



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Monday, July 14, 2025, 5:30 PM
Village Office, 495 Hot Springs Road,
Harrison Hot Springs, BC V0M 1K0

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

1. CALL TO ORDER
Meeting called to order by Deputy Mayor Vidal.
2. LAND ACKNOWLEDGEMENT
Acknowledgement of Sts'ailes traditional territory.
3. PUBLIC HEARING (if required)
4. INTRODUCTION OF LATE ITEMS
5. APPROVAL OF AGENDA
6. DECLARATIONS OF CONFLICT OF INTEREST
7. ADOPTION OF COUNCIL MINUTES
(a) THAT the Special Pre-Closed Council Meeting Minutes of June 2, 2025 be adopted. Page 1
(b) THAT the Special Pre-Closed Council Meeting Minutes of June 16, 2025 be adopted. Page 3
(c) THAT the Regular Council Meeting Minutes of June 16, 2025 be adopted. Page 5
(d) THAT the Committee of the Whole Meeting Minutes of June 18, 2025 be adopted. Page 15
(e) THAT the Special Pre-Closed Council Meeting Minutes of July 8, 2025 be adopted. Page 19
8. BUSINESS ARISING FROM THE MINUTES
9. DELEGATIONS AND PETITIONS
10. CORRESPONDENCE
(a) Letter dated June 12, 2025 from the City of Port Moody Re: Certified UBCM Resolution – Supporting Housing Affordability Through Taxation Page 21
(b) Email dated June 12, 2025 from Nadine Denis Re: Wildfires and Evacuation Routes Page 29
(c) Letter dated June 17, 2025 from the District of Coldstream Re: Modernization of Wastewater Regulations – UBCM Resolution Page 33

(d) Email dated June 20, 2025 from Lori Honey Re: Closed Meetings and Memorial Hall	Page 35
(e) Letter dated June 20, 2025 from Battered Women's Support Services (BWSS) Re: Request to Discuss Public Safety	Page 41
(f) Letter dated July 2, 2025 from Minister of Housing and Municipal Affairs Re: Response to Councillor Facio – Housing Needs	Page 43
11. BUSINESS ARISING FROM CORRESPONDENCE	
12. REPORTS FROM COUNCILLORS	
13. REPORTS FROM MAYOR	
14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS	
<p>THAT the following adopted minutes be received for information:</p> <p>(a) Age-Friendly Committee Meeting Minutes of May 15, 2025 Page 45</p> <p>(b) Communities in Bloom Committee Meeting Minutes of May 22, 2025 Page 49</p> <p>(c) Environmental Advisory Committee Meeting Minutes of June 4, 2025 Page 53</p>	
<p>(d) Report of Corporate Officer dated July 14, 2025 Page 59 Re: Environmental Advisory Committee Report</p> <p>Recommendation:</p> <p>THAT Council approve the following recommendations from the Environmental Advisory Committee:</p> <p style="padding-left: 40px;">THAT the WildSafe BC Fraser Valley representative be invited to attend as a delegate at an upcoming regular Council meeting to present on ways that the Village can improve its BearSmart practices.</p>	
<p>(e) Report of Committee of the Whole dated July 14, 2025 Page 61 Re: Committee of the Whole Recommendations</p> <p>Recommendation:</p> <p>THAT Council adopt the report of the Committee of the Whole.</p>	

15. REPORTS FROM STAFF

- (a) Report of Chief Administrative Officer dated July 14, 2025
Re: CAO 2025 Second Quarter Update

Page 63

Recommendation:

THAT the Chief Administrative Officer's 2025 Second Quarter Update report dated July 14, 2025 be received for information.

- (b) Report of Corporate Officer dated July 14, 2025
Re: Downloading Costs on Municipalities

Page 71

Recommendation:

THAT the Corporate Officer's report dated July 14, 2025 regarding Downloading Costs on Municipalities be received for information.

- (c) Report of Corporate Officer dated July 14, 2025
Re: Relocation of the Public Works Yard

Page 75

Recommendation:

THAT staff be authorized to submit an application for an Investigative Use License to the Province for the land described as that part of the East ½ of the South East ¼ of Section 12, Township 4, Range 29, West of the 6th Meridian, New Westminster District that is not part of the Harrison Recreation Site to pursue the possibility of moving the Village's Public Works Yard to that location.

- (d) Report of Community Services Manager dated July 14, 2025
Re: Village Office Exterior

Page 79

Recommendations:

THAT Council issue a Heritage Alteration Permit pursuant to section 617 of the *Local Government Act* to the Village of Harrison Hot Springs to remove and replace the existing siding and soffits, and to supply and install new exterior stairs and aluminum railing at the Village Office located at 495 Hot Springs Road, legally described as Lot 8, Block 2 of Fractional Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 9786; and

THAT changes to the exterior of the Village Office be completed with a focus on increasing wildfire resiliency through FireSmart principles; and

THAT staff be authorized to increase the Capital Expenditures - Village Office Renovations budget for 2025 by an additional \$20,000 to be funded by the FireSmart grant, to complete the exterior office renovations to FireSmart standards.

16. BYLAWS

- (a) Report of Planning Consultant dated July 14, 2025
Re: 442 Lillooet Ave – Rezoning/Redesignation Amendments

Page 85

Recommendation:

THAT Council not approve the full C1 commercial uses at 442 Lillooet Avenue, due to the following concerns:

- (a) On-site parking and access to the site is currently by the use of an easement;
- (b) Potential changes to the neighbourhood dynamics; and
- (c) The site is serviced for residential purposes and not for large scale commercial uses.

- (b) Report of Planning Consultant dated July 14, 2025
Re: Zoning Amendment Bylaw No. 1228, 2025 – 856 Hot Springs Road

Page 95

Recommendations:

THAT Zoning Amendment Bylaw No. 1228, 2025, be introduced and be given first reading; and

THAT Zoning Amendment Bylaw No. 1228, 2025, be given second reading; and

THAT staff be authorized to schedule a public hearing for Zoning Amendment Bylaw No. 1228, 2025; and

THAT Zoning Amendment Bylaw No. 1228, 2025 be referred to the Village's Fire Department and the Ministry of Transportation and Transit.

17. NEW BUSINESS

- (a) New Business from Councillor Vidal
Re: Commissioned Art

WHEREAS the Village of Harrison Hot Springs is committed to advancing reconciliation with our neighboring community Sts'ailes;

AND WHEREAS art is a meaningful way to contribute to reconciliation, restorative justice and community building;

THEREFORE BE IT RESOLVED THAT Council direct staff to engage elders incarcerated in Mountain Institution to explore the feasibility of commissioning a piece of art work created by a Sts'ailes inmate;

AND THAT staff report back to Council with recommendations including a proposed location and estimated costs.

18. NOTICES OF MOTION
19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA
20. ADJOURNMENT



Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Special Pre-Closed Council Meeting
Minutes**

DATE: Monday, June 2, 2025
TIME: 9:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, 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

1. CALL TO ORDER

Mayor Talen called the meeting to order at 9:00 a.m.

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. RESOLUTION TO EXCLUDE THE PUBLIC

Moved by Councillor Facio
Seconded by Councillor Vidal

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)(i) - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- Section 90(2)(b) - the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

CARRIED
SC-2025-06-01

Adjourned to Special Closed Council Meeting at 9:01 a.m.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

**VILLAGE OF HARRISON HOT SPRINGS
Special Pre-Closed Council Meeting
Minutes**

DATE: Monday, June 16, 2025
TIME: 9:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

COUNCIL PRESENT: Mayor Fred Talen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Mark Schweinbenz (via Zoom)
Councillor Michie Vidal

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Chief Financial Officer / Deputy CAO, Scott Schultz
Corporate Officer, Amanda Graham

1. CALL TO ORDER

Mayor Talen called the meeting to order at 9:00 a.m.

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

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Moved by Councillor Facio
Seconded by Councillor Vidal

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)(i) - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- Section 90(1)(d) - the security of the property of the municipality; and
- Section 90(1)(e) - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED
SC-2025-06-02

Adjourned to Special Closed Council Meeting at 9:01 a.m.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

VILLAGE OF HARRISON HOT SPRINGS Regular Council Meeting Minutes

DATE: Monday, June 16, 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 (Via Zoom)
Councillor Michie Vidal

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Chief Financial Officer/Deputy CAO, Scott Schultz
Director of Operations, Jace Hodgson
Community Services Manager, Christy Ovens
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

None.

5. APPROVAL OF THE AGENDA

Moved by Councillor Facio
Seconded by Councilor Vidal

THAT the agenda be approved.

CARRIED
RC-2025-06-13

6. DECLARATIONS OF CONFLICT OF INTEREST

None.

7. ADOPTION OF MINUTES

Moved by Councillor Jackson
Seconded by Councilor Vidal

THAT the Regular Council Meeting Minutes of June 2, 2025 be adopted.

CARRIED
RC-2025-06-14

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

- (a) Diane Janzen, Agassiz Harrison Community Services, Albert Huang, Terra Social Purpose Real Estate and Chelsea Mueller, The Nerdy Architect
Re: Seniors Housing in the Village

Ms. Janzen, Mr. Huang and Ms. Mueller gave a PowerPoint presentation on Seniors Housing partnerships in the Village and possible funding sources.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT staff work with Agassiz Harrison Community Services and bring options back to Council before the July 31, 2025 Community Housing Fund application due date.

CARRIED
RC-2025-06-15

10. CORRESPONDENCE

- (a) Letter dated May 28, 2025 from the Fraser Valley Regional District
Re: Request to Establish a Sub-Regional Service Area – Lets'emot Regional Recreation & Aquatic Centre
- (b) Letter dated May 29, 2025 from the Minister of Housing and Municipal Affairs
Re: Small-Scale Multi-Unit Housing (SSMUH) Alignment
- (c) Letter dated June 5, 2025 from the City of Campbell River
Re: Resource Communities

- (d) Letter dated June 5, 2025 from the Village of Chase
Re: Funding for Public Education

Moved by Councillor Jackson

Seconded by Councillor Vidal

THAT all correspondence be received.

CARRIED
RC-2025-06-16

11. BUSINESS ARISING FROM CORRESPONDENCE

None.

12. REPORTS FROM COUNCILLORS

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a Regional and Corporate Services Committee meeting on June 5, 2025
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee
 - Attended a meeting on June 4, 2025
- Agassiz-Harrison Healthy Communities – No Report
- Kent Harrison Joint Emergency Program Committee – No Report
- Toured the ECOMM facility on Pender Street in Vancouver on June 11, 2025
- Attended a webinar on proposed *Community Charter* updates regarding closed meetings on June 12, 2025

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report
- Reported on the Communities in Bloom Committee Garden of the Week program

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors – No Report
- Congratulated Councillor Jackson and the Community in Bloom Committee for the Community Planting Day on June 3, 2025

13. REPORTS FROM MAYOR

- Attended an Environmental Advisory Committee meeting on June 4, 2025
- Attended a Resort Community Collaborative Mayor's meeting on June 5, 2025
- Reported on touring the ECOMM 911 Facility on June 11, 2025

- Reported on an Age-Friendly Committee / Community Garden painting activity with students from the elementary school on June 12, 2025

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

- (a) Environmental Advisory Committee Meeting Minutes of April 25, 2025

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the adopted Committee Meeting Minutes be received for information.

CARRIED
RC-2025-06-17

- (b) Report of Corporate Officer dated June 2, 2025
Re: Report from Environmental Advisory Committee

Moved by Councillor Jackson
Seconded by Councilor Schweinbenz

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

THAT staff be directed to investigate opportunities to enhance messaging about cleaning gutters and FireSmarting perimeters and getting information from the knowledgeable organizations and looking for a local example to demonstrate;

THAT staff be directed to investigate whether there are any bear proof or resistant garbage containers that the Village can recommend to residents to better secure their garbage; and

THAT staff be directed to investigate replacing the dog waste bags in the Village with biodegradable dog waste bags.

CARRIED
RC-2025-06-18

15. REPORTS FROM STAFF

- (a) Report of Chief Administrative Officer dated June 16, 2025
Re: Occupational Health and Safety Policy 1.43

Moved by Councillor Facio
Seconded by Councilor Vidal

THAT Occupational Health and Safety Policy 1.43 be adopted.

CARRIED
RC-2025-06-19

- (b) Report of Chief Financial Officer dated June 16, 2025
Re: 2024 Annual Report

Mayor Talen opened the floor to comments from the public regarding the annual report.

Moved by Councillor Vidal
Seconded by Councilor Facio

THAT the 2024 Annual Report be approved.

CARRIED
RC-2025-06-20

- (c) Report of Chief Financial Officer dated June 16, 2025
Re: Council Remuneration Review Update

Moved by Councillor Vidal
Seconded by Councilor Schweinbenz

THAT the Chief Financial Officer's report dated June 16, 2025 regarding Council Remuneration Review Update be received for information.

CARRIED
RC-2025-06-21

- (d) Report of Corporate Officer dated June 16, 2025
Re: Liquor License Amendment – Harrison Hot Springs Resort & Spa

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT Council recommend that the Liquor and Cannabis Regulation Board approve the Harrison Hot Springs Resort and Spa's application to increase its in-person capacity.

CARRIED
RC-2025-06-22

- (e) Report of Corporate Officer dated June 16, 2025
Re: Liquor License Amendment – Milos Greek Taverna & Black Forest Restaurant

Moved by Councillor Vidal
Seconded by Councilor Jackson

THAT Council recommend that the Liquor and Cannabis Regulation Board approve the applications to extend the hours of service at Milos Greek Taverna and Black Forest Restaurant.

CARRIED
OPPOSED BY COUNCILLOR SCHWEINBENZ
RC-2025-06-23

- (f) Report of Corporate Officer dated June 16, 2025
Re: Environmental Advisory Committee Vacancies

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT staff be directed to put out a call for Environmental Advisory Committee applications.

CARRIED
RC-2025-06-24

- (g) Report of Corporate Officer dated June 16, 2025
Re: Smoking Debris Disposal

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the Corporate Officer's report dated June 16, 2025 regarding Smoking Debris Disposal be received for information.

CARRIED
RC-2025-06-25

- (h) Report of Corporate Officer dated June 16, 2025
Re: 2025 UBCM Convention Provincial Appointments

Moved by Councillor Vidal
Seconded by Councilor Schweinbenz

THAT staff be directed to request meetings at the 2025 UBCM Convention with the following Cabinet Ministers regarding the following topics:

- Minister of Forests regarding the BC Timber Sales Operating Plan consultation process;
- Minister of Health regarding funding for the primary care unit renovation costs and emergency room closure notification;
- Minister of Education regarding a new elementary school;
- Minister of Tourism, Arts, Culture and Sport regarding expanding RMI funding to campgrounds, using RMI funding for non-tourism related improvements, re-scoping projects and the funding formula;
- Minister of Housing regarding potential housing partnerships and the Village Lands Master Plan;
- Minister of Transportation and Transit regarding sidewalks on the east side of Hot Springs Road from McPherson Road to Miami River Drive, crosswalks on Hot Springs Road, bulbs on Lillooet Avenue crosswalks and Agassiz-Mission "North of the Fraser" bus route funding; and
- Minister of State for Local Governments and Rural Communities regarding Community Charter amendments and Provincial ethics commissioner.

THAT staff be directed to request meetings with Ministry staff should the requested meetings with the Cabinet Ministers not be granted.

Amendment moved by Mayor Talen
Seconded by Councillor Facio

THAT a meeting with Minister of Land, Water and Resource Stewardship regarding stewardship of the hot springs source be added to the list of meetings for staff to request.

CARRIED
RC-2025-06-26

Council voted on the main motion as amended.

CARRIED
RC-2025-06-27

- (i) Report of Director of Operations dated June 16, 2025
Re: Highway 9 to McCombs Drive Storm Sewer Project Award

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the Director of Operations' report dated June 16, 2025 regarding the Highway 9 to McCombs Drive Storm Sewer Project award be received for information.

CARRIED
RC-2025-06-28

- (j) Report of Communications and Community Engagement Coordinator dated June 16, 2025
Re: PlanH Healthy Communities Grant – Healthy Public Policy Stream

Moved by Councillor Vidal
Seconded by Councilor Jackson

THAT staff be authorized to apply to the 2025 PlanH Healthy Communities Grant - Healthy Public Policy stream for up to \$15,000.

