



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, December 18, 2023
Time: 7:00 p.m.
Location: Council Chambers,
 Memorial Hall, 290 Esplanade Avenue,
 Harrison Hot Springs, British Columbia

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

1. CALL TO ORDER	
Meeting called to order by Mayor Wood Acknowledgment of Sts'ailes traditional territory.	
2. INTRODUCTION OF LATE ITEMS	
3. APPROVAL OF AGENDA	
4. ADOPTION OF COUNCIL MINUTES	
(a) THAT the Special Pre-Closed Council Meeting minutes of November 30, 2023 be adopted.	Page 1
(b) THAT the Regular Council Meeting minutes of December 4, 2023 be adopted.	Page 3
5. BUSINESS ARISING FROM THE MINUTES	
6. CONSENT AGENDA	
i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	(a) Advisory Planning Commission Meeting Minutes of October 4, 2023 Page 11
iv. Correspondence	(a) Letter dated December 1, 2023 from the Minister of Transportation and Infrastructure Re: UBCM Meeting 2023 Page 15
	(b) Letter dated December 8, 2023 from the Minister of Housing Re: New Legislation to Support Local Government Housing Initiatives Page 17
	(c) Letter dated December 8, 2023 from the Minister of Jobs, Economic Development and Innovation Re: UBCM Meeting 2023 Page 23

7. DELEGATIONS/PETITIONS	
8. CORRESPONDENCE	
(a) Email dated December 3, 2023 from Dave Hollins Re: Dike Project	Page 25
9. BUSINESS ARISING FROM CORRESPONDENCE	
10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS	
11. REPORTS FROM MAYOR	
12. REPORTS FROM STAFF	
13. BYLAWS	
(a) Inter-Municipal Business Licence Amendment Bylaw No. 1196, 2023 Recommendation: THAT Inter-Municipal Business Licence Amendment Bylaw No. 1196, 2023 be given final reading and adoption.	Page 33
14. NEW BUSINESS	
<p>(a) New Business from Mayor Wood Re: Development Master Plan</p> <p>WHEREAS the Advisory Planning Commission meeting of December 7, 2023 clearly shows the frustration of the members with the lack of process, procedural fairness, and the common rules of law; and</p> <p>WHEREAS the APC members which are all unpaid volunteers did an outstanding job of researching the development and asking many questions; and</p> <p>WHEREAS the developers, the public, and Advisory Planning Commission members are sharing the same grief in our lack of process; and</p> <p>WHEREAS there are an estimated 15 outdated and conflicting Village bylaws that form part of the development process; and</p> <p>WHEREAS these estimated 15 bylaws were, by council resolution many months back, referred to a Committee of the Whole meeting for discussion; and</p> <p>WHEREAS Council does not have the knowledge to revise the bylaws; and</p> <p>WHEREAS the Provincial government is changing the legislation regarding development, therefore be it resolved</p>	

THAT staff be directed to retain a third party, independent planning consultant to review and provide a comprehensive master plan for all development in the Village.

(b) New Business from Councillor Allen
Re: Adopt-a-tree Program

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

16. ADJOURNMENT



Amanda Graham
Corporate Officer

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

Thursday, November 30, 2023

7:00 p.m.

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

COUNCIL PRESENT: Mayor Ed Wood
Councillor John Allen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Michie Vidal

COUNCIL ABSENT:

STAFF PRESENT: Amanda Graham, Corporate Officer

1. **CALL TO ORDER**

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

2. **INTRODUCTION OF LATE ITEMS**

3. **APPROVAL OF AGENDA**

SC(C)23-032
Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the agenda dated November 30, 2023 be approved.

**CARRIED
UNANIMOUSLY**

4. **RESOLUTION TO EXCLUDE THE PUBLIC**

SC(C)23-033
Moved by Councillor Allen
Seconded by Councillor Vidal

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

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

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November 30, 2023*

- Section 90(1)(c) of the *Community Charter* – labour relations or other employee relations;
- Section 90(1)(d) of the *Community Charter* – the security of the property of the municipality;
- Section 90(1)(g) of the *Community Charter* – litigation or potential litigation affecting the municipality; and
- Section 90(1)(k) of the *Community Charter* – negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

**CARRIED
UNANIMOUSLY**

5. ADJOURN TO SPECIAL CLOSED COUNCIL MEETING

SC(C)23-034

Moved by Councillor Facio

Seconded by Councillor Vidal

RESOLVED:

THAT the November 30, 2023 Special (Pre-Closed) Council meeting be adjourned.

**CARRIED
UNANIMOUSLY**

The meeting was adjourned at 7:03 p.m.

Ed Wood
Mayor

Amanda Graham
Corporate Officer

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

4(b)

DATE: Monday, December 4, 2023
TIME: 7:00 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Ed Wood
Councillor John Allen
Councillor Leo Facio
Councillor Allan Jackson

Chief Administrative Officer, Tyson Koch
Chief Financial Officer, Scott Schultz
Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens
Operations Manager, Jace Hodgson
Planning Consultant, Ken Cossey

ABSENT: Councillor Michie Vidal

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

Late item from Councillor Allen to add a letter as background to item 14(a) New Business from Councillor Allen – The Four Oak Trees on Lillooet Avenue.

