

**VILLAGE OF HARRISON HOT SPRINGS**  
**Regular Council Meeting Minutes**

**DATE:** Monday, September 8, 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 (Via Zoom)  
Councillor Allan Jackson  
Councillor Mark Schweinbenz  
Councillor Michie Vidal

**COUNCIL ABSENT:**

**STAFF PRESENT:** Chief Administrative Officer, Tyson Koch  
Chief Financial Officer/Deputy CAO, Scott Schultz  
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)**

Mayor Talen read the statement and procedures for conducting the public hearing pursuant to sections 464 and 465 of the *Local Government Act*.

**Zoning Amendment Bylaw No. 1228, 2025 – 856 Hot Springs Road**

The Public Hearing was opened at 5:30 p.m.

**Report from Staff**

The Planning Consultant provided an overview of Zoning Amendment Bylaw No. 1228, 2025, which proposes to rezone 856 Hot Springs Road from R-2 (Residential 2 – Duplex) to C-2 (Neighbourhood Commercial).

### **Report from Applicant**

The applicant provided a PowerPoint presentation on the proposed development project.

### **Public Submissions**

Three (3) written submissions were received.

Mayor Talen invited the public to provide input regarding Zoning Amendment Bylaw No. 1228, 2025.

#### John Allen, 398 Hot Springs Road

- Consider whether rezoning this property in the middle of a residential zone is in the best interest of the community
- The purpose of planning is to create compatible uses within zones to avoid conflict and putting a commercial zone in the middle of a residential zone creates conflict and negatively affects the quiet enjoyment and property value for neighbours
- There have been long held planning discussions about wanting to avoid Hot Springs Road turning into a Kingsway-type strip with commercial businesses on both sides
- Planning should mitigate towards the exclusion of spot zoning like this in the middle of a residential zone
- This proposal could be an addition to the cultural scene, but is better suited to be in the core commercial area zone
- Hot Springs Road should be preserved as an attractive entrance; it does not need more businesses and signs on the way into the Village
- The entrance to Ramona Place violates the sight lines in the Zoning Bylaw
- As a result of the Village's negligence in enforcing it, people coming in and out of Ramona Place cannot see the traffic
- The Ministry of Transportation and Transit may feel that there is no problem with this application, but we don't need another business attracting traffic as it compounds an existing problem
- The 20-foot entrance is inadequate for one going in and one going out
- The three letters received by the Village are in opposition and should be read into the record

#### Susan Galvao, 259 Miami River Drive

- It is important to ask who, where, why and how when it comes to development in the Village as a litmus test of suitability; this proposal does not pass the test
- It does not fit into the Official Community Plan or a cohesive Village design
- There is speculative real estate purchasing happening here which isn't bad if it enhances the Village, but so far it has been working well for developers
- Since 2016, our population has increased by 33% compared the provincial 7.5% which is an over 400% difference
- I am not anti-growth or anti-business/profit, but the Village needs to grow based on a firm, concrete vision of what amenities we want and where we want them

- There is no shortage of developers and we need to make sure they are developing what we want, not just what they want to maximize their profits
- Opposes Zoning Amendment Bylaw No. 1228, 2025

Cory Carlson, 542 Echo Avenue

- The diagram shows six parking spaces
- Five rooms are to be rented out as short term rentals
- Will the owners live on site?
- With a short-term rental plus a tea house and store, there is not enough parking for all the traffic coming onto that property
- Opposed to the development
- We haven't heard from the neighbours, it will affect their privacy and their quality of life

The applicant advised that there is a maximum of four or five rooms for rent and that he and his wife will be living on site. The store will be very small and will only provide snacks for customers. They are open to changing the design to make more room for parking.

The Planning Consultant added that the requirements for parking will be determined later in the process and will form part of the final report to Council.

