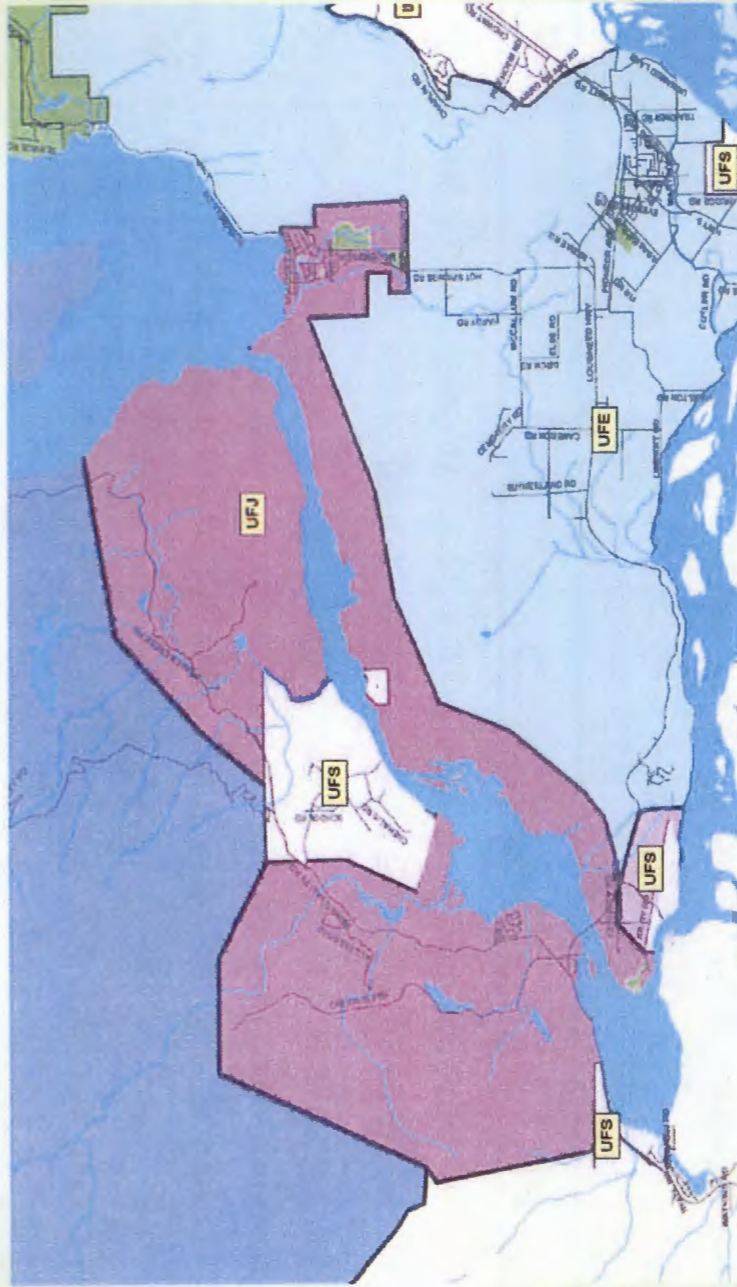
Administrative	Agassiz CPO							2018/2019 % Change
	2014	2015	2016	2017	2018	5 Year Average	2019	
<b>WORKLOAD DISTRIBUTION</b>								
General Occurrences (GO's)	3396	3831	3915	3930	4196	3854	<b>4305</b>	<b>3%</b>
Priority 1 Calls	37	52	90	113	130	84	<b>170</b>	<b>31%</b>
Calls for Service/Member	243	274	280	281	300	275	<b>308</b>	<b>3%</b>
Street Checks	213	339	298	122	92	213	<b>73</b>	<b>-21%</b>
Curfew Checks*	-	-	64	45	105	71	<b>74</b>	<b>-30%</b>
<b>ADMINISTRATIVE</b>								
Prisoners Logged	153	98	119	113	124	121	<b>128</b>	<b>3%</b>
Charges Forwarded	267	457	491	476	452	429	<b>541</b>	<b>20%</b>
Firearms Seized	39	26	66	38	43	42	<b>39</b>	<b>-9%</b>



# 2019 Year In Review



# Harrison Policing Area – Agassiz Detachment



## CALLS FOR SERVICE

- ▶ 2018 Village of Harrison Hot Springs
  - ▶ Total Calls for Service: 598 (4196 Agassiz total area) 14% of overall call volume
  - ▶ Property Crime Files: 114 (19% of VOH files)
  
- ▶ 2019 Village of Harrison Hot Springs
  - ▶ Total Calls for Service: 567 (4305 Agassiz total area) 13% of overall call volume
    - ▶ 3.0% increase in overall call volume
  - ▶ Property Crime Files: 105 (18% of VOH files)
    - ▶ 8.5% decrease overall in property crime files from 2018




## Harrison Hot Springs Property Crime Snapshot

<u>Offence</u>	<u>2018</u>	<u>2019</u>	<u>Change</u>
B&E Business	4	6	+2
B&E Other	4	6	+2
B&E Residence	13	2	-11
Theft From MV	40	19	-21
Auto Theft	11	17	+6
Bike Theft	6	4	-2
Mischief	13	24	+11

## Village of Harrison Hot Spots

- Downtown Core
  - Businesses
  - Parked vehicles
  - Residential (Underground Parking Lots)
- Resort Area
  - Tourists
  - Parked Vehicles
- New Building Developments
  - Tools, Building supplies, wire



## Crime Trends

- ▶ Number of calls for service decreased slightly for Harrison area
- ▶ Property Crime numbers decreased from previous year
- ▶ Still seeing spikes in activity– not uncommon
- ▶ **\*\*NEW** - Residential B&E's involving garage door openers, Underground Parking lots
- ▶ Variety of offenders charged – local / mostly transient

## Traffic Complaints / Enforcement

- Still a big concern in the community
- Road Safety is one of our Detachment Priorities
- Encourage public to call in concerns – Target areas
  
- 2018: 326 VTs, 213 Written Warnings, 20 IRP/Impaired Investigations (1)
- 2019: 1292 VTs, 689 Written Warnings, 41 IRP/Impaired Investigations (9)

## Traffic Complaints / Enforcement

- Cst. Scarecrow
- Speed Watch
- Civil Forfeiture Grant
- Targeted Enforcement








## Impact of COVID - 19

- Impact on HHS community & Tourism Industry
- Temporary reduction in services at detachment
- Contributes to decrease in calls for service
- Court system disruptions



## Crime Reduction - What Are We Doing?

- ▶ Increased patrols and presence
  - ▶ Boat, Marked PC and Foot Patrols
- ▶ Identifying “Hotspots” and enforcement strategies
- ▶ Educating Community – Crime Prevention
- ▶ Knowing which offenders are in our area (person checks)
- ▶ Ensuring current resource levels are maintained
- ▶ Working with communities on proactive initiatives
- ▶ Situation Table Implementation