3. APPROVAL OF AGENDA

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**
RC-2023-12-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Jackson
Seconded by Councillor Allen

ERRORS AND OMMISIONS

At the bottom of page 1 of the November 20, 2023 Regular Council meeting minutes, motion RC-2023-11-09 be amended by removing the words "as amended".

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December 4, 2023

THAT the Regular Council Meeting minutes of November 20, 2023 be adopted as amended.

**CARRIED
UNANIMOUSLY**
RC-2023-12-02

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the Special Council Meeting minutes of November 24, 2023 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2023-12-03

5. BUSINESS ARISING FROM THE MINUTES

Mayor Wood called for reconsideration of motion RC-2023-11-31 from the November 20, 2023 Regular Council Meeting as per section 131 of the *Community Charter*.

“THAT the FireSmart Program Update report be received for information; and

THAT the FireSmart Open House originally planned to be held in November be deferred to March 2024 to allow for the creation of a FireSmart Neighbourhood Committee and for the event to contribute to the Village’s recognition as a FireSmart community; and

THAT the Community Services Manager/Local FireSmart Representative be authorized to put out an expression of interest for a FireSmart Neighbourhood Committee and assist interested residents in the formation of the committee.”

**MOTION FAILED
OPPOSED BY COUNCILLORS FACIO, JACKSON, ALLEN**

Mayor Wood called the results of this vote and indicated that the original motion carried.

Mayor Wood called for reconsideration of motion SC-2023-11-09 from the November 24, 2023 Special Council meeting as per section 131 of the *Community Charter*.

“THAT the Starlight Skating Rink be erected and installed as soon as possible.”

**MOTION FAILED
OPPOSED BY COUNCILLORS FACIO, JACKSON, ALLEN**

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6. CONSENT AGENDA

- iv. (a) Letter dated November 28, 2023 from the Ministry of Housing
Re: Housing Targets

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the consent agenda be received.

**CARRIED
UNANIMOUSLY**
RC-2023-12-04

7. DELEGATIONS/PETITIONS

None.

8. CORRESPONDENCE

- (a) Letter dated November 16, 2023 from the Pacific Regional President – Union of
Correctional Officers
Re: Prison Needle Exchange Program
- (b) Letter dated November 29, 2023 from Allan Garneau
Re: Dyke Proposal

Moved by Councillor Jackson
Seconded by Councillor Allen

THAT the letter dated November 16, 2023 from the Pacific Regional President – Union
of Correctional Officer and the letter dated November 29, 2023 from Allan Garneau be
received.

**CARRIED
UNANIMOUSLY**
RC-2023-12-05

9. BUSINESS ARISING FROM CORRESPONDENCE

Mayor Wood addressed concerns regarding the dike upgrade and provided clarification
on the project.

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

Councillor Facio

- Fraser Health – No Report
- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on November 23, 2023
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report

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- Volunteered with the Salvation Army in Agassiz on November 25, 2023
- Attended a reception at the Hot Springs Resort and Spa on November 26, 2023

Councillor Allen

No report.

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director)
 - Attended a meeting
- Tourism Harrison – No Report

11. MAYOR'S REPORT

- Participated in the Capstone Grad program at the Agassiz Elementary Secondary School
- Reported on the Salvation Army Christmas Kettle campaign. Mayor Wood will be ringing the bell on Friday, December 8, 2023 between 10:00 am and 12:00 pm at the Red Apple store in Agassiz
- The Stuff the Cruiser event will be held Saturday, December 9, 2023 at the Supervalu grocery store in Agassiz
- Reported that the open house for the dyke upgrade project will be held on Thursday, December 7, 2023 at 5:00 pm
- Reported that there will be an Advisory Planning Commission meeting regarding the 259 Hot Springs Road development on Thursday, December 7, 2023 at 7:00 pm

12. REPORTS FROM STAFF

- (a) Report of Chief Administrative Officer dated December 4, 2023
Re: Implementation Timeline of the Municipal Advisor's Recommendations

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the Implementation Timeline of the Municipal Advisor's Recommendations report dated December 4, 2023 be received for information.

**MOTION FAILED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN**

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- (b) Report of Chief Administrative Officer dated December 4, 2023
Re: Emergency Operations Center – Village Fire Hall

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Council designate the Village of Harrison Hot Springs Fire Hall as the Village's new Emergency Operations Center location.

CARRIED
UNANIMOUSLY
RC-2023-12-06

- (c) Report of Planning Consultant dated December 4, 2023
Re: Review of Bills 44, 46 and 47 (Housing Related Bills)

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the Review of Bills 44, 46 and 47 report dated December 4, 2023 be received for information.

CARRIED
UNANIMOUSLY
RC-2023-12-07

- (d) Report of Community Services Manager dated December 4, 2023
Re: Emergency Preparedness Planning

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the Emergency Preparedness Planning Report be received for information.

THAT staff be directed to work with the Kent Harrison Joint Emergency Planning Committee (KHJEPC) and the Village's Emergency Planning Coordinator to update and/or prepare an evacuation plan, a prevention plan, a preparedness plan and a response and recovery plan.

