

NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Monday, August 11, 2025, 5:30 PM
Memorial Hall, 290 Esplanade Avenue,
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 Mayor Talen.		
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 Regular Council Meeting Minutes of July 14, 2025 be adopted.		Page 1
(b) THAT the Special Council Meeting Minutes of July 25, 2025 be adopted.		Page 11
8. BUSINESS ARISING FROM THE MINUTES		
9. DELEGATIONS AND PETITIONS		
(a) Supt. Pankratz, Upper Fraser Valley Regional RCMP Detachment, S/Sgt. Darryl Peppler and Sgt. Alex Mulvihill, Agassiz RCMP Detachment Re: Introductions		
(b) Lori Roberts, Wildsafe BC Fraser Valley Coordinator, Wildsafe BC Re: Bearsmart		Page 15
10. CORRESPONDENCE		
(a) Letter dated July 14, 2025 from Ministry of Transportation and Transit Re: North of Fraser Transit Service		Page 23
(b) Letter dated July 30, 2025 from Ivan Scott to the Canadian Judicial Council Re: Judicial Accountability and Revolving-Door Justice in British Columbia		Page 25

(c) Public Comments/Concern Form dated July 29, 2025 from Morgan Anderson Re: Overflow Parking Lot Developing	Page 29
(d) Email dated July 31, 2025 from Julie Chamberlain Re: Things to do in HHS	Page 31
(e) Letter dated August 1, 2025 from Shirley Dishon Re: Proposed Senior Housing	Page 33
(f) Email dated August 4, 2025 from Jean Bereti Re: 55+ Social Housing on Overflow Parking	Page 39
(g) Letter dated August 4, 2025 from Gary Webster Re: Proposed Seniors Housing Project	Page 41
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) Communities in Bloom Committee Meeting Minutes of June 19, 2025</p> <p>(b) Age-Friendly Committee Meeting Minutes of June 19, 2025</p>	
	Page 43
	Page 47
15. REPORTS FROM STAFF	
<p>(a) Report of Corporate Officer dated August 11, 2025 Re: Request for Statutory Municipal Consent for Proposed Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025</p> <p>Recommendation:</p> <p>THAT the Village of Harrison Hot Springs Council give its consent, by way of formal resolution, to <i>Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025</i>.</p>	Page 51

- (b) Report of Community Services Manager dated August 11, 2025
Re: Strategic Priorities Fund

Page 59

Recommendation:

THAT Council support an application to the Strategic Priorities Fund for up to \$2,000,000 for the proposed brownfield redevelopment project; and

THAT staff be authorized to apply for and manage the grant funding on behalf of the Village.

16. BYLAWS

- (a) Report of Planning Consultant dated August 11, 2025
Re: Official Community Plan Amendment Bylaw No. 1129, 2025

Page 63

Recommendation:

THAT Official Community Plan Amendment Bylaw 1229, 2025, be introduced and given first reading; and

THAT Official Community Plan Amendment Bylaw 1229, 2025, be given second reading; and

THAT staff be authorized to schedule a public hearing for Official Community Plan Amendment Bylaw 1229, 2025, and

THAT Official Community Plan Amendment Bylaw 1229, 2025 be referred to the Village's Fire Department, the Ministry of Transportation and Transit, the Village's Advisory Planning Commission, and the Planning and Development Department of the Fraser Valley Regional District.

17. NEW BUSINESS

- (a) New Business from Councillor Schweinbenz
Re: EV Charging Stations and Pay Parking

WHEREAS the Village Bylaw No. 1191, 2023 outlines parking rates at certain times of the day at designated pay parking areas, with free parking available during the evening; and


WHEREAS residents who use the Village supplied EV charging stations are charged \$5.00 (the maximum parking rate) plus \$2.00 (the cost for Hydro Power), totalling \$7.00 each hour at all hours of the day;

THEREFORE IT BE RESOLVED THAT Council direct staff to investigate EV charging rates which both encourage the uses of EVs and are economical for the Village to operate on a cost recovery basis.

18. NOTICES OF MOTION

- (a) Notice of Motion from Councillor Facio
Re: Regular Council Meeting Location

THAT Regular Council Meetings be moved from Memorial Hall to Council Chambers at the Village Office.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA**20. ADJOURNMENT**

Amanda Graham
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS Regular Council Meeting Minutes

DATE: Monday, July 14, 2025
TIME: 5:30 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

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

COUNCIL ABSENT: Mayor Fred Talen

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

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

2. LAND ACKNOWLEDGEMENT

Deputy Mayor Vidal 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 Schweinbenz
Seconded by Councilor Jackson

THAT the agenda be approved.

CARRIED
RC-2025-07-01

6. DECLARATIONS OF CONFLICT OF INTEREST

None.

7. ADOPTION OF MINUTES

Moved by Councillor Facio

Seconded by Councilor Jackson

THAT the Special Pre-Closed Council Meeting Minutes of June 2, 2025, the Special Pre-Closed Council Meeting Minutes of June 16, the Regular Council Meeting Minutes of June 16, 2025, the Committee of the Whole Meeting Minutes of June 18, 2025, and the Special Pre-Closed Council Meeting Minutes of July 8, 2025 be adopted.

CARRIED
RC-2025-07-02

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

None.

10. CORRESPONDENCE

- (a) Letter dated June 12, 2025 from the City of Port Moody
Re: Certified UBCM Resolution – Supporting Housing Affordability Through Taxation
- (b) Email dated June 12, 2025 from Nadine Denis
Re: Wildfires and Evacuation Routes
- (c) Letter dated June 17, 2025 from the District of Coldstream
Re: Modernization of Wastewater Regulations – UBCM Resolution
- (d) Email dated June 20, 2025 from Lori Honey
Re: Closed Meetings and Memorial Hall
- (e) Letter dated June 20, 2025 from Battered Women's Support Services (BWSS)
Re: Request to Discuss Public Safety
- (f) Letter dated July 2, 2025 from Minister of Housing and Municipal Affairs
Re: Response to Councillor Facio – Housing Needs

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT all correspondence be received.

CARRIED
RC-2025-07-03

11. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT staff reply to Battered Women's Support Services asking them to provide recommendations and inviting them to attend as a delegation.

Amendment moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT staff also be directed to write a letter to MP Vis encouraging stronger sentencing and greater protection for women.

CARRIED
RC-2025-07-04

Council voted on the main motion as amended.

CARRIED
RC-2025-07-05

12. REPORTS FROM COUNCILLORS

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report
- Reported on the July 1, 2025 Canada Day Parade
- Reported on the July 8 and 9, 2025 Communities in Bloom Judges' Tour

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors
 - Attended the Annual General Meeting on June 23, 2025
- Attended the July 1, 2025 Canada Day events
- Attended the July 8 and 9, 2025 Communities in Bloom Judges' Tour
- Attended a Lets'emot C2C meeting on July 9, 2025
- Reported that Councillor Facio was awarded the King Charles III Coronation medal on June 25, 2025 and congratulated him on his years of service

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on June 26, 2025
 - Attended a Regional and Corporate Services Committee meeting on July 10, 2025
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended a zoom meeting with Accessible BC on June 26, 2025
- Attended the July 8 and 9, 2025 Communities in Bloom Judges' Tour
- Attended the opening reception for the Festival of the Arts on July 11, 2025

13. REPORTS FROM MAYOR

- Reported on a presentation on fraud for seniors hosted by the RCMP on June 17, 2025
- Attended an Agassiz-Harrison Healthy Communities meeting on June 19, 2025
- Reported on the King Charles III Coronation Medal awarded to Councillor Facio for over 30 years' service to the community
- Reported on the opening ceremony of Sasquatch Days on June 28, 2025
- Attended the July 1, 2025 Canada Day events
- Attended the July 8 and 9, 2025 Communities in Bloom Judges' Tour
- Reported on the Festival of the Arts
- Attended the 100th anniversary of the Agassiz Legion on July 12, 2025

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

- (a) Age-Friendly Committee Meeting Minutes of May 15, 2025
- (b) Communities in Bloom Committee Meeting Minutes of May 22, 2025
- (c) Environmental Advisory Committee Meeting Minutes of June 4, 2025

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the adopted Committee Meeting Minutes be received for information.

CARRIED
RC-2025-07-06

- (d) Report of Corporate Officer dated July 14, 2025
Re: Report from Environmental Advisory Committee

Moved by Councillor Jackson
Seconded by Councilor Schweinbenz

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.

CARRIED
RC-2025-07-07

- (e) Report of Corporate Officer dated July 14, 2025
Re: Committee of the Whole Recommendations

Moved by Councillor Facio
Seconded by Councillor Jackson

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

CARRIED
RC-2025-07-08

15. REPORTS FROM STAFF

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

Moved by Councillor Facio
Seconded by Councilor Schweinbenz

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

CARRIED
RC-2025-07-09

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

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

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

CARRIED
RC-2025-07-10

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

Moved by Councillor Facio

Seconded by Councillor Jackson

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.

CARRIED
RC-2025-07-11

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

Moved by Councillor Jackson
Seconded by Councilor Schweinbenz

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.

CARRIED
RC-2025-07-12

16. BYLAWS

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

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

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.

NOT VOTED ON

Prior to voting on the motion, the applicant who was present in the gallery was invited to speak to the application and clarify the proposed commercial uses of the property.

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the application be referred back to staff to work with the applicant and bring an updated report to Council.

CARRIED
RC-2025-07-13

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

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

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

CARRIED
RC-2025-07-14

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

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.

CARRIED
RC-2025-07-15

17. NEW BUSINESS

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

Moved by Councillor Facio
Seconded by Councillor Jackson

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.

CARRIED
RC-2025-07-16

18. NOTICES OF MOTION

- (a) Notice of Motion from Councillor Schweinbenz
Re: EV Charging Stations and Pay Parking

WHEREAS the Village Bylaw No. 1191, 2023 outlines parking rates at certain times of the day at designated pay parking areas, with free parking available during the evening; and

WHEREAS residents who use the Village supplied EV charging stations are charged \$5.00 (the maximum parking rate) plus \$2.00 (the cost for Hydro Power), totalling \$7.00 each hour at all hours of the day;

THEREFORE IT BE RESOLVED THAT Council direct staff to investigate EV charging rates which both encourage the uses of EVs and are economical for the Village to operate on a cost recovery basis.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

20. ADJOURNMENT

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT the meeting be adjourned at 7:53 p.m.

CARRIED
RC-2025-07-17

Michie Vidal
Deputy Mayor

Amanda Graham
Corporate Officer

DRAFT

VILLAGE OF HARRISON HOT SPRINGS Special Council Meeting Minutes

DATE: Friday, July 25, 2025
TIME: 10:00 p.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
Director of Operations, Jace Hodgson
Community Services Manager, Christy Ovens
Planning Consultant, Ken Cossey (Via Zoom)
Corporate Clerk, Tyler Kafi

1. **CALL TO ORDER**

Mayor Talen called the meeting to order at 10:00 a.m.

