



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Monday, November 3, 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 October 20, 2025 be adopted. Page 1
8. BUSINESS ARISING FROM THE MINUTES
9. DELEGATIONS AND PETITIONS
(a) Maria Gorelova & Dave Morris – Kent Harrison Search and Rescue Page 9 Re: Funding for Underwater Drone
10. CORRESPONDENCE
(a) Letter dated October 2, 2025 from UBCM Page 15 Re: Provincial Response to 2024 Resolutions
11. BUSINESS ARISING FROM CORRESPONDENCE
12. REPORTS FROM COUNCILLORS
13. REPORTS FROM MAYOR

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

THAT the following adopted minutes be received for information:

- | | |
|--|---------|
| (a) Communities in Bloom Committee Meeting Minutes of September 8, 2025. | Page 17 |
| (b) Age-Friendly Committee Meeting Minutes of September 18, 2025. | Page 21 |

15. REPORTS FROM STAFF

- | | |
|---|---------|
| (a) Report of Corporate Officer dated November 3, 2025
Re: Vote Tabulator Machines | Page 25 |
|---|---------|

Recommendation:

THAT staff be authorized to acquire two poll place scanner and tabulators from Election Systems & Software at a cost not to exceed \$7000 plus taxes and shipping to be funded from surplus.

- | | |
|---|---------|
| (b) Report of Planning Consultant dated November 3, 2025
Re: Consideration of the Issuance of a DVP (889 Hot Springs Road) | Page 27 |
|---|---------|

Recommendation:

THAT the application for Development Variance Permit 01/25 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road be referred to the Village's Fire Department.

16. BYLAWS

- | | |
|--|---------|
| (a) Report of Planning Consultant dated November 3, 2025
Re: Official Community Plan Amendment Bylaw No. 1229, 2025 | Page 35 |
|--|---------|

Recommendations:

THAT second reading of Official Community Plan Amendment Bylaw No. 1229, 2025 be rescinded; and

THAT Official Community Plan Amendment Bylaw No. 1229, 2025 be given second reading as amended; and

THAT Official Community Plan Amendment Bylaw No. 1229, 2025 be given third reading and adoption.

(b) Report of Corporate Officer dated November 3, 2025
Re: Business Licence & Miscellaneous Fee Bylaw Amendments

Page 55

Recommendations:

THAT Business Licence and Regulation Amendment Bylaw No. 1231, 2025 be introduced and given first reading; and

THAT Business Licence and Regulation Amendment Bylaw No. 1231, 2025 be given second and third readings; and

THAT staff be authorized to publish a notice of intent pursuant to section 59(2) of the *Community Charter*; and

THAT Miscellaneous Fee Amendment Bylaw No. 1232, 2025 be introduced and given first reading; and

THAT Miscellaneous Fee Amendment Bylaw No. 1232, 2025 be given second and third readings.

17. NEW BUSINESS

18. NOTICES OF MOTION

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

20. ADJOURNMENT



Amanda Graham
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS Regular Council Meeting Minutes

DATE: Monday, October 20, 2025
TIME: 5:30 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

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

COUNCIL ABSENT: Councillor Leo Facio

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Chief Financial Officer/Deputy CAO, Scott Schultz
Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson
Communications & Community Engagement
Coordinator, Kalie Wiechmann
Planning Consultant, Ken Cossey
Corporate Clerk, Tyler Kafi

1. CALL TO ORDER

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

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. PUBLIC HEARING (If required)

None.

4. INTRODUCTION OF LATE ITEMS

None.

5. APPROVAL OF THE AGENDA

The Chief Administrative Officer requested that item 15(d) be removed from the agenda due to an error in the site plan.

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT item 15(d) – Report of Planning Consultant regarding the Consideration of the Issuance of a DVP (889 Hot Springs Road) be removed from the agenda.

CARRIED
RC-2025-10-20

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT the agenda be approved as amended.

CARRIED
RC-2025-10-21

6. DECLARATIONS OF CONFLICT OF INTEREST

None.

7. ADOPTION OF MINUTES

- (a) Regular Council Meeting Minutes of October 6, 2025
- (b) Record of Public Hearing of October 7, 2025
- (c) Special Pre-Closed Council Meeting Minutes of October 9, 2025

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the Regular Council Meeting Minutes of October 6, 2025 and the Special Pre-Closed Meeting Minutes of October 9, 2025 be adopted; and

THAT the Record of Public Hearing of October 7, 2025 be received.

CARRIED
RC-2025-10-22

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

None.

10. CORRESPONDENCE

- (a) Letter dated October 3, 2025 from Halton Region
Re: Public Safety Requirements to Protect Our Communities
- (b) Letter dated October 9, 2025 from the Minister of Housing and Municipal Affairs
Re: Small-Scale Multi-Unit Housing (SSMUH) Improvements
- (c) Email dated October 9, 2025 from Agassiz-Harrison Historical Society
Re: Letter of Support
- (d) Email dated October 11, 2025 from Gary Webster
Re: Wildfire Development Permit Area Designation, Adjacent Vegetation Hazard

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT all correspondence be received.

CARRIED
RC-2025-10-23

11. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT a letter of support be sent to the Agassiz-Harrison Historical Society.

CARRIED
RC-2025-10-24

12. REPORTS FROM COUNCILLORS

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities
 - Attended a meeting on October 16, 2025
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended a Lower Mainland Local Government Association Executive Meeting on October 16, 2025

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report
- Reported on Communities in Bloom Committee activities

Councillor Schweinbenz

- Agassiz-Harrison Historical Society
 - Attended a meeting on October 15, 2025
- Community Futures North Fraser Board of Directors – No Report
- Reported on the Hazardous Waste Collection Day hosted by the Environmental Advisory Committee on October 18, 2025

13. REPORTS FROM MAYOR

- Attended Parent Advisory Council Meeting at the school on October 7, 2025
- Assisted Village staff and the Miami River Streamkeepers with planting trees near the McCombs Bridge over the Miami River
- Attended a Harrison Agassiz Chamber of Commerce Meeting on October 14, 2025
- Attended an Agassiz-Harrison Community Services Board Meeting on October 16, 2025
- Attended a cultural capacity session in Seabird Island with staff on October 17, 2025
- Attended the Yacht Club Gala on October 18, 2025

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

- (a) Environmental Advisory Committee Meeting Minutes of September 3, 2025

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT all Committee minutes be received for information.

CARRIED
RC-2025-10-25

15. REPORTS FROM STAFF

- (a) Report of Director of Operations dated October 20, 2025
Re: Parks and Trails Master Plan

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT Council adopt the Parks and Trails Master Plan as a strategic document to guide the future enhancement, management and development of parks and trails.

CARRIED
RC-2025-10-26

- (b) Report of Corporate Officer dated October 20, 2025
Re: Deputy Mayor Rotation

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the following members of Council be appointed as Deputy Mayor for 2026:

January – April	Councillor Facio
May – August	Councillor Vidal
September – Inaugural Meeting in November	Councillor Schweinbenz

CARRIED
RC-2025-10-27

- (c) Report of Community Services Manager dated October 20, 2025
Re: Starlight Skating Rink Operations

Moved by Councillor Schweinbenz
Seconded by Councillor Vidal

THAT Starlight Skating Rink operations for the 2025-2026 winter season be managed by Harrison Eco Tours with expenses not to exceed \$7,200 plus GST.

CARRIED
RC-2025-10-28

16. BYLAWS

- (a) Report of Planning Consultant dated October 20, 2025
Re: 856 Hot Springs Road

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

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

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

THAT consideration of third reading be deferred until the following information and studies have been provided:

- The preparation of a surface drainage plan, by a professional engineer outlining how the surface water will remain on the applicant's Lot and not impact either the natural environment or the physical built environment
- The preparation of a site plan that shows all the proposed buildings, outlining the ingress/egress points and the required number of parking stalls.

- c. The applicant entering in an arrangement that will allow for public access to the adjacent land locked park. This must include the use of a Statutory Right of Way.
- d. The applicant securing the required Development Permits including the Greenhouse Gas Emissions Development Permit Area, the Geotechnical Hazard area, and the Interface Wildfire Development Permit Area.
- e. Entering into a works and services agreement with the Village to address any required off-site works.
- f. Written proof from a Qualified Environmental Professional regarding whether a provincial review of the riparian area regulations is required.
- g. A set of drawings addressing the form and character of the proposed development, as per section 4.2 of the Village's OCP.

**MOTION DEFEATED
ALL OPPOSED**

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

THAT Zoning Amendment Bylaw No. 1228, 2025 be defeated.

CARRIED
RC-2025-10-29

17. NEW BUSINESS

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

**Moved by Councillor Jackson
Seconded by Councillor Schweinbenz**

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.

**MOTION FAILED
OPPOSED BY MAYOR TALEN, COUNCILLORS SCHWEINBENZ AND VIDAL**

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

THAT staff be directed to organize a Council or Committee of the Whole Meeting in the next six weeks, to be held in the Village, to discuss priorities for the remainder of the term.

CARRIED
RC-2025-10-30

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 Schweinbenz
Seconded by Councillor Jackson

THAT the meeting be adjourned at 6:42 p.m.

CARRIED
RC-2025-10-31

Fred Talen
Mayor

Amanda Graham
Corporate Officer



1

Each year Kent Harrison Search and Rescue responds to at least 3-5 drowning incidents, and a multitude of searches for a missing individual involving an underwater search assignment that requires the use of an underwater camera.

KHSAR has:

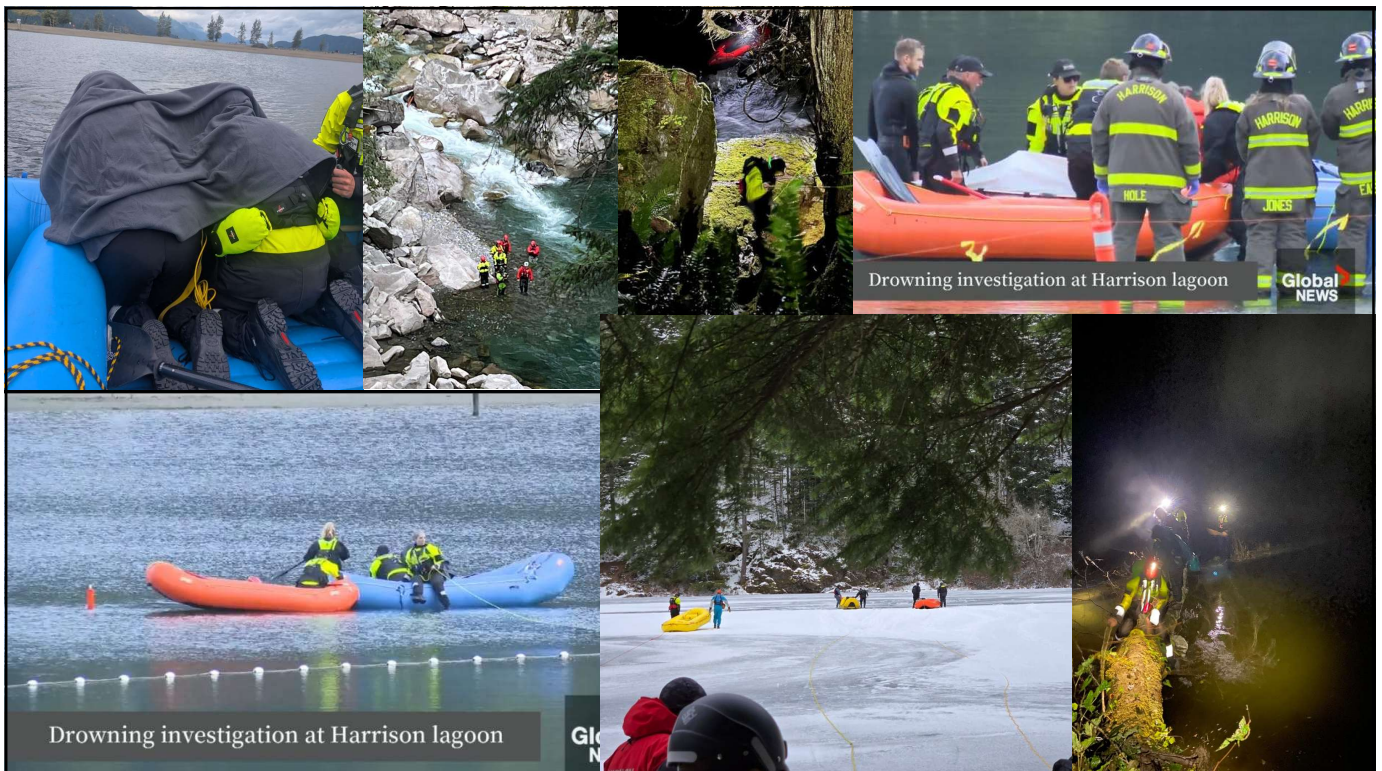
- 13 certified Swiftwater Rescue team members that maintain a minimum of 20 hours of annual practice.
- 4 certified Ice Rescue team members.
- 4 vehicle in water
- 7 boat operators with Small Vessel Operator Proficiency.
- 13 boat operators with their Pleasure Craft Operator Card.