Wolfgang Thornton, 336 Chestnut Avenue

- There has just recently been a tea house opened in the Village
- This location is an industrial zoning, and that really doesn't belong in a residential area
- Encourages the applicant to open a tea house somewhere else in Harrison, but not in the residential area as it disrupts people's lives
- This is an example of advancement of commercial zoning into a residential area, which is a negative

Teresa Omelus, 641 Schooner Place

- Concerned about parking, traffic and ease of egress and entrance into the Village
- With the current construction on Hot Springs Road and McCombs Drive, it is not enjoyable to sit and wait for traffic construction in the heat for 15-20 minutes; this is temporary, but we should think long term
- The Village has one road in and one road out
- Not opposed to the shop, but does not believe it is in the right location
- Would like to see incentives to encourage use of existing retail spaces sitting empty, which would be a better use of resources, would encourage diversification of retail spaces and would fit in nicely with the upgraded streetscaping plan for Lillooet Avenue west

Sonja Moore, 349 Walnut Avenue

- What happens if the tea shop doesn't work out and closes, but the property is zoned commercial? What would go up in its place?
- Would they then have a right to build a multi-storey building?
- There are lot of commercial properties around that are ready for rent, and it should have been considered that this property is residential before they purchased it
- There is already a tea house that is suffering
- With the Airbnb, teahouse, shop, plus the property owner's living on site there are not enough parking stalls
- There will be people parking on the boulevard in front of other people's homes

Freddy Marks, 875 Hot Springs Road

- Lives close to the property and notes that most neighbours are not in favour of this rezoning
- Brought up concerns at a previous Council meeting
- Was previously on the Advisory Planning Commission and rezoned, at that time, commercial properties on that end of the Village; with the exception of one property, all the property owners were opposed
- This spot zoning would turn everything around
- Several years ago a bylaw was introduced that in residential areas, no Airbnbs were allowed, but this proposal would turn that around
- If this rezoning goes through, at the end what will be built will be different than what is presented tonight; we have seen that on many occasions

Mayor Talen called a second time for public input regarding Zoning Amendment Bylaw No. 1228, 2025.

John Allen, 398 Hot Springs Road

- The four or five spaces are inadequate for the five B&B units, the tea shop, and the retail shop, plus hopefully a residence for the owner
- The planner's report says that there is 1.34 acres of land available here but these properties along Hot Springs Road go in a little bit of distance at street level and then they go up into a cliff
- The property to the south of this has three homes on the front and the area behind is a park, which is there because at the time that developer wanted to subdivide and the subdivision rules didn't allow him to do so because he had to more than 10 % of his perimeter on the highway
- The solution was for the developer to donate the back of the property, the hillside, to the Village as future parkland
- We did that because we need a reservoir in the south part of Harrison Hot Springs for our domestic water supply
- Perhaps through negotiation with Mr. Zhu, we can get the unused cliff behind his property dedicated to the Village as parkland and possibly expand the reservoir
- At the base of the cliff is a drainage ditch that drains all the water from south Harrison north to the Miami River

- This can be done at this stage, not later, and it should be done as part of the infrastructure because that water, if you don't have that ditch maintained, flows across the property onto Hot Springs Road, causing the problems which we had last winter
- The quote within the planner's report which seems to say that the OCP supports this rezoning application is misleading
- If you read the OCP paragraph in context it says very clearly that there is a need, in the south part of the Village, for a retail service commercial area to serve the needs of residents, such as a gas station, convenience store, hairdresser, hardware shop, that residents can benefit from
- This does not meet the objectives of the OCP, this is a tourist business of little to no interest or value to residents because we're not going to go there
- Overall, this is a bad idea and if the property owner wants to open a business in Harrison he should do the right thing and buy commercial property that's already zoned for business instead of cheap residential property and benefitting by up-zoning it to commercial uses
- For those of us who have invested in commercial-zoned land, it's unfair when you allow someone else to just buy residential much cheaper and re-zone it for them; it's a breach of trust
- It's a bad idea, spot zoning, bad planning and you should not approve it
- The property owner is welcome here, there is a lot of commercial land within two blocks from Memorial Hall and he should do business through commercial property that is suitably zoned
- We have said for the last 60 years that this property is residential, not commercial, so why change it now?

Cory Carlson, 542 Echo Avenue

- Question as to whether there will be a commercial kitchen with exhaust that might be unpleasant for neighbours.

Mayor Talen called a third time for public input regarding Zoning Amendment Bylaw No. 1228, 2025.

Sonja Moore, 349 Walnut Avenue

- If this doesn't work, what are the next steps for them to build something else there?
- They own it, it would be commercial; who's to say that what they have planned is what it's going to be?
- The parking is one thing, but you've also got an industrial kitchen going with fans, smells and oil
- They've purchased residential because it's cheaper
- The developer will say whatever to get this through then put up something totally different, who stops him from doing that?