2. **LAND ACKNOWLEDGEMENT**

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. **INTRODUCTION OF LATE ITEMS**

The CAO advised that due to an administrative error, the date, time and location of the meeting were properly advertised but the agenda package outlining the general purpose of the meeting and signed by the Corporate Officer was not posted onto the Village's website within the required 24-hour timeframe.

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT notice of this special Council meeting be waived.

CARRIED
SC-2025-07-01

Late item from Councillor Facio to add discussion on the second phase of the Village Lands Master Plan, specifically another rental, Village Office and new Council Chambers building to the agenda.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT "Second Phase of the Village Lands Master Plan" be added to the agenda as Item for Discussion 5(b).

CARRIED
SC-2025-07-02

4. APPROVAL OF THE AGENDA

Moved by Councillor Vidal
Seconded by Councilor Jackson

THAT the agenda be approved as amended.

CARRIED
SC-2025-07-03

5. ITEMS FOR DISCUSSION

- (a) Presentation from Diane Janzen, AHCS, Sabrina Wagstaff, Terra Social Purpose Housing and Chelsea Mueller, The Nerdy Architect
Re: Seniors' Housing in the Village of Harrison Hot Springs

Moved by Councillor Facio
Seconded by Councilor Vidal

THAT the Letter of Intent be referred to legal counsel; and

THAT the Mayor and CAO be authorized to execute the Letter of Intent upon legal counsel's review.

CARRIED
OPPOSED BY COUNCILLOR SCHWEINBENZ
SC-2025-07-04

Moved by Councillor Facio
Seconded by Councilor Vidal

THAT the Village provide a letter of support for the grant application.

CARRIED
OPPOSED BY COUNCILLOR SCHWEINBENZ
SC-2025-07-05

- (b) Second Phase of Village Lands Master Plan

Moved by Councillor Facio
Seconded by Councilor Vidal

THAT the matter of the Village Lands Master Plan regarding another rental, Village Office and new Council Chambers building be referred to a September Committee of the Whole meeting.

CARRIED
SC-2025-07-06

6. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

7. ADJOURNMENT

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the meeting be adjourned at 12:16 p.m.

CARRIED
SC-2025-07-07

Fred Talen
Mayor

Amanda Graham
Corporate Officer



British Columbia Conservation Foundation

Lori Roberts, Community Coordinator
FV WildSafeBC



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Introduction



Lori Roberts
Community Coordinator
Fraser Valley WildSafeBC

Education at schools, parks, trailheads, communities, and markets in Chilliwack, Agassiz, Harrison Hot Springs, and within the Fraser Valley Regional District

In the Community

- 1 Earth Day in May
- 2 Bin/Garbage Tagging
- 3 Door to Door Education

WARNING

Garbage placed out early is a bear attractant

EXAMPLE



www.wildsafebc.com

While you were out!



British Columbia Conservation Foundation

A WildSafeBC Community Coordinator came by to discuss issues with wildlife that you and your neighbours may be experiencing. Please feel free to contact us if you'd like to discuss any of these issues with us.

Visit was to discuss

Bears Cougars Coyotes Deer

_____ other _____

www.wildsafebc.com



Findings

*WildSafeBC can NOT enforce the bylaw -
we are only offering education*

Bin Tagging

Bin tagging is a friendly reminder to not put your bins out until collection morning after 5 am as per the bylaw.

On one visit I bin tagged **53** homes that had their garbage out the day before collection.

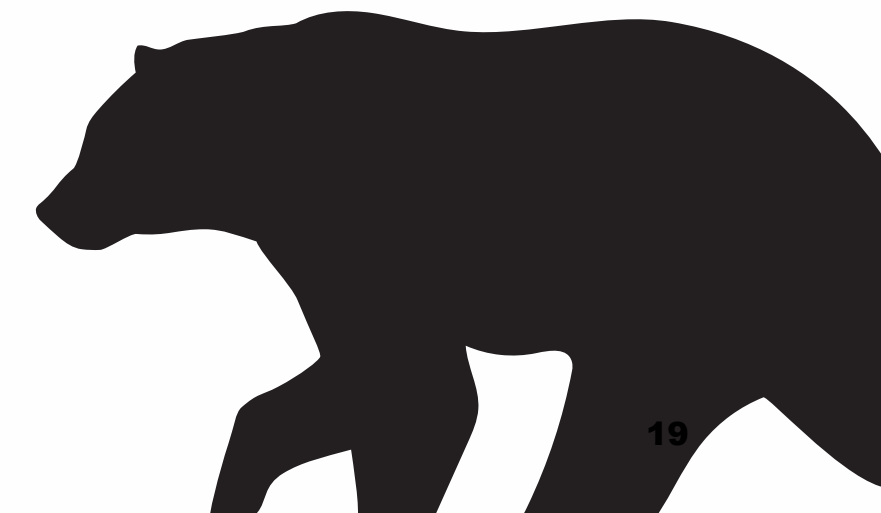
Secure Storage

Residents are asked to not put garbage out until 5-7 am on collection day, but they are allowed to store their garbage outside of their homes 24/7.

Storing garbage outside makes it easily accessible to wildlife - bears don't care if it's in your yard or at the curb.

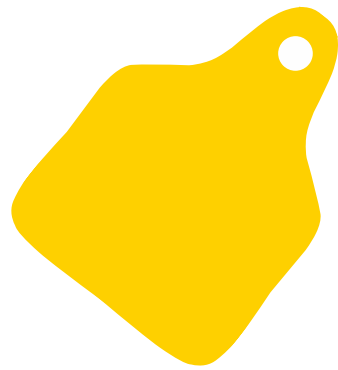
Takeaways

Garbage is the most reported attractant involved in human bear-conflicts. Bears that access garbage may be injured, cause property damage or become a risk to the community.



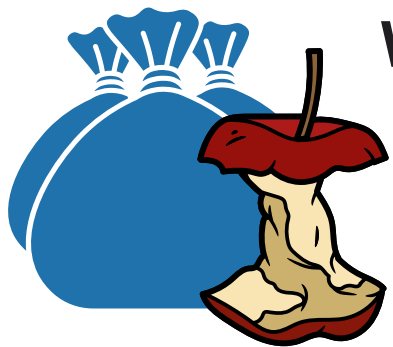
Bear Activity

There was quite a bit of bear activity in the community which prompted residents to start tracking where the bears were travelling within the community.



One of the community bears is yellow tagged.

- This means it was relocated. Bears are relocated when they become garbage conditioned - it is rarely successful as the bear will make its way into a new community. In this case, this bear was never relocated to Harrison Hot Springs, it found its way here.

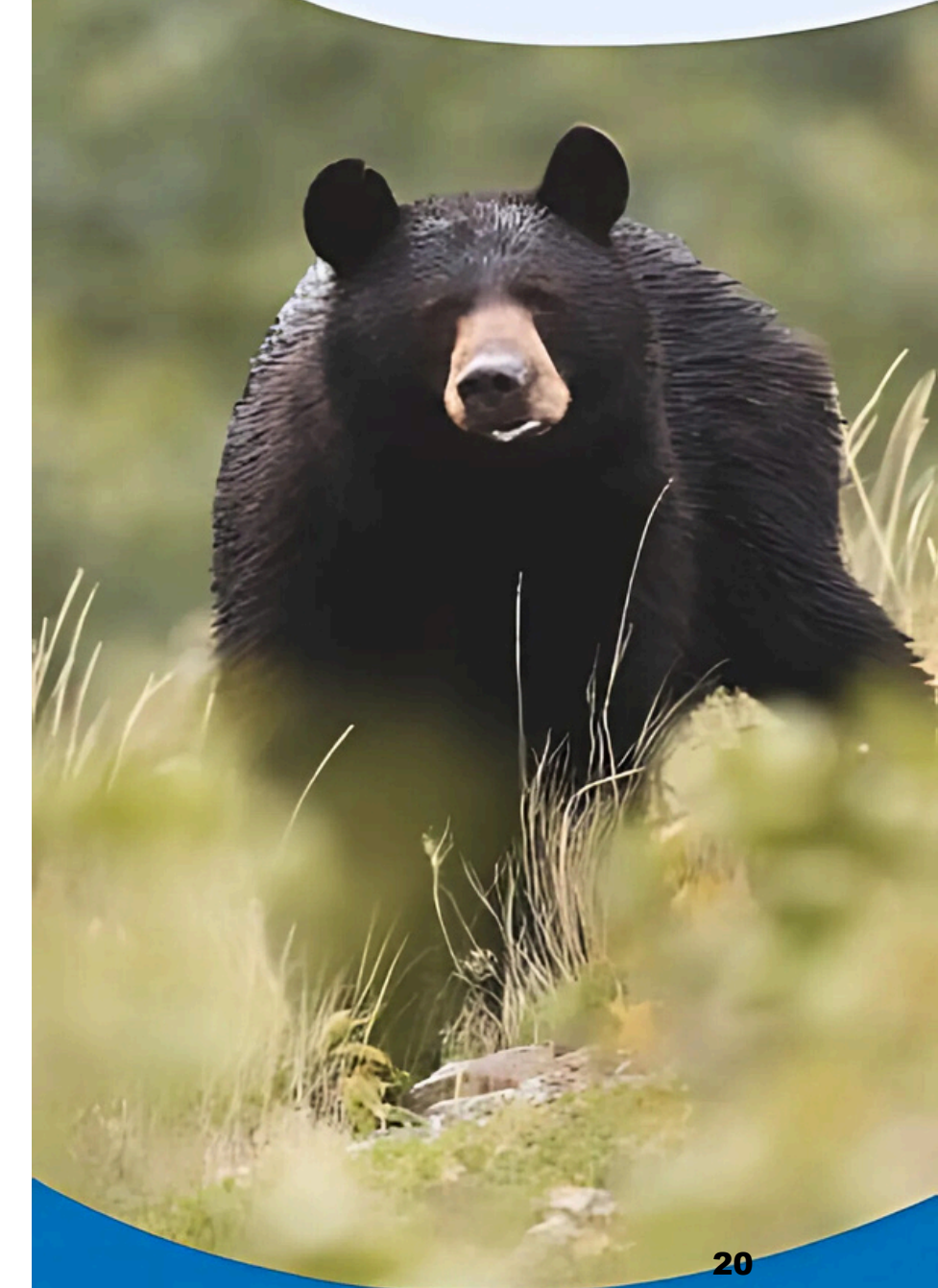


When we live in bear country, we will always have bears.

- Once a bear is removed, another bear will take its place if the root cause isn't addressed. The root causes are attractants (garbage, fruit trees, BBQs, feeding pets outside, recycling, compost, bird feeders, livestock, anything with a scent).



British Columbia Conservation Foundation



Bear Smart Community

The program is currently on-hold with the Province.

There are 12 communities in BC that are considered Bear Smart.

There are 6 steps to complete to become a Bear Smart Community - costing thousands of dollars, and the process takes quite some time.

