



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Monday, September 8, 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)	
(a) Zoning Amendment Bylaw No. 1229, 2025 – 856 Hot Springs Road	
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 August 11, 2025 be adopted.	Page 1
8. BUSINESS ARISING FROM THE MINUTES	
9. DELEGATIONS AND PETITIONS	
(a) Daniel Maldoff, Hydrotechnical Engineer - Northwest Hydraulic Consultants Re: Dike Upgrade	Page 9
Motions for consideration: THAT staff be directed to pursue a detailed design for a deployable dike system in Zones 3-6; and THAT staff be directed to report back to Council at a future Committee of the Whole meeting regarding the financial implications, ability to deploy, storage and durability/longevity of a deployable dike system and any permanent features associated with the deployable dike.	
10. CORRESPONDENCE	
(a) Letter dated August 8, 2025 from Lions Bay Re: UBCM Resolution on Emergency Water Treatment Plants	Page 37

(b) Email dated August 12, 2025 from Carlton Toews Re: Hot Springs Road Speed Limit	Page 39
(c) Letter dated August 21, 2025 from Age-Friendly Committee Re: Community Meeting and Gathering Space	Page 41
(d) Email dated August 25, 2025 from Pathways Serious Mental Illness Society Re: BC Mental Health Act	Page 43
(e) Email dated August 29, 2025 from the Minister of Infrastructure Re: UBCM 2025 Meetings	Page 45
(f) Email dated September 1, 2025 from Kalen Holm Re: UBCM Resolution NR75	Page 47
(g) Letter dated September 2, 2025 from Prince George Re: 2025 UBCM Resolutions	Page 51
(h) Correspondence Package of Various Letters and Emails from the Public Regarding the Seniors Housing Project	Page 57
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>	
(a) Communities in Bloom Committee Meeting Minutes of June 19, 2025	Page 79
(b) Communities in Bloom Committee Meeting Minutes of July 2, 2025	Page 83
(c) Environmental Advisory Committee Meeting Minutes of July 2, 2025	Page 87
(d) Age-Friendly Committee Meeting Minutes of July 24, 2025	Page 91
(e) Report of Corporate Officer dated September 8, 2025 Re: Environmental Advisory Committee Report	Page 95
<p>Recommendation:</p> <p>THAT Council approve the following recommendations from the Environmental Advisory Committee:</p> <p>THAT Council direct staff to review the current Official Community Plan from an environmental perspective to determine how policies regarding water conservation,</p>	

energy conservation, protection of the Miami River, waste reduction and tree canopy improvement and renewal can be strengthened.

THAT staff be directed to research an Adopt a Trail or Shoreline program to address littering along the lagoon pathway.

15. REPORTS FROM STAFF

- (a) Report of Corporate Officer dated September 8, 2025
Re: Harrison Yacht Club Building Permit Application

Page 97

Recommendations:

THAT Council grant the Harrison Yacht Club permission to view and obtain copies of all plans and permits and apply for and obtain a building permit with the Fraser Valley Regional District; and

THAT pursuant to section 9 of the Building Lease and Licence agreement dated May 1, 2012 between the Harrison Yacht Club and the Village, Council authorize the Chief Administrative Officer to provide consent and approval on behalf of the Village with respect to the proposed covered patio.

- (b) Report of Director of Operations dated September 8, 2025
Re: Lillooet West Streetscape Enhancement

Page 101

Recommendation:

THAT staff proceed with detailed design of the Lillooet West Streetscape Enhancements at a cost up to \$45,000 to be funded by the Resort Municipality Initiative grant fund; and

THAT the Lillooet West Streetscape preliminary design be referred to the Environmental Advisory Committee.

- (c) Report of Community Services Manager dated September 8, 2025
Re: Evacuation Planning Grant Update

Page 107

Recommendation:

THAT staff be authorized to increase the 'Consulting Services' budget for 2025 by \$27,000.00, to support the Public Notification and Evacuation Route Planning project to be funded by the approved UBCM grant and surplus.

<p>(d) Report of Community Services Manager dated September 8, 2025 Re: Sts'ailes Art</p> <p>Recommendations:</p> <p>THAT staff issue a Request for Proposal (RFP) for a carved pole to be raised and installed at the beachfront plaza, in consultation with Sts'ailes; and</p> <p>THAT staff report back on proposals received and budget information; and</p> <p>THAT Council waive the requirement in Public Art Policy No. 1.37 to refer to a Public Art Panel.</p>	Page 109
<p>(e) Report of Communications and Community Engagement Coordinator dated September 8, 2025 Re: Temporary Off-Leash Dog Park</p> <p>Recommendations:</p> <p>THAT Council authorize the installation of a temporary off-leash dog park at Spring Park on the existing horseshoes site, South of the lacrosse boxes, nearest Echo Avenue from mid-September until December 2025; and</p> <p>THAT staff be directed to collect and report back on community feedback and user experience following the conclusion of the trial period; and</p> <p>THAT the temporary off-leash dog park be funded through existing budget.</p>	Page 111
16. BYLAWS	
17. NEW BUSINESS	
<p>(a) New Business from Councillor Facio Re: Regular Council Meeting Location</p> <p>THAT Regular Council Meetings be moved from Memorial Hall to Council Chambers at the Village Office.</p>	

(b) New Business from Councillor Vidal

Re: Electric Single Occupancy Motorized Modes of Transportation Safety

WHEREAS the use of electric scooters, electric unicycles and other single occupancy motorized modes of transportation is becoming an increasing safety issue for residents and visitors in Harrison Hot Springs;

THEREFORE, BE IT RESOLVED THAT staff be directed to review and report back on the legal framework for the operation of these within the Village including:

- Applicable provisions under the BC Motor Vehicle Act and any provincial pilot projects;
- Bylaw options for regulating their use on streets, sidewalks and public pathways; and
- Safety, liability and insurance considerations

18. NOTICES OF MOTION

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, August 11, 2025
TIME: 5:30 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

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

COUNCIL ABSENT:

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

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

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. PUBLIC HEARING (If required)

None.

4. INTRODUCTION OF LATE ITEMS

Councillor Vidal advised that an additional Notice of Motion would be presented.

5. APPROVAL OF THE AGENDA

Moved by Councillor Jackson

Seconded by Councilor Schweinbenz

THAT the agenda be approved.

CARRIED
RC-2025-08-01

6. DECLARATIONS OF CONFLICT OF INTEREST

None.

7. ADOPTION OF MINUTES

- (a) Regular Council Meeting Minutes of July 14, 2025
- (b) Special Council Meeting Minutes of July 25, 2025

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the Regular Council Meeting Minutes of July 14, 2025 and the Special Council Meeting Minutes of July 25, 2025 be adopted.

CARRIED
RC-2025-08-02

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

- (a) Supt. Darren Pankratz, Upper Fraser Valley Regional RCMP Detachment, S/Sgt. Darryl Peppler and Sgt. Alex Mulvihill, Agassiz RCMP Detachment
Re: Introductions

Sgt. Mulvihill was unable to attend. Outgoing Agassiz Detachment Officer in Charge, S/Sgt. Mike Sargent attended. Supt. Pankratz introduced himself as the new Officer in Charge for the UFVRD RCMP and introduced as S/Sgt. Darryl Peppler as the new Officer in Charge for the Agassiz Detachment. Council thanked S/Sgt. Sargent for his service in Agassiz, and congratulated Supt. Pankratz and S/Sgt. Peppler on their new roles.

- (b) Lori Roberts, WildSafe BC Fraser Valley Coordinator, WildSafe BC
Re: BearSmart

Lori Roberts provided a PowerPoint presentation on her BearSmart findings around the Village and provided recommendations to Council on next steps.

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT staff research establishing a BearSmart stewardship committee and bring back recommendations to Council.

CARRIED
RC-2025-08-03

10. CORRESPONDENCE

- (a) Letter dated July 14, 2025 from Ministry of Transportation and Transit
Re: North of Fraser Transit Service
- (b) Letter dated July 30, 2025 from Ivan Scott to the Canadian Judicial Council
Re: Judicial Accountability and Revolving-Door Justice in British Columbia
- (c) Public Comments/Concern Form dated July 29, 2025 from Morgan Anderson
Re: Overflow Parking Lot Developing
- (d) Email dated July 31, 2025 from Julie Chamberlain
Re: Things to do in HHS
- (e) Letter dated August 1, 2025 from Shirley Dishon
Re: Proposed Senior Housing
- (f) Email dated August 4, 2025 from Jean Bereti
Re: 55+ Social Housing on Overflow Parking
- (g) Letter dated August 4, 2025 from Gary Webster
Re: Proposed Seniors Housing Project

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT all correspondence be received.

CARRIED
RC-2025-08-04

11. BUSINESS ARISING FROM CORRESPONDENCE

None.

12. REPORTS FROM COUNCILLORS

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Reported on the opening of the Village Health Centre on July 29, 2025

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities
 - Attended a meeting on July 30, 2025

- Kent Harrison Joint Emergency Program Committee – No Report
- Attended the opening of the Village Health Centre on July 29, 2025

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report
- Reported on the Communities in Bloom Garden Tour on July 19

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors – No Report
- Reported on the annual Dragonboat Festival
- Attended the Harrison Hot Springs Fire Department Charity Golf Tournament

13. REPORTS FROM MAYOR

- Attended an Age-Friendly Committee meeting on July 24, 2025
- Reported on the opening of the Village Health Centre on July 29, 2025
- Attended a Resort Community Collaborative Mayor's Meeting on August 7, 2025

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

Due to an error in the agenda, the June 19, 2025 Age-Friendly Committee Meeting minutes were included twice. The June 19, 2025 Communities in Bloom Committee Meeting minutes will be added to the next regular Council meeting agenda.

- (a) Age-Friendly Committee Meeting Minutes of June 19, 2025

Moved by Councillor Vidal
Seconded by Councilor Facio

THAT the Age-Friendly Committee Meeting Minutes of June 19, 2025 be received.

CARRIED
RC-2025-08-05

15. REPORTS FROM STAFF

- (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

Moved by Councillor Facio
Seconded by Councilor Jackson

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

CARRIED
RC-2025-08-06

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

Moved by Councillor Jackson
Seconded by Councillor Vidal

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.

CARRIED
RC-2025-08-07

16. BYLAWS

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

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Official Community Plan Amendment Bylaw No. 1229, 2025 be introduced and given first reading.

CARRIED
RC-2025-08-08

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Official Community Plan Amendment Bylaw No. 1229, 2025 be given second reading.

CARRIED
RC-2025-08-09

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT staff be authorized to schedule a public hearing for Official Community Plan Amendment Bylaw No. 1229 2025.

CARRIED
RC-2025-08-10

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Official Community Plan Amendment Bylaw No. 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.

Amendment moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT the motion be amended to include a referral to the Village's Environmental Advisory Committee.

CARRIED
RC-2025-08-11

Amendment moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the motion be amended to include a referral to Sts'ailes.

CARRIED
RC-2025-08-12

Council voted on the main motion as amended.

CARRIED
RC-2025-08-13

17. NEW BUSINESS

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

Moved by Councillor Schweinbenz
Seconded by Councillor Vidal

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.

CARRIED
RC-2025-08-14

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.

- (b) Notice of Motion from Councillor Vidal
Re: Electric Single Occupancy Motorized Modes of Transportation Safety

WHEREAS the use of electric scooters, electric unicycles and other single occupancy motorized modes of transportation is becoming an increasing safety issue for residents and visitors in Harrison Hot Springs;

THEREFORE, BE IT RESOLVED THAT staff be directed to review and report back on the legal framework for the operation of these within the Village including:

- Applicable provisions under the BC Motor Vehicle Act and any provincial pilot projects;
- Bylaw options for regulating their use on streets, sidewalks and public pathways; and
- Safety, liability and insurance considerations

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

20. ADJOURNMENT

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the meeting be adjourned at 7:45 p.m.

CARRIED
RC-2025-08-15

Fred Talen
Mayor

Amanda Graham
Corporate Officer

Harrison Hot Springs Waterfront Flood Mitigation

Update to Council

September 8, 2025

Introductions Project Team

Presenter:

Daniel Maldoff, MEng, PEng
Hydrotechnical Engineer, **NHC**

Project Team:



Northwest Hydraulic Consultants
Civil/hydrotechnical engineering
(Prime Consultant)



Space2place
Landscape architecture
Public engagement



Thurber Engineering
Geotechnical/seismic engineering



Legacy Environmental
Environmental/permitting
Indigenous consultation

Presentation Outline



1. Project overview
2. Council direction and current objectives
3. Overview of dike concepts and solutions
4. Options for next steps

Project Overview Components

Wastewater Treatment Plant Road and Shoreline (Zones 1 and 2) – 0.6 km length
– Council has directed staff to proceed with design

Waterfront Dike (Zones 3, 4, 5, and 6) – 1.5 km length
– Design concepts under discussion



Project Rationale – Dike Condition



Main concern: inadequate crest level

Upgrades contemplated in 1990s through Provincial Fraser River Flood Control Program

2015 Provincial Lower Mainland Dike Assessment

- **Crest elevation rating: 2 out of 4**
“the dike does not meet minimum requirements”
- Overall condition rating: 2.63 out of 4
- Limited geotechnical data available in 2015
 - Current project included geotechnical investigations
 → **Seepage mitigation recommended**

Dike Segment		Region 2: Lower Mainland		
Deficiency Matrix		Authority: Harrison Hot Springs, Village of		
		Dike 76: Harrison Hot Springs		
		Dike Segment 1: 0+000 to 1+550		
		Rating values range from 1 (Unacceptable) to 4 (Good)		
Rating Item	Rating	Lib.Ref.Codes	Rationale	Crest Elevation Rating 2 Avg. Dike Seg. Rating 2.63
1. Crest Elevation vs DCL	2	OR-013; OR-014	The DCL is the 13.9m design flood level (reported by nhc) plus a 0.6m freeboard for a total elevation of 14.5m whereas the crest elevation at a mid chainage of 0+750 is 13.8m. Some crest elevations are reported to be higher than the design flood level, however overall the dike does not meet minimum requirements.	
2. Geometry	3	HAR-OM-M-2; W-2872	Dike sections adjacent to the Miami Creek floodbox have designed crest width of 6m. Landside and waterside slopes with riprap protection is 2H:1V. However newer works in front of Harrison Hot Springs Hotel have a reported riverside slope of 1.5H:1V (with riprap protection) and does not meet standard.	
3. Geotechnical Stability - General	3	DIR-090	No seepage, erosion, or obvious geotechnical issues reported. Construction drawings show an impervious core which will help landside stability and should reduce seepage issues through the dike. Dike is 2H:1H which is steeper than recommended, although it is riprapped. No geotechnical data available	
4. Geotechnical Stability - Seismic			No geotechnical data available.	
5. Erosion Protection	3	W-2872; DIR-091	Riprap protection in front of Harrison Hot Springs Hotel added to repair sections where existing riprap and soil had been eroded during recent storms. It is possible that storm activity since 2007 has continued erosion of riprap however no issues have been reported in recent dike inspection reports.	
6. Vegetation/Animal Control	1	DIR-090	Trees growing <2m from toe of landside slope.	
7. Encroachments	3	OR-013; Google Earth	Boat Launch approximately 12m wide crosses dike.	
8. Appurtenant Structures	3	iMaps-BC; OR-002	Stairs, Pump Station, 2 Flood Boxes, 1 Retaining Wall, Outlet with no issues reported.	
9. Administrative Arrangements	3	DIR-090	Annual inspection, O&M Manual, no ROW access issues reported	

Current Project: Flood Mitigation Improvements



- **Wastewater Treatment Plant Road and Shoreline** (Zones 1 and 2)
 - Improve erosion protection
 - Raise embankment around wastewater treatment plant to El. 15.1 m
 - Raise road to El. 14.7 m for access during design flood

- **Waterfront Dike** (Zones 3, 4, 5, and 6)
 - Raise dike crest to El. 15.1 m (+1.2 m)
 - Geotechnical improvements – seepage mitigation

Summary of approved motion:

- **Proceed with the dike project**, complying with Provincial standards requiring a **dike height of 15.1m** (from current height of 13.9 m)
 - Pursue a **combination of fixed (permanent) and deployable flood protection structures**
 - Minimize fixed (permanent) features that would adversely affect the current view of Harrison Lake from Esplanade Avenue and maximize maintaining the existing views of Harrison Lake from Esplanade Avenue
 - Construction should avoid, to the greatest extent possible, heavy construction during July and August; traffic disruptions and reductions in parking on Esplanade Avenue
 - Provide residents with the opportunity to provide input on where the deployable and fixed sections of the dike will be once a deployable system has been selected
- Return to Council with **recommendations for a deployable system and where fixed and deployable systems will be located**

Objective for Current Phase of Work

Identify feasible options for deployable diking

Evaluation Criteria:

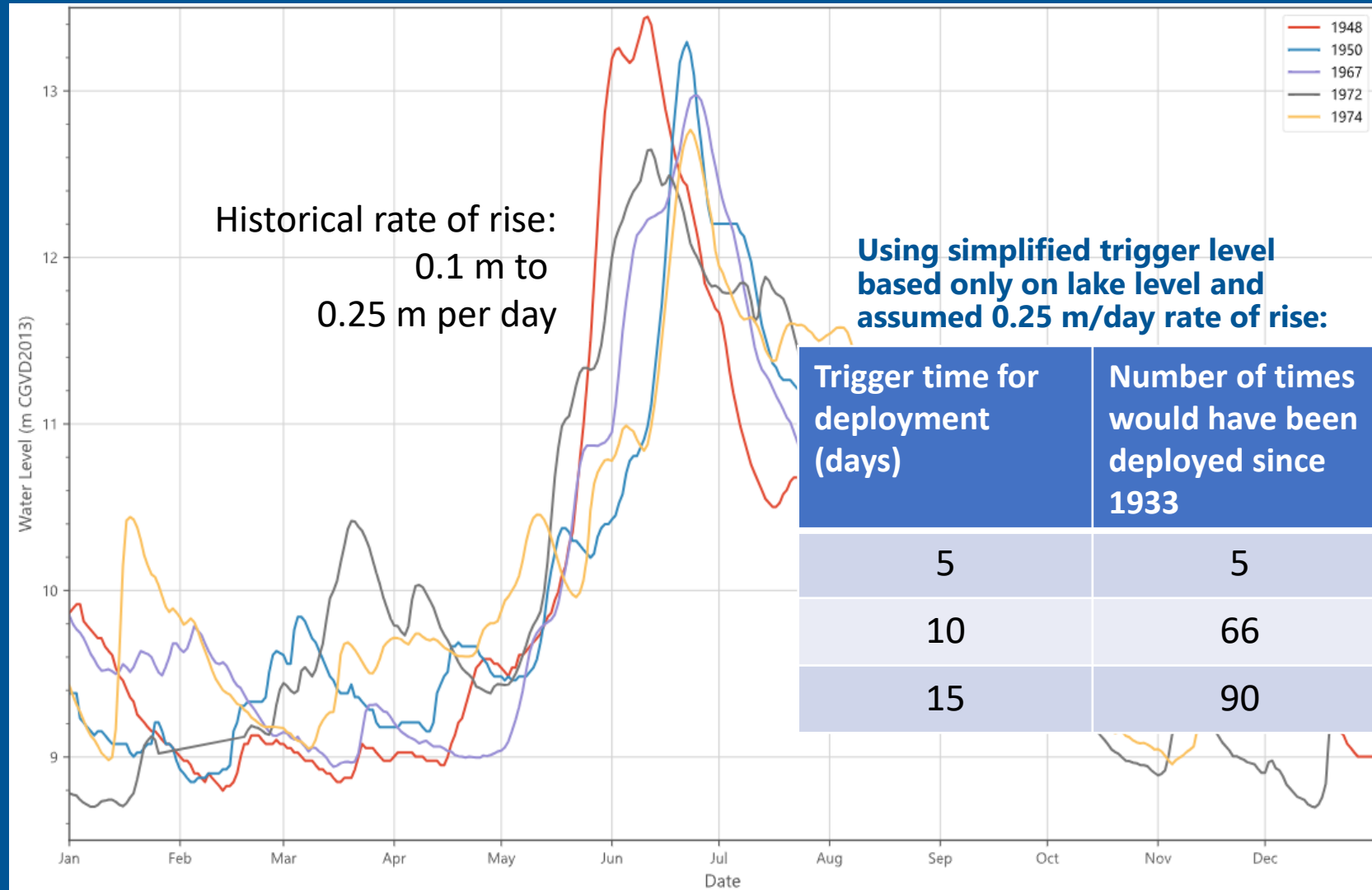
- Flood protection performance
- Operations
 - Deployment time
 - Deployment resources/equipment
 - Post-flood removal/clean-up
 - Storage
- Lifespan
- Cost

Deployment Time

Quickly deployable system required to minimize unneeded deployment

Preliminary Target:
< 1 week deployment for full waterfront

Regular test deployment is important for efficiency and planning



Dike Concepts Discussion

Overview of deployable options:

1. Hesco Barrier
2. Muscle Wall
3. Water-Filled Tube Barrier
4. Stoplog System
5. Custom Deployable Flood Wall

Permanent dike presented for comparison

1. Hesco Barrier

- Gabion ballasted by fill
- 1.2 m high units, stackable

Flood Protection Performance	<ul style="list-style-type: none">• High• Widely used – good precedent
Pre-Flood Deployment	<ul style="list-style-type: none">• Can be deployed within 1 week• Equipment: front-end loader or excavator• Requires a large amount of fill – may need outside source (↑ cost, storage)
Post-flood Removal	<ul style="list-style-type: none">• Will leave fill along waterfront
Storage	<ul style="list-style-type: none">• Low space requirement
Lifespan	<ul style="list-style-type: none">• Reusable, but fabric liner is replaced
Cost	<ul style="list-style-type: none">• Low



Image source: wikipedia



Image source: dutchwaterprevention.com

2. Muscle Wall

- Water-filled LDPE barriers, wrapped in synthetic liner
- 1.2 m high units, 0.6 m high extender available

Flood Protection Performance	<ul style="list-style-type: none">• High• Widely used – good precedent
Pre-Flood Deployment	<ul style="list-style-type: none">• Can be deployed within 2-3 days• Equipment: forklift or excavator with forks, and water source• Requires a level surface
Post-flood Removal	<ul style="list-style-type: none">• Quicky demountable
Storage	<ul style="list-style-type: none">• High space requirement
Lifespan	<ul style="list-style-type: none">• Reusable• Lasts longer if stored out of sun
Cost	<ul style="list-style-type: none">• Moderate



Image source: Muscle Wall



3. Water-Filled Tube Barrier

- Various products available (e.g. Auquadam, Tiger Dam, Aqua-Barrier)

Flood Protection Performance	<ul style="list-style-type: none">• Moderate to Low• Used in emergency response
Pre-Flood Deployment	<ul style="list-style-type: none">• > 1 week deployment time• Requires water source• Concerns: stability, puncture-resistance, intensive setup
Post-flood Removal	<ul style="list-style-type: none">• Quicky demountable
Storage	<ul style="list-style-type: none">• Low space requirement
Lifespan	<ul style="list-style-type: none">• Typically single-use, can be reused with risk of reduced performance
Cost	<ul style="list-style-type: none">• Low



Image source: Aqua-Barrier



4. Stoplog System

- Aluminum stoplogs that drop into place
- Removable intermediate supports

Flood Protection Performance	<ul style="list-style-type: none">• High (approaching permanent flood wall performance)
Pre-Flood Deployment	<ul style="list-style-type: none">• < 1 week deployment time• No heavy equipment needed• Phased height deployment
Post-flood Removal	<ul style="list-style-type: none">• Quick demountable, stored along dike
Storage	<ul style="list-style-type: none">• High space requirement, but integrated storage along dike
Lifespan	<ul style="list-style-type: none">• Long – some components may need maintenance
Cost	<ul style="list-style-type: none">• Very high – most feasible if combined with permanent dike



Image source: NHC



5. Custom Deployable Flood Wall

Flood Protection Performance	<ul style="list-style-type: none">• Potentially high, but untested• No precedent
Pre-Flood Deployment	<ul style="list-style-type: none">• Deployment time unknown, possibly too long• Heavy equipment needed
Post-flood Removal	<ul style="list-style-type: none">• Would be designed for complete demounting
Storage	<ul style="list-style-type: none">• High space requirement, stored offsite or along dike
Lifespan	<ul style="list-style-type: none">• High for steel or composite, low for timber
Cost	<ul style="list-style-type: none">• Moderate (depending on design)• Higher engineering design effort

Potential concepts:

- Steel, timber or composite deployable flood wall
- Could be hoisted or slotted into place
- Permanent or removable intermediate supports



6. Permanent Dike (for comparison)

- Earthfill dike
- Flood wall

Flood Protection Performance	<ul style="list-style-type: none">• High – follows current best practices
Pre-Flood Deployment	<ul style="list-style-type: none">• Not required
Post-flood Removal	<ul style="list-style-type: none">• Not required
Storage	<ul style="list-style-type: none">• Not required, but overall project impact and disturbance is higher
Lifespan	<ul style="list-style-type: none">• Long – regular inspection and ongoing maintenance required
Cost	<ul style="list-style-type: none">• Moderate (depending on design)









Image source: Wikimedia Commons



Image source: City of Calgary

Summary of Dike Concepts

	1. Hesco Barrier	2. Muscle Wall	3. Water-Filled Tube Barrier	4. Stoplog System	5. Custom Deployable Flood Wall	6. Permanent Dike
						
Pros	Low cost Reliable	Moderate cost Reliable	Low cost Low storage space	Long lifespan Reliable Landscaping integration	Possibly less expensive than stoplog system	Highest reliability Lowest operational effort
Cons	Messy clean-up Labour-intensive	Lower performance than best options High storage space	Low durability Low reliability	Very high cost	Unproven Challenging deployment	High project impacts

Options for Next Steps

→ Progress detailed design

Fully deployable dike (+ geotechnical improvements)

- Will preserve waterfront views when not deployed
- Most applicable concepts: **Muscle Wall** or **Hesco barriers** – will depend on final costing
 - Cost of most reliable product (stoplogs) is infeasible for fully deployable

OR

Hybrid deployable/permanent dike (+ geotechnical improvements)

- Community engagement required to identify locations for permanent diking
- More reliable flood protection and reduced operational burden

Note: final design will be subject to Provincial Dike Maintenance Act approval

Thank you

Questions and Discussion

Supplementary Information (Review from Previous Presentations)

Project Rationale



“The dike has worked so far”

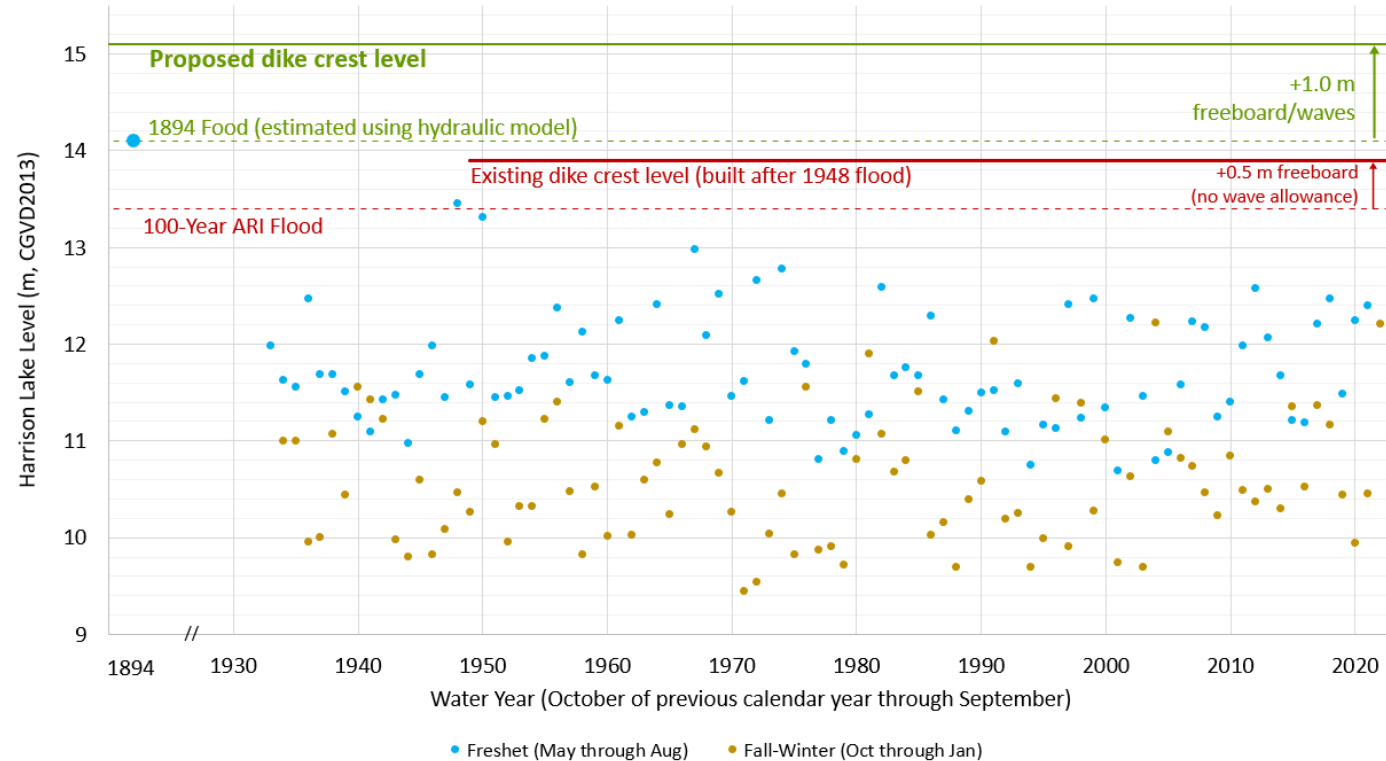
Existing dike protects to ~100-year flood

- 1% probability each year
- 22% probability within 25 years
- 53% probability within 75 years

Proposed dike protects to ~500-year flood

- 0.2% probability each year
- 5% probability within 25 years
- 14% probability within 75 years

There has not been a large enough flood to overtop the dike since 1948



Project Rationale

Flooding in Village of Harrison Hot Springs

- **Design Event: Fraser River freshet flood**
(spring/early summer snowmelt)
- **Other flood hazards**
 - **Harrison Lake inflow flooding (fall/winter)**
Also managed by dike, but water levels lower
 - **Local stormwater/drainage, Miami River**
Managed by pump station/floodbox
(upgraded 2016, designed for 200-year Miami River flow)
 - **Landslide generated waves**
Slope failure along Harrison Lake shoreline (tsunami wave, up to 20-25 m high) – not managed by dike