MOTION FAILED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN

Village of Harrison Hot Springs
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- (e) Report of Chief Financial Officer dated December 4, 2023
Re: Inter-Municipal Business Licence Bylaw Amendment

Moved by Councillor Jackson
Seconded by Councillor Allen

THAT Inter-Municipal Business Licence Bylaw Amendment No. 1196, 2023 be given first, second and third readings.

CARRIED
UNANIMOUSLY
RC-2023-12-08

- (f) Report of Chief Financial Officer dated December 4, 2023
Re: Sewer Regulation and Fee Bylaw Amendment

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the Sewer Regulation Amendment Bylaw No. 1997, 2023 be given first, second and third readings.

Amendment moved by Councillor Allen
Seconded by Councillor Jackson

THAT the motion be amended by removing the second and third readings and adding "that the matter be referred to a budget meeting or Committee of the Whole meeting for further discussion".

CARRIED
UNANIMOUSLY
RC-2023-12-09

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Sewer Regulation Amendment Bylaw No. 1197, 2023 be given first reading as amended.

CARRIED
UNANIMOUSLY
RC-2023-12-10

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- (g) Report of Chief Financial Officer dated December 4, 2023
Re: Water Regulation and Fee Bylaw Amendment

Moved by Councillor Allen
Seconded by Councillor Jackson

THAT Water Regulation Amendment Bylaw No. 1198, 2023 be given first reading and be referred to a budget meeting or Committee of the Whole meeting for further discussion.

**CARRIED
UNANIMOUSLY**
RC-2023-12-11

13. BYLAWS

None

14. NEW BUSINESS

- (a) New Business from Councillor Allen
Re: The Four Oak Trees on Lillooet Avenue

Moved by Councillor Allen
Seconded by Mayor Wood

WHEREAS the four remaining oak trees on Lillooet Ave West have been deemed as salvageable by the Urban Environment report dated July 23rd 2023; and

WHEREAS their preservation is strongly encouraged by our Official Community Plan and our Urban Forest report; and

WHEREAS funds are available within the Village public works budget for such tree maintenance; and

WHEREAS winter is the perfect time to carry out such work while the trees are dormant and traffic is light, therefore be it resolved

THAT the Village retain Urban Environment to conduct a program of care for these four oak trees and that this work be completed before Easter of 2024.

**MOTION FAILED
OPPOSED BY COUNCILLORS FACIO AND JACKSON**

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(b) New Business from Mayor Wood
Re: Closed Meeting Resolutions

Councillor Facio raised a point of order that discussing matters that had been dealt with in a closed meeting would be a breach of confidentiality.

Councillor Facio and Councillor Jackson excused themselves from the meeting.

The meeting was adjourned at 8:58 p.m. due to loss of quorum.

Ed Wood
Mayor

Amanda Graham
Corporate Officer

DRAFT

**VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING**

6(iii)(a)

DATE: Wednesday, October 4, 2023
TIME: 7:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Judy Duffus
Allan Garneau
Ken Gisborne
Robert Guimont
Andy Strothotte

Planning Consultant, Ken Cossey

ABSENT: Corporate Officer, Amanda Graham

1. CALL TO ORDER

The Planning Consultant called the meeting to order at 7:00 p.m.

The Planning Consultant called for a nomination from the floor for the Chair of the Advisory Planning Commission.

Ken Gisborne was nominated as Chair.

The Planning Consultant called a second and third time for nominations from the floor. There were no additional nominations.

Ken Gisborne accepted the nomination to Chair of the Advisory Planning Commission.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Andy Strothotte
Seconded by Judy Duffus

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
APC-2023-10-01

4. **ADOPTION OF MINUTES**

Moved by Andy Strothotte
Seconded by Ken Gisborne

THAT the Advisory Planning Commission Meeting Minutes of August 30, 2023 be adopted.

**CARRIED
UNANIMOUSLY**
APC-2023-10-02

5. **ITEMS FOR DISCUSSION**

- (a) Election of Chair – discussed during the Call to Order
- (b) Report of Planning Consultant
Re: 511 Lillooet Avenue

OTG Developments Ltd. Presented a PowerPoint on the proposed development.

Discussion ensued on the following:

- The ability of the Advisory Planning Commission to review the arborist report
- Only the habitable areas are included in the Floor Area Ratio
- The definition of the term view corridor, blocking views of the lake, maintaining a certain minimum view corridor at certain intervals
- The difference between the terms “adaptable” and “accessible”. Adaptable means mobility use, not wheelchairs, and there are no plans for full accessibility
- Electric vehicle charging stations
- Concerns regarding mixing short-term rentals with long term residences in the same building
- Top floor amenity areas will be open to users of the building only
- The development is proposing to go over the permitted Floor Area Ratio, the maximum allowed building height and lot coverage in order to make the project financially viable
- The new proposal is one story shorter but the building height number hasn’t changed because the it is measured to the highest point of the building
- One story was removed, but a few raised roof areas were kept in the proposal, most of the roof is only 17.5 metres high

Moved by Andy Strothotte
Seconded by Judy Duffus

THAT the Advisory Planning Commission recommend angle parking in front of the proposed building along Lillooet Avenue.