Recommendation:

It is my recommendation that we form a stewardship committee, which I would like to participate in. This committee would work on the required steps, to see if Harrison Hot Springs would benefit as a Bear Smart Community.



Questions?



fraservalley@wildsafebc.com



wildsafebc.com

Top 10 Ways to Help

- 1 Keep your garbage secure - either stored inside a secure location or in a bear-resistant container.
- 2 Don't put your garbage out until the end of collection.
- 3 Pick fruit as it ripens and pick up all windfalls.
- 4 Bring bird feeders in from April to November - and when you are using them keep the ground underneath free from spillage.
- 5 Feed pets indoors.
- 6 Keep composts working properly, a smelly compost is a sign that it is not working properly.
- 7 Protect fruit trees and small livestock with a properly installed and maintained electric fence.
- 8 Do not feed wildlife.
- 9 Keep barbecues clean and odour free.
- 10 Report any wildlife conflict immediately to the Conservation Officer Service reporting line at 1.877.952.7277



July 14, 2025

His Worship
Mayor Fred Talen
Village of Harrison Hot Springs
PO Box 160, 495 Hot Springs Road
Harrison Hot Springs
V0M 1K0

Reference: 334244

Dear Mayor Talen:

Re: North of Fraser transit service

Thank you for your letter of June 4, 2025, sharing your support for North of Fraser transit funding and expansion. I appreciate the work the Village of Harrison Hot Springs and the Fraser Valley Regional District have completed with regards to the proposed North of Fraser service expansion.

As you likely know, while the provincial government helps fund transit service in B.C., decisions on routes, fares and service levels are made by local governments in partnership with BC Transit. When the requests for service expansion exceed the available provincial funding cost share, BC Transit uses its evaluation process to determine which proposed service expansions will move forward. BC Transit considers a variety of factors when making this decision, including fleet share, ridership potential and critical operations factors.

I understand the North of Fraser initiative was not approved through the BC Transit's Transit Improvement Program (TIP) process for the current fiscal year. To explore future resubmissions for this proposal, the District can contact Rob Ringma, BC Transit's local Government Relations Manager, at RRingma@BCTransit.com.

Thank you again for taking the time to write.

Sincerely,

Mike Farnworth
Minister

.../2

Copy to: Rob Ringma, Government Relations Manager
BC Transit

Date: July 28, 2025

To:

Executive Director and Senior General Counsel
Canadian Judicial Council
Ottawa, ON K1A 0W8
Email: info@cjc-ccm.ca
Fax: 613-288-1575
Phone: 613-288-1566

Re: Judicial Accountability and Revolving-Door Justice in British Columbia

Dear Members of the Canadian Judicial Council,

My name is Ivan Scott and I write to you not only as a private citizen of British Columbia, but also as a former corporate executive, professional civil engineer, and community advocate who led the “Keep the RCMP in Surrey” campaign, which garnered the support of over 100,000 British Columbians. I have long held a deep respect for the rule of law and the institutions that uphold it.

It is with this respect—and concern—that I express what I know to be a growing and justified alarm shared by many: our judicial system is no longer serving its fundamental duty to protect the public. The principles of transparency, efficiency, impartiality, and accountability, which should define Canadian justice, are steadily being undermined by systemic dysfunction and an apparent detachment from public expectation.

The Problem is clear—and it’s in the Courts

The signs are unmistakable. Major crime is increasing. Repeat offenders are regularly released on bail. Our police—both RCMP and municipal—work under increasing strain, only to see their efforts undone in court. What was once a justice system is increasingly seen as a revolving door for offenders.

The problem does not lie with law enforcement. It lies with courtroom decision-making, where public safety is often sacrificed in the name of procedural formalism or unchecked leniency.

Despite multiple letters sent directly to senior judicial figures in British Columbia, I have not received even the basic courtesy of a reply. This silence is not only discourteous—it is deeply troubling. It suggests an institution that believes itself immune to public concern. Judicial independence is essential, yes—but when it breeds institutional indifference, it becomes a threat to public trust.

A System That Serves Itself—Not the People

There is a prevailing perception that the system is more responsive to the interests of the legal profession than to the citizens it claims to serve. Prolonged litigation, absurd procedural delays, and the toleration of vexatious lawsuits have become routine. The result? Justice too often goes to the party with the more expensive lawyer, not the more compelling case.

Here are some of the most pressing concerns:

1. **Justice for Sale** – The legal system increasingly appears structured to benefit legal professionals through extended and unnecessary litigation. Procedural complexity and needless delays seem almost designed to favor those with the resources to endure them. This perception is corrosive—and not unfounded.
2. **Lack of Judicial Accountability** – Judges who render irrational, dangerous, or ideologically driven decisions are insulated from consequence. There is no meaningful oversight, no performance review, and no real transparency. This would be unacceptable in any other public institution.
3. **Judicial Overreach** – Courts are not legislatures. Yet judges are increasingly assuming activist roles, making decisions that defy legislative intent under the guise of constitutional interpretation or “judicial independence.” This fosters public confusion and undermines respect for both parliament and judiciary.
4. **Unpredictability and Frivolity** – The legal system is marked by inconsistency, excessive reliance on prior-case minutiae, and the tolerance of frivolous or abusive claims. This unpredictability disincentivizes fair settlements, promotes endless litigation, and buries the public’s faith in reliable legal outcomes.
5. **Inefficient Use of Time** – The daily operating hours of courts, particularly the Supreme Court of British Columbia, are indefensibly short. A typical day runs from 10:00 am to 12:30 pm (with a 15-minute break), then 2:00 pm to

4:00 pm (again with a 15-minute break). Four hours of courtroom work per day is neither efficient nor acceptable given the volume and urgency of cases.

Recommendations

The public demands a legal system that puts justice first. Therefore, I respectfully call on the Canadian Judicial Council to support or initiate the following reforms:

1. **Reform Bail Guidelines** – Tighten eligibility for repeat violent and sexual offenders, with mandatory public safety assessments.
2. **Implement Judicial Performance Metrics** – Track and report bail decisions, recidivism outcomes, and case timelines as a matter of public record.
3. **Mandate Victim and Community Input** – Ensure that release decisions formally acknowledge the impact on victims and communities.
4. **Establish a Civilian Judicial Liaison Office** – Create a public-facing ombuds office, independent of the legal profession, to monitor citizen complaints and unanswered correspondence.
5. **Rebalance Charter Application** – Review how Charter rights are weighed, ensuring public safety and dignity are given equal constitutional weight.
6. **Publish Monthly Revolving-Door Case Reports** – Provide the public with data on repeat offenders who are released and reoffend.
7. **Consider Broader Reform Consultation** – If provincial resistance persists, a national referendum or consultation on judicial oversight should be considered.

Conclusion

The judiciary is not immune from accountability simply because it is independent. Independence requires earned legitimacy—and that legitimacy depends on public trust. That trust is being lost.

This is not a call for disrespect toward the bench. It is a call for responsibility from it.

The judiciary is meant to serve the people, not the other way around.

I respectfully ask the Canadian Judicial Council to take a more active role in evaluating judicial performance, increasing transparency, and ensuring that courts

are not allowed to operate above the standards expected in a modern, democratic society.

I am not alone in these concerns. Thousands of British Columbians—and many more Canadians—are losing faith in a system that appears unaccountable, inefficient, and detached from public realities.

Please acknowledge receipt of this letter and provide a statement on how the Canadian Judicial Council intends to engage with these pressing concerns. If no such mechanisms currently exist, I urge you to lead in helping to establish them.

Because silence is complicity—and we have been silent for too long.

Sincerely and Respectfully,
Ivan Michael Scott

New Concern & Requests Submission Recieved:

Date of Submission: 7/29/2025

Name: Morgan Anderson

Address:

Contact Email:

Contact Number:

Location of Concern: The overflow parking along hot springs road.

Details of Concern or Request: Any decision that reduces available parking within our village will have long lasting negative impacts on our residents and visitors. It reduces accessibility to our elders, disabled, and parents with young children to our beaches, shops, and services. An increased inconvenience to all our residents who will have to park even further away to enjoy everything our community has to offer. Any parking overflow will push visitors onto our residential streets causing congestion, blocked driveways, and unsafe walking conditions. Potential buyers looking to move into our community may be deterred by logistical parking issues. Limited parking can lead to disputes over available spaces harming our sense of community among neighbours (such as the incident in maple ridge that made the news rounds this week). The ability of our local residents to enjoy our own community should be the priority. Tourists to our community rely on personal vehicles and may avoid our village if parking is too limited or inconvenient. We already incorrectly push policy that favors short time visitors, who are more likely to avoid shopping, dining, or exploring so why exacerbate this issue. But even among these short time visitors any spontaneous visits will decrease if parking is unreliable. Our local small businesses may see fewer customers as visitors choose other more accessible destinations. This would do direct harm to our local economy. All our seasonal festivals and events may suffer from low attendance due to increased parking restraints. Any future event organizers may avoid using the village entirely.

Word travels, do we want to become known for our parking difficulties discouraging future visits? I would strongly urge council to consider the impact of reduced parking on our small but vibrant village.

From: Julie Chamberlain
Sent: July 31, 2025 12:02 PM
To: Vivian Li <info@harrisonhotsprings.ca>
Cc: Tyson Koch <tkoch@harrisonhotsprings.ca>
Subject: Things to do in HHS

To Mayor and Council

I solicited suggestions on Facebook for activities for the local residents as the activities are very limited here and most things are geared to tourists not community building. Here are the suggestions:

- 1) A dog park many people wanted this
- 2) Outdoor Movies
- 3) Bingo
- 4) Farmers Market/artisans Market good comments below

keep in mind that local artisans want to support their neighbours, and put their products and reputation on the line every time they are at any market. Local artisans in Harrison, including Harrison Mills, Agassiz, Seabird Island, Rosedale, Deroche would love to be part of a farmers market weekly on a Friday eve in Harrison Hot Springs, that could be organized on the overflow land in a smaller area without infringing on vehicle parking plus putting it out there that having an artisan/farmers market on the lakefront like we just had two weeks ago would be great for tourism all the way around. ?

A weekly farmers market, use the 60 mile rule where everything must be made, grown or raised within 60miles (salt spring island style)on the side street by memorial hall, great way to meet your neighbors and promote local producers. Revelstoke does this and it has become the weekly local gathering, a huge success.

5)Use the empty bandshell. The empty bandshell could have concerts more often, again Revelstoke did this through their revitalization and they have live shows every night July and August, again a huge turnout for locals and tourists.

6) This one is mine A suggestion I made previously was gas fire pits with andironack chairs. Perfect for the winter as the summer is taken up with tourists. Loved this when I went to Skamania . With visitors in the summer and community off season. Since we are rebuilding the dike anyways. Or put it in a community space.



We have great staff who could make these ideas work.

Sincerely
Julie Chamberlain

To: Mayor Talen,

Aug., 1st, 2025

Hello Fred,

Hope this finds you well, I am writing to you as suggested, regarding this gathering at the overflow parking area.

Firstly, I applaud you for attending and listening to some concerned citizens. To me, this showed good character, to want to learn what people were concerned about. I attended for info only as I had heard so little about this issue. I do not follow Facebook, As I find it too negative, I like to gather information and then form my own opinion. This issue at hand is a big issue, not to be taken lightly, like where to plant a tree, or to whom to issue a permit. This property is a critical asset, of Harrison Hot Springs. This huge discission, should not be made by three individuals, but have openness and inclusion with citizens of Harrison, as this issue is concerning to all. This anger you felt, Fred, has nothing to do with you as an individual, or Mayor. This is the result of years of people not feeling heard, thus this is a huge part of why you are our Mayor, as most people were hoping that change would be coming.

Harrison Hot springs is classified as a resort. I pay taxes on my property based on living in a resort, not just a town. I have travelled the world for many years and know that resorts are of a different caliber, than visiting a town. Resorts are generally more expensive, they cater to tourism, good food, good drink, and paying visitors, this is what should be our focus.

I know this sounds callus, but Harrison is for people who do not need financial assistance.

We haven't got the infrastructure for them here. Look at Agassiz, they have doctors, ambulance, medical center, physio , a place to exercise, a grocery store, pool, three pharmacies, shops to buy necessities, restaurants, and planned social activities. Where are these people going to find these necessary things, as seniors, who more than likely don't drive, and on a limited income. Agassiz/ Harrison Community Resources, knows this, why do they want to place these people here, except for free land space with no taxes. I have much empathy for these folks, but in the middle of a resort is not the place.

Public parking is a huge issue, different properties have been investigated for excess parking by our local government, to no avail. How is a resort going to be successful when people have no place to park, they are using our residential streets, how far will they be willing to walk with babies, wagons, and beach items. How is that fair to residents, to bring so many strangers around their property, and I have known about theft from front yards, excess noise, dogs using their front yards for their toilet, etc,etc. We need this very important piece of property for the future of our resort, and to allow free reign, and control, to an outside entity for 60 years is ridiculous. How can we predict what Harrison will need 60 years from now?

When I heard of a senior center possibly coming, I thought it would be a 55 plus, facility, for aging residents to transition to, so they could remain in their community, with friends and family close by. A rental type of building overseen by our local government. Where our community has total control. This proposed facility is totally out of bounds for seniors who live in our community, you cant have assets

more than \$100,000. Or earn more than \$30,000. Per year. We would have no chance of ever using this facility.

Then there is the issue of improper zoning issues, how can a residential facility even be considered without the proper zoning.

You see, Fred, many, many people are angry, because this is their home, and for years, way before you, no one in our local government seemed to care. There is no inclusion, it borders on bullying. We get no information, no newsletters, it appears like keep everyone in the dark, and push our agenda through, that way we won't get any flack. I personally would like to feel trust with our government, and as open minded as I am I cant.

I was the President or Harrisburgh Strata for 10 years. Any big decision made by council a newsletter was sent out, with all the details, and people loved this, there was inclusion, they felt trust within council, and believe it or not, we never got any negative feedback, only suggestions.

Knowing about something this important to citizens, and having no inclusion, breeds mistrust. When council knew 6 weeks ago, why was there not an information forum held in the memorial hall. Supply information, have suggestion boxes, or allow people to have a preliminary vote, so council could get a feel of negative and positive votes, before proceeding. This would be inclusion, with inclusion comes trust. It didn't even need council attendance, just a lot of info.

But that is not what happened, meetings were held , discissions made, without any information provided to citizens. Sitting on the side of a citizen, this looks fishy, it doesn't look honest, there is no

clarity, info, nothing. With these actions, even if there is no malice, it breeds mistrust, and anger.

I bothered to write to you Fred, for I trust this letter will be read and considered. I have written letters to council, people still sitting in seats , without even an acknowledgement. How about “ Thankyou Mrs. Dishon for your letter it will be read and taken under consideration ” When I spoke to Mayor wood about it , he said he would look into this and he was just ignored. I voted for you in the byelection, because you had fresh ideas, more modern ideas, so Harrison could keep beat with our ever changing world. I think you have done a great job of quieting the nastiness, and getting some business accomplished. I like your respectful considerations. Please stand up for your beliefs, show Harrison citizens that you are working for them, not your council, insist on inclusion, and I will guarantee you’ll remain in your position.

I have lived in Harrison for 23 years, seen a lot of changes in our local government, some good, some bad. John Allen is not my most favorite person here, but I do respect John, for his caring for our community. I have seen and heard of many ideas spoken from John, that I thought were quite good, but council will not even consider it because its coming from John. John is a long time resident, a property owner and business owner. He does deserve respect. I did enjoy his history lesson, lots I didn’t know and I found it interesting. There is three counselors, that have a lot of animosity for him, but counselors are civil servants and are supposed to be impartial. Their attitudes and actions are sometimes quite embarrassing, and many people, cannot wait until the next election.

Sorry, Fred for such a lengthy letter, and please note that I support you. I also applaud the lady who bothered to create, print, and handout, her flyer, she is passionate and seems reasonable. I counted around 80 people, which was amazing. I know of many people who couldn't make it but wanted to and some even forgot. Quite a turnout in the middle of a field, on a wed., evening, lol.

Hope you had a lovely long weekend, Enjoy your week,

Shirley Dishon

ph.

From: jean bereti
Sent: Monday, August 4, 2025 2:31:18 PM
To: Vivian Li <info@harrisonhotsprings.ca>; Amanda Graham <agraham@harrisonhotsprings.ca>
Subject: 55+ social housing on overflow parking

Jean Bereti

Harrison Hot Springs BC V0M1K0

August 4 2025

To:
Mayor and Council
Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

Subject: Concerns Regarding the Proposed 55+ Social Seniors Housing Project

Dear Mayor and Council,

I am writing to express my concerns about the proposed 55+ social seniors housing project planned for the Village overflow parking lot. While I support the goal of increasing housing options for seniors, I am deeply concerned that the current proposal does not reflect the readiness of our community to support such a development.

Key Concerns:

1. Loss of Critical Overflow Parking

The identified site is an essential overflow parking area that supports our tourism economy, particularly during peak visitor seasons. Removing this space risks negatively impacting local businesses and community events.

2. Emergency Preparedness

Harrison Hot Springs has been identified as a high wildfire risk area, yet we lack both a secondary evacuation route and a fully developed emergency evacuation plan. Adding a high-density residential building increases population risk without addressing these critical safety issues first.

3. Essential Services

Our community lacks several key services—including a full grocery store, expanded medical care, and reliable transportation—that are necessary to support 60 new residential units intended for vulnerable seniors.

I urge Council to pause any commitments related to this project until these fundamental issues are addressed and residents have been fully consulted.

Thank you for considering my concerns and for your continued service to our community.

Sincerely,

Sent from my iPad

Gary Webster

Harrison Hot Springs, BC, V0M 1K0

Ph:

August 4, 2025

To: Amanda Graham

Corporate Officer &

Village of Harrison Hot Springs Council

495 Hot Springs Road

Harrison Hot Springs, BC V0M 1K0

Subject: Request to Place Item on Council Agenda – Proposed Seniors Housing Project

Dear Corporate Officer and Members of Council,

I am requesting that the following matter be placed on the agenda for consideration at the next available Council meeting:

Agenda Item Request:

Location and Community Readiness for the Proposed 55+ Social Seniors Housing Project

Purpose and Background:

I am concerned about the proposed 55+ social seniors housing project planned for the Village overflow parking lot. While affordable seniors housing is an important community need, the selected site and timing raise significant issues:

- The site is a critical overflow parking area supporting local businesses and tourism.
- Harrison Hot Springs currently lacks a secondary evacuation route, a fully developed emergency evacuation plan, and essential services such as medical and grocery support required for a 60-unit seniors' facility.

Requested Council Action:

That Council:

1. Reassess the proposed location of the seniors housing project and consider alternative sites that better support both safety and community needs.
2. Direct staff to engage with residents to ensure proper consultation and transparency.
3. Provide a public report on infrastructure and emergency readiness before any further agreements are made.

Thank you for your consideration of this request. I look forward to confirmation that this item will be included on the agenda.

Sincerely,
Gary Webster

VILLAGE OF HARRISON HOT SPRINGS Age-Friendly Committee Minutes

DATE: Thursday, June 19, 2025
TIME: 1:30 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: Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens
Communications & Community Engagement
Coordinator, Kalie Wiechmann

OTHERS PRESENT: Diane Janzen, Executive Director of Agassiz-Harrison
Community Services
Sabrina Wagstaff, Development Manager at Terra
Social Purpose Real Estate

1. CALL TO ORDER

Mayor Talen called the meeting to order at 1:30 p.m.

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

Mayor Talen requested to add a presentation from Diane Janzen and Sabrina Wagstaff regarding Seniors Housing as the first item for discussion.

4. APPROVAL OF THE AGENDA

Moved by Mayor Talen
Seconded by Liz Webber

THAT the agenda be approved with the addition of the late item.

CARRIED
AFC-2025-06-01

5. ADOPTION OF MINUTES

Moved by Marlene Reimer
Seconded by Judith Barron

THAT the Age-Friendly Committee Meeting Minutes of May 15, 2025 be adopted.

CARRIED
AFC-2025-06-02

6. ITEMS FOR DISCUSSION

- (a) Presentation from Diane Janzen and Sabrina Wagstaff regarding Seniors Housing in the Village

Diane and Sabrina presented a PowerPoint regarding a potential opportunity for a partnership with the Village for mixed-income rental housing through the Community Housing Fund, which has an application due date of July 31, 2025. The presenters discussed next steps which include environmental and archaeological assessments, site survey, preliminary design, and a letter of intent to lease the land from the Village. Benefits to the community include keeping families together, allowing seniors to age in place without having to leave the community and having a large housing project funded by a grant.

Mayor Talen advised that Council received the same presentation on Monday evening and directed staff to work with the project team to put together an application before the end of July.

The Committee engaged in a question and answer session as follows:

- Question: Is there any idea as to how many units?
- Answer: Not at this time, but one of the benefits of the process is the opportunity to work with the community to determine the number of units and the nature of the housing in terms of independent, assisted or supportive housing. There are some parameters for BC Housing, for example, they won't accept a project that is too small but it is typically easier to get approval for a project under 40 units.
- Question: Is this cooperative living?
- Answer: No, it is not co-operative housing.
- Question: Is this a continuation of the Village Lands Master Plan?
- Answer: This project is consistent with the Village Lands Master Plan, Council accepted the plan but didn't endorse any one option.
- Question: Will the soil testing be done in time for the application due date?
- Answer: That is the goal, pricing from three different companies is expected to come in on Monday.

Moved by Judith Barron
Seconded by Liz Webber

THAT the Age Friendly Committee provide a letter of support for the potential project.