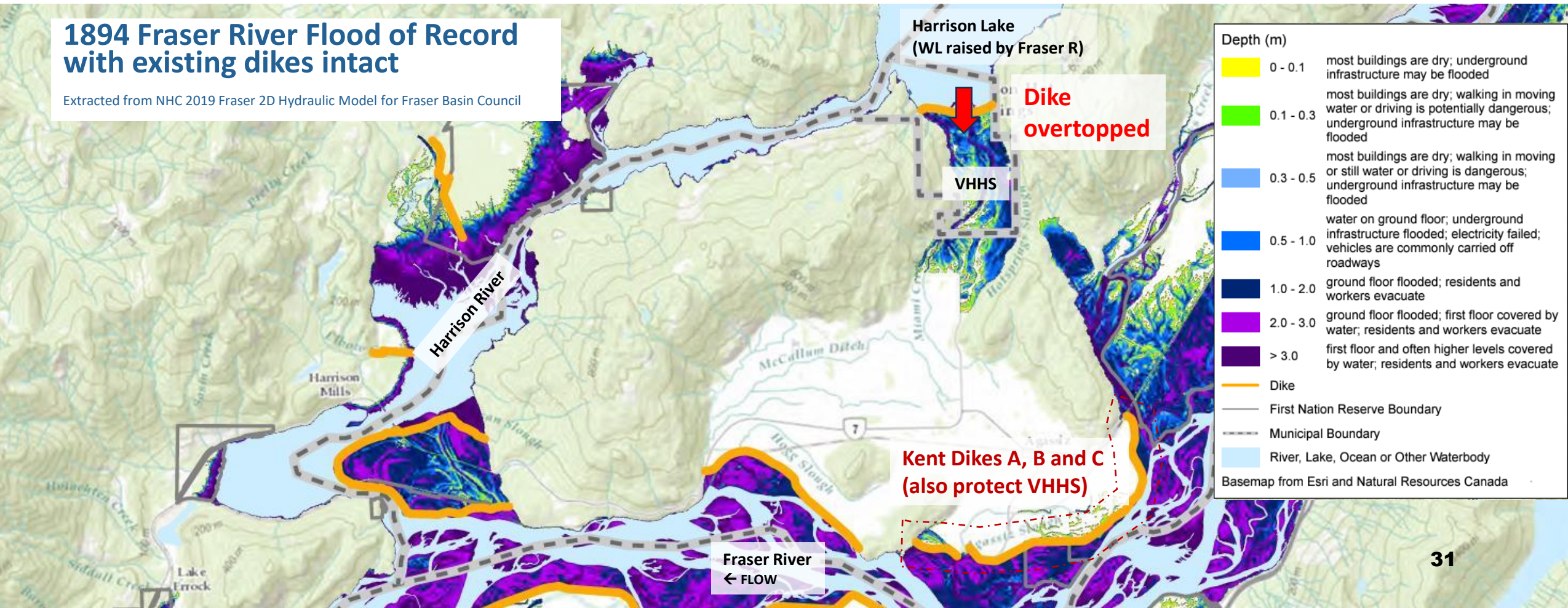
Project Rationale

Fraser River flooding from District of Kent

- Harrison Hot Springs dike overtops first

1894 Fraser River Flood of Record with existing dikes intact

Extracted from NHC 2019 Fraser 2D Hydraulic Model for Fraser Basin Council



Project Rationale

Consequences of flooding

Fraser River Flooding

If 1894 flood happened today:

- Area is more populated than during historic floods: greater consequence
- Most areas inundated > 1 m depth
- Limited evacuation routes
- Regional disaster (~\$30B in losses across region) – would leave resources for response depleted

1894 Flood of Record

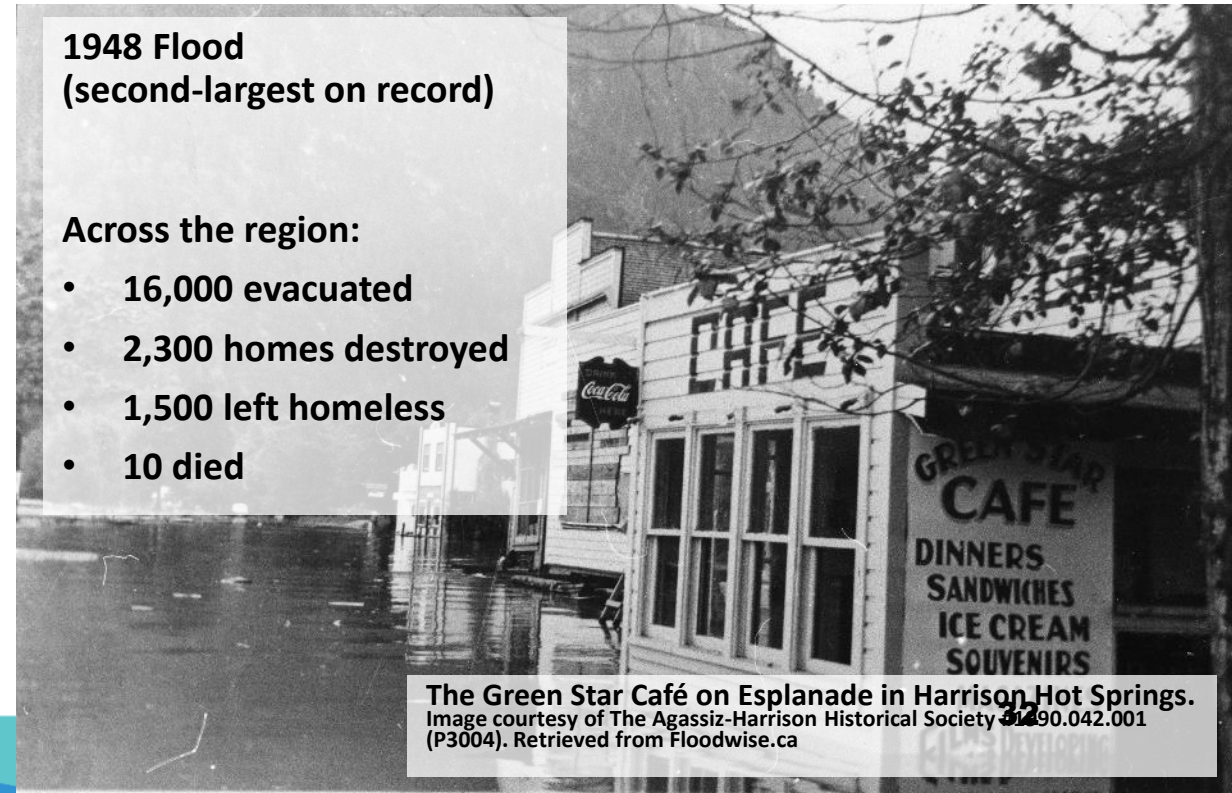
“The bridge across the big Slough between Agassiz and Harrison Hot Springs is covered with water and rendered impassible. Boats have been used to ferry people across. The Hot Springs Hotel is surrounded by water, and has been closed for the present, travel being at a complete standstill.”

- Interview with Captain Jemmett
Daily Columbian, 5 June 1894
(reproduced from *High Water: Living with the Fraser Floods*,
K.J. Watt, 2006)

1948 Flood (second-largest on record)

Across the region:

- 16,000 evacuated
- 2,300 homes destroyed
- 1,500 left homeless
- 10 died



The Green Star Café on Esplanade in Harrison Hot Springs. Image courtesy of The Agassiz-Harrison Historical Society (2019.042.001 (P3004). Retrieved from Floodwise.ca

Proposed dike crest level

Current provincial standards

- Adopted after the existing dike was constructed
- Refined flood estimates = higher design levels

A regional issue

2015 Lower Mainland Dike Assessment:

- 54% of dikes had crest below design flood level
- Only 4% fully met crest level standards

Provincial Design Crest Elevation Criteria

water level (200-yr or Flood of Record)
+ settlement
+ climate change (future)
+ wave runup
+ freeboard

Dike construction and upgrades must be approved by Provincial Inspector of Dikes

Proposed dike crest level

Existing dike crest elevation	13.9 m
Water level (Flood of Record):	14.1 m
+ settlement	~0 m
+ climate change (future)	0.8 m to 1.7 m
+ wave runup (but manageable on land side):	0 m to >0.6 m
+ freeboard	0.6 m

Possible Range	15.1 m to 17.0 m
Proposed Minimum Design Crest Elevation	15.1 m

Proposed dike crest level is 1.2 m higher than existing dike

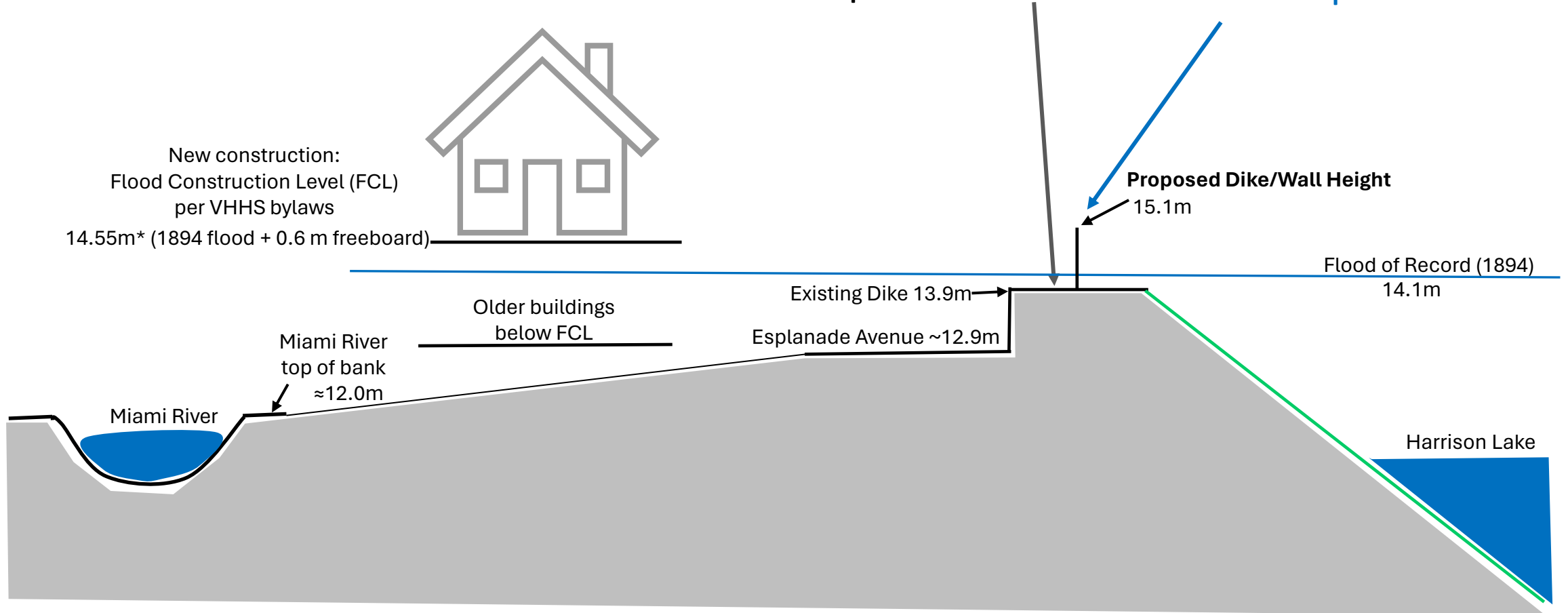
Notes:

- Meets Provincial standard for design lake level
- Wave overtopping likely during a large flood
- Future climate change adaptations likely required
- Approach is subject to Inspector of Dikes approval

Proposed dike crest level

Existing dike is ~1m above Esplanade Ave.

Proposed dike is ~2.2m above Esplanade Ave.



*Elevations above are in CGVD2013 vertical datum. Bylaws state FCL as El. 14.55 m CGVD28 = 14.7 m CGVD2013

Project cost and available funding

Project is fully grant-funded:

\$11M of grant funding approved

- \$6M UBCM Strategic Priorities Fund
- \$5M Provincial Community Emergency Preparedness Fund

Objective is to remain within grant funding

If costs are higher:

- Phase work to construct higher-priority components
- Locally use lower-cost temporary flood protection as an interim measure (e.g. Hesco barriers)
- Seek additional funding sources

UBCM Member Municipalities
Via Email

August 8, 2025

Dear Mayors and Councillors,

Re: Request for Support and Endorsement – UBCM Resolution on Emergency Water Treatment Plants

On behalf of the Council of the Village of Lions Bay, we are seeking your support and endorsement for an important resolution that will be presented at the upcoming Union of British Columbia Municipalities (UBCM) Convention. This resolution advocates for provincial investment in emergency portable water treatment plants to safeguard the drinking water of small communities facing wildfire-related contamination.

Background

Communities adjacent to forests, that rely on a watershed for drinking water, such as Lions Bay are particularly vulnerable to the increasing frequency and severity of wildfires. These fires introduce ash, sediment, and other pollutants into watersheds, often rendering drinking water sources unsafe for extended periods. Unfortunately, the infrastructure required to address such contamination—advanced filtration and treatment systems—is prohibitively expensive for small municipalities to construct and maintain. As a result, small communities affected by wildfires may face prolonged disruptions to their water supply, posing serious public health and sustainability risks.

To mitigate this growing threat, the Village of Lions Bay is calling on the Province of British Columbia to acquire and maintain one to three skid-mounted, 500,000-gallon-per-day (GPD) portable potable water treatment plants. These units would be held in reserve and deployed as needed to communities experiencing significant water contamination following a wildfire or other disasters. This proactive measure would provide critical emergency response capacity and ensure that small communities are not left struggling to restore safe drinking water in the wake of a crisis.

UBCM Resolution

The following resolution will be presented at UBCM, and we respectfully request your Council's support and endorsement:

WHEREAS forested-watershed communities face increasing risks of wildfire-related contamination of their drinking water sources due to the increasing impacts associated with climate change, with wildfires introducing ash, sediment, and other pollutants that can render water supplies unusable for extended periods;

AND WHEREAS the cost of advanced water treatment infrastructure required to address such contamination far exceeds the financial capacity of small communities, leaving them vulnerable to prolonged water supply disruptions that pose significant public health and community sustainability risks:

THEREFORE BE IT RESOLVED that the Union of British Columbia Municipalities (UBCM) request that the Province of British Columbia acquire and maintain one to three skid-mounted, 500,000-gallon-per-day (GPD) portable water treatment plants to be held in reserve for emergency deployment to communities experiencing significant wildfire-related water contamination, ensuring rapid response and long-term water security for vulnerable communities.

Request for Support

We kindly ask your municipality to consider endorsing this resolution and lending your voice to this urgent issue. Your formal support will strengthen our collective advocacy efforts and help demonstrate to the Province the widespread need for proactive emergency water treatment solutions in British Columbia.

If your Council passes a resolution of endorsement, please notify us at office@lionsbay.ca so we can include your municipality in our advocacy efforts leading up to the UBCM Convention.

Thank you for your time and consideration. We appreciate your support in ensuring that small communities across B.C. have the resources necessary to maintain safe drinking water in the face of growing wildfire risks.

Sincerely,
Councillor Neville Abbott, Infrastructure Committee Chair,
On behalf of Village of Lions Bay Council
council@lionsbay.ca
(604) 921-9333

Amanda Graham

Subject: Speed limit change to 50 kmph at Harrison Hot Springs Welcome Sign

From: Carlton Toews

Sent: Tuesday, August 12, 2025 12:56:30 PM

To: Mark Schweinbenz <mschweinbenz@harrisonhotsprings.ca>

Subject: Speed limit change to 50 kmph at Harrison Hot Springs Welcome Sign

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To Harrison Hot Springs Council,

Harrison is growing and has become residential from the Hot Springs Welcome to sign to the lake.

It is a liability and great risk to allow the speed limit to stay at 60 k. It is a Ministry of Transportation and Hiway Issue but with the Support of the Council, Mayor and MLA it can be changed.

It is my hope to see a 50 kmph sign change, bold 50 k numbers painted on the road.

We have many cycling and walking the loop stretch and facing great risk.

I request this to become a priority issue . If a walker, cyclist or child is hit by a car proceeding at 80 k and dies and Harrison has taken no active role as of this date to bring about change Harrison Village will be at great risk and liable.

Yours Truly,

Carlton Toews

Former Commissioner CLPB, City of Chilliwack .

Date: August 21, 2025

File No: 0360-20-03

Mayor and Council
Village of Harrison Hot Springs
PO Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

Dear Mayor and Council:

RE: Community Meeting and Gathering Space

Over the last several months, the Age-Friendly Committee has discussed the need for a community gathering space in Harrison Hot Springs. The Village is a well-known and vibrant hub for the arts, music and tourism during the summer months. However, opportunities for social engagement, physical exercise and community connection are very limited throughout the rest of the year. While there are activities and programs offered in neighbouring communities, many seniors hesitate to or simply cannot drive at night, thus restricting their access to programs and opportunities for engagement during the dark, cold and rainy months.

