



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**Date:** Tuesday, September 8, 2020  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, Memorial Hall, 290 Esplanade Avenue, Harrison Hot Springs, British Columbia

**1. CALL TO ORDER**

Meeting called to order by Mayor Facio.  
 Acknowledgment of Sts'ailes traditional territory

**2. INTRODUCTION OF LATE ITEMS**

**3. APPROVAL OF AGENDA**

**4. ADOPTION OF COUNCIL MINUTES**

(a) THAT the Regular Council Meeting Minutes of August 10, 2020 be adopted. Item 4(a)  
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**5. BUSINESS ARISING FROM THE MINUTES**

**6. CONSENT AGENDA**

i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	
iv. Correspondence	

**7. DELEGATIONS/PETITIONS**

**8. CORRESPONDENCE**

**9. BUSINESS ARISING FROM CORRESPONDENCE**

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

- Councillor Hooper**
- Agassiz Harrison Historical Society
  - Fraser Health
  - Fraser Valley Regional Library Board
- 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 Operations Manager – August 27, 2020  
Re: Lagoon Fountain and Aeration Project

Item 12(a)  
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Recommendation:

THAT the Lagoon Fountain and Aeration Project, be awarded to Pond Pro Canada and be approved at a cost not to exceed \$109,000 to be funded by the Resort Municipality Initiative (RMI) Funds; and

THAT additional project costs including electrical upgrades and environmental consulting be approved at a cost not to exceed \$75,000 to be funded by the Resort Municipality Initiative (RMI) Funds.

- (b) Report of Planning Consultant – August 31, 2020  
Re: Issuance of Development Variance Permit – 464 Alder Avenue

Item 12(b)  
Page 11

Recommendation:

THAT Development Variance Permit 3090-20-DVP01/20 be issued to Colin Caldwell and Andrea Fisher-Fleming for the property located at 464 Alder Avenue, Harrison Hot Springs for land legally described as Lot 55, Sec 12, Twp 4, Rg 29, W6M, New Westminster District Plan 42313.

**13. BYLAWS**

**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, August 10, 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

Deputy Chief Administrative Officer/CO, Debra Key  
Financial Officer, Tracey Jones  
Community Services Coordinator, Rhonda Schell  
Operations Manager, Tyson Koch

ABSENT: None

Recording Secretary: Tyler Kafi

2. INTRODUCTION OF LATE ITEMS

(a) Report of Fire Chief Todd - August 10, 2020  
Re: Harrison Hot Springs Fire Department Update

3. APPROVAL OF AGENDA

Moved by Councillor Piper  
Seconded by Councillor Vidal

THAT the agenda be approved as amended.

CARRIED  
UNANIMOUSLY  
RC-2020-08-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Piper  
Seconded by Councillor Hooper

THAT the Regular Council Meeting Minutes of July 13, 2020 be adopted.

CARRIED  
UNANIMOUSLY  
RC-2020-08-02

Moved by Councillor Piper  
Seconded by Councillor Palmer

THAT the Public Hearing Record of July 20, 2020 be adopted.

CARRIED  
UNANIMOUSLY  
RC-2020-08-03

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, August 10, 2020*

**5. BUSINESS ARISING FROM THE MINUTES**

None

**6. CONSENT AGENDA**

None

**7. DELEGATIONS**

- a) RCMP Superintendent Bryon Massie and Sgt. Mike Sargent  
Re: Policing

Sgt. Sargent of the Agassiz RCMP Detachment provided a detailed presentation on the 2019 Police Report for Harrison Hot Springs.

**8. CORRESPONDENCE**

None

**9. BUSINESS ARISING OUT OF CORRESPONDENCE**

None

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

**Councillor Hooper**

- Fraser Health
  - July 15, 2020 attended a video conference and training with Canadian National Institute for the Blind
  - July 16, 2020 attended a meeting with members of Youth Addiction Knowledge Exchange
  - July 20, 2020 took part in a training and health video conference on Health and Meditation
  - July 21, 2020 took part in a video conference and training with Tamarack institute on "BC Poverty Reduction Planning and Action Program"
  - July 22, 2020 took part in a video conference and training with Canadian National Institute for the Blind
  - July 23, 2020 took part in a video conference and information session by BC Municipal Climate Leadership Council
  - August 10, 2020 attended the Community Response Network at the British Legion in Agassiz
  
- Agassiz Harrison Historical Society
  - July 14, 2020 attended a meeting at the Agassiz Museum
  
