



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Monday, October 6, 2025, 5:30 PM
 Memorial Hall, 290 Esplanade Avenue,
 Harrison Hot Springs, BC V0M 1K0

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

1. CALL TO ORDER	
Meeting called to order by Mayor Talen.	
2. LAND ACKNOWLEDGEMENT	
Acknowledgement of Sts'ailes traditional territory.	
3. PUBLIC HEARING (if required)	
4. INTRODUCTION OF LATE ITEMS	
5. APPROVAL OF AGENDA	
6. DECLARATIONS OF CONFLICT OF INTEREST	
7. ADOPTION OF COUNCIL MINUTES	
(a) THAT the Regular Council Meeting Minutes of September 8, 2025 be adopted.	Page 1
(b) THAT the Special Pre-Closed Council Meeting Minutes of September 16, 2025 be adopted.	Page 15
8. BUSINESS ARISING FROM THE MINUTES	
9. DELEGATIONS AND PETITIONS	
(a) Angela MacDougall, Executive Director – Battered Women’s Support Services Re: Designed With Survivors	
10. CORRESPONDENCE	
(a) Letter dated September 4, 2025 from Ingrid Trouw Re: Follow Up to Town Hall Meeting – Seniors Housing Project	Page 17
(b) Petition received September 9, 2025 from Jean Bereti Re: Overflow Parking Lot	Page 39
(c) Letter dated September 15, 2025 from Youth Parliament of British Columbia Re: 97 th British Columbia Youth Parliament	Page 43

(d) Letter dated September 15, 2025 from the City of West Vancouver to the Minister of Housing and Municipal Affairs Re: Response to Minister's Letter on Directives for West Vancouver	Page 47
(e) Email dated September 16, 2025 from Cathy Peters Re: 3 Asks to Stop Child Sex Trafficking in British Columbia	Page 49
(f) Letter dated September 16, 2025 from Philip Perras Re: Federal Enforcement Agencies Failures in Canada	Page 53
(g) Letter dated September 18, 2025 from Agassiz-Harrison Food Coalition (AHFC) Re: Invitation to Attend Meetings	Page 55
(h) Email dated September 19, 2025 from the Ministry of Children and Family Development Re: October is Foster Family Month in British Columbia	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> <p>(a) Advisory Planning Committee Meeting Minutes of April 2, 2025 Page 59</p> <p>(b) Accessibility Committee Meeting Minutes of April 28, 2025 Page 61</p> <p>(c) Communities In Bloom Committee Meeting Minutes of August 12, 2025 Page 65</p> <p>(d) Age-Friendly Committee Meeting Minutes of August 21, 2025 Page 69</p>	
15. REPORTS FROM STAFF	
(a) Report of Chief Administrative Officer dated October 6, 2025 Re: CAO 2025 Third Quarter Update	Page 73
<p>Recommendations:</p> <p>THAT the Chief Administrative Officer's report dated October 6, 2025 regarding CAO 2025 Third Quarter Update be received for information.</p>	

<p>(b) Report of Corporate Officer dated October 6, 2025 Re: Release of Closed Meeting Resolutions</p> <p>Recommendation:</p> <p>THAT the following resolutions from the September 16, 2025 special closed Council meeting be received for information:</p> <p><i>THAT Council indicates its support for the Village to pursue self-management of pay parking services; and</i></p> <p><i>THAT staff be authorized to draft a proposal for managing pay parking, including budgets and employment considerations and report back to Council.</i></p> <p><i>THAT staff be authorized to apply for a 15-year aquatic Crown lands lease over Block D of District Lot 5784 and 7211 Group 1, New Westminster District for commercial marina purposes with the intent to sublease it to the Harrison Yacht Club; and</i></p> <p><i>THAT staff be directed to negotiate temporary agreements with the Harrison Yacht Club for the lease of the Workshop at 98 Rockwell Drive and the sublease of the aquatic lands lease while awaiting the Province's decision if necessary, with the intent to enter into longer-term agreements subject to the Province's approval of the aquatic lands lease.</i></p>	Page 79
<p>(c) Report of Corporate Officer dated October 6, 2025 Re: 2026 Regular Council Meeting Schedule</p> <p>Recommendation:</p> <p>THAT the proposed Regular Council Meeting Schedule for 2026 be approved as submitted.</p>	Page 81
<p>(d) Report of Communications and Community Engagement Coordinator dated October 6, 2025 Re: Anti-Racial & Anti-Discrimination Policy</p> <p>Recommendations:</p> <p>THAT Council receive the following report regarding legal counsel's review of the Draft Anti-Racial and Anti-Discrimination Policy 1.42 for information; and</p> <p>THAT Council adopt Anti-Racial and Anti-Discrimination Policy 1.42.</p>	Page 85
<p>(e) Report of Planning Consultant dated October 6, 2025 Re: Pending Changes to the Heritage Conservation Act</p> <p>Recommendations:</p> <p>THAT the Planning Consultant's report dated October 6, 2025 regarding Pending Changes to the <i>Heritage Conservation Act</i> be received for information.</p>	Page 97

16. BYLAWS

Page 101

- (a) Report of Planning Consultant dated October 6, 2025
Re: 442 Lillooet Avenue Rezoning/OCP Redesignation

Recommendations:

THAT second reading of Zoning Amendment Bylaw No. 1226, 2025 be rescinded;
and

THAT Zoning Amendment Bylaw No. 1226, 2025 be given second reading as
amended; and

THAT the applicant be required to host a Public Notification Meeting in accordance
with Development Procedures Bylaw No. 1090, 2016 as the bylaw in effect at the
time of application; and

THAT staff be directed to hold a Public Hearing upon all requirements of the Public
Notification Meeting having been completed by the applicant.

17. NEW BUSINESS

- (a) New Business from Councillor Facio
Re: Council Meeting Locations (*Tabled at the September 8, 2025 Regular Council
Meeting*)

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

18. NOTICES OF MOTION

- (b) Notice of Motion from Councillor Facio
Re: Council Retreat

THAT staff be directed to schedule a two to three day retreat in November for a
Council strategic session with appropriate staff members to discuss the draft budget,
ongoing and future projects and sources of funding.

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, 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 75th 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

DRAFT

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

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

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

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

1. CALL TO ORDER

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

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. RESOLUTION TO EXCLUDE THE PUBLIC

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT pursuant to Sections 90 and 92 of the Community Charter, this Special Meeting of Council be closed to the public as the subject matter being considered relates to the following:

- Section 90(1)(a) - personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- Section 90(1)(e) - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- Section 90(1)(i) - the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- Section 90(1)(j) - information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act

CARRIED
SC-2025-09-01

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

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT



From the Desk of **Ingrid Trouw**

██████████ McCombs Drive
PO Box 1037

Harrison Hot Springs, BC V0M 1K0

Phone: ██████████

Personal Email: ██████████

September 4, 2025

Dear Mayor, Staff and Council,

Re: Follow up to Sep 3rd Public Meeting, a suggest submission for the upcoming September 8th Regular Council Meeting

Thank you for all the information you provided that night. I learned a lot. I would like to trust that after last night our Council and staff heard what everyone said and think on it carefully.

However, I am writing to suggest an idea be brought forward to the council, staff and the public that I would like to see happen after last night's meeting outcome.

I would like to know how many attended last nights meeting as I believe we were around 130 to 150 residents. That is only about 7% of the population so does not really represent the majority.

However, there were very good points brought up on both sides.

My suggestion is:

1. As we heard you don't have a lot of answers but I'm sure you will have more once/if the Ministry approves the funding and they will have guidelines you can share with us as the Ministry gives them. Especially knowing if we are required to provide housing for more than just seniors. As our mayor said, we are only looking to housing for seniors.
2. I would like to suggest that a committee be struck once they know if they are given funding and that they allow for a minimum of 7 Harrison residents and 2 alternates to sit on this committee so that we can come to them with the ideas, the concerns and we can also pass on the information back to residents as the more accurate voices the better.

In my past city, Richmond, our little community of Burkeville, our neighbours were invited to sit on the planning committee for a project that would affect our neighbourhood, and our ideas and concerns were heard by all parties involved, including the builders, the investors and the city and they heard many things from us that they hadn't heard from different factions that would affect their planning. Although there were still residents that were unhappy with this development, they heard us and acted on some things.

Our neighbourhood only had 700 residents so that is the number I suggested as we are a bit bigger population in Harrison and a smaller council, and I felt that we could have good representation. Possibly, newer neighbours as well as business owners, neighbours directly affected beside the empty property, etc.

I hope this is a viable option to present to the public.

With Respect,

Ingrid Trouw

PETITION TO STOP THE DESTRUCTION OF OVERFLOW PARKING TO MAYOR AND COUNCIL, VILLAGE OF HHS

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This petition is **SOLELY A VOTE AGAINST** destroying this critical public parking facility notably the "OVERFLOW" lot.

DATE NAME ADDRESS PHONE

July 28 BOWE

[REDACTED] Lillooet Ave

July 30 ~~BUCKLEY~~ BUCKLEY

[REDACTED] COTTONWOOD PL.

July 30 J. CZOP

[REDACTED] MIAMI RIV

July 30 GARRY

[REDACTED] HOTSORINGS RD
BC

[Signature]

[REDACTED] Poplar Ave

July 30/2025 Gary Webster

[REDACTED] McCombs Drive

July 30 12025 ~~Alaska~~ ~~Spokane~~

[REDACTED] McCombs Dr

July 30/2025 Charlene Webster

[REDACTED] McCombs Dr

JUL 30 JOHN ALLEN

[REDACTED] Hot Springs Rd.

JUL 30 JERRY RUCZKO

[REDACTED] HOT SPR. RD.



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7229
GMC

DATE NAME ADDRESS PHONE

Harrison Hot Springs

↓ all

Georg Schuck

Konstantin Mockler [redacted] Miami River Dr [redacted]

Rob Baker [redacted] Miami River Drive [redacted]

Karl Perrin [redacted] Miami River Drive [redacted]

KELLI EASTON [redacted] Miami River Drive [redacted]

CHRISTOPHER JONASSON [redacted] Miami River Drive [redacted]

Megan Kent [redacted] Miami River Drive [redacted]

Brian Kent [redacted] Miami River Drive [redacted]

RON Haqgrad [redacted] Miami River Drive [redacted]

SALLY WATSON [redacted] Miami River Drive [redacted]

Don Watson [redacted] " " [redacted]

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DATE	NAME	ADDRESS	PHONE
July 27/25	L. Janga	Miami River Dr.	[REDACTED]
	L. von Einsiedel	Ksplanade	[REDACTED]
July 27/25	M. Jarvis	Eagle St	[REDACTED]
	HANS ECHTERBECKER	" "	[REDACTED]
	Rayana Anderson	Echo	[REDACTED]
	[Signature]	ECHO AVE	[REDACTED]
	Lily De Flacito	Echo Ave.	[REDACTED]
	Angel R. Clark	Echo AVE	[REDACTED]
	Tom [Signature]	ECHO AVE	[REDACTED]
	[Signature]	ECHO AVE	[REDACTED]

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07/27/25	Melanie Young	[REDACTED] Lillooet Rd	[REDACTED]
07/27/25	Karyn McFuire	[REDACTED] Lillooet Rd	[REDACTED]
07/27/25	LANA STYR	[REDACTED] EAGLE ST	[REDACTED]
07/27/25	Cathy Christiansen	[REDACTED] Miami River Dr	[REDACTED]
07/27/25	ANDREW FRASER	[REDACTED] MIAMI RIVER DR	[REDACTED]
07/30/25	Shawn Weber	[REDACTED] MIAMI RIVER DR	[REDACTED]
07/30/25	Bruce Weber	[REDACTED] MIAMI RIVER DR	[REDACTED]
07/30/25	Janis Nelson	[REDACTED] Miami River Drive	[REDACTED]
07/30/25	Claudia Nelson	[REDACTED] Miami River Drive	[REDACTED]
07/30/25	Chang Kun Kim	[REDACTED] Lillooet Rd	[REDACTED]
	Young Sun Kim	[REDACTED]	[REDACTED]
07/30/25	JASON	[REDACTED] Village Pizzeria	[REDACTED]
07/30/25	Keis Mattinson	[REDACTED] Harrison Ave	22

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DATE	NAME	ADDRESS	PHONE
		Walnut ave Harrison Hot Springs	
	LYNN MARTIN	Walnut ave	
	GREG MARTIN	Walnut ave	
	Brighte Salena	Walnut ave	
	Craig Obonsawin	Walnut ave.	
	HARRAINE KNIGHT	Walnut ave	" "
	Bruce Burns	Walnut ave	
	Ruyley Jones	walnut ave	
	Lesley Sharpe	walnut ave	
	Jou Sharpe	walnut ave	
	Terre Gromau	Walnut Ave	
	Ziggy Gromau	Walnut	
		walnut ave	

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DATE NAME ADDRESS PHONE

July 30/25	Megan Hart	[REDACTED] Chestnut Ave. Harrison Hot Springs BC	[REDACTED]
July 20/25	Celia Smith	[REDACTED] Chestnut Ave. H.H.S.	[REDACTED]
July 30/25	[REDACTED]	[REDACTED] Drifwood Dr. HHS	[REDACTED]
July 30/25	RICHARD SCHROEDER	[REDACTED] MIAMI BLVD	[REDACTED]
July 30/25	GISELE YATES	[REDACTED] MIAMI RIVER DR.	[REDACTED]
July 30/25	Wendy [REDACTED]	[REDACTED] BASALT HARRISON HOT SPRINGS	[REDACTED]
July 30/25	Guerman Zaborov	[REDACTED] Walnut Ave - 46	[REDACTED]
July 30/25	Joan Vance Beaulieu	[REDACTED] Walnut Ave. HHS	[REDACTED]
July 30/25	Kelly Phipps	[REDACTED] Chestnut Ave HHS	[REDACTED]
July 30/25	Sonja Moore	[REDACTED] Walnut Ave, BC VOMIKO	[REDACTED]
July 30/25	Pat Moore	[REDACTED] Walnut Ave BC VOMIKO	[REDACTED]
July 30/25	Bob Armstrong	[REDACTED] M.R.D.	[REDACTED]

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DATE NAME ADDRESS PHONE

7/30/25 [redacted] Miami River [redacted]

7/30/25 Gee [redacted] Miami River [redacted]

D [redacted] Eagle [redacted]

7/30/25 [redacted] Walnut Ave [redacted]

[redacted] WALNUT AVE [redacted]

✓ [redacted] Walnut Ave [redacted]

✓ [redacted] WALNUT AVE [redacted]

Sonya BOZAR [redacted] Walnut AVE [redacted]

Phil & Fred Bailey [redacted] Miami River Dr [redacted]

July 30 Charles + Kassie Ranchie [redacted] Chestnut Ave [redacted]

7/30/25 Margnet Blasseur [redacted] Chestnut Av [redacted]

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DATE	NAME	ADDRESS	PHONE
Aug 1 '25	J. Hoogendoorn	[REDACTED] Cottonwood Pl	[REDACTED]
Aug 1 / 25	S. Wright	[REDACTED] Drylwood	[REDACTED]
Aug 4 / 25	Dorothy Cresswell	[REDACTED] Walnut	[REDACTED]
Aug 4 / 25	Alan Cresswell	[REDACTED] Walnut	[REDACTED]
Aug 9 / 25	[REDACTED]	[REDACTED] MIAMI RIVER DR, HHS	[REDACTED]
Aug 17 / 25	Bruce Pellick	[REDACTED] McCombs HHS	[REDACTED]
Aug 17 / 25	John Pellick	[REDACTED] McCombs HHS	[REDACTED]
Aug 17, 25	Julie Jones	[REDACTED] McCombs HHS	[REDACTED]
Aug 17 21	Carl Troplet	[REDACTED] McCombs	[REDACTED]

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DATE NAME ADDRESS PHONE

Don TOSH [REDACTED] WALNUT AVE [REDACTED]

DAN CLARKE [REDACTED] BALSAM AVE [REDACTED]

17 AUG 2025 RICH RIORDAW [REDACTED] MCCOMBS DR [REDACTED]

17/AUG/25 Colin Caldwell [REDACTED] Alder Ave [REDACTED]

17/Aug/25 Andrew Fisher-Fleming [REDACTED] Ave [REDACTED]

J+C Rollini [REDACTED] McCombs [REDACTED]

Rick Kuzowski [REDACTED] McCombs [REDACTED]

Annette Kuzowski [REDACTED] McCombs [REDACTED]

CHARLIE SCAUTZ [REDACTED] MCCOMBS [REDACTED]

Sandie Shultz [REDACTED] McCombs [REDACTED]

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7/30/25	Carol Ketchuk	[REDACTED] Esplanade	[REDACTED]
8/16/25	Loe Honey	[REDACTED] Miami River	[REDACTED]
8/16/25	ALAN HOWEY	[REDACTED] Miami River	[REDACTED]
8/17/25	Jean Point	[REDACTED] Alder Ave	[REDACTED]
8/17/25	MIKE SANDS	[REDACTED] ALDER AVE	[REDACTED]
8/17/25	Diane Wening	[REDACTED] McCombs Dr	[REDACTED]
8/17/25	Prige Donaldson	[REDACTED] Alder Ave.	[REDACTED]
8/17/25	Adam Benoit	[REDACTED] alder ave,	[REDACTED]
8/17/25	Raina Clark	[REDACTED] Alder Ave	[REDACTED]
8/17/25	Ed Wood	[REDACTED] Alder Ave	[REDACTED]

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6/4/20/25 JP BLACKBURN [REDACTED] WALNUT AVE HHS [REDACTED]
 k D. BLACKBURN [REDACTED] [REDACTED] [REDACTED]
 JOHN SERGINSON [REDACTED] DRIFTWOOD AVE
 ANNETTE SERGINSON [REDACTED] DRIFTWOOD AVE
 CAROLINE BERNTON [REDACTED] CHESTNUT AVE
 Deanna Jones [REDACTED] chestnut AVE
 WOLFGANG THORNTON [REDACTED] CHESTNUT AVE HHS
 Cecilia Conway [REDACTED] Alder Ave [REDACTED]
 PARRY JAMES [REDACTED] Alder Ave. [REDACTED]

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DATE	NAME	ADDRESS	PHONE
8/17/25	Launa Gallant	[REDACTED] McCombs Dr.	[REDACTED]
8/17/25	Bryan Lindgren	[REDACTED] McCombs Dr.	[REDACTED]
8/17/25	KENT DOBSON	[REDACTED] McCombs Dr.	[REDACTED]
8/17/25	THOMASINE ANTONIALLI	[REDACTED] SCHOONER PL.	[REDACTED]
8/17/25	ROMULO ANTONIALLI	[REDACTED] SCHOONER PL.	[REDACTED]
8/17/25	David Eldercin	[REDACTED] Schooner-place	[REDACTED]
8/17/25	Fran Hensen	[REDACTED] Schooner Pl.	[REDACTED]
8/17/25	JOHN VANDERSTARKEN	[REDACTED] SCHOONER	[REDACTED]
	TARA WATSON	[REDACTED] Schooner	[REDACTED]
	KARLY WISEMAN	[REDACTED] SCHOONER	[REDACTED]

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DATE	NAME	ADDRESS	PHONE
	Shane Wiseman	[REDACTED] Schooner	[REDACTED]
	Colin Brett	[REDACTED] SCHOONER	[REDACTED]
	KELLEY DECREWE	[REDACTED] SCHOONER	[REDACTED]
	Tyler Kohl	[REDACTED] schooner	[REDACTED]
	JEFF DeCrew	[REDACTED] Schooner	[REDACTED]
	MIKE Conken	[REDACTED] Balsam	[REDACTED]

f82

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This petition is **SOLELY A VOTE AGAINST** destroying this critical public parking facility notably the "OVERFLOW" lot.

DATE NAME ADDRESS PHONE

8/17/25	Pamela Bergen	[REDACTED] CHESTNUT	[REDACTED]
8/17/25	Kari Lynds	[REDACTED] chestnut	[REDACTED]
8/17/25	Mike Afonso	[REDACTED] CHESTNUT AVE.	[REDACTED]
8/17/25	Barbara Maylon	[REDACTED] Chestnut Ave	[REDACTED]

PETITION TO STOP THE DESTRUCTION OF OVERFLOW PARKING TO MAYOR AND COUNCIL, VILLAGE OF HHS

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DATE NAME ADDRESS PHONE

	Sylvia Bailey	[REDACTED] Chestnut	
	Rick Bailey	[REDACTED] CHESTNUT	
	Tada Bazan	[REDACTED] Chestnut	
	Ray Bremner	[REDACTED] Chestnut	
	Veronica Bremner	[REDACTED] Chestnut Ave	
	Pete Wiley	[REDACTED] Chestnut	
	Laurie Wiley	[REDACTED] Chestnut	
	Shirley Burke	[REDACTED] Chestnut	
	[Signature]	[REDACTED] Chestnut	

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DATE NAME ADDRESS PHONE

10/8/25 Ton Lebrachthausen [redacted] Miami River Dr [redacted]

10/8/25 Marion Lebrachthausen [redacted] Miami River Dr [redacted]

21/8/25 Louis Bereti [redacted] Miami River Dr Harrison hot springs BC [redacted]

21/8/25 Jean Bereti [redacted] Miami River Dr Harrison Hot Spring [redacted]

PETITION TO STOP THE DESTRUCTION OF OVERFLOW PARKING

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Statistics show that tourism significantly contributes to the economy of small regions like ours, providing jobs and supporting local businesses. Adequate parking facilities are integral to sustaining this sector by offering convenience and accessibility to everyone who visits Harrison Hot Springs.

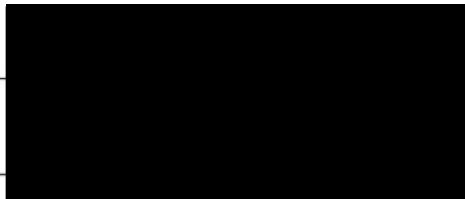
We urge the municipal council to reconsider the redevelopment project. There are viable alternatives to achieving growth without sacrificing our existing infrastructure. By preserving the overflow parking lot, we protect our streets from becoming overwhelmed while continuing to welcome tourists with open arms.

This petition is **SOLELY A VOTE AGAINST** removing public parking facilities notably the "OVERFLOW" lot.

NAME ADDRESS PHONE

Dawn Robertson Herons Cove
Lillooet Ave

Waver Robertson " " " "



PETITION TO STOP THE DESTRUCTION OF OVERFLOW PARKING TO MAYOR AND COUNCIL, VILLAGE OF HHS

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DATE NAME # [REDACTED] walnutave ADDRESS Harrison Hot Springs PHONE

DATE	NAME	#	ADDRESS	PHONE
	Toni Bailey	[REDACTED]	Miami River Dr	[REDACTED]
	Gerdi Ball	[REDACTED]	walnut ave	[REDACTED]
	Ron MAHY	[REDACTED]	walnut ave	[REDACTED]
	Didier Bourgeat	[REDACTED]	walnutave	[REDACTED]
	EVELYN KOREN	[REDACTED]	walnutave	[REDACTED]
	SHIRLEY MATKOWSKI	[REDACTED]	[REDACTED]	[REDACTED]
	Pat Moore	[REDACTED]	walnut ave	[REDACTED]
	Les Loden	[REDACTED]	walnutave	[REDACTED]
	Shirley	[REDACTED]	walnut ave	[REDACTED]
	BDA	[REDACTED]	walnutave	[REDACTED]

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DATE	NAME	ADDRESS	PHONE
		Miami River Drive Harrison Hot Springs BC	
	ZHENWEI LIU	MIAMI	# [REDACTED]
	Yan chen	" "	" "
	BRIAN WILLIAMS	Miami River Drive	[REDACTED]
	CELKEEN BUTLER	miami River Drive	[REDACTED]
	SHANE PARK	miami River Drive	[REDACTED]
	DOX EVANSON	miami River Drive	[REDACTED]
	Ilonka Harris	miami River Drive	[REDACTED]
	Bob Armstrong	miami River Drive	[REDACTED]
	Dave Nampcor	miami River Drive HHS	[REDACTED]
	Gloria McBain	# [REDACTED] miami River Drive HHS	[REDACTED]

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DATE	NAME	ADDRESS	PHONE
	Tracey McBan	MIAMI RIVER DRIVE Harrison Hot Springs [REDACTED]	[REDACTED]
	KEITH ANDERSON	MIAMI RIVER DR [REDACTED]	[REDACTED]
	CRYSTAL TREMBLAY	MIAMI RIVER DR [REDACTED]	[REDACTED]
	Guy WAGNER	MIAMI RIVER DR [REDACTED]	[REDACTED]
	RYAN LILICO	MIAMI RIVER DR [REDACTED]	[REDACTED]
	LESLIE LILICO	MIAMI RIVER DRIVE [REDACTED]	[REDACTED]
	Kim Ferguson	MIAMI RIVER DR [REDACTED]	[REDACTED]
	Nadine Thoma	MIAMI RIVER DR [REDACTED]	[REDACTED]
	Eric Harker	MIAMI RIVER DR [REDACTED]	[REDACTED]
	Ryan Robson	[REDACTED]	[REDACTED]
		MIAMI RIVER DRIVE HHS	

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DATE	NAME	ADDRESS	PHONE
July 30/25	C. JOSEPH Bailey	[REDACTED] Fern Place	[REDACTED]
July 30/25	Margaret Bailey	[REDACTED] Fern Place	[REDACTED]
n	ROSS SUTHERLAND	[REDACTED] Driftwood	[REDACTED]
July 30/25	Kathy Marshall	[REDACTED] Esplanade ave HHS.	[REDACTED]
July 30/25	LANA WILKINSON	[REDACTED] McCOMBS DR	[REDACTED]
July 30/25	Brian Wilkinson	[REDACTED] McCoombs Dr	[REDACTED]
JULY 30/25	CARLA BRONÉVITCH	[REDACTED] MIAMI RIVER DR	[REDACTED]
JULY 30/25	ALEX BRONÉVITCH	[REDACTED] Miami River Rd	[REDACTED]
✓	ERNST YEPNAR	[REDACTED] 6540	[REDACTED]
✓	Rob Nabauer	[REDACTED] m. em: R. Dr	[REDACTED]

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DATE NAME ADDRESS PHONE

JOHN KEITH

McCombs

Kevin Bestuel

Balsam Ave

Nancy Bestuel

Balsam Ave

Rene Neuf

JUNIPER PL

DEAN MAXWELL

PINE AVE

Kelly Cielangi

Schooner Pl

Paul ^{and Cindy} Gravel

McCombs

Tania Hart

Balsam

Doug Hart

Balsam Ave

ANDREW MACHT

ALDER AVE



15 September 2025

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

RECEIVED

SEP 24 2025

BY VILLAGE OF HARRISON HOT SPRINGS

Dear Mayor and Council:

Re: British Columbia Youth Parliament, 97th Parliament

The British Columbia Youth Parliament will hold its 97th Parliamentary Session in Victoria at the Provincial Legislative Chambers from December 27 to 31, 2025.

The Youth Parliament is a province-wide non-partisan organization for young people ages 16 to 21. It teaches citizenship skills through participation in the parliamentary session in December and continuing involvement in community service activities throughout the year. **Youth Parliament is a one-year commitment.**

I invite you to encourage eligible youth from your municipality or region to apply to sit as members of the Youth Parliament. BCYP is non-partisan, and applicants need only be interested in learning more about the parliamentary process and in serving their community. If your municipality sponsors a “youth of the year” award or has a municipal youth council, young people with that sort of initiative and involvement are ideal candidates for BCYP.

Each applicant who is accepted to attend as a member of BCYP must pay a **\$545** registration fee. Thanks to private donations and fundraising, a portion of the cost is subsidized and includes transportation and accommodation for all members. We encourage municipalities or youth councils to contribute towards the application fee for applicants who are in financial need.

If the approval of financial support causes any delay, we encourage the applicant to send in their forms on time along with a note saying that the cheque will arrive after the deadline. In this case, if we receive the completed form and personal statement before the deadline, it will be considered received on time. If you are not able to aid, a limited number of bursaries are available for applicants who cannot meet the expense of the registration fee. Requesting financial assistance will not affect an applicant’s chance of being selected as a member. (See <https://bcyp.org/session>)

Members will sit and debate in the Legislative Chambers for five days and will be accommodated for four nights at the Marriott Hotel in Victoria. During that time, participants are supervised by members of the Board of Directors of the Youth Parliament of B.C. Alumni Society and other youth parliament alumni. In addition, transportation to and from Victoria will be provided for all members who require it.

This year, the application is an online application and can be found on our website at <https://bcyp.org/applying/>. I have included a brochure about BC Youth Parliament with this letter. Our promotional poster is also available online on our website, which I encourage you to display in your school, and to make the application form and brochure available to interested students. If you require more forms, please feel free to make copies, and if you require more brochures or posters, please contact me.

All application forms must be received by October 31, 2025. Selected applicants will be notified in mid-November. If you require more information, please contact me by e-mail as indicated above. You may also visit our website at www.bcyp.org.

Yours truly,

Ambrose Yung
Registrar, Youth Parliament of BC Alumni Society

Who We Are

British Columbia Youth Parliament (BCYP) is about youth taking responsibility and initiative to make a positive impact in their communities. BCYP is a non-profit, non-partisan parliamentary education and service organization. BCYP is an extraordinarily unique organization - for youth and by youth.

For a full year, 97 members pool their resources, creativity and determination for a common purpose: to advance, better and improve the youth of British Columbia. BCYP bring together youth from across the Province and unites them to fulfill the motto of "Youth Serving Youth". The youth of BCYP reach out and make a difference across British Columbia.

Why?

Because they can!

And more importantly, because they care.



BCYP is unique in that it is not simply a "mock" or model parliament - the legislation members debate translate into real action in the community.



est. 1924

CONTACT US

For more information on BCYP and its projects, visit our website:

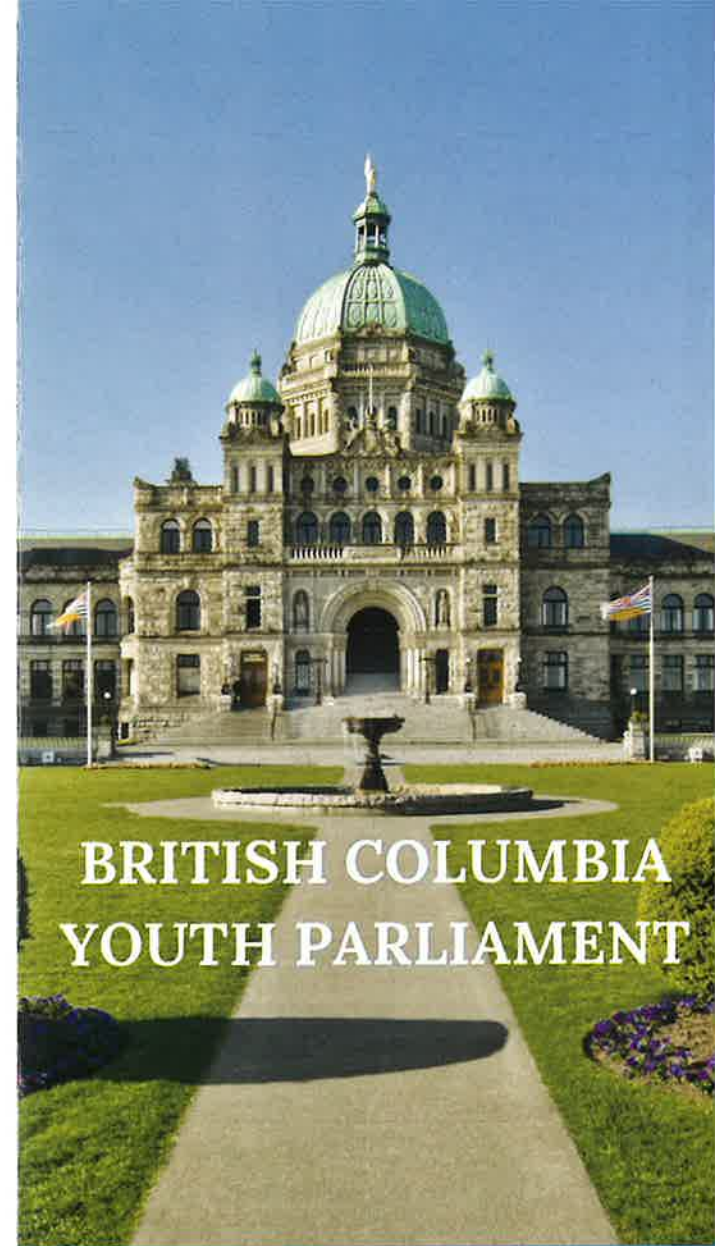
www.bccp.org

or contact the Premier:

premier@bccp.org

For application info contact our Registrar:

registrar@bccp.org



BRITISH COLUMBIA
YOUTH PARLIAMENT

Youth Serving Youth

for over 95 years

BCYP's Origin

British Columbia Youth Parliament (BCYP) began as the TUXIS Older Boy's Parliament in 1924. It became the BC Youth Parliament in 1974, upon the admittance of girls, and 2025 marked its 96th Session.

Each year, between December 27th and 31st, 97 youth from across BC gather at the Legislative Chambers in Victoria for BCYP's annual session. Members sit as independents; they do not represent any political party and they vote according to their own consciences. They learn about parliamentary process, debate topics of interest, and plan activities for the coming year.

Proposed activities are presented in the form of government bills. The date is led by a Cabinet of experienced youth parliamentarians who spend months before preparing to present their plans. First-time members are also able to raise issues through debate on government legislation and by writing and presenting Private Members' Resolutions dealing with issues ranging from local to international in scope.

Once BCYP's bills are passed they must be put into effect. This is where BCYP differs from other youth parliaments in that BCYP is not a "model" or "mock" parliament - the legislation members pass translates directly into positive action in the community.



Youth Serving Youth

BCYP members organize and execute group service projects around the province. Members come together to volunteer with different organizations, special events or provide service to the community. They volunteer with summer camps, food banks, charity walks, soup kitchens, community support services, and other service organizations.

Additionally, across British Columbia through the year, individual members of BCYP perform solo acts of service in their communities and lend a hand through their involvement with other organizations. BCYP members help others in their communities in a myriad of ways, limited only by their imaginations and the will to carry out the projects they envision.



Fundraising

Each year, BCYP organizes a variety of fundraising events across the province. Members work in groups and in their communities to raise funds required to run BCYP projects and cover operations costs. They also engage in service-related fundraising working in groups and individual to raise money for a variety of causes.

Members participate in a variety of fundraisers such as pledge events, Krispy Kreme donut sales, and silent auctions. Members also solicit donations from local businesses and prominent members of their local communities.

Regional Youth Parliaments

To increase the number of youths who are able to participate in Youth Parliament activities, BCYP members organize and run Regional Youth Parliaments (RYPs) in various regions of the province. Through these events, BC Youth Parliament furthers its goals of promoting community service, education in the parliamentary process, and training in public speaking and debating.

More local in scope than BCYP, RYPs are weekend-long Sessions aimed at high school students between ages of 14 and 18. RYP members gather to discuss local, national, and international issues in a parliamentary setting.



Camp Phoenix

Camp Phoenix is BCYP's most ambitious project. It involves BCYP members organizing and running a summer camp for children from across BC who would otherwise be unable to live the summer camp experience. It is about pushing our limits and redefining terms like "hard work" and "commitment". It is about truly making a huge difference in the community.

This project is fully initiated, developed, and staffed by volunteer members of our organization. Our fundraising and efforts throughout the year come together to send up to 50 children aged 8-12 to enjoy a very special week of their summer and their lives. Camp Phoenix moves to different campsites across BC so that it provides the opportunity for children from all regions of the province to attend. This major project can comprise almost half of BCYP's annual budget.



97th British Columbia Youth Parliament

December 27 - 31, 2025

Victoria, BC



Scan here for the application!

Join us!

- Learn about BC's parliamentary system
- Meet youths from across the province
- Participate in debates about important issues
- Engage in service to your community
- Participate in various events in the Sessional year

Application deadline October 31, 2025



This could be you



THE CORPORATION OF THE
DISTRICT OF WEST VANCOUVER
OFFICE OF THE MAYOR

September 15, 2025

Christine Boyle
Minister of Housing and Municipal Affairs
PO Box 9074 Stn Prov Govt
Victoria BC V8W 9E9
Email: Christine.Boyle.MLA@leg.bc.ca

Dear Minister Boyle,

This letter is in response to your letter of July 24, 2025, and its enclosed Directives for West Vancouver. In the attachment we provide a detailed response to the technical issues.

The province's decision to impose mandatory directives is, in our view, an unprecedented and unacceptable intrusion into the fundamental responsibilities of local government. For more than a century, municipalities in British Columbia have held responsibility for local land use decisions, precisely because these decisions shape the very character of our communities. To remove these powers from elected local councils is not only a breach of that tradition, it is a direct erosion of local democracy.

Let me be clear: West Vancouver is not resisting housing. Quite the opposite — we have approved the zoning which in time will create thousands of new homes. This has created award-winning policies to diversify housing and demonstrated a willingness to lead on this issue. Our Council has not rejected a single housing application this term. We have sufficient zoned capacity to meet and exceed provincial targets. The reality is that housing supply is driven as much by market conditions as by zoning. No amount of provincial fiat can change that.

What is at stake here is not whether new housing will be built — it will — but whether local communities will continue to have a meaningful voice in shaping how growth takes place. Residents expect their elected councils to balance growth with livability, infrastructure, and the unique character of each community. That work cannot be replaced by directives issued from Victoria.

Equally important, the Province's directives ignore the most pressing constraint facing our community: transportation. West Vancouver and the North Shore are literally in gridlock for much of the day. This is driven by the rapid growth in the Sea to Sky corridor and the heavy volumes of

people moving through the Horseshoe Bay ferry terminal. Without urgent investment in public transit, additional density only worsens congestion, undermining quality of life and the very housing objectives the Province seeks to advance. If the Province wishes to be a partner in building sustainable communities, then addressing transit and mobility must be at the top of the agenda.

We are deeply concerned that the approach being taken in West Vancouver will set a precedent for municipalities across British Columbia. If the Province can simply override local governments on matters of land use, then no community's planning process is safe. We know that many of our colleagues in other municipalities, regardless of political stripe, share this concern.

Rather than unilateral directives, I urge the Province to adopt a true partnership approach — one that respects the democratic mandate of local councils, recognizes the diversity of our communities, and works collaboratively to meet our shared housing goals. West Vancouver remains committed to planning for housing in a thoughtful and effective way. We ask only that the Province respect the role of local government in doing so — and that it acknowledges the urgent need for transit solutions if new housing is to succeed.

We would welcome the opportunity to meet with you, not only on behalf of West Vancouver, but as part of a broader conversation with other mayors and councils across the province who are equally committed to housing solutions and equally concerned about this erosion of local responsibility.

Respectfully,

A handwritten signature in black ink, appearing to read "M. W. Sager". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Mark Sager
Mayor of West Vancouver

cc: B.C. Municipalities

West Vancouver acknowledges the need for, and is supportive of, new development in our community – as part of thoughtfully planned change that responds to both the input of our residents and the context of our unique neighbourhoods. Secondly, that we have taken, are taking, and will continue to take action on housing.

This action has been guided by our 2018 OCP, the outcome of extensive community engagement, and a document the Provincial Advisor’s report describes as an “excellent official community plan”. Council has been working to implement this OCP. Examples include Local Area Plans (LAPs) for mixed-use centres along Marine Drive and in Horseshoe Bay, places we would encourage you to visit to see the significant development that has taken place; while our work across single-detached neighbourhoods, which established a maximum ownership house size with zoned density “earned back” through the inclusion of rental coach houses, achieved a Planning Institute of British Columbia Gold Award for Excellence in 2022. These kinds of initiatives have delivered new housing. Indeed, had the Province’s Housing Targets commenced one year earlier (in October 2022 versus 2023), the District would have been able to report 568 net new units for the first 12 months which would have exceeded the first and second year cumulative target (462 units).

Council is continuing to implement the OCP. This has been through development applications the OCP enables: this Council has not defeated a single application this term. And this has been through continuing LAP initiatives: this Council has approved an area development plan for over 3,700 mixed tenure housing units in Cypress Village, and the first stream of the Ambleside LAP (the Apartment Area, with a variety of supportive policies for rental, strata, and missing middle housing). These completed initiatives have already led to the formation of a dedicated implementation project team for Cypress Village; and Council direction for a private development application to proceed, in addition to Council rezoning District-owned land, for more housing in Ambleside.

West Vancouver currently has sufficient zoned capacity to meet both the provincially-determined 20-year housing needs and provincially-issued 5-year housing targets. However, in terms of the number of building permit and rezoning applications we receive, the District is restricted by the market. I would encourage you and your staff to review regional and provincial data regarding housing starts, existing unabsorbed new units, days-on-market and sales-to-new-listings ratios for resale units. West Vancouver is not immune from this market downturn. A local example would be a 201 rental unit project, which Council approved, staff processed, and that the applicant chose to let issued permits expire. In this economic climate, West Vancouver continues to advance its planning – which will include the legislated update to the OCP to provide for the additional approximate 900-unit capacity identified in the Housing Needs Report by December 31, 2025 – with the public involvement, staff diligence, and careful Council decision-making that has shaped our community since its inception.

As the incorporated local land use authority, we find the issuance of Directives runs contrary to a more collaborative partnership with the Ministry and have the following specific concerns regarding the three Directives:

Directive 1: Increase Density at Park Royal

A Taylor Way LAP, including Park Royal North, is expected to include financial, transportation, and urban design modeling – as well as community input. However, the Directive is based on defined

densities within a 400-metre radius centred on a cluster of bus stops, without indication given to the actual location, infrastructure, space, timing, or funding of a new transit hub and how this should be integrated with the new development.

Directive 2: Extend Ambleside Apartment Area DPA

The area indicated either already allows for 6-units per lot, or has already been identified for further planning work as part of the Neighbourhood Area (the third stream of the ongoing Ambleside LAP). The focus of this stream will be missing middle forms of housing. These are much-needed forms of housing, which would be made less likely (or impossible) by a Directive for waterfront-adjacent or proximate high-rise apartments.

Directive 3: Approve Proposed Ambleside Centre Local Area Plan

This proposed bylaw, the second stream of the Ambleside LAP, stems from a thorough community process addressing a broad range of issues (commercial revitalization, public realm and facilities improvements) in addition to housing. The bylaw has been presented and remains with Council to direct any modifications and consider its adoption, a fundamental prerogative of the elected representatives of West Vancouver.

Our intention is to address the areas identified in the three Directives in a way that respects our tradition of thoughtful planning, community involvement, and Council’s local land use decision-making – recognizing that that this takes time beyond the Directives’ imposed December 31, 2025 deadline. We continue to invite the Minister to meet with us to foster a better understanding of our initiatives and a more collaborative approach, one which would include the Province committing to move ahead with projects funded (at least in part) by BC Housing, notably Klahanie Court and Inglewood Care Centre.

Amanda Graham

Subject: Cathy Peters- 3 ASKS to Stop Child Sex Trafficking in British Columbia

From: [REDACTED]

Sent: September 16, 2025 7:39 AM

To: Vivian Li <info@harrisonhotsprings.ca>

Subject: Cathy Peters- 3 ASKS to Stop Child Sex Trafficking in British Columbia

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Dear Mayor Ed Wood and Harrison Hot Springs Village Council,
The Province (RCMP HQ) has recently announced a **BC Counter Human Trafficking Unit (CHTU)** of 12 officers.

Please access their expertise. For example, Prince George hosted their team for Human Trafficking presentations.

The second edition of my new book is now available: **Child Sex Trafficking in Canada and How to Stop It.**

Please consider having it available for City Hall, local police, educators, hospital staff, library, frontline service providers.

It is an invaluable resource with **strategies for prevention. It is the only book of its kind in Canada.**

Backgrounder: **CBC released a 2023 documentary on human trafficking in Canada called "Human Trafficking is one of the fastest growing crimes in Canada and anyone can be a target."**

BC is behind every province in addressing this crime.

The **full decriminalization of hard drugs** has exacerbated this crime.

Drug and sex trafficking are linked. **Organized crime and international crime syndicates** are involved.

Gang recruitment is occurring in schools in BC, including elementary schools.

(School Liaison Officer programs are key to stopping this crime.)

A faltering economy and increasing massive debt is exacerbating crime in the Province as well.

3 ASKS:

1. Please write to the Premier and ASK the government to **reverse the harmful policy that fully decriminalizes hard drugs.**

2. Please ask the Premier to **remove phones from all schools.** This is occurring in many States and countries around the world.

(Australia has brought in the law for no social media for under 16 years of age- The Online Safety (*Social Media Minimum Age*) Amendment Act).

3. Enforce and educate about the **Federal Protection of Communities and Exploited Persons Act (2014) PCEPA** in British Columbia that criminalizes the root cause of human trafficking, the sex buyers and profiteers.

Please contact me for more information.

Sincerely, Cathy Peters

BC anti human trafficking educator, speaker, advocate

beamazingcampaign.org

1101-2785 Library Lane, North Vancouver, BC V7J 0C3

phone: [REDACTED]

Queen's Platinum Jubilee Medal recipient for my anti human trafficking advocacy work

Author: **Child Sex Trafficking in Canada and How to Stop It- second edition**



Dear Mayor and Council,

I am writing to you today on a matter of urgent public interest that directly affects every municipality in British Columbia.

Recent investigative reporting by Canadian journalist Sam Cooper stated that the United States Drug Enforcement Administration (DEA) provided Canadian authorities with intelligence on fentanyl precursor shipments as early as 2022, according to U.S. officials. Despite these warnings, the RCMP allegedly refused to cooperate with U.S. law enforcement and delayed meaningful action for nearly two years. When Canadian police finally acted, they allegedly did so without informing the DEA beforehand. DEA Administrator Derek Maltz reportedly described the RCMP's conduct as "disgusting."

This is not just a diplomatic criticism. It is a message to Canadians that federal enforcement agencies are failing to protect our people from transnational crime while senior governments shift blame downward. Rather than accept accountability, federal and provincial governments have allowed a narrative to take root: that municipalities are responsible for the visible consequences — homelessness, overdoses, and disorder.

But local governments do not set border policy, license labs through Health Canada, or control RCMP cooperation with international partners. Yet it is municipalities left holding the bag: facing strained budgets, reputational damage, and broken communities. It is our streets, our shelters, and our emergency room staff that bear the visible burden of these systemic failures.

Meanwhile, both the provincial and federal governments continue to pursue business with China — including the purchase of ferries worth over half a billion dollars — while fentanyl from the same source floods our communities. The contradiction is stark: municipalities are left under-resourced and scapegoated, while senior governments profit from trade relationships that undermine community safety. This is victim-blaming dressed up as policy.

And imagine this: you may not even know if a fentanyl "superlab" is operating within your municipal boundaries right now. These facilities do not sprout in Ottawa or Beijing — they surface in our towns, our industrial parks, or behind unassuming storefronts. When senior governments and the RCMP fail to act, it is our local services that are left to shoulder the burden.

We must reject this scapegoating. Our residents — including those suffering from addiction — are victims, not villains. Addiction is a public health issue, not a crime to be punished with stigma. Yet stigma remains the default tool of deflection for senior officials and the RCMP. Worse still, it appears that our own municipal forces have at times mirrored these tactics.

Former Mayor Richard Atwell himself reported harassment while in office, alleging routine targeting by Saanich Police. Local media, such as the Times Colonist, then appeared to echo SPD's stigmatizing framing, dismissing community concerns as conspiracy or instability, according to a later report by publisher of Focus Magazine, David Broadland. These tactics silence legitimate questions, shield misconduct, and prevent accountability.

The lesson is clear: the problem is not confined to the border or the RCMP. When a sitting mayor is harassed by municipal police, when journalists are charged for asking uncomfortable questions, and when stigma is wielded as a weapon, the rule of law itself is undermined. The respect due to titles such as "His Worship" or "Your Honour" becomes meaningless when authorities like SPD — or their regulator, the OPCC — act above accountability.

This is why municipal unity matters. Municipalities cannot solve these complex, national problems alone. But municipalities can act together. Collective action strengthens our voice in demanding transparent cooperation with international partners, proper resourcing for emergency services, and oversight mechanisms that actually work. Municipal unity is the practical alternative to being scapegoated: coordinated advocacy, shared strategies, and mutual support protect residents more effectively than isolated efforts.

The Path Forward

Municipalities must stand together. By uniting, councils can:

- Acknowledge the true source of the crisis — systemic failures at the federal and provincial level — and reject narratives that scapegoat municipalities.
- Share strategies and stand in solidarity, recognizing that those affected by addiction are victims of systemic neglect, not moral failure.

- Demand accountability in local policing and media, which should serve the community rather than stigmatize it.
- Advocate collectively for senior governments to stop passing blame downward and to address the real enablers of organized crime.

When U.S. officials call Canadian policing “disgusting,” it should be a wake-up call. The failures are systemic — from RCMP stonewalling, to SPD’s treatment of its own mayor, to media that reinforces stigma instead of truth. Local governments cannot afford to remain divided or silent.

By uniting, municipalities can change the narrative, demand accountability at every level, and protect their citizens from both organized crime and institutional misconduct. Municipal unity that is truly for Canadians is worth standing up for — and worth keeping an eye on: who is stepping forward, and who is not.

I would like to draw attention to the leadership shown by Mayor Doug Kobayashi of the City of Colwood, who persevered through stigma and took matters into his own hands by launching a municipally-run family medicine clinic. By hiring its own doctors, providing full benefit packages, and offering primary care to residents who lacked access, Colwood has set a standard of proactive local governance.

Other municipalities should look to this model as evidence that when senior governments fail to act, local innovation can fill critical gaps. Municipal unity means not only standing together to demand accountability, but recognizing and lifting up the successes we already have—so we can replicate them and create solutions for all communities.

I want to close by praising those municipal leaders who have taken it upon themselves to inform others and host discussions that shine a light on these issues. Leaders like Mayor Sid Tobias of the Township of View Royal have shown how municipal initiative can build shared understanding and strengthen unity. Staying informed is paramount to staying safe and protecting our communities.

I thank you for your time.

Sincerely,

Philip Perras



Dear Mayor Talen and Council,

On behalf of the Agassiz-Harrison Food Coalition (AHFC), I am writing to extend a formal invitation for the Village of Harrison Hot Springs to attend the meetings of this collaborative initiative to improve local food security. We believe the Village of Harrison's participation would greatly strengthen our network.

The [AHFC](#) was formed in 2023 to bring together local organizations working to address food security in Agassiz and Harrison. In spite of the strong agricultural sector in our communities, year-round access to fresh food remains limited. The rising cost of living, the lasting impacts of the pandemic and the flooding of 2021, have made it clear that a coordinated, community-based approach is needed to improve food security.

The AHFC, coordinated by Earthwise Society, includes School District 78, Fraser Health, Agassiz-Harrison Community Services, The District of Kent, Cheam First Nation, and Seabird Island First Nation. The Coalition's first major initiative, the Community Growing and Sharing Farm, was launched at Earthwise Agassiz in 2024. This half-acre farm provides local residents the opportunity to get involved in growing food, sharing excess harvests with those in need. Earthwise Society also leads educational programming on food cultivation, season extension, food preservation, and waste reduction. By equipping residents with essential skills, we aim to foster long-term, sustainable food solutions.

In joining the AHFC, the Village of Harrison would have the opportunity to contribute to regional food security strategies, collaborate on meaningful initiatives and programs, share resources and data, and participate in community education and outreach. Our communities are deeply connected geographically, economically, and socially. We share similar populations, challenges, and priorities related to food access and community resilience. Your involvement would not only strengthen the Coalition but also help drive real, lasting change for residents facing food insecurity in our region. We would greatly welcome representation from your staff or council at future meetings.

Please don't hesitate to reach out with any questions. We look forward to the opportunity to work together toward a more resilient and food-secure region.

Sincerely,
Patricia Fleming
Executive Director, Earthwise Society
on behalf of the Agassiz-Harrison Food Coalition

Amanda Graham

Subject: Letter from the Honourable Jodie Wickens, Minister of Children and Family Development

From: CFD Info CFD:EX <MCF.Info@gov.bc.ca>

Sent: September 19, 2025 3:49 PM

To: Vivian Li <info@harrisonhotsprings.ca>

Subject: Letter from the Honourable Jodie Wickens, Minister of Children and Family Development

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VIA E-MAIL

Ref: 301171

Mayor Fred Talen
Village of Harrison Hot Springs
E-mail: info@harrisonhotsprings.ca

Dear Mayor Talen and Council:

As Minister of Children and Family Development, I am delighted to once again proclaim October as Foster Family Month in British Columbia. It is my honour to take this opportunity to express my gratitude for the important work of both family and foster caregivers, and to thank them for their unwavering commitment and dedication to British Columbia's children and youth in care. This October will mark the 35th Foster Family Month in British Columbia.

Caregivers of all kinds show incredible kindness and generosity in opening their hearts and homes and sharing their lives with vulnerable children and youth. By providing a safe and nurturing environment for these young people, not only do they help them cope with what can be very difficult times, they also help them begin to heal and work through the challenges they have experienced. Over the years, I have met many amazing caregivers whose compassion and dedication to the children and youth they care for has left a lasting impression on me.

Please join me in celebrating these caregivers for the crucial role they play in all our communities, and for the selfless work they do for the children, youth, and families of British Columbia.

Sincerely,

Jodie Wickens
Minister of Children and Family Development

Sent on behalf of the Minister by:

This communication and any accompanying document is confidential and is intended solely for the addressed recipient(s). If you received this e-mail message in error, please delete the e-mail and any attachments and contact the Client Relations Branch, Ministry of Children and Family Development at: MCF.Info@gov.bc.ca.



VILLAGE OF HARRISON HOT SPRINGS Advisory Planning Commission Minutes

DATE: Wednesday, April 2, 2025
TIME: 7:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Andy Strothotte, Chair
Judy Duffus
Robert Guimont
Ron Logan
Kimbal Solar (Via Zoom)

STAFF PRESENT: Corporate Officer, Amanda Graham
Planning Consultant, Ken Cossey
Corporate Clerk, Tyler Kafi

1. CALL TO ORDER

Chair Strothotte called the meeting to order at 7:00 p.m.

2. LAND ACKNOWLEDGEMENT

Chair Strothotte acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

None.

4. APPROVAL OF THE AGENDA

Moved by Judy Duffus
Seconded by Chair Strothotte

THAT the agenda be approved.

CARRIED
APC-2025-04-01

5. ADOPTION OF MINUTES

Moved by Judy Duffus
Seconded by Chair Strothotte

THAT the Advisory Planning Commission Meeting Minutes of January 8, 2025 be adopted.

CARRIED
APC-2025-04-02

6. ITEMS FOR DISCUSSION

- (a) Presentation from Planning Consultant
Re: APC Role and Function

The Planning Consultant presented a PowerPoint outlining the following:

- The creation and authority of the APC
- Mandatory and discretionary powers
- Amenity Cost Charges
- Meeting format and expectations
- Staff support and role
- Land use planning and planning tools
- Development approval information
- Recommendations the APC can make

The Planning Consultant and the APC engaged in a question and answer period to further clarify points made during the presentation, summarized as follows:

- Works and Services Agreements to address matters such as curbs, gutters and sidewalks
- Proposals dealt with only by Council and not referred to the APC
- Input from the Commission as a whole versus as a private citizens

7. ADJOURNMENT

Moved by Judy Duffus
Seconded by Dean Robertson

THAT the meeting be adjourned at 8:23 p.m.

CARRIED
APC-2025-04-03



Andy Strothotte
Chair



Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Accessibility Committee Minutes**

DATE: Monday, April 28, 2025
TIME: 10:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

COUNCIL PRESENT: Councillor Leo Facio, Chair
Sharon Chatenay
Shell De Martin
Stephanie Gallamore (via Zoom)
Geraldine Mailhot

STAFF PRESENT: Christy Ovens, Community Services Manager
Kalie Wiechmann, Communications & Community
Engagement Coordinator
Tyler Kafi, Corporate Clerk

1. CALL TO ORDER

Chair Facio called the meeting to order at 10:00 a.m.

2. LAND ACKNOWLEDGEMENT

Chair Facio acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

None.

4. APPROVAL OF THE AGENDA

Moved by Shell De Martin
Seconded by Geraldine Mailhot

THAT the agenda be approved.

CARRIED
AC-2025-04-01

5. ADOPTION OF MINUTES

Moved by Sharon Chatenay
Seconded by Shell De Martin

THAT the Accessibility Committee Meeting Minutes of December 11, 2024 be adopted.

CARRIED
AC-2025-04-02

6. DELEGATIONS

None.

7. ITEMS FOR DISCUSSION

- (a) Report of Corporate Officer dated April 28, 2025
Re: Council Procedure Bylaw No. 1216, 2025 and Updated Terms of Reference

The Community Services Manager reported on new regulations for committees set out in the new Council Procedure Bylaw No. 1216, 2025.

Moved by Shell De Martin
Seconded by Stephanie Gallamore

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

CARRIED
AC-2025-04-03

- (b) Verbal Report of Community Services Manager
Re: Village Washroom Inventory

The Community Services Manager provided an update on accessibility in washroom facilities. New information, a guide from a consultant and the points brought forward at the last Committee meeting were discussed. Additionally, these guidelines can be used going forward if the Village builds new or renovates existing washrooms.

The Community Services Manager added that the Village is going to do renovations on the boat launch washroom facilities and that there is funding from the previous Resort Municipality Initiative grant that can be used to fund some accessibility upgrades. She stated that accessibility upgrades to the washroom facilities may be an ongoing Committee item.

The Committee further discussed ideas regarding making the washroom facilities more accessible, including:

- Adding hooks
- Pull down shelves
- Discussing adding gender-neutral or family washrooms that are larger
- Portable washrooms
- Changing the signage on the Rendall Park washrooms to make them gender neutral to aid long waits.

Chair Facio provided a brief update on the Primary Care Centre renovations and accessibility design that is being implemented. The Committee further discussed transit and accessible healthcare for seniors.

(c) Verbal Report of Community Services Manager
Re: Accessible Parking Stalls

The Community Services Manager spoke about accessible parking stalls. She is working with the Public Works Supervisor to address some of the changes the Committee discussed back in October.

The Committee discussed aisles next to accessible parking stalls. The Community Services Manager indicated that two spots will have aisles, one by the Memorial Hall, and another as a temporary measure in front of the Primary Care Centre.

Questions arose regarding the number of accessible spots. The Community Services Manager responded that when the parking study was completed, it was noted that the Village had enough accessible parking stalls; it has become more of a question of proper locations for the accessible parking spots. The Committee further discussed Council making the accessible parking free. It was noted accessible stalls in paid parking zones in other municipalities are typically not free of charge. Chair Facio spoke to paid parking revenue and everything it funds in the Village.

The Committee discussed bench placement. Questions arose around possibly placing more benches on Lillooet Avenue, Eagle Street and McCombs Drive. Memorial Benches could be used to offset costs.

(d) Accessibility Feedback

The Community Services Manager spoke to feedback staff has received regarding the timing of the pedestrian crossing at the Hot Springs Road/Lillooet Avenue streetlight. The length of the light is too short for some people to safely cross in time. The Community Services Manager advised that the streetlight belongs to the Ministry of Transportation's Infrastructure and she would reach out to them. The Committee further discussed alternate lighting patterns to help pedestrians crossing.

8. ADJOURNMENT


Moved by Shell De Martin
Seconded by Sharon Chatenay

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

CARRIED
RC-2025-04-04



Leo Facio, Chair
Accessibility Committee



Amanda Graham
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS Communities in Bloom Committee Minutes

DATE: Tuesday, August 12, 2025
TIME: 10:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

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

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Director of Operations, Jace Hodgson

1. CALL TO ORDER

Councillor Jackson called the meeting to order at 10:00 a.m.

2. LAND ACKNOWLEDGEMENT

Councillor Jackson acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

None.

4. APPROVAL OF THE AGENDA

Moved by Janice Moffat
Seconded by Susan Caley

THAT the agenda be approved.

CARRIED
CIB-2025-08-01

5. ADOPTION OF MINUTES

Moved by Susan Galvao
Seconded by Janice Moffat

THAT the Communities in Bloom Committee Meeting Minutes of July 2, 2025 be adopted.

CARRIED
CIB-2025-08-02

6. ITEMS FOR DISCUSSION

(a) Judges' Visit Debrief

The Committee commented that despite the rainy weather, it was felt that the tour went well and the judges left with a good impression of the Village. The tour was successful, and the judges appeared to have enjoyed their time at the various stops. Councillor Jackson thanked the Committee members for their participation and will discuss the budget for the awards dinner taking place in Kelowna with management staff. There was discussion surrounding entering in all six categories next year.

(b) Garden Tour Debrief

The Committee provided feedback on the Garden Tour which was very well attended and received, with one participant counting 42 attendees overall. The property owners were very engaged and happy to share their gardens. Some visitors were encouraged to participate next year as a tour stop. There was discussion surrounding a local carver and incorporating a carving into a future project to improve the lighting on McCombs Drive. The Committee discussed potentially obtaining sponsors for prizes next year.

(c) 2026 Annual Work Plan / Budget

The Committee discussed potential ideas for the holiday season including:

- Holiday lighting contest
- Cooperating with the quadricycle rental business for a light tour
- Christmas tree decorating contest
- Participating in Lights by the Lake
- Gingerbread decorating contest for children with a floral theme
- Having a tractor to move people around to view the lights

Each Committee member will submit their ideas for future projects in advance for inclusion on the next agenda.

(d) Next Meeting Date: Monday, September 8 at 10:00 a.m.

7. ADJOURNMENT

Moved by Teresa Omelus
Seconded by Margaret Shier

THAT the meeting be adjourned at 10:42 a.m.

CARRIED
CIB-2025-08-03



Councillor Allan Jackson, Chair
Communities in Bloom Committee



Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Age-Friendly Committee Minutes**

DATE: Thursday, August 21, 2025
TIME: 2:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Mayor Fred Talen, Chair
Judith Barron
Alison Douglas (at 2:03 p.m.)
Hannelore Gidora
Audrey Johnstone
Marlene Reimer
Liz Webber

MEMBERS ABSENT: Karen Seraphim

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

1. CALL TO ORDER

Mayor Talen called the meeting to order at 2:01 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 Judith Barron
Seconded by Liz Webber

THAT the agenda be approved.

CARRIED
AFC-2025-08-01

5. ADOPTION OF MINUTES

Moved by Audrey Johnstone
Seconded by Judith Barron

THAT the Age-Friendly Committee Meeting Minutes of July 24, 2025 be adopted as amended by removing “with the addition of the late item” from section 4 on page 1.

CARRIED
AFC-2025-08-02

Mayor Talen discussed the Seniors’ Housing Project advising that the proposal is before BC Housing for review and that many questions have come up concerning eligibility for tenancy, how it will be managed, implications for parking and how best to use the land. If the funding application is granted, there will be many questions the need to be answered to determine whether the project is a good fit. There are documents and plans that support, in general terms, the exploration of partnerships to support seniors’ housing without defining exactly what that means. This process, even if unsuccessful at the grant application stage, is still valuable as it promotes conversations and identifies questions and concerns the community has. The Village has a role to play in supporting seniors housing, but what that means is still to be determined.

The Committee discussed Agassiz Harrison Community Services’ statistics on senior programming and usage. It was clarified that if a not-for-profit is managing the operation of the building, then they may choose not to implement an asset ceiling, meaning that assets are not taken into consideration when determining eligibility. The Village is hosting a Community Engagement Night on September 3, 2025 for all members of the public to attend and ask questions, voice concerns or support and learn more about this proposal.

6. ITEMS FOR DISCUSSION

- (a) Letter to Council re: Community Meeting Space

Moved by Alison Douglas
Seconded by Marlene Reimer

THAT the letter regarding the Community Meeting Space be approved and sent to Council.

CARRIED
AFC-2025-08-03

- (b) October Halloween Family Movie Night

The Community Services Manager reported that there is funding from the Plan H grant to support another family movie night. Staff have planned one for the night before a Pro-D Day on Thursday, October 23. The movie will be Hocus Pocus, which is family friendly but not geared toward younger children. Feedback was sought from the Committee as to whether they would like to be involved in an activity for younger children before the movie. The Committee discussed the following ideas:

- Pumpkin painting and using them for a pumpkin walk display
- Costumes

- Candy bags
- Concession for drinks benefiting AHCS

Staff will review the ideas and bring back more information at the September Committee meeting.

(c) Annual Work Plan/Budget PowerPoint and Brainstorming Session

The Corporate Officer presented the process of developing an annual work plan. The Committee engaged in a brainstorming session which yielded the following ideas:

- Chair Yoga, Outdoor Exercise, Tai Chi, Salsa, Line Dancing
- History Project – students interviewing senior residents with local knowledge and history
- Monthly Family Parenting Place Dinner or Lunch at Memorial Hall – Dinner and a movie or music, supported by the Community Response Network funding
- Language Courses, Bingo
- Holiday Activities – encouraging local businesses to stay open late during Lights by the Lake, a light tour or hayrides
- St. Andrew's Day celebration/fundraiser with bagpipes
- School musical, dance or art activities with students

Possible partnerships include:

- The daycare
- Lions Club
- Local businesses
- Festival Society
- Communities in Bloom Committee
- Kent Harrison Arts Council
- School District
- Masonic Lodge
- RCMP

(d) Community Engagement Night

Previously discussed during an earlier agenda item.

7. ADJOURNMENT

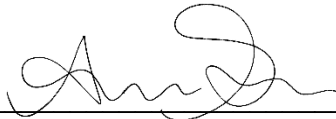
Moved by Hannelore Gidora
Seconded by Marlene Reimer

THAT the meeting be adjourned at 3:00 p.m.

CARRIED
AFC-2025-08-04



Mayor Fred Talen, Chair
Age-Friendly Committee



Amanda Graham
Corporate Officer

File No: 0640
Date: October 6, 2025

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

RECOMMENDATION

THAT the Chief Administrative Officer's 2025 Third Quarter Update report dated October 6, 2025 be received for information.

SUMMARY

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

BACKGROUND

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

DISCUSSION

As in the previous quarter, the Third Quarter saw nearing completion/completion of some capital projects and master plans while others continued to move forward.

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

Emergency Management:

- 10 Emergency Management training courses were completed through JIBC (Justice Institute of British Columbia) Online by 5 Village employees.
- 1 Emergency Management training course was completed in person at a training hosted by Seabird Island.
- Kent Harrison Joint Emergency Program (KHJEP) Committee meeting was held on September 3rd.
- Consultant selected to work with the Village on its Public Notification and Evacuation Route Planning project and work commenced.

FireSmart

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

- Wildfire Mitigation Specialist visited Cascades apartment building to meet with a strata council member and discuss landscaping and wildfire risks. (CWRP #4)
- Wildfire Mitigation Specialist conducted a home assessment on July 25th. (CWRP #4)
- Communities in Bloom Tour highlighting fuel mitigation along Spirit Trail.
- Limbing of fir and cedar trees at Village Office/Tourism Building that were overhanging the roof (CWRP # 7)
- Trimming of Cedar tree branches at Woods Park, chipped and cleaned up (CWRP # 31)
- RFP issued on August 18th for Village Office Exterior upgrades to increase wildfire resiliency. (CWRP #7)
- Attended the FireSmart Coordinator Coastal Fire Centre call with FireSmart BC and BC Wildfire Services representatives.

Community Services

- Resubmitted RDS documents to the province after initial review and questions - received approval of proposed projects.
- Coordinated with Dragon Boat Festival organizers for their event held on July 26th.
- Organized Village Health Centre grand opening event.
- Processed one film application.
- Facilitated the installation of an automatic door opener at the Village Office funded by the Local Community Accessibility Grant.
- Community Services Manager and Communications and Community Engagement Coordinator met with Fraser Health team regarding additional Primary Care Network services and opportunities to bring additional services to the Village Health Centre.
- Attended the Agassiz Harrison Healthy Communities Committee meeting on September 18th.
- Submitted grant applications for UBCM's Strategic Priorities Fund and New Horizon's Grant.
- The Village will be receiving \$15,000 from the PlanH Healthy Communities Grant Program – Healthy Public Policy stream, which will support the development of a Diversity, Equity, and Inclusion Plan for the Village.
- Coordinated the setup of a temporary dog park at Spring Park and engagement materials.
- Age-Friendly Initiative: Community Bingo ran until October 1.

Communications

Social Media Stats:

- July 1 – Sept 29: 71 Facebook Posts were created/shared.
- Top post being “Village Health Centre Grand Opening” with 9,208K views.
- Views across all posts from July 1 – Sept 29: 134,662K.
- 54 new Facebook followers.

Get Into it Harrison

- Project updates for: Drainage Improvements Project, Seniors' Housing Project, Village Health Centre, Official Community Plan and Zoning Bylaw.
- Added new project: Temporary Off Leash Dog Park on September 22 – be sure to complete the survey, open until December 1st, 2025 (13 submissions received as of Sept 29).
- GetIntolt Harrison: 1,836 visits, 13 new registrations.

Finance, Human Resources, IT and Risk Management

- Annual property taxes were due July 2, and we are happy to report that more citizens paid their property taxes on time this year versus previous years.
- Annual utility bills were sent out.
- Village staff worked closely with citizens with delinquent property taxes owing and successfully received payment for all delinquent property taxes for this calendar year. This resulted in no tax sale proceedings for 2025.
- Staff and Council took part in an IT Security Training session which provided fundamentals on keeping information safe and secure, as well as updates to emerging IT security tools.
- Several new Public Works staff were recruited and onboarded to fill vacancies.
- An application was submitted for the Canadian Award for Financial Reporting, in consideration of the Village's 2024 Annual Report and Financial Statements. The results of the application are expected in early 2026.

Corporate Services

- Provided meeting management and support services for 10 Committee/Commission meetings.
- Coordinated the September 3 Community Engagement Night.
- Initiated the development of work plan and budgets for each Committee.
- Received one FOI consultation from another public body, and three access requests.
 - One of the three access requests is still being processed, as the search for records produced over 5600 responsive pages requiring review.
 - The other requests were received late in the quarter, with response deadlines into Q4.

Operations**Highway 9 to McCombs Drive Drainage Improvements**

- Construction began in mid-July.
- Dry summer weather has supported steady progress.
- Completion date is contingent on receiving DFO Fisheries Act Authorization.

Water/Wastewater Treatment Plant Master Plan

- Data collection complete.
- Draft Master Plan in progress.
- Project completion expected fall 2025.

Water, Sanitary, and Storm Master Plans

- Data collection complete.
- Draft Master Plan in progress.
- Project completion expected fall 2025.

Lillooet Avenue West Streetscape Plan

- Design renderings have been presented.
- Detailed design work is in progress.

Parks and Trails Master Plan

- Draft Master Plan has been presented to Council.

SCADA System Upgrade

- Phase 1 is complete.
- Phase 2 is scheduled for completion by the end of 2025.

Dike Upgrade

- Project update presented at the September 8th regular council meeting.
- Detailed design of deployable dike system in zones 3-6 is underway.
- Design work is progressing for WWTP access road.
- Flood pump assessment is ongoing and being integrated with dike planning.

Village Office Exterior Renovations

- Project awarded to Kurts Construction.
- Scope of work includes, Firesmart siding, trim, soffits, stairs, railings and paint touch ups.

McCombs Trenchless Sewer Repair

- Project completed.

Lagoon Walkway

- Project completed.

Lift Station #1

- Project completed.
- Additional operational improvements scheduled.

Spring Park

- Project Completed.

Public Works & Utilities

Staffing

- Temporary FireSmart Horticulture Technician position filled.
- Washroom attendant seasonal roles ended.

Maintenance Activities

- New accessible picnic tables and BBQ stand installed at Spring Park.
- Fountain repair work complete.
- Three navigation buoys added for boaters.
- Horticulture bed refresh projects completed.
- Walnut Avenue sidewalk and traffic calming measures installed.
- Three new bus shelter pads poured in preparation for new shelters.
- Line painting on sidewalks, crosswalks and accessible stalls.

Utility Operations

Staff Training & Development

- One Staff member completed the WWTP Level 2 course.
- One Staff member attended the Environmental Operator Certification Program conference.

System Maintenance

- Water service repairs completed.
- Management of three planned power outages.
- Replacement of Nelson Boxes on Lillooet.
- Manhole raised on Hot springs road ahead of paving.
- Installation of better communications system to WTP and WWTP.
- Hydrant Flushing.
- New Fire Hydrant at Fire Hall.

Fire Department

- 42 calls for service
 - Burning Complaints – 2.
 - EMS – 19.
 - Fire or Fire Alarm activations – 17.
 - Special Duty [Assisting public service/SAR/RCMP] – 4.
- 13 SenseNet calls that were checked (no FD response required).
- Fire Department Training:
 - Officer team is upgrading courses to required standards.
 - 5 Members successfully completed Live Fire training at the JIBC in September.
 - 5 Members completed their Pump Operators course in August.

Planning and Development

- 1 Public Hearing.

- 1 OCP Update Open House engagement session held.
- 4 new building permit applications referred.
- Received 2 DP Applications.
- Received 1 DVP Application.
- Received 1 Subdivision Application.
- 1 new rezoning application received.

Bylaw Enforcement

- 34 bylaw complaints were received, ranging significantly, with complaints including property maintenance, waste storage, e-bikes on trails and various neighbourhood concerns in relation to noise and parking.
- Issued 196 bylaw enforcement notices.
- Worked closely with several property owners to assist in cleaning up an accumulation of debris and vehicle parts, and to have a hazardous vacant dwelling demolished.
- Conducted a property inspection for various zoning and property management infractions with assistance from the RCMP.
- Compiled information regarding areas of improvement for parking and signage along the beachfront.
- Began work on a short-term rental registry and business licenses reconciliation project.

Strategic Priorities

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

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

Respectfully submitted by:



Tyson Koch
Chief Administrative Officer

File No: 4200-01
Date: October 6, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Release of Closed Meeting Resolutions

RECOMMENDATION

THAT the following resolutions from the September 16, 2025 special closed Council meeting be received for information:

THAT Council indicates its support for the Village to pursue self-management of pay parking services; and

THAT staff be authorized to draft a proposal for managing pay parking, including budgets and employment considerations and report back to Council.

THAT staff be authorized to apply for a 15-year aquatic Crown lands lease over Block D of District Lot 5784 and 7211 Group 1, New Westminster District for commercial marina purposes with the intent to sublease it to the Harrison Yacht Club; and

THAT staff be directed to negotiate temporary agreements with the Harrison Yacht Club for the lease of the Workshop at 98 Rockwell Drive and the sublease of the aquatic lands lease while awaiting the Province's decision if necessary, with the intent to enter into longer-term agreements subject to the Province's approval of the aquatic lands lease.

SUMMARY

To release resolutions passed at the special closed Council meeting held on September 16, 2025.

BACKGROUND

Many subjects requiring the confidentiality of a closed meeting only require it for a limited period of time. It is important that local governments have a process in place to regularly review the information produced at closed meetings. Information that would no longer undermine the reason for discussing it in a closed meeting should be released as soon as practicable.

Pay Parking

Since 2016 the Village has been running a pay parking program, operating annually from May 15 through September 15 (originally, the timeframe was June through September). The pay

parking services have been contracted out to Precise ParkLink since implementation. The Village's current agreement with Precise ParkLink terminated in September of 2025.

Pay parking infrastructure was included in the Village's most recent Resort Development Strategy, which will allow for the Village to put \$50,000 of Resort Municipality Initiative funding towards the purchase of pay parking infrastructure and signage. Staff have conducted preliminary, high-level assessments to determine the feasibility of self-managing pay parking services. At the closed Council meeting, Council directed staff to draft a more detailed proposal.

Crown Water Lot and Building Lease – 98 Rockwell Drive

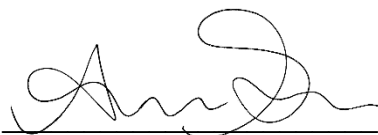
The Village currently holds a 30-year Aquatic Lands Lease No. 236755 with the Province for commercial marina purposes expiring May 2, 2027 over Block D of District Lot 5784 and 7211, adjacent to 98 Rockwell Drive as shown here. This crown lease is subleased to the Harrison Yacht Club, with an expiration date of May 1, 2027.

The Village is the registered owner in fee simple of the upland lot at 98 Rockwell Drive, with a covenant on title in favour of the Province restricting the use of the land to "public orientated non-profit community uses". The lot contains the Ranger Station, occupied by the Kent-Harrison Arts Council and the Harrison Festival Society, and the "Workshop" that the Harrison Yacht Club occupies. The lease of the Ranger Station expires on December 31, 2029. The lease of the Harrison Yacht Club building expires May 2, 2027 as it is intended to coincide with the term of the Aquatic Lands Lease.

Council recently authorized the Harrison Yacht Club to apply for a building permit with the FVRD to construct a covered patio. Per the sublease agreement between the Village and the Harrison Yacht Club, the Village is obligated to "use its best efforts to obtain an extension of the Head Lease for an additional five (5) years". While both applications contain 5-year renewal clauses, applications to the Province, particularly renewals, are currently taking upwards of 5 years to process. While a renewal application is under review by the Province the lease continues to operate as is under the prior agreement. The sublease and building lease agreements with the Harrison Yacht Club did not contemplate the possibility of such a backlog. Accordingly, temporary agreements will likely be necessary.

At the closed meeting, Council directed staff to pursue a 15-year lease and negotiate temporary agreements with the Harrison Yacht Club while awaiting a response from the Province. The application fee for an Aquatic Lands Lease for marina purposes is \$500 which can be passed along to the Harrison Yacht Club pursuant to the sublease agreement. The Harrison Yacht Club pays \$10 per year to lease the building and \$15,000 per year for the water lot sublease in addition to all costs associated with their use and occupation of both.

Respectfully submitted:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

File No: 0550-01
Date: October 6, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: 2026 Regular Council Meeting Schedule

RECOMMENDATION

THAT the proposed Regular Council Meeting Schedule for 2026 be approved as submitted.

SUMMARY

To present a 2026 meeting schedule for Council's consideration.

BACKGROUND

Section 127(1) of the *Community Charter* requires that Council prepare a schedule of dates, times and places of Regular Council Meetings for the next full calendar year.

DISCUSSION

Section 5(a) of the Village's Council Procedure Bylaw No. 1216, 2025 states that regular Council meetings will be held on the first and third Mondays of each month, except for July, August and September. For January 2026, the regular Council meetings would fall on January 5 and 19. January 5 immediately follows an office closure between Christmas Day and New Year's Day in accordance with the Village's Municipal Facilities Hours of Operation and Closures Policy No. 1.34. Accordingly, staff is recommending that the process from 2024 and 2025 be followed, and that Council approve one meeting that month to be held on January 12, 2026. A proposed 2026 Regular Council Meeting schedule has been prepared and is attached to this report.

FINANCIAL CONSIDERATIONS

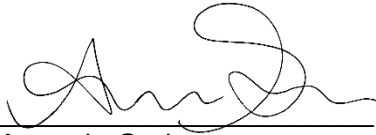
There are no financial considerations associated with this report.

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: Proposed 2026 Regular Council Meeting Schedule

VILLAGE OF HARRISON HOT SPRINGS - REGULAR COUNCIL MEETING

2026

January

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Regular Council Meetings
Statutory Holidays Observed

LGL Academy: March 11, 2026 - March 13, 2026 (Richmond)
LMLGA Conference: April 29, 2026 - May 1, 2026 (Whistler)
FCM Conference: June 4, 2026 - June 7, 2026 (Edmonton)
LGMA Conference: June 9, 2026 - June 11, 2026 (Penticton)
UBCM Conference: September 14, 2026 - September 18, 2026 (Vancouver)

File No: 0340-50
Date: October 6, 2025

To: Mayor and Council
From: Kalie Wiechmann, Communications and Community Engagement Coordinator
Subject: Anti-Racial and Anti-Discrimination Policy 1.42

RECOMMENDATIONS

THAT Council receive the following report regarding legal counsel's review of the Draft Anti-Racial and Anti-Discrimination Policy 1.42 for information; and

THAT Council adopt Anti-Racial and Anti-Discrimination Policy 1.42.

SUMMARY

To provide Council with information regarding legal counsel's review of the policy and seek direction regarding adoption.

BACKGROUND

At the June 18, 2025, Committee of the Whole, Council directed staff to refer the Draft Anti-Racial and Anti-Discrimination Policy No. 1.42 to the Village's legal counsel for review and comment. Legal counsel has reviewed the Draft Anti-Racial and Anti-Discrimination Policy No. 1.42 and provided feedback on definitions, alignment with other policies and frameworks, and the complaint process. Legal counsel is generally supportive of the Policy as drafted, noting only minor revisions are recommended before implementation.

DISCUSSION

Legal counsel provided the following observations and recommendations:

- **Definitions and Clarity**
 - Legal counsel found the current definitions clear and sufficient, emphasizing that definitions are essential to avoid ambiguity.

- **Policy Purpose and Alignment**
 - Legal counsel suggested that the Policy’s “Purpose” section explicitly reference alignment with the *United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP)*, the Truth and Reconciliation Commission Calls to Action, and the BC Human Rights Code.

- **Interaction with Code of Conduct**
 - Legal counsel confirmed that the Policy and the Council Code of Conduct complement each other, noting that the Code applies to Council and Committee members while the Policy has a broader scope.

- **Review Cycle**
 - Legal counsel supports the Policy’s requirement for review every two years, noting this will allow the Village to monitor effectiveness and make further refinements as needed.

Attached to this report is an amended copy of the policy with added text shown in blue and removed text shown in red and struck-through.

FINANCIAL CONSIDERATIONS

There are no financial considerations at this time.

POLICY CONSIDERATIONS

2025-2026 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

Attachment: Amended Draft Anti-Racial and Anti-Discrimination Policy No. 1.42

POLICY NAME:	Anti-Racial and Anti-Discrimination		
POLICY NUMBER:	1.42		
APPROVING AUTHORITY:	<input checked="" type="checkbox"/> Legislative (Council Approved)	<input type="checkbox"/> Administrative (CAO Approved)	
DATE ADOPTED:	xxxx, 2025		
LAST AMENDED:			

INTRODUCTION

The Village of Harrison Hot Springs (the Village) recognizes diversity in our community and believes that all members of our community, including, but not limited to, residents, elected officials, employees, volunteers and visitors have the right to live, work, do business and play in an environment that supports and asserts their fundamental rights, personal worth and human dignity.

PURPOSE

This policy is intended to demonstrate the Village’s commitment to conducting day-to-day operations and governance in an anti-discriminatory manner and environment.

The implementation of this policy is a public commitment that the Village will continue to make best efforts to ensure that all who work and interact with the Village are able to do so in an environment and manner free of racism and discrimination.

The Village is further committed to respecting and upholding the vision and principles of British Columbia’s Human Rights Code, [the United Nations Declaration on the Rights of Indigenous Peoples](#), and the implementation of the Calls to Action of the Truth and Reconciliation Commission.

DEFINITIONS

Barrier - An overt or covert obstacle which must be overcome for equality and progress to be possible.

Bias - A subjective opinion, preference, prejudice, or inclination, often formed without reasonable justification, which influences the ability of an individual or group to evaluate a particular situation objectively or accurately.

Classism - A prejudice against or in favour of people belonging to a particular social class, resulting in differential treatment.

Colonialism - The policy or practice of acquiring full or partial political control over another country, occupying it with settlers, and exploiting it economically.

Colourism - A prejudice or discrimination against individuals with a dark skin tone, typically among people of the same ethnic or racial group; a form of oppression that is expressed through the differential treatment of individuals and groups based on skin color.

Committee or Commission Member – A person appointed to a Committee, Commission or other Council established body under the *Community Charter* or the *Local Government Act*.

Complaint – An allegation in accordance with the procedure set out in this policy, that a person has breached this policy.

Complainant – A person who has submitted a Complaint.

Cultural Racism - Portrayal of Indigenous people, Blacks, people of colour and different ethnicities in the media, school texts, literature as inherently “inferior”, “savage”, “bad”, “primitive”. The premise by a host society that devalues and stereotypes minority populations.

Discrimination - The denial of equal treatment and opportunity to individuals or groups because of personal characteristics and membership in specific groups, with respect to education, accommodation, health care, employment, access to services, goods, and facilities. This behaviour results from distinguishing people on that basis without regard to individual merit, resulting in unequal outcomes for persons who are perceived as different. Differential treatment that may occur on the basis of any of the protected grounds enumerated in human rights law.

Diversity - A term used to encompass the acceptance and respect of various dimensions including race, gender, sexual orientation, ethnicity, socio-economic status, religious beliefs, age, physical abilities, political beliefs, or other ideologies.

Employment Equity - A program designed to remove barriers to equality in employment for reasons unrelated to ability, by identifying and eliminating discriminatory policies and practices, remedying the effects of past discrimination, and ensuring appropriate representation of the designated groups (women; Indigenous people; persons with disabilities; and visible minorities). Employment Equity can be used as an active effort to improve the employment or educational opportunities of members of minority groups and women through explicit actions, policies or programs.

Equity - A condition or state of fair, inclusive, and respectful treatment of all people. Equity does not mean treating people the same without regard for individual differences.

Inclusion - The extent to which diverse members of a group (society/organization) feel valued and respected.

Inclusive Language - The deliberate selection of vocabulary that avoids explicit or implicit exclusion of particular groups and that avoids the use of false generic terms, usually with reference to gender.

Indigenous - Indigenous is understood to mean the communities, peoples, and nations that have a historical continuity with pre-invasion, pre-settler, or pre-colonial societies that developed on their territories, as distinct from the other societies now prevailing on those territories (or parts of them).

Individual Racism - Individual Racism is structured by an ideology (set of ideas, values and beliefs) that frames one's negative attitudes towards others; and is reflected in the willful, conscious/unconscious, direct/indirect, or intentional/unintentional words or actions of individuals.

Investigator – Means an independent third party appointed to investigate a Complaint.

Institutional Racism - Institutional Racism exists in organizations or institutions where the established rules, policies, and regulations are both informed by, and inform, the norms, values, and principles of institutions. These in turn, systematically produce differential treatment of, or discriminatory practices towards various groups based on race. It is enacted by individuals within organizations, who because of their socialization, training and allegiance to the organization abide by and enforce these rules, policies and regulations. It essentially maintains a system of social control that favours the dominant groups in society (status quo).

People of Colour - A term which applies to non-White racial or ethnic groups; generally used by racialized peoples as an alternative to the term “visible minority.” The word is not used to refer to Indigenous people, as they are considered distinct societies under the Canadian Constitution. When including Indigenous peoples, it is correct to say “people of colour and Indigenous peoples.”

Racial Discrimination - According to the International Convention on the Elimination of All Forms of Racial Discrimination (to which Canada is a signatory), racial discrimination is “any distinction, exclusion, restriction or preference based on race, colour, descent, or national or ethnic origin, which nullifies or impairs the recognition, enjoyment or exercise of human rights and fundamental freedoms in the political, economic, social, cultural or any other field of public life.”

Racism - Racism is a belief that one group is superior to others performed through any individual action, or institutional practice which treats people differently because of their colour or ethnicity. This distinction is often used to justify discrimination. There are three types of racism: Institutional, Systemic, and Individual.

Respondent - The person whose conduct is the subject of a Complaint.

Systemic Racism - Consists of patterns of behaviour, policies or practices that are part of the social or administrative structures of an organization, and which create or perpetuate a position of relative disadvantage for racialized persons. These appear neutral on the surface, such as racialized and colourblind norms and standard ways of operating, but nevertheless, have an exclusionary impact on racialized persons, which lead to racially biased outcomes and experiences.

PRINCIPLES

The Village:

- Acknowledges and recognizes the existence in our community of racism in all its forms;

- Is committed to breaking down barriers, deconstructing biases and fostering and promoting an inclusive, respectful, and welcoming environment for all, one that is free from racial discrimination and racism; and
- Acknowledges its role and responsibility in protecting every person's right to be free from racial discrimination and racism.

SCOPE

This policy applies to all employees, elected officials, contractors, volunteers, and students working or volunteering for the Village or providing professional services to it. This policy applies to the interpretation and application of current and new bylaws, regulations, policies, procedures, contracts, procurements and activities carried out by the Village, all of which will be required to comply with the principles and particular requirements specified within this policy. The scope of this policy includes all aspects of the Village's activities, including its working environment, procurement, services, meetings and various public events. In addition, this scope will include ongoing relationships with individuals, businesses, community groups and contractors as well as with other local governments and public and private bodies.

ROLES AND RESPONSIBILITIES

1. Council and Committee/Commission Members

Village Council and Committee/Commission Members will take leadership in modeling inclusive behaviour and language and refraining from engaging in any form of racist or racially discriminatory conduct. Council and Committee/Commission Members will support, promote, and foster the principles outlined in this policy across all aspects of their work and interactions. Any incidents of racial discrimination shall be promptly reported to the Chief Administrative Officer (CAO) or their designate. Council and Committee/Commission Members will cooperate and participate in good faith with any investigations conducted under this policy, ensuring the confidentiality of all individuals involved in a complaint.

2. Management

- (a) Village management will ensure the principles of this policy are reflected in the execution of their duties, operational policies and practices. Management will model inclusive behaviour and language and not participate in racist or racially discriminatory conduct.
- (b) Management will include this policy in the training of Village Council at the beginning of each term of office and to Committee/Commission Members upon appointment to their respective positions. All employees, volunteers, and contractors will be provided with this policy at the commencement of their work with the Village.

- (c) Management will report incidents of racial discrimination or racism experienced or witnessed immediately to a supervisor, the CAO or their designate. Management will listen to any complaint, treating it sensitively, seriously and confidentially. Management will ensure this policy is reviewed at least every two years for effectiveness. When appropriate and required, management will provide an investigation of any allegations or appoint a third party to investigate when **allegations are serious, complex, or when timeliness or optics of impartiality and objectivity are critical**. The outcome of such an investigation may include education, training, or disciplinary action, depending on the findings.
- (d) The CAO is responsible for the implementation and administration of this policy.

3. Employees, Volunteers, Contractors

Employees, volunteers, and contractors must not engage in racial discrimination or racism and must behave in an inclusive manner. They will report incidents of racial discrimination or racism experienced or witnessed immediately to a supervisor or the CAO. They will maintain the confidentiality of all involved in a complaint under this policy and cooperate and participate in good faith in any investigation under this policy.

POLICY

4. Governance

The Village is committed to achieving representation of the diversity of the community on its Committees and Commissions by ensuring that it has an equitable and transparent nominations process, that this process is communicated to all members, and that members are committed to outreach beyond the current membership if necessary to achieve this goal.

5. Employment

The Village is committed to achieving representation of equity seeking groups on its staff by ensuring that members of equity seeking communities have equitable access to employment. This includes recruitment, selection, staff development, performance evaluation, retention, promotion, termination.

6. Services

The Village is committed to ensuring that its services and programs are accessible to diverse communities. This involves review of current outreach, communications, program planning and evaluation, to ensure goals are met. The Village will take into consideration provision of services to underrepresented communities, vulnerable populations, those who experience intersectional discrimination, including equity-seeking groups and/or individuals.

7. Training and Education

The Village is committed to ensuring that those involved in the delivery of services and programs have the knowledge, understanding and skills to work with and provide services to members of diverse communities, particularly equity-seeking communities.

8. Information and Communications

The Village is committed to ensuring that all communications, including information on its services and programs, are accessible to diverse communities.

9. Complaint Process

- (a) All members of Village Council, Council Committees and Commissions, management, employees, volunteers and contractors of the Village have a responsibility to treat all Complaints under this policy seriously and to report all Complaints of racism and discrimination.
- (b) Complaints must be made in writing to the CAO or their designate and must contain sufficient information for the Complaint to be investigated.
- (c) Upon receipt of a Complaint, the CAO or their designate may attempt to informally resolve the Complaint ~~and if unsuccessful, may retain an Investigator.~~ ~~or may retain an Investigator.~~
- (d) The Investigator shall:
 - i. Be someone with expertise regarding investigations;
 - ii. Ensure the Respondent is informed of the allegations and all parties involved have been informed of their rights and responsibilities;
 - iii. Interview the parties concerned and any witnesses and collect all pertinent information; and
 - iv. Recommend a mediation process where appropriate, prepare a written report and ensure the investigation is completed in a timely and confidential manner.
- (e) Complainants have a right to:
 - i. Make a Complaint and receive a copy of the Complaint;
 - ii. Be informed of the status and progress of the investigation;
 - iii. Be informed of a summary of the results of the investigation in writing, including a summary of corrective action that has or will be taken as a result of the investigation;
 - iv. Not be subject to retaliation; and
 - v. Withdraw a Complaint at any time during the procedure; however, depending upon the nature and severity of the allegations, the CAO or their designate may determine that an investigation is required, and the process will continue despite the withdrawal.

- (f) Respondents have a right to:
 - i. Be informed that a Complaint has been filed;
 - ii. Be informed of the status and progress of the investigation
 - iii. Be informed of the allegations against them and be provided an opportunity to respond; and
 - iv. Be informed of a summary of the results of the investigation in writing.
- (g) Bystanders have:
 - i. The right to not be subject to retaliation because they have participated as a witness; and
 - ii. A responsibility to meet with the Investigator and to cooperate in good faith with all those responsible for the investigation of the Complaint.

10. Remedies

Any individual covered by this policy who is found to have engaged in, or known about and took no action to report or stop racial discrimination or racist behaviour contrary to this policy may be subject to appropriate action depending upon the severity of the misconduct. The range of appropriate remedies may include, but are not limited to, the following:

- (a) Manager or Employee:
 - i. Oral and/or written apology from the Respondent and/or the Village
 - ii. Any administrative change that is appropriate (changes to reporting structure or work assignments, job site or position transfer, no contact requirement)
 - iii. Coaching, counselling, training or education
 - iv. Re-orientation to this policy and its purpose
 - v. Discipline up to and including termination of employment for just cause
- (b) Contractor or Volunteer: Termination of contract for service or of a volunteer opportunity
- (c) Elected Official: Sanction by Council (including, but not limited to censure, removal from appointments, referral to policy or legal action).
- (d) If the Respondent is not covered by this policy, the Village will take any and all steps reasonable and necessary to remedy the substantiated complaint to protect the Complainant from future harm.

11. Unsubstantiated Complaints

If an investigator finds insufficient evidence to support the Complainant's allegation, the investigator will submit that finding. There will be no records of the complaint on the Respondent's file, and there will be no sanction to anyone concerning the incident. A finding of no evidence is a simple reflection of the absence of evidence and nothing more.

12. No Reprisals or Retaliation

- (a) Any reprisal or retaliatory action that is related, in any way, to the circumstances noted above against a Complainant or person closely related to or associated with the Complainant, Bystander, Respondent, elected official or employee responsible for implementing this policy will not be tolerated.
- (b) Any individual covered by this policy who is found to have engaged in any reprisal or retaliation in violation of this policy will be subject to appropriate disciplinary action. This action may include termination of employment for just cause, termination of a contract for service, or of a volunteer opportunity, or legal action.
- (c) Any elected official covered by this policy who is found to have engaged in any reprisal or retaliation in violation of this policy will be subject to Council consideration or appropriate sanctions, which may include censure, removal from appointments, referral to police, or legal action.

13. Vexatious Allegations and Complaints

Any individuals covered by this policy who makes an allegation or complaint under this policy that is subsequently found to have been made in a deliberately vexatious manner or otherwise to have been made in bad faith will be subject to the appropriate action which may include termination of employment for just cause, termination of a contract for service or of a volunteer opportunity, or legal action.

LIMITATIONS

This policy articulates the position of the Village and demonstrates its support and commitment to an environment that is free of racial discrimination and racism. It is not intended to supersede or supplant the other processes available to individuals or groups wishing to pursue avenues of formal complaint or redress under other Village policies.

ACKNOWLEDGEMENT

I ACKNOWLEDGE that I have received a copy of the Village of Harrison Hot Springs' Anti-Racial and Anti-Discrimination Policy 1.42, that I have read and fully understand the rights, duties and procedures contained in it.

I UNDERSTAND that the Village may change, withdraw or add, rules, duties or practices described in the Anti-Racial and Anti-Discrimination Policy from time to time in its sole discretion without prior notice to me, provided that the Village advises me within a reasonable period of time.

I ACKNOWLEDGE that I have had opportunities to discuss the content of the Anti-Racial and Anti-Discrimination Policy with my immediate supervisor, Human Resources representative or the CAO.

I AGREE to abide by the Village's Anti-Racial and Anti-Discrimination Policy, and I understand that such compliance is a condition of my duties, responsibilities and obligations. I also understand that non-adherence to the Village's Anti-Racial and Anti-Discrimination Policy or other rules may result in disciplinary action up to and including termination of employment or the consideration of appropriate sanctions, which may include censure, removal from appointments, referral to police or legal action.

Signature: _____ Date: _____

Name: _____

RECORD OF AMENDMENTS	
DATE AMENDED	SUMMARY OF AMENDMENTS

File No: 0400-20-04
Date: October 6, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Pending Changes to the *Heritage Conservation Act*

RECOMMENDATION

THAT the Planning Consultant's report dated October 6, 2025 regarding Pending Changes to the *Heritage Conservation Act* be received for information.

DISCUSSION

The British Columbia *Heritage Conservation Act* (HCA) represents a foundational legislative framework for the protection of heritage sites, objects, and archaeological assets within the province. In recent years, the HCA has been subject to a series of amendments, each intended to reinforce conservation protocols, clarify statutory processes, and address the evolving roles and rights of Indigenous peoples and the general public.

The Province is presently undertaking the Heritage Conservation Act Transformation Project, aiming to update the HCA to ensure it is consistent with the UN Declaration on the Rights of Indigenous Peoples and to improve the manner in which the HCA is implemented so that it benefits all stakeholders.

The Province acknowledges that, for years, First Nations, local governments, and stakeholders have raised challenges with the HCA and its administration. Significant changes have not been made to the HCA since 1996. A Joint Working Group on First Nations Heritage Conservation (JWGFNHC) is overseeing this project. This group has members appointed to it by the province and the First Nation Leadership Council.

INTENDED OUTCOMES ON THE CHANGES TO THE ACT

This project aims to update the HCA to address concerns that have been raised over time, including:

- Making permitting faster and easier, to avoid waiting for multiple permits and navigating unclear rules and processes;
- Helping people and communities rebuild quicker after disasters such as wildfires and floods;
- Protecting heritage more effectively, reducing the risk of accidental damage to sacred or other significant sites;

- Strengthening the role of First Nations in decision-making about their own heritage and ancestors, in alignment with the *Declaration on the Rights of Indigenous Peoples Act*; and
- Increasing transparency and access to information, including making it easier to find out if there is a protected site on your property, to support planning and development decisions.

POTENTIAL CHANGES

Listed below is a summary of the potential changes to the HCA in no particular order:

1. Enhanced Indigenous Engagement

The legislative changes underscore the necessity of engaging and consulting Indigenous communities in matters relating to heritage conservation. These revisions establish explicit legal requirements for meaningful engagement with First Nations whenever heritage sites are discovered, impacted, or managed.

2. Broader Definitions and Expanded Scope

The proposed amendments include updated definitions pertaining to heritage sites, objects, and archaeological resources. However, this scope may be widened to ensure the protection of sites possessing cultural and/or historical values, as opposed to just the current scientific value. This could include place names, oral history, language, songs, ceremonies, or other traditional knowledge issues.

3. Refined Permit Processes and Enforcement Mechanisms

Amendments to the permitting system have introduced greater efficiency in the application process for archaeological activities. This could include removing a three-permit process with a one permit process. At the same time, penalties for unauthorized disturbance of protected sites may be clarified and strengthened. Expanded enforcement powers are being considered to promote compliance and deter infractions.

4. Advancement of Public Awareness and Accessibility

New provisions are being proposed to foster enhanced public education regarding heritage conservation and facilitate broader access to information about protected sites. This includes the implementation of online registries and a commitment to transparency in reporting regulatory decisions and archaeological discoveries. Currently the heritage registry consists of 64,000 protected sites.

PROPOSED DATE OF THE NEW LEGISLATION

It is my understanding that the final date for the engagement process is October 2025. The tentative date for the release of the new legislation is in the spring of 2026.

PROJECT APPROACH

The joint JWGFNHC has been working on and leading this review since 2021. The project has been broken into three phases:

- Phase 1 – identifying priority areas for change
- Phase 2 – defining the scope of change
- Phase 3 – determining how the changes can be implemented through legislation, regulations, or policy.

Based upon a review of the Union of BC Municipalities website, the engagement process of Phase 1 and 2 included provincial government representatives, local government representatives and First Nation governments and took place over 2022/2023. The third phase closed on October 1, 2025.

WHAT DOES THIS MEAN?

The focus of the discussion suggests that the objective of the proposals is to ensure that there is a greater awareness of the risks to various heritage sites, in advance of any land use decision being made.

Without total knowledge of what the proposed new legislation may or may not address, a discussion paper suggests that there are three (3) issues that could happen. They are listed below in no order:

- Requiring local governments to see proof of an archaeological data check before issuing a development authorization or issuing a building-related permit
- Requiring the Approving Officer to see proof of an archaeological data check, prior to issuing a PLA, and
- Creating a regulation-making authority to require mandatory archaeological data checks for prescribed circumstances.

This can also include the expansion of the use of current First Nation Agreements, outlined in s 4 of the current HCA, and/or the creation of a joint Heritage Management Plan.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

File No: 3360-20-Z02/25
Date: October 6, 2025

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

RECOMMENDATIONS

THAT second reading of Zoning Amendment Bylaw No. 1226, 2025 be rescinded; and

THAT Zoning Amendment Bylaw No. 1226, 2025 be given second reading as amended; and

THAT the applicant be required to host a Public Notification Meeting in accordance with Development Procedures Bylaw No. 1090, 2016 as the bylaw in effect at the time of application; and

THAT staff be directed to hold a Public Hearing upon all requirements of the Public Notification Meeting having been completed by the applicant.

SUMMARY

This applicant is looking to rezone their Lot at 442 Lillooet Avenue from R-3 (Small Lot) to C-1 (Village Centre) and to redesignate the current Official Community Plan (OCP) designation from Medium Residential to Village Centre.

BACKGROUND

The two applications are required as the applicant wishes to set up a professional services commercial operation, while still residing in the dwelling. At the April 7, 2025 regular Council meeting, the attached Zoning Amendment Bylaw No. 1226, 2025 was given first and second reading on the basis that the professional services to be provided would include the provision of legal advice and a notary office. This has since been amended, at the applicant's request, to remove any such limitation as they require the entire permitted uses of the C-1 Zone, including a short-term rental. On the application form, the applicant indicates that the proposed use is "Commercial use – Business and Professional Office."



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

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



View from Lillooet Avenue

DISCUSSION

IMPACTS OF CHANGING A RESIDENTIAL LOT TO A COMMERCIAL LOT

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

1. Economic Impacts

- a. **Increased Property Value:** One of the most immediate benefits of converting a residential lot into a commercial space is the potential rise in property value. Commercial lots are generally valued higher than residential properties due to their revenue-generating potential. This increase in value can be beneficial for property owners and local governments, as it often leads to higher property taxes.
- b. **Boost to Local Economy:** Commercial developments can stimulate the local economy by attracting businesses that create jobs and generate revenue. Restaurants, retail outlets, and office spaces contribute to the economic vibrancy of a neighborhood, bringing in both local and outside consumers.

2. Social Impacts

- a. **Changes in Community Dynamics:** Introducing a commercial lot into a residential neighborhood can alter the social fabric of the area. While some residents may welcome the added convenience of nearby amenities, others may feel that the community's character is being eroded.
- b. **Access to Amenities:** On the positive side, commercial developments can also bring essential services and convenient amenities closer to residents.

3. Environmental Impacts

- a. **Higher Energy Consumption:** Commercial buildings typically require more energy for operations, including lighting, heating, and cooling. This increased energy demand can strain local utilities and contribute to a higher carbon footprint.
- b. **Potential for Sustainable Design:** On the other hand, a conscientious approach to development can mitigate environmental impacts. Green building practices, such as energy-efficient designs and the use of sustainable materials, can make commercial properties more eco-friendly.

4. Planning Considerations

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

- b. Infrastructure Upgrades:** Commercial lots usually require better infrastructure than residential lots, including roads, parking facilities, and utility connections. These upgrades may be required as the site was set up as a residential lot.
- c. Increased Traffic and Noise:** Commercial properties typically attract a higher volume of visitors and vehicles, resulting in elevated levels of traffic congestion and noise pollution. This can affect the quality of life for nearby residents who are accustomed to quieter, less bustling surroundings. However, as the site is located adjacent to Lillooet Avenue a busy provincial roadway, the local residents may already be used to the traffic noise.



LIMITING COMMERCIAL USES

The bylaw as previously presented limited the commercial operation to “Business and Professional Offices” only, as per the application received by the Village. This would allow the applicant to set up their required legal and notary services establishment. However, as noted earlier the applicant requires an Airbnb to be set up with the proposed commercial options as well.

OPTIONS AVAILABLE TO COUNCIL

If Council deems that there is merit in moving this project forward then Council may want to consider requesting the applicant to set up a Public Notification Meeting, as per s. 11.0 of *Development Procedures Bylaw 1090, 2016*.

CHANGES TO THE REVISED AND UPDATED BYLAW

The proposed changes to the revised and updated Bylaw No. 1226, 2025 include the following:

1. Creating Short-Term and Short-Term Hosted Airbnb operations. The former would be utilized in full-scale commercial operations and would allow the users to stay for up to 30 days. The owner does not need to live on-site. The latter requires the owner to live on-site, and the guests can stay for a maximum of seven (7) days.

2. This application has been designated as a Short-Term Hosted Rental, and as such requires both the owner to live on-site and the guests are allowed to stay for a maximum of seven days. The maximum number of rooms that can be rented out is limited to two.

BYLAW ENFORCEMENT

In consideration of this possible change, staff are reviewing options available for possible bylaw enforcement. The current model of restricting Airbnb uses to commercial zones is working well to mitigate any tensions between full-time residents and property owners offering short-term rentals. The Village receives very few bylaw complaints related to short-term rentals in commercial zones; most bylaw complaints related to short-term rentals are due to rentals being offered in residential zones where they are prohibited. If short-term rentals are to be permitted in residential areas in the future, the Village will need to develop a framework for enforcement.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

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

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachment: Zoning Amendment Bylaw No. 1226, 2025



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1226, 2025

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

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

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

CITATION

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

2. **MAP AMENDMENT**

That:

- (a) Schedule A, the Zoning Map of the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017* be amended by rezoning the lands, legally described as Lot 1, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan EPP 73256 (PID 030-244-803), outlined and coloured red on Schedule 1 of this Bylaw from **Residential 3 (Small Lot) R-3** zone to **Village Commercial C-1**; and,
- (b) The map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw; and

3. **TEXT AMENDMENT**

That:

- (a) In section 1.4 "Definitions" of the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017* and after the Setback definition and before the Storey definition the following definitions are inserted into the bylaw:

"Short Term Rental

means a style of tourist rental accommodation that is provided to members of the public, in exchange for money, for a period that does not exceed 30 consecutive days. The accommodation may be advertised via online platforms such as, but not limited to Airbnb, VRBO, or Booking.com, and may also be advertised on other web forums

including Facebook Marketplace or found in classified ads in newspapers or other publications;

Short-Term Hosted Rental

means a style of tourist rental accommodation that is provided to members of the public on a host’s property and in their dwelling, in exchange for money, for a period of less than seven (7) consecutive days. The host, defined as either the property owner or their agent, must also be residing on the property during the stay. The accommodation may be advertised via online platforms such as, but not limited to Airbnb, VRBO, or Booking.com, and may also be advertised on other web forums including Facebook Marketplace or found in classified ads in newspapers or other publications”; and

- (b) In section 1.4 “Definitions” of the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017* in the Tourist Accommodation definition paragraph “(d) vacation rental” is deleted in its entirety, and the following term is inserted into the bylaw “(d) short term rentals and short-term hosted rentals”; and
- (c) Under the C-1 Zone “Development Regulations for the Commercial Uses”, the following number 13 is inserted in the Notes section;

“13. For land legally described as Lot 1, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan EPP 73256 (PID 030-244-803) the Village Commercial (C-1) uses are limited to Business and Professional Offices with a Short-term Hosted Rental operation. The maximum rooms available for rent must not exceed two rooms.”

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

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

SECOND READING RESCINDED THIS _____ DAY OF _____ 2025

REREAD A SECOND TIME AS AMENDED THIS _____ DAY OF _____ 2025.

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

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

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

ADOPTED THIS _____ DAY OF _____, 2025.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

Schedule 1 Bylaw No. 1226, 2025

