



NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Monday, December 15, 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 December 1, 2025 be adopted. Page 1

(b) THAT the Committee of the Whole Meeting Minutes of December 8, 2025 be adopted. Page 9

(c) THAT the Committee of the Whole Meeting Minutes of December 9, 2025 be adopted. Page 15

8. BUSINESS ARISING FROM THE MINUTES

9. DELEGATIONS AND PETITIONS

Page 19

(a) Melissa Weed, Agassiz-Harrison Childcare
Re: Childcare Continuity

10. CORRESPONDENCE

(a) Email dated December 1, 2025, 2025 from Gary Webster
Re: Request for Clarification on Land Title Communications Page 39

(b) Email dated December 2, 2025 from Gary Webster
Re: Concerns Regarding Authorship and Insufficient Analysis in the Housing Needs Report Page 43

(c) Email dated December 2, 2025 from the Town of View Royal Re: Judicial Review of Provincial Housing Laws	Page 45
(d) Letter dated November 21, 2025 from MP Jenny Kwan Re: Bill C-233	Page 49
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) Environmental Advisory Committee Meeting Minutes of October 8, 2025.	Page 59
(b) Report of Corporate Officer dated December 15, 2025 Re: Environmental Advisory Committee Recommendations	Page 63
Recommendation:	
THAT Council approve the following recommendation from the Environmental Advisory Committee:	
<i>THAT staff be directed to explore other alternatives to using landscaping materials with mesh to avoid negative interactions with waterfowl, especially along the beach front and riparian habitat areas.</i>	
(c) Report of Corporate Officer dated December 15, 2025 Re: Committee of the Whole Recommendations	Page 65
Recommendation:	
THAT Council adopt the report of the Committee of the Whole.	
15. REPORTS FROM STAFF	
(a) Report of Corporate Officer dated December 15, 2025 Re: Committee Work Plans and 2026 Budgets	Page 67
Recommendations:	
<ol style="list-style-type: none"> 1. THAT Council approve the Accessibility Committee 2026 work plan and budget. 2. THAT Council approve the Age Friendly Committee 2026 work plan and budget. 3. THAT Council approve the Communities in Bloom Committee 2026 work plan and budget. 	

4. THAT Council approve the Environmental Advisory Committee 2026 work plan and budget.
5. THAT staff be directed to incorporate the Committees' budgetary requests into the 2026 financial plan.

(b) Report of Corporate Officer dated December 15, 2025
Re: Bear Stewardship Community Program

Page 77

Recommendation:

THAT the Corporate Officer's report dated December 15, 2025 regarding the Bear Stewardship Community Program be received for information.

(c) Report of Communications and Community Engagement Coordinator dated December 15, 2025
Re: Off-Leash Dog Park Update

Page 81

Recommendations:

THAT Council direct staff to develop detailed design concepts, refined sizing, and cost estimates for a dog park at Spring Park, incorporating the feedback received during the 2025 temporary dog park trial and the findings summarized in the attached *What We Heard Report*; and

THAT Council direct staff to conduct public consultation with neighbouring residents of Spring Park; and

THAT staff report back to Council with finalized concept options and associated costs for consideration in the 2026 financial plan.

16. BYLAWS

(a) Report of Planning Consultant dated December 15, 2025
Re: Zoning Amendment Bylaw No. 1230, 2025

Page 91

Recommendations:

THAT Zoning Amendment Bylaw No. 1230, 2025 be introduced and given first reading; and

THAT Zoning Amendment Bylaw No. 1230, 2025 be given second and third readings; and

THAT Zoning Amendment Bylaw No. 1230, 2025 be adopted.

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

Page 149

Opportunity for public comments.

Recommendations:

THAT Business Licence and Regulation Amendment Bylaw No. 1231, 2025 be adopted; and

THAT Miscellaneous Fee Amendment Bylaw No. 1232, 2025 be adopted.

(c) Inter-Municipal Business Licence Amendment Bylaw No. 1235, 2025

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Recommendation:

THAT Inter-Municipal Business Licence Amendment Bylaw No. 1235, 2025 be adopted.

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, December 1, 2025
TIME: 5:30 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

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

COUNCIL ABSENT:

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Chief Financial Officer/Deputy CAO, Scott Schultz
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson
Communications and Community Engagement
Coordinator, Kalie Wiechmann
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

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT the agenda be approved.

CARRIED
RC-2025-12-01

6. DECLARATIONS OF CONFLICT OF INTEREST

None.

7. ADOPTION OF MINUTES

- (a) Regular Council Meeting Minutes of November 17, 2025
- (b) Committee of the Whole Meeting Minutes of November 25, 2025

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the Regular Council Meeting Minutes of November 17, 2025 and Committee of the Whole Meeting Minutes of November 25, 2025 be adopted.

CARRIED
RC-2025-12-02

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

- (a) Patricia Fleming, Agassiz-Harrison Food Coalition
Re: Local Food Security

Patricia Fleming provided a PowerPoint presentation on the Agassiz-Harrison Food Coalition including their background and operations.

- (b) Kelly Phipps, K9 Enviro Group
Re: Environmental Stewardship in Harrison Hot Springs

Kelly Phipps provided a PowerPoint Presentation on the environmental ecosystem in the East Sector Lands, opposition to the proposed disc golf project and the effects that development would have on the ecosystem.

10. CORRESPONDENCE

- (a) Email dated November 12, 2025 from Ethan Blinkhorn
Re: Say No to NR75
- (b) Email dated November 17, 2025 from Canadian Parks and Wilderness Society – BC Chapter
Re: Request for Council Support – BC Coastal Marine Strategy
- (c) Email dated November 17, 2025 from Van City
Re: 2025 Living Wage Report – Living Wage BC

- (d) Letter dated November 21, 2025 from MLA Heather Maahs to the Minister of Crown-Indigenous Relations and Northern Affairs Canada
Re: Additions to Reserve Lands Process and Agricultural Lands
- (e) Letter dated November 21, 2025 from MLA Heather Maahs to the Minister of Finance
Re: BC Assessment Pipeline Valuation Changes
- (f) Letter dated November 20, 2025 from Councillor McLaren-Caux (Nakusp)
Re: UBCM Small Community Representative

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT all correspondence be received.

CARRIED
RC-2025-12-03

11. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT a letter of support be sent as suggested regarding the BC Coastal Marine Strategy.

CARRIED
RC-2025-12-04

12. REPORTS FROM COUNCILLORS

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on November 27, 2025
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities
 - Attended a meeting on November 20, 2025
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended a LMLGA executive meeting on November 20, 2025
- Attended the annual Dickens Tea Fundraiser for Agassiz Harrison Historical Society on November 29, 2025

Councillor Jackson

- Fraser Valley Regional Library Board
 - Attended a meeting on November 19, 2025
- Tourism Harrison – No Report

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors
 - Attended a meeting on November 25, 2025
- Attended Chilliwack RCMP Event on November 28, 2025

13. REPORTS FROM MAYOR

- Reported on Lights on the Lake event on November 29, 2025
- Reported on Organics BC Conference held on November 25, 2025
- Reported on Blue Bucket Campaign – Food Bank Fundraiser

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

(a) Communities in Bloom Meeting Minutes of October 17, 2025

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT all Committee minutes be received for information.

CARRIED
RC-2025-12-05

(b) Committee of the Whole Meeting of November 25, 2025

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT Council adopt the report of the Committee of the Whole.

CARRIED
RC-2025-12-06

15. REPORTS FROM STAFF

(a) Report of Director of Operations dated December 1, 2025
Re: Lillooet West Streetscape Enhancements

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT Council approve the 95% design for the Lillooet West Streetscape Enhancement Project; and

THAT staff be directed to proceed with completion of the detailed design and issue a Request for Proposals for construction in 2026.

CARRIED
RC-2025-12-07

(b) Report of Community Services Manager dated December 1, 2025
Re: Pay Parking Program Update

Moved by Mayor Talen
Seconded by Councillor Schweinbenz

THAT staff return to Council with recommendations for a pay parking model that:

- a. Keeps the current pay parking season in place and unaltered;
- b. May make recommendations of pay parking rates;
- c. Addresses previous Council direction on reviewing pay parking at Electric Vehicle charging locations;
- d. May make recommendations related to potential resident parking passes;
- e. May make recommendations regarding pay parking associated with boat launch parking;
- f. Shall make recommendations on Village programs or services whose costs are offset pay parking revenues;
- g. Shall make recommendations on how pay parking revenues in excess of the costs associated with Village services whose costs are offset by pay parking revenues are treated or used.

CARRIED
RC-2025-12-08

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT staff be directed to bring forward amendments to Highway and Traffic Bylaw No. 974, 2011 and Bylaw Notice Enforcement Bylaw No. 855, 2006 at a future Committee of the Whole meeting.

CARRIED
RC-2025-12-09

16. BYLAWS

(a) Report of Chief Financial Officer dated December 1, 2025
Re: Inter-Municipal Business Licence Bylaw Amendment

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT Inter-Municipal Business Licence Amendment Bylaw No. 1235, 2025 be given introduced and given first reading.

CARRIED
RC-2025-12-10

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Inter-Municipal Business Licence Amendment Bylaw No. 1235, 2025 be given introduced and given second and third readings.

CARRIED
RC-2025-12-11

(b) Sewer and Water Regulation Bylaw Amendments

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT Sewer Regulation and Fee Amendment Bylaw No. 1233, 2025 be adopted; and

THAT Water Regulation and Fee Amendment Bylaw No. 1234, 2025 be adopted.

CARRIED
RC-2025-12-12

(c) Business Licence and Regulation Bylaw Amendment

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT Business Licence and Regulation Amendment Bylaw No. 1231, 2025 be given second reading as amended; and

THAT Business Licence and Regulation Amendment Bylaw No. 1232, 2025 be given third reading.

CARRIED
RC-2025-12-13

17. NEW BUSINESS

None.

18. NOTICES OF MOTION

None.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

20. ADJOURNMENT

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the meeting be adjourned at 7:16 p.m.

CARRIED
RC-2025-12-14

Fred Talen
Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Committee of the Whole Meeting
Minutes**

DATE: Monday, December 8, 2025

TIME: 8:30 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 (from 8:35 a.m.)
Councillor Michie Vidal (from 8:41 a.m.)

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Chief Financial Officer/DCAO, Scott Schultz
Corporate Officer, Amanda Graham

From 8:30 a.m. to 11:02 a.m.:
Planning Consultant, Ken Cossey

From 11:10 a.m.:
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson

1. CALL TO ORDER

Mayor Talen called the meeting to order at 8:31 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-2025-12-01

4. ITEMS FOR DISCUSSION

Moved by Councillor Jackson

THAT section 22(a) of Council Procedure Bylaw No. 1216, 2025 be suspended pursuant to section 34 of the bylaw to allow for discussion prior to a motion.

CARRIED
COW-2025-12-02

(a) Presentation by Planning Consultant, Ken Cossey
Re: Amenity Cost Charges

The Planning Consultant provided a PowerPoint outlining what Amenity Cost Charges are, how they can be calculated, what they can fund and how they differ from Development Cost Charges. Council provided feedback regarding what types of amenities Amenity Cost Charges should fund in the Village. Staff will research costs and policies associated with the various amenities identified and will return to Council with more information at a future meeting. There will also be a public consultation process in the future.

RECESS AT 9:39 A.M.
RECONVENED AT 9:50 A.M.

(b) Housing for Tourism Sector Employees (Schweinbenz)

Council discussed affordable housing for tourism sector employees who reside elsewhere, taking into consideration minimum wage, rental housing costs, housing supply and type, seasonality, public transit routes and availability, and unique situations such as Whistler's housing authority. The Village recently incorporated additional housing policies into the Official Community Plan, and an updated Zoning Amendment Bylaw will be brought to Council at the next regular meeting.

(c) Fraser Valley Regional District Building Inspection Services (Schweinbenz)

Council discussed costs and time delays that are barriers to development, and the merits of pre-application meetings between developers and staff prior to complete drawings, detailed plans and engineering reports. There are challenges and potential liability associated with such meetings. Some developers have expressed frustration to Council regarding the fact that the Village does not take pre-application meetings, indicating that the process is simpler in other jurisdictions.

Council further discussed the building permitting process with the FVRD and the length of time required to obtain a permit. It was noted that there are staffing challenges and a shortage of building inspectors. Council discussed the costs and benefits of hiring a contractor or in-house building inspector, partnering with the District of Kent for inspection services and continuing on with the FVRD regional service area. It was noted that the Village pays approximately \$26,000 a year to the FVRD for building inspection services.

RECESS AT 11:02 A.M.
RECONVENED AT 11:10 A.M.

(d) Presentation by Community Services Manager, Christy Ovens
Re: Resort Municipality Initiative Project Priorities and Tourism Events (Talen, Schweinbenz)

The Community Services Manager provided a PowerPoint outlining upcoming Resort Development Strategy projects and their associated budgets.

Moved by Councillor Facio

THAT staff be authorized to submit a Non-Farm Use application to the Agricultural Land Commission for PID 002-138-123 and PID 013-166-891.

CARRIED
COW-2025-12-03

Council discussed passive and enhanced recreation in the East Sector area, and what types of applications to the Agricultural Land Commission are needed for trail enhancement and disc golf in the East Sector area. Council noted the recent delegation at a regular meeting from Kelly Phipps regarding this project.

(e) Boat Launch 2025 Revenue & Use Report (Facio)

Boat launch revenue was \$18,646 in 2025. Council discussed feedback on the new QR code system and boat launch process, challenges relating to enforcement, and trucks and trailers parked along Rockwell Drive/Lillooet Avenue.

**RECESS AT 11:54 A.M.
RECONVENE AT 1:00 P.M.**

(f) Primary Care Unit Report and Update on Other Services (Facio)

The Community Services Manager provided the following information on the Primary Care Unit:

- Fraser Health is seeing a higher caseload, with the Nurse Practitioner seeing clients all day on Wednesdays now and looking to add another day in the future
- Primary Care Network staff will be using the space starting this month, expanding services through Fraser Health to include physiotherapy and social work, working concurrently alongside the Nurse Practitioner
- The Village currently has an Expression of Interest published, which has been shared with Community Futures North Fraser and the Harrison Agassiz Chamber of Commerce
- Staff will review the example of the Colwood Clinic for more advertising opportunities
- Agassiz Harrison Community Services and Work BC are looking at expanding their programming and providing options for people to learn about their services, sign up for and/or pick up food bank items and work with local employment services clients

Council discussed the Éyameth' Health Centre and potentially partnering to share medical staff across health clinics in Sts'ailes, Agassiz and Harrison Hot Springs.

(g) Future Fuel Mitigation in the East Sector (Facio)

Staff advised that the Spirit Trail fuel mitigation work conducted in the last few years was funded by the Village, not a grant, and was a one-time project. The Community Wildfire Resiliency Plan does not contain any recommendations for further fuel mitigation in the area aside from reviewing the regular maintenance work that the FVRD does. The FireSmart grant funding does not contain any budget for work in the East Sector area as the application was more focused on protecting critical infrastructure and funding the Local FireSmart Representative position. Further discussion ensued regarding the BC Timber Sales operating plan consultation process.

(h) Wildlife-Proof Garbage Bin Replacements (Vidal)

Council discussed minimizing human-wildlife interactions and maintaining clean and safe public spaces by replacing existing regular waste receptacles with wildlife-proof bins. Staff advised that there are currently 21 wildlife resistant bins, 41 wire mesh bins and 12 in ground. Wildlife resistant bins are approximately \$3,300 each. Discussion ensued regarding high priority areas and centralized waste drop-off.

Moved by Councillor Vidal

THAT staff be directed to report back to Council regarding a multi-year phased in plan for replacing current waste receptacles with wildlife-resistant options, including budget estimates.

CARRIED
COW-2025-12-04

(i) Deputy Mayor Honorarium (Facio)

Staff advised that remuneration/an honorarium for the Deputy Mayor is addressed differently across municipalities. There is often a stipend during the timeframe that a member of Council is appointed as Deputy Mayor. It can be calculated as a percentage of the Mayor's wage or increase the Deputy Mayor to the Mayor's wage in the event of a longer term absence.

Moved by Councillor Facio

THAT staff be directed to report back to Council regarding an honorarium for the Deputy Mayor as part of the 2026 budget discussion.

CARRIED
COW-2025-12-05

Council further discussed contributions by elected officials to a pension plan. This topic has been brought forward to UBCM several times and can be advocated for through the LMLGA.

(j) Lagoon Health (Schweinbenz)

Council discussed the 2019 Lagoon Master Plan and the water quality, including sampling and testing for recreational water and opening the lagoon up to the lake. It was noted that opening the lagoon up to the lake would introduce fish to the lagoon, having an impact on maintenance and requiring permitting.

Moved by Councillor Schweinbenz

THAT staff be directed to review the 2019 Lagoon Master Plan and provide a summary of what was completed and is still outstanding.

CARRIED
COW-2025-12-06

**RECESS 2:24 P.M.
RECONVENE 2:35 P.M.**

(k) Evacuation Route (Schweinbenz)

Council discussed the secondary evacuation route proposal, the existing exit route along Hot Springs Road, the environmental impact and safety considerations of the secondary route and whether it is appropriate or necessary. Councillor Schweinbenz requested that Council consider cancelling its support of the secondary evacuation route and focus instead on the Village's own emergency needs.

Staff provided background information regarding the evacuation planning process currently underway and the modelling that will take place as part of that process. Council discussed awaiting a response from the province regarding a boundary adjustment before making any further decisions.

(l) Tree Canopy Coverage Benchmarks (Schweinbenz)

Tree Canopy Coverage Benchmarks provide a goal for local governments to meet with respect to urban tree canopy coverage. For example, Toronto wants to reach 40% by 2050, and Abbotsford has a goal of 40% by 2045. Harrison Hot Springs does not have such a goal. The Urban Forest Management Plan suggests setting a canopy target and indicates that it would cost \$20,000 to conduct a tree canopy cover analysis that would allow the Village to target a percentage. Discussion ensued regarding the Committee work plan and budget process.

(m) Tree Protection Bylaws (Schweinbenz)

Council discussed the various bylaws and policies in place that regulate tree removal and planting. It was noted that tree enhancement might be able to be incorporated into the Amenity Cost Charges bylaw. Staff advised that the Urban Forest Management Plan makes several recommendations to strengthen the Village's tree management and subdivision servicing bylaws.

(n) Partnerships with District of Kent (Schweinbenz)

Council discussed the unique identity of the Village as a tourism-based resort municipality. The Village actively partners with the District of Kent wherever possible, such as with emergency planning and the Fire Departments.

(o) Seniors Housing Project – BC Housing Grant Update (Facio)

Mayor Talen advised that there is no update regarding Agassiz-Harrison Community Services' grant application to BC Housing. The last date to expect a response was to be mid-November, however, they have not yet received a response.

5. Moved by Councillor Facio

THAT the meeting be adjourned at 3:27 p.m.

CARRIED
COW-2025-12-07

Fred Talen
Mayor

Amanda Graham
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS Committee of the Whole Meeting Minutes

DATE: Tuesday, December 9, 2025

TIME: 8:30 a.m.

PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

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

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

From 8:30 a.m. to 10:31 a.m.:
Kelli Paddon, Equiiti Strategic
Communications and Community Engagement
Coordinator, Kalie Wiechmann

From 10:45 a.m.:
Chief Financial Officer/DCAO, Scott Schultz
Director of Operations, Jace Hodgson

From 10:45 a.m. to 11:32 a.m.:
Daniel Maldoff, Northwest Hydraulic Consultants (via
Zoom)
Graeme McAllister, Thurber Engineering (via Zoom)

1. CALL TO ORDER

Mayor Talen called the meeting to order at 8:30 a.m.