MOTION NOT VOTED ON

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Village of Harrison Hot Springs
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October 4, 2023

Discussion continued as follows:

- The process of public notification meetings and the time of day that they are held
- Impact on infrastructure
- Timeline/process of how and when associated studies and reports come before the Advisory Planning Commission.

Moved by Andy Strothotte
Seconded by Allan Garneau

THAT the Advisory Planning Commission recommend to Council an additional meeting for the Commission to review the reports listed on page 4 of the Planning Consultant's report.

CARRIED UNANIMOUSLY
APC-2023-10-03

Discussion ensued on the delays relating to this project and the role of the Advisory Planning Commission.

Moved by Robert Guimont
Seconded by Allan Garneau

THAT the Advisory Planning Commission recommend that Council approve the development on the condition that the reports listed on page 4 of the Planning Consultant's reports are to Council's satisfaction.

CARRIED
OPPOSED BY KEN GISBORNE AND ANDY STROTHOTTE
APC-2023-10-04

6. **ADJOURNMENT**

Moved by Judy Duffus
Seconded by Andy Strothotte

THAT the meeting be adjourned at 8:19 p.m.

CARRIED
UNANIMOUSLY
APC-2023-10-05



Ken Gisborne
Chair



Amanda Graham
Corporate Officer

December 1, 2023

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

Reference: 320719

Dear Mayor Wood:

Re: UBCM Meeting 2023

Thank you for taking the time to meet with us in Vancouver during the 2023 Union of British Columbia Municipalities (UBCM) Convention.

We appreciated the opportunity to discuss your support for transportation safety improvements within your community, including your concerns about highway surface conditions, pedestrian crossings and conditions on the McCombs Road bridge.

Every year at UBCM we are reminded how fortunate British Columbia is to have local leaders who are dedicated, informed and passionate about the future of their communities. Our governments are most effective when we bring together our insights and resources, and our team and us were honoured to be part of this year's gathering to hear more about the ideas and priorities B.C.'s communities care about most.

The ministry assesses highway pavement conditions on an annual basis, and ministry staff will follow up with you to discuss in more detail resurfacing plans for Highway 9/Hot Springs Road and Lillooet Road, as well as your support for pedestrian crossing improvements. Ministry engineers will also look more closely at the speed limit along Highway 9/Hot Springs Road.

As mentioned during our meeting, the McCombs Road bridge is overseen by the municipality. While the ministry is not involved in funding or decisions for the structure, we will continue to support the Village's efforts to seek federal or other funding opportunities.

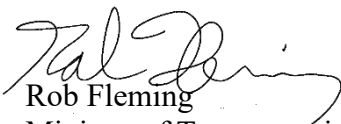
.../2

Please do not hesitate to contact Operations Manager Maziar Kazemi if you have any questions. He can be reached at 778 704-0024 or Maziar.Kazemi@gov.bc.ca and would be pleased to assist you.

With the help of leaders like you, our ministry is building a resilient transportation network that will continue to keep people safe and connected in a changing world. Our goal is a sustainable multimodal network that advances our climate and housing goals and that delivers the efficient supply chains and economic opportunities needed to keep life affordable for B.C. families.

Thank you again for taking the time to meet with us.

Sincerely,



Rob Fleming
Minister of Transportation
and Infrastructure



Dan Coulter
Minister of State
for Infrastructure and Transit

Copy to: Kathryn Krishna, Deputy Minister

Kevin Richter, Associate Deputy Minister
Highways and Regional Services Division

Kevin Volk, Assistant Deputy Minister
Integrated Transportation and Infrastructure Services Division

Ashok Bhatti, Executive Director
South Coast Region

Kenedee Ludwar, Executive Director
Engineering Services Branch

Maziar Kazemi, Operations Manager
Lower Mainland District

VIA EMAIL

Ref. 63442

December 8, 2023

His Worship Ed Wood
Mayor of the Village of Harrison Hot Springs
Email: ewood@harrisonhotsprings.ca

RE: New legislation to support local government housing initiatives

Dear Mayor Ed Wood:

As you are aware, last week, the Province passed three bills that change the way local governments plan for new housing in their communities: Bills 44, 46, and 47, along with Bill 35, which regulates short-term rentals. While the legislation establishes the framework for the new rules, many of the details that describe how these changes will work on the ground are set out in regulation, and site standards and expectations around development are laid out in provincial policy manuals.

We have prioritized releasing the regulations and policy manuals to help local governments meet the June 30, 2024 requirements for small-scale multi-unit housing and transit-oriented development areas (TOD areas). Yesterday, the regulations and policy manuals for those requirements were released and are posted online here: [Local government housing initiatives - Province of British Columbia](#).

The regulation for small-scale multi-unit housing sets out the minimum number of dwelling units by parcel size and proximity to frequent transit, prescribes the frequency of transit bus stops, and establishes the minimum population threshold for legislation to apply to certain communities. It also includes an exemption to the legislation for hazardous conditions.

.../2

The policy manual supports local governments to implement the zoning bylaw amendments required under the legislation. It establishes provincial expectations for implementation of the requirements, which must be considered when preparing, amending, or adopting a zoning bylaw to permit the use and density required by the small-scale multi-unit housing legislation. Further information will be provided in January about the criteria and process for extensions.