Memorial Hall functions well as a large gathering space for events such as concerts, parties and Council meetings. However, its use as a multipurpose space and the rental/insurance requirements can make informal access to the Hall a challenge for those wishing to use it on a casual basis. Additionally, the Hall is large and not always the most functional or practical place for a smaller group to meet to engage in activities like playing cards, crafting or quilting, or line dancing.

The Committee discussed locations like the Friendship House in Agassiz or the Harrison Mills Community Hall, which are owned and operated by not-for-profit societies and used for various events such as drop-in child play, yoga, bingo and floor curling. The Age-Friendly Committee has identified the need for such a location in the Village to help Harrison Hot Springs residents connect with other community members and continue to lead active and healthy lifestyles.

We understand that the Village has been exploring potential uses of the lands surrounding the Village office and would like to take this opportunity to highlight this need in the community. We encourage Council to consider incorporating such a space in its future plans and welcome any further discussion or engagement on this topic.

Sincerely,



Mayor Fred Talen
Chair, Village of Harrison Hot Springs Age Friendly Committee

Amanda Graham

Subject: Need for Public Statement Regarding Charter Challenge to BC Mental Health Act

From: Educational Program Coordinator <programs@pathwayssmi.org>

Sent: Monday, August 25, 2025 11:12 AM

Subject: Need for Public Statement Regarding Charter Challenge to BC Mental Health Act

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On behalf of Pathways Serious Mental Illness Society and our members, we express our concerns to all Mayors across the province regarding the BC Charter Challenge to the Mental Health Act. The Charter Challenge to the Mental Health Act trial phase has concluded; final arguments will begin October 27, 2025. The consequences of untreated mental illness in our communities' effect everyone and we implore you to take action with a public joint statement below.

The BC Mental Health Act provides mentally ill involuntary patients the right to potentially life-saving treatment and care. Of grave concern is that if the Charter Challenge is lost by the Attorney General, patients under the Mental Health Act will be able to refuse medical treatment necessary for recovery and release.

If an involuntary patient refuses treatment and is not deemed to be dangerous, they will be discharged untreated and psychotic, to ill-equipped families or to homelessness in our communities. Doctors don't want to imprison patients they are not allowed to treat, however, if involuntary patients are deemed dangerous, they will be detained in hospital without treatment (imprisoned), ultimately blocking others with serious mental illness to access to treatment.

We urge you, the Mayors of BC, to release a joint statement to Premier Eby and the BC Government affirming your concerns over this threat to our mental health care system, and the negative impacts it will have on the welfare of all residents in your communities.

We have provided the Public Statement template below to use as you see fit. We also encourage you to reach out to Pathways' member, Dr. John Gray, who was an expert witness for the Attorney General in this trial. He is available anytime for more information on this matter, please contact him at 236-562-6740.

Thank you for your attention and assistance in ensuring adequate treatment and resources are available for those experiencing the effects of serious mental illness.

Public Statement regarding BC Charter Challenge to BC Mental Health Act

As mayors across British Columbia, we are increasingly concerned with the growing number of people in our communities living with serious mental illness who are not receiving the treatment they need. We write to express our support for the Attorney General in defending the Charter Challenge to the current Mental Health Act, which rightly ensures treatment is provided to a person who has been admitted involuntarily to receive treatment.

We do not support any change that would allow involuntarily admitted patients to refuse necessary medical treatment. Denial of treatment leads to longer periods of detention, increased use of physical or chemical restraints, violence toward nurses and fellow patients, and great distress for families. These are not outcomes we can accept.

From a municipal perspective, the consequences are also deeply concerning. When individuals are detained but refuse treatment and remain dangerous, they occupy scarce psychiatric beds for extended periods. This blocks access to care for other residents in urgent need. Conversely, if a person is not acutely dangerous but remains untreated, they may be discharged while still psychotic – leading to homelessness, repeated police involvement, family and community disruption.

If the current Charter challenge succeeds, then the government will be required to detain patients without the ability to treat them. We believe this is illogical and inhumane since patients become prisoners in hospitals. Should changes to the legislation become necessary, we urge the province to adopt the least restrictive and most effective measures to ensure timely treatment, safety and dignity for all.

Sincerely,

Liz Charyna, Executive Director, Pathways SMIS
Don Pavlovich, President, Pathways SMIS
Nancy Ford, Co-Chair Advocacy Committee, Pathways SMIS
Janet Burgess, Co-Chair Advocacy Committee, Pathways SMIS

Pathways Serious Mental Illness Society
604-926-0856 | 101-315 1st Street West, North Vancouver, BC V7M 1B5

[Donate Now!](#) Make a positive impact on families and friends navigating life with a loved one with a serious mental illness.

Pathways Serious Mental Illness Society respectfully acknowledges the unceded traditional territories including, the Skwxwú7mesh Úxwumixw (Squamish), səlilwətał (Tsleil-Waututh) and xʷməθkʷəy̓əm (Musqueam) Nations, on which we live, work and play.



-----IMPORTANT NOTICE-----

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August 29, 2025
Our Ref. 23878

Their Worship Fred Talen
Mayor
Harrison Hot Springs (Village)
agraham@harrisonhotsprings.ca; tkoch@harrisonhotsprings.ca

Dear Mayor Talen:

Thank you for scheduling a meeting with the Ministry of Infrastructure to discuss important matters for your community at this year's Union of BC Municipalities Convention. While I will not be in attendance at the convention this year, my Chief-of-Staff Melanie Triemstra and members of the ministry's senior executive team are available to meet with you on my behalf.

As you know, the Ministry of Infrastructure was established in November 2024 to oversee major capital project planning services, procurement and delivery of vertical provincial capital projects (i.e. buildings) such as schools, hospitals, long-term care facilities, and post-secondary facilities, including student housing. For more information about our ministry, including a list of the capital projects the ministry is responsible for, please read our [2025/26-2027/28 Service Plan](#).

For greater clarity, the scope of our work does not include transportation infrastructure, including transit, which remains the purview of the Ministry of Transportation and Transit. Further, housing and municipal infrastructure such as water and sewer systems continues to fall within the mandate of the Ministry of Housing and Municipal Affairs.

The *Infrastructure Projects Act*, led by the Ministry of Infrastructure and passed in May 2025, streamlines permitting and approvals to accelerate the construction of critical infrastructure across B.C. For local governments, this means more streamlined delivery of essential provincial projects like schools and hospitals. The *Act* can also be used to help support critical infrastructure delivered by other entities, such as local governments, helping communities grow and respond more effectively to economic and population pressures. I encourage you and your team to participate in engagement opportunities on the implementation of the *Act*, which are open now at engage.gov.bc.ca/infrastructure.

.../2

Thank you again for reaching out to meet with us. I'm confident your time with Deputy Minister Bobbi Plecas and the rest of the team will be productive, and I look forward to future opportunities to continue our discussions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bowinn". The signature is fluid and cursive, with a large initial "B" and a trailing flourish.

Honourable Bowinn Ma
Minister of Infrastructure

Amanda Graham

Subject: Opposition to UBCM Resolution NR75 – Support Responsible Exotic Animal Education and Stewardship

From: Kalen Holm

Sent: September 1, 2025 7:50 PM

To: district@100milehouse.com; info@abbotsford.ca; officeclerk@alertbay.ca; village.hall@anmore.com; info@cityofarmstrong.bc.ca; inquiry@barriere.ca; belcarra@belcarra.ca; legislativeservices@burnaby.ca; municipalhall@csaanich.ca; info@chilliwack.com; feedback@coquitlam.ca; info@courtenay.ca; cityclerk@delta.ca; duncan@duncan.ca; info@gibsons.ca; enquiries@golden.ca; Vivian Li <info@harrisonhotsprings.ca>; info@hope.ca; info@kamloops.ca; ask@kelowna.ca; admin@lakecountry.bc.ca; info@langleycity.ca; administration@langford.ca; enquiries@mapleridge.ca; info@merritt.ca; info@mission.ca; toni.humpherville@nanaimo.ca; swinton@nelson.ca; info@newwestcity.ca; info@northcowichan.ca; admin@northsaanich.ca; info@cnv.org; infoweb@dnv.org; administration@oakbay.ca; info@osoyoos.ca; info@parksville.ca; ask@penticton.ca; admin@pemberton.ca; info@pittmeadows.ca; citypa@portalberni.ca; clerks@portmoody.ca; clerks@portalberni.ca; cityclerk@princegeorge.ca; cityhall@quesnel.ca; corporate@revelstoke.ca; CityClerk@richmond.ca; council@saanich.ca; cityhall@salmonarm.ca; info@sechelt.ca; SIGD@shishalh.com; admin@sidney.ca; general@smithers.ca; info@sooke.ca; admdept@squamish.ca; corporateofficer@summerland.ca; clerks@surrey.ca; cityhall@terrace.ca; office@tofino.ca; info@trail.ca; info@ucluelet.ca; admins@valemount.ca; gnicol@vernon.ca; mayorandcouncil@victoria.ca; info@westkelownacity.ca; info@westvancouver.ca; corporate@whistler.ca; webmaster@whiterockcity.ca; corporateservices@williamslake.ca

Subject: Opposition to UBCM Resolution NR75 – Support Responsible Exotic Animal Education and Stewardship

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Dear Council,

As a resident of British Columbia, I strongly oppose and urge you to reject UBCM Resolutions NR75, calling stronger provincial regulations on educational Mobile Live Animal Programs (MLAPs) and revising the Controlled Alien Species regulations to introduce a Positive List, further prohibiting the importing, keeping, breeding, and transporting of all exotic species. While these changes may be well-intentioned, they would be catastrophic for animal welfare, scientific research, and responsible exotic animal stewardship in this province, resulting in an enormous step backwards.

It is critical to recognize that UBCM Resolution NR75 significantly harms responsible animal educators, conservation programs, scientific discovery and development, and pet keepers who are committed to responsible and ethical care, while doing very little to stop irresponsible or neglectful individuals who ignore regulations.

If implemented, these lists would grievously restrict opportunities for universities, colleges, and teaching facilities in B.C. to work with a variety of species. Students in biology, veterinary, and environmental sciences would lose critical hands-on experience with diverse animals, leaving them less prepared for careers in conservation, animal health, and scientific research. Limiting access to these species undermines the very foundation of higher learning and significantly weakens B.C.'s role as a leader in science-based animal care.

The suggestion that exotic animals inherently pose a major zoonotic or ecological risk is overstated. The overwhelming majority of zoonotic disease risks come from industrial agriculture — not small-scale educational programs or private pet ownership. Similarly, claims about invasiveness fail to acknowledge that B.C.'s climate renders most exotic species unable to establish wild populations. In the last 25 years, there have been 11 confirmed cases of Salmonella in BC related to reptiles. Aside from these 11 cases, there have been 0 confirmed cases of pet reptile related zoonotic disease or injuries in BC, making reptiles one of the safest pets.

Reptiles and amphibians are no more “impossible” to keep than the dogs, cats, parrots, and horses we have selectively bred for centuries, who also retain strong natural instincts and needs. Numerous scientific studies, veterinary research, experienced herpetologists and pet keepers confirm that reptiles can thrive in captivity when provided with appropriate husbandry. The widespread success of captive breeding programs, accounting for over 97% of pet snakes and 87% of pet lizards, demonstrates that responsible care practices are well-established and easily accessible. Multi-generational captive breeding has proven to produce animals better suited for captivity that have inheritable traits of reduced fear and aggression, ability to trust and recognize their caretakers. Many species of reptiles and amphibians are kept as pets worldwide, supported by extensive literature, care guides, and veterinary protocols that ensure their health and welfare. This collective knowledge affirms that with proper education and resources, they are not inherently difficult to care for.

Banning MLAPs and exotic animal ownership will not end public interest or demand. Instead, it will drive these practices underground, making it impossible to monitor welfare, regulate husbandry, or ensure animals receive veterinary care. This is a dangerous precedent: history has shown that prohibition results in secrecy, neglect, and abandonment — not improved welfare.

MLAPS provide invaluable opportunities for education, outreach, and conservation awareness for animals the public does not encounter often. Reputable organizations use MLAPs to foster appreciation for animals, teach about biodiversity, and promote responsible ownership. Children and adults alike gain hands-on knowledge that cannot be replicated by books or videos. The programs are fundamental for inspiring curiosity, respect, and better care for animals. There are numerous studies regarding how animal educators and animal ambassadors are not only beneficial, but vital in gaining public interest, garnishing further support and funding necessary for conservation work. Some of these peer-reviewed and awarded studies include “The Impact of Ambassador Animal Facilitated Programs on Visitor Curiosity and Connections: A Mixed-Methods Study” by Shelley J. Rank Su-Jen Roberts, and Katherine Manion, and “Sssensational Snakes: Overcoming Fear by Inspiring Empathy.” By Karina Altman.

None of the 8 countries leading in animal welfare rely on Positive Lists. Countries like Belgium, the Netherlands, Italy, and Spain have tried using them, but these efforts all failed. The lists proved extremely costly, difficult to manage, and required constant amendments. These experiences show that Positive Lists are not effective in practice.

When large groups of animals are suddenly prohibited or restricted, abandonment rates increase dramatically. A study following Italy's restrictions on turtles found that pets released into the wild tripled in the years following the ban, placing native ecosystems at risk and requiring expensive mitigation efforts from environmental authorities. The same is very likely in Canada, where many municipal governments are already overwhelmed with abandoned pets and have no facilities or staff qualified to handle reptiles, amphibians, or other exotic animals.

From a taxpayer standpoint, the establishment of either of these systems is extremely costly. Governments would need to invest heavily in new bureaucratic infrastructure to manage registration databases, process permits, train and employ compliance officers, conduct inspections, and enforce restrictions. This would likely involve creating new branches within provincial ministries or municipal animal control bodies, with associated salaries, benefits, vehicles, and office resources. The cost of developing and maintaining a national or provincial exotic animal registry alone, especially one that tracks detailed records, proof of acquisition dates, species-specific requirements, and permit renewals, would quickly run into the millions. The Netherlands, for example, spent years and significant public money refining their positive list model, only to be met with countless legal challenges and enforcement issues forcing them to abandon the framework.

Equally concerning is the timing and use of resources. British Columbia is already in crisis, with many residents struggling with urgent issues such as healthcare shortages, housing insecurity, wildfire recovery, and infrastructure needs. Diverting government attention, funding, and manpower to enforce sweeping bans on responsible exotic animal keepers is a gross misuse of public resources. These funds and enforcement efforts should be directed toward solving real crises affecting thousands of families, not policing responsible hobbyists, educators, and animal professionals.

Implementing a Positive List will not eliminate demand or ownership — it will simply drive them underground. When people fear legal repercussions, they are less likely to seek veterinary care, proper support, or disclose of animals in need of surrender or rehoming. This leads to unseen suffering, as animals may languish in poor conditions, injured, ill, or abandoned, with no access to professionals who could help them.

I urge you to reject UBCM Solution NR75 and instead pursue evidence-based regulations that support responsible exotic animal stewardship, public education, and the welfare of the animals already in our communities. UBCM Solution NR75 is not a solution rooted in science or welfare. It is reactive, emotion-based legislation that ignores the real-world consequences to animals already in care, and those that will be acquired regardless of legality. Bans will not stop irresponsible people from keeping these animals, but they will stop them from doing it safely, openly, and humanely.

Thank you for your attention on this important matter.

Sincerely,
Kalen Holm
BC Resident
Concerned Pet Owner

UBCM Member Communities

September 2, 2025

RE: 2025 UBCM Resolutions

To our fellow UBCM members,

We write to share five (5) resolution items the City of Prince George has submitted to the annual convention, three (3) through the North Central Local Government Association (NCLGA) and two (2) through direct submission to UBCM. This year, we have again resolved to look at items that are not only of interest to our region but that also impact those across the province.

We hope we can count on you to support these items when the time comes and have included full text of each resolution with the background below for consideration.

If you would like to be involved in future advocacy, separate from the UBCM process, please reach out and our staff will work to coordinate interest with any emerging opportunities.