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

4. APPROVAL OF AGENDA

Moved by Councillor Facio

THAT the agenda be approved.

CARRIED
COW-2025-12-08

5. ITEMS FOR DISCUSSION

Moved by Councillor Vidal

THAT section 22(a) of Council Procedure Bylaw No. 1216, 2025 be suspended pursuant to section 34 of the bylaw to allow for discussion prior to a motion.

CARRIED
COW-2025-12-09

(a) Diversity, Equity and Inclusion Workshop - Kelli Paddon, Equiiti Strategic

Kelli Paddon provided a PowerPoint presentation on building belonging through inclusion, diversity, equity and accessibility. Council discussed various scenarios and provided feedback on what they're hearing in the community, what the risks or worries are, and how the program's success will be measured. The next steps include staff training, and additional public consultation including events and surveys. The final product will be the development of an Action Plan.

RECESS AT 10:31 A.M.

RECONVENED AT 10:45 A.M.

(b) Dike Upgrade Project Update – Daniel Maldoff, Northwest Hydraulic Consultants and Graeme McAllister, Thurber Engineering

Daniel Maldoff and Graeme McAllister provided a PowerPoint presentation which included a review of the project and Council direction to date, current objectives, and an update on the dike design. The proposed design approach is divided into two areas. The Waste Water Treatment Plant Road area (zones 1 and 2) approach is to improve erosion protection, raise the embankment to design crest level and determine accessibility requirements for the road. The Waterfront Dike area (zones 3 to 6) approach is to raise the crest level using a deployable flood barrier and mitigate below-grade seepage concerns.

The presentation highlighted geotechnical investigations, seepage considerations and cost estimates. For the deployable section, a Modular Water-Filled LDPE barrier, such as Muscle Wall, has been identified as the preferred approach. Further geotechnical assessment and consultation with the Inspector of Dikes is required.

(c) Item for Discussion 5(e) - Request for Crosswalk and Sidewalk on Miami River Drive at Walnut Avenue (Accessibility Committee) was moved up the agenda. All other items were subsequently re-numbered.

The Accessibility Committee received a request from a teacher in the community regarding the intersection of Miami River Drive and Walnut Avenue and safety/accessibility concerns for a student who is hard of hearing. They've requested a crosswalk from the path leading to the Ruth Altendorf bridge across Miami River Drive, which would require a sidewalk extension along the north side

of Walnut Avenue to finish the sidewalk that stops at the boundary of the Harrisburg Estates. Another potential option is a three-way stop. Staff will review cost estimates and bring this forward during the 2026 budget process.

RECESS AT 11:49 A.M.
RECONVENED AT 1:00 P.M.

(d) Water, Sanitary Sewer and Storm Sewer Master Plans

The Director of Operations provided a PowerPoint presentation on the process of the master plans to date. The Water Master Plan is an update to the previous 2015 plan and identifies nine projects. The Sanitary and Storm Sewer Master Plans are an update to the previous 2016 Liquid Waste Management Plan and identify twenty-four projects, and nine projects plus eighteen conditional projects, respectively.

Council discussed the plans, seeking answers to technical questions regarding the findings, funding sources and future growth management.

Moved by Councillor Facio

THAT the Water, Sanitary Sewer and Storm Sewer Master Plans be adopted.

CARRIED
COW-2025-12-10

RECESS AT 2:16 P.M.
RECONVENED AT 2:30 P.M.

(e) Road Paving (Facio):

- (i) Naismith Avenue (specifically the north section, from the Ruth Altendorf bridge east to Eagle Street)
- (ii) Cedar Avenue West
- (iii) Echo Avenue
- (iv) Alder Avenue

It was noted that the above areas require road resurfacing and, in some cases, water upgrades. Staff will provide cost estimates for these projects as part of the 2026 budget process, bearing in mind that some of the work would be done in conjunction with recommendations from the Water, Sanitary Sewer and Storm Sewer Master Plans.

(f) Accessible Boardwalk and Railing at Rendall Park (Facio / Accessibility Committee)

The Accessibility Committee recently discussed the installation of a wooden boardwalk with a railing at Rendall Park, to supplement the Mobi Mats. There are many examples of these in Europe. Staff advised that depending on the scope of the project, the cost can vary widely depending also on the need for

environmental permitting. Council discussed this project's relationship with the dike upgrade project, and potentially using Amenity Cost Charges or Resort Municipality Initiative funds to support it. This project will be discussed by the Accessibility Committee during its review of the Accessibility Plan. Council noted its support for the concept, depending on funding.

(g) Ramp Repair from Esplanade Avenue to Beach Walkway (Facio / Accessibility Committee)

The Accessibility Committee recently brought forward the need to repair/resurface and improve the ramps that lead from Esplanade Avenue to the Beach Walkway, as they are cracked. Staff will incorporate estimates into the 2026 budget process.

(h) Solar Lighting and Hydrants on McCombs Drive from Emerald Avenue to McPherson Road (Facio)

There are no lights or hydrants in this area on the south end of McCombs Drive. It was noted that this has been previously brought forward by members of the public at regular Council meetings. Staff advised that recommendations on the hydrants are contained in the Water Master Plan and the Village has a preliminary design for the water main and is seeking grant opportunities. Estimates for solar lighting are approximately \$14,000 per light and it would cost approximately \$200,000 to properly light the area. Council further discussed using Amenity Cost Charges for such a project or partnering with BC Hydro to provide lighting on hydro poles.

6. Moved by Councillor Facio

THAT the meeting be adjourned at 3:11 p.m.

CARRIED
COW-2025-12-11

Fred Talen
Mayor

Amanda Graham
Corporate Officer

Amanda Graham

Subject: Public Information Letter: URGENT Child Care Continuity & SD78 RFP Procurement Concerns

From: Melissa Weed <ahchildcare@shaw.ca>

Sent: Friday, November 14, 2025 3:56 PM

To: Tony.Luck.MLA@leg.bc.ca <Tony.Luck.MLA@leg.bc.ca>; Fred Talen <ftalen@harrisonhotsprings.ca>; spranger@kentbc.ca <spranger@kentbc.ca>; Leo Facio <LFacio@harrisonhotsprings.ca>; Allan Jackson <cajackson@harrisonhotsprings.ca>; Mark Schweinbenz <mschweinbenz@harrisonhotsprings.ca>; Michie Vidal <MVidal@harrisonhotsprings.ca>; Kent Elementary PAC <kentelempac@gmail.com>; silvercreekpac78@gmail.com <silvercreekpac78@gmail.com>; Dpac@sd78.bc.ca <Dpac@sd78.bc.ca>; vsmith@hope.ca <vsmith@hope.ca>; pnewbigging@hope.ca <pnewbigging@hope.ca>; smedlock@hope.ca <smedlock@hope.ca>; hstewin@hope.ca <hstewin@hope.ca>; askoglund@hope.ca <askoglund@hope.ca>; dsmith@hope.ca <dsmith@hope.ca>; bdgraham@hope.ca <bdgraham@hope.ca>; hhspac@yahoo.com <hhspac@yahoo.com>; sspaeti@kentbc.ca <sspaeti@kentbc.ca>; dpost@kentbc.ca <dpost@kentbc.ca>; kschwichtenberg@kentbc.ca <kschwichtenberg@kentbc.ca>; swatchorn@kentbc.ca <swatchorn@kentbc.ca>

Cc: Leanna Kemp <leanna@chilliwackchamber.com>; Gwen Schmidt <gschmidt@northfraser.org>; Kim Elkey <Kim.Elkey@prospera.ca>; Janzen, Barb <Barb.Janzen@hubinternational.com>; Diane Braun <braund@comserv.bc.ca>; Angela DeBruyn <adebruyn@seabirdisland.ca>; Kelsie Wert <kelsie.wert@seabirdisland.ca>; jenmcneil@seabirdecd.ca <jenmcneil@seabirdecd.ca>

Subject: Public Information Letter: URGENT Child Care Continuity & SD78 RFP Procurement Concerns

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To our Community and Sector Partners,

For those who are not familiar with me, my name is Melissa Weed, founder and Director of Agassiz/Harrison Child Care Centres Inc. and Administrator for the Heart & Soul Child Care Foundation in Hope BC (est 2023). For more than 13 years, I have worked in partnership with families, municipalities, provincial ministries, Board of Education School District#78, Fraser Health Licensing, Child Care Resource and Referral Programs, Supported Child Development and community agencies to build and sustain childcare infrastructure across the Fraser-Cascade region.

Established in 2012 my organization has grown into one of the region's primary providers of licensed childcare, operating multiple programs in Agassiz and Harrison Hot Springs, for children birth to 12 years old, through 172 licensed spaces. The company has developed a significant number of childcare spaces in the district, built a stable early learning workforce, and created a childcare model now referenced at other schools in the district.

The Heart & Soul Child Care Foundation, formed in 2023, was invited by SD78 Admin and local trustees to create and expand licensed childcare in underserved areas such Silver Creek in Hope BC. As a non-profit foundation, Heart & Soul focuses on access, equity, and community-based childcare planning, and supported by grant funding by the District of Hope had the promise of sustainability, including transitioning childcare programs from the FVRD the incumbent operator at Coquihalla Elementary since 1995, with the support of SD78 admin.

Together, these two organizations have created and operated 281 licensed childcare spaces, employ more than 30 Early Childhood Educators, and worked collaboratively with all levels of government to support the childcare needs of the Fraser-Cascade region.

The information below is being shared to ensure transparency and accuracy regarding the recent SD78 childcare RFP processes and the implications for continuity of care throughout our communities.

In April 2022, responsibility for childcare formally transferred from the Ministry of Children & Family Development to the Ministry of Education & Child Care. This shift was intended to integrate early learning with the K-12 system, expand school-based childcare, and ensure stronger alignment between school districts and licensed providers.

Under this new structure, school districts must follow Ministerial Order M326/20, which requires:

- continuity of care for existing operators,
- transparent consultation with licensees and municipalities,
- decisions aligned with community needs,

These provincial expectations were designed to strengthen—not destabilize—licensed childcare systems on school grounds.

Since 2012, our organizations have been the primary builders and long-term operators of childcare in the Fraser-Cascade region. During this time, we have:

- created and operated 281 licensed childcare spaces,
- built a workforce of 30+ ECEs with many educators serving 5–10+ years,
- supported continuous ECE training through the WorkBC Canada Job Grant,
- maintained a proven record of licensing and regulatory compliance,
- provided quality childcare and early learning programs throughout the District,
- and received sustained support from local municipalities.

Our operations represent exactly the kind of stable, school-aligned childcare model envisioned by the Ministry following the 2022 system redesign.

We have enjoyed positive relationships with the Village of Harrison Hot Springs, the District of Kent, and the District of Hope, and to date the Board of Education SD78, each recognizing childcare as essential infrastructure for workforce participation and economic development.

Our Harrison Hot Springs site, in particular, has supported multiple capital funding initiatives that expanded local childcare spaces, and provided the region with the childcare model used today.

Despite provincial direction to prioritize continuity for existing operators, SD78's recent Request for Proposal (RFP) processes for Kent Elementary and Silver Creek Elementary have created significant challenges. The award for both the RFP's has been granted to the Saltair Childcare Society. SD78 correspondence outlines a sublet relationship to Inquiring Little Minds, owned by the Executive Director of Saltair Childcare Society, which originates on Vancouver Island, and has many licensed childcare facilities throughout the province.

Both of our organizations currently have active \$10-a-Day ChildCareBC applications for the expansion sites in the published RFP's 2025#001-002. Our intention, communicated clearly to SD78 through comprehensive RFP proposals, was to open these programs as \$10-a-Day Centres where possible, greatly reducing childcare costs for local families, in order to qualify for application a minimum of 1 year operations is necessary clearly overlooked by the school districts' limited biased evaluation committees consisting of one SD78 admin and a paid consultant.

In May 2025 without notice, the District admin imposed a 100% lease increase at our Harrison Hot Springs site, shortened lease terms, and introduced uncertainty regarding the long-term use of the site. Our modular units at this school site have been welcomed by the Board of Education with historical 10 year Long Term License to Occupy (LTO) agreements, now administration threaten the possibility for a new school, eviction of 3 portables cited with provincial funding and yet another competitive RFP process. We question the Districts policy 2.70 and their alignment with ministerial orders, wondering if a competitive process as opposed to a direct award considering we are the incumbent since 2012 at this particular location and at all SD78 school sites.

We have submitted a mid-term fee-increase application to the Ministry for Jan 2026 to ensure sustainability under these new lease conditions, this fee increase will be directly imposed on families attending our Harrison Hot Springs infant toddler and group 3-5 programs, as we already access all available provincial funding available to maintain affordable childcare, our programs at this facility have operated at significantly lower than the regional median fees relying directly on the LTO's in place with SD78 and the historically nominal lease rates.

Further more, our review indicates that SD78's RFP process did not align with:

- the continuity requirements under Ministerial Order M326/20, the consultation expectations outlined in the School Act,

SD78's own policy 2.70 Use of Board Property for Childcare and 4040 Purchasing and Tendering

- or the fairness and transparency standards of the BC Core Policy Manual.

Policy 2.70, adopted by SD78 in Jan 2025, still does not fully meet provincial criteria for consultation or continuity as ordered in MO326/20.

Changing operators also creates unnecessary administrative and fiscal burden for providers, the District, Licensing, and the Ministry by requiring new licensing files, new funding agreements, and resetting \$10-a-Day eligibility pathways.

Stable childcare is foundational to:

- workforce participation,
- business continuity,
- municipal planning,
- economic resilience,
- and family stability.

Disruptions to continuity have broad and lasting implications for rural communities like those within the Fraser-Cascade region.

On Tuesday, November 18th at 7:00 PM, on behalf of both organizations I will present delegations at the Board of Education SD78 Board Meeting to address concerns around legislative compliance, continuity-of-care requirements, procurement standards compliance, and the impact of the District's recent childcare RFP processes. I will be requesting an immediate review of the recent RFP's, and the compliance to MO326/20 to secure the incumbent operations throughout the district, allowing the community engagement that is expected prior to selecting a childcare provider.

The meeting is open to the public:

 <https://ca01web.zoom.us/j/64528199083>
 1-778-907-2071 — Meeting ID 645 2819 9083

Community and sector partners may contact:

 SD78 District Administration

- Gerry Slykhuis, Secretary-Treasurer – gerry.slykhuis@sd78.bc.ca
- Jessica McKerrow, District Principal of Early Learning – jessica.mckerrow@sd78.bc.ca

We appreciate your time, attention, and partnership as we work to address these issues, it is our hope that you will consider the impact of this non compliance to ministry orders and lack policy has on all sectors recognizing the importance our province has put on the provision of childcare, feel free to reach out at anytime to discuss this further if you have any other questions or concerns,

Please join us Tuesday night for the Board of Education SD78 Trustees meeting via zoom to learn more about this important urgent matter, and to ensure appropriate governance over this relevant legislation.

Melissa Weed
Owner/Director

I am honored to work and live on the shared unceded and traditional territories of the Sto:lo (staw-law), Cheam (chee-am), Sts'ailes (staay-liss), Chawathil (cha-wah-thul) and Seabird Island (Sq'ewqel) people.

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Understanding Childcare in Harrison Hot Springs



Purpose of Today's Delegation

- Outline history and success of childcare in Harrison

- Highlight gaps in the OCP

- Explain MO326/20 requirements

- Concerns with SD78 Policy 2.70

- Request Council support for SD78 policy amendment and Amendment to Sec 10 of the Village OCP

Village's Historical Role in Childcare

- 2012 modular purchased from Village— prevented service collapse

- Supported Major Provincial Capital Funding Programs allowing expansion

- Foundation for long-term regional childcare development



June 26, 2014

File: 0230-20-09

Melissa Woods
Harrison Hot Springs Preschool and Child Care
501 Hot Springs Road
Harrison Hot Springs, B.C. V0M 1K0

Dear Ms. Woods

Re: Application for funding to expand preschool and child care services

We are pleased to provide a letter of support for your application to obtain funding for the expansion of your preschool and child care facility in the Village of Harrison Hot Springs.

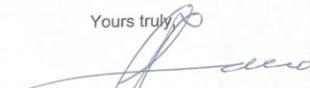
It is my understanding that you wish to grow your business through the addition of a new structure to allow for expanded child care and preschool services. This is an important service in Harrison Hot Springs. Currently, this is the only service in the Village holding a valid business licence. Preschool and child care facilities are critical for the continued support of young families in our community.

In the past couple of years the Harrison Hot Springs Council has rezoned properties to allow for residential development. This includes a site for single family homes and townhouses. In addition to these sites, there have also been rezoning approvals that will introduce development on the lakeshore at the marina area and near the resort. All of these should see the population of Harrison Hot Springs increase.

The Village has experienced limited growth over the last several years. However, it is services like these that will help attract young families to Harrison Hot Springs.

I congratulate you on your success to date with the preschool and child care facility and wish you luck on your application for funding to expand your facility.

Yours truly,



Leo Facio
Mayor

Municipal Office: P.O. Box 160, 495 Hot Springs Road, Harrison Hot Springs, BC V0M 1K0
E info@harrisonhotsprings.ca W www.harrisonhotsprings.ca
T 604 796 2171 F 604 796 2192

News

Childcare spaces could expand in Harrison Hot Springs

Jessica Peters
THE OBSERVER

Harrison Hot Springs Preschool and Childcare has received almost \$90,000 in provincial funds to help expand the centre.

"I'm so excited," said Melissa Weed, operator of the facility. The funding isn't quite in her hands yet. The expansion first must receive approval to increase her license through Fraser Health. "All the details are all set in place, so now we're just waiting," she said.

The expansion is exciting because she'll be able to provide more consistent care to families as their children grow up and get ready for kindergarten. The new portable she's anticipating will allow her to increase the number of children ages three to five from her current 10 spots, to 20. It will also add an-

other 10 spaces for children up to three years old.

As children grow up "I will have room for them and they won't be displaced," she said. Despite her best efforts to place everyone, she is building up a wait list.

"This is really big for Harrison," she said, as the Village is attempting to draw in younger people.

"Their growth plan is to increase their work force and bring in young families," she said. "But without having the services available, you can't attract young families."

She believes the government supported her expansion plan because of her close ties to the elementary school, by location and by way of communication. The centre is located on school property, adjacent to the school. So, as children get ready for kindergarten, they are al-

ready very familiar with Harrison elementary school.

"This is the model they want to see," Weed said.

In May, the province encouraged child-care providers throughout the province to apply for major capital funding to create new licensed child-care spaces for B.C. kids. As a result of this process, 32 child-care providers are receiving a total of \$7 million to create new spaces in their communities, for a total of just over 1,000 new spaces.