The Planning Consultant clarified that parkland dedication occurs at the subdivision stage, not during the rezoning process. If Council wishes, as a condition of the rezoning, Council can request an easement or statutory right of way for the park that is located behind the property. He further added that there is already an industrial catering kitchen in that area of Hot Springs Road and he is unaware of any complaints at this time. He is also not aware of any full-scale industrial restaurant happening on this property.

The Developer responded that he is retired and they moved here to live here for the rest of their lives. They only want to do this to add value and positivity to the community. There will be no restaurant, just a small snack shop.

John Allen, 398 Hot Springs Road

- This application has not been referred to our Advisory Planning Commission and that's an important oversight because those people have volunteered to spend the time looking into such applications and giving Council the wisdom of their advice, for you to ignore them on something that is so high profile is a bit of a slap in the face to the APC, as if to say they're not capable of reviewing this, and therefore Council is not referring it to them
- I hope this is an oversight on somebody's part, and that you will in fact now refer this to the APC so that those people can get a chance to review the application
- If you rezone this property to C2 you lose control of what happens to it
- The owner, either Mr. Zhu or whoever he sells it to, will be allowed to build a motel or restaurant or any of the other uses specified in the C2 zone
- \You can, instead of zoning it to C2, zone it to a comprehensive development or CD zone
- Within that CD zone you can say this property is zoned to limit the use to a tea shop, gift shop and four Airbnb units
- \By doing that, you satisfy the property owners and give him the land uses he wants while protecting the neighbourhood from the property being sold and used for any of the C2 zone uses

Tina Guthrie, 595 Lillooet Avenue

- If we accept this rezoning, this would become a business and set a precedent for anyone else along Hot Springs Road who will want to do the same thing
- If this property is rezoned and there is a business plan going forward, the developer will have to get a license to serve food, and Work Safe accounts to make sure their employees are covered

The Public Hearing for Zoning Amendment Bylaw No. 1228, 2025 was closed at 6:28 p.m.

**4. INTRODUCTION OF LATE ITEMS**

None.

**5. APPROVAL OF THE AGENDA**

**Moved by Councillor Facio**  
**Seconded by Councillor Jackson**

THAT the agenda be approved.

**CARRIED**  
RC-2025-09-01

**6. DECLARATIONS OF CONFLICT OF INTEREST**

None.

**7. ADOPTION OF MINUTES**

(a) Regular Council Meeting Minutes of August 11, 2025

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT the Regular Council Meeting Minutes of August 11, 2025 be adopted.

**CARRIED**  
RC-2025-09-02

**8. BUSINESS ARISING FROM THE MINUTES**

None.

**9. DELEGATIONS AND PETITIONS**

(a) Daniel Maldoff, Hydrotechnical Engineer – Northwest Hydraulic Consultants  
Re: Dike Upgrade

Mr. Maldoff provided a PowerPoint presentation on the dike upgrade project update.

**Moved by Councillor Facio**  
**Seconded by Councillor Schweinbenz**

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.

**CARRIED**  
RC-2025-09-03

## **10. CORRESPONDENCE**

- (a) Letter dated August 8, 2025 from Lions Bay  
Re: UBCM Resolution on Emergency Water Treatment Plants
- (b) Email dated August 12, 2025 from Carlton Toews  
Re: Hot Springs Road Speed Limit
- (c) Letter dated August 21, 2025 from Age-Friendly Committee  
Re: Community Meeting and Gathering Space
- (d) Email dated August 25, 2025 from Pathways Serious Mental Illness Society  
Re: BC Mental Health Act
- (e) Email dated August 29, 2025 from the Minister of Infrastructure  
Re: UBCM 2025 Meetings
- (f) Email dated September 1, 2025 from Kalen Holm  
Re: UBCM Resolution NR75
- (g) Letter dated September 2, 2025 from Prince George  
Re: 2025 UBCM Resolutions
- (h) Correspondence Package of Various Letters and Emails from the Public Regarding the Seniors Housing Project

**Moved by Councillor Vidal**  
**Seconded by Councillor Schweinbenz**

THAT all correspondence be received.

**CARRIED**  
RC-2025-09-04

## **11. BUSINESS ARISING FROM CORRESPONDENCE**

None.

## **12. REPORTS FROM COUNCILLORS**

**Councillor Vidal**

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities
  - Attended a meeting on August 29, 2025
- Kent Harrison Joint Emergency Program Committee
  - Attended a meeting on September 3, 2025
- Attended the garden party hosted by the Community Gardens on August 23, 2025
- Terry Fox Run is being held this Sunday, September 14, 2025. Registration at the plaza at 10:00 a.m.

**Councillor Facio**

- Fraser Valley Regional District Board (Municipal Director)
  - Attended a meeting on September 4, 2025
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended the UFVRD 75<sup>th</sup> Anniversary event on August 16, 2025
- Attended Bands on the Beach August 30, 2025

**Councillor Jackson**

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report

**Councillor Schweinbenz**

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

**13. REPORTS FROM MAYOR**

- Addressed recent social media posts regarding Village staff and directors from the Agassiz-Harrison Community Services' board. Further commented on the community discussion around the proposed senior's housing project.
- Reported on the Sts'ailes and Miami River Streamkeepers floating wetland project in the Miami River
- Attended Storytime in the Park on August 20, 2025
- Attended the Age-Friendly Committee Meeting on August 21, 2025
- Reported on the Kent-Harrison Joint Emergency Committee meeting on September 3, 2025
- Reported on the Resort Community Collaborative Mayor's meeting on September 4, 2025

**14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS**

- (a) Communities in Bloom Committee Meeting Minutes of June 19, 2025
- (b) Communities in Bloom Committee Meeting Minutes of July 2, 2025
- (c) Environmental Advisory Committee Meeting Minutes of July 2, 2025
- (d) Age-Friendly Committee Meeting Minutes of July 24, 2025

**Moved by Councillor Facio**  
**Seconded by Councilor Schweinbenz**

THAT the above committee minutes be received.

**CARRIED**  
RC-2025-09-05

- (e) Report of Corporate Officer dated September 8, 2025  
Re: Environmental Advisory Committee Report

**Moved by Councillor Vidal**  
**Seconded by Councilor Schweinbenz**

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.

**CARRIED**  
RC-2025-09-06

**15. REPORTS FROM STAFF**

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

**Moved by Councillor Vidal**  
**Seconded by Councilor Schweinbenz**

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.

**CARRIED**  
RC-2025-09-07

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

**Moved by Councillor Vidal**  
**Seconded by Councillor Schweinbenz**

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.

**CARRIED**  
RC-2025-09-08

**Moved by Councillor Vidal**  
**Seconded by Councillor Schweinbenz**

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

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

**Moved by Mayor Talen**  
**Seconded by Councillor Vidal**

THAT this Regular Council Meeting extend beyond 8:30 p.m. to be adjourned at 9:00 pm.

**CARRIED**  
RC-2025-09-09

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

**Moved by Councillor Facio**  
**Seconded by Councillor Vidal**

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.

**CARRIED**  
RC-2025-09-10

- (d) Report of Community Services Manager dated September 8, 2025  
Re: Sts'ailes Art

**Moved by Councillor Vidal**  
**Seconded by Councillor Facio**

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

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.

**Amendment Moved by Councillor Schweinbenz**

THAT the motion be amended to remove waiving the requirement to refer this matter to a Public Art Panel.

**MOTION FAILED**  
**LACK OF SECONDER**

Council voted on the original motion.

**CARRIED**  
**OPPOSED BY COUNCILLOR SCHWEINBENZ**  
RC-2025-09-11

- (e) Report of Communications and Community Engagement Coordinator dated September 8, 2025  
Re: Temporary Off-Leash Dog Park

**Moved by Councillor Vidal**  
**Seconded by Councillor Schweinbenz**

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.

**CARRIED**  
RC-2025-09-12

**16. BYLAWS**

None.

**17. NEW BUSINESS**

- (a) New Business from Councillor Facio  
Re: Regular Council Meeting Location

**Moved by Councillor Facio**  
**Seconded by Councillor Schweinbenz**

THAT this matter be tabled to the next Council Meeting.

**CARRIED**  
RC-2025-09-13

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

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

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

**CARRIED**  
RC-2025-09-14

## **18. NOTICES OF MOTION**

None.

## **19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA**

Questions from the public were entertained.

## **20. ADJOURNMENT**

**Moved by Councillor Facio**  
**Seconded by Councillor Jackson**

THAT the meeting be adjourned at 9:00 p.m.

**CARRIED**  
RC-2025-09-15



\_\_\_\_\_  
Fred Talen  
Mayor



\_\_\_\_\_  
Amanda Graham  
Corporate Officer