The regulations for TOD Areas designate the 52 TOD Areas that are now in effect by regulation (see attachment 1) and the full list of TOD Areas that must be designated by June 30, 2024 (see attachment 2). They also bring the provisions of Bill 47 into effect and set out the details for those provisions, such as the minimum allowable density (see attachment 3) and the applicable distance from transit stations. Bill 47 allows the Province to designate TOD Areas by order if a local government does not or designates incorrectly.

The TOD manual establishes provincial expectations for municipalities to implement the requirements, such as when designating TOD Areas by bylaw, making zoning decisions, and updating parking bylaws.

The regulations for the *Short-Term Rental Accommodation Act* (STRAA) set out where the principal residence requirement applies, exemptions, and how local governments and entities can opt-in or out of the requirement. The policy guidance provides information about how the STRAA, and related amendments to the *Local Government Act*, *Community Charter*, and *Vancouver Charter* apply to local governments, including local government bylaws related to short-term rentals. Yesterday, the regulations and policy guidance were released and are posted online here: [Policy guidance for local governments](#).

Early in the new year, we will be releasing regulations and a policy manual for updating Housing Needs Reports and policy guidance for implementing the new development finance tools [expanded Development Cost Charges (Levies) and Amenity Contribution Costs Charges.]

In my previous letter, I mentioned that we are exploring policy options and additional tools for facilitating the delivery of affordable housing, including the potential for inclusionary zoning and other tools to support a range of outcomes. I look forward to being able to share more in 2024 on these initiatives.

.../3

I appreciate how much work is in front of your local government to meet the requirements. The Ministry is committed to supporting your team in this work. We will be notifying you later this month of the amount your local government will receive from the \$51 million funding to support planning and capacity to meet these new requirements. Ministry staff will also be in touch with your administration about a webinar series for local government staff leading the work to implement the changes.

Sincerely,



Ravi Kahlon
Minister of Housing

Attachments

pc: The Honourable Rob Fleming, Minister of Transportation and Infrastructure
The Honourable Anne Kang, Minister of Municipal Affairs
Teri Collins, Deputy Minister, Ministry of Housing
Kaye Krishna, Deputy Minister, Ministry of Transportation and Infrastructure
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs
Bindi Sawchuk, Assistant Deputy Minister, Ministry of Housing
Kevin Volk, Assistant Deputy Minister, Ministry of Transportation and Infrastructure
Tyson Koch, Chief Administrative Officer, Village of Harrison Hot Springs
(tkoch@harrisonhotsprings.ca)

Links:

- Local Government Housing Initiatives webpage with links to Bill 44 and 47 Housing Statute Regulations and the Provincial policy manuals for small-scale multi-unit housing and Transit-Oriented Development Areas:
<https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/housing-initiatives>
- Bill 35 Policy Guidance for Local Governments: [Policy guidance for local governments.](#)

Attachment 1: Transit-Oriented Development Areas Designated by Regulation (in effect)

Burnaby

- Brentwood Town Centre Station
- Burquitlam Station*
- Joyce – Collingwood Station*
- Lougheed Town Centre Station
- Metrotown Station
- Patterson Station
- Rupert Station*
- Sperling – Burnaby Lake Station

Chilliwack

- Downtown Chilliwack Exchange

Coquitlam

- Burquitlam Station
- Coquitlam Central Station
- Inlet Centre Station*
- Lafarge Lake – Douglas Station
- Lincoln Station
- Lougheed Town Centre Station*
- Moody Centre Station*

Kamloops

- Lansdowne Exchange
- North Shore Exchange

Kelowna

- Okanagan College Exchange
- Rutland Exchange

Maple Ridge

- Port Haney Station

Mission

- Mission City Station

New Westminster

- Columbia Station
- New Westminster Station

North Vancouver (District)

- Phibbs Exchange

Port Coquitlam

- Coquitlam Central Station*
- Lincoln Station*

Port Moody

- Inlet Centre Station
- Moody Centre Station

Richmond

- Aberdeen Station
- Bridgeport Station
- Capstan Station
- Lansdowne Station
- Marine Drive Station*
- Richmond – Brighthouse Station

Saanich

- Uptown Exchange

Surrey

- 152nd Street Station
- 160th Street Station
- 166th Street Station
- 184th Street Station
- 190th Street Station
- Columbia Station*

Vancouver

- 29th Avenue Station
- Arbutus Station
- Bridgeport Station*
- Broadway – City Hall Station
- Great Northern Way – Emily Carr Station
- Joyce – Collingwood Station
- King Edward Station
- Langara – 49th Avenue Station
- Marine Drive Station
- Mount Pleasant Station
- Nanaimo Station
- Oak – VGH Station
- Oakridge – 41st Avenue Station
- Olympic Village Station
- Renfrew Station
- Rupert Station
- South Granville Station
- Stadium – Chinatown Station
- VCC – Clark Station
- Waterfront Station