CARRIED
AFC-2025-06-03

(b) Dishwasher at Memorial Hall

The Committee further discussed the lack of dishwasher at Memorial Hall and whether that impedes its use, with comments regarding FoodSafe and an increase in using the space for hosting Seniors' Lunches. The Community Services Manager advised that the Committee should be cognizant of discussing the individual billing practices of local businesses and that surcharges may be used to offset extremely discounted rates for not-for-profits. The Hall is rented every weekend this summer for birthdays, celebrations of life, and weddings and it does not appear that the lack of a dishwasher is a barrier for anyone paying to use the space. The Committee discussed the length of time required to run a load of dishes, the responsibility that staff would have between rentals to ensure the dishes are cleaned properly, and the plumbing, electrical and hot water tank at the Hall.

(c) Age-Friendly Bingo

The Community Services Manager advised that prizes have now been ordered, including a cooler bag with the Village logo on it which will be filled with more prizes. The bingo cards will be printed and the contest will be launched once all the prizes have arrived.

(d) Speed Watch (Hannelore)

Hannelore spoke to speeding on Hot Springs Road, especially in the school zone, and the Speed Watch program in Chilliwack where volunteers take picture of license plates of those they observe speeding. Alison spoke to the Speed Watch program organized through the Agassiz RCMP and ICBC, and advised that there is already a group of people in the Village responsible for putting up the "Scarecrow". Alison will provide Hannelore with more information.

(e) Community Meeting Space (Marlene)

Marlene discussed the fact that the Village is geared towards the arts, music and tourism, but there is a lack of space for residents to gather especially in the darker, rainier and colder months. In order to participate in any activities or programming, residents have to drive to other neighbouring towns/cities and this can be a barrier for seniors who cannot drive at night. The Committee discussed Memorial Hall and the Community Services Manager advised that recent amendments to the Village's Miscellaneous Fee Bylaw No. 1049 incorporate a resident social activity booking category for \$60/month plus insurance for up to 4 one-hour sessions during the week. The Committee agreed to place this item on the next agenda for future discussion.

7. **ADJOURNMENT**

Moved by Liz Webber

Seconded by Judith Barron

THAT the meeting be adjourned at 2:46 p.m.

CARRIED

AFC-2025-05-05



Mayor Fred Talen, Chair
Age-Friendly Committee



Amanda Graham
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS Age-Friendly Committee Minutes

DATE: Thursday, June 19, 2025
TIME: 1:30 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

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Judith Barron
Alison Douglas
Hannelore Gidora
Audrey Johnstone
Marlene Reimer
Karen Seraphim
Liz Webber

STAFF PRESENT: Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens
Communications & Community Engagement
Coordinator, Kalie Wiechmann

OTHERS PRESENT: Diane Janzen, Executive Director of Agassiz-Harrison
Community Services
Sabrina Wagstaff, Development Manager at Terra
Social Purpose Real Estate

1. CALL TO ORDER

Mayor Talen called the meeting to order at 1:30 p.m.

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Mayor Talen acknowledged the traditional territory of Sts'ailes.

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Mayor Talen requested to add a presentation from Diane Janzen and Sabrina Wagstaff regarding Seniors Housing as the first item for discussion.

4. APPROVAL OF THE AGENDA

Moved by Mayor Talen
Seconded by Liz Webber

THAT the agenda be approved with the addition of the late item.

CARRIED
AFC-2025-06-01

5. ADOPTION OF MINUTES

Moved by Marlene Reimer
Seconded by Judith Barron

THAT the Age-Friendly Committee Meeting Minutes of May 15, 2025 be adopted.

CARRIED
AFC-2025-06-02

6. ITEMS FOR DISCUSSION

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The Committee engaged in a question and answer session as follows:

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- Answer: No, it is not co-operative housing.
- Question: Is this a continuation of the Village Lands Master Plan?
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- Question: Will the soil testing be done in time for the application due date?
- Answer: That is the goal, pricing from three different companies is expected to come in on Monday.

Moved by Judith Barron
Seconded by Liz Webber

THAT the Age Friendly Committee provide a letter of support for the potential project.

CARRIED
AFC-2025-06-03

(b) Dishwasher at Memorial Hall

The Committee further discussed the lack of dishwasher at Memorial Hall and whether that impedes its use, with comments regarding FoodSafe and an increase in using the space for hosting Seniors' Lunches. The Community Services Manager advised that the Committee should be cognizant of discussing the individual billing practices of local businesses and that surcharges may be used to offset extremely discounted rates for not-for-profits. The Hall is rented every weekend this summer for birthdays, celebrations of life, and weddings and it does not appear that the lack of a dishwasher is a barrier for anyone paying to use the space. The Committee discussed the length of time required to run a load of dishes, the responsibility that staff would have between rentals to ensure the dishes are cleaned properly, and the plumbing, electrical and hot water tank at the Hall.

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7. **ADJOURNMENT**

Moved by Liz Webber

Seconded by Judith Barron

THAT the meeting be adjourned at 2:46 p.m.

CARRIED

AFC-2025-05-05



Mayor Fred Talen, Chair
Age-Friendly Committee



Amanda Graham
Corporate Officer

File No: 0400-60-02
Date: August 11, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Request for Statutory Municipal Consent for Proposed Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025

RECOMMENDATION

THAT the Village of Harrison Hot Springs Council give its consent, by way of formal resolution, to *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025*.

SUMMARY

Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025 was given third reading by the Fraser Valley Regional District Board of Directors on July 24, 2025.

The FVRD is seeking the necessary statutory consents from the participants in accordance with section 346 of the *Local Government Act* prior to requesting approval by the Inspector of Municipalities.

BACKGROUND

When *FVRD Sub-Regional Animal Control Service Area Establishment Bylaw No. 1140, 2011* was first adopted in 2012, Abbotsford, Chilliwack, Mission, Kent and Harrison Hot Springs joined the service area and each local government's share in the annual net funding was negotiated at that time. The FVRD is looking to amend the bylaw so that the portion each municipality pays is based on assessed value, and every taxpayer pays the same rate. This is how most other service area bylaws calculate the proportion of funding that each participant provides.

DISCUSSION

Attached to this report is a copy of the amendment bylaw and the accompanying staff report. Currently, the Village pays a rate of 0.00114 per \$1,000 of assessed value for animal control services. With the proposed amendment bylaw, the rate in 2025 would have increased to 0.00516 across all properties in every participating municipality to achieve the same total overall tax requisition. If the proposed methodology were to have been implemented in 2025, the Village would have seen an overall increase in the animal control tax requisition of approximately \$5,463.00.

The FVRD is proposing to increase the maximum amount requisitioned annually to be 0.015/\$1,000 of assessed value. The exact requisitions will continue to be set in the annually approved financial plan. The next step in this process is for this bylaw to receive municipal consent.

FINANCIAL CONSIDERATIONS

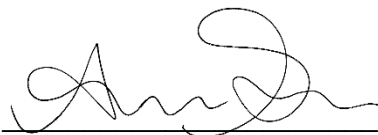
There are no financial considerations associated with this report. Taxation requisition amounts are set by the FVRD Board through adoption of the annual Financial Plan.

POLICY CONSIDERATIONS

2025 Strategic Plan Priorities

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: Letter from the FVRD dated July 24, 2025, and accompanying documents

July 24, 2025

Amanda Graham, Corporate Officer
Via email: agraham@harrisonhotsprings.ca
Village of Harrison Hot Springs
495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

Re: Request for Statutory Municipal Consent for Proposed Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025

Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025 was given three readings by the Fraser Valley Regional District Board of Directors on July 24, 2025, a certified copy of which is enclosed for your reference. Also enclosed is a background memorandum which will provide your council with further information. We are seeking the necessary statutory consents from the participants in accordance with S. 346 of the *Local Government Act* prior to requesting approval by the Inspector of Municipalities.

In view of the foregoing, we are requesting that your Council give its consent, by way of formal resolution, to *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025* at your earliest convenience.

Your prompt attention to this matter is greatly appreciated. If you have any questions or concerns regarding the bylaw, please do not hesitate to contact me at (604)-702-5019.

Regards,

Lauren Olynick
Deputy Corporate Officer
Enc.

To: Regional and Corporate Services Committee
From: Stacey Barker, Director of Regional Services

Date: 2025-07-10
File No: 2320-90

Subject: Municipal Tax Proportions – Animal Control Service

Reviewed by: Jaime Van Nes, Director of Legislative Services/Corporate Officer
Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings to the bylaw cited as Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025, which establishes standard assessed property value as the method of taxation;

AND THAT the Fraser Valley Regional District Board direct staff to bring the bylaw back every 5 years for its review of the taxation methodology.

BACKGROUND

The Fraser Valley Regional District (FVRD) provides full animal control services to the Cities of Abbotsford, Chilliwack, and Mission as well as the District of Kent and Village of Harrison Hot Springs. When each of these municipalities joined the program, their subsequent share of the annual net funding was negotiated with the membership at the time of entry. This resulted in a funding model whereby different rates of taxation exist in different municipalities. Many factors have changed since the origin of the current funding model, including anticipated future capital expenditures. These conditions warrant consideration to change how funding is currently allocated.

DISCUSSION

The vast majority of FVRD services that require funding through taxation do so through assessed value of land and improvements as provided annually by BC Assessment. This means that all residents in a service area are taxed at the same rate. The larger municipalities typically have a greater assessment base, so proportionally, they carry more, but the tax rate is equal for all residents. Staff would prefer to use the assessed value method of taxation for the regional animal control program due to its reliability, annual review by BC Assessment, and ease of administration, in comparison to the current approach.

Tables 1 and 2 use information from the 2025 Financial Plan and the most recent 2025 Revised BC Assessment data available. The information is comparing actual 2025 taxation to what taxation would

have been had the proposed methodology been utilized in 2025. The purpose is to give the Board an estimated value of financial impact for the recommended change.

Table 1: Estimated Residential Impact – Assessed Property Value Method Vs Current Method

Municipality	Current Methodology		Proposed Methodology		
	2025 Resid. Tax Rate /\$1,000 Assessment	2025 Average Residential Tax	Proposed Resid. Tax Rate /\$1,000 Assessment	Proposed Average Residential Tax*	\$ Change Average Residential Tax
Abbotsford	0.00464	\$4.41	0.00516	\$4.93	+\$0.52
Chilliwack	0.00304	\$2.47	0.00516	\$4.23	+\$1.76
Harrison Hot Springs	0.00114	\$0.89	0.00516	\$3.97	+\$3.08
Kent	0.00372	\$2.81	0.00516	\$3.83	+\$1.02
Mission	0.01228	\$14.08	0.00516	\$5.77	-\$8.31

*The average residential assessed value differs per municipality with Mission the highest and Kent the lowest.