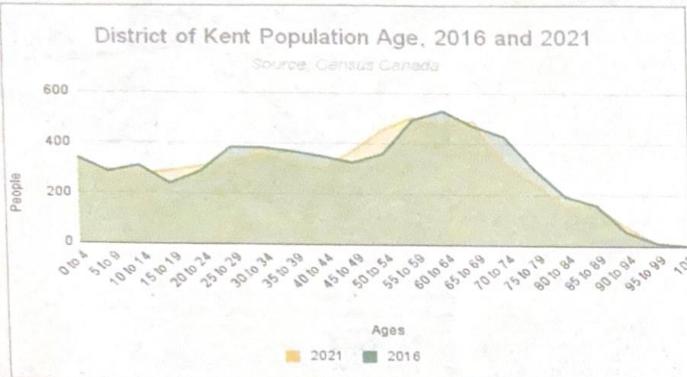
A press release from the government states that Seabird Island also succeeded in their application. They'll be receiving \$500,000 to create 36 spaces at Seabird Island Early Childhood Development Centre - 16 school-age spaces and 20 pre-school spaces.

news@ahobserver.com

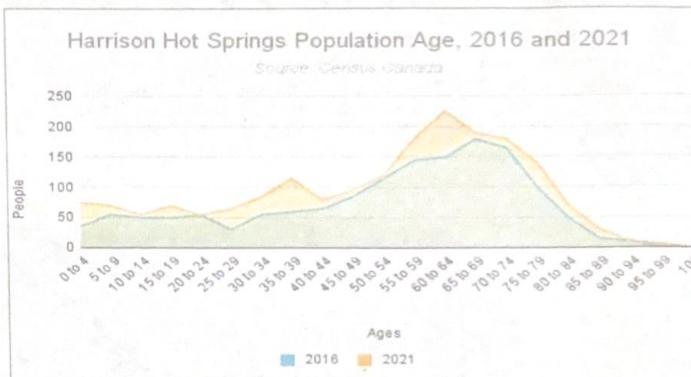
Two Historical Major Capital Funding Success

- 2014/15 Province Awards first grant
- 2019: Second Grant 3rd modular added
- Result: 24 Infant–Toddler spaces + 17 3-5 year old spaces & 48 School Age Spaces

Anatomy of Agassiz-Harrison: A closer look at the 2021 census data



The District of Kent remained the same in terms of age, despite growth among younger age groups. (Graphics/Adam Louis)



The population of Harrison Hot Springs is slightly younger than it was in 2016, according to the latest census data. (Graphics/Adam Louis)

Average age, size of Kent stays steady as Harrison's population spikes

Adam Louis
The Observer

Every five years, the Census of the Population allows Canadians a closer look into who we are and how we can plan for our future in many aspects of our lives.

The following is a rundown of some of the key findings in the District of Kent and Village of Harrison Hot Springs.

District of Kent

The population of the District of Kent grew by about seven percent with a total of 6,067 people living in Agassiz, Harrison Mills and throughout Kent. Men outnumber women by 560.

Though younger age groups have gone up across the board in the district, the average age remained virtually the same between 2016 and

2022. The rise of some younger groups may indicate the average age may dip downward in future censuses. Younger age groups that saw a proportional increase between 2016 and 2021 are newborn to four, 10 to 14, 25 to 29 and 60 to 64. The 60 to 64 age group is the largest in 2021 with 530 people. People over the age of 100 fell from five in 2016 to zero in 2021.

Approximately 160 households were added to the district over the course of the past five years.

Harrison Hot Springs

Proportionately speaking, Harrison Hot Springs experienced huge population growth from 2016 to 2021, growing by a whopping 29 per cent from 1,468 people to 1,905. This stands in stark contrast with the findings of the 2016 census, in which there was zero change in population from 2011 to 2016. Women continue to outnumber men 970 to 935 (715 to 755 in 2016).

The population of Harrison Hot Spring is slightly younger than it used to be, with the average age of the population dropping from 52 to 51.1 years old. The 2021 census indicates a proportionate rise in residents aged 35 to 39 as well as in 65 to 69-year-olds. The dominant age group in terms of numbers is ages 60 to 64 with 225 people belonging in the demographic. In 2016, the 65 to 69 age group was the largest. Much of the rest of the population curve is parallel, indicating no significant change in many age groups.

There are 12 per cent more private dwellings in Harrison than in 2016, about 84 per cent of which are occupied year-round. The population density is higher with about 347 people per square kilometre in 2021 in comparison with 263 people per square kilometre in 2016.

OCP Amendment 1229 & ACC Framework

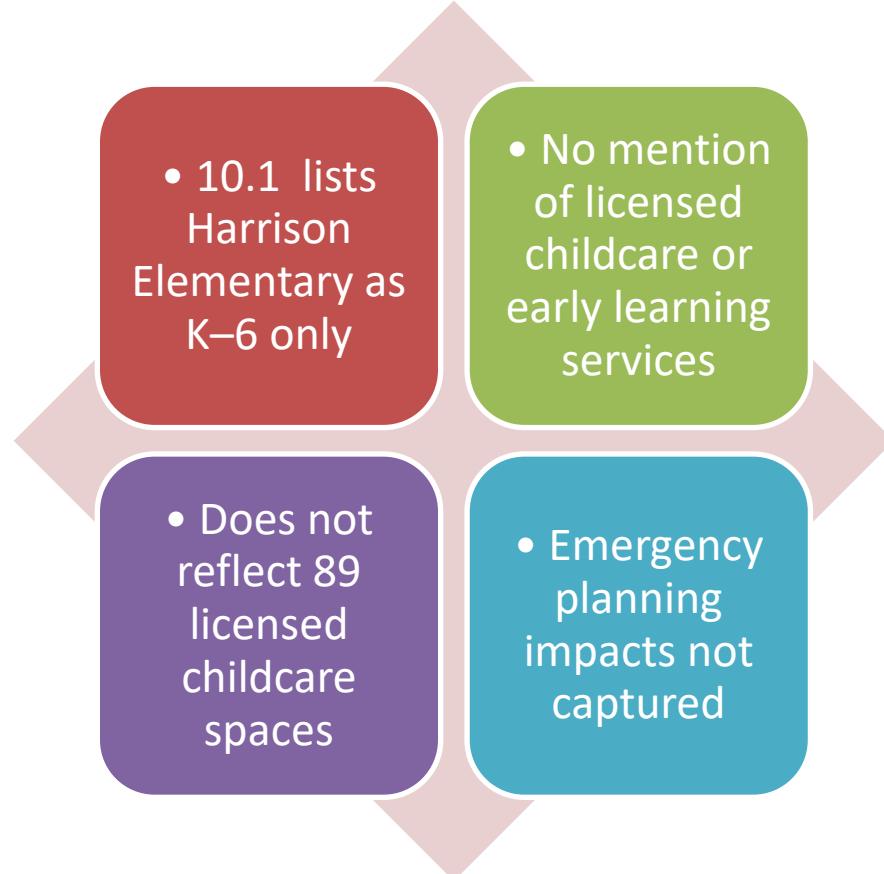
- Amendment enables the Amenity Cost Charges (ACC) framework

- ACC defines “daycare facilities” as an amenity category

- ACC rules require consultation with “affected organizations”

- Licensed childcare operators qualify as affected parties

What Bylaw 1184 OCP Sec 10 Says (and Doesn't Say)



Childcare Supports Community Growth

- Harrison population grew 31% (2016–2021)
- Census data shows lower median age
- Childcare availability linked to family retention & community stability

Bylaw 1184 OCP Section 10.3 a: Policies

- Village should encourage SD78 to consult Council Re: Childcare Facilities

- Applies to childcare use of school district property, within the Village

- Council has standing in childcare continuity and planning

Provincial Requirements: MO326/20

School Boards must:

- Collaborate with existing operators
- Protect continuity and minimize disruption
- Develop childcare policies with proper consultation

Concerns with SD78 Policy 2.70

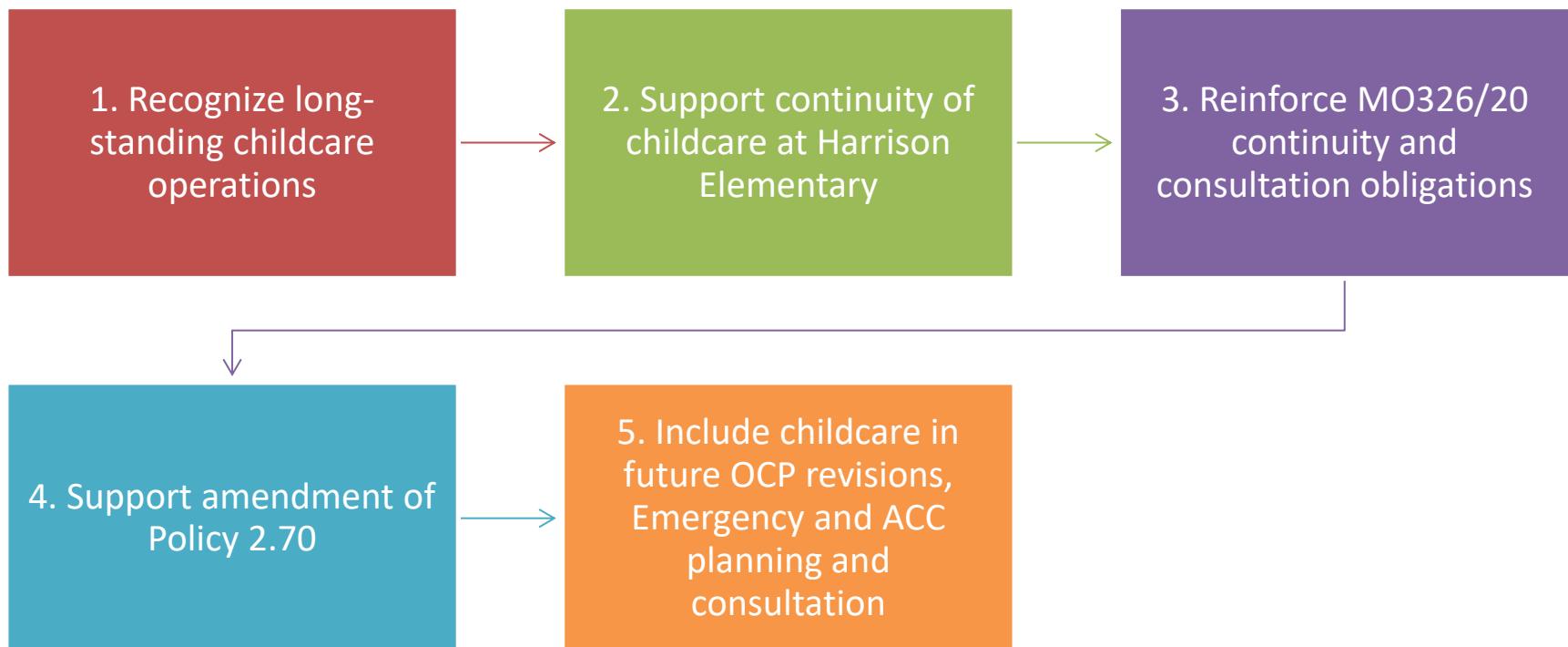
- No consultation under SD78 Policy 1.60 or MO326/20

- OCP not considered by SD78

- Tendering childcare space not supported by procurement law

- Superintendent acknowledged errors; Open InvestigationOmbudsperson file #25-007488

Request to Mayor & Council



Closing

Your leadership has shaped childcare success in the Village of Harrison Hot Springs

Together we can protect continuity, stability, and proper governance.

Thank you — I welcome your questions.

Amanda Graham

From: Amanda Graham
Sent: December 3, 2025 10:43 AM
To: Gary Webster
Cc: Tyson Koch
Subject: RE: Request for Clarification on Land Title Communications

Hello Gary,

Mayor Talen has advised that he is currently considering your appeal to add this correspondence to the next regular agenda.

Thank you,

Amanda Graham
Corporate Officer
Village of Harrison Hot Springs
Resort Municipality
T: 604-796-2171
W: harrisonhotsprings.ca
P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0



From: Gary Webster
Sent: December 1, 2025 8:05 PM
To: Tyson Koch <tkoch@harrisonhotsprings.ca>
Cc: Amanda Graham <agraham@harrisonhotsprings.ca>; Mayor & Council <MayorandCouncil@harrisonhotsprings.ca>
Subject: Re: Request for Clarification on Land Title Communications

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Hi Tyson, Mayor & Council,

Please place my original correspondence on the public agenda. This issue affects the Village and residents, and your Correspondence Policy gives Council, not staff, the authority to decide what is or isn't Council business.

Your reply confirms there have been no updates, no analysis, and no formal communication. That is exactly why this needs to be public. I request it be included on the next agenda as submitted.

Thank you, Gary Webster

From: Tyson Koch <tkoch@harrisonhotsprings.ca>
Sent: December 1, 2025 10:53 AM
To: Gary Webster
Cc: Amanda Graham <agraham@harrisonhotsprings.ca>; Mayor & Council <MayorandCouncil@harrisonhotsprings.ca>
Subject: RE: Request for Clarification on Land Title Communications

Good morning Gary,

Thank you for your email. Is your inquiry in relation to the recent Cowichan Tribes BC Supreme Court Decision? If so, I can advise that the Village has not received any formal correspondence regarding this matter from any of the agencies you've mentioned below. There was a workshop on this topic at UBCM, which Mayor Talen spoke to during the Mayor's report at the October 6, 2025 regular Council meeting starting at approximately 40:05 in the video. There have not been any further updates since that time and the reason for this is that the decision and its implications are unknown due to the appeal process that has been initiated. It is my understanding that there have been several appeals filed and a potential class-action lawsuit forthcoming. I expect that the appeal process will take several years to complete.

Any correspondence or discussion on this matter would be handled pursuant to our Council Correspondence Policy, the Community Charter and made public as appropriate or through FOIPPA if required.

Your correspondence is addressed to Council, however, your email relates to a matter this is currently administrative which is delegated to staff. Your correspondence was to seek clarification and ask questions, which I have responded to. Responding to such inquiries is a staff function, not a Council matter, therefore I will not be placing your email on the next agenda. However, as it is addressed to Council, I will pass it along to them via email. As mentioned before, you may appeal this decision in writing to Mayor Talen.

Thank you, please let me know if I can be of any further assistance.

Tyson Koch AScT, RSIS

**Chief Administrative
Officer**

Village of Harrison Hot Springs
Resort Municipality

T: 604-796-2171

W: harrisonhotsprings.ca

P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0



From: Gary Webster
Sent: November 27, 2025 8:22 AM
To: Vivian Li <info@harrisonhotsprings.ca>
Subject: Request for Clarification on Land Title Communications

Dear Mayor, Council, and CAO,

I am requesting clear, factual information regarding any land-title or jurisdictional matters that may involve the Village of Harrison Hot Springs.

To avoid speculation in the community, I am asking the Village to confirm the following:

1. Has the Village received any formal or informal notification from the Province, FVRD, or any First Nation regarding land-title claims, land status reviews, or jurisdictional changes affecting any lands within Harrison Hot Springs?
2. Has the Village received any correspondence, briefings, or meeting requests related to potential land-title, treaty, or rights-of-way matters involving Village-owned lands or public lands within our boundaries?
3. Has staff or Council participated in any discussions—formal or informal—regarding land status, co-management, land transfers, or related topics?
4. If any such communications or discussions have occurred, will the Village provide a public summary of what was received and what stage the matter is at?
5. If no such communications have been received, please confirm that as well so residents have clarity.

These questions are strictly about what information the Village holds, not about legal opinions, negotiations, or FOI material. They can be answered directly and transparently.

Thank you for your attention to this matter.

Residents deserve clarity, and clear communication costs nothing.

Thank you, Gary Webster

From: Gary Webster
Sent: December 2, 2025 10:52 AM
To: Vivian Li <info@harrisonhotsprings.ca>
Subject: Concerns Regarding Authorship and Insufficient Analysis in the Housing Needs Report

Mayor and Council,

I am requesting a clear explanation of who authored Harrison's Housing Needs Report and why the document lacks the basic analysis normally included in Housing Needs Reports across British Columbia.

The report contains:

- no demographic projections,
- no affordability modelling,
- no rental market analysis,
- no land-use or capacity analysis,
- no infrastructure constraints,
- no methodology,
- no public or stakeholder input, and
- no professional signature or credentials.

These are standard components in a proper Housing Needs Report. Their absence raises concerns about the report's reliability and suitability as the foundation for major zoning decisions.

If the Village's contract planner, Mr. Ken Cossey, contributed to or reviewed the report, his name and credentials should appear. They do not. If staff produced the document internally, residents deserve to know why a statutory report with significant policy implications was created without proper professional analysis.

I am requesting:

1. The name(s) of all individuals who drafted or reviewed the Housing Needs Report.
2. Confirmation of whether any certified planner (RPP/MCIP) was involved.
3. An explanation for the absence of key data and analysis required for credible housing-needs assessment.
4. Whether Council considers this report adequate for guiding zoning decisions.

Residents deserve full transparency before relying on this document for village-wide policy.

Sincerely,
Gary Webster



TOWN OF VIEW ROYAL

45 View Royal Avenue, Victoria, BC, Canada V9B 1A6
Ph. 250-479-6800 • E. info@viewroyal.ca • www.viewroyal.ca

December 4, 2025

Sent via Email

LETTER TO ALL BC MUNICIPAL COUNCILS

Dear Mayor and Council,

RE: Judicial Review of Provincial Housing Laws — Bills 44, 47, 13, 15, and M216

Municipalities across British Columbia are now subject to a suite of provincial housing laws — Bills 44, 47, 13, 15, and M216 — introduced and passed at remarkable speed, with limited consultation and, in some cases, under non-disclosure agreements that prevented open discussion. The timing of these Bills, released after the UBCM resolution deadline, removed the only coordinated opportunity for local governments to provide input or seek policy direction. As a result, councils were left without a meaningful role in shaping legislation that fundamentally alters their authority.

These Bills are not simply about housing supply. Individually and collectively, they alter how local democracy functions. Powers traditionally exercised by elected councils have shifted to prescriptive provincial requirements and external decision-makers. The cancellation of public hearings for many zoning decisions has further limited residents' ability to participate in community planning. Taken together, these changes raise serious questions about whether local governments can continue to operate as accountable democratic institutions.

View Royal Council has authorized the Mayor and CAO to explore a coordinated Judicial Review and to invite other municipalities to consider joining. The purpose of such a review is not to oppose housing, but to obtain clarity on whether the Province acted within lawful limits and whether proper democratic and procedural safeguards were respected.

A Judicial Review would seek answers to key questions:

- Whether these Bills, individually or combined, have eroded councils' capacity to govern and consult their residents.
- Whether eliminating public hearings is consistent with procedural fairness.
- Whether the Province exceeded its authority in reshaping core municipal land use powers.
- Whether the speed, secrecy, and timing of the legislative process met principles of responsible governance.
- What limits exist on unilateral changes to local democratic authority.

Without clarity, municipalities are left uncertain about their future role and accountability to their communities.

We invite your council to consider joining a coalition of municipalities to examine these issues together and to share the associated work and costs.

Sincerely,

A handwritten signature in black ink, appearing to read "Sid Tobias".

Mayor Sid Tobias
Town of View Royal

Email: mayortobias@viewroyal.ca

or

c/o View Royal Town Hall
45 View Royal Avenue, Victoria BC V9B 1A6
Email: mayorandcouncil@viewroyal.ca

Attached: **Appendix with Sample Resolutions**

APPENDIX: SAMPLE RESOLUTION FOR COUNCILS

RE: Judicial Review of Provincial Housing Laws — Bills 44, 47, 13, 15, and M216

- THAT Council express its interest in joining a coalition of British Columbia municipalities and regional districts to evaluate and potentially pursue a coordinated Judicial Review of provincial housing legislation, including Bills 44, 47, 13, 15, and M216;
- AND THAT Council note concerns regarding the lack of consultation, the use of non-disclosure agreements, the timing of legislative release after the UBCM resolution deadline, the removal of public hearings, and the cumulative erosion of local democratic authority;
- AND THAT Council support the creation of a joint municipal working group to identify shared legal issues, coordinate information, and explore cost-sharing;
- AND THAT Council authorize the Mayor or designate to engage with participating municipalities and report back on legal options, partnership structures, and financial implications.

From: Kwan, Jenny - M.P. <Jenny.Kwan@parl.gc.ca>

Sent: December 8, 2025 1:41 PM

To: Kwan, Jenny - M.P. <Jenny.Kwan@parl.gc.ca>

Subject: Bill C-233, the No More Loopholes Act / le project de loi C-233, la loi visant à éliminer les échappatoires

Dear elected officials,

I'm writing to share important information about Bill C-233 — the No More Loopholes Act — a Private Member's Bill that I introduced in the House of Commons in September, and to urge broad support for this legislation at Second Reading in late February 2026.

