



VILLAGE OF HARRISON HOT SPRINGS Committee of the Whole Meeting Minutes

DATE: Tuesday, November 25, 2025
TIME: 9:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

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

STAFF PRESENT: Chief Financial Officer/DCAO, Scott Schultz
Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens
Planning Consultant, Ken Cossey (via Zoom)
Corporate Clerk, Tyler Kafi

1. CALL TO ORDER

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

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. APPROVAL OF AGENDA

Moved by Councillor Facio

THAT the agenda be approved.

CARRIED
COW-2025-11-01

4. ITEMS FOR DISCUSSION

(a) Zoning Amendment Bylaw No. 1230, 2025

The Planning Consultant presented a PowerPoint on the following:

- The Interim Housing Needs Report developed using the UBC Planning Department's Housing Assessment Resource Tool
- Current land use bylaws cover single family dwellings and the traditional market but do not address supportive, employee or affordable housing
- Zoning Amendment Bylaw No. 1230 does not relate to the Small Scale Multi Unit Housing policies as the Village is exempted from that requirement

- The Village's OCP update is complete, but the Zoning Bylaw needs to be updated to align with the Housing Needs Report
- Zoning Amendment Bylaw No. 1230 as currently written does the following:
 - Permits supportive, employee, cooperative and non-market housing in all zones
 - Reduces on-site parking requirements
 - Requires these types of housing to follow setback requirements as listed for the R-3 Zone
 - Requires these types of housing to follow the lot width and parcel size requirements for the zoning of the lot
 - Allows supportive housing to be built up to 13m in height

Council discussed the following:

- Designating specific zones within the Village where this type of housing would be permitted
- A lack of integration and cohesiveness within the neighbourhood in residential areas if these types of housing buildings are permitted to have different setbacks and heights than surrounding buildings
- The Village's progress on meeting its targets and goals set in the Interim Housing Needs Report
- The Village must add these definitions into the bylaw and accordingly, must also provide for regulations to address them
- These amendments do not negate the need for Development Permits
- Challenges in predicting future provincial government legislation, directives and priorities impacting local government land use bylaws
- The impact of the proposed bylaw to parks

Moved by Mayor Talen

THAT Zoning Amendment Bylaw No. 1230 not amend any of the residential or commercial zoning regulations concerning setbacks, heights and building footprint.

CARRIED
COW-2025-11-02

Moved by Mayor Talen

THAT employee housing, cooperative housing, non-market housing and supportive housing not be permitted in P-1 zones.

CARRIED
COW-2025-11-03

Moved by Mayor Talen

THAT employee housing, cooperative housing, non-market housing and supportive housing not be permitted in W-1 and VR zones.

CARRIED
COW-2025-11-04

Further discussion ensued on the following:

- The ability to restrict whether a building must have units for purchase or rent
- Developers may still seek variances if they wish
- The proposed Seniors Housing Project
- How local governments can increase the housing supply

(b) Business Licence and Regulation Bylaw Amendment Bylaw No. 1231, 2025 and Miscellaneous Fee Amendment Bylaw No. 1232, 2025

The Corporate Officer presented a PowerPoint on the following:

- Background on the amendment bylaws to date
- Current challenges with the present wording of the bylaws
- Questions staff require direction and clarification on in order to determine next steps for these amendments

Moved by Councillor Facio

THAT the new fee structure be implemented as of January 2026.

CARRIED
COW-2025-11-05

Moved by Councillor Facio

THAT the current prohibition of food trucks remain in place.

Amendment moved by Mayor Talen

THAT the motion be amended by adding “and that staff be directed to conduct research and provide recommendations for whether and how food trucks might be permitted for private events and special, Village-sanctioned occasions”.

CARRIED
OPPOSED BY COUNCILLOR FACIO
COW-2025-11-06

Council voted on the main motion as amended.

CARRIED
OPPOSED BY COUNCILLOR FACIO
COW-2025-11-07

Moved by Councillor Schweinbenz

THAT staff be directed to conduct research and report back to Council regarding buskers and door to door sales.

Amendment moved by Councillor Vidal

THAT the motion be amended to include in-person marketing and distribution of pamphlets and materials.

CARRIED
OPPOSED BY COUNCILLORS FACIO AND JACKSON
COW-2025-11-08

Council voted on the main motion as amended.

CARRIED
OPPOSED BY COUNCILLORS FACIO AND JACKSON
COW-2025-11-09

5. ADJOURNMENT

Moved by Councillor Facio

THAT the meeting be adjourned at 10:43 a.m.

CARRIED
11-2025-11-10



Fred Talen
Mayor



Amanda Graham
Corporate Officer