

VILLAGE OF HARRISON HOT SPRINGS Regular Council Meeting Minutes

DATE: Monday, April 7, 2025
TIME: 5:30 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

COUNCIL PRESENT: Mayor Fred Talen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Mark Schweinbenz
Councillor Michie Vidal

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Chief Financial Officer, Scott Schultz
Director of Operations, Jace Hodgson
Communications & Community Engagement
Coordinator, Kalie Wiechmann
Planning Consultant, Ken Cossey
Corporate Clerk, Tyler Kafi

1. **CALL TO ORDER**

Mayor Talen called the meeting to order at 5:30 p.m.

2. **LAND ACKNOWLEDGEMENT**

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. **PUBLIC HEARING (If required)**

None.

4. **INTRODUCTION OF LATE ITEMS**

- The Corporate Officer requested to add a late item regarding Release of Closed Meeting Resolution from the April 7, 2025 Special Closed Council Meeting.

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT the Corporate Officer's Report regarding Release of Closed Meeting Resolution from the April 7, 2025 Special Closed Council Meeting be added to the agenda as Reports from Staff item 15(f).

CARRIED
RC-2025-04-01

5. APPROVAL OF THE AGENDA

Moved by Councillor Facio
Seconded by Councilor Vidal

THAT the agenda be approved as amended.

CARRIED
RC-2025-04-02

6. DECLARATIONS OF CONFLICT OF INTEREST

None.

7. ADOPTION OF MINUTES

Moved by Councillor Jackson
Seconded by Councilor Schweinbenz

THAT the Special Pre-Closed Council Meeting Minutes of March 17, 2025 be adopted;
and

THAT the Regular Council Meeting Minutes of March 17, 2025 be adopted.

CARRIED
RC-2025-04-03

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

None.

10. CORRESPONDENCE

(a) Letter dated February 25, 2025 from Government Finance Officer Association
Re: Canadian Award for financial Reporting (CAnFR)

(b) Letter dated March 20, 2025 from the Village of Daajing Giids
Re: Cannabis Taxation Sharing for Municipalities

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT all correspondence be received.

CARRIED
RC-2025-04-04

11. BUSINESS ARISING FROM CORRESPONDENCE

None.

12. REPORTS FROM COUNCILLORS

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on March 27, 2025
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended an Agassiz-Harrison Community Resiliency workshop on March 19, 2025

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities
 - Attended a meeting on March 20, 2025
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended a meeting with MLA Luck on March 21, 2025
- Attended the Lets'emot C2C Forum on April 2, 2025

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison
 - Attended a meeting on March 18, 2025
- Attended a meeting with MLA Luck on March 21, 2025
- Attended Resort Development Strategy Committee meetings on March 24 and April 3, 2025
- Attended a Communities in Bloom Committee meeting on April 3, 2025

Councillor Schweinbenz

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

13. REPORTS FROM MAYOR

- Attended the Age-Friendly Committee meeting on March 20, 2025
- Attended the Resort Development Strategy Committee meetings on March 23 and April 3, 2025
- Reported on a meeting with the Parent Advisory Committee at the Harrison Hot Springs Elementary School
- Attended the Lets'emot C2C Forum on April 2, 2025
- Reported on a recent Resort Communities Collaborative Mayor's meeting

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

- (a) Age-Friendly Committee Meeting Minutes of February 20, 2025
- (b) Environmental Advisory Committee Meeting Minutes of March 5, 2025
- (c) Resort Development Strategy Committee Meeting Minutes of March 10, 2025

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT all Committee minutes be received for information.

CARRIED
RC-2025-04-05

- (d) Report of Corporate Officer dated April 7, 2025
Re: Environmental Advisory Committee Report

Moved by Councillor Jackson
Seconded by Councilor Schweinbenz

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

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

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

CARRIED
RC-2025-04-06

15. REPORTS FROM STAFF

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

Moved by Councillor Facio
Seconded by Councilor Vidal

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

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

CARRIED
RC-2025-04-07

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

Moved by Councillor Vidal
Seconded by Councilor Jackson

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

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

CARRIED
RC-2025-04-08

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

Moved by Councillor Facio
Seconded by Councilor Schweinbenz

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

CARRIED
RC-2025-04-09

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

Moved by Councillor Facio
Seconded by Councilor Vidal

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

CARRIED
RC-2025-04-10

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

Moved by Councillor Facio
Seconded by Councilor Jackson

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

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

Subject to the following:

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

Amendment moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the applicant be required to host a public notification meeting and the decision regarding the Development Permit be deferred until after the public notification meeting.

WITHDRAWN

Amendment Moved by Mayor Talen
Seconded by Councillor Facio

THAT the motion be amended by adding a requirement for the applicant to submit a traffic flows and patterns report be as condition "j".

CARRIED
RC-2025-04-11

Amendment Moved by Councillor Schweinbenz

THAT the motion be amended by adding a requirement for the applicant to work with surrounding property owners on either side to come to a satisfactory solution to the brick wall, fence, biophilia type of solution for their perimeter wall as condition "k".

SECONDER NOT CALLED FOR

After discussion on this amendment, it was determined that this will be addressed by condition "d" which requires the applicant to enter into an agreement to address landscaping requirements.

Council voted on the main motion as amended.

CARRIED
RC-2025-04-12

- (f) Report of Corporate Officer dated April 7, 2025
Re: Release of Closed Meeting Resolutions

Moved by Councillor Vidal
Seconded by Councilor Schweinbenz

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

THAT Susan Caley and Janice Moffat be appointed to the Communities in Bloom Committee.

CARRIED
RC-2025-04-13

16. BYLAWS

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

Moved by Councillor Facio
Seconded by Councilor Vidal

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

CARRIED
RC-2025-04-14

Moved by Councillor Facio
Seconded by Councilor Vidal

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

THAT staff be authorized to schedule a Public Hearing; and

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

CARRIED
RC-2025-04-15

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

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

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

CARRIED
RC-2025-04-16

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

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

CARRIED
RC-2025-04-17

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

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

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

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

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

CARRIED

RC-2025-04-18

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

Moved by Councillor Facio

Seconded by Councilor Schweinbenz

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

CARRIED

RC-2025-04-19

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

Moved by Councillor Vidal

Seconded by Councilor Schweinbenz

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

CARRIED

RC-2025-04-20

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

Moved by Councillor Vidal

Seconded by Councilor Schweinbenz

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

CARRIED

RC-2025-04-21

17. NEW BUSINESS

None.

18. NOTICES OF MOTION

- (a) Notice of Motion from Councillor Vidal
Re: Annual Terry Fox Run

WHEREAS the annual Terry Fox Run will take place in the Village of Harrison Hot Springs Harrison on Sunday, September 14, 2025; and

WHEREAS the event is a volunteer run event with the goal of raising funds for cancer research;

THEREFORE BE IT RESOLVED that the Village of Harrison Hot Springs waive all fees and charges related to hosting the Terry Fox Run.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

20. ADJOURNMENT

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the meeting be adjourned at 7:33 p.m.

CARRIED
RC-2025-04-22



Fred Talen
Mayor



Amanda Graham
Corporate Officer