Victoria

- Legislature Exchange

*Overlap TOD Area from adjacent municipality

Attachment 2: TOD Areas that must be designated by June 30, 2024

140th Street Station	Haney Place Exchange	Patterson Station
152nd Street Station	Holdom Station	Peachtree Square Exchange
160th Street Station	Hospital Exchange	Penticton Plaza Exchange
166th Street Station	Inlet Centre Station	Phibbs Exchange
184th Street Station	Joyce – Collingwood Station	Pitt Meadows Station
190th Street Station	King Edward Station	Port Coquitlam Station
196th Street Station	King George Station	Port Haney Station
203rd Street Station	Kootenay Loop Exchange	Production Way – University Station
22nd Street Station	Lafarge Lake – Douglas Station	Renfrew Station
29th Avenue Station	Lake City Way Station	Richmond – Brighthouse Station
Aberdeen Station	Langara – 49th Avenue Station	Royal Oak Exchange
Arbutus Station	Langford Exchange	Royal Oak Station
Bourquin Exchange	Langley Centre Exchange	Rupert Station
Braid Station	Lansdowne Exchange	Rutland Exchange
Brentwood Town Centre Station	Lansdowne Station	Sapperton Station
Bridgeport Station	Legislature Exchange	Scott Road Station
Broadway – City Hall Station	Lincoln Station	Scottsdale Exchange
Burquitlam Station	Lonsdale Quay Exchange	South Granville Station
Burrard Station	Lougheed Town Centre Station	Sperling – Burnaby Lake Station
Capilano University Exchange	Main Street – Science World Station	Stadium – Chinatown Station
Capstan Station	Maple Meadows Station	Surrey Central Station
Columbia Station	Marine Drive Station	TRU Exchange
Colwood Exchange	Metrotown Station	UNBC Exchange
Commercial – Broadway Station	Mission City Station	Uptown Exchange
Coquitlam Central Station	Moody Centre Station	UVic Exchange
Country Club Exchange	Mount Pleasant Station	Vancouver City Centre Station
Downtown Chilliwack Exchange	Nanaimo Station	VCC – Clark Station
Downtown Exchange	New Westminster Station	VGH Exchange
Dunbar Loop Exchange	Newton Exchange	Village Green Centre Exchange
Edmonds Station	North Shore Exchange	VIU Exchange
Gateway Station	Oak – VGH Station	Waterfront Station
Gilmore Station	Oakridge – 41st Avenue Station	Woodgrove Exchange
Gondola Exchange	Okanagan College Exchange	Yaletown – Roundhouse Station
Granville Station	Olympic Village Station	
Great Northern Way – Emily Carr Station	Orchard Park Exchange	
Guildford Mall Exchange		

Attachment 3: Distances, Transit Stations and Densities by Category

Municipality	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR)	Minimum Allowable Height (Storeys)
Burnaby Delta Coquitlam	Sky Train/ Canada Line (Rapid Transit Stop)	200m or less	Up to 5.0	Up to 20
Langley (City + Township) Maple Ridge		200m – 400m	Up to 4.0	Up to 12
North Vancouver (City + District) New Westminister Pitt Meadows		400m – 800m	Up to 3.0	Up to 8
Port Coquitlam Port Moody Richmond Surrey Vancouver	Prescribed Bus Exchange or West Coast Express Station	200m or less	Up to 4.0	Up to 12
		200m – 400m	Up to 3.0	Up to 8
Abbotsford Chilliwack Colwood Kamloops Kelowna Langford Mission Nanaimo	Prescribed Bus Exchange	200m or less	Up to 3.5	Up to 10
Prince George Saanich District Vernon Victoria View Royal		200m – 400m	Up to 2.5	Up to 6



Ref: 163820

December 8, 2023

Their Worship Mayor Ed Wood
Village of Harrison Hot Springs
Email: agraham@harrisonhotsprings.ca

Dear Mayor Wood:

It was a pleasure to meet with your delegation at the Union of British Columbia Municipalities Annual Convention (UBCM). The UBCM Convention provides a great opportunity to discuss issues of significance to your community.

I was interested to hear how your community is developing your tourism sector and about the tourism projects underway, including the developments at Harrison Lake Lagoon. I understand that Village staff met with Rural Economic Development Infrastructure Program (REDIP) staff to discuss the potential for a project application to the 2023-24 REDIP intake. I appreciate your interest in this program and note it will have a third intake in early July 2024, closing at the end of October 2024.

We encourage the Town and its partners to continue to engage with Ministry staff to advance local economic development priorities. The Regional Manager for your area is Wendy Koh, and she can be reached by email at: wendy.koh@gov.bc.ca or by telephone at: 778 572-3015.

Thank you again for meeting. I appreciate your dedication and commitment to help grow British Columbia's economy.

Sincerely,

A handwritten signature in black ink, appearing to read "Brenda Bailey".

Brenda Bailey
Minister

Admin

From: Dave Hollins

Sent: Sunday, December 3, 2023 6:14:17 PM

To: Ed Wood <ewood@harrisonhotsprings.ca>

Cc: John Allen <jallen@harrisonhotsprings.ca>; Allan Jackson <ajackson@harrisonhotsprings.ca>; Leo Facio <LFacio@harrisonhotsprings.ca>; Michie Vidal <MVidal@harrisonhotsprings.ca>

Subject: Raising the Dyke

Caution! This message was sent from outside your organization.

My thoughts on the dyke raising (as posted on HHS Forum Facebook group:

Raising the dyke (or berm, if you prefer) by 1.1 metres will take the lake view away from Esplanade.