2

In the last 12 months, KHSAR has responded to 25 water related incidents.

This year alone, we have responded to a drowning in the Chehalis, Grace Lake, and the Harrison Lagoon and our members have responded to calls for Mutual Aid from other teams in the valley that required the use of an underwater camera to search for and recover a drowned individual.

3



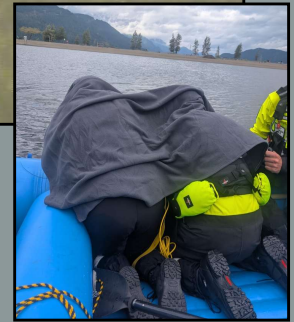
4

Current underwater pole camera has an extremely limited FOV.

Limited lumens make night operations impossible.

Technology is outdated.

Our underwater camera broke during the Harrison Lagoon drowning recovery and it is now difficult to determine which direction the camera piece is pointing.



5



6

Chasing M2 ROV

Single person operation.

4000 lumen LED light.

100m tether.

Ability to operate in subzero temperatures.

Up to 4 hours of run time.

Claw to move objects.

Anti-stuck motor (weeds, sand, moving water).

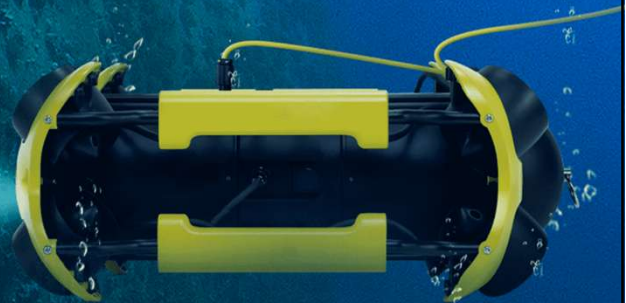
Livestream to Command and SAR Management for planning.



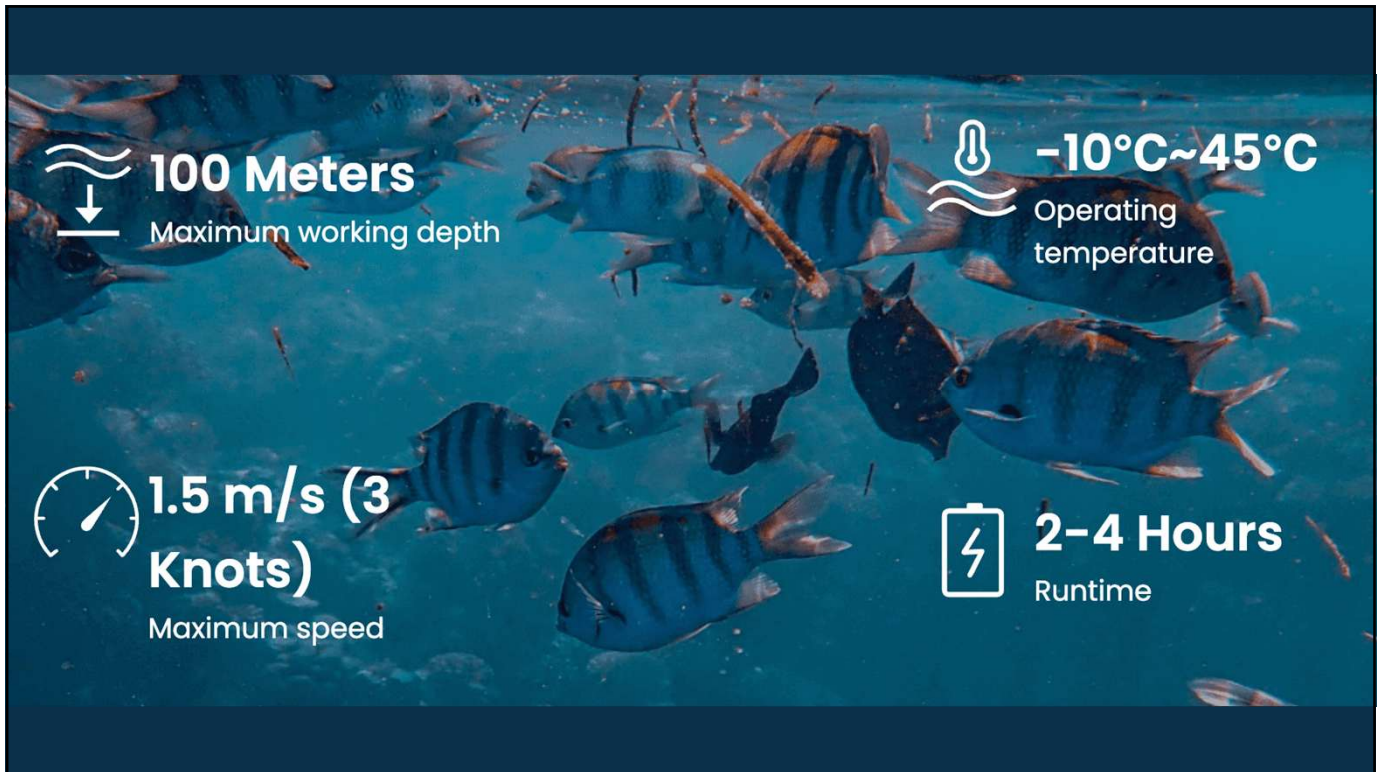
7

4000 Lumen LED Lights

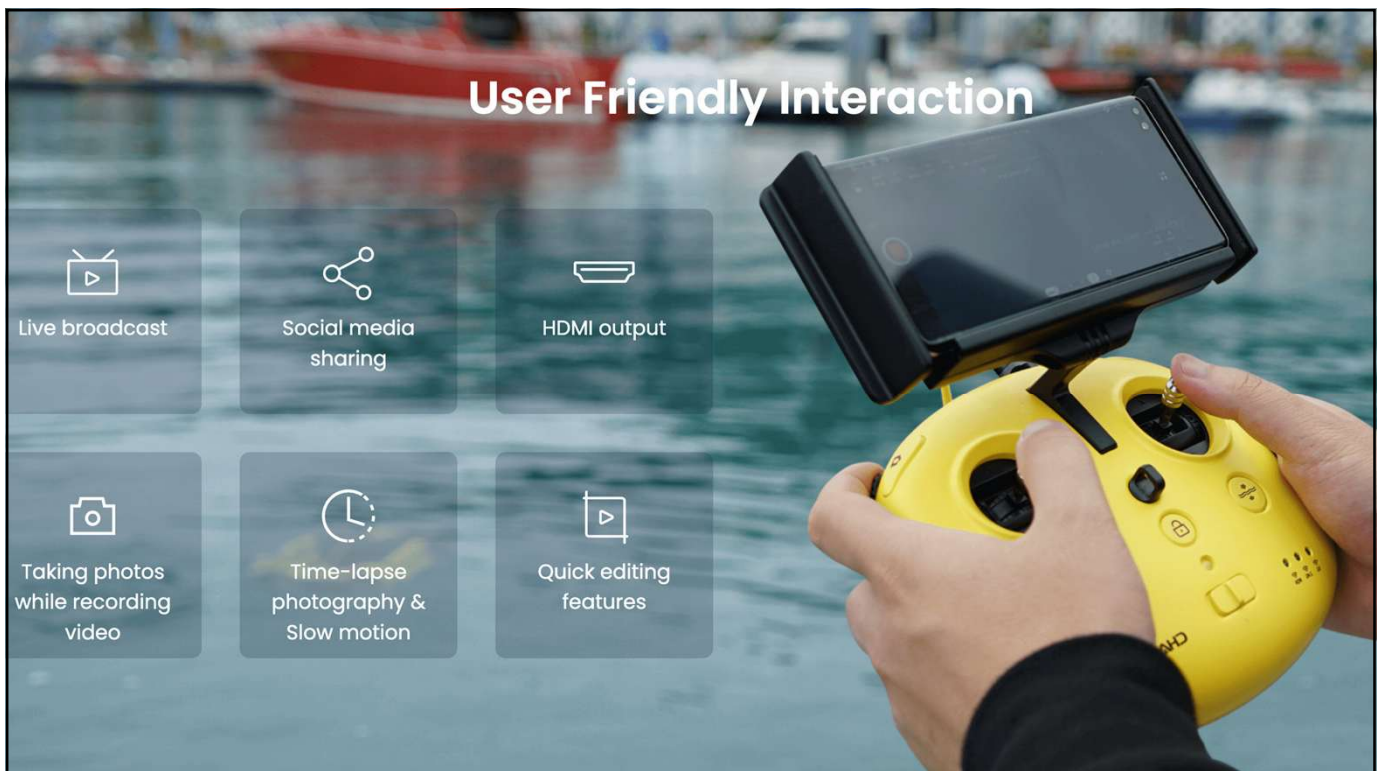
M2 has two 2000 lumen LED lights (three gears), which can make up for the dimness of deep water and night vision, improve the underwater visual distance and clarity, and highly restore the true underwater color.



8



9



10

October 22, 2025

RECEIVED

OCT 27 2025

BY VILLAGE OF HARRISON HOT SPRINGS

Mayor Ed Wood
Village of Harrison Hot Springs
Box 160
Harrison Hot Springs, BC V0M 1K0

Dear Mayor Wood:

Re: Provincial Response to 2024 Resolutions

UBCM has received the Province's response to your Council resolution(s) from 2024. Please find the enclosed resolution(s) and their provincial response(s).

All responses from the Province have been posted to the UBCM web site under Resolutions & Policy.

Please feel free to contact Jamee Justason, Resolutions and Policy Analyst, if you have any questions about this process.

Tel: 604.270.8226 ext. 100 Email: jjustason@ubcm.ca

With gratitude,



Councillor Cori Ramsay
UBCM President

Enclosure

Whereas access to regular routine mammogram screening is inadequate within the Province of BC;

And whereas an increasing number of women are being diagnosed with more aggressive breast cancer between the ages of thirty to forty;

And whereas early detection of breast cancer is paramount to diagnosis and treatment:

Therefore be it resolved that UBCM call upon the provincial government to increase the number of mobile mammogram screening units available to rural and remote communities;

And be it further resolved that UBCM call upon the provincial government to lower the age of MSP coverage for routine mammogram screening to the age of thirty and modify the program so that participation in the screening program can occur whether or not the person has a primary care provider.