This bill takes a straightforward but essential step: it closes the longstanding loophole that allows Canadian-made arms, components, and military technologies to be exported to the United States without permits, risk assessments, or transparency. This bill is essential to stop Canadian arms from being used to violate human rights abroad. Having your municipality's endorsement would be important to me.

Bill C-233 brings Canada's export-control system in line with the rules we already apply to the rest of the world. It strengthens our compliance with the Arms Trade Treaty (ATT), which Canada adopted in 2019, and ensures we meet our legal and moral obligations to prevent Canadian goods from contributing to violations of human rights and international humanitarian law.

Today, most military goods sent from Canada to the U.S. require no permits and are not publicly reported. This is not a small technical gap — it represents the majority of Canada's arms-export volume. As a result, parts and components produced in Canada can be incorporated into larger weapons systems in the U.S. and then transferred to high-risk destinations, including places where civilians are already suffering devastating harm.

Bill C-233 addresses this by:

- Ending the blanket U.S. exemption so that **all** military exports, regardless of destination, undergo the same permit, risk-assessment, and accountability process.
- Clarifying that export controls apply to all military parts, components, and related technology.
- Preventing the use of broad "general export permits" for military items, ensuring proper case-by-case assessment.
- Requiring end-use certificates only when they meaningfully reduce the risk of violations such as war crimes.
- Mandating annual public reports on Canada's compliance with the ATT and the Export and Import Permits Act.
- Helping ensure Canada does not contribute — directly or indirectly — to human-rights abuses abroad.

These measures do **not** restrict production, innovation, or legitimate defence cooperation.

They do **not** interfere with military aid to Ukraine, which flows through a separate, streamlined Department of National Defence process.

They do **not** affect how the Canadian Armed Forces acquire equipment. And they do **not** undermine NATO cooperation — in fact, nearly all NATO members already apply the ATT uniformly.

Civil society organizations across the country support closing this loophole. Groups such as Oxfam, Project Ploughshares, Independent Jewish Voices, Arms Embargo Now, Canadians for a Just Peace in the Middle East, LeadNow, and the Canadian Muslim Public Affairs Council have all emphasized that Canada cannot claim to uphold human rights while allowing most of its military exports to remain unreviewed and unreported.

This bill is fundamentally about transparency, accountability, and ensuring Canada's export-control system reflects our values, our treaty obligations, and our commitment to civilian protection. It is not a partisan issue — it is a matter of international law, human dignity, and responsible governance.

I am including a sample letter of support, and a fact sheet, for your reference.

I hope you will join in supporting Bill C-233 and helping to ensure that Canada's role in global arms transfers is consistent, principled, and accountable.

Sincerely,

Jenny Kwan

MP for Vancouver East

Chers collègues élus,

Je vous écris pour vous communiquer des informations importantes concernant le projet de loi C-233, qui vise à éliminer les lacunes de la Loi sur les licences d'exportation et d'importation; et, pour vous demander de soutenir largement ce projet de loi d'initiative parlementaire que j'ai présenté à la Chambre des communes en septembre lorsqu'il passera à l'étape de la deuxième lecture à la fin du mois de Février, 2026.

Ce projet de loi propose une mesure simple, mais essentielle: il vise à corriger une lacune de longue date qui permet l'exportation vers les États-Unis d'armes, de composants et de technologies militaires fabriqués au Canada sans permis, sans évaluation des risques et sans transparence. Cette loi est essentielle pour empêcher que les armes canadiennes ne soient utilisées pour violer les droits de la personne à l'étranger. L'appui de votre municipalité serait important pour moi.

Le projet de loi C-233 a pour effet d'harmoniser le système canadien de contrôle des exportations avec des règles que nous appliquons déjà au reste du monde. Il nous permet de mieux respecter le Traité sur le commerce des armes (TCA), que le Canada a signé en 2019, et de nous acquitter de nos obligations légales et morales d'empêcher que des biens canadiens ne contribuent à des violations des droits de la personne et du droit international humanitaire.

À l'heure actuelle, il n'est pas nécessaire d'obtenir un permis pour exporter la majeure partie des biens militaires du Canada vers les États-Unis, et cette information n'est pas rendue publique. On parle ici de la majeure partie du volume des exportations d'armes du Canada. En raison de cette grave lacune technique, les pièces et composants fabriqués au Canada peuvent être utilisés dans des systèmes d'armement plus importants aux États-Unis, puis acheminés vers des destinations à haut risque, notamment des régions où les civils sont déjà victimes de violences dévastatrices.

Pour corriger la situation, le projet de loi C-233 propose :

- de mettre fin à l'exemption générale accordée aux États-Unis, de manière à ce que **toutes** les exportations militaires, quelle que soit leur destination, soient soumises au même processus d'autorisation, d'évaluation des risques et de reddition de comptes;
- de préciser que les contrôles à l'exportation s'appliquent à toutes les pièces, composants et technologies connexes à usage militaire;
- d'empêcher l'utilisation de « permis d'exportation généraux » pour les marchandises militaires, garantissant ainsi une évaluation appropriée au cas par cas;
- d'exiger des certificats d'utilisation finale uniquement lorsqu'ils réduisent de manière significative le risque de violations telles que les crimes de guerre;
- de rendre obligatoire la publication de rapports annuels sur le respect par le Canada du TCA et de la Loi sur les licences d'exportation et d'importation;
- de garantir que le Canada ne contribue pas, directement ou indirectement, à des violations des droits de la personne à l'étranger.

Ces mesures **ne limitent pas** la production, l'innovation ou la coopération légitime en matière de défense.

Elles **ne gênent pas l'aide militaire à l'Ukraine**, qui passe par un processus distinct et simplifié établi par le ministère de la Défense nationale.

Elles **n'ont aucune incidence** sur la façon dont les Forces armées canadiennes acquièrent leur équipement. De plus, elles ne nuisent pas à la coopération avec l'OTAN — en fait, presque tous les membres de l'OTAN observent déjà le TCA de manière uniforme.

Les organisations de la société civile à l'échelle du pays sont favorables à l'élimination de cette lacune. De nombreux groupes, tels qu'OXFAM, Project Ploughshares, Voix juives indépendantes, Arms Embargo Now, Canadiens pour la justice et la paix au Moyen-Orient, LeadNow et le Conseil canadien des affaires publiques musulmanes ont tous fait valoir que le Canada ne peut pas prétendre défendre les droits de la personne alors que la plupart de ses exportations militaires ne font l'objet d'aucun examen ni rapport.

Ce projet de loi vise essentiellement à assurer la transparence et la reddition de comptes et à garantir que le système canadien de contrôle des exportations soit à la hauteur de nos valeurs, de nos obligations issues des traités et de notre engagement envers la protection des civils. Il ne s'agit pas d'une question partisane, mais bien d'une question de droit international, de dignité humaine et de gouvernance responsable.

Je joins à ce message une lettre modèle de soutien et une fiche d'information pour votre information.

J'espère que vous vous joindrez à nous et que vous mobiliserez vos alliés syndicaux et communautaires pour appuyer le projet de loi C-233 et contribuer à ce que le Canada joue un rôle cohérent, fondé sur des principes et responsables dans le cadre des transferts d'armes à l'échelle mondiale.

Je vous prie d'agréer mes salutations distinguées,

Jenny Kwan
Députée, Vancouver-Est

Questions and Answers - A Fact Sheet on Private Member's Bill C-233

An Act to Amend the Import and Export Permits Act

Closing Canada's U.S. Arms-Export Loophole: The "No More Loopholes Act"

Q. What is Canada's current export control regime for arms?

A. Currently, Canadian exports of military goods and technologies are subject to the Export and Imports Permits Act (EIPA) and the Arms Trade Treaty (ATT).

The EIPA requires Canadian individuals and organizations wishing to export controlled items, including military goods and technologies, to obtain a permit issued by the Minister of Foreign Affairs.

Section 7.3(1) of the EIPA requires the Minister to deny export permit applications for controlled items if there is a "substantial risk" that the export or brokering of the items would undermine peace and security or could be used either to commit or to facilitate serious violations of international humanitarian and human rights laws.

The ATT prohibits signatories from exporting military goods and technologies where at least one of the following situations would exist:

- the exportation would violate United Nations Security Council measures, particularly arms embargoes;
- the exportation would violate the exporting country's obligations under international agreements; or
- the exporting country has knowledge that the controlled items being exported would be used to commit genocide, crimes against humanity or other specified attacks against civilians.

Q: What is the issue regarding Canadian arms-export laws currently?

They contain giant loopholes:

- Arms, components and technology can be shipped to the United States without permits, risk assessments, or public reporting.
- Once in the U.S., these Canadian-made parts are built into weapons systems – such as F-35 fighter jets and Apache attack helicopters – which are then sent to Israel, Saudi Arabia and other conflict zones.

Q: How did this happen?

In 2019, even though Canada amended its Export and Import Permits Act to align with the Arms Trade Treaty (ATT), however, the U.S. remains exempted.¹ As such, the export or brokering of most military goods and technologies to the US do not need an export permit, allowing this trade to continue unregulated and unreported. For the past two years, arms manufacturers in Canada have profited from this loophole as civilians in Gaza face bombing, starvation, and destruction.

Q: If Canada signed onto the Arms Trade Treaty, isn't Canada committed to preventing human rights abuses?

Yes – on paper. Canada's ATT commitments forbid exporting weapons likely to be used to bomb civilians, starve communities, or commit other human rights violations. In practice, the U.S. loophole undermines those commitments and lets Canadian-made bullets, components, and technology flow into conflicts abroad.

Q: What's the impact?

Project Ploughshares reported that the Canadian Commercial Corporation (CCC) signed a contract worth nearly \$80 million for artillery propellants destined for the U.S.; some were later used in weapons transferred to Israel. Canadian-made parts have been integrated into larger weapons systems now used in Gaza, despite government claims to have blocked similar sales. Each shipment erodes Canada's credibility and risks complicity in alleged breaches of international humanitarian law.

Q. What steps have other countries taken to ensure they are not complicit?

A. Switzerland and Germany implemented end-use control measures that include on-site inspections of exported military goods. Netherlands has language in their laws that would require further assessment if goods are re-exported to other countries.

¹ 1. [section 2\(a\)](#) of the ECL, which states that Canada's export controls do not apply to U.S. destined exports of most controlled items, including military goods and technologies;

2. GAC's [A Guide to Canada's Export Control List](#), which indicates that, "[u]nless otherwise specified, the export controls for military, dual-use and strategic items contained in this Guide apply to all destinations except the United States"; and

3. Canada–U.S. [reciprocal arrangements](#) that enable trade between Canada and the United States in most military goods and technologies without the need for an export permit. "

Q: What is MP Jenny Kwan's Private Member's Bill C-233 proposing?

MP Jenny Kwan has introduced the No More Loopholes Act, a Private Member's Bill that would:

- End the U.S. exemption. That means no countries will be exempted from permits, risk assessments and accountability. All exports to the United States will be required to undergo the same permit, risk-assessment, and transparency rules as any other country.
- Clarify that export controls includes all parts, components and technology or is necessary for the use of arms, ammunition, implements or munitions of war.
- Prevent the issuance of general export or brokering permits for military goods and technology.
- Require end use certificates only if it would sufficiently mitigate substantial risk of war crimes.
- Require annual reports to Parliament on Canada's compliance with the EIPA and ATT.
- Help end Canada's complicity in human rights violations linked to weapons transfers.

Q: Who supports closing the loophole?

- The UN Human Rights Council and independent UN experts have called for halting arms transfers that fuel violations of humanitarian law.
- Civil-society groups in Canada, including Arms Embargo Now, Lead Now, Canadians for a Just Peace in the Middle East, Oxfam, Project Ploughshares, Independent Jewish Voices and the Canadian Muslim Public Affairs Committee advocate for stronger export controls.
- Canadians across the country who do not want their taxes or industries tied to atrocities.

Q: What's the call to action?

Parliament must act now to:

1. Close the U.S. loophole once and for all.
2. Ensure Canada's export-control laws live up to our international treaty obligations and human rights standards.
3. Prioritize peace and civilian protection over arms-trade profits.

All MPs – regardless of party – are urged to support the No More Loopholes Act and help end Canada's complicity in war crimes and human rights abuses.

Bill C-233: Myths vs. Facts

Myth 1: Bill C-233 would decimate Canada's defence industry.

Fact: The bill *only* standardizes export controls. It does **not** restrict production, sales, or innovation. It simply applies the same rules to all Group 2 exports.

Myth 2: This would weaken Canada's role in NATO.

Fact: Almost every NATO member is part of the Arms Trade Treaty (ATT). Aligning our controls strengthens cooperation with our allies—not the opposite.

Myth 3: This would delay critical Canadian support to Ukraine.

Fact: Military aid to Ukraine is sent through the Department of National Defence using a **streamlined process** unaffected by the bill. Bill C-233 focuses on exports to the **United States**, not Europe or Ukraine.

Myth 4: This harms the Canadian Armed Forces' access to equipment.

Fact: The bill concerns **exports**, not imports. It does **not** affect how the CAF buys or receives equipment.

Myth 5: Canada's export system already covers everything.

Fact: Most Canadian arms exports—those going to the US—are **not** subject to permits, oversight, or transparency. A system cannot be “world-leading” when most exports are exempt from it.

Myth 6: The bill adds burdens without improving assessments.

Fact: Canada is required under international law (the ATT) to assess **all** arms exports equally. Current exemptions for US-bound exports leave Canada in violation of these obligations.

Myth 7: Canada already applies exemptions more narrowly than other ATT countries.

Fact: Other ATT States Parties, like the UK, still apply oversight and report publicly even when using general licences. Canada does **neither** for most exports to the US.

Myth 8: Canada already controls a wider range of items than the ATT requires.

Fact: Controls on dual-use, nuclear, chemical, biological and missile technologies are unrelated to ATT obligations. They are separate systems and not relevant to Bill C-233.

Myth 9: Canada has been reporting on ATT items for decades.

Fact: The annual report excludes most US-bound exports because they require **no permits**. Canada's report provides only a partial picture of actual arms transfers.

Myth 10: The US may retaliate with new permit requirements.

Fact: The US already applies its own strict licensing rules (ITAR) to exports to Canada. Bill C-233 does not change this reality.

Myth 11: Canada has no "loophole."

Fact: Most conventional weapons exported to the US require **no permit at all**. That *is* the loophole.

Myth 12: Permit-free exports to the US are low-risk because our systems are similar.

Fact: Canada and the US do **not** have similar risk thresholds. Canada restricts transfers that the US routinely allows—including to end-users Canada has barred. Requiring permits prevents Canadian goods from reaching high-risk users via the US.

Myth 13: The ATT allows Canada to exempt the United States.

Fact: The ATT permits flexibility in structure—not in deciding which obligations to follow. Canada must regulate **all** exports consistently.

Why Bill C-233 Matters

- Brings Canada in line with NATO allies
- Closes a major transparency and oversight gap
- Ensures Canadian parts and components cannot be routed to high-risk destinations
- Strengthens Canada's compliance with international law
- Supports long-term efforts to diversify Canada's defence supply chain

Close the U.S. Arms Export Loophole

In 2019, Canada signed the Arms Trade Treaty and pledged that our weapons would never be used to fuel war crimes or human rights abuses. Today, that promise is being broken.

Because of a loophole, Canadian-made weapons and components can be sent to the United States without permits or oversight. From there, they are integrated into larger weapons systems and exported to conflict zones — including Israel, where they are being used in the devastating bombardment and genocide in Gaza.

This loophole makes Canada complicit in atrocities. It allows weapons made here at home to kill civilians and destroy communities abroad, while undermining international law and Canada's own commitments to peace and human rights.

That's why we, the undersigned organizations, strongly support a new Private Member's Bill that will be introduced in Parliament this September to:

- Close the loophole that exempts exports to the United States from oversight;
- Require permits, risk assessments, and transparency for all U.S.-bound arms exports;
- Bring Canada into compliance with its obligations under the Arms Trade Treaty.

The Private Members Bill brought forward by MP Jenny Kwan is about protecting human rights and ensuring accountability. Canadians will not tolerate complicity in war crimes.

We call on all Members of Parliament to support this Bill and on the Canadian public to stand with us in demanding action.

Endorsed by:

**VILLAGE OF HARRISON HOT SPRINGS
Environmental Advisory Committee
Minutes**

DATE: Wednesday, October 8, 2025

TIME: 9:00 a.m.

PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Councillor Mark Schweinbenz (Chair)
Mayor Fred Talen (ex-officio)
John DeMartin
Susan Galvao
Paul Kandt

MEMBERS ABSENT:

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

1. CALL TO ORDER

Chair Schweinbenz called the meeting to order at 9:00 a.m.

2. LAND ACKNOWLEDGEMENT

Chair Schweinbenz acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

Moved by Paul Kandt

Seconded by John DeMartin

THAT "Lillooet Avenue West Streetscape Plan" be added to the agenda as Item for Discussion 6(f).

CARRIED
EAC-2025-10-01

Moved by John DeMartin

Seconded by Susan Galvo

THAT "Tour of Water and Waste Water Treatment Plants" be added to the agenda as Item for Discussion 6(g).

CARRIED
EAC-2025-10-02

4. APPROVAL OF THE AGENDA

Moved by Paul Kandt

Seconded by John DeMartin

THAT the agenda be approved as amended with the addition of the late items.

CARRIED
EAC-2025-10-03

5. ADOPTION OF MINUTES

Moved by Paul Kandt
Seconded by John DeMartin

THAT the Environmental Advisory Committee Meeting Minutes of September 3, 2025 be adopted.

CARRIED
EAC-2025-10-04

6. ITEMS FOR DISCUSSION

(a) Report from September 8, 2025 Council Meeting

The Corporate Officer advised that the Committee's recommendations to direct staff to review the Official Community Plan from an environmental perspective and investigate an Adopt-a-Shoreline program were approved by Council. The Committee is welcome to review the Official Community Plan and suggest edits at any time and a copy was circulated via email to the Committee. There is currently an Adopt-a-Road Policy that is several years old and will require amending and further discussion from the Committee as to how the program is to be implemented.

(b) Hazardous Waste Collection Day

The Committee agreed to schedule the Hazardous Waste Collection Day from 10am to 4pm on Saturday, October 18 in the overflow parking lot. Staff will prepare communication materials as soon as possible, and will provide a tent, table and chairs for the event. The Committee members will be in attendance throughout the day to facilitate people dropping items off.

(c) Tree Planting Project at McCombs Bridge

The Director of Operations advised that five people attended on October 7 to assist with planting and it was successful. This concludes the environmental rehabilitation requirements as approved by the Department of Fisheries and Oceans, with the Village now moving into a monitoring stage.

(d) 2026 Work Plan/Budget

Discussion ensued on the following:

- Adding in \$1,500 to the Earth Day in May budget to support advertising, events such as face painting, food items and workshops
- Encouraging private tree plantings by partnering with a nursery to provide a discounted FireSmart tree to the first 25 people who sign up for a FireSmart Assessment at the Earth Day in May event
- Inviting the Miami River Streamkeepers to present at a Committee meeting and provide data on the health of the Miami River
- Identifying particular public areas that are feasible for tree plantings in 2026, while considering irrigation and maintenance
- The timing of the Lillooet Avenue West Streetscape Plan and previous Council direction on feedback from the Committee, and a potential community planting day in that area
- Identifying a member of the Committee to join a community-based Bear Stewardship Committee
- Reviewing the Adopt-a-Road Policy to expand to shorelines/trails
- Adding a project for reviewing cosmetic pesticide use in the Village

A revised draft Work Plan and Budget will be on the next agenda for the Committee's consideration.