CARRIED
RC-2025-06-29

- (k) Report of Planning Consultant dated June 16, 2025
Re: The Official Community Plan and Zoning Bylaw Update Background Report

Moved by Councillor Facio

Seconded by Councilor Schweinbenz

THAT the Planning Consultant's report dated June 16, 2025 regarding the Official Community Plan and Zoning Bylaw Update Background Report be received for information.

CARRIED
RC-2025-06-30

16. BYLAWS

- (a) Report of Planning Consultant dated June 16, 2025
Re: 285 Spruce Street – Zoning Amendment Bylaw No. 1225, 2025

Moved by Councillor Vidal

Seconded by Councilor Schweinbenz

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

THAT Zoning Amendment Bylaw No. 1224, 2025 be adopted.

CARRIED
RC-2025-06-31

Moved by Mayor Talen

Seconded by Councillor Vidal

THAT the above motion be accepted by Council with the corrected bylaw number, as
"THAT Zoning Amendment Bylaw No. 1225, 2025 be adopted."

CARRIED
RC-2025-06-32

17. NEW BUSINESS

None.

18. NOTICES OF MOTION

- (a) Notice of Motion from Councillor Vidal
Re: Commissioned Art

WHEREAS the Village of Harrison Hot Springs is committed to advancing reconciliation with our neighboring community Sts'ailes;

AND WHEREAS art is a meaningful way to contribute to reconciliation, restorative justice and community building;

THEREFORE BE IT RESOLVED THAT Council direct staff to engage elders incarcerated in Mountain Institution to explore the feasibility of commissioning a piece of art work created by a Sts'ailes inmate;

AND THAT staff report back to Council with recommendations including a proposed location and estimated costs.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

20. ADJOURNMENT

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the meeting be adjourned at 7:36 p.m.

CARRIED
RC-2025-06-33

Fred Talen
Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Committee of the Whole Meeting
Minutes**

DATE: Wednesday, June 18, 2025
TIME: 9:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

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

COUNCIL ABSENT: Councillor Mark Schweinbenz

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson
Communications & Community Engagement
Coordinator, Kalie Wiechmann
Corporate Clerk, Tyler Kafi

1. CALL TO ORDER

Mayor Talen called the meeting to order at 9:00 a.m.

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. APPROVAL OF AGENDA

Moved by Councillor Facio

THAT the agenda be approved.

Amendment moved by Mayor Talen

THAT the order of Items for Discussion 4(b) Anti-Racial and Anti-Discrimination Policy No. 1.42 and 4(c) Off-Leash Dog Park be switched on the agenda.

CARRIED
COW-2025-06-01

Council voted on the main motion as amended.

CARRIED
COW-2025-06-02

4. ITEMS FOR DISCUSSION

- (a) Presentation of Megan Turnock and Andrew Banks, Lees & Associates
Re: Draft Parks and Trails Master Plan

Megan Turnock and Andrew Banks provided a PowerPoint presentation on the draft Parks and Trails Master Plan.

Discussions ensued on the following:

- Earthwise Society's efforts in connecting trails in the District of Kent to the Village's trail system
- Alignment of this plan with the next Resort Development Strategy and the Resort Municipality Initiative funding
- Private land ownership of trails, formalizing relationships with landowners and liability issues
- Prioritizing placing gravel on the trails in the East Sector lands to promote accessibility
- Having an agreement with the elementary school to use their field or gym for community activities
- Bylaws for the management of invasive plant species
- Including the floatplane dock and the federal wharf as amenities in the plan
- Including the Dragonboat Festival and the Hobie Cat events in the plan
- Expansion of trails in the East Sector and partnerships with the FVRD to enhance the Campbell Lake Trail
- Developing a boulevard bylaw that would better define how public boulevards adjacent to private properties are maintained
- Invasive species management plan
- Promoting rain gardens and bioswales in boulevards
- Acquiring lots adjacent to Spring Park for future development
- Firehall Park and talks with the School District regarding future plans
- The creation of a loop trail near Whippoorwill Point

The Director of Operations advised that the Village is working with Sts'ailes and that there will be some additional changes, after which the finalized plan will be brought to a future regular Council meeting for adoption.

Moved by Councillor Jackson

THAT the draft Parks and Trail Master Plan be received.

CARRIED
COW-2025-06-03

- (b) New Business from Councillor Facio
Re: Off-Leash Dog Park

Council discussed the creation of a temporary off-leash dog park in the area along Echo Avenue adjacent to the lacrosse box at Spring Park, using temporary fencing and incorporating signage that the Village is seeking feedback from the public while the park is temporarily in place. Discussion ensued on the one-acre parcel along McCombs Drive, east of the Community Gardens, which would require tree removal and permission from the Agricultural Land Commission.

Moved by Councillor Facio

THAT staff report back to Council with a feasibility study for a temporary off-leash dog adjacent to the lacrosse boxes at Spring Park including costs; and

THAT staff be directed to submit a Non-Farm Use application to the Agricultural Land Commission for the one-acre parcel along McCombs Drive.

CARRIED
OPPOSED BY COUNCILLOR JACKSON
COW-2025-06-04

RECESS AT 10:12 A.M.

MEETING RECONVENED AT 10:25 A.M.

- (c) Presentation of Communications and Community Engagement Coordinator
Re: Anti-Racial and Anti-Discrimination Policy No. 1.42

The Communications and Community Engagement Coordinator provided a PowerPoint presentation on the current Anti-Racial and Anti-Discrimination Policy No. 1.42.

Council discussed the current language of the policy potentially leaving the policy open to interpretation, and the need for the policy to be made more concise. Council expressed a desire for increased clarity regarding the process for lodging a complaint and the role of the CAO.

Moved by Councillor Facio

THAT the Draft Anti-Racial and Anti-Discrimination Policy No. 1.42 be referred to the Village's legal counsel.

CARRIED
RC-2025-06-05

5. ADJOURNMENT

Moved by Councillor Jackson

THAT the meeting be adjourned at 10:44 a.m.

CARRIED
RC-2025-06-06

Fred Talen
Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Special Pre-Closed Council Meeting
Minutes**

DATE: Tuesday, July 8, 2025
TIME: 9:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

COUNCIL PRESENT: Mayor Fred Talen (via Zoom)
Councillor Leo Facio
Councillor Allan Jackson
Councillor Mark Schweinbenz
Councillor Michie Vidal

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham

1. CALL TO ORDER

Mayor Talen called the meeting to order at 9:00 a.m.

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. RESOLUTION TO EXCLUDE THE PUBLIC

Moved by Councillor Facio
Seconded by Councillor Jackson

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)(i) - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- Section 90(1)(d) - the security of the property of the municipality; and
- Section 90(1)(e) - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

CARRIED
SC-2025-07-01

Adjourned to Special Closed Council Meeting at 9:02 a.m.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

CERTIFIED RESOLUTION

This is to certify that the following is the resolution made by the Council of the City of Port Moody at the Regular Council meeting held June 10, 2025 regarding UBCM Resolution – Supporting Housing Affordability Through Taxation Changes and Financial Commitment:

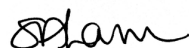
THAT the following resolution be endorsed and forwarded for consideration at the 2025 UBCM convention as recommended in the report dated June 10, 2025, from the Community Development Department – Policy Planning Division regarding UBCM Resolution – Supporting Housing Affordability Through Taxation Changes and Financial Commitment:

WHEREAS housing affordability is impacted by the rising cost of housing for both rental and ownership, and incomes have not kept up to the cost of living across the province;

THEREFORE, BE IT RESOLVED THAT UBCM advocate to the Ministry of Housing and Municipal Affairs and BC Assessment Authority to support housing affordability through taxation changes and financial commitment by undertaking the following:

- adjust the assessment value of unbuilt density on property values of rental developments and explore variable tax rates for land and improvement to help control land price escalation and speculation;*
- amend property taxation regulations to allow for variable property taxation rates and allow for progressive property taxation by class, value and use; and*
- increase renter protections and supports by sufficiently funding Provincial enforcement to support tenants and minimize displacement, including the power to issue orders to landlords to address standards of maintenance deficiencies, as well as enhanced Residential Tenancy Branch processes to improve response times and lower the burden on tenants.*

AND THAT a copy of the resolution be sent to all UBCM municipalities.



Stephanie Lam
City Clerk & Manager of Legislative Services

Dated at Port Moody, BC this 12th day of June, 2025.



City of Port Moody

Report/Recommendation to Council

Date: June 10, 2025
Submitted by: Community Development Department – Policy Planning Division
Subject: UBCM Resolution – Supporting Housing Affordability Through Taxation Changes and Financial Commitment

Purpose

To propose UBCM resolutions advocating for taxation change and financial commitments to support housing affordability, variable property taxation and to increase renter protection and supports, as outlined in Port Moody's Housing Action Plan (2022).

Recommended Resolution(s)

THAT the following resolution be endorsed and forwarded for consideration at the 2025 UBCM convention as recommended in the report dated June 10, 2025, from the Community Development Department – Policy Planning Division regarding UBCM Resolution – Supporting Housing Affordability Through Taxation Changes and Financial Commitment:

WHEREAS housing affordability is impacted by the rising cost of housing for both rental and ownership, and incomes have not kept up to the cost of living across the province;

THEREFORE, BE IT RESOLVED THAT UBCM advocate to the Ministry of Housing and Municipal Affairs and BC Assessment Authority to support housing affordability through taxation changes and financial commitment by undertaking the following:

- **adjust the assessment value of unbuilt density on property values of rental developments and explore variable tax rates for land and improvement to help control land price escalation and speculation;**
- **amend property taxation regulations to allow for variable property taxation rates and allow for progressive property taxation by class, value and use; and**
- **increase renter protections and supports by sufficiently funding Provincial enforcement to support tenants and minimize displacement, including the power to issue orders to landlords to address standards of maintenance deficiencies, as well as enhanced Residential Tenancy Branch processes to improve response times and lower the burden on tenants.**

Background

In April 2019, the Ministry of Municipal Affairs and Housing introduced new legislation under Part 14 of the *Local Government Act*. The new regulation required local governments to complete Housing Needs Reports by 2022 and every five years thereafter. The purpose of the legislation was to: enable the provincial government to gain an understanding of recent changes in demographics and housing and provide important context to plan for future housing needs; enable municipalities to better understand the current and future housing needs.

In 2021, the City completed its first [Housing Needs Report](#) (HNR) which noted the gaps between the housing options that are available and the housing preferences of residents. A lack of both market and non-market housing and increasing housing prices means that many residents are facing challenges with finding affordable housing with enough bedrooms and in good condition.

As a response to the 2021 HNR, in 2022, Council endorsed the City's [Housing Action Plan 2022-2032](#) (HAP). This 10-year plan addresses the housing gaps and needs of Port Moody's current and future residents identified in the HNR.

In the HAP, four strategic directions were identified to guide the implementation of over 30 actions including:

- Improve Affordability;
- Catalyze Rental Housing;
- Diversify Housing; and
- Be a Housing Champion.

This report and its recommendations support the fourth action noted under strategic direction, Be a Housing Champion. Actions focus on advocacy for legislative changes, convening partners and initiating collaboration, sharing information, and engaging with the community. The following three actions were identified in the City's Housing Action Plan that the City could advocate to UBCM on housing issues:

- Action 24: Advocate to the Union of British Columbia's Municipalities for BC Assessment Authority to support housing affordability through its treatment of unbuilt density, and to explore land value taxation.
- Action 25: Advocate to Union of British Columbia's Municipalities for the Provincial government to amend property taxation regulations.
- Action 26: Advocate to Union of British Columbia's Municipalities for the Provincial government to increase renter protections and support.

While new Provincial legislation introduced in 2023 has required changes to facilitate the creation of more housing and reporting related to housing needs in communities across BC, the need for continued advocacy related to housing affordability and renter protections and supports remains.

The deadline for submitting resolutions to UBCM is June 15, 2025.

Discussion

The 2021 HNR identified challenges for housing affordability in Port Moody. In 2023, amendments to the *Local Government Act*, including the adoption of *Bill 44 – 2023: Housing Statutes (Residential Development) Amendment Act, 2023*, made changes to the timing and requirements for Housing Needs Reports. Municipalities and regional districts were required to prepare Interim Housing Needs Reports by January 1, 2025, using a provincially prescribed Housing Need Report Method to identify the 5- and 20-year housing need in their communities.

In December 2024, the City completed the [Interim Housing Needs Report](#) to understand the housing units required to meet current and anticipated needs for the next 5 and 20 years. The needs identified further underscore the importance of advocating to senior levels of government to address housing affordability for current and future residents.

This section provides additional information to BC Assessment Authority and focuses on the importance of each advocacy action and related sub-actions as identified in the Port Moody Housing Action Plan:

Action 24: Advocate to the Union of British Columbia's Municipalities (UBCM) for BC Assessment Authority to support housing affordability through its treatment of unbuilt density and to explore land value taxation.

- 24.1 Advocate to BC Assessment Authority to not assess the value of unbuilt density in rental properties.
- 24.2 Advocate for BC Assessment Authority to study the benefits of land value taxes to control land price escalation and speculation through applying variable tax rates to land and improvement.

Currently, property assessments completed by BC Assessment Authority are based on the full development potential of a site under the Official Community Plan. For example, if land is designated in the City's Official Community Plan to permit development on a site up to six storeys in height but the existing property is developed to three storeys (e.g. under existing zoning), the land valuation is based on the higher redevelopment potential of six storeys. Pre-zoning of the land, where the site has been zoned to the higher level but has not yet been issued a Building Permit to be constructed would also understood to be valued at the higher level.

This could play a key role in the retention of existing rental stock. By focussing assessed value on the existing building on site and leaving the unbuilt potential out, this could result in lowering the payable taxes and thereby reduce the pressure on existing affordable rental stock to be redeveloped.

Further, under BC Assessment Authority's current nine property classes and four assessment approaches, there is no explicit category or subcategory for market rental or affordable housing. For assessment approaches, active rental is listed under the Income approach but there is no approach identified for assessing the market value specific to affordable housing. Therefore, the City is also advocating for BC Assessment Authority to explore alternative tools or processes in their valuation of specific properties that meet the criteria for affordable housing and in particular the effect of unbuilt density on assessments for these properties.

Another alternative tool that the City is advocating for BC Assessment Authority to study is land value taxation (LVT). Land value taxation is a levy on the value of land without regard to buildings, personal property and other improvements upon. It has been used throughout Denmark, Singapore, Taiwan and other countries around the world. LVT provides a fiscal mechanism to incentivize improvements to property for housing and other purposes and creates an impediment to holding vacant property for speculative purposes.

LVT differs from property tax as property tax, which is based on the value of both land and improvements, which may discourage construction, maintenance and repairs as taxes increase based on the value of property improvements. However, additional study is required as high land value tax rates may still have challenges in implementation. Should BC Assessment Authority study LVT and provide the information to municipalities, local governments could review the applicability of this approach in combination with the annual assessments and tax accordingly in a manner to help preserve affordable housing in Port Moody.

Action 25: Advocate to UBCM for the Provincial government to amend property taxation regulations.

- 25.1 Advocate to UBCM for the Provincial government to allow for variable property taxation rates.
- 25.2 Advocate to UBCM for the Provincial government to allow progressive property taxation by class, value, or use.

In alignment with Action 24.2 which requests that BC Assessment study the effect of LVT and how applying variable tax rates could control escalation and speculation, the City could request UBCM to advocate to the Province's Infrastructure and Finance Branch to continue to expand variable property taxation rates and allow for progressive property taxation by class, value or use.

The 2018 BC Budget introduced several new taxes in support of an affordable housing agenda. The taxes, along with new spending measures and renter protections, were part of the government's [*Homes for BC*](#) 30-point housing plan and included:

- Higher provincial property taxes (Additional School Tax) for homes assessed at more than \$3 million.
- New 5% top rate above \$3 million for the Property Transfer Tax.
- Increased foreign buyers' tax (Additional Property Transfer Tax) from 15% to 20%.
- A new Speculation and Vacancy Tax of 2% of assessed value for foreign owners and "satellite families" (who derive most of their income outside of Canada and pay little Canadian income taxes) and 0.5% for Canadians with vacant properties.

While these taxes have raised revenues which could be used to support affordable housing, advocating to the Province to allow for amendments to BC Assessment Authority's nine property classifications and four assessment approaches could allow for variable or progressive property taxation to provide potentially greater financial support for affordable housing.