Convention Decision: Endorsed

Provincial Response

Ministry of Health

Early detection of cancer is critical to more effective treatment, as well as better outcomes for the population. Increasing access to cancer screening is a priority action in British Columbia's 10-Year Cancer Action Plan. We are looking into new strategies to make screening more accessible, such as providing mobile mammography services and cervix self-screening.

About 10 percent of all screening mammograms performed in British Columbia are done on mobile units. Three mobile screening coaches visit more than 170 rural and remote communities across British Columbia each year, including over 40 Indigenous communities. The vehicles provide state-of-the-art digital screening mammograms, are wheelchair-accessible, and feature a spacious waiting area and comfortable private examination room.

In 2023/24, BC Cancer started a culturally safe project to expand mobile breast screening to five communities on Vancouver Island. In addition, a toolkit is being developed in collaboration with Indigenous community health centres to deliver screening education and engagement to Indigenous communities.

In British Columbia, provincial cancer screening programs and policies are guided by recommendations from BC Cancer and the best available scientific evidence. BC Cancer regularly reviews research and trends to ensure screening guidelines provide high-quality, effective care. For unattached patients accessing breast screening services, booking clerks at BC Cancer can provide resources such as walk-in, virtual, or Urgent and Primary Care Clinic information in order to obtain a provider for the purposes of screening. In addition, the Ministry of Health and BC Cancer are working on a project to support unattached patients with increased access to the provincial-screening programs.

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

DATE: Monday, September 8, 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

MEMBERS ABSENT: 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

Teresa Omelus requested to add "Fall Clean Up" as an Item for Discussion.

4. APPROVAL OF THE AGENDA

Moved by Teresa Omelus
Seconded by Janice Moffat

THAT the agenda be approved as amended.

CARRIED
CIB-2025-09-01

5. ADOPTION OF MINUTES

Moved by Susan Caley
Seconded by Susan Galvao

THAT the Communities in Bloom Committee Meeting Minutes of August 12, 2025 be adopted.

CARRIED
CIB-2025-09-02

6. ITEMS FOR DISCUSSION

(a) 2026 Annual Work Plan / Budget

The Committee discussed entering in the Bloom category next year to be judged on all six criteria.

Several ideas were discussed for the next year including:

- Earth Day in May participation
- Canada Day Parade Float
- Memorial Hall garden beautification
- Garden Tour thank you gifts for participants
- Fall ideas and porch pictures
- Pictures of the Village during the spring
- Workshops – how to winterize gardens, planter ideas, what to do with bulbs, pollinator gardens, wreath making
- Plant swap in the fall
- Lagoon garden bed re-planting
- Thank you sign on Hot Springs Road as you leave the Village

(b) Fall Clean-Up

The Committee discussed large item pickup and properties with several vehicles, or vehicles that are in states of disrepair. The Corporate Officer provided information regarding the Environmental Advisory Committee's hazardous waste collection day and bylaw enforcement.

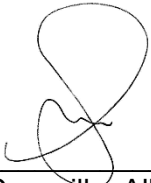
(c) Next Meeting Date: Monday, September 8 at 10:00 a.m.

7. ADJOURNMENT

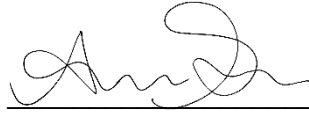
Moved by Teresa Omelus
Seconded by Janice Moffat

THAT the meeting be adjourned at 11:08 a.m.

CARRIED
CIB-2025-09-03



Councillor Allan Jackson, Chair
Communities in Bloom Committee



Amanda Graham
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS Age-Friendly Committee Minutes

DATE: Thursday, September 18, 2025
TIME: 2:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Mayor Fred Talen, Chair
Alison Douglas
Audrey Johnstone
Karen Seraphim
Liz Webber

MEMBERS ABSENT: Judith Barron
Hannelore Gidora
Marlene Reimer

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens
Communications and Community Engagement
Coordinator, Kalie Wiechmann

1. **CALL TO ORDER**

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

2. **LAND ACKNOWLEDGEMENT**

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. **INTRODUCTION OF LATE ITEMS**

None.

4. **APPROVAL OF THE AGENDA**

Moved by Liz Webber

Seconded by Karen Seraphim

THAT the agenda be approved.

CARRIED
AFC-2025-09-01

5. ADOPTION OF MINUTES

Moved by Alison Douglas
Seconded by Audrey Johnstone

THAT the Age-Friendly Committee Meeting Minutes of August 21, 2025 be adopted.

CARRIED
AFC-2025-09-02

6. ITEMS FOR DISCUSSION

(a) October Halloween Family Movie Night

The Community Services Manager provided an update on the October 23 Halloween Movie Night at Memorial Hall. A sign-up sheet to volunteer for the concession and to assist with the crafts was circulated. There were concerns about the paint adhering to the pumpkins, so the craft will be painting wooden pumpkins.

(b) Draft 2026 Work Plan/Budget

The Committee discussed the following:

- The Historical/Informational Resident Video project is a long-term project resulting in a video that will live on as a digital archive highlighting seniorhood and storytelling within the Village from a senior's perspective
- New Horizons is a federal grant and results of the application are not anticipated until February/March 2026
- A career day with students could take place regardless of the grant application being successful and staff will reach out to the school to determine whether there is an interest
- Structuring physical exercise programming to be funded through pay per use at a nominal fee while keeping the program accessible and low-cost
- Including karate in the possible options for physical exercise programming
- The Community Services Manager sits on the Tourism Harrison River Valley board and would be happy to be the contact between the Committee and Tourism to facilitate volunteering during Lights by the Lake
- Partnering with the Fraser Valley Regional Library about potential events or programming that can be offered in Harrison Hot Springs

7. ADJOURNMENT

Moved by Karen Seraphim
Seconded by Alison Douglas

THAT the meeting be adjourned at 2:35 p.m.

CARRIED



Mayor Fred Talen, Chair
Age-Friendly Committee



Amanda Graham
Corporate Officer

File No: 4200-20
Date: November 3, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Vote Tabulator Machines

RECOMMENDATION

THAT staff be authorized to acquire two poll place scanner and tabulators from Election Systems & Software at a cost not to exceed \$7000 plus taxes and shipping to be funded from surplus.

SUMMARY

To request Council authorization for the purchase of vote tabulator machines for use in future general local elections, by-elections and assent voting.

BACKGROUND

In preparation for the 2026 general local election taking place in October of 2026, staff have been reviewing options for either renting or purchasing voting tabulators. The Village's Automated Vote Counting System Authorization and Procedure Bylaw No. 1122, 2018 authorizes the use of an automated vote counting system.

DISCUSSION

It is anticipated that vote tabulator machine availability and cost will be impacted by the large number of municipal and school trustee elections taking place simultaneously throughout the province next year. During previous elections and by-elections, the Village has rented machines. The cost of renting the machines themselves is typically between \$1500-2000 during each election. The cost to purchase two refurbished machines is \$3500 each. It is difficult to predict what the cost to rent or purchase the machines will be in the future, but it is likely to become more costly over time due to inflation. It is anticipated that the Village would be able to use the machines for at least two more general local elections after 2026, making purchasing a cost-effective option in the long-term. The Village would also be able to use the tabulators for any assent votes (often referred to as referendums) and any by-elections.

Three quotes were sought in accordance with the Village's Purchasing and Procurement Policy No. 1.08. Uniysn, SmartMatic and Election Systems & Software (ES&S) all provided quotes. SmartMatic's rental quote was comparable to ES&S but there was no option to purchase tabulators. Unisyn's quote was in U.S. dollars and therefore significantly higher. The Village has used ES&S machines for every election and by-election since 2018 and there is a high degree of confidence in and familiarity with the equipment.

If the Village were to own two machines from ES&S, it would eliminate the need for shipping and handling costs for the machines during every election. However, there will still be costs for each election or assent vote worked into the Financial Plan and overall election budget including the following:

- Training if required
- Project management
- Ballot layout, coding and printing
- Ballot shipping and handling

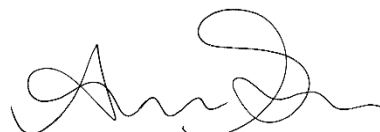
FINANCIAL CONSIDERATIONS

Given the potential for higher costs and lower availability/options to rent in 2026, staff are seeking a resolution of Council to purchase the machines using surplus funds in advance of approving the 2026-2030 Financial Plan. All other costs associated with the election including staffing, advertising and supplies will be incorporated into the 2026 budget.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 3090-20-DVP01/25

Date: November 3, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Consideration of the Issuance of a DVP (889 Hot Springs Road)

RECOMMENDATION

THAT the application for Development Variance Permit 01/25 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road be referred to the Village's Fire Department.

SUMMARY

The applicant wishes to subdivide the parent parcel into two Lots. In order for the application to proceed, the applicant needs to apply for four (4) variance permits. If the applicant follows the requirements of the Zoning Bylaw for the interior side and the rear setback, the request for a variance would not be needed.

BACKGROUND

Zoning Information, Parcel Size, and Adjacent Uses

The parcel is zoned C-2 and is located adjacent to Hot Springs Road. Along all boundaries of this site, the parcels of adjacent land are zoned for R-2 residential activities.

The parent parcel is 0.40447 Ha (43,680 ft², 1.002 Ac, 4,057 M²) in size. The applicant is seeking to create two lots which if approved will both exceed the minimum lot size requirement of 464 M². If approved by the Village's Approving Officer (AO), proposed Lot 1 would be 1173.1 M² and proposed Lot 2 would be 2871.6 M²

OCP Designation

The site is designated as Low Density Residential. The continued use of the site for commercial purposes is governed by the following objective as outlined in s 7.2 (f) of the current OCP.

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

(Official Community Plan Bylaw #1184, 2022)

This site is not designated as a commercial development permit site, but the site is within the designated Greenhouse Gas Emission Development Permit area.



(view from Hot Springs Road onto the site)



Application Request

The applicant wishes to vary the following C-2 Land Use Regulations as outlined in Zoning Bylaw 1115, 2017:

Proposed Lot 1

Rear setback requirements	reduce it from 6.0 m down to 0.92 m
Interior side setback requirements	reduce it from 3.6 m down to 0.92 m

Proposed Lot 2

Rear setback requirements	reduce it from 6.0 m down to 1.00 m
Interior side setback requirements	reduce it from 3.6 m down to 0.15 m

To review the proposed Lot layouts and variances please see the attached proposed site plan A4, dated June 26, 2025.

DISCUSSION

Setback requirements are sometimes designed to ensure adequate access for emergency vehicles and personnel. Reducing setbacks may:

- Limit Fire Separation: Closer buildings may increase the risk of fire spread between structures.
- Restrict Access: Narrower gaps between buildings may make it more challenging for emergency responders to access rear or side yards.

In this case staff cannot recommend approval at this time, as we need additional information, as both the proposed interior side and rear setback requested would not allow for the safe passage of any emergency vehicle completely around the proposed buildings or structures. Additionally, the existing setbacks minimum distance serves as a minor firebreak, which may not be feasible in any of the proposed variance reduction scenarios. Council can request that the applicant utilize non-combustible walls. However, input from the Village's Fire Department is recommended, at this time.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Zoning Bylaw – C2 requirements, Bylaw 1115, 2017
OCP Bylaw 1184, 2022 – section 7.2 (f)

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments (2):

1. Draft DVP 01/25
2. Proposed Site Plan Sheet A4 dated June 26, 2025

**DEVELOPMENT VARIANCE PERMIT
NO. 01/25**

Registered Landowner

Woodside Smart Storage Ltd.,
Inc. No. BC1114734
51696 Yale Road
Rosedale, BC V0X 1X1

File No: 3090-20-DVP01/25
Folio/Roll No: 5240-15440
Civic Address: 889 Hot Springs Road
Permit Issued:

1. The Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

Legal Description	PID	Civic Address
Blk A (Reference Plan 6466) Southeast Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District	013-167-006	889 Hot Springs Road, Harrison Hot Springs, BC

3. Authorization is hereby given for the use of the subject property for the development of the land for commercial purposes in accordance with the conditions listed in Section 4, below
4. The use must be carried out subject to the following condition:
 - a) Proposed Lot 1
Rear setback requirements – reduce it from 6.0m down to 0.92m
Interior side setback requirements – reduce it from 3.6m down to 0.92m
 - b) Proposed Lot 2
Rear setback requirements – reduce it from 6.0m down to 1.00m
Interior side setback requirements – reduce it from 3.6m down to 0.15m
5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit must form a part thereof.
6. **This Development Variance Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit.** No final inspection must be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village.