- Fraser Valley Regional Library Board – no report

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, August 10, 2020*

**Councillor Palmer**

- Fraser Valley Regional Library Board – no report
- Kent Harrison Joint Emergency Program Committee – no report
- 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 – no report
- Tourism Harrison – no report
- July 30, 2020 attended a meeting with the Economic Recovery Task Force
- Reported on the front entrance Sasquatch mask defacing

**Councillor Vidal**

- Agassiz Harrison Healthy Communities – no report
- Fraser Valley Regional District Board - no report
- Fraser Valley Regional District Hospital Board - no report

**11. MAYOR'S REPORT**

- Reported on the Economic Recovery Task Force Meeting
  - Commented that businesses are surprised at the amount of business they've had during the COVID-19 pandemic and that overall businesses are very happy that the public is supporting the community.
- Reported on Virtual Canada Day analytics and attendance
- Reported on the Fraser Valley Regional District's 2019 Annual Report
- Reported and presented a painting that was donated from Veronique Astles

**12. REPORTS FROM STAFF**

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

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

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

**CARRIED  
UNANIMOUSLY**  
RC-2020-08-04

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, August 10, 2020

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

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

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.

**CARRIED**  
**OPPOSED BY COUNCILLOR HOOPER**  
*RC-2020-08-05*

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

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

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

**CARRIED**  
**UNANIMOUSLY**  
*RC-2020-08-06*

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

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

THAT staff be authorized to start work on application 3090-20-DVP01/20

**CARRIED**  
**OPPOSED BY COUNCILLORS PALMER AND HOOPER**  
*RC-2020-08-07*

- (e) Report of Fire Chief Todd – August 10, 2020  
Re: Harrison Hot Springs Fire Department Update

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

THAT the Harrison Hot Springs Fire Department Report be received; and

THAT Alex Maslin be appointed as the Deputy Fire Chief for the Harrison Hot Springs Fire Department.

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

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, August 10, 2020

13. **BYLAWS**

Report of Planning Consultant – July 30, 2020  
Re: Zoning Amendment Bylaw No. 1147 – 622 Hot Springs Road

**Moved by Councillor Palmer**  
**Seconded by Councillor Hooper**

THAT Zoning Amendment Bylaw No. 1147, 2019 be referred back to staff to address common driveway access points.

**DEFEATED**  
**OPPOSED BY MAYOR FACIO, COUNCILLORS VIDAL AND PIPER**  
*RC-2020-08-09*

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

**MAIN MOTION**

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

**MOTION FAILED**  
*RC-2020-08-10*

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 9:15 p.m.

**CARRIED**  
**UNANIMOUSLY**  
*RC-2020-08-11*

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

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





12(a)



# VILLAGE OF HARRISON HOT SPRINGS

## REPORT TO COUNCIL

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

**FROM:** Tyson Koch **FILE:** 1220-20-29  
 Operation Manager

**SUBJECT:** Lagoon Fountain and Aeration Project

**ISSUE:** To consider the acceptance of the proposal from Pond Pro Canada for the installation of a Lagoon Fountain and Aeration system.

**BACKGROUND:**

Improvements to the Harrison Lake Lagoon have been identified as a priority project under the 2019–2021 Resort Development Strategy to ensure the long-term sustainability of this popular outdoor recreation site. The lagoon is a major identifier of our Village and a draw for tourism in the summer months. Revitalizing this area will not only improve the visitor experience in the summer, but contribute to the goal of developing shoulder and off-season tourism.

In order to ensure an inclusive process which takes into account the desires of the community as well as tourism values, a Lagoon Master Plan, which included substantial public engagement and stakeholder consultation, was developed.

In response to emerging needs related to COVID-19, a revised RDS budget was approved at the June 1, 2020 Regular Council Meeting. The lagoon improvements budget line was not changed. There is added importance to support off season tourism at this time to promote economic recovery after the business closures earlier in the year related to the COVID-19 pandemic. Tourism Harrison is significantly expanding their Lights by the Lake Festival displays around the lagoon in 2020 and a lagoon fountain with LED lighting will complement the displays.

Installation of a fountain and aeration system in the lagoon meets another vital part of the Lagoon Master Plan which will help improve residents and visitor’s experience at the water front throughout the year. In addition, there has been considerable public focus on water quality in the lagoon, with respect to public health guidelines for swimming. Like all natural water bodies, the lagoon is subject to higher than acceptable bacteria levels from time to time, particularly during hot weather. The introduction of a fountain will increase aeration in the lagoon, which can help mitigate bacterial levels. Increased aeration may also help combat the invasive milfoil present in the lagoon.

**DISCUSSION:**

Staff issued a Request for Proposals (RFP) on July 22, 2020 to supply and install a water fountain with LED lighting pumps, and an aeration system to increase water quality and any other work necessary to complete these projects. One compliant proposal was

received from Pond Pro Canada who offered a price of \$109,000.00 for a 7.5hp submersible pump which will provide a 10-15 metre-high fountain with adjustable lighting located in the center of the lagoon accompanied by eight Can-Air Aeration System Mega-Diffusers. Additional project costs will include electrical upgrades and environmental consulting.

If approved, the system is expected to be installed during the off-season, with the intention to complete in time to complement the annual Lights by the Lake Festival. However, the application process for environmental approvals is now underway and may require a longer period of time to complete.

The location of the fountain will be away from swimming areas which will be identified by swim grids in 2021 to promote safety and to better protect swimmers from both the fountain works and areas of heavy aquatic vegetation.

**RECOMMENDATION:**

THAT the Lagoon Fountain and Aeration Project, be awarded to Pond Pro Canada and be approved at a cost not to exceed \$109,000 to be funded by the Resort Municipality Initiative (RMI) Funds; and

THAT additional project costs including electrical upgrades and environmental consulting be approved at a cost not to exceed \$75,000 to be funded by the Resort Municipality Initiative (RMI) Funds.

**Respectfully submitted;**

Tyson Koch  
Tyson Koch  
Operations Manager

**REVIEWED BY:**

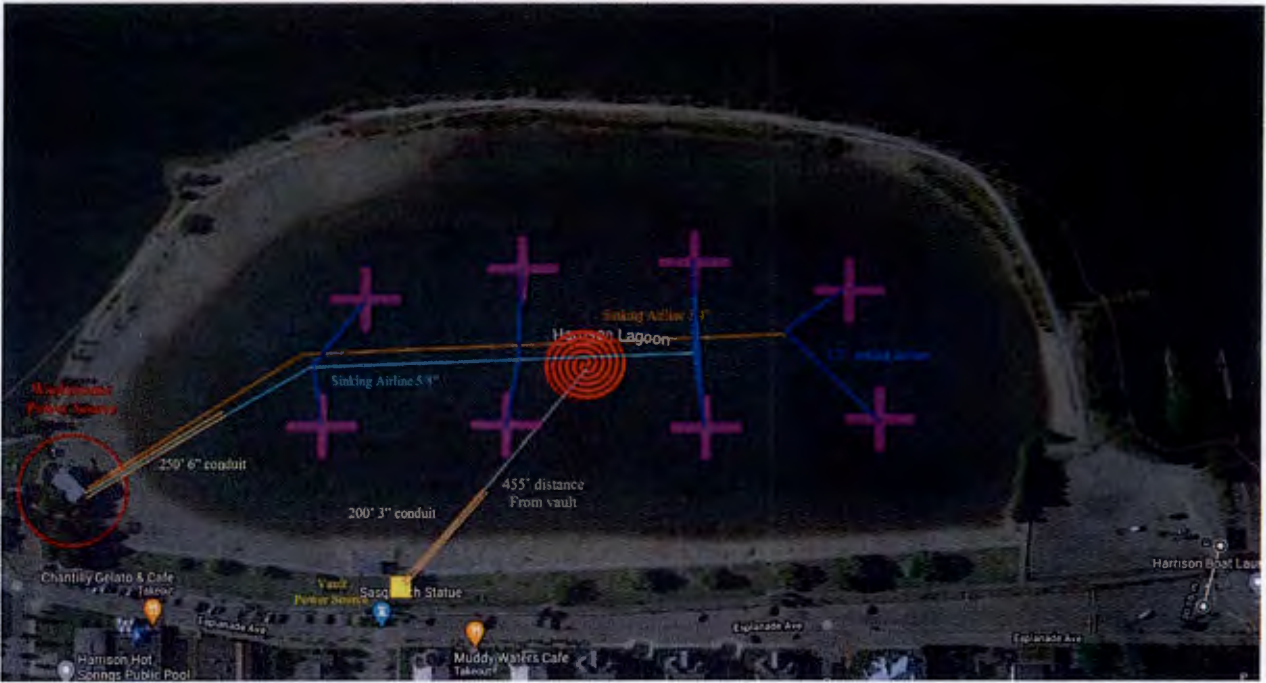
Tracey Jones  
Tracey Jones  
Financial Officer

**REVIEWED BY:**

Madeline McDonald  
Madeline McDonald  
Chief Administrative Officer

**Attachment: Pond Pro Canada Proposal**

### Proposed Fountain and Aeration Layout



### Fountain Rendering



**Fountain Spray Options**



# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** August 31, 2020  
**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3090-20-DVP01/20  
(464 Alder Avenue)  
**SUBJECT:** To consider the issuance of a Development Variance Permit

### ISSUE:

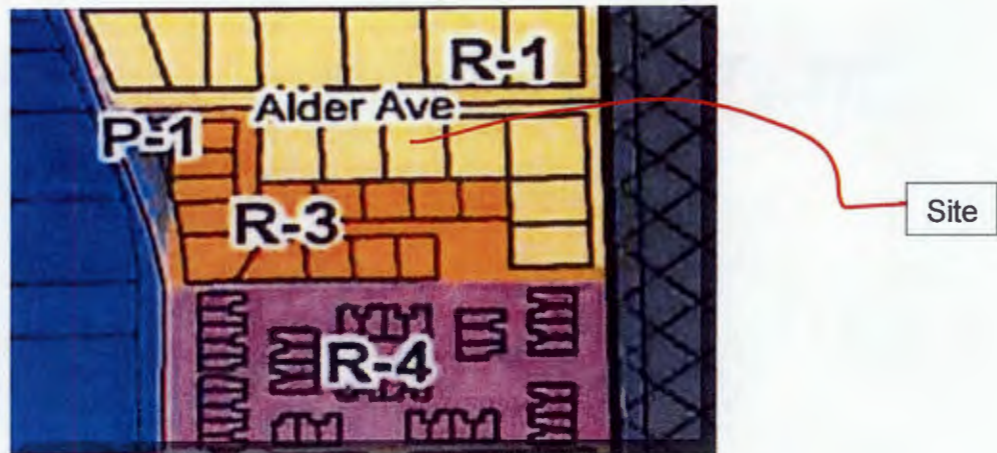
To consider the issuance of a Development Variance Permit.

### 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 proponent is proposing to build a single-family dwelling which is a permitted use for this zone.

### Variance Requested

The proponent 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. The Village Office received one submission. Any additional comments received will be included in the final report submitted to Council.

### Reason for the Variance Request

The request is to allow for the expansion of a garage, by approximately 2.4 M (8 ft). The garage extension is requested as the proponent has indicated that they have two cars and two motorcycles that they would like to store in the garage.

### Impacts of the requested variance

If Council authorizes the permit, the proposed building site will still be within the allowable 40% Lot coverage requirement, as the proposed Lot Coverage is approximately 37%.

Assuming that the average sidewalk width is 1.2 M wide, the requested variance would not interfere with any possible sidewalk plan if Council opted to place a sidewalk along this side of the Avenue, at some future date.

From a visual perspective, the entire house will not be moving closer to the front yard Lot line. Based upon a review of the preliminary site plan, a copy has been attached

to this report, the main portion of the house will be remaining behind the 7.5 M setback requirement. The only portion of the dwelling that will be involved in the "new set back area" will be the garage.

**RECOMMENDATION:**

- 1/. THAT Development Variance Permit DVP 01/20 be issued to Colin Caldwell and Andrea Fisher-Fleming for the property located at 464 Alder, Harrison Hot Springs for land legally described as:

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

Respectfully submitted;

**REVIEWED BY:**

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

Attachment (2)

DVP 01/20  
Preliminary Building plan  
One (1) submission received September 2, 2020

RECEIVED

September 01, 2020

Angela & Barrie Dyck  
479 Alder Ave.  
Harrison Hot Springs

SEP 01 2020  
BY VILLAGE OF HARRISON HOT SPRINGS

To whom it may concern,

As residents and local builders ~~in the area for the last 20 years, we understand the need for,~~ and importance of development variance permits. In this case we are opposed to the request, to reduce the front yard setback from 7.5M to 4.0M. Our reasons are as follows:

1. Alder ave. consists of houses built through several different decades, allowing this SFD to be built 3.5M closer to the road. Building closer to the road than all the other houses will add another inconsistency to the overall appearance along the street ultimately affecting the value of the surrounding houses.
2. Alder ave. is one of the last roads in the area without storm drains. Inevitably they will come, and along with it possibly a sidewalk which would be placed either the north, south or both sides of the road. If on the south side it would give the appearance that the house is even closer to the road.
3. The property being discussed is almost  $\frac{1}{4}$  acre, and large by today's standards, which questions why this variance is needed.
4. To put the request in perspective, 4M is LESS than the length of a Toyota camry, a ford escape, a chevy equinox, a mini cooper, ect. The house would be too close to the road.

Angela and I don't want to start off by being bad neighbors, and would support a request to reduce the setback by up to 1M. Reducing the setback to 4M's is inappropriate to say the least.

Regards,  
Angela and Barrie Dyck