(e) Next Meeting Date:

The next meeting date is scheduled for Thursday, November 6, 2025 at 9:00 a.m.

(f) Lillooet Avenue West Streetscape Plan

Discussed during an earlier item.

(g) Water and Waste Water Treatment Plant Tour

The Committee expressed a desire to tour the Water and Waste Water Treatment Plants and potentially combine that with a tour for Communities in Bloom Committee members.

7. ADJOURNMENT

Moved by Paul Kandt
Seconded by John DeMartin

THAT the meeting be adjourned at 10:40 a.m.

CARRIED
EAC-2025-10-05



Councillor Mark Schweinbenz, Chair
Environmental Advisory Committee



Amanda Graham
Corporate Officer

File No: 0360-20-07
Date: December 15, 2025

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

RECOMMENDATION

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

THAT staff be directed to explore other alternatives to using landscaping materials with mesh to avoid negative interactions with waterfowl, especially along the beach front and riparian habitat areas.

SUMMARY

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

BACKGROUND

Approximately one month ago, two ducks in the lagoon were stuck in fine green landscape mesh, resulting in a community rescue effort. There are areas along the beachfront where the mesh is currently exposed, causing risk to waterfowl.

POLICY CONSIDERATIONS

2025 Strategic Plan Priorities

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

Respectfully submitted:



Amanda Graham
Corporate Officer



Councillor Mark Schweinbenz, Chair
Environmental Advisory Committee

File No: 5480-03

Date: December 15, 2025

To: Mayor and Council
From: Committee of the Whole
Subject: Committee of the Whole Recommendations

RECOMMENDATION

THAT Council adopt the report of the Committee of the Whole.

SUMMARY

To present resolutions to Council for ratification from the December 8 and 9, 2025 Committee of the Whole meetings.

BACKGROUND

At the December 8 and 9, 2025 Committee of the Whole meetings, the Committee passed the following resolutions:

THAT staff be authorized to submit a Non-Farm Use application to the Agricultural Land Commission for PID 002-138-123 and PID 013-166-891.

COW-2025-12-03

THAT staff be directed to report back to Council regarding a multi-year phased in plan for replacing current waste receptacles with wildlife-resistant options, including budget estimates.

COW-2025-12-04

THAT staff be directed to report back to Council regarding an honorarium for the Deputy Mayor as part of the 2026 budget discussion.

COW-2025-12-05

THAT staff be directed to review the 2019 Lagoon Master Plan and provide a summary of what was completed and is still outstanding.

COW-2025-12-06

THAT the Water, Sanitary Sewer and Storm Sewer Master Plans be adopted.

COW-2025-12-10

DISCUSSION

Section 30(f) of the Village's Council Procedure Bylaw No. 1216, 2025 states that Council may take any of the following actions in relation to the Committee of the Whole's report:

- adopt the report;
- reject the report;
- adopt the report with amendments;
- refer the subject matter for further consideration, either in part or in whole;
- postpone action on the report; or
- approve the request of the Committee of the Whole to sit again, the Committee of the Whole having reported progress after partial consideration of the subject.

Pursuant to section 30(h) of the bylaw, a motion of Council to adopt the Committee of the Whole's report constitutes ratification of the motions contained in the report.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

Sustainable Development – To maintain Harrison Hot Springs as a place we call home.

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

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

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

Respectfully prepared by:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

File No: 0360

Date: December 15, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Committee Work Plans and 2026 Budgets

RECOMMENDATIONS

1. THAT Council approve the Accessibility Committee 2026 work plan and budget.
2. THAT Council approve the Age Friendly Committee 2026 work plan and budget.
3. THAT Council approve the Communities in Bloom Committee 2026 work plan and budget.
4. THAT Council approve the Environmental Advisory Committee 2026 work plan and budget.
5. THAT staff be directed to incorporate the Committees' budgetary requests into the 2026 financial plan.

SUMMARY

To present several Committee work plans and 2026 budgets for Council's consideration.

BACKGROUND

Section 31(r) of Council Procedure Bylaw No. 1216, 2025 provides for Committees to develop work plans which are then to be considered by Council for annual approval. Over the last several months, staff have been working with the Accessibility, Age Friendly, Communities in Bloom and Environmental Advisory Committees to develop work plans and budgets for Council's review. Each work plan has been discussed and approved by its respective Committee.

DISCUSSION

Accessibility Committee

The Accessibility Committee's work plan features installing automatic door openers and braille signage at several public washrooms, creating a map of accessibility features along the beachfront, and reviewing/updating the Village's [2024 Accessibility Plan](#). No municipal funds are required for these projects as they are supported by grant funding.

Although not included in the work plan, the Accessibility Committee also discussed repairing the surface of the ramp up to the lagoon pathway from Esplanade Avenue located at Chehalis Street. The Committee has discussed improving accessibility at Rendall Park by installing a wooden walkway with a railing that then connects to the Mobi-Mat. Both of these topics were placed on the December 9, 2025 Committee of the Whole meeting agenda.

Age Friendly Committee

The Age Friendly Committee's work plan includes a historical/informational resident video, created over the course of approximately one year and features clips of interviews which are then compiled into a 40 minute video screened at a public event. This project is subject to the Village being successful in its New Horizons Grant. Another proposed project is a Career Day at the elementary school.

Other features of the plan and budget include a request for \$3,500 to continue a physical exercise program at Memorial Hall, partially funded by a nominal pay-per-use fee. This request is based on the success of Chair Yoga. Lastly, the Age Friendly Committee plans to work with Agassiz Harrison Community Services to explore hosting a Family Parenting Place Dinner, explore volunteer opportunities with Tourism Harrison and continue to look for opportunities for educational/enrichment events in the Village.

Communities in Bloom

The Communities in Bloom Committee is looking to participate in the program again, this time in the full Bloom category, and is requesting \$6,100 to support this. Other proposed projects include continuing with Garden of the Week, hosting another Garden Tour, participating in the Canada Day Parade and Earth Day in May events, hosting a community planting day at the lagoon and exploring the possibility of a plant sale fundraiser.

Environmental Advisory Committee

The Environmental Advisory Committee is once again planning to host Earth Day in May and is seeking \$1,500 to support and enhance the event. The plan also includes an initiative to partner with Minter Gardens to provide vouchers for FireSmart trees when residents sign up for a FireSmart assessment. Other features of the plan include:

- Continuing to work with community partners regarding the health of the Miami River
- Identifying areas for public tree plantings
- Participating in plantings as part of the Lillooet Avenue streetscape enhancement project
- Reviewing ways that the Village can protect wildlife and reduce bear-human conflicts
- Reviewing the current Adopt-a-Road policy with a view towards expanding it to include trails and shorelines; and
- Reviewing the environmental impacts of pesticide and cosmetic herbicide use in the Village

FINANCIAL CONSIDERATIONS

The attached work plans and budgets list the funding sources associated with each project, indicating whether there are grant funds available. The total funds requested as part of the Village's financial plan, to be funded through taxation, are:

Committee	Funding Request
Accessibility	\$0
Age Friendly	\$3,500
Communities in Bloom	\$9,200
Environmental Advisory	\$2,500
TOTAL	\$15,200

Based on Council's feedback regarding these plans and budgets, the appropriate funding requests would be worked into the 2026 municipal budget. If accepted by Council at this time, the plans and budgets will be considered approved in principle subject to adoption of the 2026 financial plan.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

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

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

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 (4):

1. Accessibility Committee 2026 Work Plan and Budget
2. Age Friendly Committee 2026 Work Plan and Budget
3. Communities in Bloom Committee 2026 Work Plan and Budget
4. Environmental Advisory Committee 2026 Work Plan and Budget

2026 Accessibility Committee Work Plan & Budget							
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source		
Automatic Door Openers	Installation at Spring Park Washroom Building and Memorial Hall	2026	5 hours	\$11,000	Accessibility Grant		
	Installation at Beach Washrooms		5 hours	\$13,000			
				Total	\$24,000 (grant funded)		
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source		
Braille signage for washroom buildings		Spring 2026	10 hours	\$200	Accessibility Grant/Signage Budget		
Total	200 (grant funded)						
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source		
Accessible parking stalls and signage	Create a map of accessibility features along the beachfront and update Village signage to state "accessible" and new inclusive design	2025-2026	20 hours	\$200	Accessibility Grant		
				Total	200 (grant funded)		
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source		
Accessibility Plan Review	Review and update plan	Fall 2026	20 hours	N/A	N/A		
	Develop accessible/ inclusive features checklist and standards for Accessibility Plan as a guiding document for future improvements to parks, trails, roads, buildings and public spaces						
				Total	N/A		
Total Municipal Funds Requested: \$0							

2026 Age Friendly Committee Work Plan & Budget						
Project	Description	Timeframe	Est. Staff Time	Age-Friendly Feature	Budget	Funding Source
Historical / Informational Resident Video	Seniors interview other seniors on various topics over a 1-year period, clips are put together into a ~40 minute video that is screened at a community event	March 2026-April 2027	150 hours	Respect & Social Inclusion Civic Participation Communication & Information	\$21,500	New Horizons Grant (Subject to successful application)
Career Day	Seniors in the community volunteer to have a table at a Career Day where students will prepare questions in advance and learn about various careers, footage from event to be integrated into historical video	Spring 2026	Included above	Respect & Social Inclusion Civic Participation Communication & Information	Included above	New Horizons Grant (Subject to successful application)
					Total: \$21,500	Grant Funded
Project	Description	Timeframe	Est. Staff Time	Age-Friendly Feature	Budget	Funding Source
Physical Exercise Programming	Recreational program TBD (such as Dancing Lessons, Chair Yoga, Tai Chi or Karate)	Spring 2026 Weekly Session Fall 2026 Weekly Session 13 weeks each	15 hours	Social Participation	\$3,500	Pay-Per-Use at \$2/session, supplemented by Municipal Taxation
					Total: \$3,500	

Project	Description	Timeframe	Est. Staff Time	Age-Friendly Feature	Budget	Funding Source
Family Parenting Place Dinner at Memorial Hall	Explore opportunities to partner with Family Parenting Place to host one of their dinners at the Memorial Hall	AHCS to determine	N/A	Respect & Social Inclusion	AHSC & CRN to determine	Community Response Network
					Total: N/A	
Project	Description	Timeframe	Est. Staff Time	Age-Friendly Feature	Budget	Funding Source
Lights by the Lake	Volunteer with Tourism to participate in Lights by the Lake event	Winter 2025 & 2026	N/A	Civic Participation Social Participation	N/A	N/A
					Total: N/A	
Project	Description	Timeframe	Est. Staff Time	Age-Friendly Feature	Budget	Funding Source
Enrichment Events	Explore partnerships for educational and social enrichment events such as Bingo, Puzzle Swap, Card or Board Games, Language Classes	Ongoing	Unknown	Social Participation	N/A	N/A
					Total: N/A	
Total Municipal Funds Requested		\$3,500				

2026 Communities in Bloom Committee Work Plan & Budget					
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
CIB Evaluation	Participate in the Bloom full category	January - July 2026	14 hours meetings 20 hours prep	Entrance Fee - \$600	Municipal Taxation
	Welcome Event	Jul-26	8 hours	Meals, Decorations - \$800	Municipal Taxation
	Meals, transportation	Jul-26	8 hours	Tour Day Expenses - \$1000	Municipal Taxation
	Host two judges for two nights	Jul-26	1 hour	Judges' Accommodations - \$1200	Municipal Taxation
	Banquet tickets, hotel rooms, mileage for 2 CIB members	Oct-26	1 hour	Awards Banquet - \$2500	Municipal Taxation
				Total: \$6100	Municipal Taxation
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Garden of the Week	Evaluate local gardens weekly, provide lawn signs and Miracle Gro products, post winners weekly	June - August 2026	5 hours	None, but dependent on grant funding	Grant Funded
				Total: N/A	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Garden Tour	Residents sign up to showcase their gardens to the public on a specific date and time	Summer 2026	5 hours	Signs & print materials - \$200	Municipal Taxation
	Thank you gifts for participants	Summer 2026	1 hour	\$100	Municipal Taxation
				Total: \$300	Municipal Taxation

Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Canada Day Parade Float	Decorate and enter a float	Jul-26	5 hours	Decorations - \$300	Municipal Taxation
				Total: \$300	Municipal Taxation
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Earth Day in May Workshop	Engage a local expert to conduct a workshop during the Earth Day in May event about pollinator gardens, planter ideas and/or edible gardens, small space	May-26	5 hours	Facilitator - \$1000	Municipal Taxation offset by registration fee
				Total: \$1000	Municipal Taxation
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Lagoon Garden Bed Community Planting Day	Community planting day based on 2026 CIB Theme	Jun-26	15 hours	Flowers - \$1500	Municipal Taxation
				Total: \$1500	Municipal Taxation
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Plant Sale Fundraiser	Plant sale by donation using seeds, extra plants, starters	Spring 2026	2 hours	N/A	N/A
	Explore partnership with elementary school for students to grow plants				
Total Municipal Funds Requested: \$9,200					

2026 Environmental Advisory Work Plan & Budget					
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Earth Day in May	Environmental awareness/ educational day in the Plaza	Spring 2026	15 hours day of exempt	Food, prizes, advertising	Municipal Taxation
			10 hours prep	Educational workshop	
				Total: \$1,500	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Firesmart & Tree Planting Initiative	Partner with nursery to provide vouchers to first 25 people who sign up for a FireSmart assessment at Earth Day in May for a FireSmart tree at a discount	Spring 2026	5 hours	\$1,000	Municipal Taxation subsidized by in-kind donation
				Total: \$1,000	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Miami River Health	Explore partnerships with Sts'ailes, Miami River Streamkeepers and DOK	Summer 2026	Unknown	N/A	
	Invite for attendance at future Committee meeting			Total: \$0	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Public Area Tree Planting	Identify public areas feasible for tree plantings while considering irrigation and maintenance	Spring 2026	20 hours	N/A - TBD based on locations and types of trees	Continue to seek grant funding for green spaces
				Total: \$0	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Lillooet Ave West Streetscape Plan	Review landscaping plans/detailed design	Winter 2026	2 hours	N/A	

	Volunteer planting	Spring 2026	3 hours	Incorporated into Resort Development Strategy	Resort Municipality Initiative
				Total: \$0	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Wildlife protection research	Explore ways the Village can mitigate and reduce human-wildlife conflicts	2026 Ongoing	20 hours	N/A	
				Total: \$0	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Adopt-a-Shoreline or Trail	Review existing Adopt a Road Program Policy and make recommendations to Council for amendments	Spring 2026	5 hours	N/A	
				Total: \$0	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Cosmetic Pesticides and Herbicides	Review cosmetic pesticide and herbicide use and make recommendations to Council	2026	5-10 hours	N/A	
				Total: \$0	
Total Municipal Funds Requested: \$2,500					

File No: 4710

Date: December 15, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Bear Stewardship Community Program

RECOMMENDATION

THAT the Corporate Officer's report dated December 15, 2025 regarding the Bear Stewardship Community Program be received for information.

SUMMARY

To provide Council with information regarding bear stewardship.

BACKGROUND

At the August 11, 2025 regular Council meeting, Lori Roberts, the WildSafe BC Fraser Valley Coordinator presented a PowerPoint regarding bear activity in the Village in 2025. In response to a recommendation that a stewardship committee be formed to work on the steps to become a Bear Smart community, the following motion was passed:

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

DISCUSSION

Becoming a Bear Smart community is a six-step process¹:

1. Prepare a bear hazard assessment
2. Prepare a bear/human conflict management plan
3. Revise planning and decision making documents
4. Implement a continuing education program
5. Develop and maintain a bear proof waste management system
6. Implement Bear Smart bylaws

The process can take several years to complete and requires significant funding and resources. In many communities, a not-for-profit is formed by members of the community. The not-for-profit then works collaboratively with their local government and other stakeholders such as ski resorts and tourism organizations to develop a long-term plan and budget. Examples of this

¹ https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/conservation-officer-service/bearsmart_brchr.pdf

include Silver Star Bear Stewardship² and the Northern Bear Awareness Society³ working in the Prince George area.

The following is an excerpt from a report to Council dated December 2, 2024:

"A report gathered with data from the Ministry of Environment and Climate Change (www.thefurbearers.com) indicated that between 2015 – 2022 there were two bears killed by conservation officers in the Harrison Hot Springs community. Compared to other municipalities that are currently recognized as Bear Smart, these statistics demonstrate that human-bear conflict within the Village is very low. (Mission- 24, Squamish- 65, Coquitlam- 73, Whistler- 36). 2023 saw a record number of black bears killed in the province, however, no bears have been killed in Harrison Hot Springs in 2023 or 2024 to date.

Municipalities such as the City of Coquitlam have an Urban Wildlife team of staff that are working on implementing Bear Smart practices. The Fraser Valley Regional District used to have a WildSafe program in place supporting the region, but it appears that it hasn't been active the last few years. The Village does not currently have the capacity to direct a team of staff to seek to implement this program. Given the very low number of bear-human conflicts within the Village, staff do not feel that there is a need to collaborate with the District of Kent at this time. "

There are currently twelve Bear Smart communities in BC. Below is a list showing their statistics for black bears destroyed in 2024⁴ for comparison:

Castlegar	1
Coquitlam	4
Kamloops	11
Lions Bay	1
Naramata	2
New Denver	N/A
Port Alberni	N/A
Port Hardy	1
Port Moody	1
Squamish	2
Tofino	1
Whistler	4

The Province also publishes statistics on black bear calls. According to their website⁵, from January to October 2025, black bear calls throughout BC are down nearly 25% compared to the same period in 2024.

Staff feel that implementing a full Bear Smart program is cost prohibitive and not supported by available statistics at this time. However, the community has been very receptive to recent

² <https://www.silverstarbearstewardship.com/>

³ <https://www.northernbearawareness.com/>

⁴ https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/conservation-officer-service/2024_black_bear_statistics_by_community.pdf

⁵ <https://www2.gov.bc.ca/gov/content/environment/plants-animals-and-ecosystems/wildlife/human-wildlife-conflict/predator-statistics-black-bear>

measures that seek to reduce human-wildlife conflicts, as evidenced by the strong support and engagement received regarding amendments to the Waste Collection and Disposal Bylaw which required waste not to be placed curbside until collection morning.

With the shift to year-round bylaw enforcement, there are other steps the Village can take that would be less impactful in terms of funding, time and resources to help minimize human-bear conflicts and protect both people and wildlife, including:

- Continuing to share information and promote Bear Smart principles
- Increased public education, communications and awareness
- Increased bylaw enforcement for waste management practices
- Phased-in replacement of municipal waste receptacles with wildlife-proof receptacles
- Increased engagement with the business community regarding their waste management practices

FINANCIAL CONSIDERATIONS

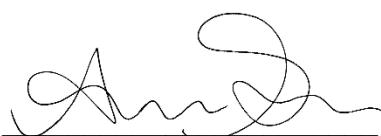
In 2022, the City of West Kelowna indicated that the cost of a Bear Hazard Assessment was \$15,000⁶. Earlier this year, they also indicated that the estimated cost of a Human-Bear Conflict Management Plan would be between \$15,000 - \$20,000⁷. Wildlife proof waste containers are estimated to be approximately \$3,000 each. The costs of becoming a Bear Smart Community are typically covered by taxation as there are not any current grant funding streams for such a program.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer
Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

⁶ <https://pub-westkelowna.escribemeetings.com/filestream.ashx?DocumentId=7092>

⁷ <https://pub-westkelowna.escribemeetings.com/filestream.ashx?DocumentId=17956>

File No: 0530-01
Date: December 15, 2025

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

RECOMMENDATIONS

THAT Council direct staff to develop detailed design concepts, refined sizing, and cost estimates for a dog park at Spring Park, incorporating the feedback received during the 2025 temporary dog park trial and the findings summarized in the attached *What We Heard Report*; and

THAT Council direct staff to conduct public consultation with neighbouring residents of Spring Park; and

THAT staff report back to Council with finalized concept options and associated costs for consideration in the 2026 financial plan.