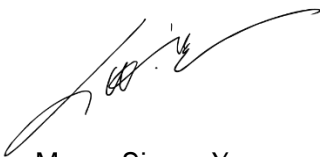
The items we are hoping we can work together to advocate for are:

- Adequate funding, offices and staffing of the BC Conservation Service;
- Construction of a regional secure psychiatric facility in the Prince George area;
- Increased core provincial funding for Public Libraries;
- Declaration of human trafficking, gender-based violence & intimate partner violence as an epidemic in BC and for an updated BC's Action Plan to Combat Human Trafficking; and
- Finalization of agreements between municipalities and BC Ambulance Service including a funding component to compensate local governments providing emergency medical services for related costs.

These are items we feel are a benefit to us all. We look forward to discussing these resolutions, and meeting at the UBCM Convention in a few weeks!

Thank you for your time and consideration.

Respectfully,



Mayor Simon Yu
City of Prince George

Union of BC Municipalities - 2025 Resolution Submissions

Resolution #1: Conservation Officer Advocacy

UBCM reference: RR22 (refer to EB35)

Resolution Background:

A provincial government webpage, last updated in 2023, on Conservation Officer career information states, “there are over 69,000 law enforcement officers in Canada, and only 150 of them can be B.C. Conservation Officers”. Having only 150 officers on the front lines of environmental law enforcement in British Columbia does not meet the need our vast geography requires. We believe further investment is needed to ensure British Columbia’s treasured environment is well looked after.

Draft Resolution:

WHEREAS the provincial government is responsible for managing the conservation service, with few officers covering a geographically vast region, which has a negative impact on the ability of the BC Conservation Officer Service to meet the needs of the communities served;

AND WHEREAS the British Columbia Conservation Officer Service needs additional resources to adequately address public safety, focus on natural resource law enforcement, off road vehicle enforcement, illegal dumping, human wildlife conflicts prevention, and respond to wildlife human conflict:

THEREFORE BE IT RESOLVED that NCLGA advocates that the provincial government be required to provide adequate funding, offices and staffing to fully support the BC Conservation Officer Service to be more active and proactive in effectively managing conservation services.

Resolution #2: Regional Secure Psychiatric Care Facility

UBCM reference: Not included (this item was determined to be regional in scope and is not included in the UBCM resolution package).

Resolution Background:

The Province of British Columbia has committed to taking action to ensure people with long-term concurrent mental-health and addiction challenges get secure and dignified care by opening highly secure facilities for people under the Mental Health Act throughout the province. Prince George is well positioned to host such a facility for the region and seeks NCLGAs support in advocating for the expedient establishment of such resources.

Draft resolution:

WHEREAS the provincial government has stated an interest in establishing, throughout the province, beds under the Mental Health Act at highly secure regional facilities, where people will receive long term care and housing that is secure, safe and dignified, and as the City of Prince George recognizes its role as a regional service hub for these types of facilities.

AND WHEREAS the provincial government has stated they are working on legislation, supported by expert consultation, that would support involuntary admittance to these specialized, compassionate care facilities with a coordinated plan for both treatment and post care.

THEREFORE BE IT RESOLVED that NCLGA advocates to the Provincial Government for the construction of a standalone secure psychiatric care facility, to serve the region, in Prince George.

Resolution #3: Provincial Funding for Public Libraries

UBCM reference: RR25 (refer to SR3)

Resolution background:

The City of Prince George encourages NCLGA members to support the BC Public Library Partners and the Association of BC Public Library Directors in requesting the provincial government provide sustainable funding increases for public libraries. In support of this campaign the below resolution language, modeled after language shared by the BC Public Library Partners, is presented.

Draft resolution:

WHEREAS core funding for public libraries in British Columbia has remained unchanged since 2009, despite BC's population growing 29%, limiting their ability to expand and evolve their programming as demand for their services increases;

AND WHEREAS the operational requirements of public libraries increasingly require significant and diverse resources to provide front-line community services, including supporting patrons with mental health and addiction issues as well as barriers to housing, providing critical locations of refuge during extreme weather events, providing services to new Canadians, and supporting the process of reconciliation with Indigenous peoples:

THEREFORE BE IT RESOLVED that NCLGA call on the provincial government to increase core funding for public libraries on a yearly basis in line with inflation and immediately increases annual core funding for libraries to \$30 million as requested by the BC Public Library Partners and recommended by the province's Select Standing Committee on Finance and Government Services.

Resolution #4: Human Trafficking, Gender Based & Intimate Partner Violence Epidemic

UBCM reference: NR57

Resolution background:

Gender-based violence is defined as violence or abuse perpetrated against a woman, girl or gender-diverse individual because of their gender, gender expression, gender identity or perceived gender. Intimate partner violence is a prevalent form of gender-based violence, referring to multiple forms of harm caused by a current or former intimate partner or spouse in public, private and/or online.

BC Prosecution Service began releasing statistics about intimate partner violence files in its 2022 annual report. The 2023/2024 BC Prosecution Service report indicates that while the 5-year trend for Reports to Crown Counsel (RCCs) received under the four main categories (crimes against the person, property crimes, administration of justice, and other offences) have seen substantive decreases, crimes against the person has remained largely stable. Of these crimes against the person RCCs, the proportion of intimate partner violence RCCs have increased from 18.6% to 21.6% between 2019/2020 and 2023/2024.

Additionally, intimate partner violence and human trafficking are often related to one another. Statistics Canada reports that approximately one third (1/3) of survivors/victims of human trafficking were trafficked by an intimate partner.

Draft resolution:

WHEREAS reported cases of gender-based violence, intimate partner violence, and human trafficking are increasing across British Columbia;

AND WHEREAS BC's Action Plan to Combat Human Trafficking has not been updated since its publication in 2013;

THEREFORE be it resolved that UBCM petition the province to declare gender-based violence, intimate partner violence, and human trafficking an epidemic in British Columbia and update BC's Action Plan to Combat Human Trafficking.

Resolution #5: BC Ambulance Service

UBCM reference: EB7

Resolution background:

In 2023, the City of Prince George endorsed a resolution asking the provincial government to develop a funding model to compensate local governments providing emergency medical services and pre-hospital care through their fire and rescue services. The provincial response emphasized the voluntary nature of the agreements between BCEHS and the municipality, advising that costs may be managed by scaling back participation in providing lifesaving emergency medical services and pre-hospital care by fire and rescue services. The City feels this is an inappropriate and impractical response to our genuine concern.

Draft Resolution:

WHEREAS agreements between BC municipalities and BCEHS regarding municipal fire services providing pre-hospital care lapsed in 2010; and

WHEREAS provincial investment and staffing have not kept pace with the growing demand for emergency medical services and pre-hospital care causing municipalities to increasingly become involved through their fire rescue services;

THEREFORE be it resolved that UBCM petition the province to finalize agreements with BC municipalities as soon as possible and include a funding component to compensate local governments providing emergency medical services and pre-hospital care through their fire and rescue services for related costs including, but not limited to, medical supplies and training.

Subject: Application for housing grant AHCS.

From: PL Chin

Sent: Tuesday, August 5, 2025 10:14 PM

To: Diane Janzen <djanzen@agassizcs.ca>; Fred Talen <ftalen@harrisonhotsprings.ca>; Sylvia Pranger <spranger@district.kent.bc.ca>

Cc: Brian Blower Jean Howsam

Subject: Agassiz Harrison Senior Citizens' Housing Society - Withdrawal of Letter of Support

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August 05 2025

From : Agassiz Harrison Senior Citizens' Housing Society

To the attention of:

Agassiz Harrison Community services -Director Diane Janzen - by email.

The Board Of Directors of Agassiz Harrison Community Services - by printed copy delivered to AHCS office

CC The Mayor and Council of Village of Harrison Hot Springs - by email to Mayor Fred Talen and printed copy to Village office

CC The Mayor and Council of District of Kent - by email to Mayor Sylvia and printed copy to District's office

CC The Age Friendly Committee - by printed copy to Village office

CC B.C Housing - by email

Re: Senior Housing Project - Harrison Hot Springs

It has come to the attention of the Board of Agassiz Harrison Senior Citizens' Housing Society that our letter to Agassiz Harrison Community Services states support for senior housing for assisted living,

and has been listed as one of the referred community supports in your report for a 'Senior Housing Project' in July 2025.

It is unfortunate that the 'Senior Housing Project' as proposed has become complicated and has gone beyond our initial understanding.

We therefore withdraw our support letter immediately.

Thank you

Yours sincerely,

Pei Lee Chin
on behalf of
Brian Blower
President

Subject: Application for housing grant AHCS.

From: lori andrews

Sent: Wednesday, August 6, 2025 1:09 PM

To: pdfapplicationslm@bchousing.org <pdfapplicationslm@bchousing.org>; djanzen@agassizcs.ca <djanzen@agassizcs.ca>; Fred Talen <ftalen@harrisonhotsprings.ca>

Cc: betterathome@agassizcs.ca <betterathome@agassizcs.ca>; llanfranchi@agassizcs.ca <llanfranchi@agassizcs.ca>

Subject: Application for housing grant AHCS.

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Thank you very much for taking the time to read my correspondence today. This email is in reference to an application by Agassiz Harrison Community Services(AHCS) for a grant to develop a subsidized senior living facility in Harrison Hot Springs.

To begin with I would like to say that I am not opposed in any way to subsidize seniors housing developments, I think that they are a vitally important component to address a serious housing issue we have in our province. I do believe though that there are aspects of this specific proposed development that perhaps BC Housing may not be familiar with as it's only in living here that you can appreciate the uniqueness of our village.

At first glance Harrison Hot Springs may seem like a perfect spot for a seniors housing development. I think though, if you take a deeper look at our village, you will see that it is not the appropriate type of seniors housing needed to address the local demand and indeed bringing 60 new residents into our community with potential mobility issues would be irresponsible.

Harrison Hot Springs is a small village at the end of the road. We have just under 2000 people who identify as residents and a further number who are better described as homeowners who weekend / vacation here. We are largely dependant on the tourism industry and our local businesses reflect that dependency. We are a very busy community in the summer, our population reportedly can explode to 20,000 on a festival weekend. In the winter we become a sleepy little hamlet, many of our businesses shut down or reduce hours and many of our residents seek warmer climate. We hibernate.

As mentioned, we are community that exists primarily to serve the tourism industry. That being the case, there are some unique things about our village that truly make us an inappropriate location for offering subsidize seniors housing.

During a special council meeting held July 26, this development was discussed and it was put forward that one parking spot for every four units would be required. This infers that three out of four would not have a car and would not be driving independently. This lack of personal transportation factors significantly into my concerns.

Living in Harrison, one quickly realizes that a car is not an option but a necessity of life. While we do have limited bus service, it is not a reliable option especially for a senior with mobility concerns. I know of a resident who recently tried to bus from Chilliwack back to Harrison. After exhibiting great patience the resident had to give up on the effort to travel via public transport and had to call for a ride from a friend . How devastating this would've been for a senior, sitting at a bus stop with bags of groceries, waiting for a bus that never arrives. We have no taxi service and are not serviced by any rideshare apps.

We have no dedicated ambulance or police service and our village council recently confirmed that average wait is one hour for medical help to arrive from a neighbouring community. Once the paramedics arrive, the nearest emergency care facility would be either Chilliwack General Hospital 20 km, or Fraser Canyon Regional Hospital in Hope 27 km. Realistically this would mean best case scenario, once help is called it would be approximately two hours before reaching the front doors of the hospital (weather dependent)

We have a volunteer fire department, with no full-time chief, that provides emergency medical care to our community. They are overtaxed with calls and underfunded. Harrison Hot Springs cannot afford the expense of hiring a full-time chief at this time.

Harrison Hot Springs has no doctors. We just last week opened a ONE day a week medical office offering care from a nurse practitioner. This issue has been an ongoing one for our village and we wait anxiously to see if this time the solution will succeed.

The nearest medical doctor is in Agassiz, 10 km away, however, there are limited physicians and it would be unreasonable to think that 60 (potentially 120 depending on how many couples are accepted) new residents will be able to secure a primary care physician. Of course, for every new resident that successfully obtained a primary care physician in Agassiz, one current resident will be pushed further down the list.

Harrison Hot Springs has no dentist.
Harrison Hot Springs has no vision care.

Harrison Hot Springs has no Lifelabs. There is a lifelab in Agassiz, although wait times are long and it is days before appointments can be booked. They are barely keeping up with current demand.

Harrison Hot Springs offers no grocery store. The nearest store, SuperValu, is approximately 10 km away in Agassiz. This is more of a “convenience store” as reflected in the pricing. It is not a place where a senior would choose to go for their weekly shopping trip, especially if they are living on fixed income (which most residence of this development would be). The nearest viable grocery stores in Chilliwack, 20 km away.

There is no pharmacy in Harrison Hot Springs. The nearest one is Agassiz. The need for a simple antibiotic could present to a challenge for a non-driving resident.

We have no bank in Harrison Hot Springs. Agassiz has one credit union and no banks. The nearest banks would be in Chilliwack 20 km away.

We have no leisure centre in Harrison Hot Springs. I know in other small communities the leisure centre or senior centre is integral to the lifestyle of seniors. Offering things like heartsmart exercise classes, socials, teas, and even square dancing. They are also a great option for seniors just looking for friendship and connection. Harrison has nothing of the sort in any formalized way. We do have an active age-friendly committee.

Businesses in our community cater to tourism. We have no low cost option for coffee and a sandwich. On average in Harrison, a sandwich is \$20-\$24 and a coffee is \$4. There would be no place for residents to enjoy an inexpensive meal out. No McDonald’s, no Subway, no Tim Hortons. There is no mall to wander, no movie theatre, no place really for social gathering. No point of connection.

While the building plan is still being developed it has been suggested that instead of four levels it be increased to six to accommodate parking. As Harrison is on a flood plain parking levels need to be above ground. This plan would see the top three floors be beyond the reach of our current fire truck. Just something worth noting.

This facility would invariably need to draw from communities further afield than Harrison and Agassiz to fill its rooms. The location of our village would make it a challenge for family members to visit thus isolating residents even further.

You may have noticed I referred to the residents of this development as “new to Harrison”. The reality of it is that this development does not address the needs of Harrison Hot Springs. Very few of our residents would have an income level that would qualify them to live in this building. I understand that a certain percentage of the units would be available at market value for rent. I would be surprised to see any resident of Harrison, after selling their home, choose to then move into a subsidized housing development at full market value. There are condos that regularly become available and would make a much more suitable choice.

In short, BC Housing would be committing a significant amount of resources to develop a subsidized senior living community in a village with virtually no support system for its residents. Sixty plus residents would be placed in a situation where they very well may be dealing with a severe sense of isolation. This would only be exacerbated during the rainy/snowy fall winter and early spring months. . For those residents with cars, they will be committing a significant amount of their monthly income to transportation costs.

Lastly, there's appears to be very little support for this development in our community. Indeed there is a very strong, organized, and passionate opposition mounting. The proposed site of this development will mean the elimination of a fundamental resource to our success as a tourism community. In addition, while our community has been seeking seniors housing, this development does not address realistic needs of our residents. This development will see loud and strong opposition.

It is my hope that BC Housing will consider the full picture of the viability of Harrison Hot Springs as a location for a subsidized seniors housing and will indeed not approve the grant as sought by AHCS.

This development is simply not a good fit for our village, we need to continue to look for the right solution.

Again, thank you very much for taking the time to read this correspondence, I hope you will give my words some consideration.

Respectfully,

Lori Honey

Subject: Public Concern & Request Form - New Submission Received

From: No reply <no.reply@harrisonhotsprings.ca>

Sent: August 6, 2025 3:15 PM

To: Vivian Li <info@harrisonhotsprings.ca>

Subject: Public Concern & Request Form - New Submission Received

Importance: Low

New Concern & Requests Submission Recieved:

Date of Submission: 8/6/2025 10:15:09 PM

Name: Cecilia Conway

Address: Harrison Hot Springs, BC V0M1K0

Contact Email:

Contact Number:

Location of Concern: I oppose the 55+ senior home!

Details of Concern or Request: I oppose the 55+ senior home!