# Community Involvement

- ▶ Sasquatch Days
- ▶ Starlight Skating Rink Opening
- ▶ Canada Day
- ▶ School Liaisons
- ▶ First Nations events – Sts' Ailes Flag Ceremony
- ▶ Coffee With A Cop




# Block Watch / Citizens On Patrol

- Partnerships between police and communities
  - Increased Communication
  - Involvement and pride in community
  
- New Programs
  - Bridal Falls RV Park
  - Parkwood Dr ( Rosedale North)
  
- Seeking to re-establish Citizens On Patrol (PAH Patrol)
- Identified Block Watch Coordinator

# QUESTIONS

■ Open floor;





# Community Involvement

- ▶ Sasquatch Days
- ▶ Starlight Skating Rink Opening
- ▶ Canada Day
- ▶ School Liaisons
- ▶ First Nations events – Sts'ailes Flag Ceremony
- ▶ Coffee With A Cop

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council DATE: July 30, 2020
FROM: Ken Cossey, MCIP, RPP FILE: 3010-01/3760-01
SUBJECT: Updating Council changes to the Agricultural Land Commission Act (Act)

ISSUE:

Updating Council on changes to the Agricultural Land Commission (ALC) regulations.

BACKGROUND:

With respect to the volumes of ALC applications received last year, the ALC received 416 applications, of which 41 were applications for exclusion of ALR lands.

In 2018 the province introduced Bills 52 and 15 to amend the Agricultural Land Commission Act. Bill 52 did not affect the way the Village performed its land use planning decisions, however the same cannot be said about Bill 15.

Under the current Act, specifically s 29, the following can submit an exclusion application to the ALC; a local government, a First Nation government, or the ALC. Under s 30 of the Act, a landowner is also allowed to make an exclusion application. This will change on September 30, 2020. The fee for the exclusion application is \$1500 of which half goes to the local government.

After September 30, 2020, these sections have been repealed and replaced with new sections 29 and 30. This will mean that the applicant for an exclusion will be limited to; the respective local government, a First Nation government, a prescribed public body or the Land Commission. Individual owners cannot apply directly to the ALC after September 30th. The local government must submit the application to the ALC, on behalf of the landowner and pay the required fee which has been dropped to \$750.

IMPLICATIONS TO THE VILLAGE

There are two impacts to the Village, as noted below.

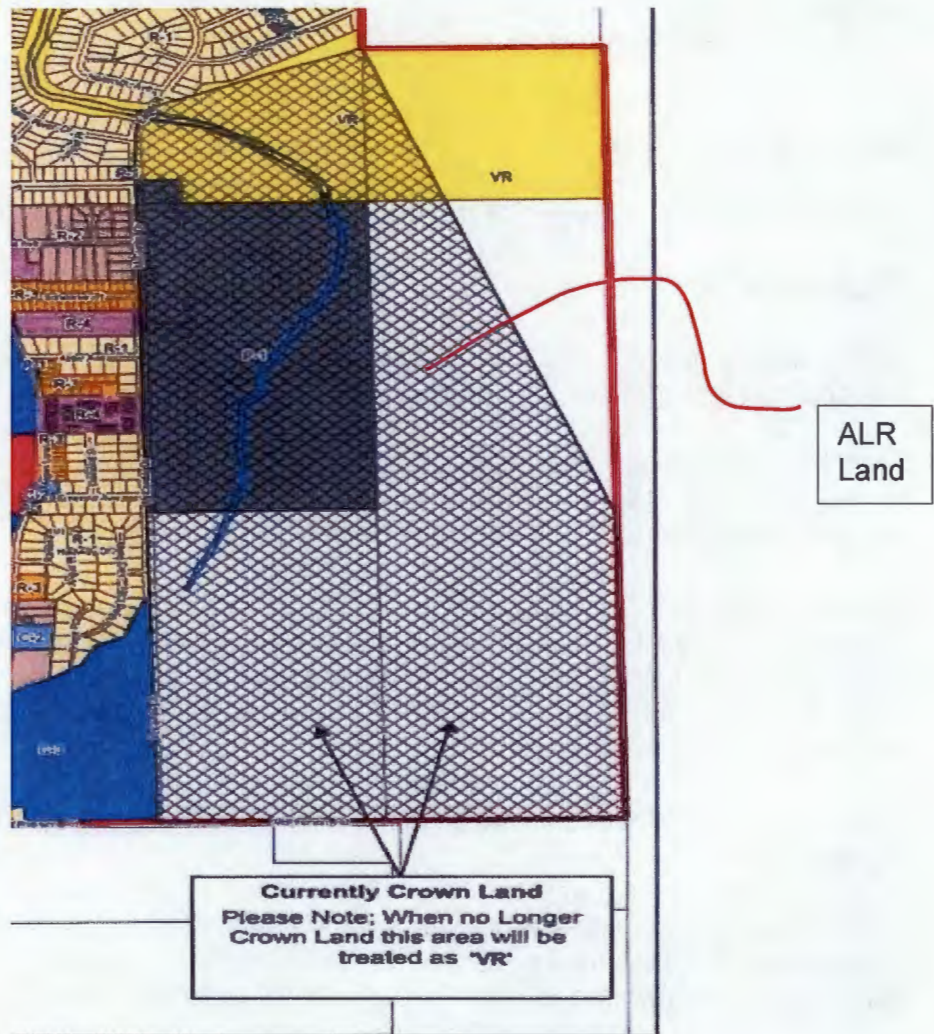
Financial

The first is the application fee, must be paid for by the Village. In addition to the payment of this fee, the Village will be required to pay for the costs of the supporting

reports required to accompany the exclusion application. According to a presentation provided by the ALC staff, local governments cannot recoup any costs incurred under the Act. While these costs are an additional burden to the local governments, it is unknown at this time as to what this means to ensuring that the Village is not seen as providing any assistance to a business, as per s 25 of the *Community Charter*.

### Land Use Planning

The Village's ALR land is limited to an area located in the southeast portion of the Village, as noted below. This area is a mixture of private ownership, crown land and the East Sector Recreational Site.



Upon a review of the Village's Official Community Plan (OCP), discussion on the ALR lands is limited to policies, outlined in s 7.3.5, discussion on the East Sector Lands, and sections 8.2.1 and 8.3.2 which indicates the Village's support for the ALR lands and the use of the lands.



With the potential update of the OCP restarting in the New Year, a new section will be required in the OCP to address the Village's exclusion process, if there is a desire to create this type of policy.