Variable property taxation rates would work by establishing sub-classifications within each property class and by identifying a prescribed assessment approach specific to affordable housing.

A progressive property tax system would allow the Province, or it could be implemented at a regional or municipal level if given legal authorization by the Province, to establish multiple brackets within each class to raise revenues for affordable housing initiatives. For example, higher valued properties could potentially be taxed at higher rates – a million-dollar property could be taxed at 7% and a two-million-dollar property could be taxed at 8%.

The suggestions the City is advocating for with variable taxation rates are not entirely new. Currently, variable rate taxation exists between different property classes. For example, Class 1: Residential is taxed at a different rate from Class 6: Business and Other. Furthermore, BC Assessment Authority introduced a new classification method in 2007 which permits “strata accommodation properties” to be split-classified between Class 1 and Class 6 to more accurately reflect the dual nature of these properties (i.e., personal residential and commercial rental unit).

However, beyond these slight variations, the current assessment rates for all properties within the same class do not vary. Therefore, to support housing affordability in Port Moody, the categories in Class 1, such as strata properties, single-family residences and affordable housing, could be separated out and assessed differently to allow for variable tax rates. There is no classification specific for rental housing, and this may be a category worth including given that over 30% of people living in BC are reported by Statistics Canada to rent their homes.

Action 26: Advocate to UBCM for the Provincial government to increase renter protections and support.

- 26.1 Advocate for establishing sufficiently funded active enforcement to support tenants and minimize displacement, including the power to issue orders to landlords to address deficiencies.
- 26.2 Advocate for the exploration of an enhanced Residential Tenancy Branch process with significantly improved response times, less sophistication required for navigating a successful process, and a lower burden on tenants.

In Port Moody’s Housing Action Plan (2022), Action 26 focuses on advocating to the Province through the Residential Tenancy Branch (RTB) to increase support for tenants as municipalities may not have the resources nor the authority to do so in an effective manner. This includes improvements to the dispute resolution process to ensure it is working efficiently to meet landlord and tenant needs.

Since Action 26 was endorsed, some progress has been made at the provincial and municipal level. In 2023, the Province announced Homes for People, an action plan to meet the challenges of today and deliver more homes for people, faster. The Province also added 50 new positions, including the doubling of the Compliance and Enforcement Unit of the RTB.

According to the Province, these investments have reduced wait times. In April 2025, the Ministry of Housing and Municipal Affairs shared a news release to advise the RTB wait times for renters and landlords were reduced by an average of 70% since November 2022. For dispute resolutions which used to take almost three months, hearings are being heard in approximately one month.

Through the proposed UBCM resolutions, the City is continuing to advocate for the Province to continue their investments in protection and enforcement measures to protect renters and their health as it has been shown to improve response rates.

The City has implemented changes as well. In 2025, the City adopted [Standards of Maintenance Bylaw No. 3467](#). The purpose of this Bylaw is to provide the City with the mechanisms to require improvements for rental properties where tenants are living in unsafe and/or unhealthy accommodations. While tenants with unit maintenance and repair issues that have not been rectified by the landlord have pursued the [Repairs and maintenance – Province of British Columbia \(gov.bc.ca\)](#) path which the RTB enforces, municipal standards of maintenance bylaws can address problems in a more expeditious manner. While tenants can pursue both the municipal bylaw path and RTB, the responsibility of enforcement should primarily be with the Province.

In conclusion, housing affordability is a dominant concern for Port Moody. In 2021, 1 in 5 Port Moody residents lived below the standard of measure of affordability and spent greater than 30% of their income towards housing costs. It is believed that such housing affordability issues continue to exist for residents in 2025 and beyond. Advocating for policies, taxation changes and financial commitments at the Provincial level is essential for municipalities to have the tools to support affordable housing.

Other Option(s)

THAT the report dated June 10, 2025, from the Community Development Department – Policy Planning Division regarding UBCM Resolution – Supporting Housing Affordability Through Taxation Changes and Financial Commitment be received for information.

Financial Implications

While Actions 25 and 26 should be net neutral for the City's property tax collection, if the Province were to provide local governments with additional financial tools, the tax burden will shift to different sources and may result in a complex municipal tax schedule.

Communications and Civic Engagement Initiatives

There are no communication and civic engagement initiatives associated with this report.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.1 – Create complete and connected communities through balanced growth

Report Author

Shareen Chin, RPP, MCIP, PMP
Social Planner I

Report Approval Details

Document Title:	UBCM Resolution – Supporting Housing Affordability Through Taxation Changes and Financial Commitment.docx
Attachments:	
Final Approval Date:	Jun 2, 2025

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - May 28, 2025

Mary De Paoli, Manager of Policy Planning - May 29, 2025

Suzanne Smith, General Manager of Community Development - May 30, 2025

Tyson Ganske, Deputy Chief Financial Officer - Jun 2, 2025

Stephanie Lam, City Clerk and Manager of Legislative Services - Jun 2, 2025

Lindsay Todd, Manager of Communications and Engagement - Jun 2, 2025

Paul Rockwood, General Manager of Finance and Technology - Jun 2, 2025

Kate Zanon, Deputy City Manager - Jun 2, 2025

Anna Mathewson, City Manager - Jun 2, 2025

Amanda Graham

Subject: Wild Fires and Evacuation Route

From: Fred Talen <ftalen@harrisonhotsprings.ca>

Sent: Friday, June 13, 2025 12:02 PM

To: Nadine Denis [REDACTED]

Cc: Tyson Koch <tkoch@harrisonhotsprings.ca>

Subject: Re: Wild Fires and Evacuation Route

Ms. Denis

Thank you for your email.

The Village of Harrison Hot Springs takes emergency planning very seriously. I have seen social media posts expressing concerns about evacuating the Village in an emergency. Evacuation is only one aspect of emergency planning.

The Village is a member of the Kent-Harrison Joint Emergency Planning Committee, along with the District of Kent, Seabird Island, and other agencies. I attend these quarterly meetings where information is exchanged among our various emergency response agencies. By maintaining and building these relationships, the Village, and our Fire Department, are well positioned to respond to emergencies. The Village has also invested in the Fire Department, both with equipment (pumps, hoses, sprinklers) and training to respond to wildfires in the Village should this become a threat.

The Village also conducted a mock activation of the Village's Emergency Operations Centre earlier this year. The experience gained, and lessons learned from this exercise will help inform future mock exercises.

The SenseNet system of smoke detectors is also operational in the forests in the Village.

Additionally, the Village published an Emergency Preparedness handbook for residents. This handbook contains information on how to prepare for an emergency and steps residents can take to protect their property.

Having your property FireSmart assessed is also available at no cost to residents. I have had my house assessed, and getting expert advice on steps I can take to reduce risk was valuable.

It is also worth noting that the latest wildfire risk assessment done for the Village rates the risk in the Village as low to moderate.

Regarding a second evacuation route through Sasquatch Park. Sasquatch Park is outside of the Village boundaries, and decisions regarding constructing a road through that park will be made by the Province. Hot Springs Road (Highway 9) is presently Harrison Hot Springs' evacuation route. Planning for an emergency that requires an evacuation, recognizes this, and works with reality. At the emergency planning meetings I have attended, no one has stated, or expressed a concern, that Highway 9 is an inadequate evacuation route.

It seems obvious that having more than one way to evacuate is better than having only one evacuation route. Again, the reality today is that Hot Springs Road is the Village's evacuation route, and accordingly emergency planning works with this reality.

Should an evacuation be necessary, the primary goal is to evacuate the Village both safely and efficiently. This is equally true working with one evacuation route or two.

Any second evacuation route, including one through Sasquatch Park must be suitable for passenger cars and be designed so that it can safely handle traffic in an emergency evacuation.

It is my understanding that the Province has not yet designed the road that would be part of the evacuation route through Sasquatch Park. I understand that sections of this route have very steep

grades and the existing road way is narrow. And, of course Rockwell drive itself has a few very steep hills, sharp corners and narrow shoulders or no shoulders.

In contrast, Highway 9 (Hot Springs Road) is flat, has full shoulders on both sides of the road, and aside from Strikers Corner, is surrounded by fields and is straight.

The access road into Sasquatch Park is, in my opinion, very nice, with large trees on both sides of the road creating, in places, a canopy of branches over the road. Clearing the trees from the roadsides and doing the work necessary to create an evacuation route will, in my view, impact the natural setting that many people like about Sasquatch Park.

Again, any evacuation route must be able to safely and efficiently facilitate the evacuation of Harrison Hot Springs. Today, our emergency responders plan and work with the existing evacuation route, Highway 9 (Hot Springs Road), to safely, efficiently, and in an orderly manner, evacuate the Village should that become necessary.

Lastly, road work is reality for all municipalities. The Village is working closely with Ministry of Transportation (who will be working on Hot Springs Road and Lillooet Avenue this summer) to ensure traffic can get in and out of Harrison Hot Springs with minimal disruptions. Avoiding one lane alternating traffic patterns, avoiding road work on Friday afternoon and weekends, and planning for detours around construction are all being considered.

I recognize that this is a lengthy reply to your question. I believe, however, that having a more complete understanding of the many factors concerning this matter helps put specific concerns and risks in the proper context.

If you would like to discuss this further, please call me. Fred

Fred Talen

Mayor

Village of Harrison Hot Springs
Resort Municipality

T: 604-796-2171

W: harrisonhotsprings.ca

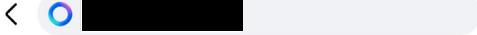
P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0



From: Nadine Denis [REDACTED]
Sent: Thursday, June 12, 2025 5:52 PM
To: Fred Talen <ftalen@harrisonhotsprings.ca>
Subject: Wild Fires and Evacuation Route

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Beyond the climate, what is different this year? Yes, the wildfires are hotter, larger and more intense. Locally the 2025 Timber Harvesting Plans for Mount Woodside and Mount Agassiz above the village are very aggressive. Clearcuts are associated with increased risk of wildfire ignition for the first few years after harvest. Construction of forest roads provides public access to new remote areas. One other big difference locally this year is the major construction project on Hot Springs Road that is scheduled from June to September which will compromise the evacuation capacity of our only road out.

COMMUNITY LEADERSHIP?

"While Kent is still on board with building an evacuation route through Sasquatch Provincial Park, Harrison's mayor wants to stick with the road they already have..."Fraser Valley Current (my emphasis)

Sad to see.

The District of Kent is to be thanked for their commitment to the Emergency Evacuation Road.

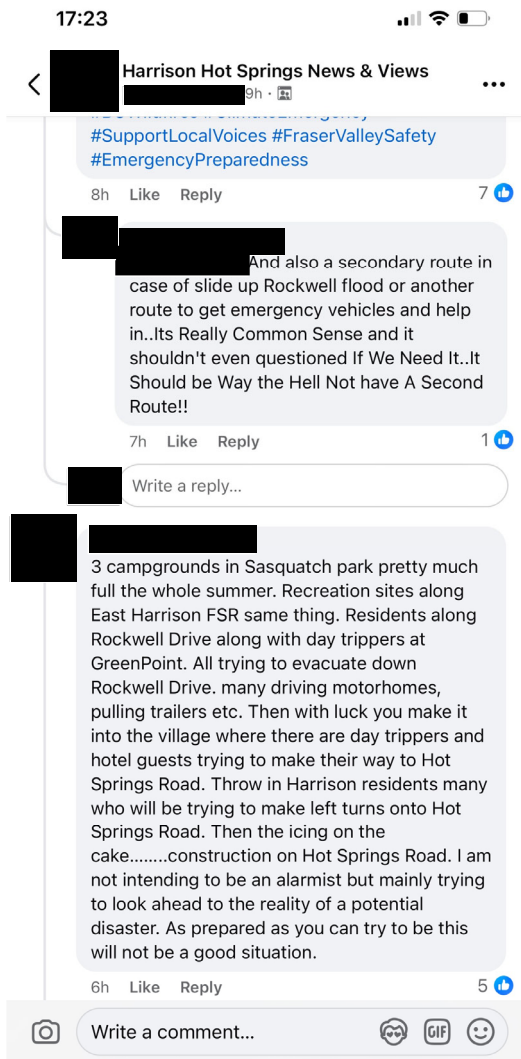
Harrison Council that is pre-occupied with increasing the height of the dike by 6 feet to protect against a flood that happened in 1894 has quietly and covertly (closed meeting?) withdrawn its support for an Emergency Evacuation Road to the north and east. This absolutely absurd decision puts residents and visitors in the crosshairs where the prevailing winds could drive flames and embers from a wildfire igniting on the Extreme and High Fire Danger rated areas of Mount Woodside and Mount Agassiz down into the village, breaching Hot Springs Road and boxing us in.

"With more research required from the municipality before the province can approve the evacuation route, that lack of enthusiasm could keep the project stalled at the starting line."

...Fraser Valley Current



Hi



Dear Mr. Talen

A number of residents are worried and I am one of them. I would like to know what your position on the topic is and how, we, citizens, can be assured that the Council and the Mayor understand our concerns.

Regards,

Nadine Denis



DISTRICT OF COLDSTREAM

9901 KALAMALKA ROAD, COLDSTREAM, BC V1B 1L6

Phone 250-545-5304 Fax 250-545-4733

Email: info@coldstream.ca Website: www.coldstream.ca

"Rural Living At Its Best"

June 17, 2025
0230-30-12 (Resolutions)

UBCM Member Municipalities
Via Email

Dear Mayors and Councillors,

Re: Modernization of Wastewater Regulations – UBCM Resolution

At their meeting held May 26, 2026, the District of Coldstream Council passed the following resolution:

"THAT Council direct Administration to forward the following resolution to the Union of British Columbia Municipalities Annual Convention for consideration:

Whereas the oversight of wastewater management in British Columbia is divided between two provincial ministries, resulting in split jurisdiction over two key regulations — the Municipal Wastewater Regulation (MWR) (2001) and the Sewerage System Regulation (SSR) (2005);

And whereas these regulations have not undergone significant updates since their enactment, despite evolving environmental standards, increasing concerns regarding the professional oversight of these systems, emerging technologies, and increasing community and ecological demands;

And whereas the Province has established priorities to support housing development, infrastructure expansion, improved cumulative effects assessment in natural resource decision-making, and stronger integration of source water and drinking water protection;

Therefore, be it resolved that UBCM requests the Province of British Columbia to undertake a comprehensive review and modernization of the Municipal Wastewater Regulation and Sewerage System Regulation to ensure alignment with current environmental pressures, technological advancements, and land use planning needs.

AND THAT Administration be directed to copy the correspondence to Lake Country, Columbia-Shuswap Regional District and the City of Vernon;

AND FURTHER THAT Administration be directed to copy the correspondence to all UBCM member municipalities for information and request for support."

This resolution was co-sponsored by the City of Vernon, District of Lake Country and the Columbia Shuswap Regional District and submitted to UBCM for consideration at the 2025 Convention. We encourage you to consider supporting this resolution at the 2025 UBCM Convention.

Yours truly,

Keri-Ann Austin, MMC
Chief Administrative Officer

cc Coldstream Council

Amanda Graham

From: Fred Talen
Sent: June 20, 2025 11:26 AM
To: lori andrews
Cc: Tyson Koch; Amanda Graham
Subject: Re: One more thing...
Attachments: Outlook-ubf3t33p; Outlook-r5sjkrm2

Ms. Honey

Thank you for your email. Responses to your questions follow below. Fred

Why does the Harrison Hot Springs Council have secret meetings?

The Village Council does not have ‘secret’ meetings. The Village Council does, however, have meetings that are closed to the public and those meetings are always advertised, as required by the *Community Charter*. These closed meetings are sometimes referred to as ‘in-camera’ meetings. Closed meetings may only be held in accordance with the procedural requirements of the *Community Charter*.

Having a closed meeting does not mean that the Village Council ignores the need for transparency. Transparency and fairness of meetings and the decision-making process of elected officials are central to the principles of accountable government.

Each elected member of Council takes an oath which includes “I will perform the duties of my office in accordance with the law”. The Village of Harrison Hot Springs Code of Conduct Bylaw’s first principle states that:

Members shall serve and be seen to serve the best interests of all their constituents in a conscientious and diligent manner

In effect, this requires Council to act in the best interests of all residents, and the Village of Harrison Hot Springs.

The *Community Charter* is clear on when meetings may be closed to the public and when they must be closed to the public. Circumstances for closing a meeting to the public includes:

- Personal information about an identifiable individual
- Lawsuits or legal advice
- Labour relations or other employee relations
- Information that is prohibited from disclosure under the Freedom of Information and Protection of Privacy Act
- Negotiations related to municipal land acquisition or disposition

The need for openness and transparency also applies to Courts in Canada. The saying, ‘justice needs to be seen in order to be delivered’ reflects the principle that court proceedings are open to the public. However, judges may, when the interests of the administration of justice demand, put in place a

publication ban on certain elements disclosed in court. Judges may also in certain circumstances, close the court to the public. And, of course, jury deliberations are behind closed doors.

Similarly, for local governments, while the normal practice is always to have meetings that are open to the public, in certain circumstances, meetings are closed to the public because it is not in the interest of the Village to have certain matters discussed publicly. There are limits on what decisions can be made in closed meetings, such as bylaws cannot be enacted in closed meetings. Decisions of Council in closed meetings are made public when such disclosure will not compromise the interests of the Village.

Why does the Village Council have so many closed meetings?

The Village Council calls for closed meetings when the circumstances for such meetings arise. Council has limited control over the matters that may arise that generate the need for a closed meeting.

For example, Council has no control over when, or how often, legal action is initiated against the Village that requires Council to consider legal advice, and the resulting need for a closed meeting to consider the matter. Council also has no control over when a person may resign from a Village Committee, generating the need for Council to consider applications from interested persons to fill the vacancy. Council reviews these applications in closed meetings.

While the number of closed meetings can be counted, the number of closed meetings itself does not tell the whole story. For example, Council could have 6 closed meetings with each meeting having 1 agenda item. Council could also have 1 closed meeting with 6 agenda items. The same items would be discussed, but the number of meetings would vary between 1 and 6.

Meeting of the Harrison Hot Springs Village Council and Committees						
(October 2024 - May 2025)						
		Open Meetings			Closed Meetings	
		Regular	Committee		Closed Meetings	Council to Council
		Council Meetings	of the Whole	Committees	(includes Special to Close)	(closed)
2024	October	2		3	2	
2024	November	2	1		1	1
2024	December	2		1	1	
2025	January	1	3	2		1
2025	February	2	1	4	2	
2025	March	2	0	6	1	
2025	April	2	1	4	1	
2025	May	2	0	3	1	
Total		18	6	22	9	2
Open Council Meetings			21			
All Open Meetings			43			
Closed Council Meetings			9			
All Closed Meetings			11			

Local Government Meetings 2025 (January - May)			
	Open	Closed	% Closed vs Open
Municipality	COW & Special		
Keremeos	12	0	0.0%
Lumby	12	1	8.3%
Chetwynd	10	1	10.0%
Warfield	8	2	33.3%
Ashcroft	14	5	35.7%
Lillooet	11	4	36.4%
Hope	18	6	37.5%
Harrison Hot Springs	15	7	46.7%
100 Mile House	18	8	50.0%
Anmore	10	8	80.0%
Logan Lake	10	7	70.0%
Port McNeill	7	5	71.4%
Kent	13	11	84.6%
Ucluelet	14	12	85.7%
Barriere	9	8	88.9%
Abbotsford	12	12	100.0%
Chilliwack	14	14	100.0%
Mission	13	14	107.7%
<i>Data sourced from public sources and has not been verified with the Local Governments cited</i>			

Social media posts state that Council is selling Memorial Hall. Is this true?

As with all social media posts, it is important to consider whether the poster is reliable and if there is any corroborating information.

Memorial Hall is used for:

- Regular Council meetings;
- Community Open Houses;
- Chair Yoga;
- Public Hearings;
- Seniors Social Club;
- Private functions;
- The Harrison Festival Society performances; and
- Many other community events and activities.

There is not a single reference in any Village Master Plan, the Official Community Plan, budget document, or financial statement that refers to the sale of Memorial Hall.

Social media posts that claim that the Village is considering selling Memorial Hall are a complete fabrication and untrue.

Fred Talen

Mayor

Village of Harrison Hot Springs
Resort Municipality

T: 604-796-2171

W: harrisonhotsprings.ca

P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0



From: lori andrews [REDACTED]
Sent: Monday, June 16, 2025 10:25 AM
To: Fred Talen <ftalen@harrisonhotsprings.ca>
Subject: One more thing...

Caution! This message was sent from outside your organization.

Sorry, there was one other thing that I wanted to ask you about. I understand or have been hearing that Memorial Hall is being considered for sale. Can you confirm for me if this has been discussed at all and if it has, what time frame are we talking about?

Thank you,
Lori Honey
Sent from my iPad

Good Morning Mayor Talen,

Let me start by saying it was a pleasure to see you this weekend at Spring Park and I am so appreciative of the opportunities that you give us villagers to meet with you to discuss concerns. Let me also add that, as I expressed to you on Saturday, I am happy to see you did not feel bullied into leaving your bike at home. Glad to see our Mayor continues to ride, standing by his values.

On that note, I am wondering if you can provide some clarification for me?

There seems to be some concern in our village that our council is holding closed meetings far too often.

I am wondering if you would be able to clarify the parameters surrounding closed meetings. I am aware of the three conditions stipulated by the provincial government being land, legal and people, but could you speak more generally around those stipulations. For examples, legal. Is our Village involved in any legal proceedings? I guess what I'm asking is, without breaching your oath of confidentiality, are you able to speak in generalities? Tell me "the kind" of things that you are discussing in these closed meetings without crossing the line? I may be asking too much but at the same time just a little bit of information might put minds to rest.

As well I am curious as to how other communities operate and wonder if you have any information on that. I did do some research on my own, but I thought perhaps you could add information as it is probably at your fingertips.

Thank you for your time Mayor Talen, I look forward to a response at your earliest convenience.

Respectfully,
Lori Honey

June 20, 2025

Dear Mayor and Council Members,

Across British Columbia, residents are asking urgent questions about safety—on our streets, in our neighbourhoods, and in our homes. For women, girls, and gender-diverse people, the answer is often clear: **they do not feel safe.**

At Battered Women's Support Services (BWSS), we've launched **#DesignedWithSurvivors**, a province-wide initiative that reframes **gender-based violence (GBV) as a public safety crisis.** This campaign is rooted in one essential question:

What would public safety look like if it were designed with survivors in mind?

As municipal leaders, you shape the environment where safety is experienced—or where it fails. You oversee transit systems, public spaces, housing, policing budgets, and community programs. The decisions you make ripple through every part of daily life, especially for those most at risk.

Too often, GBV is treated as a private issue, disconnected from the public realm. But women and girls are harmed on buses, in parks, at workplaces, and in their homes—homes often located in your jurisdictions, with limited access to shelter, legal protection, or trauma-informed support.

Public safety is local. And local leadership matters.

We are inviting you to:

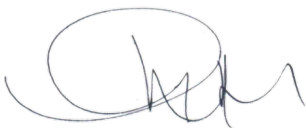
- Acknowledge gender-based violence as a public safety emergency in your municipality
- Commit to survivor-informed urban planning, policing oversight, and community investment
- Share the #DesignedWithSurvivors message to signal that your city, town, or village is part of the solution

This is not about blame—it is about vision. We believe municipalities can lead the way in building safer, more equitable communities by listening to survivors, investing in prevention, and aligning public safety with care, not control.

We would welcome the opportunity to speak with you about how this work could support your public safety, housing, and equity goals. Please reach out if you're open to a conversation.

Safety starts here—and it starts with you.

Warm regards,
Angela Marie MacDougall



Executive Director
Battered Women's Support Services
(BWSS)

BUSINESS LINE 604.687.1868

www.bwss.org

PO BOX 21503 • 1424 COMMERCIAL DR. • VANCOUVER, BC V5L 5G2



July 2, 2025

Reference: 186869

Councillor Leo Facio
Village of Harrison Hot Springs
Box 160
Harrison Hot Springs BC V0M 1K0
Email: [REDACTED] lfacio@harrisonhotsprings.ca

Dear Councillor Facio:

Thank you for your ongoing commitment to address housing needs in your community, and for planning for a new development that will provide important rental housing that incorporates municipal and daycare facilities.

As you have noted, BC Builds is a provincial housing program that supports the development of rental housing for middle-income households by identifying low-cost public land, bringing together landowners, non-profit organizations, and residential developers, providing low-interest repayable loans and grants, and accelerating project development timelines. At present, my schedule does not allow for a visit. If you have not already done so, I would encourage you to contact BC Builds directly at info@bcbuildshomes.ca to share your proposed plan for their review and consideration.

I do appreciate your invitation and would ask that you keep me in mind for future opportunities.

Thank you again for taking the time to write.

Sincerely,

Ravi Kahlon
Minister of Housing and Municipal Affairs

VILLAGE OF HARRISON HOT SPRINGS Age-Friendly Committee Minutes

DATE: Thursday, May 15, 2025
TIME: 2:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Mayor Fred Talen, Chair
Judith Barron
Alison Douglas
Hannelore Gidora
Audrey Johnstone
Marlene Reimer
Karen Seraphim
Liz Webber

STAFF PRESENT: Community Services Manager, Christy Ovens
Communications & Community Engagement
Coordinator, Kalie Wiechmann (until 2:45 p.m.)
Corporate Clerk, Tyler Kafi

1. CALL TO ORDER

Mayor Talen called the meeting to order at 2:00 p.m.

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

None.

4. APPROVAL OF THE AGENDA

Moved by Judith Barron
Seconded by Marlene Reimer

THAT the agenda be approved.

CARRIED
AFC-2025-05-01

5. ADOPTION OF MINUTES

Moved by Audrey Johnstone
Seconded by Alison Douglas

THAT the Age-Friendly Committee Meeting Minutes of March 20, 2025 be adopted; and

THAT the Age-Friendly Committee Meeting Minutes of April 17, 2025 be adopted.

CARRIED
AFC-2025-05-02

6. ITEMS FOR DISCUSSION

- (a) Report of Corporate Officer dated April 2, 2025
Re: Council Procedure Bylaw No.1216, 2025 and Updated Terms of Reference

Moved by Judith Barron
Seconded by Karen Seraphim

THAT the updated Age Friendly Committee Terms of Reference be endorsed by the Committee and forwarded to Council for approval.

CARRIED
AFC-2025-05-03

- (b) Report of the Community Services Manager dated May 15, 2025
Re: Memorial Hall Kitchen

The Committee discussed costs associated with catering. The Community Services Manager noted that staff reached out to local caterers and dishware and utensils were included in the price of the service. Discussions continued regarding whether the Hall not having a dishwasher was limiting its use.

Moved by Liz Webber
Seconded by Audrey Johnstone

THAT the Community Services Manager's report dated May 15, 2025 be received for information.

CARRIED
AFC-2025-05-04

The Community Services Manager will follow up with Agassiz Harrison Community Services regarding the surcharge for dishes and utensils.

- (c) Age-Friendly Bingo

The Community Services Manager explained that staff were looking for a way to engage the residents after the success of last year's painted rock contest. The Community Services Manager presented the Community Bingo Card and explained how it will work as a fun activity for residents. Committee members were asked to come up with ideas to add to the bingo card, as well as ideas for a prize for winners of the bingo contest. The Committee discussed the possibility of integrating local businesses into the activity.

- (d) Verbal Report from Community Services Manager
Re: Community Gardens Fence Art Project

The Community Services Manager advised that staff have sent out a calendar invite for this event taking place on June 12. There will be approximately 60 students coming. The Community Garden board and other Committee members have also been invited.

- (e) Walking Trails (Marlene Reimer)

Marlene Reimer spoke to her idea noting that some people are unfamiliar or uncomfortable with walking the trails by themselves. She suggested organizing a guided walk into the forest trails that could include residents, parents, children, dogs, and even tourists. The Committee discussed possible knowledgeable residents who could act as guides to provide education on the plants and wildlife in the forest, and possible frequency and times. The Committee further discussed public education on safety while using the trails.

- (f) Public Washrooms (Marlene Reimer)

Marlene spoke regarding the toilet heights in the beach washrooms. The toilets are very low, which may make it difficult for people with mobility challenges to use. The Community Services Manager advised that this topic came up during a previous Accessibility Committee Meeting and noted that there is still funding to be used to improve accessibility in the washrooms and staff are actively researching this.

- (g) Age-Friendly Action Plan

The Community Services Manager asked whether any Committee members had any specific ideas they would like staff to look into. Alison mentioned that the previous Age Friendly Committee had a register that kept track of tasks and assignments.

The Community Services Manager provided a brief overview of the Village Lands Master Plan project including the community engagement done so far and options staff are looking at. The Committee further discussed the plan and process.

Discussion ensued on insurance, and it was noted that the Memorial Hall Use Policy has recently been amended in an effort to make renting the Hall an easier process. Discussion ensued on how well the Hall is used, and whether there might be a future movie night outdoors.

7. **ADJOURNMENT**

Moved by Judith Barron
Seconded by Marlene Reimer

THAT the meeting be adjourned at 3:05 p.m.

CARRIED
AFC-2025-05-05



Mayor Fred Talen, Chair
Age-Friendly Committee



Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Communities in Bloom Committee
Minutes**

DATE: Thursday, May 22, 2025
TIME: 10:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Councillor Allan Jackson, Chair
Susan Caley
Susan Galvao
Janice Moffat
Teresa Omelus
Margaret Shier

STAFF PRESENT: Corporate Officer, Amanda Graham
Director of Operations, Jace Hodgson

1. CALL TO ORDER

Councillor Jackson called the meeting to order at 10:04 a.m.

2. LAND ACKNOWLEDGEMENT

Councillor Jackson acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

4. APPROVAL OF THE AGENDA

Moved by Teresa Omelus
Seconded by Susan Galvao

THAT the agenda be approved.

CARRIED
CIB-2025-05-03

5. ADOPTION OF MINUTES

Moved by Teresa Omelus
Seconded by Susan Galvao

THAT the Communities in Bloom Committee Meeting Minutes of May 8, 2025 be adopted.

CARRIED
CIB-2025-05-04

6. ITEMS FOR DISCUSSION

(a) Garden of the Week Schedule

The Committee discussed logistics for Garden of the Week and agreed to submit information on each winner to the Village by Thursday evening so that the winners could be posted on Facebook for "Flower Friday". The Corporate Officer advised that the t-shirts are ready for pick-up in Chilliwack and it is expected that the Miracle-Gro products should arrive shortly, as staff just followed up earlier this week. The Committee discussed looking at small gardens, condos and businesses. There was discussion surrounding challenging local businesses to create something edible for the Judges' Welcome Event.

(b) Garden Tour

The Committee determined that Saturday, July 5 would work for a Garden Tour day. The Committee discussed the following:

- Vegetable gardens can enter
- The Tour would start in the morning and run into the afternoon
- Participants could allow people to stop by anytime during the set timeframe and tour their front and back yards
- The Committee members will reach out to people they know to see if they'd be interested in signing up
- Asking those on the tour not to bring dogs

Staff will take these details and start putting out information on the Garden Tour Day to garner interest.

(c) Community Planting Day at Lagoon Garden Bed

The Corporate Officer advised that everything is moving ahead for the Community Planting Day at the Lagoon Garden Bed. The Village's horticulturist is ordering the plants and staff will advertise it more frequently as the date nears. It has been posted on the website, notice boards, Communities in Bloom Committee Facebook page and Electronic Message Board.

(d) Canada Day Parade Float

The Committee discussed wearing straw hats decorated with flowers, and their Communities in Bloom t-shirts. Staff will order a banner that can be held up during the parade and re-purposed for other events. Councillor Jackson advised that Walnut Avenue is the muster point starting at 4pm and the parade starts at 5pm. The Committee discussed handing out candy or seeds.

(e) Judges' Visit – July 8/9, 2025

The Corporate Officer passed around a draft tour map for the Committee's consideration and requested Committee feedback on the top three gardens to visit. The Committee discussed the Village Entrance and the new Lagoon Garden Bed.

The Committee reviewed the 2014 tour schedule from the Judges' Visit. It ran from the morning into the early afternoon. Staff will contact the judges to determine whether they would like to have dinner at Woods Park or just light snacks. The Corporate Officer advised that BC CIB has sent a form that needs to be filled out by May 30, 2025 and is seeking Committee feedback on the best gardens to visit in the Village. The Committee discussed the Village Entrance and the beachfront area.

Staff will use the draft map to create a draft itinerary for the judges' visit.

(f) Next Meeting Date: Thursday, June 19 at 10:00 a.m.

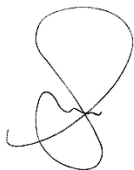
7. ADJOURNMENT

Moved by Janice Moffat

Seconded by Susan Galvao

THAT the meeting be adjourned at 11:24 a.m.

CARRIED
CIB-2025-05-05



Councillor Allan Jackson, Chair
Communities in Bloom Committee



Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Environmental Advisory Committee
Minutes**

DATE: Wednesday, June 4, 2025
TIME: 9:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Councillor Mark Schweinbenz (Chair)
Mayor Fred Talen (ex-officio Member, until 10:33 a.m.)
Susan Galvao
Paul Kandt
Cheri Norris
Gary Webster

MEMBERS ABSENT: John DeMartin

STAFF PRESENT: Corporate Officer, Amanda Graham
Director of Operations, Jace Hodgson (until 9:51 a.m.)

1. CALL TO ORDER

Chair Schweinbenz called the meeting to order at 9:00 a.m.

2. LAND ACKNOWLEDGEMENT

Chair Schweinbenz acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

Moved by Gary Webster
Seconded by Paul Kandt

THAT "Bear Smart and Waste Storage" be added to the agenda as Item for Discussion 6(d).

CARRIED
EAC-2025-06-01

Moved by Paul Kandt
Seconded by Susan Galvao

THAT "Dog Waste Bags" be added to the agenda as Item for Discussion 6(e).

CARRIED
EAC-2025-06-02

4. APPROVAL OF THE AGENDA

Moved by Chair Schweinbenz
Seconded by Paul Kandt

THAT the agenda be approved as amended with the addition of the late items.

CARRIED
EAC-2025-06-03

5. ADOPTION OF MINUTES

Moved by Susan Galvao
Seconded by Gary Webster

THAT the Environmental Advisory Committee Meeting Minutes of April 25, 2025 be adopted as amended with corrections to the Call to Order and Land Acknowledgement.

CARRIED
EAC-2025-06-04

6. ITEMS FOR DISCUSSION

(a) Earth Day in May Debrief

Chair Schweinbenz expressed appreciation for everyone's attendance and would like to make Earth Day in May an annual event. The Committee noted that the weather did not cooperate and discussed potentially having a combined indoor/outdoor event at Memorial Hall using the side lawn and covered front area. The Corporate Officer advised that the Committee Annual Work Plan can be added to the next agenda for discussion for the Committee to further develop ideas for next year.

Discussion around the table ensued as follows:

- The networking opportunities and informational displays were great
- People weren't aware that it had moved to the Memorial Hall
- Increasing advertising would be helpful
- Having a schedule of events including presentations
- Advertising specifically to the local schools to increase children's attendance
- Having free food or face painting to increase attendance
- Inviting the Hope Mountain Centre to do a presentation for children
- Reaching out to neighbouring municipalities

(b) Tree Planting Area Walk

Various members of the Committee have gone on several walks throughout the Village and have identified many areas where more trees might be able to be planted. Chair Schweinbenz has prepared a map. The Director of Operations advised that the Village

continues to look for grant opportunities for larger scale plantings, and the map developed by the Committee can be used to support a grant application.

The Committee discussed possible locations for a flowering tree boulevard and expressed a desire to review the Lillooet Avenue West streetscape renderings once available. The Director of Operations will follow-up with the consultant, but it is expected that the rendering will be available this summer. The Committee discussed Spruce Street and Chehalis Street as other possible locations.

Councillor Schweinbenz discussed Halton Hills in Ontario which incentivizes citizens to plant trees by providing a discount on trees at participating nurseries. It would have to be a certain type of tree and would have to be planted a certain distance from buildings. The Committee discussed a potential voucher for the next Earth Day in May event.

The Committee considered the Village's ability to regulate green space on a lot through land use bylaws and requested that the Planning Consultant be invited to speak on this matter. It was noted that the Zoning and Official Community Plan bylaws are going to be updated in the fall for unrelated reasons.

The Director of Operations advised that there is a potential opportunity for the Committee to get involved with planting restoration in the McCombs Bridge area as required by the Department of Fisheries and Oceans this fall. Chair Schweinbenz will reach out to the Miami River Streamkeepers to determine whether there is any interest in a joint tree planting activity. The Committee discussed Peace Park and the potential to plant trees in that area and replace the bench and cover.

(c) FireSmart Landscaping

The Committee discussed cedar hedging close to homes and incentivizing people to replace them with ficus or laurel hedging. The Director of Operations advised that the Village has hired a FireSmart Horticulturist who will be working on FireSmarting different public locations throughout the Village. This is separate from the Local FireSmart Representative position that conducts home assessments. The idea is to have a booth set up while the FireSmart Horticulturist is working in a public space so people can stop by and talk, obtain resources and learn more about FireSmart. When he is in the park we are looking at having a booth set up so people walking by can stop and talk. The Committee requested that the FireSmart Horticulturist be invited to the next meeting to provide more information.

The Committee discussed the importance of cleaning gutters and mobility or financial barriers that may be preventing people from being able to clean their gutters. One potential idea is to involve the Fire Department and a drone to take photos of gutters to determine whether they need to be cleaned. The Committee requested that more messaging about gutter clean up be pushed out by the Village.

Moved by Chair Schweinbenz

THAT staff be directed to re-double the messaging efforts by the Village and Fire Department about cleaning gutters to prepare for fire storm season and include

messaging and a demonstration via drone about the severity of the issue in some properties.

NO SECONDER CALLED FOR

Moved by Mayor Talen
Seconded by Gary Webster

THAT staff be directed to investigate opportunities to enhance messaging about cleaning gutters and FireSmarting perimeters and getting information from the knowledgeable organizations and looking for a local example to demonstrate.

CARRIED
EAC-2025-06-05

(d) Bear Smart and Waste Management

The Committee discussed waste management and bear proof or resistant storage containers to help reduce bear interactions. Some local governments assist residents in purchasing containers that keep bears out. The Committee discussed tagged and/or relocated bears, and obtaining information from BC Conservation Officer Service. It was noted that there are some properties that do not have garages to store waste in, and that bungee cords are not an effective method to keep bears out of garbage cans.

Moved by Mayor Talen
Seconded by Cheri Norris

THAT staff be directed to investigate whether there are any bear proof or resistant garbage containers that the Village can recommend to residents to better secure their garbage.

CARRIED
EAC-2025-06-06

The Corporate Officer advised that being a BearSmart community is a larger scale item that would likely have budgetary considerations associated with it, and Council may need more information on the program. The Committee discussed centralized garbage disposal locations, and attractants such as bird feeders, vegetable gardens and fruit trees.

Moved by Chair Schweinbenz

THAT Council invite a BearSmart Coordinator to attend a Regular Council Meeting as a delegate to provide information on what being a BearSmart Community entails.

NO SECONDER CALLED FOR

(e) Dog Waste Bags

Moved by Chair Schweinbenz
Seconded by Cheri Norris

THAT staff be directed to investigate replacing the dog waste bags in the Village with biodegradable dog waste bags.

CARRIED
EAC-2025-06-07

(f) Next Meeting Date

The next meeting date is scheduled for Wednesday, July 2, 2025 at 3:00 p.m.

7. ADJOURNMENT

Moved by Chair Schweinbenz
Seconded by Susan Galvao

THAT the meeting be adjourned at 10:38 a.m.

CARRIED
EAC-2025-06-08



Councillor Mark Schweinbenz, Chair
Environmental Advisory Committee



Amanda Graham
Corporate Officer

File No: 0360-20-07

Date: July 14, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Environmental Advisory Committee Report

RECOMMENDATION

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

THAT the WildSafe BC Fraser Valley representative be invited to attend as a delegate at an upcoming regular Council meeting to present on ways that the Village can improve its BearSmart practices.

SUMMARY

To present resolutions and information on behalf of the Environmental Advisory Committee from its July 2, 2025 meeting for Council's consideration. The Committee is working on the Hazardous Waste Collection Day and is looking at a Saturday in late September or early October. Staff are currently exploring a potential partnering opportunity with Product Care Recycling, a company that provides containers and transport for certain types of hazardous waste disposal free of charge.

POLICY CONSIDERATIONS

2025 Strategic Plan Priorities

Environmental Protection – To restore and protect the environment for future generations.

Respectfully submitted:



Amanda Graham
Corporate Officer



Councillor Mark Schweinbenz, Chair
Environmental Advisory Committee

File No: 0540-20-01

Date: July 14, 2025

To: Mayor and Council
From: Committee of the Whole
Subject: Committee of the Whole Recommendations

RECOMMENDATION

THAT Council adopt the report of the Committee of the Whole.

SUMMARY

To present resolutions to Council for ratification from the June 18, 2025 Committee of the Whole meeting.

BACKGROUND

At the June 18, 2025 Committee of the Whole meeting, the Committee passed the following resolutions:

THAT the draft Parks and Trail Master Plan be received.

COW-2025-06-03

THAT staff report back to Council with a feasibility study for a temporary off-leash dog adjacent to the lacrosse boxes at Spring Park including costs; and

THAT staff be directed to submit a Non-Farm Use application to the Agricultural Land Commission for the one-acre parcel along McCombs Drive.

COW-2025-06-04

THAT the Draft Anti-Racial and Anti-Discrimination Policy No. 1.42 be referred to the Village's legal counsel.

COW-2025-06-05

DISCUSSION

Section 30(f) of the Village's Council Procedure Bylaw No. 1216, 2025 states that Council may take any of the following actions in relation to the Committee of the Whole's report:

- adopt the report;
- reject the report;

- adopt the report with amendments;
- refer the subject matter for further consideration, either in part or in whole;
- postpone action on the report; or
- approve the request of the Committee of the Whole to sit again, the Committee of the Whole having reported progress after partial consideration of the subject.

Pursuant to section 30(h) of the bylaw, a motion of Council to adopt the Committee of the Whole's report constitutes ratification of the motions contained in the report.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

Healthy Livable Community – To promote and enhance a healthy lifestyle for all ages.

Respectfully prepared by:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

File No: 0640
Date: July 14, 2025

To: Mayor and Council
From: Tyson Koch, Chief Administrative Officer
Subject: CAO 2025 Second Quarter Update

RECOMMENDATION

THAT the Chief Administrative Officer's 2025 Second Quarter Update report dated July 14, 2025 be received for information.

SUMMARY

To provide Council with a Second Quarter operational update for 2025.

BACKGROUND

Quarterly reports will be provided throughout the year as a means of keeping Council up to date with Village's operations.

DISCUSSION

The Second Quarter saw nearing completion/completion of some capital projects and master plans while others continued to move forward.

The following sections detail the tasks/projects undertaken in the First Quarter:

Emergency Management:

- Hosted a meeting of the Kent-Harrison Joint Emergency Program (KHJEP) Committee on May 14 at Memorial Hall
- The KHJEP Committee is working collaboratively to source a contractor to enhance and update the existing emergency plans with community-specific details and meet the legislative requirements brought forth by the Emergency and Disaster Management Act (EDMA)
- ESS team is focused on continuing their training and creating a formalized ESS response plan
- The Director of Operations and Corporate Officer participated in an in-person JIBC course for the EOC Planning Section (April 30). The Community Services Manager completed Introduction to Emergency Management Exercise Design online through the JIBC (June)

- Received notification of our 2025 Community Emergency Preparedness Fund - Emergency Support Services Equipment and Training grant was successful in the amount of \$40,000.00
- Received notification of our 2025 Community Emergency Preparedness Fund- Emergency Operations Centres Equipment and Training grant was successful in the amount of \$34,835.32

FireSmart

Tasks completed in relation to the 2024 Community Wildfire Resiliency Plan (CWRP) will be highlighted with the recommendation number outlined in the plan.

- Received notification of two years of FireSmart grant funding totalling \$400,000 over two years
- Structure Protection Unit equipment for Fire Department was purchased utilizing FireSmart grant funds (\$50,000)
- Two team members attended the Wildfire Resiliency and Training Summit (FireSmart BC Conference) (CWRP Recommendation #24)
- Community Services Manager became certified as a Wildfire Mitigation Specialist through FireSmart BC's training program (CWRP Recommendation #22)
- Hired a FireSmart Crew Member (FireSmart Horticulture Technician) to perform mitigation work at sites highlighted in the Community Wildfire Resiliency Plan (CWRP Recommendations #7, #21, #22)
- FireSmart Gardening Packs prepared and advertised for residents to engage in FireSmart work at their homes (CWRP Recommendations #4, #29)

Community Services

- Community Services Manager participated in a Local Government Training Course (PADM 205)
- Hosted volunteer appreciation lunch, invited committee/commission members and ESS volunteers
- Hosted Earth Day in May, an environmental engagement event in partnership with the Village's Environmental Advisory Committee. Eleven (11) organizations hosted information booths.
- Chair Yoga and Mat Yoga classes were offered, both grant funded (age-friendly, plan H)
- Draft Resort Development Strategy was submitted to the Province for the next RMI funding term
- Launched the Emergency Preparedness Resident Resource Guide - presented information to Social Club group on Thursday, May 8th
- Hosted "Reflections on Belonging" an interactive art exhibit in partnership with Fraser Health and Chilliwack Community Services' Immigrant Partnership program at Memorial Hall
- Supported Sasquatch Days event, held on June 28 and 29 by Sts'ailes with Tourism Harrison River Valley

Communications

- Emergency Preparedness Week resources shared, including the Village's new Emergency Preparedness Resident Resource Guide
- May Newsletter included with Tax Notices
- Launched "Fun Fact Friday" on social media
- Communities in Bloom Committee supports including development of committee Facebook page and social media highlights, Community Profile Book, and marketing materials for committee events
- Project updates to GetIntoltHarrison.ca including: Drainage Improvements Project, Village Health Centre, Official Community Plan and Zoning Bylaw Updates
- **Social Media Stats:**
 - As of July 8, 89 Facebook Posts were created/shared
 - Top post being "Lagoon and Beach Area Closure" with 12.1K views
 - 50 new Facebook followers
 - GetIntoltHarrison: 725 site visits, 6 new registrations

Finance, Human Resources, IT and Risk Management

- Property tax notices were sent out approximately 2 weeks ahead of schedule, giving citizens more time to pay their property taxes - this was achieved through streamlining processes and receiving requisition information on time. Staff will strive to continue this practice in future years.
- The Village partnered with CIBC, TD Bank, and BMO to offer the ability to pay property taxes and utility bills online directly through online banking. The Village is now set up to receive online payments through most major banks.
- The 2024 Auditor's report was received and the 2024 Financial Statements were approved by Council.
- The 2024 Annual Report was prepared and is available for viewing on our website at www.harrisonhotsprings.ca or a hard copy is available for viewing at the Village office.
- Security enhancements were performed to the Village's IT network, with a continual focus on protection of information.
- A new Occupational Health and Safety program is currently under review and is expected to launch shortly. This new program will provide Village employees with the latest in safety regulations and training. Once that program is launched, a Joint Occupational Health and Safety Committee will be set up and will meet regularly with the primary focus on keeping all staff safe and healthy.

Corporate Services

- Published the 2024 Annual Report
- Provided meeting management and support services for 15 Committee/Commission meetings
- Received and concluded one FOI request

Operations**Capital Projects:****Highway 9 to McCombs Drive Drainage Improvements**

- Project awarded to Strohmaier Excavating
- Construction scheduled to begin mid-July
- Highway 9 drainage upgrades managed by the Ministry of Transportation and Transit. work expected to begin late July. MOTT will provide communications updates, which the Village will share when available.

McCombs Trenchless Sewer Repair

- RFP issued June 26, closing July 17

Water/Wastewater Treatment Plant Master Plan

- Data collection underway
- Project completion expected by late summer 2025

Water, Sanitary, and Storm Master Plans

- Data collection nearing completion
- Draft reports currently in progress

Lillooet Avenue West Beautification

- Cost estimates received
- Design renderings in progress
- Draft RDS submission includes funding support for the project

Parks and Trails Master Plan

- Draft presented to Council
- Consultation with Sts'ailes prior to final adoption

SCADA System Upgrade

- Phase 1 completed
- Phase 2 scheduled for completion by end of 2025

Lagoon Walkway

- Deficiencies being addressed
- Final landscaping and finishing underway
- Communities in Bloom planting day complete

Dike Upgrade

- Committee of the Whole Meeting where Consultants addressed concerns and council directed staff on next steps
- Currently assessing deployable flood protection options and feasibility
- Design work progressing for WWTP access road and Rendall Park integration
- Flood pump assessment ongoing and being integrated with dike planning

Spring Park

- Open - nearing completion
- Contractor to address deficiencies and install drinking fountain

Capital Projects Completed:

- Boat Launch Building Addition
- Beach Pump Generator
- Miami River Bridge Utility Relocation
- Miami River Bridge Abutments
- Village Health Centre
- Lift Station #1

Public Works**Staffing**

- Temporary FireSmart Horticulture Technician position filled
- Two temporary Facilities Attendants hired
- Five Public Works staff completed lift training
- All staff completed hearing and fit testing

Maintenance Activities

- New BBQ stand and park signage installed at Spring Park
- FireSmart mitigation work at Woods Park and Village Office
- Irrigation and garden upgrades at Municipal Office
- Increased efforts in litter pickup and washroom cleaning
- Staff support provided for Village events
- Mobi-Mat beach access mats installed

Utility Operations**Staff Training & Development**

- Staff member completed Transportation of Dangerous Goods training
- Attended the BCWWA (BC Water & Waste Association) Conference

System Maintenance

- Spring hydrant flushing completed
- Water intake cleaning performed
- Generator load testing conducted
- Genset installed at Water Treatment Plant
- General clean-up at the Water Treatment Plant
- Upgraded chemical lines installed
- Replaced variable frequency drives (VFDs) for bioreactor blowers at the WWTP

Fire Department

- 42 calls for service, plus 50 SenseNet calls that were checked (no FD response required)
- FireSmart Equipment for Fire Suppression Trailer arrived
- 2 Officers attended the Fire Chiefs Conference in Penticton
- FD providing Duty Crew support during Long Weekends
- Members regularly support community fundraising events
- Canada Day Pancake Breakfast a success

Planning and Development

- 1 DP Approved
- 1 DVP Approved
- 1 Public Hearing
- OCP and Zoning Bylaw Update Consultation Plan implemented
- Received 5 BP planning reviews
- Received 1 DP Application
- Received 1 DVP Application
- Received 1 Subdivision Application
- Received 2 Rezoning Applications
- Continuing to rework staff processes, update staff manual, new applications and forms etc.
- Working with FVRD Building and Bylaw Enforcement for an accessory structure erected without a permit

Bylaw Enforcement

- 30 bylaw complaints were received, mostly in relation to property maintenance and noise
- A new letter template was created for properties with Japanese Knotweed to provide more education and resources to property owners
- 35 bylaw enforcement notices were issued
- Began educating residents on the Waste Collection Bylaw change requiring that garbage not be placed curbside before 5:00 a.m. on collection day, which resulted in a significant drop off by the third waste collection day

Waste Collection – 137 Letters Mailed Out

	21-May	04-Jun	18-Jun
First Time Offence	44	61	13
Second Time Offence		11	6
Third Time Offence			2

Strategic Priorities

Prioritizing, highlighting and meeting the list of Council's Strategic Priorities and Operational Priorities is staff's top priority when exploring and executing opportunities.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

Respectfully submitted by:



Tyson Koch
Chief Administrative Officer

File No: 0530
Date: July 14, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Downloading Costs on Municipalities

RECOMMENDATION

THAT the Corporate Officer's report dated July 14, 2025 regarding Downloading Costs on Municipalities be received for information.

SUMMARY

To present a report to Council regarding the financial cost of provincial and federal government policy changes to the Village.

BACKGROUND

At the June 17, 2024 Regular Council Meeting, Council received correspondence from the City of Kamloops enclosing a staff report outlining the estimated financial burden of higher-level government policy change. Council directed staff to research the matter and report back to Council with a similar report.

DISCUSSION

Housing Legislation

Kamloops notes that they have leased many city-owned properties for temporary shelter services, supportive housing and subsidized affordable housing to assist in responding to the housing crisis and increased homelessness. These leases were for nominal fees, resulting in loss of revenue. The Village has not leased any property for these purposes, however, the Province has introduced legislation that places significant responsibility on local governments to ensure and plan for an adequate supply of housing. The Village is looking at partnerships to provide housing for seniors in the Village including the option of leasing Village-owned land for a nominal fee, and potentially waiving Development Cost Charges, to support such a project.

Changes to provincial housing legislation were introduced in 2024 and the Village has had to respond by updating its land development bylaws, commissioning a consultant report to exempt the Village from several regulations, and adopting an Interim Housing Needs Report. All of these have costs associated with them, however, they have been largely offset by a one-time provincial grant. It is unknown whether funding will continue to be available in the future to support local governments in complying with updates to housing legislation.

Emergency Health Services and Opioids

Kamloops reports that medical-related calls for service to their Fire Rescue have increased by 57% from 2021 to 2023. They also reported that overdose/poisoning calls increased by 57% during that same timeframe. In 2023, 40% of the Village's Fire Department calls for service were medical-related. This increased significantly in 2024, with 65% of calls being medical-related. The matter of local governments carrying the financial burden of providing emergency medical care, which is a provincial responsibility, is a longstanding and well-documented topic that has been the subject of UBCM resolutions over the years. Many fire departments respond to medical calls and the financial impact of this is felt particularly strongly in communities with high rates of overdose and drug poisoning. The Village is not listed in BC Emergency Health Services as having had any overdose calls between 2016 and 2024.

COVID-19 and Tourism

Kamloops reports that pay parking revenue was negatively impacted by COVID-19. The Village had a different experience and actually saw that visitorship increased between 2020 and 2022, resulting in higher parking revenues than in previous years.

Legislative and Regulatory Framework

- Emergency and Disaster Management
 - The new *Emergency and Disaster Management Act*, replacing the previous *Emergency Program Act*, has created additional legislative obligations for local governments, the cost of which remains to be seen as regulations continue to be developed. It can be difficult to quantify and anticipate the dollar value, but there will be staff time and resources expended to bring bylaws and policies into compliance with the new legislation.
- WorkSafe BC Regulation Changes regarding Asbestos Certification
 - Changes to WorkSafe BC regulations made additional training in asbestos a requirement, however most of the Village's buildings either never contained asbestos or have already been remediated.
- Employer Health Tax
 - Effective January 1, 2020 the provincial government introduced the Employer Health Tax, replacing the previous premium-based BC Medical program. The resulting financial impact was felt by nearly all municipalities, including the Village. Between 2019 and 2020, the Village's premiums doubled because of this change. Since the introduction of the Employer Health Tax program, the Village has incorporated the associated premiums into the annual budget.
- Provincially Legislated Five Paid Sick Days
 - The Village doesn't have many casual employees, making the impact of the provincially legislated five paid sick days negligible. Both the CUPE Collective Agreement and the Exempt Employees Working Conditions and Benefits Policy provide for more than the minimum allotment of sick days.

- Various Permitting
 - There have been larger scale operational projects which have required additional budget above what was originally allotted to them due to delays in permitting or as a result of regulatory requirements. Some examples include the environmental permitting process for the McCombs Drive bridges and the lagoon improvements. The financial impact of these forms of delays is difficult to measure as inflationary impact due to supply and demand, supply chain issues, and contractor availability all contribute to cost increase caused by permitting delays.

Policing

Kamloops indicates in their report that they have experienced an increase in calls for service to police, resulting in increased costs as more members and support staff are required to keep up with the demand. However, in reviewing the Agassiz RCMP's 2024 Village of Harrison Hot Springs Police Report, calls for service within the Village are down 7% as compared to 2019. Additionally, policing in the Village is funded through provincial tax requisition. If the Village were to have a contract directly with the RCMP like larger municipalities do, it is likely that the cost of policing for the Village would increase significantly.

Environmental

Costs of meeting emissions targets set by both the provincial and federal governments have been offset by funding such as LGCAP, which the Village has used to purchase electric vehicles.

CONCLUSION

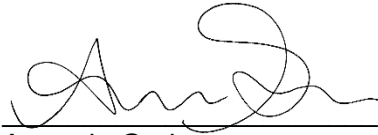
Kamloops developed a thorough and well-researched report regarding higher-level policy changes that have the potential to impact all local governments. Upon staff review, it was determined that many of the issues were not applicable to the Village and if they were, the Village has been able to secure grant funding to support compliance with higher-level government policy changes. Whether by virtue of its population, area or geographic location, the Village has been fortunate to be insulated from some of the larger social issues, service gaps, and higher-level changes that larger local governments have had to contend with.

For example, Kamloops has several orphan dikes and inherited dams within their boundaries, jurisdiction for which was never established and they are now in need of expensive upgrades or decommissioning. The Village has not had to directly expend funds in order to respond to demands on childcare, the mental health and toxic drug crisis, persons experiencing homelessness, contracting security guards to keep public washrooms and downtown streets safe, bail reform, and tax exemptions for supportive housing, which make up a significant portion of the costs that Kamloops associates with these higher-level policy changes.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 0810-20-05
Date: January 1, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Relocation of the Public Works Yard

RECOMMENDATION

THAT staff be authorized to submit an application for an Investigative Use License to the Province for the land described as that part of the East ½ of the South East ¼ of Section 12, Township 4, Range 29, West of the 6th Meridian, New Westminster District that is not part of the Harrison Recreation Site to pursue the possibility of moving the Village's Public Works Yard to that location.

SUMMARY

To seek Council direction regarding relocating the Public Works Yard.

BACKGROUND

At the August 12, 2024 regular Council meeting the following resolution was passed:

THAT staff engage a professional land use planning firm to create a Development Master Plan for Village owned land identifying a location for a new Village office that includes residential housing; and

THAT up to \$50,000 from the Community Works Fund (CWF) grant be allocated to fund the plan.

At the April 17, 2025 Committee of the Whole meeting the following resolution was passed, and later adopted by Council at the May 5, 2025 regular Council meeting:

THAT Council adopt the [Civic Lands Masterplan](#); and

THAT staff report back to Council on the cost and feasibility of moving the public works yard and pursuing community partnerships.

The Civic Lands Master Plan contains three options for future opportunities to use the land upon which the Village Office and Public Works Yard are currently situated. Although Council did not endorse any one option, all three potential options would require that the Public Works Yard be relocated to another site.

The Village has previously explored opportunities to relocate the Public Works Yard. From 2008 to 2016, the Village held an Investigative Use Permit granted by the Province over an approximately 4 hectare area of Crown land in the south of the Village. The area is located along McCombs Drive near McPherson Road as shown in blue on the attached map obtained from the Province's Recreation Sites and Trails website. The permit allowed the Village to conduct feasibility studies to investigate moving the Public Works Yard to that location. Ultimately, the Village decided not to pursue a long-term lease in that area and let the permit lapse.

The area is located within the Agricultural Land Reserve and is the site of the previous Village landfill, which was opened in the 1950s. In 1983, the landfill was closed to the public and the Village began the process of formally abandoning it with the Ministry of Environment. In 2023, the Village was advised by the Ministry that all abandonment conditions had been met for the site in accordance with section 20(5)(b) of the *Environmental Management Act*.

DISCUSSION

The Village is currently exploring a partnership for a proposed joint project between Agassiz Harrison Community Services, Terra Purpose Real Estate and the Nerdy Architect, who presented at the June 16, 2025 regular council meeting. While the project is in its early stages with many unknown factors at this time, the idea is for the Village to enter into a long-term lease to support the development of a seniors housing building, funded through the Province/BC Housing's Community Housing Fund. At that meeting, staff were directed to work with Agassiz Harrison Community Services to bring options back to Council before the July 31, 2025 grant application deadline. The same presentation was also given to the Age Friendly Committee on June 19, 2025 who voted in favour of providing a letter of support for the application. The current location of the Public Works Yard has been identified as an ideal location for the seniors' housing development.

The grant funding for the seniors' housing project has a short timeline, with an initial application deadline later this month. If the Public Works Yard needs to be relocated to accommodate the project, it would be advisable for the Village to start exploring options to facilitate this. As part of the process of closing the landfill, the Village retained a qualified professional to complete an environmental impact assessment. At that time, the proposed land use was for a naturalized, undeveloped park space. If the Village is to pursue relocating the Public Works Yard to that location, it is recommended that an application for a new Investigative Use License be submitted. This would allow the Village to retain a consultant to conduct further environmental impact assessments on the site to determine whether any remedial efforts would be required to make the site usable for a Public Works Yard.

FINANCIAL CONSIDERATIONS

An Investigative Use License application is \$500 and can be funded through existing budget.

POLICY CONSIDERATIONS

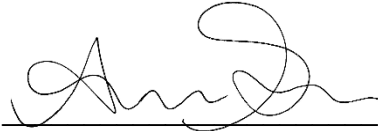
2025-2026 Strategic Plan Priorities

Healthy Livable Community – To promote and enhance a healthy lifestyle for all ages.

Sustainable Development – To maintain Harrison Hot Springs as a place we call home.

Infrastructure Development – To provide for the needs of a growing community.

Respectfully submitted:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:

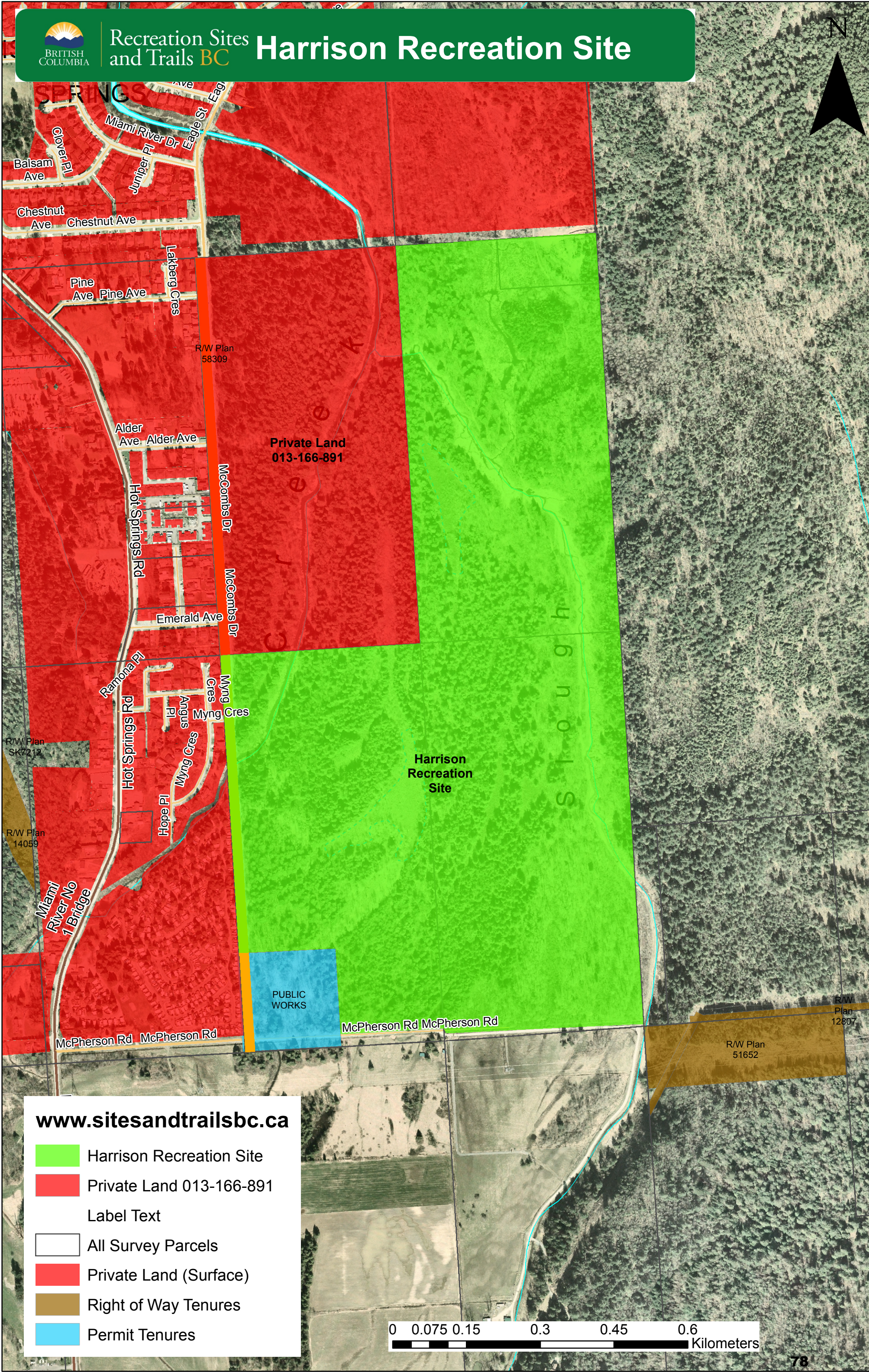


Scott Schultz
Chief Financial Officer, Deputy CAO

Attachment: Harrison Recreation Site Map, sourced from www.sitesandtrailsbc.ca



N



www.sitesandtrailsbc.ca

- Harrison Recreation Site
- Private Land 013-166-891
- Label Text
- All Survey Parcels
- Private Land (Surface)
- Right of Way Tenures
- Permit Tenures

0 0.075 0.15 0.3 0.45 0.6 Kilometers

File No: 0810-20-05

Date: July 14, 2025

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Village Office Exterior

RECOMMENDATION

THAT Council issue a Heritage Alteration Permit pursuant to section 617 of the *Local Government Act* to the Village of Harrison Hot Springs to remove and replace the existing siding and soffits, and to supply and install new exterior stairs and aluminum railing at the Village Office located at 495 Hot Springs Road, legally described as Lot 8, Block 2 of Fractional Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 9786; and

THAT changes to the exterior of the Village Office be completed with a focus on increasing wildfire resiliency through FireSmart principles; and

THAT staff be authorized to increase the Capital Expenditures - Village Office Renovations budget for 2025 by an additional \$20,000 to be funded by the FireSmart grant, to complete the exterior office renovations to FireSmart standards.

SUMMARY

To seek Council's approval prior to commencing FireSmart work on the Village Office exterior, as it has previously been designated as a municipal heritage building by bylaw. All work completed will maintain the building's heritage appearance while upgrading to current durability and code standards and utilizing FireSmart materials to increase resiliency of the building.

BACKGROUND

The current Village Office, known as the MacPherson House, was built in approximately 1888 and later donated by the Chanasyk family to the Village in 1979. That same year it was designated as a municipal heritage building by Heritage Designation Bylaw No. 339, 1979 under the authority of the 1977 *Heritage Conservation Act*. Heritage conservation by local governments is now addressed by Part 15 of the *Local Government Act* (LGA). Section 611(3)(a) of the LGA states that the exterior of a heritage building must not be altered except as authorized by a Heritage Alteration Permit issued under section 617.

DISCUSSION

In 2024, the Village's Local FireSmart Representative conducted comprehensive assessments of all the Village's municipal buildings, including the Village Office. Following this, the Village completed its Community Wildfire Resiliency Plan (CWRP) which included the following

recommendation: "Complete FireSmart activities on the Village Office, as recommended by the Critical Infrastructure Assessment to serve as a public demonstration. Consider installing accompanying information signage." This CWRP Recommendation, item # 7, was ranked as high priority. Siding is vulnerable when it ignites and when embers get into the cavity behind the siding (www.firesmartbc.ca). FireSmart guidelines recommend replacing combustible siding with non-combustible or ignition-resistant siding material.

In 2024, Village staff also observed areas of siding that were rotting and in need of replacement along with visible areas where the paint is chipped or faded and in need of touch-up work. Due to these observations, Village Office Renovations were included in the 2025 financial plan approved by Council.

FINANCIAL CONSIDERATIONS

The Village included \$30,000 in its 2025 financial plan to support exterior upgrades on the Village Office. This will be combined with FireSmart grant funding included in the financial plan for FireSmart mitigation projects to complete the proposed project. Staff have received one initial quotation for the scope of work and will be seeking a minimum of two others, as per Purchasing and Procurement Policy No.1.08.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

Infrastructure Development – To provide for the needs of a growing community.

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Christy Owens
Community Services Manager

Reviewed by:



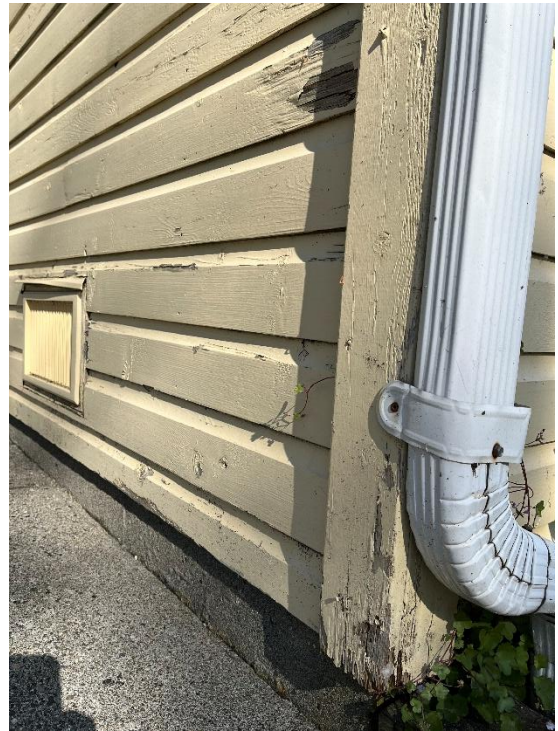
Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

Attachments: Photos highlighting the condition of the current wood siding and deck
FireSmart Canada Fact Sheet- Siding
Draft Heritage Alteration Permit No. 25-01





KEY ISSUES:

Some types of siding materials, such as vinyl, can melt when exposed to high temperatures, allowing the fire to reach the underlying wall components and penetrate the interior of the building.

What factors contribute to the vulnerability of exterior walls?

- Siding is vulnerable when it ignites and when flames or embers get into the cavity behind the siding.
- With inadequate ground-to-siding clearance, accumulated embers can ignite combustible siding directly.
- Combustible debris stored near the exterior walls of a home increases a building's vulnerability to ignition during a wildfire through direct flame contact or radiant heat exposure.

Consider these guidelines when planning an upgrade to your siding and as a part of your ongoing home maintenance:

- Replace combustible siding with non-combustible or ignition-resistant siding material. Stucco, brick, fibre cement boards/ panels and poured concrete all offer superior fire resistance.
- Your local area may have specific minimum requirements that must be followed for new siding materials.
- Examine your siding for locations where embers could accumulate or lodge. Maintaining and removing combustible debris, such as lumber, stored vehicles, branches, grass, leaves and firewood near the exterior walls will reduce a building's vulnerability to ignition during a wildfire.
- Ensure your siding is free of gaps, holes, or other areas where embers could accumulate, lodge or penetrate. Prioritize repairing any vulnerabilities identified on the exterior walls of your home.
- With inadequate ground to-siding clearance, accumulated embers can ignite combustible siding directly. Create a minimum of 15 centimetre vertical non-combustible material clearance between grade and combustible siding material.



Refer to the FireSmart Canada Home Development Guide for more information.



VILLAGE OF HARRISON HOT SPRINGS

HERITAGE ALTERATION PERMIT NUMBER

HERITAGE 25-01

ISSUED TO: THE VILLAGE OF HARRISON HOT SPRINGS

ADDRESS: 495 HOT SPRINGS ROAD, HARRISON HOT SPRINGS, BC

APPROVED BY COUNCIL RESOLUTION ON: _____

ISSUED ON: _____

MAYOR

CORPORATE OFFICER

THIS NOTICE SHALL BE POSTED IN A LOCATION THAT IS VISIBLE FROM THE ROAD AT ALL TIMES FROM
THE COMMENCEMENT OF WORKS UNTIL THE COMPLETION AS IDENTIFIED IN THE PERMIT

File No: 3360-20-Z02/25
Date: July 14, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: 442 Lillooet Ave – Rezoning/Redesignation Amendments

RECOMMENDATION

That Council not approve the full C1 commercial uses at 442 Lillooet Avenue, due to the following concerns:

- (a) On-site parking and access to the site is currently by the use of an easement;
- (b) Potential changes to the neighbourhood dynamics; and
- (c) The site is serviced for residential purposes and not for large scale commercial uses.

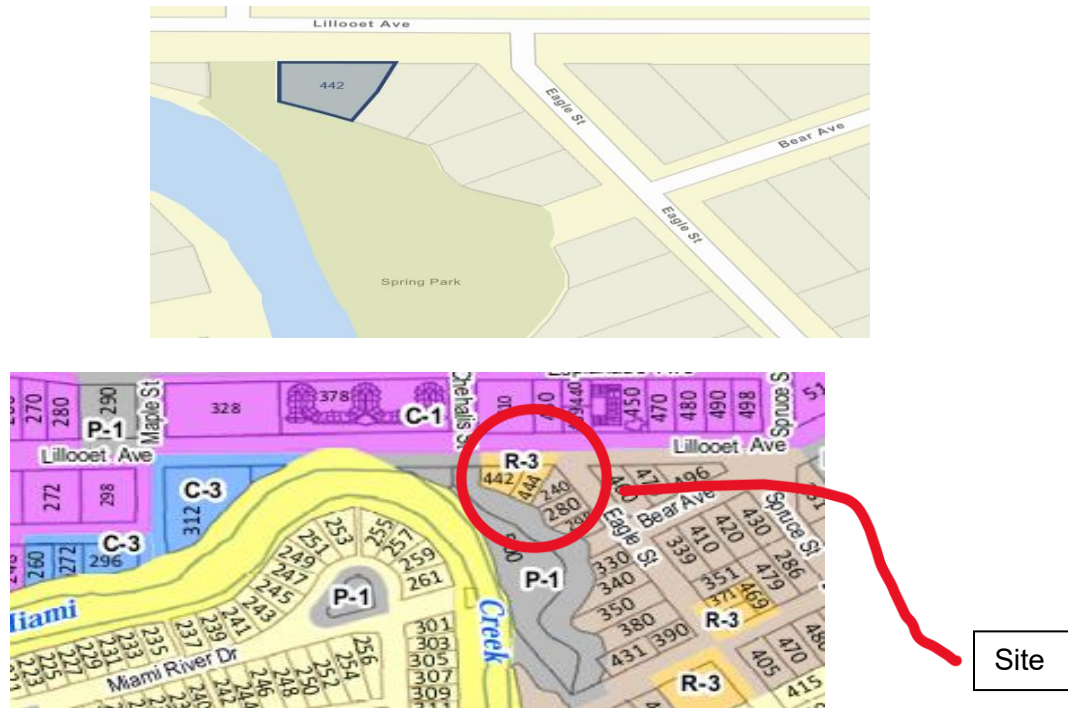
SUMMARY

This applicant is looking to rezone their Lot from R-3 (Small Lot) to C-1 (Village Commercial) and to redesignate the current Official Community Plan (OCP) designation from Medium Density Residential to Village Centre.

BACKGROUND

The two applications are required as the applicant wishes to set up a professional services commercial operation, while still residing in the dwelling. The professional services that will be provided include the provision of legal advice and a notary office. Zoning and OCP Amendment Bylaws No. 1226 and No. 1227, respectively, were created to allow this development application to proceed to a Public Hearing. However, prior to this happening, the applicant indicated that they do not want a C1 Zone that is limited to only legal and notary purposes, but rather they require the entire permitted uses of the C1 Zone. Please note that on their application form, the applicant indicates that their proposed use is “Commercial Use – Business and Professional Office.” Options either discussed with or set up for the applicant are outlined further in this report.

Site Location, Zoning, and OCP Information



Zoning

The site is currently zoned R-3 (Residential 3 Small Lot) and the immediate property adjacent is also Zoned R-3. Outside of this, the eastern properties are zoned as R-2 and Spring Park is located along the southern portion of the Lot. To the north and west of this Lot are properties zoned for commercial operations.



Looking in towards the property from Lillooet Avenue.

Located on this site is a single-family dwelling that was constructed in 2018. The site is fully serviced and is approximately 0.15 Ac (0.06 Ha, 607 M² or 6,534 ft²) in size.

DISCUSSION

Listed below are some suggested impacts associated with the potential change from R3 to a full-scale C1 commercial zone.

Impacts of Changing a Residential Lot to a Commercial Lot

The conversion of a residential lot to a full-scale commercial use lot is a process that has far-reaching impacts on the community, the environment, and the economy. While such a change can bring in financial and developmental opportunities, it may also create challenges that require careful consideration and planning.

Economic Impacts

Increased Property Value

One of the most immediate benefits of converting a residential lot into a commercial space is the potential rise in property value. Commercial lots are generally valued higher than residential properties due to their revenue-generating potential. This increase in value can be beneficial for property owners and local governments, as it often leads to higher property taxes.

Boost to Local Economy

Commercial developments can stimulate the local economy by attracting businesses that create jobs and generate revenue. Restaurants, retail outlets, and office spaces contribute to the economic vibrancy of a neighborhood, bringing in both local and outside consumers.

Social Impacts

Changes in Community Dynamics

Introducing a commercial lot into a residential neighborhood can alter the social fabric of the area. While some residents may welcome the added convenience of nearby amenities, others may feel that the community's character is being eroded.

Access to Amenities

On the positive side, commercial developments can also bring essential services and convenient amenities closer to residents, and in this case includes uses such as grocery stores, healthcare facilities, and entertainment options.

Environmental Impacts

Higher Energy Consumption

Commercial buildings typically require more energy for operations, including lighting, heating, and cooling. This increased energy demand can strain local utilities and contribute to a higher carbon footprint.

Potential for Sustainable Design

On the other hand, a conscientious approach to development can mitigate environmental impacts. Green building practices, such as energy-efficient designs and the use of sustainable materials, can make commercial properties more eco-friendly.

Planning Considerations

Community Engagement

As we are all aware, rezoning proposals often face opposition from local residents who may fear in this case, increased noise, traffic, and changes to their neighborhood aesthetics. Engaging with the community and addressing their concerns can be a crucial step in gaining approval.

Infrastructure Upgrades

Commercial lots usually require better infrastructure than residential lots, including roads, parking facilities, and utility connections. These upgrades may be required as the site was set up as a residential lot.

Increased Traffic and Noise

Commercial properties typically attract a higher volume of visitors and vehicles, resulting in elevated levels of traffic congestion and noise pollution. This can affect the quality of life for nearby residents who are accustomed to quieter, less bustling surroundings. However, as the site is located adjacent to Lillooet Avenue a busy provincial roadway, the local residents may already be used to the traffic noise.

Access to the Lot

The access to this Lot is by an easement agreement, between the Village and the past owner of the lot. As the easement “runs” with the title, the current owner bound by the easement. An easement is not truly a physical and legal access point to a Lot, but the easement functions well for the current residential use.

The concerns that staff have with this development application are as follows if the full-scale C1 commercial uses are approved:

- This could be seen as “commercial creep” into the residential area;
- Other issues include the potential location of the required on-site parking stalls and access to the site, for commercial operations such as a pub or a retail establishment; and
- The servicing requirements to change it from a residential use to a full-scale commercial use.



OPTIONS PROPOSED TO THE APPLICANT

Two options are applicable in setting up the lot for “Commercial Use – Business and Professional Office,” requirements as taken from the applicant’s application. These options are outlined below.

Setting up a Home Occupation

This would have required a Zoning Bylaw text amendment, as Home Occupations are not currently permitted in the R3 Zone. This was discussed with the applicant and this option was not supported by the applicant.

Limiting Commercial Uses

An earlier bylaw was created to limit the commercial operation to “Business and Professional Offices”. This would allow the applicant to set up their required legal and notary services establishment. Council provided first and second reading to this bylaw and authorized staff to set up a public hearing. However, while working on setting up the public hearing, staff were told that the limited commercial uses bylaw was not acceptable to the applicant.

OPTIONS AVAILABLE TO THE COUNCIL

Attached to this report is an amended Zoning Amendment Bylaw No. 1226, 2025 with the clauses limiting the commercial use of this lot to “Business and Professional Offices Only” removed, thereby providing for full commercial uses on this Lot. If Council determines that there is merit in moving this project forward with the applicant’s request for all permitted commercial uses, Council may wish to rescind first and second reading and reread the bylaw as amended. Council may also want to consider requesting the applicant to set up a Public Notification Meeting, as per s. 11.0 of *Development Procedures Bylaw 1090, 2016*. An amendment to the draft OCP Amendment Bylaw No. 1227, 2025 as it appeared when it was given first and second readings on April 7, 2025 is not required as part of this update to the application.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP Bylaw No. 1184, 2022
Zoning Bylaw No. 1115, 2017

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachment: Amended Draft Zoning Amendment Bylaw No. 1226, 2025

**A bylaw to amend the Village of Harrison Hot Springs
Zoning Bylaw No. 1115, 2017**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1226, 2025**".

2. **TEXT AMENDMENT**

That:

- (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1115, 2017 be amended by rezoning the lands, legally described as Lot 1, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan EPP73256 (PID 030-244-803), outlined and coloured red on Schedule 1 of this Bylaw from **Residential 3 (Small Lot) R-3** zone to **Village Commercial C-1**; and,
- (b) The map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS 7th DAY OF APRIL 2025.

READ A SECOND TIME THIS 7TH DAY OF APRIL 2025.

FIRST AND SECOND READING RESCINDED THIS ____ DAY OF _____ 2025

AMENDED AND REREAD A FIRST TIME THIS ____ DAY OF _____ 2025

AMENDED AND REREAD A SECOND TIME THIS ____ DAY OF _____ 2025

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2025.

READ A THIRD TIME THIS _____ DAY OF _____, 2025.

Ministry of Transportation and
Transit Approval provided on this _____ DAY OF _____, 2025.

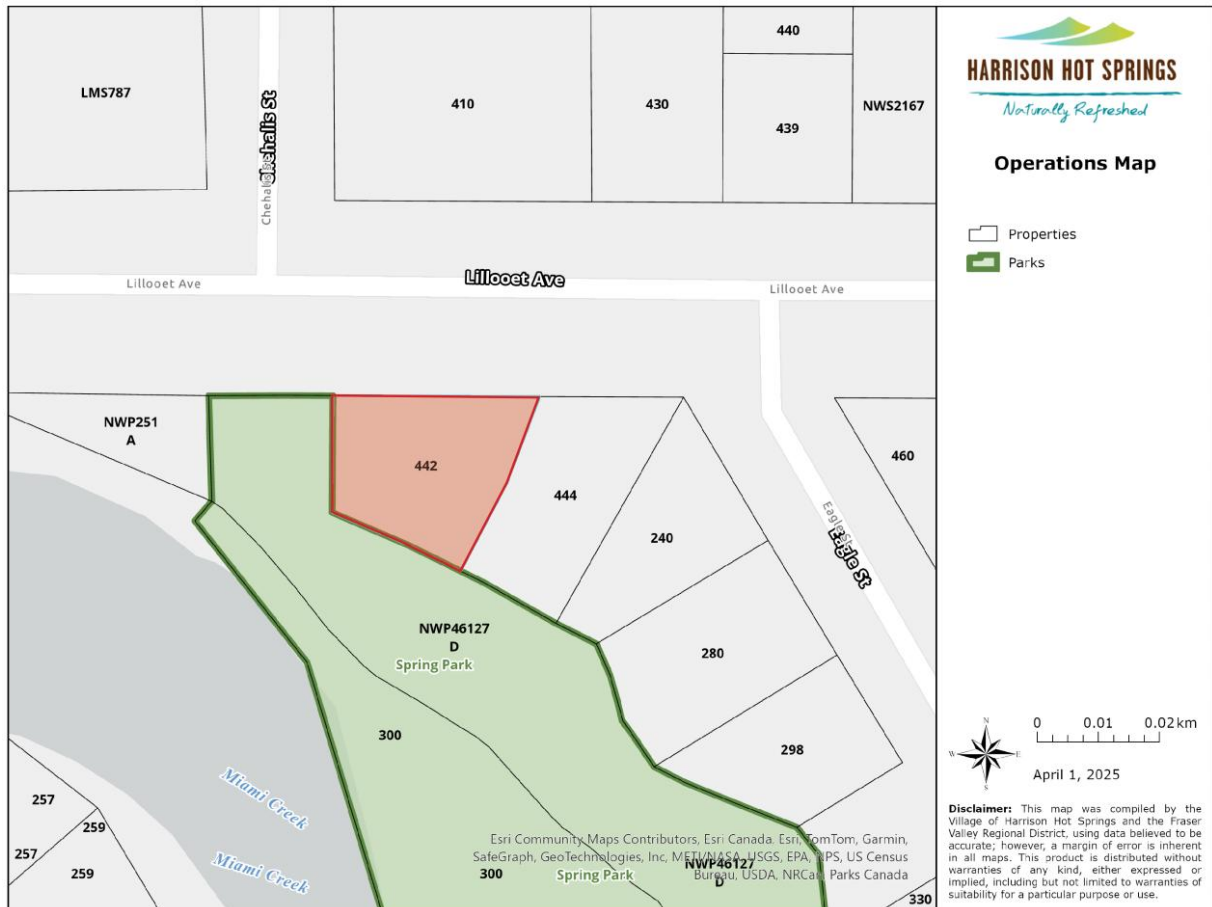
ADOPTED THIS _____ DAY OF _____, 2025.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

Schedule 1 Bylaw No. 1226, 2025



File No: 3360-20-Z03/25

Date: July 14, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Zoning Amendment Bylaw No. 1228, 2025 - 856 Hot Springs Road

RECOMMENDATIONS

THAT Zoning Amendment Bylaw No. 1228, 2025, be introduced and be given first reading; and

THAT Zoning Amendment Bylaw No. 1228, 2025, be given second reading; and

THAT staff be authorized to schedule a public hearing for Zoning Amendment Bylaw No. 1228, 2025; and

THAT Zoning Amendment Bylaw No. 1228, 2025 be referred to the Village's Fire Department and the Ministry of Transportation and Transit.

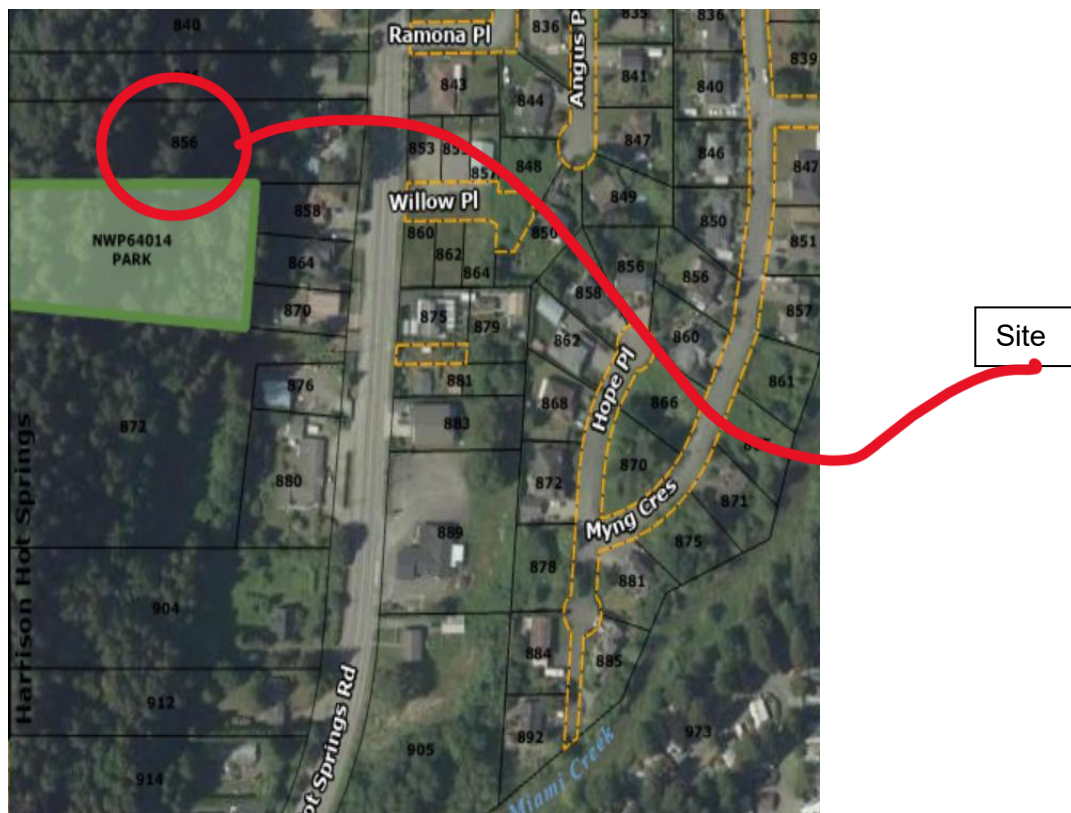
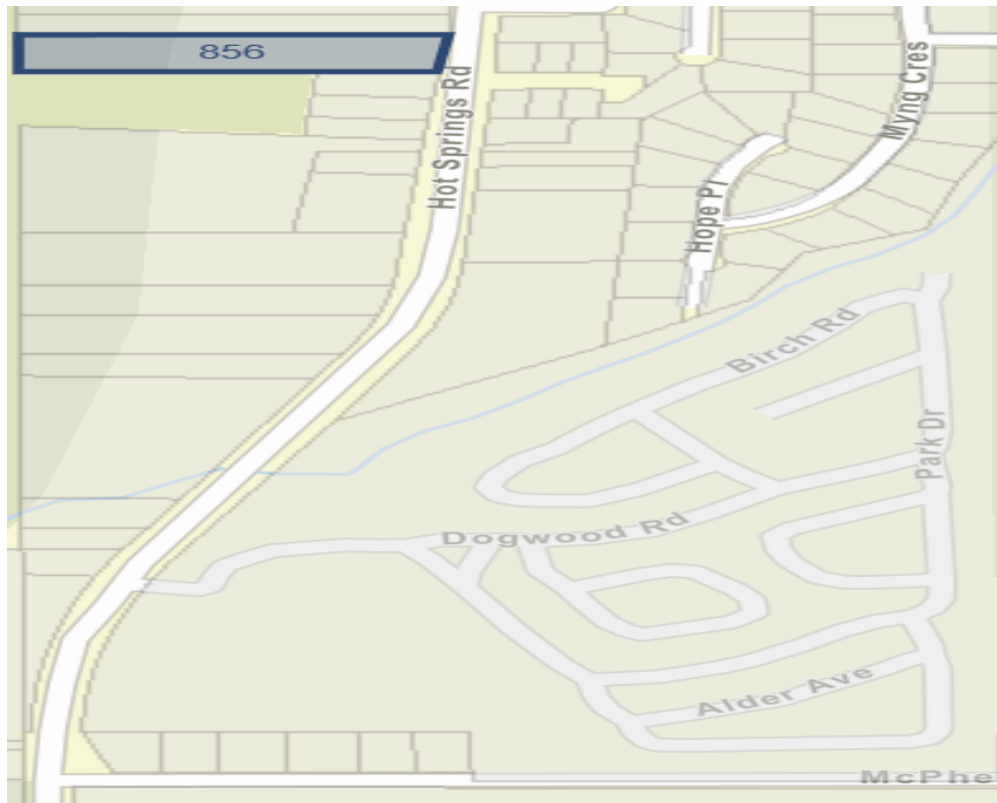
SUMMARY

This applicant is looking to rezone their Lot at 856 Hot Springs Road from R-2 (Residential 2 - Duplex) to C-2 (Neighbourhood Commercial).

BACKGROUND

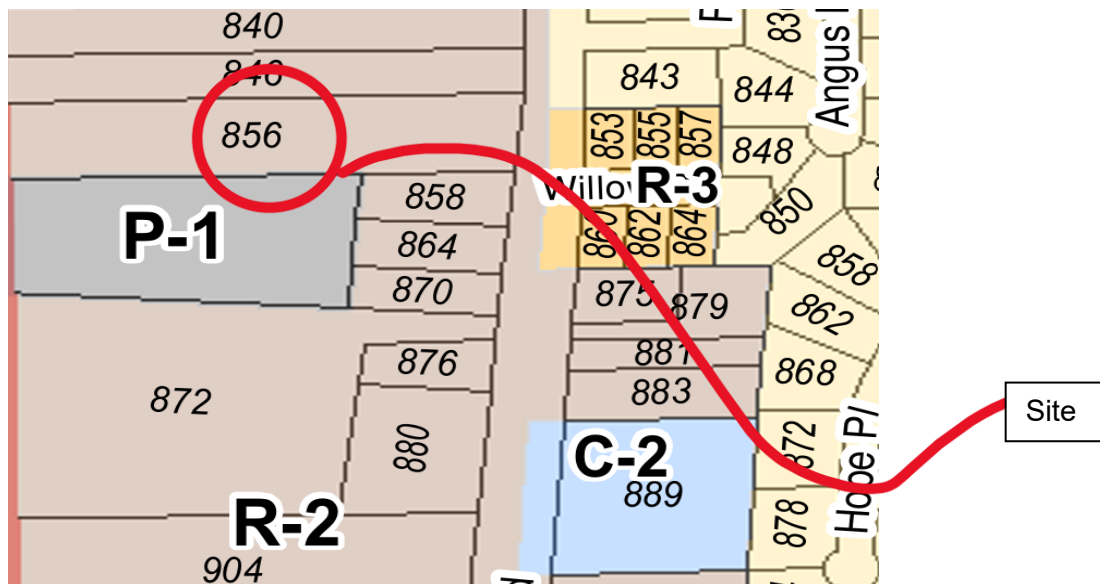
The application is required as the applicant wishes to set up a commercial operation to accommodate an Airbnb, a pottery studio, a tearoom, and a small store. The intent is to bring Chinese cultural elements to this property and proposed development.

Site Location, Zoning, and OCP Information



Zoning

The site is currently zoned R-2 (Residential 2 Duplex) and the immediate northern property adjacent is also Zoned R-2. The southern property boundary is adjacent to a parcel zoned R-2 and one zoned P-1 (Community). Across Hot Springs Road, the properties are zoned R1, R2, R3, and C2.



Looking in towards the property from Hot Springs Road

Located on this site is a single-family dwelling that was constructed in 1955 and is approximately 1.5 storeys in height. The site is fully serviced and is approximately 1.403 Ac (0.567 Ha, 5,677 M² or 61,114 ft²) in size.

Current Official Community Plan (OCP) Designation

As per the Village's OCP Bylaw, the site is located within the area designated as Low Density Residential. The current designation does work for this type of use within this type of designation, as per 7.2 (f) which indicates the following:

- (f) Consider carefully designed neighbourhood commercial designation in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area."

Page 35, Harrison Hot Springs OCP Bylaw No. 1184, 2022.

Development Permit Area

The site is also located with the Greenhouse Gas Emissions Development Permit Area, the Geotechnical Hazard area and the Interface Wildfire Development Permit Area. As there will be some renovations and additions to the building, we can implement the Development Permit requirements at either the Building Permit stage or as a condition of final approval of the Zoning Amendment Bylaw, if applicable.

DISCUSSION

There are no potential impacts from this suggested zoning change identified at this point.

On-site Parking

While no actual size of the Gross Floor Area (GFA) for the business portion has been identified within the application, the following regulations will be followed: 1 parking space per every 28M² of GFA of the business area, and 1 space for each Airbnb space. As per section 6.6 of the Zoning Bylaw, the applicant can secure the required parking spaces through the use of an Off-Site Parking Agreement. On their application, the applicant has indicated that they have a space for five cars in the front yard.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP Bylaw No. 1184, 2022
Zoning Bylaw No. 1115, 2017

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachment: Draft Zoning Amendment Bylaw No. 1228, 2025



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1228

A bylaw to amend the Village of Harrison Hot Springs
Zoning Bylaw No. 1115, 2017

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1228, 2025**".

2. **MAP AMENDMENT**

That:

- (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1115, 2017 be amended by rezoning the lands, legally described as Lot 5, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 60104 (PID 002-353-989), shown in red on Schedule 1 of this Bylaw from **Residential 2 (Duplex) R-2** zone to **Neighborhood Commercial C-2**; and
- (b) The map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____, 2025.

READ A SECOND TIME THIS _____ DAY OF _____, 2025.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2025.

READ A THIRD TIME THIS _____ DAY OF _____, 2025.

Ministry of Transportation and
Transit Approval provided on the _____ DAY OF _____, 2025.

ADOPTED THIS _____ DAY OF _____, 2025.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

Schedule 1

Bylaw No. 1228, 2025