Subject: Seniors subsidized housing

From: Greg

Sent: Thursday, August 7, 2025 6:22 PM

To: pdfapplicationlm@bchousing.org <pdfapplicationlm@bchousing.org>; djanzen@agassizcs.ca <djanzen@agassizcs.ca>; Fred Talen <ftalen@harrisonhotsprings.ca>; Christine.Boyle.MLA@leg.bc.ca <Christine.Boyle.MLA@leg.bc.ca>; HMA.Minister@gov.bc.ca <HMA.Minister@gov.bc.ca>

Subject: Seniors subsidized housing

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Hello,

Thank you very much for taking the time to read my correspondence today.

This email is in reference to an application by Agassiz Harrison Community Services(AHCS) for a grant to develop a subsidized senior living facility in Harrison Hot Springs.

To begin with I would like to say that I am not opposed in any way to subsidize seniors housing developments, I think that they are a vitally important component to address a serious housing issue we have in our province. I do believe though that there are aspects of this specific proposed development that perhaps BC Housing may not be familiar with as it's only in living here that you can appreciate the uniqueness of our village.

At first glance Harrison Hot Springs may seem like a perfect spot for a seniors housing development . I think though, if you take a deeper look at our village, you will see that it is not the appropriate type of seniors housing needed to address the local demand and indeed bringing 60 new residents into our community with potential mobility issues would be irresponsible.

Harrison Hot Springs is a small village at the end of the road. We have just under 2000 people who identify as residents and a further number who are better described as homeowners who weekend / vacation here. We are largely dependant on the tourism industry and our local businesses reflect that dependency. We are a very busy community in the summer, our population reportedly can explode to 20,000 on a festival weekend. In the winter we become a sleepy little hamlet, many of our businesses shut down or reduce hours and many of our residents seek warmer climate. We hibernate.

As mentioned, we are community that exists primarily to serve the tourism industry. That being the case, there are some unique things about our village that truly make us an inappropriate location for offering subsidize seniors housing.

During a special council meeting held July 26, this development was discussed and it was put forward that one parking spot for every four units would be required. This infers that three out of four would not have a car and would not be driving independently. This lack of personal transportation factors significantly into my concerns.

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You may have noticed I referred to the residents of this development as “new to Harrison”. The reality of it is that this development does not address the needs of Harrison Hot Springs. Very few of our residents would have an income level that would qualify them to live in this building. I understand that a certain percentage of the units would be available at market value for rent. I would be surprised to see any resident of Harrison, after selling their home, choose to then move into a subsidized housing development at full market value. There are condos that regularly become available and would make a much more suitable choice.

In short, BC Housing would be committing a significant amount of resources to develop a subsidized senior living community in a village with virtually no support system for its residents. Sixty plus residents would be placed in a situation where they very well may be dealing with a severe sense of isolation. This would only be

exacerbated during the rainy/ snowy fall winter and early spring months. . For those residents with cars, they will be committing a significant amount of their monthly income to transportation costs.

Lastly, there's appears to be very little support for this development in our community. Indeed there is a very strong, organized, and passionate opposition mounting. The proposed site of this development will mean the elimination of a fundamental resource to our success as a tourism community. In addition, while our community has been seeking seniors housing, this development does not address realistic needs of our residents. This development will see loud and strong opposition.

It is my hope that BC Housing will consider the full picture of the viability of Harrison Hot Springs as a location for a subsidized seniors housing and will indeed not approve the grant as sought by AHCS.

This development is simply not a good fit for our village, we need to continue to look for the right solution. Again, thank you very much for taking the time to read this correspondence, I hope you will give my words some consideration,

Greg & Lynn Martin

., Harrison Hot Springs BC

Subject: Housing Project

From:

Sent: August 7, 2025 9:30 AM

To: Vivian Li <info@harrisonhotsprings.ca>

Subject: Housing Project

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Hello

I am writing to voice my concern in regards to the proposed housing project and the loss of our overflow parking.

I am firmly against this project. Thank you.

Sincerely,

P. England

Dear BC Housing Grant Review Team,

I am writing to express serious concerns about the Agassiz Harrison Community Services (AHCS) grant application for a 60-unit subsidized seniors housing development in Harrison Hot Springs.

While I fully support seniors housing initiatives, this specific location presents significant challenges that would compromise resident wellbeing and safety.

Critical Infrastructure Deficiencies:

Harrison Hot Springs lacks essential services for seniors with mobility limitations:

- No medical doctors
- No pharmacy, dentist, or vision care
- No grocery store (nearest is 10km away)
- No banking services
- Average one-hour wait for emergency medical response
- Nearest hospitals 20-27km away
- Limited, unreliable public transportation
- No taxi or ride share services

Community Characteristics:

Our village of under 2,000 residents operates primarily as a tourism destination. We experience dramatic seasonal population swings (up to 20,000 during festivals), with many businesses closing or reducing hours in winter. This creates an isolating environment, particularly problematic for seniors during our lengthy rainy season.

Transportation Dependency:

The proposed parking ratio (1 spot per 4 units) assumes 75% of residents won't drive. Without personal transportation, residents would struggle to access basic necessities, medical care, and social connections. The nearest viable grocery shopping is 20km away in Chilliwack.

Safety Concerns:

The proposed six-story building would exceed our volunteer fire department's ladder truck capacity on upper floors. Our emergency services are already overtaxed and underfunded.

Community Fit:

This development doesn't serve local Harrison residents, who generally wouldn't qualify income-wise or would choose other housing options if selling their homes. The facility would likely draw residents from distant communities, further isolating them from family support networks.

Conclusion:

BC Housing would be investing significant resources in a location lacking fundamental support systems for vulnerable seniors. This could result in dangerous isolation and inadequate care access for residents who deserve better.

I respectfully urge BC Housing to decline this grant application and work with AHCS to identify a more appropriate location with adequate infrastructure and services.

Thank you for your consideration.

Sincerely,
Evelyn Koren
Resident of Harrison Hot Springs

cc. AHCS
cc. Mr. Talen (Mayor) of Harrison Hot Springs

Subject: Subsidized Housing Project HHS

From: Cora Hampson

Sent: August 9, 2025 9:34 AM

To: djanzen@agassizcs.ca; info@agassizcs.ca; pdfapplicationslm@bchousing.org; Vivian Li
<info@harrisonhotsprings.ca>; ftaloninfo@harrisonhotsprings.ca

Subject: Subsidized Housing Project HHS

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We are 25 year residents and property owners of Harrison Hot Springs. We wish to convey our concerns with a proposal to construct a 60 unit (with subsidized) seniors housing complex in our community as follows;

Harrison Hot Springs does not have the basic amenities to support a housing complex that will house seniors with low incomes that will not likely have the financial capabilities to own a vehicle. By basic amenities we are referring to a pharmacy, grocery store, medical facility and recreation opportunities.

The issue of land tenure is also of concern. We understand the village would retain ownership of the land the complex would be built upon, thus depriving the Village of property tax revenue for this parcel.

Also of concern is the loss of a prime piece of Village property that is not only used for tourism related parking, but also for accommodating a number of major annual events that take place in our Village as follows;

Sasquatch Days

Harrison Festival of the Arts

Canada Day Celebrations

Dragon Boat Competitions

B.C. Day Weekend Festivities

Christmas Lighting and Activities

It also seems likely that many existing Harrison Hot Springs residents would not be eligible to reside in the proposed facility due to a means test that would eliminate anyone that has recently sold a house or have other savings.

The need for housing facilities, as being planned, is not the issue but the proposed location in Harrison Hot Springs is of concern. The proposed facility would be better located in an urban area where the aforementioned amenities are readily available.

Thank you for your consideration of the concerns raised in this letter.

Yours sincerely

David and Cora Hampson

Harrison Hot Springs, BC

cc: Agassiz Harrison Community Services

BC Housing

Mayor and Council of Harrison Hot Springs

Subject: Overflow Parking Lot

From: Kim Shier

Sent: Tuesday, August 12, 2025 5:46 PM

To: Fred Talen <ftalen@harrisonhotsprings.ca>; Mark Schweinbenz <mschweinbenz@harrisonhotsprings.ca>; Michie Vidal <MVidal@harrisonhotsprings.ca>; Allan Jackson <ajackson@harrisonhotsprings.ca>; Leo Facio <LFacio@harrisonhotsprings.ca>

Subject: Overflow Parking Lot

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Dear Mayor and Council,

I am writing to express my concerns regarding the potential redevelopment of public and visitor parking facilities in our community—specifically the overflow lot adjacent to the Village Office and Works Yard.

As we all recognize, the Village owns only a limited amount of land designated for public use, including parking and future development. This reality calls for thoughtful stewardship, balancing current needs with long-term growth. Why, then, are we so quick to relinquish a substantial portion of public land to a third party?

I am troubled by the ongoing discussions about redeveloping the overflow lot, which seem to lack a comprehensive assessment of our Village’s present and future parking needs. What forecasts have been made for increased demand following upcoming waterfront redevelopment projects and other densification initiatives? Already, we are seeing cars, trucks, RVs, and boat trailers extending into residential areas like Spruce, Eagle, Echo, Naismith, Miami River, Walnut and Poplar almost every day throughout the summer and on weekends in spring and fall.

One public open house alone does not constitute thorough stakeholder consultation. Were key stakeholders—including local business owners, the Agassiz-Harrison Chamber of Commerce, Tourism Harrison, or special event organizers—actively engaged in this process? How can we expect to position ourselves as a resort destination, promoting tourism and hosting festivals, without adequate parking infrastructure for visitors, including those with RVs and other oversized vehicles? Have you considered the potential loss of tourism when parking becomes a challenge and visitors have to park at an increased distance from the beach?

I’ve heard claims that the lot is “underutilized.” In my experience over the past four years, usage has grown significantly, and cars can be found parked there almost year-round. Overflow from the lot is already impacting residential streets such as Miami, Walnut, and Poplar throughout the summer. Are residents expected to accept this as a permanent inconvenience? It’s easy to dismiss these concerns from the distance of Driftwood, Cottonwood, Hope Place or McPherson, but for those living closer to the beach, the increased traffic, litter, noise, and safety risks—including limited emergency vehicle access and pedestrian safety concerns—are very real.

In order to better understand public sentiment regarding the potential loss of our Overflow Parking Lot I created a petition on Change.org. This petition has over 360 signatures as of August 12, 2025, including signatures from residents, visitors and local business owners. A copy of those who have signed is attached.

In light of this, I respectfully urge you to pause any leasing or redevelopment plans involving this property until:

1. Broader input from residents and stakeholders is gathered (including a referendum for any plans that have material impact to taxpayers), and
2. An independent Parking Needs Assessment is commissioned.

If work has already been done in these areas, I would appreciate further information and guidance on how to access it. Thank you for your attention to this important matter.

Sincerely,

Kim Shier

AUG 12 2025

BY VILLAGE OF HARRISON HOT SPRINGS

John J. Allen**PO Box 201, HHS, VOM 1K0**

To Mayor & Council

Village of Harrison Hot Springs

By Hand Aug 12 , 2025

NB. This letter submitted for inclusion in the agenda of the next regular council meeting.

Dear Council.

In case you didn't hear the presentation by Jean Bereti last night , here is what she said. (These words may not appear in the minutes, but they should. JJA) :-

“ We are all in this together

As I connect with our residents, it's clear that there is significant discontent regarding the proposed 55+ social housing project. Initially, I was skeptical; it simply does not make sense in our community. We lack the necessary amenities to support such a development, especially for those who don't drive. The proposed removal of parking spaces would impact our local businesses and the enjoyment of the use of our beachfront.

Parking is essential for the successful and sustainable survival of our businesses. Convenient and accessible parking options attract customers, enhance their experience, and ultimately drive sales. In today's competitive landscape, investing in effective parking solutions is crucial for fostering growth and ensuring long-term success. Without this vital overflow parking people will spill out onto the residential streets creating havoc and tension for homeowners. Who knows what could arise.

I will say again and again progress does not always have to be measured by concrete and steel. It is far more progressive and courageous to maintain green space. After speaking with hundreds of residents, it's apparent that the overwhelming majority oppose this project. Even when I reached out to my immediate neighbors, then further out into the community , the response remained consistent: there is Jean Bereti. widespread dissatisfaction with this building.

Many feel that the council does not embody the transparency that our community deserves, and this disconnect has created a sense of distrust.

Listening to residents highlight their frustrations has made it clear: our village office has had long-standing issues, and the decisions being made feel more clandestine than collaborative. We are not a village in harmony; rather, we are an angry community feeling sidelined, as if decisions are made behind closed doors.

The swift organization of a tailgate meeting, bringing together 104 residents in just six days, is a testament to the strong sentiment against this project. We chose to live here because it is a village of homeowners who take pride in their properties. Our investments—both financially and emotionally—are in a thriving community, not one marred by decisions that detract from its vibrancy.

This project poses a considerable burden for current and future residents. The projected cost of \$32 million—\$21 million contributed by BC Housing—leaves us with an \$11 million mortgage against community property. It raises the question: how can an entity that doesn't own property possibly secure a mortgage using our village's assets as collateral? This raises serious legal and ethical concerns.

Before undertaking such high-density developments, we need to prioritize our existing infrastructure. Despite what was claimed in the community services presentation to council section C.13 of the letter of intent clearly states that the municipality owns the building. As such the building is fully exempt property taxes from the village, school taxes, FVRD taxes and Fraser health taxes instead these costs will be downloaded onto the taxpayers. In addition, this project may be exempt the costs of other village services such as water, sewer and garbage, again with those cost being transferred to the taxpayers.

This discontent resonates deeply within the community, and I find myself echoing the sentiments of many. It is vital to respond to the overwhelming opposition from our community and seek alternatives that align with our values. Therefore, I respectfully ask will you please withdraw your support for the application for the community housing fund by AHCS ." Jean Bereti Aug 11, 2025.



Sonja Moore

Harrison Hot Springs, BC V0M 1K0

August 26, 2025

Subject: Concerns Regarding Proposed Seniors' Housing Development in Harrison Hot Springs

Dear Ms. Janzen ,

I am writing as a resident of Harrison Hot Springs to express serious concerns regarding the proposed seniors' housing development in our community of Harrison Hot Springs. While I fully support the need for appropriate, affordable housing for seniors, Harrison Hot Springs is not a suitable location for this type of project given our critical infrastructure limitations and unique community context.

1. Critical Infrastructure Deficiencies

Our Village does not have the essential services needed to support seniors, particularly those with mobility or health challenges:

- No medical doctors in the community
- No pharmacy, dentist, or vision care services
- No grocery store (nearest is 10 km away in Agassiz)
- No banking services
- An average one-hour wait for emergency medical response
- Nearest hospitals are 20–27 km away
- Limited, unreliable public transportation options
- No taxi or ride-share services

Without these supports, seniors living here will face significant risks and hardships. This would also place additional burdens on emergency services, families, and local government.

2. Infrastructure and Service Capacity

Harrison's water, sewer, and road networks are already strained, particularly during peak tourism season when our population multiplies. Adding 60 units with only 44 parking stalls will create congestion, parking shortages, and higher infrastructure demands that our small municipality is not equipped to absorb.

3. Community Fit and Eligibility Concerns

This project, as designed, does not address the needs of Harrison seniors. The eligibility restrictions—limiting applicants to those with incomes under \$30,000 and less than \$100,000 in equity exclude many long-time residents who own homes but live on fixed incomes. In practice, this would benefit individuals from outside our community rather than supporting Harrison residents who have contributed here for decades and wish to age in place.

4. Scale and Economic Impact

Harrison Hot Springs is a resort town with property values often exceeding \$1 million and an economy built on tourism. A large-scale, low-cost housing development risks altering the resort character of our Village, reducing its visitor appeal, and placing economic pressures on taxpayers to provide services that are not currently available.

Conclusion

Harrison Hot Springs does not have the infrastructure or services to support a project of this scale, and the current eligibility framework will not benefit the seniors who already live here. For these reasons, this project is not feasible for our community.

Thank you for your attention and consideration.