Table 2: Estimated Municipal-Level Impact –Assessed Property Value Method Vs Current Method

Municipality	Proportional Per Municipality				
	Current Bylaw with Licence Fees Adjustment	2025 Financial Plan Taxation	Proposed Method	Taxation Using Proposed Method	\$ Change Per Muni
Abbotsford	47.81%	\$355,196	53.2%	\$395,672	+\$40,476
Chilliwack	17.65%	\$131,195	30%	\$223,183	+\$91,988
Harrison Hot Springs	0.21%	\$1,552	0.9%	\$7,015	+\$5,463
Kent	1.38%	\$10,288	1.9%	\$14,271	+\$3,983
Mission	32.95%	\$244,879	13.9%	\$102,969	-\$141,910

As discussed last month, the application of user data to ascertain distribution of effort per municipality may be applicable in some situations, but staff caution against its use as a means to establish tax distribution for the regional animal control program. While there are various data sets available, they are not all one-to-one comparisons in terms of their effect on staff time and impact on the facility. For example, while staff record the origin of a particular call, they do not record the length of time to resolve the issue. Some may be concluded quickly while another generates months of investigation.

For comparison purposes, a set of data has been provided in Table 3. Staff feel that the number of days a dog stays at the shelter is a good representation of effort. "Impound Days" represents both the number of dogs impounded and how long staff were required to care for them. However, even within this limited representation, the data fluctuates significantly each year data is available. There are also some errors due to lack of information or misreporting that tend to negatively impact Chilliwack due the location of the shelter which staff have attempted to adjust.

Table 3: Impound Days (yearly averages on available data)

	Abbotsford	Chilliwack	Mission	Kent	Harrison
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Impound Days	4571	2817	871	258	22
Proportion Per Muni	53.5%	33.0%	10.2%	3.0%	0.3%

Staff recommend that they begin to report on animal control statistics on a regular basis for the Board's information and to continue to make improvements to data collection practices for consideration the next time the Board reviews taxation methodology.

COST

Included in the draft bylaw in an increase to total rate tax which occurs from time to time and is a financial housekeeping issue. The draft bylaw deletes the maximum amount and updates it to a maximum property tax rate of \$0.015/1000. This is in keeping with recent updates to other Regional District bylaws.

CONCLUSION

Over the past decade there have been significant changes to the FVRD's regional animal control program as well as expected capital expenditures that have warranted a re-examination of taxation methodology. Staff are recommending an update to the current bylaw that allows for the standard method of taxation based on property assessment.

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1797, 2025**

A Bylaw to amend the Sub-Regional Animal Control Service Area

WHEREAS *Fraser Valley Regional District Sub-Regional Animal Control Service Area Establishment Bylaw No. 1140, 2011* was adopted by the Fraser Valley Regional District Board of Directors ("the Board") on January 24, 2012;

AND WHEREAS the maximum annual requisition for the Sub-Regional Service Area is currently \$450,000 or a property value tax rate of \$0.0068/\$1000 applied to the net taxable value of the land and improvements within the service area, whichever is greater;

AND WHEREAS the Board wishes to increase the maximum amount that may be requisitioned under Bylaw 1140, 2011 by an amount greater than 25% of the baseline value and such an increase requires approval of the inspector;

AND WHEREAS the Board wishes to remove the maximum amount and instead only include the property value tax rate;

AND WHEREAS the Board wishes to remove the apportionment sections of the bylaw so that the apportionment among the participating areas is calculate on the basis of the converted value of land and improvements in those areas pursuant to Section 380 of the *Local Government Act*;

AND WHEREAS consent on behalf of municipal participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025*.

2) ENACTMENTS

That *Fraser Valley Regional District Sub-Regional Animal Control Service Area Establishment Bylaw No. 1140, 2011*, as amended, is amended by:

2.1 deleting Section 2)e) and replacing it with the following:

"e) The maximum amount that may be requisitioned annually for the entire service established by this bylaw is an amount equal to that which could be raised by a property value tax rate of \$0.015/\$1000 applied to the net taxable value of the land and improvements within the service area."

2.2 deleting Section 2)f) in its entirety.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME THIS 24th day of July, 2025

READ A SECOND TIME THIS 24th day of July, 2025

READ A THIRD TIME THIS 24th day of July, 2025

APPROVED BY THE INSPECTOR
OF MUNICIPALITIES this day of

ADOPTED THIS day of

Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025* as read three times by the Board of Directors of the Fraser Valley Regional District on July 24, 2025.

Dated at Chilliwack, BC on July 25, 2025



Corporate Officer/Deputy

File No: 1855-03-53/6440-11
Date: August 11, 2025

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Strategic Priorities Fund

RECOMMENDATION

THAT Council support an application to the Strategic Priorities Fund for up to \$2,000,000 for the proposed brownfield redevelopment project; and

THAT staff be authorized to apply for and manage the grant funding on behalf of the Village.

SUMMARY

Staff are seeking Council's support for an opportunity to apply to the Strategic Priorities Fund, administered by UBCM under the Canada Community Building Fund. A successful grant application would allow the Village to complete remediation work on the current Public Works yard site which could support housing and formalize an adjacent neighbourhood park space that would connect to existing trails in the community.

BACKGROUND

In 2024, the Village requested feedback from residents during the creation of the current Village Lands Master Plan and the nearly finalized Parks & Trails Master Plan. The creation of these plans intend to explore opportunities to better utilize the lands near the Village office for future and current community needs and improve green spaces, parks and trails. The engagement process highlighted Senior's Housing and maintaining green space with the desire to increase connectivity between the trail networks and expand on them as top priorities.

In Spring of 2025, Agassiz Harrison Community Services approached the Village to explore a potential partnership opportunity to bring Senior's Housing to the Village through a funding opportunity via BC Housing. During discussions, Village Council identified the existing Public Works yard as the most ideal site for senior housing within the Village Lands Master Plan area. Part of the application, which was funded and managed by Agassiz Harrison Community Services, required an environmental assessment of the site. The environmental review identified contaminants were present (fuel, salt) within the soils of the Public Works yard site so the site was deemed unsuitable due to the required remediation work to support a housing development at this site.

DISCUSSION

Staff propose to apply to the UBCM's Strategic Priorities Fund under the Brownfield Redevelopment category to remediate the soils to support a housing project, as well as create a new neighbourhood park space. While the importance of maintaining green space was clearly identified during the Village Lands Master Plan engagement, the current space is terribly underutilized, lacks tree canopy, areas for the community to gather and connect.

Proposed features in the neighbourhood park space include a covered shelter (suitable for hosting markets or small gatherings / events), accessible community garden plots, planting of new, deciduous trees and other FireSmart landscaping installations, a community bulletin board, and more site furnishings. This park space would formalize the area and allow for opportunities for more nature-based experiences for residents. Through the addition of sidewalks and trail connections, this neighbourhood park would have direct connections through to Miami River Greenway Trail and other pathways in the Village.

Maintaining overflow / event parking is a potential barrier to enhancing this community space. Staff have been monitoring the number of cars in this green space every weekend (Friday – Sunday) since May. The space fills up during large-scale events such as the Dragon Boat Festival and Canada Day with peak usage during the Dragon Boat Festival and Festival of the Arts. Weekend days outside of these events saw an average of 3 cars prior to lunch and 14 cars in the afternoon.

In the upcoming months, staff plan to explore formalizing street parking along Poplar Road to clearly indicate where vehicles are permitted to park. Upgrades to Lillooet Avenue East in partnership with the Ministry of Transportation and Transit will see the addition of several new parking stalls. Staff are also looking for shared parking arrangements for special events, a recommendation found in the 2022 Parking Master Plan report.

If grant funding is approved, this would allow the Village Lands Master Plan space to be developed in a phased approach allowing Village staff more time to focus on event parking agreements, while increasing greenspace and creating a new park opportunity for residents to enjoy.

FINANCIAL CONSIDERATIONS

There are no financial considerations at this time. Major grant funds such as UBCM's Strategic Priority Fund focus on priority areas and the grant selection process is competitive. Previously the Village was successful under this funding stream to support the infrastructure needs required to enhance flood resiliency.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

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

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.

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

Respectfully submitted:



Christy Ovens
Community Services Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO



File No: 3900-001
Date: August 11, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Official Community Amendment Bylaw 1229, 2025

RECOMMENDATIONS

THAT Official Community Plan Amendment Bylaw 1229, 2025, be introduced and given first reading; and

THAT Official Community Plan Amendment Bylaw 1229, 2025, be given second reading; and

THAT staff be authorized to schedule a public hearing for Official Community Plan Amendment Bylaw 1229, 2025, and

THAT Official Community Plan Amendment Bylaw 1229, 2025 be referred to the Village's Fire Department, the Ministry of Transportation and Transit, the Village's Advisory Planning Commission, and the Planning and Development Department of the Fraser Valley Regional District.

SUMMARY

The updates to the current Official Community Plan (OCP) Bylaw, 1184, 2022 are required due to changes to the provincial legislation.

BACKGROUND

With changes to various pieces of provincial legislation, the Village is required to update its current Official Community Plan Bylaw, as outlined below.

- “(4) Without limiting section 473 (2), an official community plan of a local government must include housing policies of the local government respecting each class of housing needs required to be addressed in the most recent housing needs report that is
- (a) received by the local government under section 585.31, and
 - (b) applicable to the area covered by the plan.”

Source: *Local Government Act*, S 473.1

Based upon this requirement, the Village's OCP bylaw has been updated. In addition to the new Housing policies, the current OCP bylaw has been updated by including the new Regional Context

Statements that need to be updated, and the Community Amenity Contributions section needed to be removed and updated.

DISCUSSION

Recently the Fraser Valley Regional District updated their Regional Growth Strategy (RGS). Due to this new RGS the Village is required to outline how the Village's OCP needs to ensure that the RCS are current. The requirements for doing this are outlined below.

- "446 (1) If a regional growth strategy applies to all or part of the same area of a municipality as an official community plan, the official community plan must include a regional context statement that is accepted in accordance with this Division by the board of the regional district for which the regional growth strategy is adopted.
- (2) After a regional growth strategy is adopted, the requirement under subsection (1) must be fulfilled by the applicable council submitting a proposed regional context statement to the board within 2 years after the regional growth strategy is adopted."

Source: *Local Government Act*, S. 446(1) and (2)

There are eight (8) Goals associated with the RGS, and they are addressed in sequence, as per the RGS, in the attached amendment bylaw. They can be found in Section A, of the attached bylaw.

The updated Housing Policies are outlined in Sections B and C. In section B, policy 3.2.1 was added, and is titled: "Council's Approach to Addressing Housing Issues Within Harrison Hot Springs,".

In section C, there are some possible recommendations on how to speed up and reduce the approval requirements and the cost for the development of this type of housing. This includes exempting the related housing types from any DCC or future ACC requirements, not requiring any Development Approval Information reports, and reducing various zoning regulations.

Section D deletes the Community Amenity Contributions (CAC) policies and replaces it with the possible creation of an Amenity Cost Charges (ACC) bylaw. This last update is required as a result of changes to provincial legislation, as outlined below.

- 570.2** (1) A local government may, by bylaw, for the purpose described in subsection (2), impose amenity cost charges on every person who obtains
- (a) approval of a subdivision, or
 - (b) a building permit authorizing the construction, alteration or extension of a building or structure.
- (2) Amenity cost charges may be imposed under subsection (1) for the purpose of providing funds to assist the local government to pay the capital costs of providing, constructing, altering, or expanding amenities to benefit, directly or indirectly,

- (a) the development, and
- (b) the increased population of residents or workers that results from the development for which the charge is being imposed.

(3) An amenity referred to in subsection (2) must

- (a) be owned by a municipality or regional district, or
- (b) be owned or operated by a person or public authority that has entered into a partnering agreement with a municipality or regional district in respect of the amenity.

Source: *Local Government Act*, s. 570.2

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP Bylaw 1184, 2022
Zoning Bylaw 1115, 2017
Local Government Act

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachment: (1) OCP Amendment Bylaw 1229, 2025

VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1229, 2025

A bylaw to amend Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Official Community Plan Bylaw 1184, 2022, the Official Community Plan Bylaw for the Village of Harrison Hot Springs, as adopted April 3, 2024;

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 Official Community Plan Amendment Bylaw No. 1229, 2025**".

2. **TEXT AMENDMENT**

A. That Section 2.4 is deleted in its entirety, and the following is inserted;

"2.4 Regional Context Statement

To support the Regional Growth Strategy of the Fraser Valley Regional District (FVRD), and the vision statement of a "the Fraser Valley Regional District will be a network of healthy, vibrant, distinct, and sustainable communities that accept responsibly managed growth while being committed to protecting the land resource and the natural environment to ensure that a high quality of life is accessible to all. "

The FVRD through the *Fraser Valley Future 2050: Regional Growth Strategy*, sets out a framework to guide member communities, jointly and individually, in pursuing the vision described above. The Regional Growth Strategy (RGS) identifies eight goals, and the Village of Harrison Hot Springs' OCP and other supplemental plans or policies have addressed these goals in the following manner:

1.0 Collaboration

Goal: To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures and neighbours.

Policy 1.1 Build and strengthen relationships with Indigenous communities and governments

Policy 1.2 Work together to ensure success

The relevant OCP policies or supplemental policies that support collaboration are identified below:

- a. Within the Village's *Development Procedure Bylaw 1090, 2016*, specifically s 12, allows for the referral of a development tool to various agencies or level of government "Subject to direction from Council, staff may be authorized to refer the Application to other Village Departments, any external agencies, societies, organizations or any level of government. The suggested referral list will be prepared by staff and submitted to the Council for their review. Council may accept, reject, or amend this list as they deem appropriate."
- b. In addition to this the Village leadership and the Sts'ailes' leadership meets on a regular basis through the use of the Community-to-Community communications tool.

Official Community Plan – building relationships with Indigenous communities and other governments policies.

- c. The Village's OCP has a section, s. 2.5 entitled Indigenous History and Context.

This section indicates the following.

"The Village of Harrison Hot Springs is committed to restoring some of Sts'ailes' lost connections and opportunities resulting from being displaced and disposed in their own territory."

- d. Looking at the Housing policies, s 3.3 (a) objectives, "the Village will partner with other government agencies, the private sector, non-profit organizations and service agencies to pursue affordable housing options."
- e. From an environmental perspective the village works with the province on the Riparian Protection process as outlined in, s. 4.7.
- f. Looking at the Commercial Development objective 6.2 (g) requires the village to work with the province and the federal governments to "Encourage the development of boating and fishing activities and related moorage and launching facilities." In addition to this policy 6.3 (b) requires the village to work with the District of Kent, the Ministry of Transportation and Transit and any local community group by "Continue to work on the beautification of the entrance corridor into Harrison Hot Springs."
- g. Looking at the Resources objective 8.2 (a) indicates the following "Recognize the jurisdiction of the Agricultural Land Commission over the ALR lands, as well as the interests of the private and public owners." In addition to this policy 8.3(a) indicates the following "Council recognizes that lands designated within the Agricultural Land Reserve is limited to the specific uses set out in the *Agricultural Land Commission Act*."
- h. Looking at the Infrastructure objective 9.2 © indicates the following "Meet or exceed all Provincial and Federal water and ambient water quality standards."
- i. Looking at the Public Facilities objective 10.2 (b) indicates the following "Work with other governments and private agencies to ensure community services are available at a level appropriate to the needs of the local residents and their ability to pay."

- j. Looking at Parks and Open Spaces Policy 12.3 © indicates the following “Council intends to work co-operatively with the District of Kent and the Fraser Valley Regional District on a number of initiatives of mutual benefit.”

2.0 Economic Strength and Resiliency

Goal: To realize the region’s economic potential by providing opportunities in employment and education that will grow the economy by building on the region’s strengths.

Policy 2.1 To protect and support employment lands

Policy 2.2 Promote growth and development in agriculture

Policy 2.3 Work to attain the region’s full tourism potential

The relevant OCP policies are as follows;

- a. Goal #3 of the Official Community Plan focuses upon developing tourism and recreational activities for the community, with the following statement.

“The strategy to achieve this goal is to support the development of and the expansion of the parks, trails, and pathway system, enhance the image and identity of the Village, and encourage high quality development in the lakeshore and tourist commercial areas. The aim is to expand the destination resort qualities and recreational opportunities.”

- b. Within the Development Framework section, of the OCP, is the following Overall Development Concept directive;

“3.1 Tourism Development:

Increased economic opportunities for tourism growth and outdoor recreation activities compatible with adjacent residential land uses; to be guided by a long-term Tourism Development Strategy that focuses on the future of tourism in Harrison Hot Springs.”

- c. Within the Lakeshore Planning Area, as outlined in s. 5.2 Objectives, is the following;

“Encourage private investment in a range of tourist accommodation facilities and other complementary tourist-oriented facilities to take full advantage of the natural features of this area, including proximity to the beach and lake, recreation opportunities and scenic views, in a manner that contributes to the quality of the built environment.”

- d. Within the Village Centre Area designation, is the following;

“5.4.2 Village Centre Area

Within this area, a range of commercial, residential, and public uses are promoted,

with emphasis on encouraging commercial facilities and mixed commercial – residential developments that maintain public views of the lake at key locations. A diverse range of uses will be supported, including personal service establishments, banks, business, and professional offices, as well as retail and grocery stores that support a complete community.”

- e. Within the Waterfront Commercial Area designation is the following;

“5.4.3 Waterfront Commercial Area

Within this area, the preferred form of Development is tourist-oriented commercial uses such as hotels, motels, resorts, restaurants, and specialty retail stores. As illustrated on Map #1, Council encourages hotel resort development at the east end of Esplanade Avenue, and along the Miami River. New multi-unit residential Development may be permitted, but only if the Development includes a commercial component, with preference given to tourist-oriented commercial uses. The commercial component of a mixed-use Development is to be at ground level and oriented to the abutting street in such a manner as to accommodate safe and convenient pedestrian access.”

- f. Within the Lakeshore Marine Tourist Commercial Area designation is the following;

“5.4.4 Lakeshore Marine Tourist Commercial Area

Within this area, a range of marine-oriented tourism uses such as marinas, restaurants, retail services, small hotels or residential developments are permitted. This development provides for ‘marina accommodation’ that caters to the boating tourist, boating residential tourist, and recreational development. Hotels or residential developments integrated with marina operations may be considered. Public community space and a public community facility are to be encouraged within this area.”

- g. Within the Commercial Development policies, specifically section 6.2, the Objectives are the following comments;

“6.2 Objectives

- a. Encourage the development of a distinct Village Centre with a full range of commercial services.
- b. Encourage the development of year-round tourism facilities and activities compatible with the natural setting and environment of the community and surrounding area, including development of a parks and trail system.
- c. Encourage the development of a distinct Village Centre with a full range of commercial services.
- d. Encourage the development of year-round tourism commercial development in Harrison Hot Springs as a key element of the Village’s strategy for maintaining and strengthening the economic base of the community.
- e. Ensure sufficient land for various forms of tourism commercial development suitably located in the community, recognizing the changing nature of tourism demand.

- f. Ensure a high standard of commercial development, emphasizing compatibility with existing land uses nearby and the overall character of the community.
 - g. Encourage the development of boating and fishing activities and related moorage and launching facilities.
 - h. Encourage artisan, craft, and culturally oriented accessory uses in appropriate land use zones with a focus on Hot Springs Road.”
- h. In addition to the above Council through policies 8.2(a) and 8.3 (a) recognizes the jurisdiction of the Agricultural Land Commission over the Agricultural Land Reserve (ALR) lands.
 - i. ALR lands are identified on Map #1, Land Use designation Map.

Supplemental policies include the following;

- j. The Harrison Hot Springs Resort Strategy 2019-2021.

3.0 Living Well

Goal: To ensure that the region is inclusive where everyone is able to maintain a high quality of life, regardless of age, income, or ability.

Policy 3.1 To promote healthy and inclusive living

Policy 3.2 Supports arts and culture initiatives

Policy 3.3 Protects and enhances parks and recreation lands

The relevant OCP policies are as follows;

- a. Within the Development Framework section, of the OCP, is the following Overall Development Concept directive;

“Park and Trail System Development:

An integrated system of parks and trails that expands the outdoor recreation and tourism activities, linking Hot Springs Road, Miami River, the East Sector, the lakeshore, the Harrison River, and other features. The community has expressed continued support for managed growth that emphasizes protection of the natural environment and scenic values, development of the Village Centre, and improved streetscapes, and features that support a high-quality tourism destination and community.”

- b. Section 3.4 addresses Community Amenity Contributions, which are no longer applicable. In-lieu of this the Village will be setting up an Amenity Cost Contribution Bylaw as allowed by the current provincial legislation.
- c. Promotion of waste reduction, reuse and recycling (policy 9.1).
- d. Upgrade wastewater treatment facilities and water distribution, as and when required (policy 9.2).
- e. Section 10.3 (c) indicates the following;

“c. Encourage the Health Authority to consult with Council regarding the need to maintain, and, as required to expand the health facilities.”

Supplemental activities include the following;

- f. Creating a Parks and Trail Master Plan. This plan identifies eight (8) new goals and recommendations. This updated plan replaces the plan created in 2008.

4.0 Community Building

Goal: To create compact, complete communities that strengthen urban centres, maintain rural character, and offer choice and affordability in housing.

Policy 4.1 Concentrate growth in urban centres

Policy 4.2 Maintain the character of rural communities in electoral areas (not applicable to Harrison Hot Springs)

Policy 4.3 Promote sustainable regionally scaled resort development (not applicable to Harrison Hot Springs)

Policy 4.4 Ensuring housing choice and affordability

The relevant OCP policies are:

- a. Goal #8 indicates the following;

“Goal 8: Provide for a mix of housing types for all ages and incomes

- a. The strategy to achieve this goal is to designate lands for a variety of housing types and to provide density bonus incentives for affordable and special groups housing. A diverse supply of housing, including seniors housing is important to the future character of the community.”

- b. Section 3.2 indicates the following;

“... and s. 473(2) of the *Local Government Act* as amended from time to time, the Council will continue to work with developers, and other non-profit groups on securing affordable rental and special groups housing,”

- c. Section 3.3 outlines the Village’s Housing Objectives, as noted below;

“3.3 Objective:

Recognition of the importance of housing as a fundamental part of individual and community health and ensure that all residents have an affordable and adequate place to live. Progress can be measured by:

- a. An increase in number of non-market housing units created, as a percentage of total units; and or
- b. A healthy and stable vacancy rate.

The Village policies include but are not limited to the following:

- a. Protect existing affordable rental housing stock.
- b. Require any affordable housing amenity to be supported by appropriate legal and enforceable instruments, such as Housing Agreements.
- c. Investigate the use of inclusionary zoning to require any potential density increase to incorporate a proportion of affordable units.
- d. Investigate zoning bylaw amendments to apply residential rental tenure zoning in appropriate locations.
- e. Amend the zoning on parcels to provide for additional density for purpose-built rental and affordable housing.
- f. Consider opportunities to incentivize new affordable housing.
- g. Consider implications on housing costs and affordability when developing or amending land use and development policy and regulation.
- h. Support subsidized housing, supportive housing, and non-market housing for vulnerable populations such as seniors, and or low-income.

In addition to the above the Village will work with others to:

- a. Partner with other government agencies, the private sector, non-profit organizations, and service agencies to pursue affordable housing opportunities.
- b. Explore governance options for delivering and managing affordable housing.
- c. Identify and engage key stakeholders and service providers in the delivery of affordable housing.”
- d. Section 5.4.2, under the heading of Village Centre Area, is the following statement;

“A diverse range of uses will be supported, including personal service establishments, banks, business, and professional offices, as well as retail and grocery stores that support a complete community.”
- e. Section 7.2 (b), Objectives, states the following;
 - b. “Encourage the provision of an adequate supply of affordable housing, rental housing, and special groups housing, with an emphasis on meeting the needs of seniors and special needs groups.”
- f. Section 7.3.4 under the heading of Affordable, Rental and Special Groups Housing, is the following;
 - a. “Council will encourage the provision of affordable, rental, and special groups housing as part of new housing Developments provided by the private sector, non-profit societies, or any agency of the Provincial or Federal governments, with the emphasis on providing housing oriented to the special needs of senior citizens.”

Supplemental policies

- g. Just adopted a Civic Lands Master Plan. The development of these lands, adjacent to the Village office includes the use of a housing partnership arrangement with

Agassiz-Harrison Community Services (AHCS) to submit a housing proposal, that if approved will allow AHCS to build a Senior's Housing Project on the site.

5.0 Ecosystem Health

Goal: To protect the air, water, and biodiversity on which we depend.

Policy 5.1 Monitor, study, protect and improve air quality

Policy 5.2 Protect watershed health

Policy 5.3 Protect biodiversity

The RGS aims to protect air quality, water quality and natural environment, and proposes various regional initiatives for environmental stewardship. The relevant OCP policies are to:

- a. Goal # 5, under the heading of Protect and maintain air, water quality and biodiversity, is the following;

“Goal 5: Protect and maintain air, water quality and biodiversity

The strategy to achieve this goal involves upgrading wastewater management systems, managing stormwater drainage and runoff, limiting campfires, and protecting important natural habitats and ecosystem functions. The development of a substantial park and trail system and conservation and restoration of the Miami River will also assist in this goal. In order to ensure the protection or appropriate replacement in the urban forest canopy, all development must be guided by and subject to the Village's Tree Protection Bylaws and the Urban Forest Master Plan, as amended from time to time.”

- b. Goal # 9, under the heading Restore and protect the Miami River and related aquatic systems, is the following;

“Goal 9: Restore and protect Miami River and related aquatic systems

The strategy to achieve this goal is to continue supporting either the federal or provincial agencies that are looking to restore the natural flows, improve water quality and protect riparian and watershed functions. Miami River is a key feature in managing drainage and flooding, enhancing the quality of the environment, and implementing the tourism development strategy of the Village.”

- c. Promote Miami River protection and rehabilitation (*policy 4.7*).
- d. Undertake environmental sensitive areas inventory (*policies 3.8.2, and 3.10*).
- e. Protect forest cover on lands designated as Resource Lands (*policy 8.2(b)*).
- f. Promote the "reduce, reuse and recycle" approach to waste management (*policy 10.2(b)*).

Supplemental policies or Bylaws

- g. Protect environmental values through the designation of development approval information areas that achieve specific environmental objectives, as outlined in section 3.5 and followed up through the adoption of the *Village of Harrison Hot*

6.0 Transportation and mobility

Goal: To develop an integrated, safe and efficient transportation system for the people and goods that promotes transit, walking, and cycling, and minimizes the transportation system's impact on air quality.

Policy 6.1 Create a region-wide network of affordable and convenient transportation options that safely and efficiently facilitates the movement of people and goods

Policy 6.2 Promote active and alternative forms of transportation that prioritizes pedestrians and cyclists

The relevant OCP policies are as follows;

a. Goals # 2 and # 7 both state the following;

“Goal 2: Establish a distinct, pedestrian-oriented Village centre with a range of commercial services

The strategy to achieve this goal is to encourage Village centre development for a variety of commercial and tourism uses and to provide public works and traffic and parking management that facilitate a pedestrian-friendly environment. The Design Guidelines policy will provide a framework for downtown lakeshore revitalization of private and public spaces in an integrated manner.”

Goal 7: Manage traffic and parking and promote transportation alternatives

The strategy to achieve this goal is to manage traffic flows and parking so as to minimize congestion and disturbance of residential areas, and to provide a bicycle and walking path network. Visitor parking is a key issue. The livability and attractiveness of the community will depend upon the ability to manage seasonal traffic volumes.”

Supplement plans

b. The creation of the Road, Bridge, and Active Transportation Plan in 2019.

7.0 Infrastructure and Services

Goal: To provide efficient, sustainable and cost-effective services that contribute to compact sustainable growth.

Policy 7.1 Provide safe and efficient access to basic utilities

Policy 7.2 Ensure responsible management of solid waste

The relevant OCP policies are as follows;

- a. Goal #1 indicates the following;

“Goal 1: Provide efficient, equitable and affordable public services

The strategy to achieve this goal is to ensure that water supply, wastewater treatment and other services meet acceptable standards throughout the Village, that they are coordinated with long-term development growth and that they are equitably financed. New development is expected to pay its fair share of infrastructure and public services expansion costs.”

- b. Promote the "reduce, reuse and recycle" approach to waste management {policy 10.2(b)}.

8.0 Climate Change

Goal: To mitigate the region’s impact on global climate change and adapt to the impacts of climate change on the region.

Policy 8.1 Mitigate the region’s impact on global climate change

Policy 8.2 Adapt to the impacts of climate change

The relevant OCP policies are as follows;

- a. Goal #10 indicates the following;

“Goal 10: Reduce community greenhouse gas emissions

Recognizing the importance of long-term emission reductions and the significance of the Provincial government’s targets. The strategy to achieve this goal is to encourage a compact and complete Village centre, facilitate and re-design transportation infrastructure and services that increase alternative transportation and reduce private vehicle use, encourage more energy-efficient buildings and renewable, low-carbon energy sources, and reduce waste generation and landfill disposal.”

- b. The use of a Greenhouse Gas (GHG) emissions Development Permit Area tool, as outlined in section 4.6.”

- B. The following wording, on page 9, located after the General Table and before “3.3 Objective” is hereby deleted in its entirety.

“As per the summary above and s. 473(2) of the Local Government Act as amended from time to time, the Council will continue to work with developers and other non-profit groups on securing affordable rental, and special group housing, as outlined in the policy below.”

The following is inserted in its place.

“3.2.1 Council’s approach to addressing Housing issues in Harrison Hot Springs

Where the need is demonstrated, collaborate and partner with senior governments, Fraser Health, the non-profit housing sector and the development community to facilitate the retention and development and operation of projects across the housing spectrum including shelters, transitional housing, Abbyfield housing, flexible housing sharing and cohousing, complex care, supportive housing, non-market housing, co-op housing, and affordable rental and ownership housing for singles, families, youth and seniors with the goal of expanding the amount of non-market units in the village.

In addition, council will exempt these types of developments from the payment of any Development Cost Charges, the requirement for any Development Approval Information requirements, the payment of any Amenity Cost Charges, and various Land Use Zoning regulations.

C. The following section 3.3 (c) is deleted in its entirety,

“Identify and engage key stakeholders and service providers in the delivery of affordable housing.”

and the following is inserted in its place.

- c. Identify and prioritize village-owned or underutilized sites for potential subsidized housing projects.
- d. Use Housing Agreements and long-term covenants to secure affordability in subsidized housing units.
- e. Advocate for provincial and federal funding to support the capital and operational costs of subsidized housing in the Village.
- f. Consider rezoning or density bonusing for developments that include Rent Geared to Income (RGI) units secured by legal agreements.
- g. Promote small-scale supportive housing models, such as but not limited to Abbeyfield Homes and other transitional housing styles that are compatible with the Village's residential character and demographic needs.
- h. Encourage development applications that address identified housing gaps.
- i. Prioritize the use of Village-owned lands for initiatives that advance social well-being, with a focus on affordable and supportive housing.
- j. Permit affordable and supportive housing in all land use designations that allow for residential or mixed-use development.
- k. Encourage inclusive design standards that enable aging in place and accommodate people with varying physical or cognitive abilities.
- l. Explore opportunities to secure a proportion of housing units through the rezoning process.
- m. Continue to encourage and facilitate investment from senior levels of government to enhance access to affordable and supportive housing through the provision of dedicated units, income assistance, and related supports.
- n. Encourage the development of alternative tenure forms such as housing cooperatives, co-housing, a possible Harrison Hot Springs Housing Authority, and community land trusts to expand non-market housing choices and provide housing stability for diverse households
- o. Explore the use of publicly owned land, including underutilized parcels or surplus Village property, for non-market housing development through long-term leases, partnerships, or land donations. The Village may also consider land banking for future affordable housing opportunities.

- D. Section 3.4 Community Amenity Contributions (CAC), is deleted in its entirety and the following is inserted;

3.4 Amenity Cost Charges

Amenity Cost Charges (ACCs) are a new development financing tool that enables the Village of Harrison Hot Springs to collect funds for amenities such as but not limited to community centres, recreation facilities, libraries, daycares, public murals, and public spaces. The use of the amenities within Harrison Hot Springs plays a vital role in helping to create a livable and a complete community. While creating the new ACC Bylaw, the Village will consult the following publication, Amenity Cost Charges Best Practices Guide.”

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

ADOPTED THIS _____ DAY OF _____, 2025

Mayor
Fred Tallen

Corporate Officer
Amanda Graham