**RECOMMENDATION:**

**THAT** the *Agricultural Land Commission Act* Update report be received for information.

Respectfully submitted;

**REVIEWED BY and CONCURRENCE  
with the RECOMMENDATION:**

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald

Madeline McDonald, CAO

12(b)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: July 28, 2020  
FROM: Madeline McDonald FILE: 6900  
Chief Administrative Officer  
SUBJECT: Rural BC COVID-19 Tourism Rebuilding Proposal

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ISSUE: Seeking support for the attached draft Rural BC COVID 19 Tourism Rebuilding Strategy Proposal dated July 13, 2020.

BACKGROUND:

The Mayors of the 14 BC Resort Municipalities have been meeting periodically by telephone since the onset of the COVID 19 pandemic to discuss response and recovery strategies at work in their communities. As the Province moved into Phase 3 of the BC Recovery Response Plan, the Mayors struck a sub-committee to draft a rural tourism recovery proposal to help smaller communities whose economies are reliant on tourism. The Committee was made up of the following RMI representatives:

Mayor Don McCormick, City of Kimberly  
Mark Boysen, CAO, District of Ucluelet  
Rob Bremner, CAO, Sun Peaks Mountain Resort

Mayor Ange Qualizza of the City of Fernie facilitated the discussion and has distributed the draft proposal to the RMI communities with a request that we seek the support of our local destination marketing organizations and our municipal councils. Accordingly, the draft proposal was sent to Tourism Harrison for their consideration and review; their response (attached) was strongly supportive of the proposal.

RECOMMENDATION:

THAT the Village of Harrison Hot Springs support the draft Rural British Columbia COVID-19 Tourism Rebuilding Strategy, dated July 13, 2020, as attached to this report.

Respectfully submitted:

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

## Debra Key

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**From:** Madeline McDonald  
**Sent:** Wednesday, July 29, 2020 4:20 PM  
**To:** Debra Key  
**Subject:** FW: Tourism Proposal

**From:** Robert Reyerse <robert@tourismharrison.com>  
**Sent:** July 22, 2020 11:29 AM  
**To:** Madeline McDonald <MMcDonald@harrisonhotsprings.ca>  
**Cc:** Rhonda Schell <community@harrisonhotsprings.ca>  
**Subject:** RE: Tourism Proposal

Hello Madeline

The proposal representing the 14 Resort communities would be exceptionally helpful for Harrison. Resort communities, unlike many other tourist destinations are in most cases nearly exclusively tourism driven economies. Harrison Hot Springs as a nearly 100% tourism economy has been particularly hard hit by the economic consequences of the pandemic. While on sunny days it may seem that things are back to normal in Harrison this is not the case. The pandemic has resulted in a fundamental change to business operations, capacity and visitor behaviour. One clear consequence is that on poor weather days Harrison is now nearly empty. In the past, full summer hotel occupancy. (much less impacted by weather) meant that on poor weather days there was always a base level of hotel visitors in town to support businesses. Now with hotel occupancy at half of pre COVID levels poor weather days result in a noticeable lack of visitors in town for businesses. This coupled with decreased capacity for many businesses because of COVID protocols is having a serious impact on the profitability of our local business community.

Given that protocols are likely to remain required for the foreseeable future the impact on the business community will be significant. Without an ability to build the summer bank balances required to make it through the off-season things could get desperate in the fall and winter, especially as government programs end. Off season attractions in this new world become even more crucial. Our attempt to build up the "Lights by the Lake" event may help but other off season attractions are needed and will require significant infrastructure investment as addressed in this proposal. A proper Sasquatch Museum with a focus on environmental sustainability and natural history would be one such example of an effective year round attraction. We whole heartedly endorse this proposal and hope that Council will put their support behind it as well.

Robert Reyerse  
Executive Director, Tourism Harrison  
PO Box 255 Harrison Hot Springs BC, V0M 1K0  
Phone: 604-796-0288  
Fax: 604-796-0289  
[www.tourismharrison.com](http://www.tourismharrison.com)



**Preamble:**

This June, the Province requested feedback on how to spend \$1.5 Billion dedicated to support COVID-19 economic recovery. The Resort Communities Collaborative (RCC) has prepared this proposal for the Province's consideration.

With the arrival of COVID-19 the Resort Industry of British Columbia is facing unprecedented challenges and the disruptive nature of the pandemic means a paradigm shift is required. Not only will B.C.'s largest industry be dramatically reduced for at least the next 2 years, it will not look the same as it rebuilds itself. A key priority of B.C.'s Strategic Framework for tourism is to build a better and more sustainable tourism destination and, in order to do that, resort communities must start working on the challenges and issues that impact both their carrying capacity and sustained success. Tourism recovery will not happen just because we are open; we need to raise the confidence level of existing businesses by committing to investing in their future.

Focusing on infrastructure investment during a recession is a precedent strategy to generate jobs in those rural communities hit hard by the drastic drop in visitors. With the support of the federal and provincial government, we propose creating a funding program designed to address infrastructure challenges, and together complete key resort community affordability and livability projects.

By investing in strategic projects, British Columbia can become a leader in 'responsible, sustainable tourism growth and development'.

**Goals:**

As we prepare for the return of national and International tourism:

1. **Take this opportunity to build capacity and resiliency in our tourism sector.**
2. **Define what success in the new tourism world is expected to look like and invest strategically in that vision.**

**Objectives:**

1. **Minimize business closures and job losses** in communities whose economies are tourism dependent.
2. **Address shared challenges** facing resort communities (such as lack of workforce housing, aging infrastructure, wildfire threats, lack of daycare, off-season attractions, transportation and other municipal gaps resulting from tourism, employee amenities, and environmental commitments.)
3. **Leverage an environmentally and socially sustainable tourism sector as an economic engine** in rural B.C.
4. **Expand existing markets and create new opportunities** including partnerships with First Nations.

**Funding:** \$200 million - \$100 million from each level of Government.

**Qualifying Communities & Resorts:** Rural Tourism Communities with less than 25,000 population.

**Strategy:**

Rural tourism communities or resorts would provide between 20% to 33% in matching funds.

Funding formula to be adjusted based on reliance on tourism, i.e. communities where local economy is 90% or more reliant on the tourism economy could qualify for up to 80% funding; where tourism economy is less than 50% of local economy up to 67% of project funding. (A sliding scale could be developed for those in between.)

**Types of Qualifying Projects:**

A flexible approach must be taken when considering the types projects that qualify to receive this funding. Under the common challenge of COVID-19 is a unique set of challenges for each community. That said, all target communities can benefit from the following opportunities:

1. Projects that would increase off season visitations through diversification, increasing occupancy in the weakest 8 months of the year. (This improves sustainable employment for resort employees and rationalizes additional resort tourism investments.)
2. Infrastructure projects that would replace aging or expanded services needed for new tourism investments. Asset management plans would identify priority projects for communities.
3. Affordable employee housing projects, working in partnership with BC Housing, that are non-market housing with rent controls managed by local government, or municipal housing authority or non-profit society that include employee services such as daycare, transportation etc.
4. Innovative Green projects that improve water quality, air quality, waste management or reduced greenhouse gas emissions or provide significant improvements to energy efficiencies. This includes projects that support sustainable tourism, visitor capacity (reducing the tourism footprint) and align with the CleanBC Program.
5. Low carbon local transportation system that services in-resort and community tourism activities. Project that reduce traffic congestion, vehicle emissions, and improve mobility for all ages.
6. Projects that attract or encourage First Nation investment or partnerships with resort communities or resorts.

**Request to the Province:**

The Resort Communities Collaborative (RCC) has taken the initiative to produce this proposal on behalf of all rural tourism communities.

We are seeking a fund that is flexible so every community can build resilience and strengthen their community, and work to address livability projects that challenge tourism growth.

12(c)

**VILLAGE OF HARRISON HOT SPRINGS****REPORT TO COUNCIL**

**TO: Mayor and Council** **DATE: July 27, 2020**

**FROM: Rhonda Schell** **FILE: 2240-35-01**  
**Community Services Coordinator**

**SUBJECT: 2019-2020 Synthetic Outdoor Rink Operations Report**

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**ISSUE:**

To report on the 2019-2020 operations of the Starlight Skating Rink.

**DISCUSSION:**

The synthetic outdoor skating rink known as the Starlight Skating rink (the rink) is a project that was identified in the 2019-2021 Resort Development Strategy. This rink is a community amenity that is free for use by both tourists and residents. The rink proved to be popular with both groups and we received positive feedback from residents who enjoyed skating there, watching their children or grandchildren skate and as a general gathering place.

All capital costs were funded through the Resort Municipality Initiative with operating costs being the responsibility of the Village. The long-term strategy to offset operating costs is to run a concession and skate rental shop alongside the rink. In its inaugural season the rink operated from November 15<sup>th</sup>, 2019 through February 29<sup>th</sup>, 2020, before being placed in storage.

**Operating Costs**

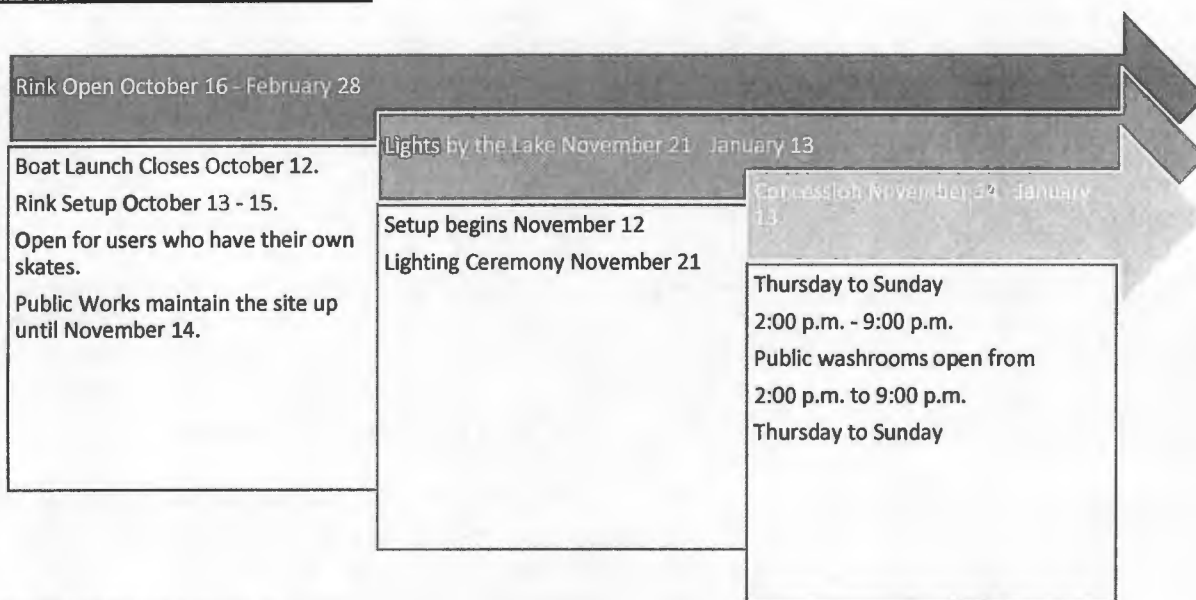
The concession operated for 59 days (Thursday to Sunday) out of the 107 days the rink was in place. The concession operator maintained the rink, the grounds and the washrooms, and she managed skate rentals, the concession and played festive music. During those 59 days, there were 1,227 skate rentals and 227 helmet rentals. Additional users were not tracked and are not included in these statistics. The following table details the operating costs of the rink concession which included maintenance of the rink from Thursday to Sunday.

Revenue	Total Operating Revenues	<u>\$9,536.20</u>
Expenses		
Contractor	\$10,615.50	
Goods	\$1,176.40	
Insurance	\$420.00	
Setup and Maintenance	\$1,183.54	
Total Operating Expenses		<u>\$13,395.44</u>
	Net Loss	<u>-\$3,859.24</u>

The net loss was due to a significant drop in visitorship after the Lights by the Lake Festival ended. Staff anticipated that there may be some use of the rink for Family Day and Valentine's Day but did not see a significant turnout. Therefore, to reduce expenses in future years, it is recommended that the concession be run only in conjunction with the Lights by the Lake Festival and other off-season events. Staff is investigating options to further offset the operating costs such as sponsorship and sale of goods.

During the first season, a total of 60 public works hours over 14 weeks was dedicated to the rink operations, at a time when this department typically has a lower workload due to the off season. No overtime costs were incurred associated with this project.

**Proposed 2020-21 Schedule**



**RECOMMENDATIONS:**

**THAT** the 2019-2020 Synthetic Outdoor Rink Operations Report be received.

Respectfully submitted:

Rhonda Schell  
 Rhonda Schell  
 Community Services Coordinator

REVIEWED BY:

Tracey Jones  
 Tracey Jones  
 Financial Officer

REVIEWED BY:

Madeline McDonald  
 Madeline McDonald  
 Chief Administrative Officer

12(d)

# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO:** Mayor and Council

**DATE:** July 30, 2020

**FROM:** Ken Cossey, MCIP, RPP

**FILE:** 3090-20-DVP01/20  
(464 Alder Avenue)

**SUBJECT:** To start the Development Variance Permit process

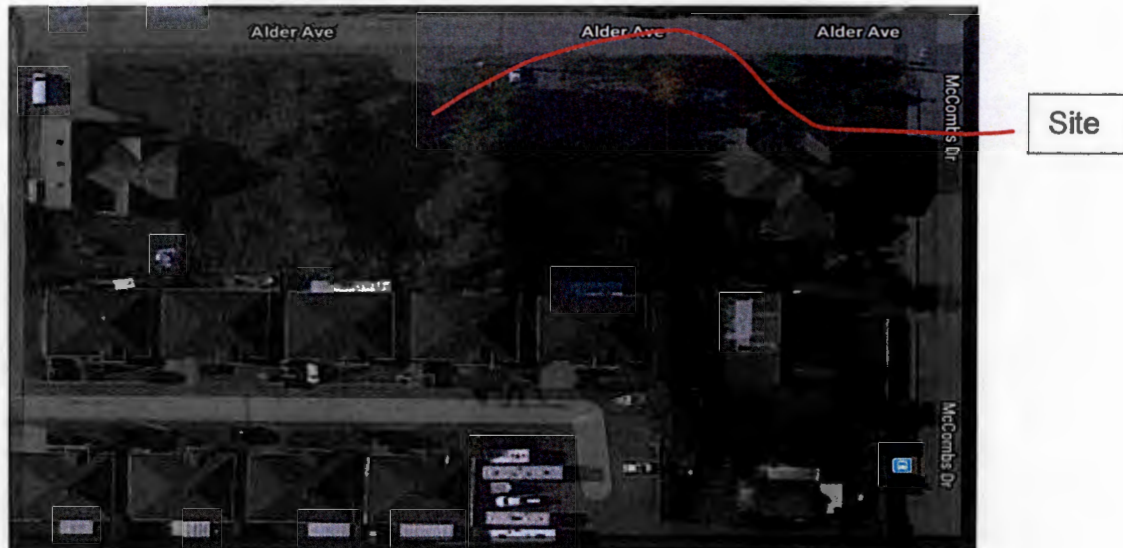
### ISSUE:

Seeking approval to start the Development Variance Permit process.

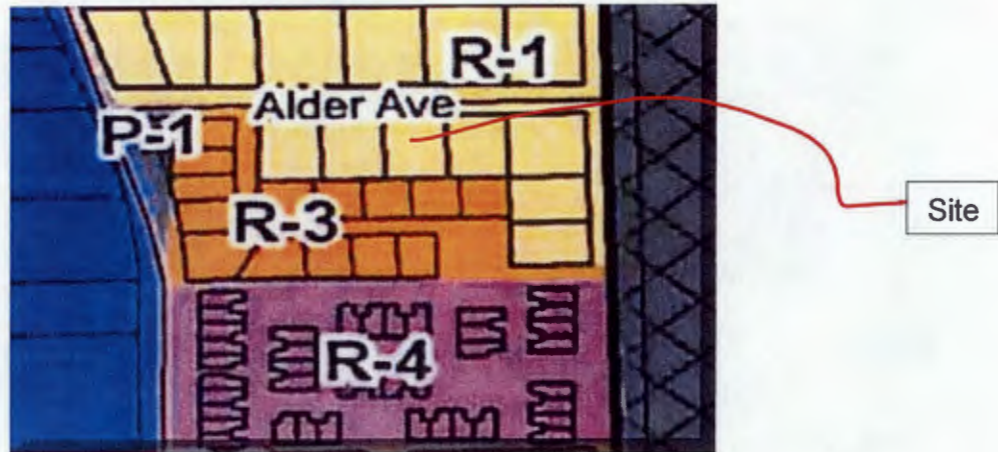
### BACKGROUND:

#### Zoning Information, Parcel Size and adjacent uses

The site is approximately 891.8 M<sup>2</sup> (0.089 Ha or .22 Ac) in size. The parcel is zoned R-1 and is bounded by Hot Springs Road on the west and on the east by McCombs Drive. Alder Avenue is a local road that connects Hot Springs Road to McCombs Drive. The site is surrounded by similar size Lots to the north, east and west and a small Lot development to the south.







Current Land Use

The site is currently vacant. The applicant is proposing to build a single-family dwelling which is a permitted use for this zone.

Variance Requested

The applicant wishes to vary the following R-1 Land Use Regulation as outlined in Zoning Bylaw 1115, 2017:

Front setback requirements                      reduced from 7.5 M to 4.0 M

In keeping with the notification requirements, defined as the adjacent lots within 30 M from this site, they will receive written notification of the variance request. Comments received back will be part of the final report submitted to Council.

**RECOMMENDATION:**

- 1/. THAT staff be authorized to start work on application 3090-20-DVP01/20 for land legally described as:

Lot 55, Sec 12, Twp 4, Rg 29, W6M, New Westminster District Plan 42313.

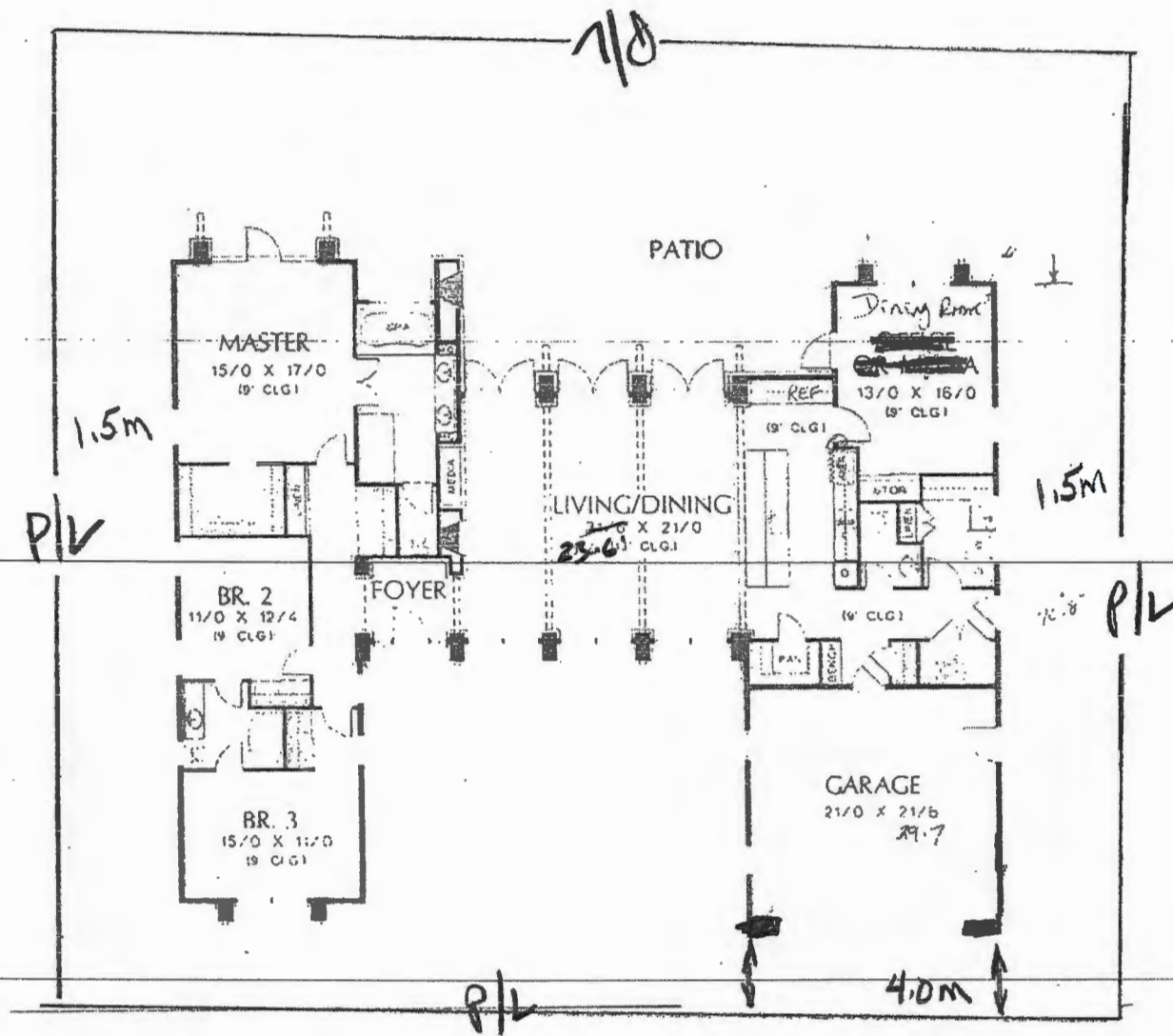
Respectfully submitted;

**REVIEWED BY and CONCURRENCE  
with the RECOMMENDATIONS:**

Ken Cossey  
Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald  
Madeline McDonald, CAO

Attachment (1)      Site plan



464

ALDER AVE

# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** July 30, 2020

**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z03/19  
 Planning Consultant 622 Hot Springs Road

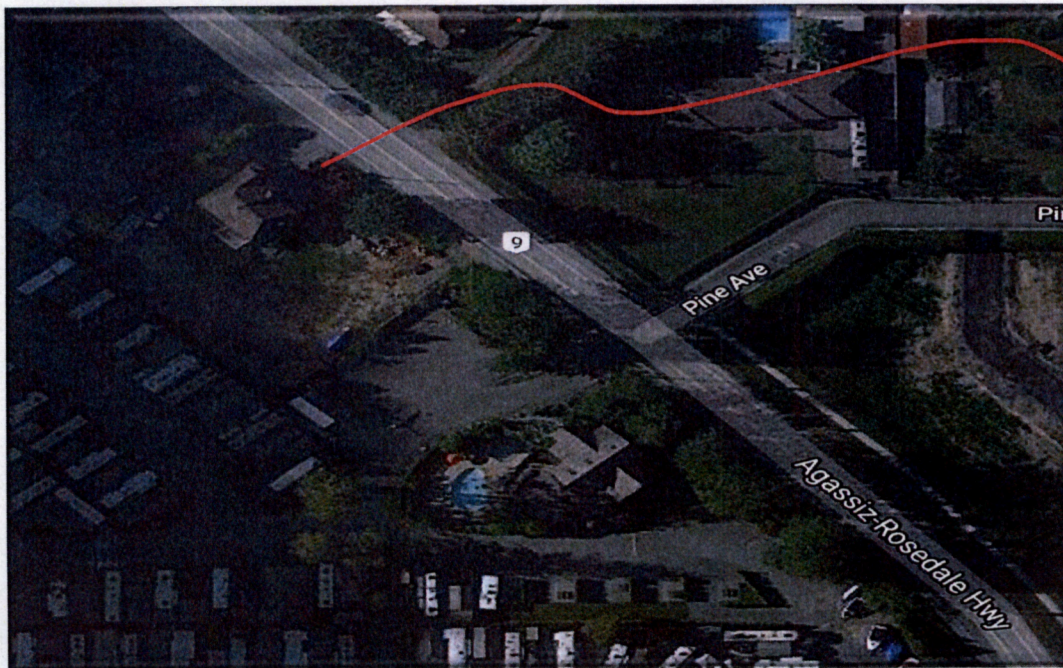
**SUBJECT:** Rezoning Amendment Bylaw 1147, 2019 – Public Hearing and referral comments

### ISSUE:

To determine whether to grant approval to Zoning Amendment Bylaw No. 1147, 2019.

### BACKGROUND:

This site is currently developed with one dwelling unit and is approximately 0.56 Ha (2,290.88 M<sup>2</sup>) in size. The rezoning is requested as the proponent is looking to create a three Lot subdivision from two current Lots. Lot 1 will be approximately 997 M<sup>2</sup> in size, Lot 2 and 3 will be approximately 656 M<sup>2</sup> in size. The R-3 minimum subdivision requirement is 360 M<sup>2</sup> and the Lots must be hooked in the Village's sewer and water system. The site has an extensive depressed area, that covers proposed Lots 2 and 3, that will require extensive fill for this area to raise this site to the FCL of 14.55 M.



Site under review

The site can be easily serviced as adjacent sewer and water lines and BC Hydro lines are quite close to this site. There are two fire hydrants located immediately adjacent to this site. The requested rezoning amendment is to change the current zoning from an R-1 zone (Residential 1 – Conventional Lot) to an R-3 zone (Low Density Residential – Small Lot). The request is to facilitate a future 3-Lot subdivision application.

#### Official Community Plan (OCP) designation

The site is currently designated as a Low-Density Residential area, as per s 6.3.2 of the Village's OCP. No OCP amendment is required as the proposed R-3 uses are compatible with the current Low-Density Residential policies.

In 2010 this site was re-designated from Tourist Commercial to Low-Density Residential. This site was also rezoned at the same time from TC to R-1.

#### Surrounding Land Uses

On the north, south and west sides of this site, the zoning is C-3 (Tourist Commercial) and on the east side of the site, across Hot Springs Road, the zoning is R-2. In this neighbourhood, the site is approximately 40 metres from an R-4 site and 140 metres from an R-3 site.

#### Title Issues

Both Titles for this site have been reviewed and there are no issues to report on.

#### Past Council Motions for this file

- September 9, 2019 – Council authorized staff to work on the file
- October 1, 2019 – Council authorized staff to refer the draft Bylaw to the Advisory Planning Commission (APC) for comment
- March 16, 2020 – Council granted First and Second reading to the draft Bylaw, authorized staff to refer the draft Bylaw to the Ministry of Transportation and Infrastructure (MoTI), and directed staff to set up a public hearing

#### Traffic Concerns

Assuming an average of 1.5 to 2.4 vehicles per proposed lot, the development could contribute 3 to 5 new vehicles into the Village's transportation network. (The estimated vehicle figures have been rounded up)

### **REFERRAL COMMENTS – MoTI and the APC**

#### MoTI

- Email from the Ministry of Transportation and Infrastructure dated April 8, 2020. The email is from Mr. Tyler Gaudry, Development Officer with the Ministry. Listed below is a summary of his email.

"As Hot Springs Road isn't (is not) a Controlled Access Route, I do not believe that our approval is required for the rezoning or subdivision. The proponent will still need to obtain an Access Permit to the highway from us, however, the Ministry is trying to limit access to Hot Springs Road throughout this corridor and is thus encouraging all new developments to gain access from local side roads. If no side roads are available, then we seek to encourage common access. Onsite stormwater management is also important and will need to be engineered to ensure Hot Springs Road is not burdened by more drainage."

#### Staff Comments

If Council approves the Zoning Bylaw amendment, then these two issues, stormwater management and setting up a common access point can be addressed as a condition of the subdivision approval process.

#### APC

- The motion from their October 16, 2019 meeting is outlined below.

"That the Zoning Amendment Bylaw related to 622 Hot Springs Road, not be supported because the change to the R-3 zoning is not consistent with the adjacent land use."

#### Staff Comments

None at this time.

### **PUBLIC HEARING COMMENTS**

#### Letters submitted

During the required public hearing notice time frame the Village received one (1) letter of support from an individual living within the 30 metre referral area from the proposed development site. However, upon a review of the letters submitted during the proponent's presentation, the individual's letter was submitted again. As result there were a total of five (5) letters submitted. The breakdown is as follows:

- Four (4) in support of the rezoning, and
- One (1) who signed a letter, but they did not indicate either support or non-support of the rezoning request

#### Comments Received during the Public Hearing

The speaker was against the concept of spot zoning and suggested the use of a Section 215 covenant. The thought behind this was any future owners that are buying a residential area adjacent to a Tourist Commercial (C-3) zone, they need to be aware of this and as such cannot complain or create a legal challenge for the Tourist Commercial users.

## Staff Comments

The section that the member of the public was speaking to is today referred to as Section 219 covenant and the authority for this is contained within the *Land Title Act*.

In contract law, a covenant is usually seen as a promise by one party to another. In recent years there has been a requirement that a covenant be negative or restrictive for it to be registerable. The common law requirement that a covenant benefit the dominant tenement would without legislative intervention, makes land use regulations difficult for local governments. In BC we have Section 219 of the *Land Title Act* which resolves this problem. Section 219 outlines what sort of activities can be contained in a Restrictive Covenant, and they are listed below.

- In respect to the use of the lands or a building on, or to be erected on the land,
- The land is to be built only in accordance with, the land is not to be built on except in accordance with the covenant, or that the lands are not to be built on,
- That land is not to be subdivided, except in accordance with the covenant, or that land is not to be subdivided,
- That the parcels of land designated in the covenant are not to be sold or otherwise transferred separately, or
- That the land or a specific amenity in relation to the land be protected, preserved, conserved, maintained, enhanced, or restored kept in its natural state in accordance with the covenant. For these purposes, an amenity is general defined to include any natural, historical, heritage, cultural, scientific, architectural, environmental, wildlife or plant life value related to the subject lands

Accordingly, Section 219 covenants are not intended for use a warning to current or future occupants of adjacent nuisances or as a method to restrict an occupant's right to raise concerns about adjacent uses.

### RECOMMENDATION:

- 1/. **THAT** Zoning Amendment Bylaw No.1147, 2019 receive third reading; and
- 2/. **THAT** Zoning Amendment Bylaw No. 1147, 2019 be adopted.

### Respectfully submitted:

Ken Cossey  
Ken Cossey, MCIP, RPP,  
Planning Consultant

### REVIEWED BY:

Madeline McDonald  
Madeline McDonald  
Chief Administrative Officer

Attachments (2)      Zoning Amendment Bylaw No. 1147, 2019  
Site Plan



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1147, 2019

A bylaw to amend 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. 1147, 2019".

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 Parcel "A" (Reference Plan 11753) Lots 15 and 16 Except: Parcel One (Reference Plan 12824) Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 011-150-882) and Parcel "B" (Explanatory Plan 15935) Lot 15 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 004-828-925), outlined in red and cross-hatched on Schedule 1 of this Bylaw from Residential 1 (Conventional Lot) - R-1 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 16th DAY OF MARCH, 2020

READ A SECOND TIME THIS 16th DAY OF MARCH, 2020

A PUBLIC HEARING WAS HELD ON THE 20th DAY OF JULY, 2020

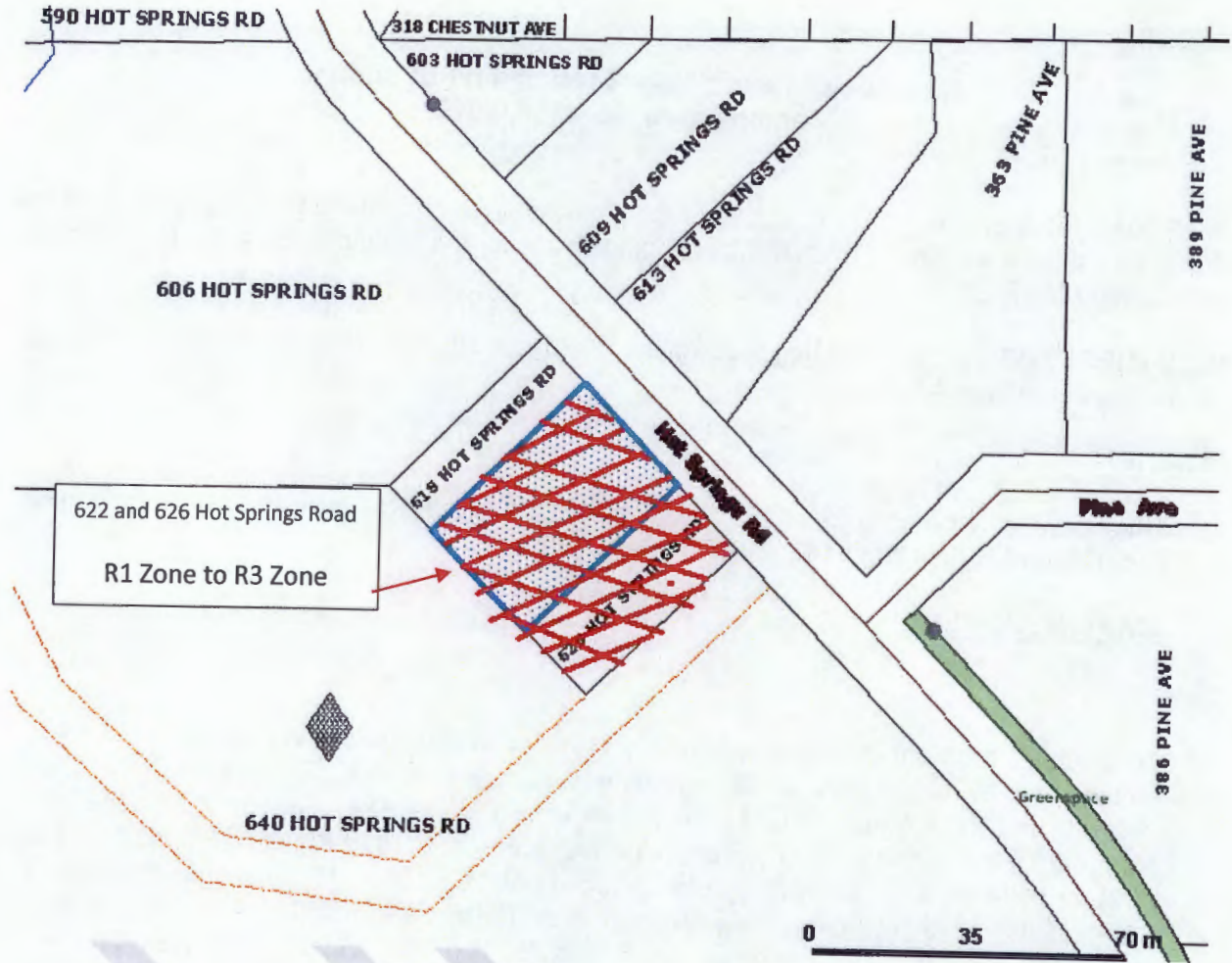
READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

Mayor

Corporate Officer

Schedule 1  
Bylaw No. 1147, 2019

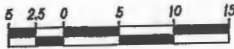




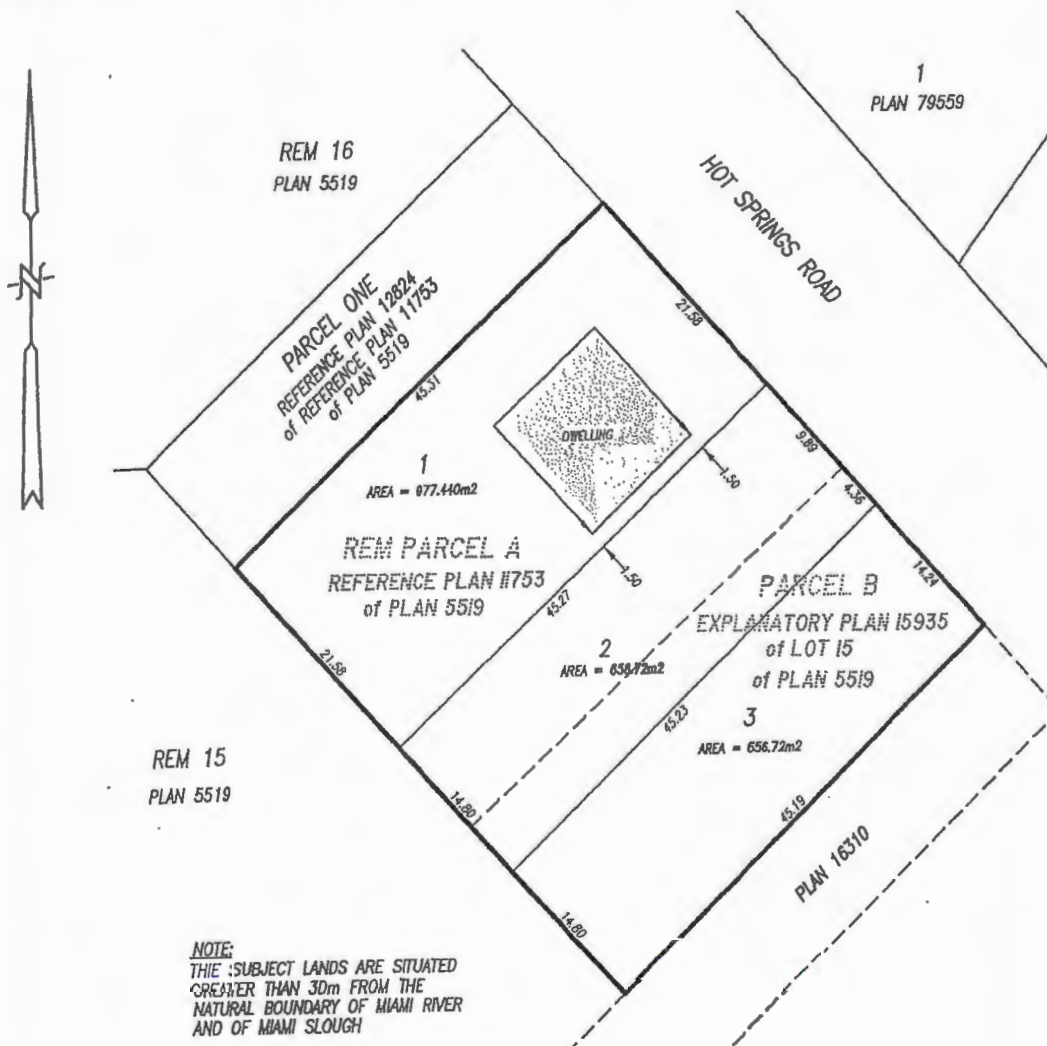
DRAFT PLAN OF SUBDIVISION OF: VILLAGE OF HARRISON HOT SPRINGS FILE:  
 1) PARCEL "A" (REFERENCE PLAN 11753) LOTS 15 AND 16  
 EXCEPT: PARCEL "ONE" REFERENCE PLAN 12824);  
 2) PARCEL "B" (EXPLANATORY PLAN 15935) LOT 15  
 both of SECTION 12 TOWNSHIP 4 RANGE 29  
 WEST OF THE SIXTH MERIDIAN  
 NEW WESTMINSTER DISTRICT PLAN 5519

SCALE 1 : 400

ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED.



CIVIC ADDRESS: 622 and 626 HOT SPRINGS ROAD, VILLAGE OF HARRISON HOT SPRINGS  
 PARCEL IDENTIFIER: 011-150-882, 004-828-925



NOTE:  
 THE SUBJECT LANDS ARE SITUATED  
 GREATER THAN 30m FROM THE  
 NATURAL BOUNDARY OF MIAMI RIVER  
 AND OF MIAMI SLOUGH

LOT DIMENSIONS DERIVED FROM  
 PLAN EPP12131

WADE & ASSOCIATES LAND SURVEYING LTD.  
 BC LAND SURVEYORS  
 MISSION & MAPLE RIDGE  
 PHONE: (604) 826-9561 OR 463-4753  
 FILE: N3519-11 R1

PREPARED FOR: A JASTRZEBSKI

DATED THIS 26th DAY OF JUNE, 2019

*Devon Pallmann*  
 DEVON PALLMANN, B.C.L.S.