Sincerely,

Sonja Moore
Resident of Harrison Hot Springs

Subject: Opposition to The proposed 60 unit Senior Affordable Housing Project and Support for Bylaw Changes to Encourage Legal Suites and Multi-generational Housing in Harrison Hot Springs

From: Hoa Wouda

Sent: August 31, 2025 5:17 PM

To: Vivian Li <info@harrisonhotsprings.ca>

Subject: Opposition to The proposed 60 unit Senior Affordable Housing Project and Support for Bylaw Changes to Encourage Legal Suites and Multi-generational Housing in Harrison Hot Springs

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Dear Village Council of Harrison Hot Springs,

I am writing to express my strong opposition to the proposed 60 unit senior affordable housing project on the village owned land north of the Village Office. While I support the need for senior housing, I believe this large scale development threatens our community's character, infrastructure, and quality of life.

Instead, I urge the Council to consider amending local bylaws to permit legal detached, attached suites, and multigenerational housing, allowing seniors to live on the same property as their children. This approach would provide affordable housing options without oversupplying rental units, and overwhelming our small community. Additionally, I propose exploring more suitable locations for larger projects, such as properties in nearby Agassiz, which offer better access to essential amenities.

Harrison Hot Springs, with its approximately 1,000 permanent residents, is cherished for its serene, small-town charm and natural beauty, which draw both residents and tourists. A 60-unit income-assisted housing complex represents a disproportionately large addition to our population, potentially overwhelming our community's capacity and altering its demographic and social fabric. This scale of developments risks oversupplying rental units, which could reduce demand for existing rental properties and take away revenue from local landlords who rely on rental income to maintain their properties and contribute to the community's economy. Small-scale housing units already exist in our community, and amending bylaws to allow legal detached, attached suites, accessory dwelling units and multigenerational housing would better meet housing needs. These options would enable seniors to live independently yet close to their children on the same property, fostering family support systems while maintaining neighborhood aesthetics and avoiding the strain of a large development. Current zoning bylaws in Harrison Hot Springs restrict secondary suites and multi-generational configurations in many areas, and relaxing these restrictions, with clear guidelines on size, parking, setbacks and design, could balance housing growth with community preservation.

The proposed 60-unit development risks overburdening our infrastructure, particularly with the costly relocation of the public works yard and the need for soil remediation due to contaminants like fuel and road salt, for which the village is seeking up to \$2 million through the Province's Brownfield Remediation fund. These funds could instead support bylaw updates and incentives for legal suites and generational housing or development in a more suitable location like Agassiz, which is just 5-10 km away and offers better access to amenities such as grocery stores, medical facilities, and public transit--critical for

senior's daily needs. Harrison's limited services make it less ideal for a project of this scale. Additionally, parking shortages, especially during tourist seasons and community events, would worsen with only 44 parking stalls planned for 60 units, further complicating daily life. Over 100 residents voiced similar concerns at recent public meetings, highlighting a lack of consensus of the project's suitability. The 60-unit project is too ambitious for our small population and risks oversupplying rental units, potentially devaluing existing properties, straining health services and amenities. Legalizing suites and multigenerational housing, as seen in other BC municipalities like Chilliwack, could add 10-20 units gradually, aligning with the 2015 Age Friendly Plan to help seniors age in place while supporting family cohesion. For larger projects, Agassiz remains a more practical location.

I urge the Council to pause the BC Housing grant application, explore bylaw changes to permit legal detached, attached suites and multi-generational housing, and conduct thorough public consultations, cost-benefit analyses, and evaluation of sites in Agassiz, before proceeding with any large-scale development.

Thank you for your commitment to our village. I look forward to your response and a decision that prioritizes sustainable growth and the well-being of all Harrison Hot Springs residents.

Sincerely,
Hoa Wouda

Harrison Hotsprings, BC



VILLAGE OF HARRISON HOT SPRINGS Communities in Bloom Committee Minutes

DATE: Thursday, June 19, 2025
TIME: 10:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

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

MEMBERS ABSENT: Teresa Omelus

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

1. **CALL TO ORDER**

Councillor Jackson called the meeting to order at 10:02 a.m.

2. **LAND ACKNOWLEDGEMENT**

Councillor Jackson acknowledged the traditional territory of Sts'ailes.

3. **INTRODUCTION OF LATE ITEMS**

The Corporate Officer requested to add "Canada Day Parade" as an Item for Discussion.

4. **APPROVAL OF THE AGENDA**

Moved by Margaret Shier
Seconded by Susan Galvao

THAT the agenda be approved as amended.

CARRIED
CIB-2025-06-01

5. **ADOPTION OF MINUTES**

Moved by Susan Galvao
Seconded by Susan Caley

THAT the Communities in Bloom Committee Meeting Minutes of May 22, 2025 be adopted.

CARRIED
CIB-2025-06-02

6. ITEMS FOR DISCUSSION

(a) Garden Tour

The Committee discussed potential gardens, including some on Alder Avenue, Miami River Drive and Schooner Place. Committee members will reach out to potential property owners. The Committee agreed to postpone the date to July 19, 2025.

(b) BC CIB June 2025 Newsletter and 2025 Showcase Entry

The Committee agreed to enter the Lagoon Garden Bed in the 2025 Showcase.

(c) CIB Anniversary Tree

The Committee agreed to select the Tahiti Rose of Sharon to be planted at Peace Park.

(d) Judges' Visit – July 8/9, 2025

The Committee discussed the tentative schedule. Susan G. will contact the resident who created the masks in Spirit Trail to determine whether he might be interested in speaking to the judges. The Corporate Officer will contact the Harrison Hot Springs Resort and the Community Garden organizers to see if they might also be willing to participate in the tour. The Committee requested that more time be allocated to Spirit Trail. The Corporate Officer will draft up a new schedule with this feedback and distribute it.

(e) Canada Day Parade

The banner has arrived. The Committee will use one of the Village's Kubotas as well, placing baskets and some of the Garden of the Week signs in the back. The Committee discussed having a speaker for music. Further details will follow by email.


(f) Next Meeting Date: Wednesday, July 2 at 10:00 a.m.

7. ADJOURNMENT

Moved by Susan Galvao
Seconded by Janice Moffatt

THAT the meeting be adjourned at 10:57 a.m.

CARRIED
CIB-2025-06-03



Councillor Allan Jackson, Chair
Communities in Bloom Committee



Amanda Graham
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS Communities in Bloom Committee Minutes

DATE: Wednesday, July 2, 2025
TIME: 10:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Councillor Allan Jackson, Chair
Susan Caley (until 10:43 a.m.)
Susan Galvao
Janice Moffat
Teresa Omelus

MEMBERS ABSENT: Margaret Shier

STAFF PRESENT: Corporate Officer, Amanda Graham

1. CALL TO ORDER

Councillor Jackson called the meeting to order at 10:03 a.m.

2. LAND ACKNOWLEDGEMENT

Councillor Jackson acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

Teresa Omelus requested to add "Property Clean-Up" as Item for Discussion 6(e).

4. APPROVAL OF THE AGENDA

Moved by Teresa Omelus
Seconded by Janice Moffat

THAT the agenda be approved as amended.

CARRIED
CIB-2025-07-01

5. ADOPTION OF MINUTES

Moved by Janice Moffat
Seconded by Susan Galvao

THAT the Communities in Bloom Committee Meeting Minutes of June 19, 2025 be adopted.

CARRIED
CIB-2025-07-02

6. ITEMS FOR DISCUSSION

(a) Canada Day Parade Debrief

The Committee agreed that using the Kubota worked well, but it would be nice to have more space for other members to sit too. More flags, more candy and louder music was needed. The Committee discussed challenges with the logistics of organizing the various groups in the line up, and a potential de-staging area for next year, as well as traffic control.

(b) Garden Tour

The following addresses have been confirmed for the Garden Tour:

- 238 Balsam Ave
- Walnut Ave (Susan C. to provide address)
- 655 Schooner Place
- 479 Alder Ave
- 255 Miami River Drive
- 407 Miami River Drive
- 496 Naismith Ave

A Facebook post with a map will go out this week. The Corporate Officer will email information out to the Committee to pass along to participants.

(c) Judges' Visit – July 8/9, 2025

The Corporate Officer advised that Wild Forager will be catering the Welcome Event on July 8 and circulated a list of appetizers for the Committee to choose from. The itinerary was finalized. The Committee discussed having a representative from Sts'ailes to speak on the traditional territory, and adding a refreshment table at the Front Entrance stop.

(d) Community Profile Book

A draft of the Community Profile Book was circulated. It still requires some information and edits. An updated copy will be distributed to the judges and all Committee members on July 8 during the Judges' Welcome Event.

(e) Property Clean-Up

Teresa has reached out to a business on Hot Springs Road regarding a few unsightly vehicles and they've been responsive in agreeing to conceal them for the time being. Teresa also reached out to a property on McCombs Drive. The Corporate Officer advised that if there are any bylaw offences, Bylaw Enforcement can also assist.

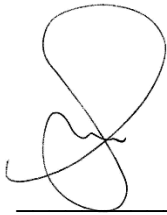
(f) Next Meeting Date: Tuesday, August 12 at 10:00 a.m.

7. ADJOURNMENT

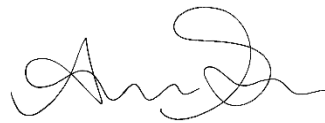
Moved by Janice Moffat
Seconded by Teresa Omelus

THAT the meeting be adjourned at 10:59 a.m.

CARRIED
CIB-2025-06-03



Councillor Allan Jackson, Chair
Communities in Bloom Committee



Amanda Graham
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS
Environmental Advisory Committee
Minutes

DATE: Wednesday, July 2, 2025
TIME: 3:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Councillor Mark Schweinbenz (Chair)
Susan Galvao
Paul Kandt
Gary Webster

MEMBERS ABSENT: John DeMartin

STAFF PRESENT: Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens (until
3:49 p.m.)

1. CALL TO ORDER

Chair Schweinbenz called the meeting to order at 3:00 p.m.

2. LAND ACKNOWLEDGEMENT

Chair Schweinbenz acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

None.

4. APPROVAL OF THE AGENDA

Moved by Paul Kandt
Seconded by Susan Galvao

THAT the agenda be approved.

CARRIED
EAC-2025-07-01

5. ADOPTION OF MINUTES

Moved by Paul Kandt
Seconded by Gary Webster

THAT the Environmental Advisory Committee Meeting Minutes of June 16, 2025 be
adopted.

CARRIED
EAC-2025-07-02

6. ITEMS FOR DISCUSSION

(a) Report to Council from Environmental Advisory Committee dated June 16, 2025

The Corporate Officer advised that the Committee's recommendations were unanimously supported and approved by Council.

(b) FireSmart Messaging

The Community Services Manager reported that the Village has been putting out seasonal FireSmart messaging and sharing resources. She was recently certified as a Wildfire Mitigation Specialist and is conducted free home assessments for residents. The Village has been working on the recommendations in the Community Wildfire Resiliency Plan and recently hired a FireSmart Horticultural Technician who has been conducting FireSmart landscaping throughout the Village.

The Committee discussed the future of provincial wildfire resiliency plans and selective logging around Harrison Hot Springs and partnering with local nurseries who sell FireSmart plants.

(c) Bear Resistant Waste Containers

The Community Services Manager indicated that WildSafeBC has a page on their website regarding waste containers that have been tested with the Interagency Grizzly Bear Committee. Such bins would be compatible with the current waste collection process in the Village provided they are within the required size limit. The Committee discussed the fact that bird feeders are not necessary after March and instead attract bears.

Moved by Susan Galvao
Secoded by Gary Webster

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
EAC-2025-07-03

The Committee discussed the amount of municipal garbage cans and replacing them as budget allows with more bear-resistant options. There have been some challenges with large amounts of food waste being dumped in garbage bins near trails/wooded areas.

(d) Biodegradable Dog Waste Bags

The Community Services Manager confirmed that the dog waste bags are biodegradable but are then placed into garbage bags that go to the landfill instead of going to a dog waste composting facility. The Committee commented that the bags are very thick, and although a thinner bag does not necessarily mean it will break down faster, staff can investigate the cost.

(e) Hazardous Waste Collection Day

The Community Services Manager reached out to the Solid Waste Action Team contacts and located an organization called Product Care Recycling. This company transports and disposes of certain types of hazardous waste at no cost. The Committee's preference for a date would be a Saturday in late September or early October. Possible locations include the overflow parking lot or Memorial Hall. Staff will investigate the possibility of having two drop off locations.

(f) Annual Work Plan and Budget

The Committee discussed the following ideas for staff to incorporate into a draft work plan and budget:

- Earth Day in May
- Tree Planting Program
- Free Rolloff Bins for Yard Waste
- Miami River Health – partnerships with Sts'ailes, the Miami River Streamkeepers and the District of Kent
- McCombs Bridge Reforestation

(g) Call Out for Committee Member Applications

The Corporate Officer advised that Cheri Norris resigned and that a call out for Committee member applications is currently active, with applications being accepted until July 8.

(h) Next Meeting Date

The next meeting date is scheduled for Wednesday, September 3, 2025 at 10:00 a.m.

7. ADJOURNMENT

Moved by Susan Galvao
Seconded by Gary Webster

THAT the meeting be adjourned at 4:14 p.m.

CARRIED
EAC-2025-07-04



Councillor Mark Schweinbenz, Chair
Environmental Advisory Committee



Amanda Graham
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS Age-Friendly Committee Minutes

DATE: Thursday, July 24, 2025
TIME: 2:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Mayor Fred Talen, Chair
Alison Douglas
Hannelore Gidora
Audrey Johnstone
Marlene Reimer

MEMBERS ABSENT: Judith Barron
Karen Seraphim
Liz Webber

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens (via Zoom)

1. **CALL TO ORDER**

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

2. **LAND ACKNOWLEDGEMENT**

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. **INTRODUCTION OF LATE ITEMS**

4. **APPROVAL OF THE AGENDA**

Moved by Audrey Johnstone
Seconded by Marlene Reimer

THAT the agenda be approved.

CARRIED
AFC-2025-07-01

5. **ADOPTION OF MINUTES**

Moved by Alison Douglas
Seconded by Audrey Johnstone

THAT the Age-Friendly Committee Meeting Minutes of June 19, 2025 be adopted.

MOTION NOT VOTED ON

Moved by Alison Douglas
Seconded by Hannelore Gidora

THAT the Age-Friendly Committee Meeting Minutes of June 19, 2025 be adopted as amended by adding under item 6(e) – Community Meeting Space “plus insurance” after the words “\$60/month”.

CARRIED
AFC-2025-07-02

6. ITEMS FOR DISCUSSION

(a) Letter of Support for Seniors’ Housing Project

The Committee discussed the fact that assisted living is not supported by the funding stream for this proposed project. Although the project is for independent living with a focus on seniors, there would be the option to bring in support. The Village would provide the land via a long-term lease and potentially waive or reduce fees, and the building would be operated by Agassiz Harrison Community Services. The people who would live there would have the option to bring in support, but it is not intended to be assisted living with meals and cleaning provided. Council meets tomorrow to discuss this application and potentially provide a letter of support but there are still going to be negotiations and specifics further into the process. The Committee discussed the potential for job creation as a result of this project, and questions arose as to whether current Harrison Hot Springs residents would get priority.

Moved by Audrey Johnstone
Seconded by Alison Douglas

THAT the draft letter of support be approved and sent to Agassiz Harrison Community Services.

CARRIED
AFC-2025-07-03

(b) Community Meeting Space (Marlene)

The Committee discussed the need for a meeting space for residents to gather and socialize during the long, dark winter months that is not tourism based. Examples of such a space include the Harrison Mills Community Hall and the Friendship House in Agassiz. Provincial resources indicate that enabling seniors to maintain their independence, quality of life, health, connections, and social and educational interests are important for aging in place. The Committee discussed potential places, such as private meeting spaces in local hotels, the elementary school gym, the church and Memorial Hall.

Discussion ensued surrounding the rental fees, large size and operating costs of Memorial Hall. It was noted that the Harrison Mills Community Hall and the Friendship House are owned and operated by not for profits who are able to access the locations and provide any services they would like to. Village programming is currently grant dependent, as there are no budget or staff resources currently allocated to programs like chair yoga or line dancing. It was clarified that if a group of residents wants to do yoga in the park, there would not be a need for a permit or insurance. However, revenue-generating events do require a permit.