SUMMARY

To update Council on the temporary off-leash dog park and seek further instructions.

BACKGROUND

At the September 8, 2025, Regular Council Meeting, the following motions were passed:

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

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

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

A temporary off-leash dog park was installed in Spring Park from September 22, 2025, to December 1, 2025, to evaluate demand, suitability, and community preferences for a permanent facility. A total of 31 respondents completed the online survey. Staff have compiled the findings in the attached *What We Heard Report*. The results indicate strong community interest in establishing a permanent off-leash dog park within the Village, particularly within Spring Park.

DISCUSSION

Survey feedback and key findings:

- **High demand for a permanent dog park:** 97% of respondents would use it year-round, and 58% would visit more than twice per week. About half currently travel outside the Village for off-leash access, highlighting unmet local need.
- Strong support for Spring Park as the initial location due to its central, walkable setting, existing shade, and familiarity from use of the temporary park.
- **Priority design features suggested:** separate small and large dog areas, drainage improvements, shade, waste bins, safe double-gate entry, water access, lighting, and seating.
- Other locations, such as the East Sector lands or Rendall Park, were noted for potential future expansion. Rendall Park would require additional research if the public is proposing the desire for a dog beach area and would not be recommended at this time while the Village continues to work through flood protection measures in this area. Council approved staff submitting an application to explore the possibility in the East Sector, however, this approval is dependent upon the ALC (Agricultural Land Commission) and staff are not anticipating a response to this application for a minimum of six months.

NEXT STEPS

Staff recommend consultation with neighbouring residents to help guide final site selection, design details, and amenity placement. Additionally, staff will be assessing the drainage and exploring all options for placement in Spring Park. A report outlining costs, locations, and design concepts will come in advance of the finalization of the 2026 financial plan for Council input and approval. The addition of a dog park in Spring Park would support the immediate community demand and allow staff the opportunity to plan for an additional location in the future.

FINANCIAL CONSIDERATIONS

There are no immediate financial impacts associated with selecting the preferred location. Staff will return with cost estimates after site selection, concept development, and consultation.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

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

Respectfully submitted:



Kalie Wiechmann
Communications & Community Engagement
Coordinator

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

Attachment:

1. *What We Heard Report* - Temporary Off-Leash Dog Park Survey Results (2025)

Temporary Off-Leash Dog Park

Survey Report: *What We Heard*



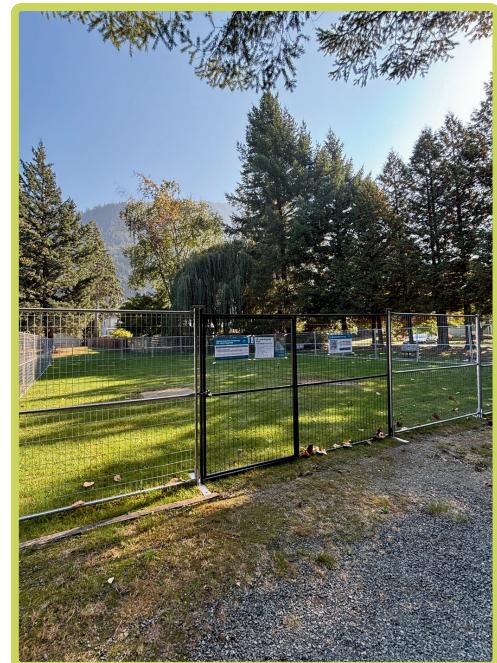
HARRISON HOT SPRINGS

Naturally Refreshed

December 15, 2025

Purpose

The purpose of this report is to summarize community feedback received during the temporary off-leash dog park trial period held from September 22, 2025 until December 1, 2025. Feedback and public input was gathered through the public survey, which was available on the project page on getintoitharrison.ca (paper copies were available at the Village Office). This document captures survey respondents' experiences, preferences, and priorities and will help guide Council in making informed decisions regarding the location, design, and amenities of a permanent off-leash dog park. The feedback also ensures that future planning reflects the needs of both park users and neighbouring residents.



Temporary Off-Leash Dog Park at Spring Park

Background

The Village has explored options for an off-leash dog park since 2015, as first recommended in the Village's Age-Friendly Action Plan (2015), and most recently in the Parks and Trails Master Plan (2025).

The temporary off-leash dog park was a shared space for both small and large dogs and was available for users from September 22, 2025 until December 1, 2025, from dawn until dusk. The temporary park was located south of the lacrosse box at Spring Park.

The purpose of the trial period was to:

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

Temporary Off-Leash Dog Park: What We Heard



Survey Participation and Park Use

Key Finding: Strong engagement and regular park use

A total of 31 respondents participated in the survey. Approximately 80% of respondents visited the temporary park during the trial period, with the majority of visits occurring in the afternoon and evening, and some in the morning. Many visitors observed other park users during their visits, indicating consistent activity and opportunities for social interaction.



Demand for a Permanent Dog Park

Key Finding: High demand and unmet local need

The survey results demonstrated strong interest in a permanent dog park. Nearly all respondents (97%) indicated they would use a dog park year-round, and more than half (58%) reported they would visit a permanent facility more than twice per week. About half of participants currently travel outside the Village to access off-leash areas, highlighting an unmet local need for a convenient, community-based facility.



Dog Ownership and Size Considerations

Key Finding: Need for separate areas for small and large dogs

Respondents owned a mix of dog sizes, with 18 households owning large dogs, nine households owning small dogs, and four households owning both. This mix reinforces the importance of providing separate areas for small and large dogs to ensure safety and appropriate play opportunities for all users.



Temporary Off-Leash Dog Park: What We Heard



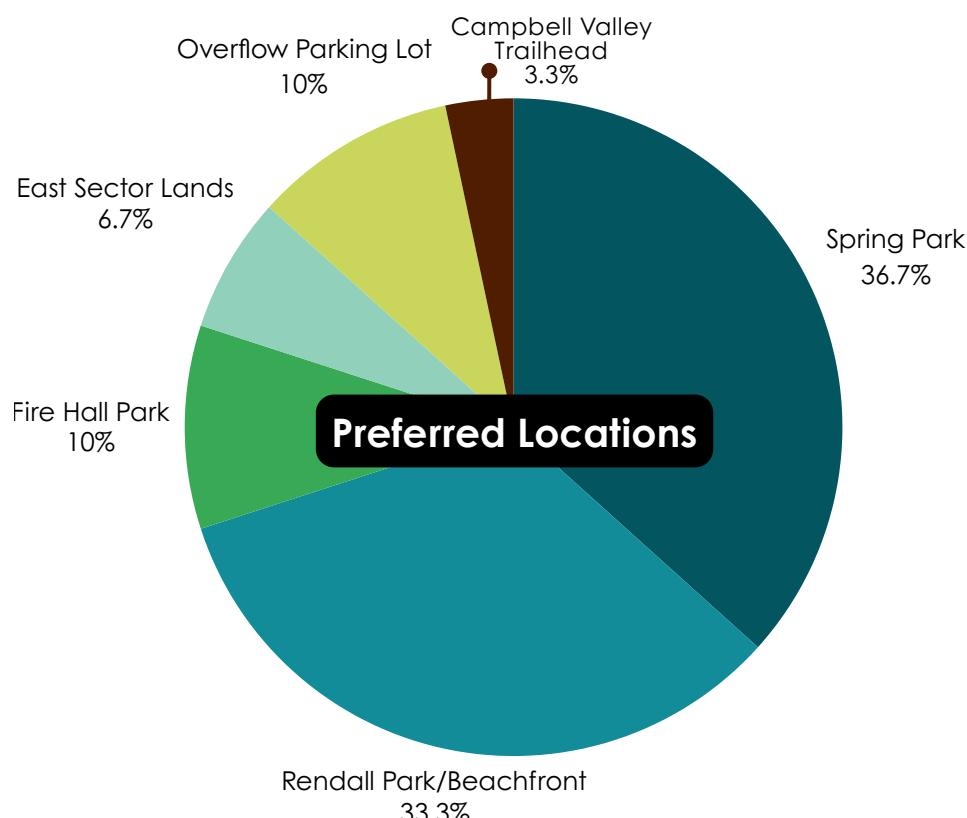
Location Considerations

Key Finding: Safety, shade, and walkable locations are priorities

When selecting a location for a permanent park, respondents identified several key factors. Shade and proximity to home were the top considerations, each cited by 19 respondents. Waterfront access, parking, and separation from playgrounds were also considered important. Spring Park was the most frequently suggested location, with interest in expanding the temporary footprint to include between the two sports boxes for increased size.

Other suggested sites included Rendall Park, for its potential beachfront or water access, and Fire Hall Park/East Sector lands, for larger, naturalized spaces near trails or forested areas.

Suggested areas to avoid included residential streets, sites too close to traffic or busy tourism areas, and locations with significant existing green space or sensitive vegetation.



Temporary Off-Leash Dog Park: What We Heard



Creative Ideas and Enhancements

Key Findings: Opportunities for engagement and inclusivity

Respondents suggested creative enhancements such as dog-friendly art installations featuring local dogs, seating for seniors or mobility-limited users, and drawing on regional best practices to inform park design. These ideas will be considered in the next stage of planning to ensure a functional, inclusive, and welcoming dog park for the community.



Desired Amenities

Key Finding: Basic amenities and comfort features are critical

Respondents shared preferences for park amenities, with the most requested features including waste bins (29 respondents), separate small and large dog areas (19), water fountains (18), seating (16), shade structures (15), and lighting (12). Some respondents suggested agility equipment (7).

Additional ideas included double-gate “foyer” entrances for safety, preserving natural elements and minimizing tree removal, drainage improvements to reduce mud, and beach or water access for dogs.



Example of suggested water fountain



Example of suggested agility equipment

Temporary Off-Leash Dog Park: What We Heard



Key Themes and Considerations:



Size: Ensure sufficient space for dogs, particularly larger breeds, to run freely.



Safety: Separation areas, controlled entry, and overall design to protect dogs and owners.



Shade and Natural Elements: Preserve trees and greenery, avoid unnecessary clearing, and provide built or natural shade structures.



Water Access: Strong interest in dog-friendly beach or water play areas.



Community Social Value: Support positive interactions among residents and reduce off-leash conflicts elsewhere.



Design Longevity: Durable materials, good drainage, and thoughtful layout to ensure long-term usability.

Impact on Future Council Decisions

Feedback will guide site selection, design, and amenities

The feedback summarized in this report will directly inform Council decisions on the location, design, size, and amenities of a permanent off-leash dog park. Council will consider the community's priorities, safety concerns, and amenity preferences when approving a site and directing staff to develop detailed design concepts and cost estimates. This ensures that the final park reflects the needs and values of the community while supporting long-term sustainability and usability.

Regular Council

File No: 3900-002
Date: December 15, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Revised Zoning Amendment Bylaw No.1230, 2025

RECOMMENDATIONS

THAT Zoning Amendment Bylaw No. 1230, 2025 be introduced and given first reading; and
THAT Zoning Amendment Bylaw No. 1230, 2025 be given second and third readings; and
THAT Zoning Amendment Bylaw No. 1230, 2025 be adopted.

SUMMARY

To present a revised Zoning Amendment Bylaw for Council's consideration.

BACKGROUND

At the November 17, 2025 regular Council meeting, staff presented an initial draft of Zoning Amendment Bylaw No. 1230, 2025. The goal of amending the Village's Zoning Bylaw No. 1115, 2017 is to bring it into alignment with recent updates to the Village's Official Community Plan Bylaw No. 1184, 2022. This includes adding definitions for employee housing, housing cooperatives, non-market housing and supportive housing and adding regulations regarding those types of housing. At that meeting, Council voted to refer the bylaw to a Committee of the Whole meeting.

At the November 25, 2025 Committee of the Whole meeting, the Committee passed several resolutions directing staff to restrict the above-mentioned housing types to residential and commercial zones only, and to require these types of housing to abide by the regulations of their respective zones. At the December 1, 2025 regular Council meeting, the report of the Committee was adopted and the motions ratified.

DISCUSSION

Attached to this report is a revised Zoning Amendment Bylaw No. 1230, 2025 for Council's consideration. The revisions reflect the direction provided by the Committee of the Whole. For further clarity, also attached to this report is an example of the updated Zoning Bylaw No. 1115, 2017 should the amendment bylaw be adopted.

As previously advised, section 464(2) of the *Local Government Act* prohibits public hearings on zoning bylaws 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."

In this instance, the Village is required to publish notice that a public hearing is prohibited. Although the Village previously published this notice on November 7, 2025, out of an abundance of caution, the Village re-published this notice on December 5, 2025 given the changes to the bylaw and to ensure the public was aware of it.

Pursuant to section 480 of the *Local Government Act* a zoning 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

Attachments (2): 1. Revised Zoning Amendment Bylaw No. 1230, 2025
 2. Example Updated Zoning Bylaw No. 1115, 2017

VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1230



A bylaw to amend Zoning Bylaw No. 1115, 2017

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

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

1. CITATION

This bylaw may be cited as "Zoning Amendment Bylaw No. 1230, 2025".

2. TEXT AMENDMENTS

(a) Section 1.4 is amended by inserting the following definition after the definition of "Elevation":

"Employee Housing

means a Dwelling Unit that is provided, leased, or managed by an employer for the use of their employees or other employees. Employee Housing may be temporary or permanent and can take many forms, such as but not limited to, Apartments, dormitories, houses, or shared living spaces;"

(b) Section 1.4 is amended by inserting the following definition after the definition of "Home Occupation":

"Housing Cooperative

means a legal entity formed by individuals who collectively own and manage residential property. In a housing cooperative, members purchase shares in the cooperative, which entitles them to occupy a Dwelling Unit within the property and participate in its governance;"

(c) Section 1.4 is amended by inserting the following definition after the definition of “Neighbourhood Pub”:

“Non-Market Housing

means a Dwelling Unit that may be provided by the private, for-profit sector, a governmental agency or a not-for-profit agency. The rent for this Dwelling Unit is typically made available at below-market rates. The primary goal of Non-Market Housing is to ensure affordability and accessibility for individuals and families who may not be able to secure suitable housing through the open market due to financial constraints or other barriers;”

(d) Section 1.4 is amended by inserting the following after the words “Mobile or Modular Homes;” within the definition of “Residential Use”:

- Employee Housing,
- Housing Cooperative,
- Non-Market Housing, and
- Supportive Housing;”

(e) Section 1.4 is amended by inserting the following definition after the definition of “Subdivision”:

“Supportive Housing

means a type of accommodation that combines safe, affordable housing with access to a range of support services designed to help individuals live independently or maintain their current housing style. The support services offered in supportive housing may include but not be limited to, help with daily living activities, health care coordination, case management, addiction counselling, employment and life skills training, and social integration. These services are typically provided either on-site or through partnerships with community organizations;”

(f) Section 6.1.1 “Residential Parking Requirements” is amended by inserting the following rows after the row titled “Mobile/Modular Home”:

Employee Housing	.75 per Dwelling Unit
Housing Cooperatives	.75 Per Dwelling Unit
Non-Market Housing	.75 per Dwelling Unit
Supportive Housing	.50 per Dwelling Unit and .75 for each employee, if applicable

(g) Section 6.1.2 “Commercial Parking Requirements” is amended by inserting the following rows after the row titled “Micro-Brewery”:

Employee Housing	.50 per Dwelling Unit
Housing Cooperatives	.50 Per Dwelling Unit
Non-Market Housing	.50 per Dwelling Unit
Supportive Housing	.50 per Dwelling Unit and .75 for each employee, if applicable

(h) Section 7.1.1 “Residential Uses” is amended by inserting the following subsection into the Permitted Residential Uses column, after the Townhouse Dwelling use:

Permitted Residential Use	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone
PERMITTED USES					
Employee Housing	♦	♦	♦	♦	♦
Housing Cooperatives	♦	♦	♦	♦	♦
Non-Market Housing	♦	♦	♦	♦	♦
Supportive Housing	♦	♦	♦	♦	♦

(i) Section 7.1.2 “Commercial Uses” is amending by inserting the following subsection into the “Permitted Commercial Uses column, after the Micro-Brewery⁽¹⁾ use:

Permitted Commercial Use	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
PERMITTED USES				
Employee Housing	♦	♦	♦	♦
Housing Cooperatives	♦	♦	♦	♦

Non-Market Housing	♦	♦	♦	♦
Supportive Housing	♦	♦	♦	♦

READINGS AND ADOPTION

NOTICE OF PUBLIC HEARING PROHIBITED PUBLISHED ON THIS 5th DAY OF DECEMBER, 2025.

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

**VILLAGE OF HARRISON HOT SPRINGS
ZONING BYLAW NO. 1115, 2017**
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**Village of Harrison Hot Springs
Zoning Bylaw No. 1115, 2017**

**A BYLAW TO REGULATE THE ZONING AND DEVELOPMENT OF REAL PROPERTY
WITHIN THE VILLAGE OF HARRISON HOT SPRINGS**

WHEREAS section 479 of the *Local Government Act* authorizes a local government to enact a Bylaw respecting Zoning;

AND WHEREAS section 482 of the *Local Government Act* authorizes a local government to offer density benefits for the provision of amenities, affordable housing and special needs housing;

AND WHEREAS section 492 of the *Local Government Act* authorizes a local government to designate a Temporary Use Permit area in a Zoning Bylaw;

AND WHEREAS section 524 of the *Local Government Act* authorizes a local government to create flood plain requirements;

AND WHEREAS section 525 of the *Local Government Act* authorizes a local government to create off-street parking and loading requirements;

AND WHEREAS section 527 of the *Local Government Act* authorizes a local government to create screening and landscaping requirements;

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

**PART 1.0 APPLICATIONS, DEFINITIONS AND ESTABLISHMENT
OF ZONES**

1.1 Title

- a) This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017".

1.2 Purpose

- a) The Permitted purpose of this Bylaw is to regulate Land use and Development within the Village of Harrison Hot Springs for the benefit of the community; and
- b) For the continued implementation of the long-term goals of the Village's Official Community Plan Bylaw, as amended from time to time.

1.3 Application of 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, which is attached to and forms part of this Bylaw.