I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance Permit contained herein. I understand and agree that the Village of Harrison Hot Springs has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with me, other than those contained in this Permit.

(Authorized Signatory)
Tim Wierks

**RESOLUTION PASSED BY COUNCIL AND PERMIT ISSUED THIS ____ day of
_____, 2025**

Amanda Graham
Corporate Officer



Agassiz, British Columbia, Canada
P: 604.997.2722
E: devan.cheam.bd@gmail.com

Subdivision/Development

0919449 B.C. Ltd.
889 Hot Springs Road, Harrison Hot Springs

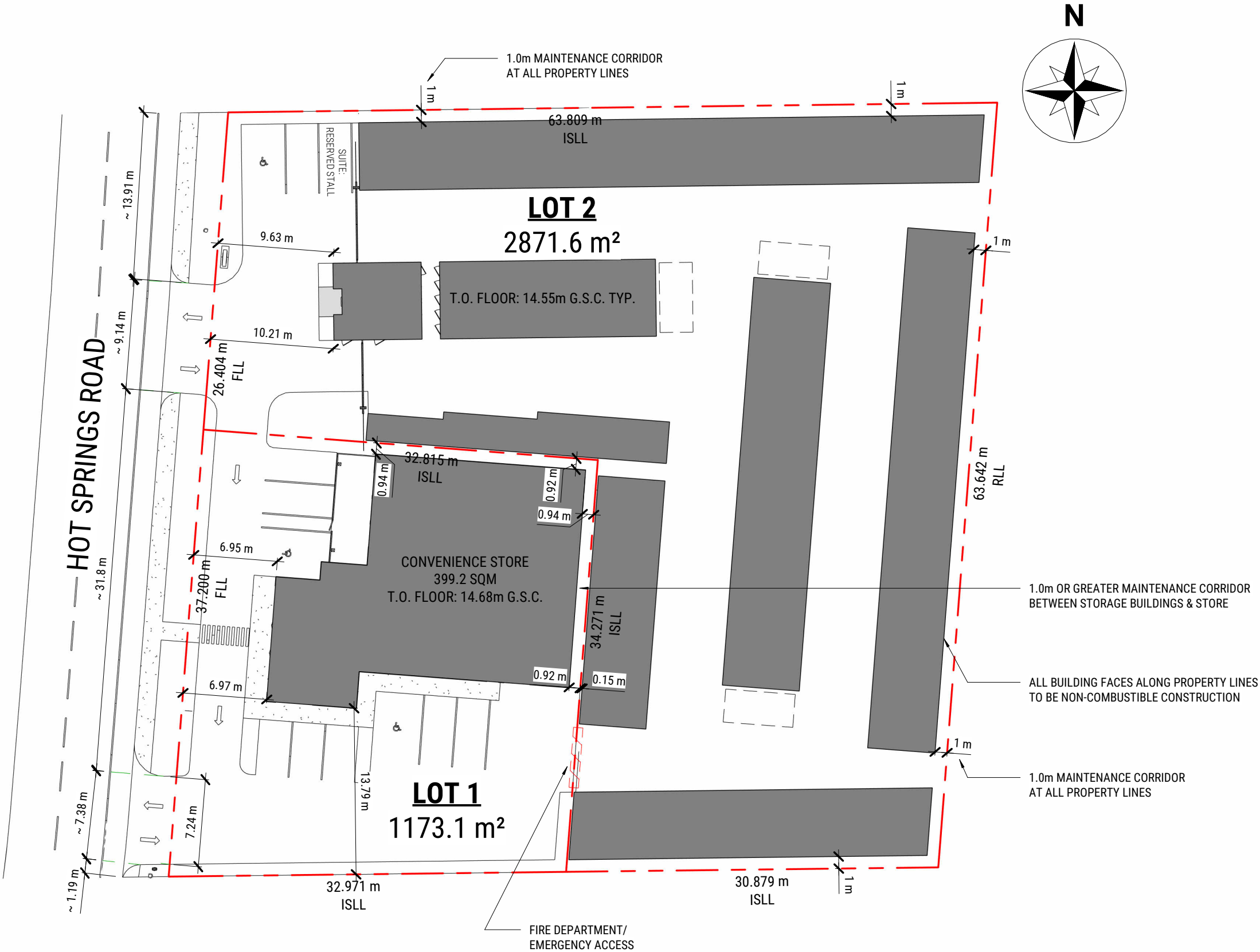
Rev.	Description	Date
A	Village Review	August 30, 2023
B	Village Review	October 10, 2023
D	Village Review	June 26, 2025

PROPOSED SITE PLAN

Date:	June 26, 2025
Designed by:	RV
Drawn by:	DV
Checked by:	RV

A433

Scale: 1" = 30'-0"



File No: 3900-001
Date: November 3, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Official Community Amendment Bylaw No.1229, 2025

RECOMMENDATIONS

THAT second reading of Official Community Plan Amendment Bylaw No. 1229, 2025 be rescinded; and

THAT Official Community Plan Amendment Bylaw No. 1229, 2025 be given second reading as amended; and

THAT Official Community Plan Amendment Bylaw No. 1229, 2025 be given third reading and adoption.

SUMMARY

To present an updated Official Community Plan (OCP) Amendment Bylaw to Council as required due to changes to the provincial legislation, and the adoption of a new Fraser Valley Regional District (FVRD) Regional Growth Strategy (RGS).

BACKGROUND

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

“(4) Without limiting section 473 (2), an official community plan of a local government must include housing policies of the local government respecting each class of housing needs required to be addressed in the most recent housing needs report that is

(a) received by the local government under section 585.31, and
(b) applicable to the area covered by the plan.”

Source: *Local Government Act*, S 473.1

Based upon this requirement, the Village’s OCP Bylaw No. 1184, 2022 must be updated. In addition to the new housing policies, the current OCP Bylaw must be updated by including a new Regional Context Statement and updating the Community Amenity Contributions section to allow for Amenity Cost Charges instead.

DISCUSSION

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

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

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

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

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

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

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

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

- (3) An amenity referred to in subsection (2) must
- (a) be owned by a municipality or regional district, or
 - (b) be owned or operated by a person or public authority that has entered into a partnering agreement with a municipality or regional district in respect of the amenity.

Source: *Local Government Act*, s. 570.2

REFERRALS AND PUBLIC INPUT

Council authorized staff to refer the bylaw to various external agencies, internal Village committees, the hosting of an Open House and to set up a public hearing.

Why Refer Official Community Plans or OCP Amendments?

The referral of OCP or any amendments to various agencies and governments constitutes a fundamental aspect of the planning process. This practice ensures legal compliance, fosters effective intergovernmental coordination, leverages specialized expertise, respects Indigenous rights, enhances transparency, and facilitates the early resolution of conflicts. Collectively, these benefits contribute to the overall development of a well-informed, sustainable, and inclusive communities such as Harrison Hot Springs.

Rationale for the Use of a Public Hearing and Open House

Throughout British Columbia, the use of public engagement tools is a legal requirement for the preparation or amendment of an OCP, as outlined within the *Local Government Act*. Public input is also designed to safeguard democratic principles and ensure that planning processes are open, fair, accountable, and transparent. Public input also helps to mitigate misunderstandings, allows staff the ability to correct any prevalent misinformation, and eliminate any potential conflicts as the plan is implemented.

Summary of Agency Referral and Open House Comments, and Public Hearing Written Submissions and Comments

Agency Referral Comments

- (a) Ministry of Transportation and Transit (MoTT) – no comment
- (b) Harrison Agassiz Chamber of Commerce – no comment
- (c) Tourism Harrison River Valley – no comment
- (d) Fraser Cascade School District – no comment
- (e) RCMP (Agassiz Detachment) – no comment
- (f) District of Kent – no comment
- (g) Village of Harrison Hot Springs Fire Department – no comment
- (h) Fraser Health – comments provided as if the OCP amendment was the main OCP. There is valuable information contained in their comments; however, the comments are better suited for the main OCP and not this OCP amendment.
- (i) Agricultural Land Commission – no comment
- (j) Sts'ailes – no comment
- (k) FVRD – “The Village’s current and updated OCP are aligned with the goals and the policies of the Fraser Valley Regional District (FVRD) Regional Growth Strategy (RGS) *Fraser Valley Future 2050*.” Please note that some formatting suggestions have been

provided. The suggested formatting changes will require the amendment bylaw to be revised.

- (l) Environmental Advisory Committee – no comment
- (m) Advisory Planning Commission – That section A of the Official Community Plan Amendment Bylaw No. 1229, 2025 be amended under the “Supplemental Policies”, at the bottom of page 7 with the following wording, “recently adopted a Village Lands Master plan, which supports the Village exploring partnerships to support affordable, rental, and special needs housing.”

Staff Comments Regarding the APC’s Suggestion

The section referred to by the APC is under the RCS portion of the amendment bylaw. As a part of the Village support for the FVRD RGS goals, supplemental policies are also allowed. The current wording in this supplemental policy is as follows:

“3.3 (g) Just adopted a Civic Lands Master Plan. The development of these lands, adjacent to the Village office includes the use of a housing partnership arrangement with Agassiz-Harrison Community Resources (AHCS) to submit a housing proposal, that if approved will allow AHCS to build a Senior’s Housing Project on the site.”

I would suggest that the wording, “if approved” caused some concern for the APC. If Council wants, the amendment bylaw can be amended to include the suggested APC wording. Staff are recommending that the suggested APC wording be used and have incorporated this wording into the revised bylaw.

Open House Comments

On the date of the Open House held on September 3, 2025, a total of twenty-two (22) comments were provided, and they have been broken down into the following categories of:

- (a) Fourteen comments about the civic lands project - 64 %
- (b) Four comments on the actual OCP amendment - 18% (these included comments of “do we really need this type of housing”)
- (c) Two political comments (referencing not following the provincial requirements) - 9%
- (d) Two misinformation comments (the concern here was upon the population being less than 5,000 so we do not need to do this amendment) - 9%

Overall, 82-percent (82%) of the comments received are not applicable to the OCP amendment bylaw. On the balance of the comments received the province requires all municipalities to adhere to this new legislation.

Public Hearing Comments

There was only one land use planning comment received about making the boating area accessible. The other comments received touched on the Civic Lands Master Plan project, which is not related to this OCP amendment bylaw at all.

Public Hearing Written Submissions (3 letters received)

Listed below is a summary of the comments received from the three submissions.

- (a) Have amenities and support services in place prior to worrying about supportive or low-income housing
- (b) Need to see a red-lined comparison between the proposed amendment and the current OCP Bylaw

Staff Comment

The amendment bylaw under the alphabetized headings indicates what has been deleted and what has been added. This is illustrated further below.

“A. That Section 2.4 is deleted in its entirety, and the following is inserted.” What this means is, we took out the older RCS and inserted the new RCS. Please note that this portion of the amendment bylaw takes up a substantial portion of the amendment bylaw, 10 pages out of 12 pages. This volume of changes can be overwhelming.

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

Impacts of this change

What this means is we are proposing to update Council’s non-market housing policy approach. All that has been done here is we have elaborated on what is already in the current OCP bylaw.

“C. The following section 3.3 (c) is deleted in its entirety, and the following is inserted in its place.

Impacts of this change

What this means is we have updated Council’s policies on how to address any non-market housing issues. In this case, again, we have elaborated on what the current OCP bylaw already states.

“D. Section 3.4 Community Amenity Contributions (CAC) is deleted in its entirety, and the following is inserted.” As the province has formally banned the use of CACs they have allowed for municipalities to create ACCs. The structure for the use of this new financing tool, to pay for new amenities, is similar to the DCC concept.”

- (c) The full Regional Context Statement and confirmation of FVRD acceptance or pending review.

Staff Comment

The full RCS was outlined in the amendment bylaw, as per pages 1 to 10 of the bylaw. With respect to the FVRD acceptance or review of the Village’s RCS, this information was also made public and was provided in the Public Information Package for the public hearing.

- (d) A policy summary of the new housing direction, including density targets, locations, and infrastructure implications

Staff Comment

The OCP amendment bylaw does not address that type of housing, and the locations of the non-market housing will be identified in the follow-up Zoning Bylaw amendment. This type of comment suggests that there is some confusion over what the amendment bylaw is doing. The reference to density suggests that they are mixing up this amendment with the past Small Scale, Multi-Unit Housing (SSMUH) requirements that the province brought in. We are not a part of the SSMUH requirements.

- (e) A plain language explanation of how ACCs will replace CACs, what amenities are eligible and what rates are being proposed.

Staff Comment

The listing of the potential amenities is provided in the amendment bylaw. There is a process in place that the province has created when creating the new ACCs. The new rates will be created following this new requirement. The old CAC process was to negotiate with the developer directly, if they wanted to be a part of the system. If they did not want to participate then no negotiations would take place. There were no formulas to follow.

- (f) Clarification on which future rezonings will no longer require public hearings under provincial rules once this OCP is adopted

Staff Comment

In order to make any comments on this question, I first draw your attention to section 464 (2) and (3) of the *Local Government Act* which states the following.

“464 (2) Subject to this section, a local government is not required to hold a public hearing on a proposed zoning bylaw if

- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw, and
- (b) the bylaw is consistent with the official community plan

(3) A local government must not hold a public hearing on a proposed zoning bylaw if

- (a) an official community plan is in effect for the area that is the subject of the zoning bylaw,
- (b) the bylaw is consistent with the official community plan,
- (c) the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, and
- (d) the residential component of the development accounts for at least half of the gross floor area of all buildings and other structures proposed as part of the development.”

This provincial requirement indicates that we cannot host a public hearing, for a variety of reasons, as outlined in paragraph 3 above. Please note the underlined words “must not”, means that under certain circumstances council cannot have a public hearing as the *Local Government Act* prohibits public hearings for projects that fit within a municipality’s Official Community Plan.

RECENT UPDATES TO THE BYLAW

As a result of the public consultation process, the amendment bylaw has been updated since it was first given two readings with the following changes:

- (a) Housekeeping formatting changes to more clearly demonstrate the Village’s bylaws, OCP policies and supplemental policies that support the FVRD’s RGS goals
- (b) Correcting the reference to the Development Procedures Bylaw No. 1214, 2025
- (c) Addition of wording relating to our tourism economy in support of the FVRD’s RGS goal 2.0 – Economic Strength and Resiliency
- (d) Amendment of the wording to section 3.3(g) as per the APC’s recommendation
- (e) Updating the bylaw to reflect the recent adoption of the Parks and Trails Master Plan

Attached to this report is a copy of the revised amendment bylaw with changes highlighted in yellow for ease of reference.

Pursuant to section 477(6) of the *Local Government Act*, an OCP bylaw may be adopted at the same meeting at which it is given third reading.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP Bylaw No. 1184, 2022
Zoning Bylaw No. 1115, 2017
Local Government Act

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachment: Revised OCP Amendment Bylaw No. 1229, 2025

VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1229, 2025

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

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

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

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025**".

2. **TEXT AMENDMENT**

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

"2.4 Regional Context Statement

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

The FVRD through the *Fraser Valley Future 2050: Regional Growth Strategy*, sets out a framework to guide member communities, jointly and individually, in pursuing the vision described above. The RGS identifies eight goals, and the Village of Harrison Hot Springs' OCP and other supplemental plans or policies **are outlined below that demonstrate the Village's alignment on addressed these goals.**

RGS 1.0 Collaboration

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

RGS Policy 1.1 Build and strengthen relationships with Indigenous communities and governments

The relevant Harrison Hot Springs bylaws, supplemental policies or OCP policies that support this RGS goal and subsequent policies are identified below:

Listing of Bylaws and Supplemental policies that support this RGS goal

- a. Within the Village's *Development Procedures Bylaw No. 1214, 2025*, specifically s 12, allows for the referral of a development tool to various agencies or level of government "Subject to direction from Council, staff may be authorized to refer the Application to other Village Departments, any external agencies, societies, organizations or any level of government. The suggested referral list will be prepared by staff and submitted to the Council for their review. Council may accept, reject, or amend this list as they deem appropriate."
- b. The Village leadership and the Sts' ailes' leadership meets on a regular basis through the use of the Community-to-Community communications tool.

Listing of Harrison Hot Spring OCP policies that support this RGS goal

- c. Section 2.5 entitled Indigenous History and Context, indicates the following.

"The Village of Harrison Hot Springs is committed to restoring some of Sts' ailes' lost connections and opportunities resulting from being displaced and disposed in their own territory."
- d. Section 3.3 (a), "the Village will partner with other government agencies, the private sector, non-profit organizations and service agencies to pursue affordable housing options."
- e. The Village works with the province on the Riparian Protection process as outlined in s. 4.7.
- f. Section 6.2 (g) requires the Village to work with the province and the federal governments to "Encourage the development of boating and fishing activities and related moorage and launching facilities." In addition to this policy 6.3(b) requires the village to work with the District of Kent, the Ministry of Transportation and Transit and any local community group by "Continue to work on the beautification of the entrance corridor into Harrison Hot Springs."
- g. Section 8.2 (a) indicates the following "Recognize the jurisdiction of the Agricultural Land Commission over the ALR lands, as well as the interests of the private and public owners." In addition to this policy 8.3(a) indicates the following "Council recognizes that lands designated within the Agricultural Land Reserve is limited to the specific uses set out in the *Agricultural Land Commission Act*."
- h. Section 9.2 (c) indicates the following **when reviewing water standards, the Village must** "Meet or exceed all Provincial and Federal water and ambient water quality standards."
- i. Section 10.2 (b) ensures that the Village will work collaboratively with the following statement, "Work with other governments and private agencies to ensure community services are available at a level appropriate to the needs of the local residents and their ability to pay."
- j. Parks and Open Spaces Policy 12.3 (c) indicate the following "Council intends to work co-operatively with the District of Kent and the Fraser Valley Regional District on a number of initiatives of mutual benefit."

RGS 2.0 Economic Strength and Resiliency

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

RGS Policy 2.1 To protect and support employment lands

RGS Policy 2.2 Promote growth and development in agriculture

RGS Policy 2.3 Create opportunities for employment and education

RGS Policy 2.4 Work to attain the region's full tourism potential

The relevant Harrison Hot Springs OCP policies that support this RGS goal and subsequent policies are as follows:

Listing of Harrison Hot Spring OCP policies that support this RGS goal

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

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

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

"3.1 Tourism Development:

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

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

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

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

"5.4.2 Village Centre Area

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

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

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

“5.4.3 Waterfront Commercial Area

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

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

“5.4.4 Lakeshore Marine Tourist Commercial Area

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

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

“6.2 Objectives

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

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

Listing of supplemental policies that supports this RGS goal

- j. The Harrison Hot Springs Resort Strategy 2019-2021. As Harrison Hot Springs is a tourism-based municipality, this strategy focuses on increasing tourism-based programs and services to further develop Harrison Hot Springs’ tourism economy.

RGS 3.0 Living Well

- RGS Goal: To ensure that the region is inclusive where everyone is able to maintain a high quality of life, regardless of age, income, or ability.
- RGS Policy 3.1 To promote healthy and inclusive living
- RGS Policy 3.2 Supports arts and culture initiatives
- RGS Policy 3.3 Protects and enhances parks and recreation lands

The relevant Harrison Hot Springs OCP policies and supplemental activities that support this RGS goal and subsequent policies are as follows:

Listing of Harrison Hot Spring OCP policies that support this RGS goal

- a. Within the OCP, is the following Overall Development Concept directive;
 - “Park and Trail System Development:
 - An integrated system of parks and trails that expands the outdoor recreation and tourism activities, linking Hot Springs Road, Miami River, the East Sector, the lakeshore, the Harrison River, and other features. The community has expressed continued support for managed growth that emphasizes protection of the natural environment and scenic values, development of the Village Centre, and improved streetscapes, and features that support a high-quality tourism destination and community.”
 - b. Section 3.4 addresses Community Amenity Contributions, which are no longer applicable. In-lieu of this the Village will be setting up an Amenity Cost Contribution Bylaw as allowed by the current provincial legislation.
 - c. Promotion of waste reduction, reuse and recycling as outlined in s 9.1.
 - d. Upgrade wastewater treatment facilities and water distribution, as and when required in s. 9.2.

- e. Section 10.3 (c) indicates the following;

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

Listing of supplemental activities that supports this RGS goal

- f. On October 20, 2025, Council adopted a Parks and Trail Master Plan which replaces a plan created in 2008. This plan identifies eight (8) new goals and recommendations.

RGS 4.0 Community Building

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

RGS Policy 4.1 Concentrate growth in urban centres

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

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

RGS Policy 4.4 Ensuring housing choice and affordability

The relevant Harrison Hot Springs OCP policies that support this RGS goal and subsequent policies are as follows:

Listing of Harrison Hot Spring OCP policies that support this RGS goal

- a. Goal #8 indicates the following;

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

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

- b. Section 3.2 indicates the following;

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

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

“3.3 Objective:

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

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

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

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

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

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

“A diverse range of uses will be supported, including personal service establishments, banks, business, and professional offices, as well as retail and grocery stores that support a complete community.”
- e. Section 7.2 (b), states the following:

b. “Encourage the provision of an adequate supply of affordable housing, rental housing, and special groups housing, with an emphasis on meeting the needs of seniors and special needs groups.”
- f. Section 7.3.4 under the heading of Affordable, Rental and Special Groups Housing, is the following:

- a. “Council will encourage the provision of affordable, rental, and special groups housing as part of new housing Developments provided by the private sector, non-profit societies, or any agency of the Provincial or Federal governments, with the emphasis on providing housing oriented to the special needs of senior citizens.”

Listing of supplemental activities that support this RGS goal

- g. The Village recently adopted a Village Lands Master plan, which supports the Village exploring partnerships to support affordable, rental, and special needs housing.

RGS 5.0 Ecosystem Health

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

RGS Policy 5.1 Monitor, study, protect and improve air quality

RGS Policy 5.2 Protect watershed health

RGS Policy 5.3 Protect biodiversity

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

The relevant Village OCP policies, bylaws or supplemental policies that support this RGS goal and subsequent policies are identified below:

Listing of the relevant OCP policies that support this RGS goal

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

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

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

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

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

The strategy to achieve this goal is to continue supporting either the federal or provincial agencies that are looking to restore the natural flows, improve water

quality and protect riparian and watershed functions. Miami River is a key feature in managing drainage and flooding, enhancing the quality of the environment, and implementing the tourism development strategy of the Village.”

- c. Promote Miami River protection and rehabilitation as outlined in section 4.7.
- d. Undertake environmentally sensitive areas inventory as outlined in sections 3.8.2, and 3.10.
- e. Protect forest cover on land designated as Resource Lands as per section 8.2(b).
- f. Promote the "reduce, reuse and recycle" approach to waste management as per section 10.2(b).

Listing of Bylaws that also support this RGS goal

- g. Protect environmental values through the designation of development approval information areas that achieve specific environmental objectives, as outlined in section 3.5 and followed up through the adoption of the *Village of Harrison Hot Springs Development Approval Information Bylaw, 1210, 2024*, Schedule A, Natural Environment.

RGS 6.0 Transportation and mobility

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

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

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

The relevant Harrison Hot Springs OCP policies and supplemental activities that support this RGS goal and subsequent policies are as follows:

Listing of OCP policies that supports this RGS goal

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

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

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

Goal 7: Manage traffic and parking and promote transportation alternatives

The strategy to achieve this goal is to manage traffic flows and parking so as to minimize congestion and disturbance of residential areas, and to provide a bicycle

and walking path network. Visitor parking is a key issue. The livability and attractiveness of the community will depend upon the ability to manage seasonal traffic volumes.”

Listing of supplemental activities that support this RGS goal

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

RGS 7.0 Infrastructure and Services

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

RGS Policy 7.1 Provide safe and efficient access to basic utilities

RGS Policy 7.2 Ensure responsible management of solid waste

The relevant Harrison Hot Springs OCP policies and supplemental activities that support this RGS goal and subsequent policies are as follows:

Listing of OCP policies that supports this RGS goal

- a. Goal #1 indicates the following;

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

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

- b. Promote the concept of the "reduce, reuse and recycle" approach to waste management policy as per s. 10.2(b).”

RGS 8.0 Climate Change

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

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

RGS Policy 8.2 Adapt to the impacts of climate change

The relevant Harrison Hot Springs OCP policies and supplemental activities that support this RGS goal and subsequent policies are as follows:

Listing of OCP policies that supports this RGS goal

- a. Goal #10 indicates the following;

“Goal 10: Reduce community greenhouse gas emissions

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

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

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

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

The following is inserted in its place.

"3.2.1 Council's approach to addressing Housing issues in Harrison Hot Springs

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

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

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

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

and the following is inserted in its place.

- c. Identify and prioritize village-owned or underutilized sites for potential subsidized housing projects.
- d. Use Housing Agreements and long-term covenants to secure affordability in subsidized housing units.
- e. Advocate for provincial and federal funding to support the capital and operational costs of subsidized housing in the Village.
- f. Consider rezoning or density bonusing for developments that include Rent Geared to Income (RGI) units secured by legal agreements.

- g. Promote small-scale supportive housing models, such as but not limited to Abbeyfield Homes and other transitional housing styles that are compatible with the Village's residential character and demographic needs.
 - h. Encourage development applications that address identified housing gaps.
 - i. Prioritize the use of Village-owned lands for initiatives that advance social well-being, with a focus on affordable and supportive housing.
 - j. Permit affordable and supportive housing in all land use designations that allow for residential or mixed-use development.
 - k. Encourage inclusive design standards that enable aging in place and accommodate people with varying physical or cognitive abilities.
 - l. Explore opportunities to secure a proportion of housing units through the rezoning process.
 - m. Continue to encourage and facilitate investment from senior levels of government to enhance access to affordable and supportive housing through the provision of dedicated units, income assistance, and related supports.
 - n. Encourage the development of alternative tenure forms such as housing cooperatives, co-housing, a possible Harrison Hot Springs Housing Authority, and community land trusts to expand non-market housing choices and provide housing stability for diverse households
 - o. Explore the use of publicly owned land, including underutilized parcels or surplus Village property, for non-market housing development through long-term leases, partnerships, or land donations. The Village may also consider land banking for future affordable housing opportunities.
- D. Section 3.4 Community Amenity Contributions (CAC), is deleted in its entirety and the following is inserted;

3.4 Amenity Cost Charges

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

READ A FIRST TIME THIS 11th DAY OF AUGUST 2025

READ A SECOND TIME THIS 11th DAY OF AUGUST 2025

A PUBLIC HEARING WAS HELD ON THE 7th DAY OF SEPTEMBER 2025

SECOND READING RECINDED THIS _____ DAY OF _____ 2025

READ A SECOND TIME, AS AMENDED, THIS _____ DAY OF _____ 2025

READ A THIRD TIME THIS _____ DAY OF _____ 2025

ADOPTED THIS _____ DAY OF _____ 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

File No: 3900-02
Date: November 3, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Business Licence and Miscellaneous Fee Bylaw Amendments

RECOMMENDATIONS

THAT Business Licence and Regulation Amendment Bylaw No. 1231, 2025 be introduced and given first reading; and

THAT Business Licence and Regulation Amendment Bylaw No. 1231, 2025 be given second and third readings; and

THAT staff be authorized to publish a notice of intent pursuant to section 59(2) of the *Community Charter*; and

THAT Miscellaneous Fee Amendment Bylaw No. 1232, 2025 be introduced and given first reading; and

THAT Miscellaneous Fee Amendment Bylaw No. 1232, 2025 be given second and third readings.

SUMMARY

To present two related bylaw amendments for Council's consideration.

BACKGROUND

Staff have identified the need for updates and housekeeping amendments to several bylaws and fees.

DISCUSSION

Business Licence and Regulation Bylaw No. 1128, 2018

While conducting a reconciliation of active business licences against the province's short-term rental registry, it was determined that the current business licence provisions regarding short-term rentals such as VRBO, Airbnb, etc., are unclear. The original intent of the bylaw was to require all individual dwelling units that are being operated as a short-term rental to require a business licence. Due to ambiguity in the current bylaw, there are several management companies and property owners operating multiple units under one umbrella business licence, resulting in lost revenue for the Village.

Based on feedback received throughout the business licence application process and research on other local government fees, staff are recommending that the business licence fee be increased from \$100 to \$125 and that a provision for a 50% reduction in the fee for initial applications made after July 1 be incorporated into the bylaw. Staff are also recommending that the fire inspection fee increase from \$75 to \$85.

Over the past several years, the Village has received multiple inquiries regarding food trucks for parties on private property and for events held either at Memorial Hall or as part of a special event permit. Staff are recommending that the strict prohibition surrounding food trucks be relaxed to permit them to operate under these limited circumstances.

Attached to this report is a copy of Business Licence and Regulation Amendment Bylaw No. 1231, 2025. A redlined version of Business Licence and Regulation Bylaw No. 1128, 2018 showing the proposed changes has also been included to more clearly demonstrate the proposed changes.

Fire Alarm System Regulation Bylaw No. 832, 2005

Fire Alarm System Regulation Bylaw No. 832, 2005 provides that the Village may invoice a fee to property owners should the Fire Department respond to a false alarm. The portion of the bylaw relating to the fees was repealed and replaced by Fee Schedule Bylaw No. 906 in 2009. Bylaw No. 906 was repealed and replaced by several subsequent bylaws. When the Village's current Miscellaneous Fee Bylaw No. 1049 was first adopted in 2014, there was no provision to charge for responding to false alarms.

Although only applicable occasionally, the ability to invoice for false alarms is an important tool for ensuring the proper use, maintenance and operation of any fire alarm system to reduce the number of Fire Department call-outs relating to false alarms.

The most recent fees were set in 2010. Staff researched other local government fees for false alarms and researched the cost of the Fire Department's response. The following table demonstrates the 2010 fees versus the recommended fees.

Occurrence	2010	Recommended
First False Alarm	\$75.00	Warning
Second False Alarm	\$100.00	\$150.00
Third False Alarm	\$300.00	\$300.00
Fourth and Subsequent False Alarms	\$1,000.00	\$500.00

Miscellaneous Fee Bylaw No. 1049, 2014

Miscellaneous Fee Bylaw No. 1049, 2014 requires an update to reflect the above-mentioned changes. As certain bylaws are being updated, staff have started to incorporate various fees and charges found across several bylaws into the Miscellaneous Fee Bylaw for ease of reference. While reviewing these bylaws, it was determined that the fee for Tax Certificates is currently very low compared to other municipalities. Staff are recommending that it be increased from \$25 to \$100.

Attached to this report is Miscellaneous Fee Amendment Bylaw No. 1232, 2025 that addresses these changes to the fees.

Notice to the Public

Prior to adopting any bylaw that regulates businesses, section 59 of the *Community Charter* requires that Council publish a notice of intent to adopt the bylaw and provide an opportunity for persons who consider themselves to be affected by the bylaw to make representations to Council.

Should Business Licence and Regulation Amendment Bylaw No. 1231, 2025 receive first three readings, staff will prepare and publish a notice in accordance with the Village's Public Notice Bylaw No. 1200, 2024. The notice will outline the proposed changes and will allow for written submissions. Staff are also recommending that prior to adoption at the next regular meeting, the public be given an opportunity to make verbal submissions to Council in order to satisfy the requirements of the *Community Charter*.

FINANCIAL CONSIDERATIONS

Regularly reviewing fees is an important aspect of financial planning and administration to ensure that the fees are current, fair and reflective of the cost to administer the service.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

Attachments (3): 1. Draft Business Licence and Regulation Amendment Bylaw No. 1231, 2025
2. Redlined Business Licence and Regulation Bylaw No. 1128, 2018
3. Draft Miscellaneous Fee Amendment Bylaw No. 1232, 2025

A bylaw to amend Business Licence and Regulation Bylaw No.1128, 2018

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Business Licence and Regulation Bylaw No. 1128, 2018 to clarify requirements for Tourist Accommodations in Dwelling Units, amend the Business Licencing fees and permit Mobile Vending or Food Trucks in limited circumstances;

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

1. CITATION

This bylaw may be cited as “Business Licence and Regulation Amendment Bylaw No. 1231, 2025”.

2. AMENDMENTS

- (a) Section 1.4 is amended by inserting the following definition after the definition of Daycare:

“Dwelling Unit

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time;”

- (b) Section 2.1(g) is amended by striking out “Schedule “A” of this Bylaw” and substituting it with “the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.
- (c) Section 2.1 is amended by adding the following subsection:
- “(h) Every person who operates a Tourist Accommodation within a Dwelling Unit must have a separate Business Licence for each Dwelling Unit being operated as a Tourist Accommodation.”
- (d) Section 2.2(a) is amended by striking out “Schedule “A” as attached to and forming part of this Bylaw” and substituting it with “the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.
- (e) Section 2.2(f) is amended by striking out “Schedule “A” as attached to and forming part of this Bylaw” and substituting it with “the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.
- (f) Section 2.2 is amended by adding the following subsection:

“(h) In the initial year of application, the Business Licence fee as prescribed in the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time, shall be reduced by 50-percent if the application for the Business Licence is made after July 1st of that year.”

- (g) Section 2.3.1(d) is amended by striking out “Schedule “A” that is attached to and forms a part of this Bylaw” and substituting it with “the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.
- (h) Section 2.7(a) is amended by striking out “Schedule “A” of this Bylaw” and substituting it with “the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.
- (i) Section 2.11(b) is amended by striking out “Schedule “A” of this Bylaw” and substituting it with “the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.
- (j) Section 3.1(a)(viii) is amended by adding the following after “Food Truck”:

“except on private property for a one-day event or as permitted by any permit or permission granted by the Village pursuant to any other bylaw or policy;”.
- (k) Section 2.13 a) iv) is amended by inserting the following after “for rent”:

“for purposes other than operating a Tourist Accommodation.”
- (l) Schedule A is hereby removed in its entirety.

READINGS AND ADOPTION

READ A FIRST TIME THIS ___ DAY OF _____ 2025

READ A SECOND TIME THIS ___ DAY OF _____ 2025

NOTICE OF INTENT PUBLISHED ON THE ___ DAY OF _____ 2025 pursuant to section 59(2) of the *Community Charter*.

READ A THIRD TIME THIS ___ DAY OF _____ 2025

ADOPTED THIS ___ DAY OF _____ 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer

BUSINESS LICENCE AND REGULATION BYLAW
For the Village of
HARRISON HOT SPRINGS
BYLAW No. 1128, 2018



Bylaw 1128, 2018
Table of Contents

PART 1	TITLE, PURPOSE, APPLICATION AND DEFINITIONS	3
1.1	Title.....	3
1.2	Purpose	3
1.3	Application of this Bylaw.....	4
1.4	Definitions.....	4
PART 2	BUSINESS LICENCING REGULATIONS.....	9
2.1	Business Licence Requirements	9
2.2	Business Licence Application Requirements and Fees	10
2.3	Enforcement, Severability and Administration of this Bylaw	11
2.3.1	Enforcement and Implementation Provisions	11
2.3.2	Severability.....	12
2.3.3	Administration	12
2.4	Term of the Business Licence.....	12
2.5	Display of the Business Licence	13
2.6	Effect of the Business Licence.....	13
2.7	Business Licence Renewal.....	13
2.8	Changes in the Business Licence Conditions	13
2.9	Granting or Reissuing a Business Licence	14
2.10	Refusal of a Business Licence.....	14
2.11	Suspension or Cancellation of a Business Licence.....	15
2.12	Right of Reconsideration of Council.....	15
2.13	Exemptions to the Business Licence Requirements	16
2.14	Street Address Numbers.....	16
2.15	Fire Inspection Reviews for the Transfer of a Business Licence.....	16
PART 3	BUSINESS TYPES PROHIBITED IN THE VILLAGE OR A PORTION OF THE VILLAGE	16
3.1	Types of Business Prohibited or Prohibited in Certain Zones.....	16
PART 4	– REPEAL AND EFFECTIVE DATE.....	17
4.1	Repeal.....	17
4.2	Effective Date	17



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1128

A Bylaw to provide for the regulation and licencing of Businesses in the Village of Harrison Hot Springs

WHEREAS section 8(6) of the *Community Charter, SBC 2003, c.26*, as amended from time to time, allows the Council to establish by bylaw, the ability to regulate in relation to Business;

AND WHEREAS the Council is authorized and empowered, under sections 15, 59(1) and 60(1) of the *Community Charter, SBC 2003, c.26*, as amended from time to time, to provide for the collection of licence fees, granting and issuance of Business Licences, establish different classes of Businesses, regulate the conduct of Businesses, or refuse to issue a Business Licence within the Village for the protection of the public and prevent and minimize nuisances and misleading Business practices;

AND WHEREAS section 154 of the *Community Charter, SBC 2003, c.26*, as amended from time to time, Council may, by bylaw, delegate its powers, duties and functions to an employee of the Village;

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

PART 1 TITLE, PURPOSE, APPLICATION AND DEFINITIONS

1.1 Title

- a) This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs, "Business Licence and Regulation Bylaw No. 1128, 2018".

1.2 Purpose

- a) The purpose of this Bylaw is to regulate the conduct of Business within the Village of Harrison Hot Springs for the benefit of the community.

1.3 Application of this Bylaw

- a) This Bylaw applies to all Lands, including the surface of water, and all uses, Buildings and other Structures located within the boundaries of the Village of Harrison Hot Springs, as amended from time to time, and as shown on Schedule “A”, the Zoning Map contained within the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time.

1.4 Definitions

- a) The following definitions, and this includes the applicable definitions contained within the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time, apply to this Bylaw;

Building or Structure

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time;

Business and Professional Services

means the carrying on or the provision of any Commercial undertakings within the Village Boundaries, whether for profit or not. For the purposes of this Bylaw it does not include any activity carried out on or by either the Federal or Provincial governments including corporations or agencies owned by them, or by any public transit authority. For the purposes of this Bylaw it also includes any Contractor related activities; such as but not limited to any or any combination of the following:

- i) construction,
- ii) alteration,
- iii) repairs, or
- iv) maintenance,

upon a Building or Structure;

Business Licence

means a valid and subsisting Business Licence issued and approved pursuant to this Bylaw;

Busker or Busking

means a performance in any of the performing arts, and must be an approved part of a sanctioned event in which an individual or a group provide free entertainment to the public;

Bylaw Enforcement Officer

means the person duly appointed by Council or under contract with the Village to enforce the regulations of any Village Bylaw;

Cannabis

has the same meaning as outlined in the *Cannabis Act, SC 2018, c 16*, as amended from time to time and includes any product containing Cannabis;

Cannabis Dispensary

means a use of Land, a room, Building or Structure where cannabis or any cannabis by-product is prepared and provided to any member of the Community for a fee or if applicable to any club member that may or may not include any payment of club fees. This includes but is not limited to the delivery of the product and the operation of any club, or any not for profit or profit organization, that provides this type of product or service, but excludes a Medical Cannabis Production Facility;

Cannabis Operation

means the cultivating, growing, producing, packaging, storing, distributing, retail sales, advertising, trading, the performance of any research and innovation activities on legal cannabis or its derivatives but excludes a Medical Cannabis Processing Facility;

Commercial Uses

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time;

Contractor

means an individual or a company that provides any or any combination of the following types of functions within the Village:

- i) the construction of any Building or Structure;
- ii) any Alteration of any Building or Structure;
- iii) any repairs to a Building or Structure; or
- iv) any maintenance on a Building or Structure;

and this includes any improvements that run with the Land or are within or attached to any Building or Structure;

Council

means the Council of the Village of Harrison Hot Springs;

Daycare

means either a Commercial Use that provides care for a child under the *Community Care and Assisted Living Act, SBC 2002, c 25*, as amended from time to time or the provision of care without the approval as outlined through the *Community Care and Assisted Living Act, SBC 2002, c 25*, as amended from time to time;

Dwelling Unit

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time;

Farmers' Market

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time, but excludes any reference to a Mobile Food Truck;

Fire Safety Inspection

means an inspection of any Lands Buildings or Structures, that is under consideration for a Business Licence, conducted by either the Village of Harrison Hot Springs Fire Department or a qualified individual or company that can assess the fire hazards of the Lands, Building or Structure.

Franchisee Licence Holder

means either a person or company that has been granted the ability or is legally entitled to do business under a specific trademark, trade name and/or business model, by the owner of the trademark, trade name or business model.

Highway

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time;

Home Occupation

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time;

Land

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time;

Licencee

means the person who holds a Licence issued pursuant to this Bylaw;

Licensed Premises

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time;

Medical Cannabis Production Facility

means the use of Buildings and Structures for the purposes of growing, processing, packaging, testing, destroying, storing or shipping Marihuana as authorized by a license issued under the *Access to Cannabis for Medical Purposes Regulations*, SOR/2016-230, as amended from time to time;

Micro-Brewery, Winery, Distillery

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time;

Mobile Vendor

means a person who, either on his own account or as an officer, servant, or agent of another, sells or offers for sale food items, excluding liquor, from a Mobile Vending Cart;

Mobile Vending Cart or Food Truck

means a self-contained hand mobile apparatus or other vehicle, used for the sale of food items only and does not include any selling of liquor;

Neighbourhood Pub

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time;

Non-Profit Society

means a charitable society or organization that is incorporated and in good standing under the *Societies Act, SBC 2015 c. 18*, as amended from time to time;

Non-Resident Business

means a Business that is carried on in or from premises located outside the Village with respect to which any work or service is performed or offered in the Village;

Pop-Up Retailer

means a temporary use of Public Space, or the temporary authorized use of Land or a Building or Structure to sell retail items, for a short period of time, and the method of sales may or may not include from the back of a truck, a tractor trailer unit, some other type of Motor Vehicle, a trailer or a portable storage unit. This does not include any Tourist Kiosk Sales Booth or any retailer that is affiliated with a Sanctioned Event;

Public Space

means any real property or portions of real property owned or subject to a right of occupation by the Village to which the public is ordinarily invited or permitted to be in or on, and includes, but is not necessarily limited to, the grounds of any community Building or Structure, boulevard, sidewalk and public parking lots;

Real Estate Licencee

means a person who is a Licencee under the *Real Estate Services Act, SBC 2004, c. 12*, and who occupies or uses Buildings or Structures or Land in the Village for the carrying on of that Business

Restaurant

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time;

Retail Establishment

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time;

Sanctioned Event

means an event that has been approved or authorized by the Village;

Tourist Accommodation

has the same meaning as outlined in the *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time;

Tourist Kiosk Sales Booth

means a stand alone booth, generally placed in a high traffic area to advertise, sell or provide information on tourism related businesses or events; and

Village

means the Village of Harrison Hot Springs.

PART 2 BUSINESS LICENCING REGULATIONS

2.1 Business Licence Requirements

- (a) Unless specifically exempted by this Bylaw, as outlined in section 2.13 (a)(i) and (ii), a person must not carry on or perform any Business, in the Village unless there is a valid Business Licence issued under this Bylaw.
- (b) Every person who owns or operates any Business must apply for, obtain and hold a Business Licence for each type of Business.
- (c) Every person who operates a Business from more than one Building or Structure, in the Village, must obtain a separate Business Licence for each Business that they own or operate.
- (d) Every person who operates a Business in the Village, must comply with all the applicable Bylaws of the Village and all applicable laws, rules, codes, regulations and orders of all Federal or Provincial authorities having jurisdiction over such Business.
- (e) Unless specifically exempted in this Bylaw, a person must have a separate Business Licence for each type of Business that they are

operating, own or set up as the authorized franchise licence holder, even if the Businesses are located in the same Building or Structure.

- (f) Every Non-Profit Society that carries on a Business, in addition to its primary purpose, is required to hold a valid Business Licence.

(g) Notwithstanding section 2.0(f) above and the provisions of *the Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014 as amended from time to time*, Schedule "A" of this Bylaw, where a Non-Profit Society is registered as a charity under the *Income Tax Act, RSC 1985, c.1 (5th Supp.)*, as amended from time to time, no fee will be charged by the Village for such Business Licence.

(h) Every person who operates a Tourist Accommodation within a Dwelling Unit must have a separate Business Licence for each Dwelling Unit being operated as a Tourist Accommodation.

2.2 Business Licence Application Requirements and Fees

- (a) An application for a Business Licence must be made on the prescribed application form, as amended from time to time, and be accompanied by the required Business Licence fee, as prescribed in *Schedule "A" as attached to and forming a part of this Bylaw, the Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014 as amended from time to time.*
- (b) Every application must include a detailed description of the Building or Structure in or upon which the applicant intends to carry on Business. This includes any or all of the following:
- i) square footage information;
 - ii) a floor plan;
 - iii) the proposed parking area for the required number of parking spaces
- (c) The Village reserves the right to request a letter of authorization from the property owner for which the Business will be operated from, if the applicant is not the property owner.
- (d) Every application form, as applicable, must be accompanied with a copy of all the necessary approvals from Federal, Provincial or Municipal government authorities such as, but not limit to a:
- i) Health Certificate, from the appropriate Health Inspector;

- ii) Fire Safety Inspection. The inspection report must be in writing and must contain any required mitigation requirements of any potential fire hazards;
 - iii) Liquor and Cannabis Regulatory Branch approval or certificate for all Licenced Premises.
- (e) Where an applicant applies for more than one Business Licence, the particulars of each Business Licence applied for must be included on a separate application form.
- (f) Notwithstanding the annual Business Licence fee prescribed in the Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014 as amended from time to time~~Schedule "A", as attached to and forming a part of this Bylaw~~, a refund may be applicable. If applicable, any refund of the Business Licence fee must be calculated in the following manner:
- i) 100-percent of the fee paid minus a \$25.00 non-refundable application fee equals the refundable balance.
- (g) If applicable, the refundable balance must be provided, only under the following conditions:
- i) if the application is withdrawn prior to the issuance of the Business Licence; or if
 - ii) the Business Licence application has been refused.
- (h) In the initial year of application, the Business Licence fee as prescribed in the Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014 as amended from time to time, shall be reduced by 50-percent if the application for the Business Licence is made after July 1st of that year.

2.3 Enforcement, Severability and Administration of this Bylaw

2.3.1 Enforcement and Implementation Provisions

- a) This Bylaw is designated under the provisions of Section 260 of the *Community Charter, SBC 2003, c. 26*, as amended from time to time, as a Bylaw that may be enforced by means of a ticket issued under the provisions of the Bylaw Notice Enforcement Bylaw;
- b) Any person who violates any provision of this Bylaw or who suffers or permits any act or thing to be done in contravention of or in violation of any of the provisions of this bylaw, or who neglects to do, or refrains from doing anything required to be done by any of the provisions of this

Bylaw commits an offence is subject to penalties under the Bylaw Notice Enforcement Bylaw;

- c) Each day that a contravention or violation of or failure to perform any provision of this Bylaw continues to exist will be deemed to be a separate offence; and
- d) Failure to renew a Business Licence for a Business that continues to operate, may be subject to a fine under the Bylaw Notice Enforcement Bylaw for operating a Business without a Business Licence. In addition to the fine, the License holder must pay the penalty fee, as outlined in the Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014 as amended from time to time. Schedule "A", that is attached to and forms a part of this Bylaw.
- e) The following individuals are hereby authorized and empowered to enter upon any Lot, or Building or Structure, outlined on the Business Licence, between the hours of 8:30 am to 4:30 pm, to ascertain whether the provisions of this Bylaw are being adhered to:
 - i) Chief Administrative Officer or their delegate;
 - ii) Bylaw Enforcement Officer; and
 - iii) Fire Chief.

2.3.2 Severability

- a) If any part, section, subsection, paragraph, sentence, clause, phrase or schedule of this Bylaw is for any reason found invalid by the decision of any Court of competent jurisdiction, such decision must not affect the validity of the remainder of this Bylaw or the validity of the Bylaw as a whole.

2.3.3 Administration

- a) The Chief Administrative Officer or their delegate is hereby appointed by Council to administer this Bylaw.

2.4 Term of the Business Licence

- a) Each Business Licence issued, pursuant to this Bylaw, must be considered as an annual Business Licence for one calendar year that starts on January 1st and expires on the 31st day of December of each year.

2.5 Display of the Business Licence

- a) Every Licencee must keep a copy of their Business Licence posted in a conspicuous place in the Building or Structure for which the Licence is issued.
- b) Where the Licencee has no Business operating from a Building or Structure in the Village, the Business Licence must be carried upon the Licencee's person at all times when the Licencee is engaged within the Village in the Business for which the Licence was issued.

2.6 Effect of the Business Licence

- a) A Business Licence authorizes the Business owner/operator or the franchisee licence holder to provide only the Business described in the Business Licence, and only in the Building or Structure or location provided in the Business Licence.
- b) The issuance of a Business Licence is not a representation or warranty that the Licenced Business or the Business operation complies with the Bylaws of the Village or with any other Federal, Provincial regulations or standards.
- c) A Business Licence is not transferable to another business entity, or any other third party or for use at another location.

2.7 Business Licence Renewal

- a) If a Licencee fails to renew a Business Licence prior to February 1st of the next year, then, in addition to the annual Licence fee, that person must pay a late payment penalty prescribed in the Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014 as amended from time to time. Schedule "A" of this Bylaw.

2.8 Changes in the Business Licence Conditions

- a) If an applicant, Business owner/operator or Franchisee Licence Holder proposes any changes to the Business Licence with respect to location or conditions of a licence, the applicant, Business owner/operator or franchisee licence holder must advise the Village Office of such changes, in writing.

2.9 Granting or Reissuing a Business Licence

- a) The Village may grant a Business Licence under this Bylaw when the Village is satisfied that the applicant has complied with the requirements of this Bylaw and any other Village Bylaw related to the conduct of the Business.
- b) In granting or renewing a Business Licence, the Village may impose terms and conditions in relation to the following aspects of the Business:
 - (i) hours of operation; and or
 - (ii) occupant load.
- c) When issuing or reissuing a Business Licence, the Chief Administrator or their delegate must be satisfied that all the Bylaw requirements of the Village have been met. This includes any Bylaws or required inspections that addresses any or all of the following issues:
 - i) Building regulations;
 - ii) Zoning regulations;
 - iii) Health requirements;
 - iv) Sanitation requirements;
 - v) Business regulations; and
 - vi) Fire Inspections.
- d) Notwithstanding 2.9(c) above, the Village may refer the Business Licence application to any third party regulatory or review authority as required, to impose any additional terms and conditions. If it referred out the regulatory or receiving agency has 30 Working Days in which to responded to the referral. The Village may extend this referral deadline, if requested in writing.
- d) In addition to the above, the Chief Administrative Officer or their delegate may also refer the Business Licence application to Council to impose any additional terms and conditions.

2.10 Refusal of a Business Licence

- a) An application for a Business Licence or renewal of a Business Licence may be refused in any specific case, but
 - i) the application must not be unreasonably refused; and
 - ii) the reasons for the refusal must be provided to the applicant in writing.

2.11 Suspension or Cancellation of a Business Licence

- a) One or more of the following circumstances may, without limitation, constitute reasonable cause for suspension or cancellation of a Licence:
- i) the Licencee has made a false declaration or has misrepresented or concealed a material fact with respect to the application for a Business Licence;
 - (ii) the Licencee fails to maintain the standard of qualification required to carry on the Business for which the Business Licence was issued or with respect to the Lot or the Building or Structure for which the Business Licence was issued;
 - (iii) the Licencee has failed to comply with this Bylaw or with a term or condition of the Business Licence;
 - (iv) in the opinion of the Village, the Licencee has engaged in misconduct with respect to the Business or Building or Structure named in the Business Licence, which misconduct warrants the suspension or cancellation of the Business Licence;
 - (v) the Licencee is found to have committed a violation of any applicable Village Bylaw or is convicted of an offence under a Federal or Provincial enactment in respect of the Business for the which the Licence was issued or with respect to the Premises for which the Licence was issued;
 - (vi) the Licencee is convicted of an indictable offence in Canada, which offence is, in the opinion of the Village, directly related to the conduct of the Business.
- b) A Business Licence that has been suspended may be reinstated, subject to 2.11(a), when the suspension conditions of the Business Licence have been satisfied and applicable fees as prescribed in the Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014 as amended from time to time, Schedule "A" of this Bylaw are paid prior to the Business Licence being reissued.

2.12 Right of Reconsideration of Council

- a) If the Village suspends, cancels the Business Licence or has refused to grant a Licence, or has imposed a term or condition that the applicant considers is unreasonable, the applicant who is subject to the decision is entitled to have Council reconsider the matter.
- b) On reconsideration of the application, Council may either sustain, refuse or amend the application, its terms or the conditions of approval.

2.13 Exemptions to the Business Licence Requirements

- a) Notwithstanding section 2.0(b) and 2.5(b) above, the following Businesses are exempt from the requirements of this Bylaw:
 - i) Any Day Care Operations; any
 - ii) Real Estate Licencee, subject to the following conditions; no Business Licence is required to carry on any real estate Business unless the realtor occupies Land or uses a Building or Structure in the Village to carry on its Business,
 - iii) any type of school, or any
 - iv) Apartment Business with five or less Dwelling Units for rent for purposes other than operating a Tourist Accommodation.-

2.14 Street Address Numbers

- a) Every Licencee who operates from premises located in the Village must prominently display, in figures not less than 100 mm (4 inches) in height, the street address assigned to such premises under the street numbering system of the Village.

2.15 Fire Inspection Reviews for the Transfer of a Business Licence

- a) The Business Licence applicants must pay the applicable Fire Inspection fee as prescribed in an applicable Bylaw, as amended from time to time, prior to the Business Licence being transferred.

PART 3 BUSINESS TYPES PROHIBITED IN THE VILLAGE OR A PORTION OF THE VILLAGE

3.1 Types of Business Prohibited or Prohibited in Certain Zones

- a) The following types of Businesses are prohibited from operating within the Village boundaries, as amended from time to time:
 - i) animal shows;
 - ii) Buskers or Busking in an unsanctioned Event;
 - iii) Cannabis Dispensary;
 - iv) Cannabis Operations;
 - v) Door-to-door sales of any type;
 - vi) Medical Cannabis Production Facility, located on any non-ALR land;
 - vii) Mobile Vendor;

- viii) Mobile Vending or Food Truck except on private property for a one-day event or as permitted by any permit or permission granted by the Village pursuant to any other bylaw or policy;
- ix) Pawnbrokers;
- x) Pop-up Retailers – in an unsanctioned Event;
- xi) Tourist Accommodations in any Residential Zone

PART 4 – REPEAL AND EFFECTIVE DATE

4.1 Repeal

- a) With the adoption of this Bylaw, the *Village of Harrison Hot Springs Business Licencing and Regulation Bylaw No. 945, 2010* and any amendments thereto are hereby repealed in their entirety.

4.2 Effective Date

READINGS AND ADOPTION

READ A FIRST TIME THIS 19th DAY OF FEBRUARY, 2019

READ A SECOND TIME THIS 19th DAY OF FEBRUARY, 2019

NOTICE OF INTENT was published on the 21st and 28th days of March, 2019 pursuant to section 59(2) of the Community Charter.

AMENDED AND RECONSIDERED A THIRD TIME THIS 15TH DAY OF APRIL, 2019

ADOPTED THIS 29th DAY OF APRIL, 2019

Mayor

Corporate Officer

SCHEDULE "A"
BUSINESS LICENCE AND REGULATION
BYLAW NO. 1128, 2018

ANNUAL FEES & CHARGES¹

1	Business Licence non-refundable application fee	\$25.00
2	Business Licence fee	\$100.00
3	Fire Inspection fee	\$75.00
4	The late penalty fee, must be applied on any renewed application received after January 31st	10% of licence fee

Notes:

1/. ~~Notwithstanding the fees in the above referenced table, the final required fee can be any combination of the above.~~



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1232

A bylaw to amend Miscellaneous Fee Bylaw No. 1049, 2014

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Miscellaneous Fee Bylaw No. 1049, 2014;

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

1. CITATION

This bylaw may be cited as “Miscellaneous Fee Amendment Bylaw No. 1232, 2025”.

2. AMENDMENTS

- (a) Schedule C section 2 “Tax Certificates” is amended by striking out “\$25.00” and substituting it with “\$100.00.”
- (b) Miscellaneous Fee Bylaw No. 1049, 2014 is amended by appending Schedule “E” Business Licence Fees and Schedule “F” Fire Department False Alarm Fees, attached hereto and forming part of this Bylaw.

READINGS AND ADOPTION

READ A FIRST TIME THIS ___ DAY OF _____ 2025

READ A SECOND TIME THIS ___ DAY OF _____ 2025

READ A THIRD TIME THIS ___ DAY OF _____ 2025

ADOPTED THIS ___ DAY OF _____ 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer

Amendment Bylaw No. 1232, 2025
SCHEDULE “E”
BUSINESS LICENCE FEES

Associated Bylaw: Business Licence and Regulation Bylaw No. 1128, 2018

1. Business Licence Non-Refundable Application Fee	\$25.00
2. Business Licence Fee	\$125.00
3. Business Licence Fee for initial applications made after July 1	\$62.50
4. Fire Inspection Fee	\$85.00
5. Late Penalty Fee for renewal applications made after January 31	10% of licence fee

Notwithstanding the fees referenced above, the final required fee can be any combination of the above.

Amendment Bylaw No. 1232, 2025
SCHEDULE “F”
FIRE DEPARTMENT FALSE ALARM FEES

Associated Bylaw: Fire Alarm System Regulation No. 832, 2005

1. First False Alarm	Warning
2. Second False Alarm	\$150.00
3. Third False Alarm	\$300.00
4. Fourth and Subsequent False Alarms	\$500.00