There was consensus that the Committee would like to make Council aware of this need and request that they continue to look for opportunities in the future.

Moved by Chair Talen
Seconded by Marlene Reimer

THAT staff draft a letter to Council summarizing recent discussions on this topic and outlining the need for a community meeting space.

CARRIED
AFC-2025-07-04

(c) Annual Work Plan/Budget

The Corporate Officer advised that with the updated Council Procedure Bylaw, Committees may now wish to develop annual work plans for Council's consideration and incorporate any budgetary items at that time. The Committee agreed to consider ideas for the next meeting, which will include a brainstorming session for what the Committee would like to achieve in 2026.

The Age-Friendly Bingo prizes have arrived, but staff will wait until September once the summer events have concluded before initiating the project.

7. ADJOURNMENT

Moved by Alison Douglas
Seconded by Marlene Reimer

THAT the meeting be adjourned at 2:52 p.m.

CARRIED
AFC-2025-07-05



Mayor Fred Talen, Chair
Age-Friendly Committee



Amanda Graham
Corporate Officer

File No: 0360-20-07
Date: September 8, 2025

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

RECOMMENDATION

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

THAT Council direct staff to review the current Official Community Plan from an environmental perspective to determine how policies regarding water conservation, energy conservation, protection of the Miami River, waste reduction and tree canopy improvement and renewal can be strengthened.

THAT staff be directed to research an Adopt a Trail or Shoreline program to address littering along the lagoon pathway.

SUMMARY

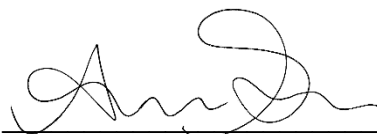
To present resolutions and information on behalf of the Environmental Advisory Committee from its September 3, 2025 meeting for Council's consideration.

POLICY CONSIDERATIONS

2025 Strategic Plan Priorities

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

Respectfully submitted:



Amanda Graham
Corporate Officer



Councillor Mark Schweinbenz, Chair
Environmental Advisory Committee

File No: 0870-30-01
Date: September 8, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Harrison Yacht Club Building Permit Application

RECOMMENDATIONS

THAT Council grant the Harrison Yacht Club permission to view and obtain copies of all plans and permits and apply for and obtain a building permit with the Fraser Valley Regional District; and

THAT pursuant to section 9 of the Building Lease and Licence agreement dated May 1, 2012 between the Harrison Yacht Club and the Village, Council authorize the Chief Administrative Officer to provide consent and approval on behalf of the Village with respect to the proposed covered patio.

SUMMARY

To seek Council direction regarding the Harrison Yacht Club's application for a building permit with the Fraser Valley Regional District (FVRD)

BACKGROUND

The Village is the registered owner in fee simple of 98 Rockwell Drive. The site has two buildings on it, one of which is currently leased to the Harrison Yacht Club (HYC). The HYC is looking to add a 24' x 38' covered patio to the west side of the building, however, the lease agreement requires that the HYC not make any alterations to the land or building without the Village's consent.

DISCUSSION

The Village's Planning Consultant will provide comments on the proposed structure during the planning review stage when the building permit application is referred to the Village by the FVRD. To apply for the building permit, the FVRD requires that the Village, as the registered owner of the land, sign a Letter of Authorization granting HYC permission to view and obtain copies of all plans and permit, and apply for and obtain a building permit. A copy of the Letter of Authorization is attached to this report.

FINANCIAL CONSIDERATIONS

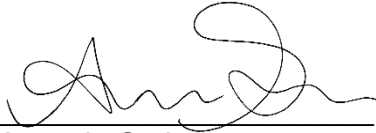
There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:

Reviewed by:



Amanda Graham
Corporate Officer



Tyson Koch
Chief Administrative Officer

Attachment: FVRD Planning & Development Letter of Authorization

LETTER OF AUTHORIZATION

Registered Authority

Please be advised that I/we, _____
(Print names of ALL Registered Owners or Corporate Director)

Representing, _____
(Corporate name - if applicable)

am/are the registered owner(s);

Site Civic Address:

Lot# _____ Block _____ Plan _____ PID# _____

Appointed Authorized Agent

Name of Authorized Agent _____

Company Name _____

Mailing Address _____

City: _____ Postal Code: _____

Email: _____

Phone: _____ Fax: _____

Signature of Authorized Agent X _____

Permission to act:

As my/our Authorized Agent in the matter of the following:

- to view and obtain copies of all plans and permits
- to apply for and obtain building permits for proposed construction to the above reference Civic Address
- to view and obtain details relating to Bylaw Enforcement Files
- to apply for Planning File: Development Permit Development Variance Permit Subdivision
Zoning Amendment Official Community Plan Amendment

other: _____

Authorized Signature (Registered Owner or Corporate Director)

This document shall serve to notify the Fraser Valley Regional District that I am/we are the legal owner(s) of the property described above and do authorize the person indicated above ("Authorized Agent") to act on my/our behalf on all matters indicated above ("Permission to act") for the above referenced property. In addition, I/we have read and understand the above application and authorize the Authorized Agent to sign the above on my/our behalf.

 X _____

Sign

Print

Date: _____

 X _____

Sign

Print

Date: _____

The personal information on this form is being collected in accordance with Section 27 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to planning, land use management and related services delivered, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 FOI@fvrd.ca.

File No: 5400-20
Date: September 8, 2025

To: Mayor and Council
From: Jace Hodgson, Director of Operations
Subject: Lillooet West Streetscape Enhancements

RECOMMENDATION

THAT staff proceed with detailed design of the Lillooet West Streetscape Enhancements at a cost up to \$45,000 to be funded by the Resort Municipality Initiative grant fund; and

THAT the Lillooet West Streetscape preliminary design be referred to the Environmental Advisory Committee.

SUMMARY

To provide Council with the refined preliminary design of Lillooet West Streetscape Enhancements and outline the next steps for project implementation.

BACKGROUND

At the August 12, 2024 regular Council meeting, the following resolutions were passed:

THAT staff engage a professional engineering and landscape architectural consultant to create a preliminary Streetscape plan and renderings for the West end of Lillooet Road; and

THAT staff be authorized to amend the 2024 budget to re-allocate the funds previously budgeted for a Climate Action Plan.

Following the Village's consultation process of a Request for Information and Qualifications (RFIQ), KM Civil was retained to prepare the preliminary streetscape plan, focusing on enhancing walkability and the overall appearance of Lillooet West.

On March 3, 2025, the preliminary design was presented at a community open house. Public feedback was conducted online and through an in person survey, and the conceptual design was displayed at the Village Office for additional input.

Key themes from the community engagement included:

- Improved sidewalks.
- Increased greenspace and tree planting
- Enhanced pedestrian safety and walkability.



HARRISON - LILLOOET AVE. IMPROVEMENTS

LILLOOET AVE. HARRISON HOT SPRINGS, BC

DRAWING TITLE
**LILLOOET AVE -
 LOOKING WEST**

NO.	DATE	YMD	DESCRIPTION
ISSUES AND REVISIONS			
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO GEOTECHNICAL REVIEW, LEGAL AND TOPOGRAPHIC SURVEY AND APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION			

PROJECT NO
240201-A
DRAWING NO
102 01

The preliminary design was refined to reflect these community priorities.

The project was included in the 2025-26 / 2027-28 Resort Development Strategy approved as a 2026 initiative with \$400,000 allocated for the initial construction phase.

DISCUSSION

The preliminary design prioritizes walkability and incorporates design elements from Esplanade Avenue to create a cohesive and attractive streetscape. Key features include:

- New concrete sidewalks with accessibility features
- Strategically placed parking to balance vehicle access and greenspace
- New crosswalks for pedestrian safety
- Tree planting landscaping to provide shade and improve aesthetics
- Plaza nodes with seating and landscaping to create community gathering spaces

The detailed design phase will further refine the concept with a strong emphasis on pedestrian safety and accessibility, while thoughtfully integrating parking solutions. Drawing inspiration from Esplanade Avenue, the final design will aim to reinforce the Village's identity and create a welcoming, cohesive streetscape experience along Lillooet West. Preliminary cost estimates suggest phase one may include roadworks, sidewalks, parking improvements and tree plantings. Additional funding will be required in future years to complete the full scope of the project.

Proposed Schedule

- Completion of Preliminary Design – Summer 2025
- Detailed Design – Winter 2025
- Tendering – Winter 2025/2026
- Construction – Spring 2026

FINANCIAL CONSIDERATIONS

A budget of up to \$45,000 is proposed to complete the detailed design phase, to be funded through the Resort Municipality Initiative grant fund. Construction funding will be included in the 2026 Financial Plan.

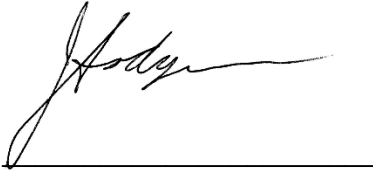
POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

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

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Jace Hodgson
Director of Operations

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

Attachment: Lillooet West Streetscape Enhancements – Preliminary Drawings

File No: 1855-03-46
Date: September 8, 2025

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Evacuation Planning Grant Update

RECOMMENDATION

THAT staff be authorized to increase the 'Consulting Services' budget for 2025 by \$27,000.00, to support the Public Notification and Evacuation Route Planning project to be funded by the approved UBCM grant and surplus.

SUMMARY

To provide an update to Council and seek approval to increase the 2025 financial plan to allow for the creation of a formalized public notification and evacuation route plan.

BACKGROUND

In 2024, the Village received successful notification of a Community Emergency Preparedness Fund: Public Notification and Evacuation Route Planning grant application offered through the Union of British Columbia Municipalities (UBCM). This grant fund supports projects which focus on utilizing the [Province's Evacuation Operational Guide for First Nations and Local Authorities](#) and include local data in the formal written plans.

DISCUSSION

Village staff have been working with the Kent Harrison Joint Emergency Program (KHJEP) Coordinator to review existing emergency management plans and evacuation planning documents. The Village has existing neighbourhood maps and procedures in place through the KHJEP and Kent Harrison Search and Rescue in the event of an evacuation. This grant project will include the creation of a public facing document with evacuation guidance as well as an evacuation plan toolkit for use by the KHJEP Committee and Village staff. Staff released the Village's [Emergency Preparedness Resident Resource Guide](#) in spring of 2025, and this evacuation planning process will further supplement this work.

In the early stages of the project, a community engagement event will be held with representatives from the selected consultant firm, to gain feedback from residents and local tourism operators which will assist in the development of the strategies.

Staff currently have templates of the various evacuation notices prepared and ready to issue in the event of an evacuation alert, evacuation order, and to rescind the same. Evacuation

directions will vary depending on the emergency, location, and overall risk to community. While the public evacuation plan may have general guidance listed, evacuation details will always be determined in real time, specific to the emergency at hand.

FINANCIAL CONSIDERATIONS

The Village was successful in its grant application to receive \$22,850.00 in funding to support the creation of the public notification and evacuation route plan. This project was not previously included in the 2025 'Consulting Services' budget line. In pursuing consultants to support this project work alongside staff, it was identified that the approved grant funding would not be sufficient to cover the anticipated costs. The proposed resolution amount includes projected expenditures up to \$27,000.00, with the difference in grant funding being supported by surplus. Staff have received two quotations for the project scope and will be seeking one additional quotation, as per Purchasing and Procurement Policy No.1.08.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

Public Safety – To ensure and enhance public safety.

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: 0400-70
Date: September 8, 2025

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Sts'ailes Art

RECOMMENDATIONS

THAT staff issue a Request for Proposals (RFP) for a carved pole to be raised and installed at the beachfront plaza, in consultation with Sts'ailes; and

THAT staff report back on proposals received and budget information; and

THAT Council waive the requirement in Public Art Policy No. 1.37 to refer to a Public Art Panel.

SUMMARY

To provide an update to Council on a proposed reconciliation project with the community of Sts'ailes.

BACKGROUND

At the July 14, 2025 regular Council meeting, the following resolution was passed:

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.

DISCUSSION

Mayor Talen and Councillor Vidal met with Chief Paul of Sts'ailes and Village staff to discuss the opportunity presented by Councillor Vidal at the July 14, 2025, regular Council meeting. It was determined that there are not any suitable artists available to participate in this project from a restorative justice lens, however, there is still a positive opportunity to highlight Sts'ailes art within the Village. The discussion evolved into the idea of a carved pole.

A proposed location discussed was the beachfront plaza and the art installation would have an accompanying plaque that would inform the public of the artists' vision and connections to the history of the land. Chief Paul indicated that he could support Village staff with the Request for Proposals and ensure that local artists are aware of the opportunity to submit a proposal.

FINANCIAL CONSIDERATIONS

The Village had previously received funding through the Resort Municipality Initiative (RMI) to support an Indigenous Consultation and Cultural Infrastructure project. At this time, the Village would like to issue a Request for Proposals (RFP) with the support of Chief Paul, to confirm the anticipated costs, before bringing any final decisions back to Council regarding expenditures and available sources of funding.

POLICY CONSIDERATIONS

Public Art Policy No. 1.37 outlines requirements for acquisition, placement, and maintenance of art that is placed on public lands in the Village. This proposed project came forward through a Council resolution, and meets the principles of the policy, with the exception of the provision to refer to a Public Art Panel. Given the support of Council and consultation that has already occurred with Sts'ailes, staff do not feel that a referral to a Public Art Panel is required and are seeking a resolution of Council to waive this requirement.

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: 6130-02
Date: September 8, 2025

To: Mayor and Council
From: Kalie Wiechmann, Communications and Community Engagement Coordinator
Subject: Temporary Off-Leash Dog Park

RECOMMENDATIONS

THAT Council authorize the installation of a temporary off-leash dog park at Spring Park on the existing horseshoes site, south of the lacrosse boxes, nearest Echo Avenue from mid-September until December 2025; and

THAT staff be directed to collect and report back on community feedback and user experience following the conclusion of the trial period; and

THAT the temporary off-leash dog park be funded through existing budget.

SUMMARY

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

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

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

BACKGROUND

The Village has explored options for an off-leash dog park since 2015, as first recommended in the Village's Age-Friendly Action Plan (2015), and most recently in the draft Parks and Trails Master Plan (2025). Although public consultation over the past decade has demonstrated support for a designated off-leash dog park in the Village, a permanent location has not yet been finalized. In addition to recent feasibility studies, staff are gathering information on the application process for changes to land designated by the Agricultural Land Commission for future planning regarding the Non-Farm Use application for the one-acre parcel along McCombs Drive.

DISCUSSION

Staff have conducted a feasibility study for the site adjacent to the lacrosse boxes at Spring Park, including both to the north and south of the boxes, for a temporary off-leash dog park. Staff have deemed the site north of the lacrosse boxes as unsuitable due to poor drainage.

Staff recommend the installation of a temporary off-leash dog park at Spring Park on the existing horseshoes site, south of the tennis courts, nearest Echo Avenue from mid-September until December 2025. The existing horseshoes are at their end-of-life and would be removed. The approximate dimension of the site is 480m². The trial will provide an opportunity to reassess community interest, gather feedback, and evaluate the suitability of Spring Park as a potential long-term location. The temporary park will include construction grade fencing, a gate for user access and signage outlining respectful use. Feedback will be gathered through [GetIntoltHarrison.ca](https://www.getintoltharrison.ca).



The purpose of the trial is to:

- Minimize permanent infrastructure costs while gauging community use
- Collect data and feedback on operations, maintenance, and neighbourhood impacts
- Inform a future Council decision on establishing a permanent location.

FINANCIAL CONSIDERATIONS

The cost estimates for the temporary fencing for the trial period is between \$2500 and \$3000, which would be funded through existing budget.

POLICY CONSIDERATIONS

2025 Strategic Plan Priorities

Public Safety – To ensure and enhance public safety.

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

Respectfully submitted:



Kalie Wiechmann
Communications & Community Engagement
Coordinator

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO