



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**Date:** March 15, 2021  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, Memorial Hall, 290 Esplanade  
Avenue, Harrison Hot Springs, British Columbia

**Due to the COVID-19 pandemic and the Provincial Health Order of December 4, 2020, members of the public are prohibited from in-person attendance at Council Meetings.  
Visit our website for instructions on how to connect to the digital Council Meetings.**

### 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 March 1, 2021 be adopted

Item 4(a)  
Page 1

### 5. BUSINESS ARISING FROM THE MINUTES

### 6. CONSENT AGENDA

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

### 7. DELEGATIONS/PETITIONS

### 8. CORRESPONDENCE

- (a) Letter dated March 3, 2021 to the Minister of Municipal Affairs and Housing  
Re: Emergency Fire Equipment and Facilities Funding for Small Rural Communities.
- (b) Letter dated March 5, 2021 from The Township of Spallumcheen  
Re: Support for 988 Crisis Line
- (c) Letter dated March 8, 2021 from Jean Howsam  
Re: Walking Paths in Harrison
- (d) Letter dated March 11, 2021 from the City of Pitt Meadows  
Re: Fair Taxation from Railway Operations & Industrial Parks

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## 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 (Alternate Municipal Director)

### Councillor Palmer

- Fraser Valley Regional Library Board (Municipal Director)
- 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 (Alternate Municipal Director)
- Fraser Valley Regional District Hospital Board (Alternate Municipal Director)

## 11. REPORTS FROM MAYOR

## 12. REPORTS FROM STAFF

- (a) Report of Community Services Manager - March 10, 2021  
Re: Land Use Planning Community Engagement

Item 12(a)  
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### Recommendation:

THAT the future consideration of land use options concerning the lands located at the intersection of Hot Springs Road and Miami River Drive be deferred for further discussion during the OCP consultation process.

- (b) Report of Chief Administrative Officer – March 11, 2021  
Re: LMLGA Resolution re: Elimination of BC Sales Tax on Non-Medical PPE

Item 12(b)  
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### Recommendation:

THAT the following resolution be forwarded to the Lower Mainland Local Government Association for consideration at their 2021 Annual Conference:

### Eliminating the BC Provincial Sales Tax on Non-Medical PPE

**WHEREAS** the BC Minister of Public Safety and Solicitor General under the Emergency Program Act has issued Ministerial Order M012 effective January 8, 2021 mandating that non-medical PPE be worn inside indoor public spaces to assist in reducing the spread of Covid-19 pandemic;

**AND WHEREAS** this mandate has resulted in an increased financial cost for the residents of British Columbia during the Covid 19 pandemic;

**THEREFORE BE IT RESOLVED** that the Lower Mainland LGA request the BC Provincial Government to eliminate 7% Provincial Sales Tax applied to non-medical disposable or reusable PPE applied to these items at point of sale.

**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:** March 1, 2021  
**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

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

**ABSENT:** Councillor Michie Vidal

*Recording Secretary: Brianne Stevens*

**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**

None

**3. APPROVAL OF AGENDA**

Moved by Councillor Piper  
Seconded by Councillor Hooper

THAT the agenda be approved.

**CARRIED  
UNANIMOUSLY**  
RC-2021-03-01

**4. ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Piper  
Seconded by Councillor Hooper

THAT the Regular Council Meeting Minutes of February 16, 2021 be adopted.

**CARRIED  
UNANIMOUSLY**  
RC-2021-03-02

**5. BUSINESS ARISING FROM THE MINUTES**

None

*Village of Harrison Hot Springs  
Minutes of the Council Meeting  
March 1, 2021*

**6. CONSENT AGENDA**

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

None

**7. DELEGATIONS/PETITIONS**

**8. CORRESPONDENCE**

- (a) Letting from City of Abbotsford  
Re: Postponement – Abbotsford 2022 55+ BC Summer Games

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

THAT the correspondence be received.

**CARRIED  
UNANIMOUSLY**  
RC-2021-03-03

**9. BUSINESS ARISING FROM CORRESPONDENCE**

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

THAT a letter be forwarded to the City of Abbotsford in support to host the 55+ BC Games (Abbotsford) for August 22-26, 2023.

**CARRIED  
UNANIMOUSLY**  
RC-2021-03-03

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

**Councillor Hooper**

- Agassiz Harrison Historical Society – no report
- Fraser Health
  - February 19, 24, and 26, 2021 attended a video conference with CNIB
  - February 25, 2021 attended a Tamarack Institute Webinar
  - February 26, 2021 attended an LGBTQ2 Academy Zoom meeting
- Fraser Valley Regional Library Board – no report
- February 17, 2021 attended a Lets'emot Community to Community Forum zoom meeting
- February 19, 2021 attended a Harrison Resident Block Watch meeting
- February 24, 2021 attended a Road Safety at Work webinar

*Village of Harrison Hot Springs  
Minutes of the Council Meeting  
March 1, 2021*

**Councillor Palmer**

- Fraser Valley Regional Library Board – February 18, 2021 attended a meeting
- Kent Harrison Joint Emergency Program Committee – no report
- Public Art Committee – no report
- Attended the Fraser Valley Regional District Regional Indigenous Relations Committee meeting on behalf of Councillor Vidal

**Councillor Piper**

- Corrections Canada Citizen's Advisory Committee – February 18, 2021 attended a Zoom meeting
- Harrison Agassiz Chamber of Commerce – no report
- Kent Harrison Joint Emergency Program Committee – no report
- Tourism Harrison – no report
- February 17, 2021 attended a Lets'emot Community to Community Forum Zoom meeting.

**Councillor Vidal – absent, no report**

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

**11. MAYOR'S REPORT**

- Reported that the Village of Harrison Hot Springs will receive \$350,000 in grant funding for the Miami River Greenway and McCombs Drive Trail project. Thank you to the staff for applying for the grant and to MLA Kelli Paddon for her support.
- February 23, 2021 attended a teleconference with the Minister of Municipal Affairs and BC Mayors and Regional District Chairs.
- February 25, 2021 attended the Fraser Valley Regional District meeting.
- Requested that a thank you be extended to the Operations and Public Works staff for the cleanup work completed at the beachfront after the sandstorm.
- Reported that the Agassiz Harrison Community Services is offering a 55 plus senior's resource kit.
- Reported that the COVID-19 Vaccine Rollout will be announced soon which will be shared on the Village's website

**12. REPORTS FROM STAFF**

- (a) Report of Community Services Manager – February 22, 2021  
Re: Flag Policy

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

THAT Flag Policy No. 1.36 be adopted; and

THAT Flags Policy No. 1.05 be rescinded.

**CARRIED  
UNANIMOUSLY**  
RC-2021-03-04



*Village of Harrison Hot Springs  
Minutes of the Council Meeting  
March 1, 2021*

**13. BYLAWS**

- (a) Report of Financial Officer – February 17, 2021  
Re: 2021-2025 Financial Plan Bylaw No. 1161, 2021

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

THAT the 2021-2025 Financial Plan Bylaw No. 1161, 2021 be adopted.

**CARRIED**  
**OPPOSED BY COUNCILLOR HOOPER**  
RC-2021-03-05

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

There were no questions from the public.

**15. ADJOURNMENT**

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

THAT the meeting be adjourned at 7:22 p.m.

**CARRIED**  
**UNANIMOUSLY**  
RC-2021-03-06

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

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

8(a)

RECEIVED

MAR 03 2021

BY VILLAGE OF HARRISON HOT SPRINGS

March, 3, 2021

Honourable Josie Osborne  
Minister of Municipal Affairs and Housing  
PO Box 9056 Stn Prov Govt  
Victoria, BC  
V8W 9E2

*Emailed to: MAH.minister@gov.bc.ca*

**Re: Emergency Fire Equipment and Facilities Funding for Small Rural Communities.**

Dear Minister Osborne,

We are looking for your support regarding a critical public safety issue in our small rural communities, specifically the lack of Provincial funding for essential local fire and road rescue services, which would include apparatus, equipment, training and facilities.

As you are aware the cost of protecting our communities has increased significantly over the years. The cost of apparatus, equipment, training, and facilities are putting the small rural communities in a critical financial bind, taxing the residents beyond what is affordable and without provincial support we feel our financial situation will be unsustainable.

This request for Provincial funding assistance has been presented to the Province through endorsed resolutions to the UBCM for over 27 years, to date the provincial response has been "NO". We feel we cannot accept this answer anymore.

Through the Insurance Premium Tax, the Province has collected a 4.4% tax revenue through residential / commercial fire insurance and automobile insurance since 1921, which we now believe goes into the government's general revenue fund. The estimated revenue collected is in the hundreds of millions annually, we are asking for some of this revenue to be available through grant programs or another form of assistance to support our communities so we can provide an affordable, reliable, and sustainable essential fire protection and road rescue service for our regional residents and businesses.

We look forward to your assistance in setting up meetings with the appropriate Ministers to discuss ways we can leverage reliable funding support for fire and road rescue services in small rural communities.

We look forward to your reply.

Sincerely the Undersigned,

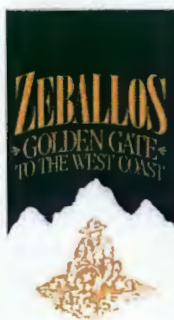
Dennis Dugas, Mayor, District of Port Hardy  
Mayor Gaby Wickstrom, Mayor, Town of Port McNeill  
Kevin Cameron, Mayor, Village of Port Alice



Dennis Buchanan, Mayor, Village of Alert Bay  
 Andrew Hory, Chair, Regional District of Mount Waddington  
 Julie Colborne, Mayor, Village of Zeballos  
 Martin Davis, Mayor, Village of Tahsis  
 Mark Baker, Mayor, Village of Sayward  
 Brad Unger, Mayor, Village of Gold River  
 Leslie Baird, Mayor, Village of Cumberland  
 Mark Swain, Mayor, District of Lantzville  
 Ken Williams, Mayor, District of Highlands  
 Bill Beamish, Mayor, Town of Gibsons  
 Bob Day, Mayor, Lake Cowichan  
 Mayco Noel, Mayor, District of Ucluelet  
 Mayor and Council, District of Tofino Council

FILE #	DATE
0900-60	Mar 3/21
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAC	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMME	<input checked="" type="checkbox"/> COUNCIL
ITEM	C
COUNCIL AGENDA	
DATE	Mar 15/21
INITIAL	
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	

cc: Ian Morrison, President, Association of Vancouver Island Coastal Communities  
 Michele Babchuk, Member of the Legislative Assembly  
 Brian Frenkel, President, Union of British Columbia Municipalities





8(b)

THE CORPORATION OF THE  
TOWNSHIP OF SPALLUMCHEEN

TEL. (250) 546-3013  
FAX. (250) 546-8878  
OUR FILE NO.

4144 Spallumcheen Way  
Spallumcheen, B.C. V0E 1B6

Email: mayor@spallumcheentwp.bc.ca

www.spallumcheentwp.bc.ca

March 5, 2021

OFFICE OF THE MAYOR

File: 0320-20-01

The Honourable Patty Hajdu

sent via email

House of Commons  
Ottawa, Ontario,  
Canada  
K1A 0A6

Patty.Hajdu@parl.gc.ca

**Re: Support for 988 Crisis Line**

Please be advised that at the Monday, March 1, 2021 Regular Council Meeting, the Township of Spallumcheen Council passed the following resolution:

***"THAT the Township of Spallumcheen Council pass the following motion and direct a letter indicating such support to the local MP, MPP, Federal Minister of Health, the CRTC and local area municipalities as outlined in the letter from Member of Parliament Mel Arnold, North Okanagan - Shuswap for support for a National Suicide Prevention Hotline:***

***WHEREAS the Federal government has passed a motion to adopt 988, a National three-digit suicide and crisis hotline;***

***AND WHEREAS the ongoing COVID-19 pandemic has increased the demand for suicide prevention services by 200 percent;***

***AND WHEREAS existing suicide prevention hotlines require the user to remember a 10-digit number and go through directories or be placed on hold;***

***AND WHEREAS in 2022 the United States will have in place a national 988 crisis hotline;***

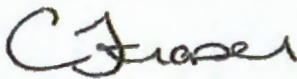
***AND WHEREAS the Township of Spallumcheen Council recognizes that it is a significant and important initiative to ensure critical barriers are removed to those in a crisis and seeking help;***

***NOW THEREFORE BE IT RESOLVED THAT the Township of Spallumcheen Council endorses this 988 crisis line initiative."***

Council understands, now more than ever, that Canadians may need access to additional resources amidst the COVID-19 pandemic. It is imperative, we as elected officials, do everything that we can to help everyone come out stronger on the other side of this unprecedented and challenging time.


Thank you for your attention to this matter, if you have any questions in this regard please contact the undersigned.

Respectfully,



Christine Fraser  
Mayor

cc. Member Municipalities  
MP Todd Doherty  
MP Mel Arnold  
Canadian Radio-Television and Telecommunications Commission (CRTC)

FILE #	DATE
0400-60	March 10/21
<input checked="" type="checkbox"/> CAG	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM	B C
COUNCIL AGENDA	
DATE	March 15/21
INITIAL 	
ITEMS: A-REQ, ACTION:	
B - INFO - WIREP:	
C - INFO ONLY	



MAR 08 2021

BY VILLAGE OF HARRISON HOT SPRINGS

17<sup>th</sup> March 2021  
HARRISON HOT SPRINGS

8(c)

Dear Mayor & Council,

Re walking paths in Harrison.

① I am strongly opposed to graveling the path on the slough near Hwy 9 & Miami Slough / creek / water way. The slightly more hazardous / muddy footing reduces foot traffic during bird breeding season. This was originally left ungravelled for this reason.

② Completely support a gravelled or wood clipped path along McCoomb. This is much more environmentally appropriate as well as less slippery / hazardous to foot traffic. Differently abilitated people or not. Plus less to plow in winter with its concurrent expense.

Thank-you for your time & attention.  
Debra Cornish & Jim Curtis - 479 Naismith  
Joan Howsam 419 Miami River Lr.

FILE #	DATE
0220-01	Mar 8/21
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CC	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNT	<input checked="" type="checkbox"/> MAJOR
<input type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM	PC
COUNCIL AGENDA	
DATE	Mar 15/21
INITIAL	AD
ITEMS: A-REQ, ACTION: B1- INFO - W/REP; C- INFO ONLY	

RECEIVED

MAR 11 2021

BY VILLAGE OF HARRISON HOT SPRINGS



8(d)

March 11, 2021

File: 01-0390-20/21

UBCM Member Municipalities

Sent via email

Dear UBCM Members:

**Re: Fair Taxation from Railway Operations & Industrial Parks**

At its March 2, 2021 Regular Council Meeting, Pitt Meadows City Council endorsed two resolutions related to fair taxation from railway operations and industrial parks for inclusion and discussion at the upcoming LMLGA Convention, in advance of the UBCM Convention this fall. Certified copies of both resolutions and background information regarding same have been enclosed for your information.

Sincerely,  
City of Pitt Meadows

Kate Barchard  
Corporate Officer

Enclosure

FILE #	DATE
0400-60	Mar 11/21
<input checked="" type="checkbox"/> GAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SERV	<input type="checkbox"/> COUNCIL
ITEM	B C
COUNCIL AGENDA	
DATE	March 15/21
INITIAL	
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP:	
C - INFO ONLY	





City of  
**Pitt Meadows**  
THE *Natural* PLACE

## CERTIFICATION

I, TANYA BARR, Deputy Corporate Officer for the City of Pitt Meadows, HEREBY CERTIFY that the following is a true and exact extract of the Minutes for the Regular Meeting of the Pitt Meadows City Council held on Tuesday, March 2, 2021 regarding the Proposed Lower Mainland Local Government Association Resolution - CP Rail:

*"It was MOVED and SECONDED THAT Council approve the following resolution and submit it to the Lower Mainland Local Government Association (LMLGA) for consideration:*

- A. WHEREAS section 5(e) of the Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81 mandates that land or improvements used for transporting of products or used for the storage of products are classified as Class 5 Light Industry, but specifically excludes land or improvements held for purposes ancillary to the business of transportation from railway operations;

AND WHEREAS this legislation creates unfair taxation from railway operations because they are reflective of a class 5 Light Industrial use and require high level City service support including Fire Services and road infrastructure use;

THEREFORE BE IT RESOLVED THAT the UBCM urge the Provincial Government to repeal section 5 (e) from the Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81 in order to create fair taxation from railway operations.

CARRIED."

Tanya Barr  
Deputy Corporate Officer  
City of Pitt Meadows

March 4 / 21

Date Signed



City of  
**Pitt Meadows**  
THE *Natural* PLACE

## CERTIFICATION

I, TANYA BARR, Deputy Corporate Officer for the City of Pitt Meadows, HEREBY CERTIFY that the following is a true and exact extract of the Minutes for the Regular Meeting of the Pitt Meadows City Council held on Tuesday, March 2, 2021 regarding the Proposed Lower Mainland Local Government Association Resolution - Golden Ears Business Park:

"It was *MOVED* and *SECONDED* THAT Council approve the following resolution and submit it to the Lower Mainland Local Government Association (LMLGA) for consideration:

- A. WHEREAS section 5 (f) of the Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81 mandates that land or improvements used for transporting of products or used for the storage of products are classified as Class 5 Light Industry, but specifically excludes land or improvements being used principally as an outlet for the sale of a finished product to a purchaser for purposes of his or her own consumption;
- B. AND WHEREAS this legislation creates unfair taxation from industrial parks which are a heavy burden on City infrastructure through heavy trucking activity in movement of product;
- C. THEREFORE BE IT RESOLVED THAT the UBCM urge the Provincial Government to repeal section 5 (f) of the Assessment Act - Prescribed Classes of Property Regulation B.C. Reg. 438/81 to create fair taxation from industrial parks.

CARRIED."

Tanya Barr  
Deputy Corporate Officer  
City of Pitt Meadows

Date Signed

## Fair Taxation from Railway Operations

### Background

At the March 2, 2021 Regular Meeting, Council passed a resolution seeking endorsement by the Lower Mainland Local Government Association (LMLGA) regarding ending unfair taxation benefitting CP Rail.

CP Rail is in the business of moving goods for a wide range of industries. The Assessment Act categorizes property held for transporting products as Class 5 Light Industry.

However, the Assessment Act – Prescribed Classes of Property Regulation B.C. Reg. 438/81 section 5 (e) specifically excludes property held for purposes ancillary to business related to transportation from railway operations. The existence of this section results in creating unfair taxation by moving CP Rail property to Class 6 Business.

Recognizing the burden on city services in the provision of Fire Services and road infrastructure, removal of section 5 (e) would result in railway operations being more appropriately included within the Class 5 Light Industry classification. This action would create fairer taxation by including railway activities within the property class more relative to the nature of the operations.

Additional background information may be found in the January 19, 2021 Council Agenda package:

[https://pittmeadows.ca.granicus.com/MetaViewer.php?view\\_id=2&clip\\_id=1208&meta\\_id=143659](https://pittmeadows.ca.granicus.com/MetaViewer.php?view_id=2&clip_id=1208&meta_id=143659)



## Fair Taxation from Industrial Parks

### Background

At the March 2, 2021 Regular Meeting, Council passed a resolution seeking endorsement by the Lower Mainland Local Government Association (LMLGA) regarding ending unfair taxation benefitting Industrial Parks.

Industrial parks are an area zoned and planned for the purpose of industrial development. Also, an industrial park is a more 'heavyweight' version of a business park or office park. The Golden Ears Business Park is a large-scale industrial park in Pitt Meadows. The concentration of industry in an industrial park raises environmental concerns from the heavy transportation volumes as well as the burden on road infrastructure with the constant movement of cargo on semitrailers.

The Assessment Act categorizes property held for transporting products as Class 5 Light Industry.

However, the Assessment Act – Prescribed Classes of Property Regulation B.C. Reg. 438/81 section 5 (f) specifically excludes property being used as an outlet for the sale of a finished product to a purchaser for purposes of his or her own consumption. The existence of this section results in creating unfair taxation by moving Industrial Park operations to Class 6 Business.

Recognizing the burden on city services in the provision of road infrastructure, removal of section 5 (f) would result in Industrial Park operations being more appropriately included within the Class 5 Light Industry classification. This action would create fairer taxation by including industrial park activities within the property class more relative to the nature of the operations.

Additional background information may be found in the January 19, 2021 Council Agenda package:

[https://pittmeadows.ca.granicus.com/MetaViewer.php?view\\_id=2&clip\\_id=1208&meta\\_id=143659](https://pittmeadows.ca.granicus.com/MetaViewer.php?view_id=2&clip_id=1208&meta_id=143659)

12(a)



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** March 10, 2021  
**FROM:** Rhonda Schell **FILE:** 6520-20-OCP01/19  
Community Services Manager  
**SUBJECT:** Land Use Planning Community Engagement

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#### ISSUE:

Update on the status for the designated use of the lands located at Miami River Drive and Hot Springs Road.

#### BACKGROUND:

On August 12, 2019, Official Community Plan Bylaw No. 1142 and Zoning Amendment Bylaw No. 1143 were given first and second readings but did not go to a public hearing. Rather, Council directed staff to conduct a placemaking exercise, which took the form of a Land Use Planning Survey.

At the December 21, 2020 Regular Council Meeting, Council received the Land Use Planning Survey Summary for the uses of the vacant lands located north of the Village Office. This consultation process was driven by Council's desire to determine if the proposed change in land use, to commercial-residential development, was in keeping with the public's vision for the ultimate use of the lands. The fourteen undeveloped lots in question are located between Hot Springs Road and Poplar Street and bordered by Miami River Drive and are currently zoned P-1.

#### DISCUSSION:

A total of 78 responded to the Land Use Planning Survey (73-Residents, 1-Business Operator, 2-Property Owners, 1-Press, 1-Other). The survey summary identified that the majority of respondents (72%) would like to see a park on at least some of the lots.

When asked about housing, 6 people indicated they would like to see at least one or more lots used for seniors housing, and only 2 showed any interest in affordable housing for seasonal workers. However, the Harrison Hot Springs Housing Needs Assessment completed in 2019 states:

*"Many of the current workers in Harrison Hot Springs are seasonal, and the workers that reside here long-term struggle to find reliable, appropriate affordable housing. As tourism is the largest economic driver in Harrison, it is imperative that Harrison finds a balance between the needs of long-term residents and vacation visitors...Seniors residing in Harrison Hot Springs currently need a diversity of housing options to accommodate the existing population, especially the 21.2% of seniors who are in core housing need".*

Further, the Economic Recovery Task Force identified that affordable housing for seasonal workers is a major challenge for businesses when securing enough staff for the peak tourism season.

While the use of overflow parking was not included as a question in the survey, 47% of respondents added that they felt this was a valid use of the vacant lands. Other common comments for the use of the land included a recreational facility and community gathering space.

It is possible that the best end use of the lands will be a mixed use including park amenities combined with public, commercial and/or residential development. This type of high level designation is typically described in a community's official community plan (OCP). A revision of the Village OCP is in the early stages, with a revised schedule for the public process to be brought forward in April.

#### **RECOMMENDATION:**

THAT the future consideration of land use options concerning the lands located at the intersection of Hot Springs Road and Miami River Drive be deferred for further discussion during the OCP consultation process.

Respectfully submitted:

Rhonda Schell

Rhonda Schell  
Community Services Coordinator

REVIEWED BY:

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer



12(b)



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** March 11, 2021  
**FROM:** Madeline McDonald **FILE:** 0390-20-03  
Chief Administrative Officer  
**SUBJECT:** LMLGA Resolution re: Elimination of BC Sales Tax on Non-Medical PPE

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#### ISSUE:

Federal Sales tax was eliminated on non-medical personal protective equipment (PPE) in December of 2020 but Provincial Sales Tax still applies to these materials.

#### BACKGROUND:

In an effort to support public health during the COVID-19 pandemic, the federal government eliminated federal sales tax on non-medical PPE such as masks and face shields which meet a standard criteria. However, provincial sales tax still applies to these items which are not include in the list of exempted safety equipment.

#### DISCUSSION:

The federal sales tax on personal non-medical PPE such as masks and face shields was eliminated effective December 6, 2020. This change was made in recognition of the fact that these items are now play an important role in public safety and they are mandatory equipment for people as they go about many daily activities such as shopping, riding transit, working with others or attending medical appointments.

Public Health officials seem to be indicating that the current COVID-19 mitigation measures may be with us for quite some time. And it's also possible that we could face future pandemics which would require us to redon our masks to mitigate the spread of some future virus. Accordingly, and in the interest of fairness and consistency, it seems reasonable to request the Province to eliminate provincial sales tax on non-medical PPE in the same manner that the federal government has done.

#### RECOMMENDATION:

THAT the following resolution be forwarded to the Lower Mainland Local Government Association for consideration at their 2021 Annual Conference:

**Eliminating the BC Provincial Sales Tax on Non-Medical PPE**

**WHEREAS** the BC Minister of Public Safety and Solicitor General under the Emergency Program Act has issued Ministerial Order M012 effective January 8, 2021 mandating that non-medical PPE be worn inside indoor public spaces to assist in reducing the spread of Covid-19 pandemic;

**AND WHEREAS** this mandate has resulted in an increased financial cost for the residents of British Columbia during the Covid 19 pandemic;

**THEREFORE BE IT RESOLVED** that the Lower Mainland LGA request the BC Provincial Government to eliminate 7% Provincial Sales Tax applied to non-medical disposable or reusable PPE applied to these items at point of sale.

Respectfully submitted,

*Madeline McDonald*

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Madeline McDonald  
Chief Administrative Officer