In its entirety. Completely.

This can easily be demonstrated by simple mathematics, or empirically by having two people hold a width of landscape fabric blocking the view to 1.1 metres above the ground on the top of the existing dyke, and then viewing it from the south Esplanade sidewalk. See attached photos:

1. Current view A
2. Raised dyke view A
3. Current view B
4. Raised dyke view B
5. Comparative view.











I would encourage all decision makers and stakeholders to do this for themselves and look at the views before making a final decision.

Is this dyke raising mandated externally? If so, perhaps we should consider alternatives to a permanent structure. Several types of inflatable flood control (potentially built in) could be used in the promenade area. Such systems are already in use at various locations around the world.

If the dyke raising is entirely a local initiative, then decision makers or a delegate should closely analyze the underlying source data used to justify the dyke height before deciding to move ahead:

1) Lake level data for as long as it's been collected. Not just a summary, but the actual source indicating level by day, month, or however it's been collected. Lake height that reaches a peak and drops significantly within two days demands a different approach than a sustained peak that lasts for several weeks.

2) Similar source data for the height of the Fraser River at the mouth of the Harrison River (or as near as possible to it). This data is critical for determining how much the Harrison River backing up due to high Fraser River levels might impact the lake level.

3) Data from 1) and 2) should be analyzed concurrently to determine how tightly Fraser River levels and Harrison Lake levels are correlated, by month. This permits a calculation of a potential range of lake levels as a function of river levels. Rainfall, temperature, and snowpack data should also be included in the analysis as it will have an impact.

In essence, what one is looking for in this type of analysis is an estimate of the lake level given a perfect storm of factors. For example, over a one month period coinciding with the freshet, a series of atmospheric rivers dumping 15" inches of rain on the watershed interspersed with 2 weeks of extremely hot weather. Such a confluence of factors might be expected occur only once in 300 years, but it could be next year. Four years ago, if you'd told me we'd have a record obliterating heat dome followed by the November 2021 floods I'd have replied "that'll never happen".

4) The existing dyke height and construction by location for the entire lakefront relative to lake level. The dyke is only as good as it's lowest/weakest point.

5) A contour map (to the nearest foot) for the Agassiz/Harrison area. The land may appear flat, but it actually varies in elevation by several feet. As an example, five corners in Agassiz (at the A&W) is about 6 feet lower than a couple of blocks further east on Morrow Road. A house at five corners could be flooded halfway up the windows while at the same time a townhouse on Morrow remains dry. This mapping would permit an estimation of overland water flows and depths should a flood occur. Data from the 1948 flood might also be available.

Perhaps this analysis has already been conducted. If so, good. But that doesn't negate the value of looking at the source data and examining the underlying assumptions and analysis methodology, rather than simply accepting the recommendations as written.

Dave Hollins



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1196

A bylaw to amend “Inter-Municipal Business Licence Bylaw No. 1144, 2019”

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Inter-Municipal Business Licence Bylaw No. 1144, 2019 to correct grammatical errors and remove one participating municipality;

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

1. This Bylaw may be cited as the Village of Harrison Hot Springs “Inter-Municipal Business Licence Bylaw No. 1196, 2023”.
2. “Inter-Municipal Business Licence Bylaw No. 1144, 2019” is hereby amended as follows:
 - a. Under Section 3 – By removing the City of Merritt as a “Participating Municipality”;
 - b. Under Section 3 “*Person*” – By adding “R” to the citation of the *Interpretation Act*;
 - c. Under Section 3 “*Principal Municipality*” – by removing the following from the sentence:
 - i. “, or, where the licensee does not maintain Premises in any of the Participating Municipalities, the municipality that issues the Inter-Municipal Business licence”.
 - d. Under Section 4 – by adding “to” to the following sentence:
 - i. Subject to the provisions of the Inter-Municipal Business Licence Bylaw, the Participating Municipalities will permit a Person who has obtained an Inter-Municipal Business Licence **to** carry on Business within any Participating Municipality for the term authorized by the Inter-Municipal Business Licence without obtaining a Municipal Business Licence in the other Participating Municipalities.
 - e. By adding Schedule “A” attached hereto and forming part of this Bylaw.

READINGS AND ADOPTION

READ A FIRST TIME THIS 4th DAY OF DECEMBER, 2023

READ A SECOND TIME THIS 4th DAY OF DECEMBER, 2023

READ A THIRD TIME THIS 4th DAY OF DECEMBER, 2023

ADOPTED THIS DAY OF , 2023

Mayor

Corporate Officer

Schedule A

The revenue generated from Inter-Municipal Business Licence fees is shared on the following formula:

- a. The Principal Municipality is to retain 90% of the fee collected and the remaining 10% is to be distributed to the remainder of the Participating Municipalities.

To: Harrison Hot Springs Village Council

From: Councillor Allen, Dec 13th 2023

Re: Adopt-a-tree program

Dear Council,

Our Urban Forest Report calls for us to increase the tree canopy on our Village streets and open areas. Maintaining Village-owned trees can be inconvenient and time-consuming, particularly the watering of newly-planted trees. New Westminster has just such a program in place, as do other, progressive cities. I think it's time that we considered enlisting our residents to help achieve our tree goals.

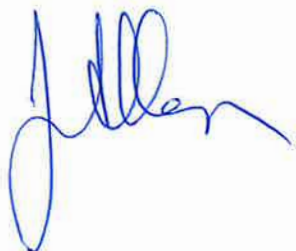
I'd like to kick off this initiative by offering to adopt and care for four trees. These are heritage trees which are very well-loved by our residents but are in need of proper care. They are located on West Lillooet Avenue and were the subject of a report dated July 23rd 2023 by Kyle McGregor. We have many years of experience and the right equipment for managing large trees.

My offer to council is as follows:- I and my company will adopt these four oak trees for an initial period of three years from Jan 1st 2024 until Dec 31st 2026. During that time, we will care for the trees under the supervision of Urban Environment Ltd. and carry out tasks such as ;

- Crown reduction. .
- Dead and dying limb removal.
- Wound dressing and rot removal
- Treatment of fungus.
- Removal of compacted gravel within the drip line, where possible.
- Building 4 tree wells
- Placing new porous material, maybe with grass mats.
- Install trunk-protection fencing .
- Provide irrigation and fertiliser as necessary. .

There will be no cost to the Village. We only ask for permission to place a small sponsorship sign near each tree which will explain the project and hopefully encourage others to adopt trees in Harrison.

Yours,



John Allen , Dec 13th 2023

To:- Harrison Council

From;- Councillor Allen

Re:- Four Oak trees on Lillooet Ave West

Nov 29th 2023.

Report to Council re 4 Oak trees on Lillooet Ave West.

Urban Environment submitted a report on these trees to the Village on July 23, 2023. That report was not provided to the council for some time . Without seeing the report, council voted to remove the trees . Council did so at a closed meeting which excluded the public. That was an inappropriate use of the exclusion provisions of the Community Charter as tree management does NOT qualify as proper grounds to exclude the public.

The July 23rd report was eventually released to council and the public in November. Contrary to previous indications, the report does NOT condemn the trees. It presents two options. [Removal is always an option and is generally considered the cheaper way out , rather than perform actual maintenance on any asset . So removal will always be presented as an option, though not necessarily the optimum option.]

The report says that the trees have been badly neglected in many ways . At the upper levels, the trees have not been pruned or even inspected for many years, maybe 15 years. During that time, branches have died and are falling down . This is normal tree behaviour and can be managed by regular inspections and removal of dead and dying limbs.

During that time, the trees have grown an additional 30 ft in height. While this vigorous growth indicated good health, it should have been controlled with regular pruning. That old pruning was badly done, leaving the trees with many scars and wounds which have allowed for infections. These need to be treated by removing diseased wood and dressing the wounds.

The trunks of the trees have not been protected . The result is additional wounds, probably from vehicles , which need to be treated. Fencing would help protect the trunks.

The roots of the trees have been buried by accumulated compacted gravels which have risen up the trunk from the flare . This is really bad for the bark and cadmium layer. The compacted nature of this fill also impedes water drainage thus starving the roots of rain run-off and adding to the stress during our summer droughts.

Though not mentioned in the July 23rd report, the fine sand in which the trees are growing is essentially sterile mineral soil. Nutrition needs to be added to ensure the trees are adequately fed . Various fertilizing methods are available , any of which will help restore the trees to health as they are starving currently.

The July 23rd report contains an outline of what should be done to preserve these four heritage trees. Our own “ Urban Forest” plan which has cost us \$75,000 (?) strongly recommends that we protect and preserve our mature trees. These four oaks are precisely the type of trees we need to take seriously . That means that we must manage them effectively . In this case, no money has been spent on these trees since the last pruning (or butchering) . We need to catch-up on their care.

So I strongly suggest that we retain Kyle McGregor of Urban Environment to supervise a program of tree care for these four oak trees. Quite a lot of the work, particularly gravel removal and root care, can be performed by our own works crew.

I am , personally, prepared to reduce the Village’s cost by offering the following services at no cost to the Village. :-

1. Use of my 50-foot JLG manlift for pruning activity. .
2. Removal of wood waste by parking my two tipping trailers nearby and removing when full.
3. Disposal of compacted gravel, similarly, or providing a nearby dumpsite for the Village dump truck.

These are the last survivors of a row of oak trees which were planted by the Harrison Hotel 135 years ago , 60 years before the Village was incorporated . There may have been 20 or more in a row which extended past Hot Springs Road to Maple street or beyond. They are part of our historic landscape and, as testament to our past, provide a link to village history which is unique. I like to see them as “ living totems” which stand as a reminder that 135 years ago, someone (probably Charles Armstrong) had a vision of a shady tree-lined avenue and planted them for our enjoyment all these years later.

I therefore serve notice of motion as follows:-

“Whereas the four remaining oak trees on Lillooet Ave West have been deemed as salvageable by the Urban Environment report dated July 23rd 2023 and

Whereas their preservation is strongly encouraged by our Official Community Plan and our Urban Forest report and

Whereas funds are available within the Village public works budget for such tree

Whereas winter is the perfect time to carry out such work while the trees are dormant and

Now be it resolved that the Village retain Urban Environment to conduct a program of care

So Moved. _____ Councillor Allen