1.4 Definitions

- a) The following definitions apply to this Bylaw;

Accessible

means that a person with disabilities is, with or without assistance, able to approach, enter, pass to and from one area to another and make use of an area and its facilities;

Accessory Building or Structure

means a Building or Structure, the use or intended use of which is accessory to a Permitted Use and located on the same Lot;

Accessory Residential Dwelling Unit

means a Residential Dwelling Unit which is subordinate to the Permitted Use of the Lot upon which the Accessory Use is located;

Accessory Residential Suite

means a separate and self-contained Residential Dwelling Unit located within a Detached Dwelling Unit, that meets the requirements of the *BC Building Code* and is subordinate to the Permitted Use of the Lot upon which the Accessory Use is located;

Accessory Use

means a Land use that is clearly incidental or subordinate to the Permitted Use and located on the same Lot;

Affordable Housing

means any sort of relief, based upon an individual's circumstances, provided for a Residential Dwelling Unit which may be subject to a housing agreement with the Village of Harrison Hot Springs;

Aggregate Extraction

means with a permit issued by the appropriate provincial authority the user can mine, quarry, dig or remove materials or minerals from either the surface or below the surface of a Lot, including, such as but not limited to the following:

- earth, soil, peat, sand and gravel;
- rock and natural substances that are used for a construction purpose on Land that is not within a mineral title or group of mineral titles from which the rock or natural substance is mined; and
- rock or a natural substance prescribed under the *Mineral Tenure Act*, as amended from time to time;

Aggregate Processing

means the processing of extracted quarry materials which includes but is not limited to one or more of the following:

- material sorting;
- crushing;
- Screening;
- stockpiling;

- washing;
- truck loading; and
- the on-site operation of a portable asphalt or cement plant;

Alter

means any change to a Building or Structure that would result in either a change to the appearance of the Building or Structure, increase the floor area or both;

Animal Kennel

means the use of Land, Buildings or other Structures in which domestic animals are kept, boarded, bred or trained for Commercial gain;

Approving Officer

means the Approving Officer appointed pursuant to the *Land Title Act*, as amended from time to time;

Apartment

means a Residential Building or Structure containing three or more individual dwelling units in a Building or Structure where each dwelling unit has its Permitted access from an entrance or hallway that is common to at least one other Dwelling Unit on the same Storey;

Automobile Salvage and Wrecking Yard

means a use providing for towing, unenclosed and closed storage, and or the dismantling from time to time, of more than one unlicensed or Disabled Motor Vehicle, which may include the Retail sale of automobile parts;

Average Finished Grade

means the average of the Elevations taken at the outermost corners of the finished elevation adjoining each exterior wall of a Building or Structure;

Basement

means the floor of a Building or Structure consisting of a room or rooms that are either partially or entirely below the Finished Grade level;

Buffer

means a Land use planning technique used to create a neutral space between two different types of Land uses;

Building or Structure

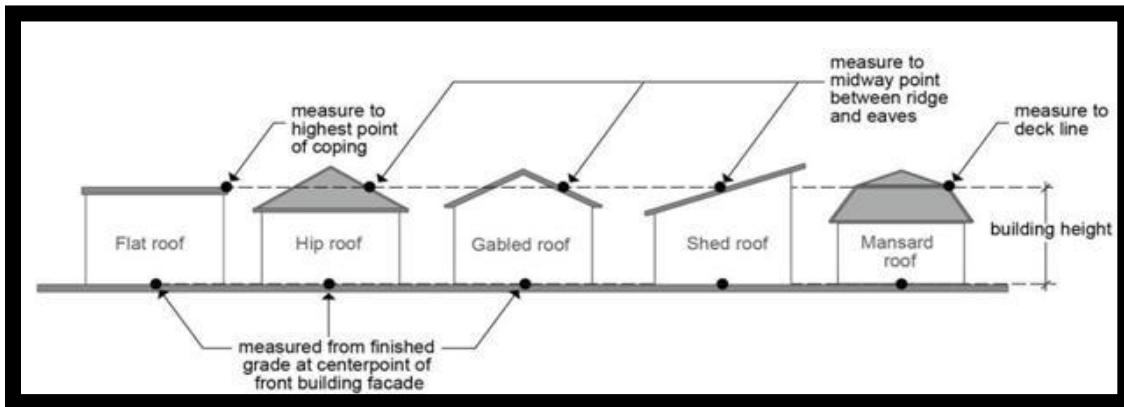
means any Structure and portion thereof, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any use or occupancy on the Land;

Building Area

means the greatest horizontal area of a Building or Structure above grade within the outside surface of the exterior walls or within the outside surface of the exterior walls and the centre line of firewalls and includes the entire Building or Structure footprint including the non-habitable areas such as the Garage and Carports;

Building Height

means the average vertical distance from the Finished Grade level at the outermost corners of a Building or Structure to the highest part of the roof surface, as illustrated below;



Building Inspector

means the individual appointed or under contract as the Building Inspector of the Village of Harrison Hot Springs;

Building Line

means the extended line of the exterior wall of a Building or Structure, and in particular;

- (a) **Front Building Line** means the extended line of the exterior wall of a Building or Structure which faces the Front Lot Line,
- (b) **Rear Building Line** means the extended line of the exterior wall of a Building or Structure which faces the Rear Lot Line,
- (c) **Side Building Line** means the extended line of the exterior wall of a Building or Structure which faces the Side Lot Line;

Business and Professional Offices

means the use of a Building or Structure, outside of a Home Occupation, for the purposes of carrying out business or professional activities in an office environment;

Campground/Holiday Park

means the use of Land, managed as a unit and includes Buildings or other Structures for a range of camping experiences which provides Temporary Accommodation for any or all of the following:

- cabins and cottages,
- tenting sites,
- tent trailers,

- travel trailers,
- recreational vehicle sites and campers, and

includes Accessory facilities which support this use, such as administration offices, laundry facilities or general washroom facilities, but excludes the habitation of manufactured homes, Modular Homes or any other Buildings or Structures, conveyances or Motor Vehicles;

Carport

means an open or enclosed Structure attached to the Permitted Building or Structure for the use of parking or for temporary storage of private Motor Vehicles;

Chief Administrative Officer

means the individual appointed as the Chief Administrative Officer of the Village of Harrison Hot Springs;

Coach House

means a small, detached Residential Dwelling Unit on an existing Lot, but is contained in a separate Building or Structure from the primary Residential Dwelling Unit and is located in the back yard;

Commercial Uses

means the provision of goods and services as a Land use activity that is carried out for financial gain or profit, by any person and has a current and valid Business License provided by the Village of Harrison Hot Springs. This includes but is not limited to the following Land use activities:

- artisan activities,
- arts and craft shops and arts and culture shops,
- Business and Professional office,
- catering,
- Community Care Facility
- convenience stores,
- food concessions,
- gas bar – solely for the retail sale of Motor Vehicle fuels and lubricants and may include the sale of automobile accessories,
- gas station,
- medical clinics
- Neighborhoods Pub,
- neighbourhood store,
- personal services uses,
- Restaurants,
- Retail Establishments, and
- Tourist Accommodations;

Community Care Facility

means the use of Buildings or other Structures where a person provides care of three or more persons and is under permit by the Provincial Government pursuant to the *Community Care and Assisted Living Act*, as amended from time to time;

Community Uses

means the use of Land, a Building or Structure which provides a function under the auspices of either the federal, provincial or municipal government or a community body which includes but is not limited to the following:

- government offices,
- Parks,
- water treatment plants,
- sewer treatment plants,
- kindergartens, playschools, daycare and child care,
- Community Care Facility,
- school,
- community recreation centre,
- community hall,
- fire hall,
- places of worship,
- auditorium,
- youth centre,
- libraries,
- sports fields, and
- group camps;

Community Sewer System

means a system of waste water collection, treatment and disposal that is serving two or more Lots;

Community Water System

means a system for the distribution of fresh potable water serving two or more Lots;

Comprehensive Development Zone

means a Land use Zone that permits a range of Land uses such as Commercial, Residential, and Parks;

Council

means the Council of the Village of Harrison Hot Springs;

Disabled Vehicle

means all or part of any irreparable or salvageable vehicle or all or part of any Motor Vehicle which is not validly registered and licensed in accordance with the *Motor Vehicle Act*, and which is not located in a Garage or Carport;

Development

means any of the following:

- physically altering the landscape in any number of ways,

- changing the landform, from a natural state to a semi natural state,
- subdividing the Land,
- applying for a Land use change,
- a change in the use of any Building or Structure, and
- the carrying out of any, engineering or the construction, addition or Alteration of any Building or Structure;

Detached Dwelling

means a Residential Building or Structure containing not more than one Permitted Residential Dwelling Unit;

Duplex Dwelling

means a Residential Dwelling Unit consisting of two Dwelling Units placed one above the other or attached by a common wall;

Dwelling Unit

means a self-contained set of rooms capable of occupancy by one or more persons, including provisions for living, sleeping, cooking, sanitation and not more than one kitchen. The use is as a residence for the occupant and includes but is not limited to the following types:

- (a) Accessory Residential Dwelling,
- (b) Accessory Residential Suite,
- (c) Apartment,
- (d) Coach House,
- (d) Detached Dwelling,
- (e) Duplex Dwelling,
- (f) Modular and Mobile Homes,
- (g) Townhouse, and

does not include any of the following:

- (h) buses,
- (i) any type of Motor Vehicle,
- (j) recreation vehicle,
- (k) tents, and
- (l) travel trailers;

Elevation

means, with respect to the definition of Average Finished Grade, a measurement of the height of Land above an assumed datum;

Employee Housing

means a Dwelling Unit that is provided, leased, or managed by an employer for the use of their employees or other employees. Employee Housing may be temporary or permanent and can take many forms, such as but not limited to, Apartments, dormitories, houses, or shared living spaces;

Farmers' Market

means a physical retail market featuring foods sold directly by farmers to consumers and typically consisting of booths, tables or stands, outdoors or indoors, where farmers sell their Agricultural products and sometimes prepared foods and beverages. It may include mobile Food Trucks and the sale of arts and crafts but excludes the sale of farm machinery, implements, tools and durable goods of every kind, other than gardening supplies;

Fence

means a protective, enclosure or visual barrier made of wood, metal or other substances that is constructed for any purpose, such as marking the boundary of a property and enclosing a property, except as required elsewhere in this Bylaw; it generally is providing privacy; preventing access by people or animals; or dividing a property into sections. This excludes the use of hedges, trees, and other types of vegetation;

Finished Grade

means with reference to a Building or Structure not requiring Subdivision, the Elevation of the finished surface in its altered state at each of the points used in calculating the Height Datum Points. Please refer to the Building Height diagram;

Floor Area Ratio (FAR)

means a ratio between the Building or Structure size and the Lot size, that is used to control the bulk of the Building or Structure;

Floor Area, Gross (GFA)

means the total area of space on all Storeys and the Basement of a Residential Building or Structure measured to from the exterior wall to the exterior wall, and for the purposes of a Commercial Building or Structure excludes areas used for storage and warehouse;

Garage

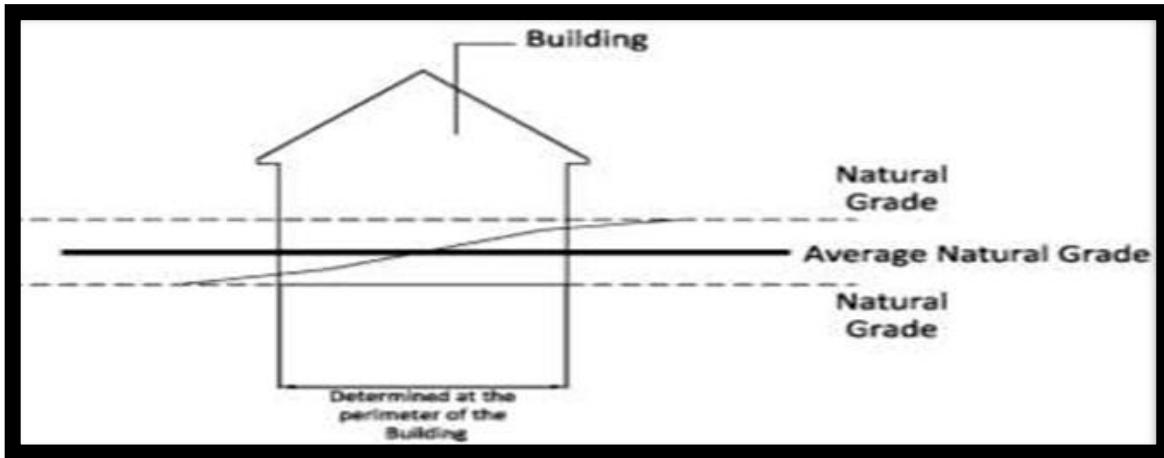
means an Accessory Building, Structure or that portion of a Permitted Building or Structure, that is used for the parking of one or more Motor Vehicles and is totally enclosed with a roof, walls, and one or more doors;

Grade

means the Elevation of the finished ground surface, not including any artificial embankments;

Grade, Average

means the average of the highest and lowest Grade Elevation on a Lot as illustrated below:



Highway

has the same definition as outlined in the British Columbia *Transportation Act*, as amended from time to time, but specifically excludes the following:

- Ferry Approach,
- Ferry Terminal,
- Right-of-ways on any Lot, and
- Tunnel;

Home Occupation

means an Accessory Use of a Lot in conjunction with a Permitted Residential Use for businesses purposes that is contained entirely within the permitted Residential Use or any of the Accessory Buildings or Structures required for this Residential Use, such as but not limited to the following Land use activities:

- art and photographer's studio,
- professional contractor services,
- day care facilities,
- household equipment repair services,
- home workshops,
- professional services,
- upholstery shops, and
- woodworking;

Housing Cooperative

means a legal entity formed by individuals who collectively own and manage residential property. In a housing cooperative, members purchase shares in the cooperative, which entitles them to occupy a Dwelling Unit within the property and participate in its governance;

Intermodal Shipping Container

means a standardized intermodal freight container, of any size, that can be or was primarily used as a reusable transport and storage unit for moving products and raw materials between locations;

Lane

means a Highway abutting a Rear Lot Line and is used to provide a secondary access or egress point to the Lot;

Land

means real property without improvements, and includes the surface of water;

Licensed Premises

means premises licensed to serve liquor and food under the *Liquor Control and Licensing Act*, as amended from time to time. Licensed Premises may provide accessory live entertainment and dancing;

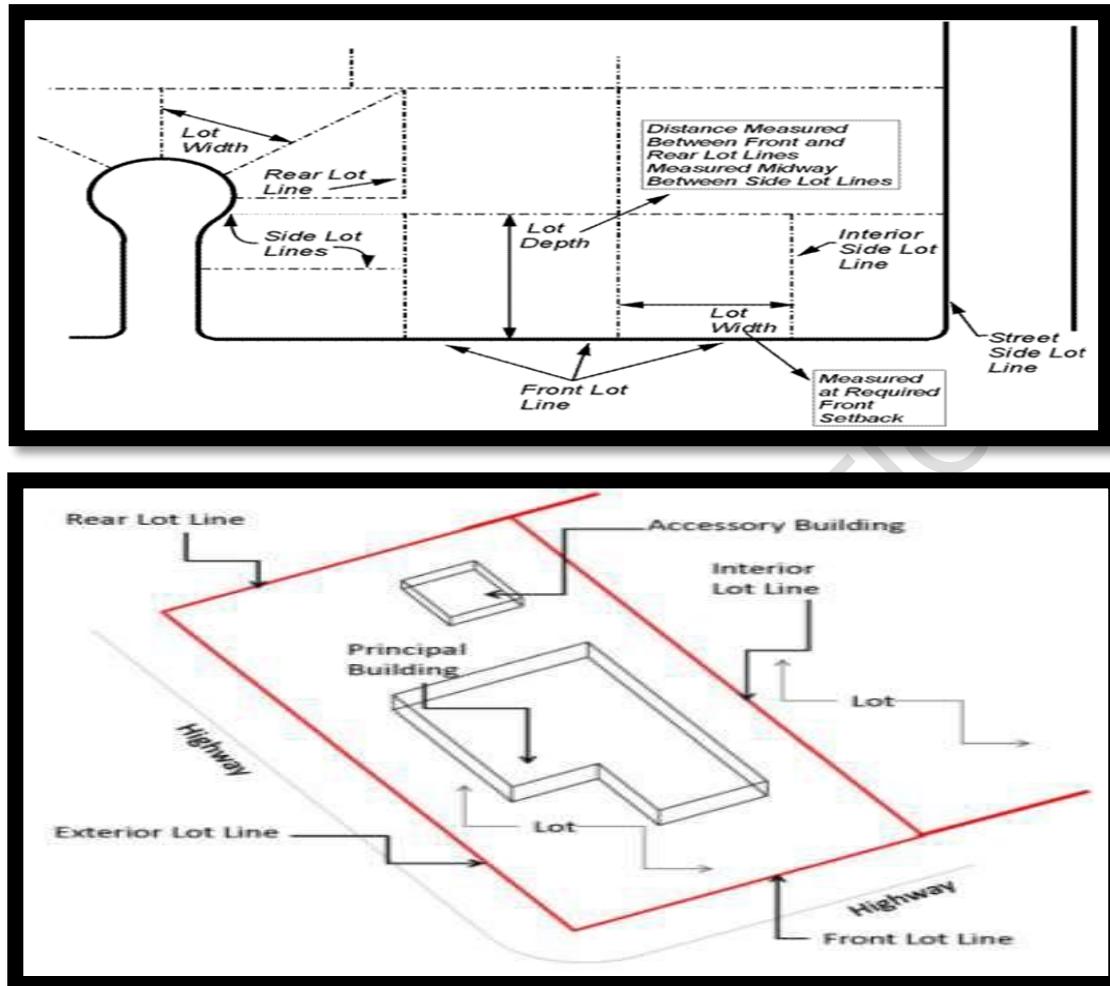
Livestock

means chickens, horses, turkeys, cattle, mules, donkeys, hogs, rabbits, sheep, goats, bison, llamas and alpacas as well as any other animal or fowl used in the production of food, fur or similar products;

Lot

means an area of Land in which real property is held and improved or subdivided and includes a strata Lot created pursuant to the *Condominium Act* and the related Bare Land Strata Regulations, as amended from time to time and in particular;

- (a) **Lot Coverage** means the Building Area of all the Buildings and Structures that are allowed to cover a Lot and is expressed as a percentage figure of the total area of the Lot;
- (b) **Exterior or Street Side Lot Line** means a Lot Line common to the Lot and abutting a Highway and excludes a Lane or sidewalk. Please see the Lot diagrams below;
- (c) **Front Lot Line** means the Lot Line common to the Lot and an abutting Highway, provided that in the case of a Lot having more than one Lot Line abutting a Highway, the shortest Lot Line abutting a Highway must be considered as the Front Lot Line. Please see the Lot diagrams below;
- (d) **Interior Side Lot Line** means a side Lot Line that is not common to or abutting a Highway and excludes a Lane or sidewalk. Please see the Lot diagrams below;
- (e) **Lot Depth** means the distance between the Front Lot Line and the most distant part of the Rear Lot Line of a Lot. Please see the Lot diagrams below
- (f) **Lot Line** means a line that is used to mark the boundaries of a Lot. Please see the Lot diagrams below;
- (g) **Lot Width** means the greatest distance between the Side Lot Lines, excluding the access strip of a Panhandle Lot. Please see the Lot diagrams below;
- (h) **Minimum Lot Size** means the smallest size of a Lot that can be created by Subdivision;
- (i) **Panhandle Lot** means any Lot, the Building Area of which is serviced and gains access or egress and has a Highway frontage by means of a narrow strip of Land or the "access strip". The access strip is not included in the Minimum Lot calculations;



Marina

means a site, including the surface of water which is used for a berthing space for boats and may or may not include the selling of fuel;

Marihuana

has the same meaning as outlined in the federal governments Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, as amended from time to time;

Marihuana Dispensary

means a use of Land, a room, Building or Structure where Marihuana or any Marihuana 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 Marihuana Production Facility;

Marihuana Operation

means the cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading or selling of cannabis (Marihuana) or its derivatives but excludes Medical Marihuana Production Facility;

Medical Marihuana 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 and Distillery

means the use of Land, Buildings and Structures, licensed under the *Liquor Control and Licensing Act* as amended from time to time, on which there is small scale manufacturing of beer, ale, cider, wine or spirits, and may include the accessory use of wholesaling, tours, tastings, retail sales and consumption of liquor produced on-site, as well as the sale of related non-liquor products;

Mobile Home

means a Detached Residential Dwelling Unit designed for transportation after fabrication on Highways either on its own wheels or a flatbed or other trailer. Once on site it is to be occupied as a Dwelling Unit, for year-round living, complete and ready for occupancy except for minor and incidental unpacking and assembly operations such as but not limited to the use of jacks or a temporary foundation and must be connected to utilities. The Mobile Home must be registered in the BC Manufactured Home Registry and have a CSA Z240 label, as amended from time to time, affixed to the unit. This definition does not apply to travel trailers;

Modular Home

means a Detached Residential Dwelling Unit that uses a method of construction differing from other methods of construction; in that the sections are constructed at an off-site facility, then delivered to the intended site of use. Complete construction of the prefabricated sections is completed on site. The modules can be placed side-by-side, end-to-end, or stacked, allowing a wide variety of configurations and styles in the building layout and must meet the CSA A277 standards, as amended from time to time;

Motor Vehicle

has the same meaning as in the *Motor Vehicle Act* and includes a Disabled Vehicle;

Municipality

means the Village of Harrison Hot Springs;

Municipal Services

means a system, work, or resource, including but not limited to natural gas distribution, electricity, Community Sewerage, Community Water System, and telephone services;

Natural Boundary

means

- (a) the visible high watermark of any body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as

to mark upon the soil of the water body a character distinct from its banks, in vegetation, as well as in the nature of the soil itself, and

(b) the edge of the dormant side channels of the water body;

Neighbourhood Pub

means an establishment licensed to serve liquor in conjunction with or without live entertainment and or dancing as a Liquor-Primary establishment under the *Liquor Control and Licensing Act* as amended from time to time, and must offer full lunch and dinner menus complete with hot and cold meals;

Non-Market Housing

means a Dwelling Unit that may be provided by the private, for-profit sector, a governmental agency or a not-for-profit agency. The rent for this Dwelling Unit is typically made available at below-market rates. The primary goal of Non-Market Housing is to ensure affordability and accessibility for individuals and families who may not be able to secure suitable housing through the open market due to financial constraints or other barriers;

Off-Street Parking

means the use of Land for the parking of Motor Vehicles other than on a Highway including the parking spaces and the maneuvering aisle. The Off-Street Parking may or may not be contained below a Building or Structure or on a Lot;

Park

means an area of Land created or established under any of the following pieces of legislation:

- (a) the *Park Act*, as amended from time to time,
- (b) the *Park (Regional) Act*, as amended from time to time,
- (c) the *Local Government Act*, as amended from time to time, or the
- (d) *Land Title Act*, as amended from time to time,

and includes but may not be limited to anyone of or any combination or all of the following:

- (e) an open space with general Community access for active or passive recreational use and includes natural and manmade landscaping, facilities, playing fields, Buildings, and other Structures that are consistent with the general purposes of the parkland, and includes but is not limited to the following: tot Lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, and water features, and
- (f) ecological or conservation reserves;

Permitted Use

means the use of Land, Building or Structure, which occupies the majority or central portion of Land and constitutes, the primary purpose for which the Land is to be used as outlined by this Zoning Bylaw;

Places of Worship

means the use of a Building or Structure wherein persons assembly for religious worship and which is maintained and controlled by a religious body which is recognized as exempt from taxation under the Canadian *Income Tax Act*, as amended from time to time;

Recreational Facility

means the use of Land, Buildings or other Structures for sports and leisure activities and may include but is not limited to any or a combination of the following:

- (a) health spas,
- (b) racquet sports,
- (c) swimming pools,
- (d) skating rinks,
- (e) curling rinks,
- (f) weight rooms,
- (g) dance studios,
- (h) physical fitness instructional courses,
- (i) recreational equipment rentals,
- (j) restaurants, sales or retail areas,

and any accessory uses of the above;

Recycling Facility

means the use of Land, Buildings or other Structures used as a collection facility and distribution point for materials regulated under the *Environmental Management Act* Product Stewardship program as amended from time to time, but specifically excludes tires. All materials must be collected and stored within a Building. A recycling facility does not include processing, except packaging for shipping, and does not include outdoor storage;

Refuse Disposal Site

means the use of Land, Buildings or other Structures as a sanitary landfill, modified sanitary Landfill, hazardous waste management facility or dry waste site approved or registered pursuant to the *Environmental Management Act*, as amended from time to time, for the processing, treatment, storing, recycling or land filling of municipal, hazardous or industrial waste, but does not include automobile wrecking yard;

Resource Processing

means the use of Land, Buildings or other Structures providing for the processing, storage and wholesaling of Resource materials and includes value added wood processing;

Residential Use

means a Building or Structure that is used as a fixed place of living, and excludes any Tourist Accommodation. This includes but is not limited to the following Land use activities:

- Accessory Residential Dwelling,
- Accessory Residential Suite,
- Apartments,
- Coach Houses,

- Detached Dwelling,
- Duplex Dwelling,
- Townhouse, and
- Mobile or Modular Homes,
- Employee Housing,
- Housing Cooperative,
- Non-Market Housing, and
- Supportive Housing;

Restaurant Use

means a use of Land, Building or Structure for an eating establishment where food is sold to the Community for immediate consumption within the premises or delivered to other premises, but excludes facilities for the consumption of food in Motor Vehicles parked on the site, or with drive through takeout facilities, which may or may not be licensed pursuant to the *Liquor Control and Licensing Act*, as amended from time to time;

Retail Establishment

means the use of a Building or Structure for the retail sale or rental of goods, wares, articles and other merchandise to the general Community;

Screening

means a continuous planting of vegetation or other similar solid fence like barriers or any combination thereof, that effectively obstructs the view or denies physical access to Land or a portion thereof and may be broken by driveways or walkways;

Setback

means the minimum distance, measured from the respective Lot Line, that an use, Building or Structure must be setback from that Lot Line;

Storey has the same meaning as under the *BC Building Code*, as amended from time to time;

Storey, First

means the lowest Storey of a Building having its floor not more than 2 m above grade;

Storey, Half

means the uppermost level of a Building where the floor area, existing, proposed or as may be extended over open-to-below space, and having a minimum ceiling height of 1.2 m, does not exceed 50% of the Storey immediately below;

Subdivision

means the division of Land or Lots into two (2) or more Lots of Land, whether by plan, apt descriptive words or otherwise and includes a plan consolidating two or more Lots or Lots of Land into the same or a lesser amount of Lots of Land;

Supportive Housing

means a type of accommodation that combines safe, affordable housing with access to a

range of support services designed to help individuals live independently or maintain their current housing style. The support services offered in supportive housing may include but not be limited to, help with daily living activities, health care coordination, case management, addiction counselling, employment and life skills training, and social integration. These services are typically provided either on-site or through partnerships with community organizations;

Temporary Accommodation

means a total of 30 days or less;

Tourist Accommodation

means a Building or Structure containing one or more rooms or a Dwelling Unit that are used primarily for Temporary Accommodation by visitors for a certain fee. The operators of the Tourist Accommodation must have a valid and current Village of Harrison Hot Springs Business License and includes but is not limited to the following Land use activities:

- (a) bed and breakfasts,
- (b) country inns,
- (c) hostels,
- (d) vacation rental,
- (e) hotel, and
- (f) motel;

Townhouses

means a Building or Structure containing three (3) or more Residential Dwelling Units, each which has its own separate access not located through a common lobby or corridor;

Utilities

means a use providing for the essential servicing of the Village of Harrison Hot Springs with water, sewer, electrical, telephone and similar services where such use is established by the Village, by another governmental body or by a person or company regulated by and operating under federal and provincial legislation, and includes broadcast transmission facilities but excludes a Works Yard;

Watercourse

means a river, creek, stream, wetland or other natural body of water;

Waste Transfer Station

means the use of Land, or a Building or Structure for the temporary deposition of waste and the deposit of recyclable materials;

Wetland

has the same meaning as under the Riparian Areas Regulation, as amended from time to time;

Works Yard

means the use of Land, Building and Structure operated by, or on behalf of, the Village of Harrison Hot Springs, Province of British Columbia or Government of Canada, for the storage, manufacture, maintenance or repair of Buildings, infrastructure, materials or equipment. A Community works yard may include uses such as a machine shop, paint shop, sign shop, woodworking shop, repair garage, Waste Transfer Station or storage facility used in connection with Community works for the operation of the respective government; and

Zone

means an area of the Municipality for which specific Land use regulations are hereinafter outlined in this Bylaw and its schedules.

1.5 Enforcement and Implementation Provisions

- a) This Bylaw is designated under the provisions of Section 260 of the *Community Charter*, 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; and
- 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.

1.6 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.

1.7 Administration

- a) The following persons are hereby appointed by Council to administer this Bylaw, the:
 - i) Chief Administrative Officer or his/her delegate.

1.8 Establishment of Zones

1.8.1 Creation of Zones

- a) The Village of Harrison Hot Springs is divided into Zones depicted on Schedule A which is attached to and forms a part of this Bylaw and is a paper copy of the official Zoning map for the Municipality;
- b) The official version of the Zoning Maps shown as Schedule A is kept in electronic form in the Fraser Valley Regional District's GIS System. In the case of conflict between the contents of a paper document copy of the Zoning Map and the electronic form of the Zoning Map, the contents of the electronic version must prevail;
- c) The location of each Zone is defined on Schedule A;
- d) Where a Zone boundary is shown on Schedule A as following a highway, rail right-of-way, utility line, easement or Watercourse must be the Zone boundary;
- e) Any dashed Zoning boundary lines used in Schedule A must be interpreted as if they were solid lines;

- f) Where a Zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary must be determined by scaling from the Zoning Map by a surveyor; and
- g) Where a Lot is divided by a Zone boundary, the areas created by such division must be regulated based upon the requirements of each Zone.

1.8.2 Zone Names

- a) The Zones, as shown on the Schedule A, are as follows:

Column 1	Column 2
Zone Name	Abbreviation
Residential 1 (Conventional Lot)	R-1
Residential 2 (Duplex)	R-2
Residential 3 (Small Lot)	R-3
Residential 4 (Townhouse)	R-4
Resort Residential Development	R-5
Village Commercial	C-1
Neighbourhood Commercial	C-2
Tourist Commercial	C-3
Marine Commercial	C-4
Community	P-1
Waterfront	W-1
Village Reserve	VR
Agricultural Land Reserve	ALR

1.9 Split Zones

- a) Where a Lot contains more than one Zone:
 - i) each Zoned area must be treated as a separate Lot for the purpose of determining compliance with the provisions of its Zone; and
 - ii) all uses, Buildings or Structures that are accessory to a Permitted Use, Building or Structure are permitted only within the area of the Lot Zoned for the Permitted Use, Building or Structure to which the uses, Buildings or Structures are Accessory.

1.10 Covenants

- a) Where under this Bylaw an owner of Land or a Building or Structure is required or authorized to grant a covenant restricting Subdivision, strata plan registration, use or Development of Land, the covenant must be granted to the Municipality and registered pursuant the *Land Title Act*, as amended from time to time, with priority over all financial charges, and under the terms of the covenant the owner must indemnify the Municipality for any fees or expenses the Municipality may incur as a result of a breach of the covenant by the owner.

PART 2.0 MEASUREMENTS AND INTERPRETATION

2.1 Measurements and Calculations

- a) All dimensions and measurements in this Bylaw are expressed in the Standard International Units (metric) system;
- b) Any imperial conversions are provided for convenience only and have no force or effect; and
- c) For the purposes of Part 6 Parking and Loading Requirements, in this Bylaw, units of measure must be interpreted as follows:
 - i) where the sum of the calculation of the required total stall or special stall designation results in a fraction, unless otherwise stated, the required stalls are to be the next higher whole number if the fraction is 0.5 or greater, and the next lower whole number if less than 0.5;
- d) Words used in the present tense include the future tense; and
- e) Words used in the singular include the plural.

2.2 Metric Conversion, Measurements and Abbreviations

2.2.1 Conversions

- a) The following metric conversions are provided for the convenience of the reader of this Bylaw:

Metres and Feet Conversion					
0.30	metre	=	1	foot	
1	metre	=	3.28	feet	
1.5	metres	=	4.92	feet	
3	metres	=	9.84	feet	
4.5	metres	=	14.76	feet	
.093	sq. metre	=	1	sq. foot	
1	sq. metre	=	10.76	sq. feet	
Acres and Hectares Conversion					
1400	sq. metres	=	15,064	sq. feet	= 0.34 acres = 0.138 hectare
2000	sq. metres	=	21,520	sq. feet	= 0.49 acres = 0.198 hectare
4047	sq. metres	=	43,560	sq. feet	= 1 acres = 0.405 hectare
9,995.74	sq. metres	=	107,593.2	sq. feet	= 2.47 acres = 1 hectare
19,991.47	sq. metres	=	215,186.4	sq. feet	= 4.94 acres = 2 hectares
39,982.94	sq. metres	=	403,372.8	sq. feet	= 9.88 acres = 4 hectares
199,914.70	sq. metres	=	2,151,864	sq. feet	= 49.4 acres = 20 hectares

2.2.2 Measurements

- a) All dimensions and measurements in this Bylaw are expressed in the Standard International Units metric system.

2.2.3 Abbreviations

- a) For the purposes of this Bylaw, the following units of measure may be abbreviated as specified in brackets:
 - i) metre (m);
 - ii) cubic metre (m³);

- iii) square metre (m²);
- iv) hectare (Ha);
- v) units per hectare (u/Ha);
- vi) percent (%).

2.3 Explanatory Notes and Figures

- a) All text in this Bylaw which are either capitalized or italicized, except titles of legislative acts, statutes and regulations, and explanatory figures have a definition applied to them. Where a conflict between explanatory notes and figures and a regulation in this Bylaw occurs, the regulation must be taken as correct.

2.4 Conflicting Regulations

- a) Where this Bylaw contains two or more regulations that could apply to a situation, the most restrictive regulation must apply to the extent of any conflict. Where this Bylaw conflicts with other regulations the restrictive legislation must apply, unless the conflict is outside of the responsibility of the Municipal Council.

2.5 General and Specific Regulations

- a) Where this Bylaw contains both general and specific regulations that could apply to a situation, the more specific regulation must apply.

2.6 Bylaw Format

- a) The format of this Bylaw follows a simple layout intended to facilitate its use. Major divisions within the Bylaw are called Parts, and major divisions within Parts are called Sections, and major divisions within Sections are called Sub-Sections. The divisions are as described.

2.7 Minimum Lot Size

- a) Where a Minimum Lot Size regulation applies in a Zone, the dimensions which follow such regulations are to be interpreted as:
 - i) the minimum dimensions permissible for a Lot which is to be used as the site of Buildings or Structures for the use specified therein;
 - ii) the minimum dimensions permissible for a new Lot that is to be created by Subdivision.

2.8 Minimum Lot Width

- a) Where a Minimum Lot Width regulation applies in a Zone the dimensions which follow such regulations are to be interpreted as the minimum dimensions permissible for the width of a new Lot, and where a percentage is used it must mean the percentage of the perimeter of the new Lot.

2.9 Maximum Number, Density and Size

- a) Where a Building and Structure and a Maximum Number, Maximum Density and Maximum Size regulation applies in a Zone, such regulation must be interpreted as meaning that a Lot which is designated on the Zoning Map of the Village of Harrison Hot Springs as being regulated by that schedule must not be occupied by:
 - i) a greater number of Residential Dwellings than the number specified, and

- ii) a Building or Structure that exceeds or is greater than the amount of Floor Area that is specified.
- b) For the purposes of density, it must be considered the number of Permitted and Accessory Buildings, Structures or Residential Dwelling Units Permitted per Lot, and it includes; maximum Floor Area size, Lot Coverage Permitted on a Lot and the required parking spaces if applicable.

2.10 Maximum Heights

- a) The specification of measurements for Buildings, Structures or Accessory or Structures under the general heading of Maximum Heights in a Zone must be interpreted as meaning the greatest height, as height is defined in this Bylaw, to which a Building, Structure or Accessory Building or Structure may be constructed on a Lot which is designated on the Zoning Map as being regulated by that schedule.

2.11 Minimum and Maximum Setbacks from Lot Lines

- a) The specification of measurements for front yard, side yard and rear yard under the general heading of Minimum Building Setbacks in a Zone must be:
 - i) interpreted as defining the minimum distance permitted for Buildings and Structures, excluding Fences, between the Front, Side or Rear Lot Lines and the appropriate Setback line on a Lot which is designated on the Zoning Map as being regulated by that schedule; such Setback areas constituting the front yard, side yard and rear yard respectively, and
 - ii) where a use, Building or Structure is specifically referenced with a following measurement, it must be interpreted as meaning that the minimum Lot Line requirement from a Lot Line for that use, Building or Structure and must be the measurement specified.

2.12 Maximum Lot Coverage

- a) Where a Zone includes a regulation entitled Maximum Lot Coverage, such regulation must be interpreted as meaning that a Lot which is designated on the Zoning Map as being regulated by that schedule must not have a Lot coverage, as defined in this Bylaw, which exceeds the percentage specified, as defined in this Bylaw for the respective Zone.

2.13 Maximum Floor Area Ratio or Maximum Floor Area

- a) Where a Zone includes a regulation entitled Maximum Floor Area Ratio or Maximum Floor Area, it must be interpreted to mean that a Lot in an area designated as being regulated by that Zone must not have any Buildings or Structures erected on that Lot that exceeds the Maximum Floor Area or Floor Area Ratio, as defined in this Bylaw for the respective Zone.

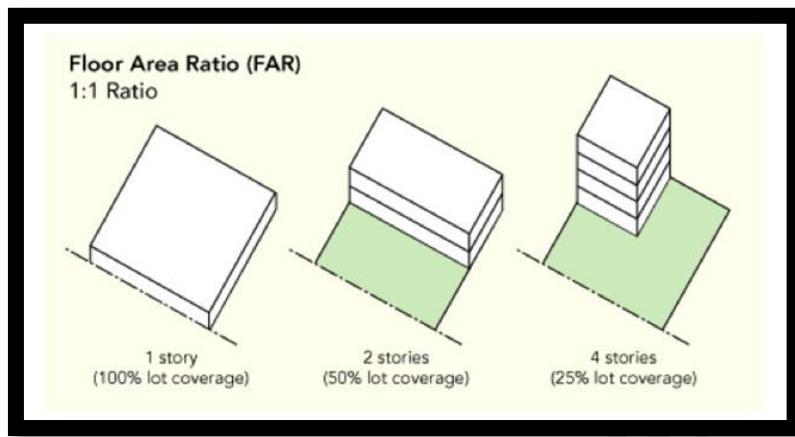
2.14 Types of Non-Residential Dwelling Units

- a) A tent, travel trailer, recreational vehicle, any Tourist Accommodation, bus or other Motor Vehicle are not considered a Residential Dwelling or an Accessory Residential Dwelling use for the purposes of this Bylaw.

2.15 Calculations of the Floor Area Regulation and the Gross Floor Area

- a) Where a Zone includes a regulation entitled Floor Area Ratio (FAR), the Floor Area of

all Buildings or Structures, including Accessory Buildings or Structures, on the Lot divided by the total area of the Lot must not exceed the ratio identified for the Zone in which the Lot is located. See the FAR illustration below as to how the FAR functions, with respect to controlling the bulk of the Building:



2.16 Gross Floor Area and Floor Area Ratio Exemptions

- a) Without limiting the generality of the definition of either the Gross Floor Area Ratio or the Floor Area Ratio, the following are excluded from the calculation of the Floor Area Ratio:
 - i) underground parking garages;
 - ii) unenclosed balconies, decks, porches, and verandas;
 - iii) Carports;
 - iv) staircases and stairwells;
 - i) elevator shafts;
 - ii) swimming pools and open sundecks; and
 - iii) any portion of either an area or Building or Structure assigned exclusively to mechanical or electric use for the Building or Structure
- b) For the purpose of computing the Floor Area Ratio for a development that includes the conservation or provision of an amenity through density-bonusing, the floor space of the Building or Structure that is occupied by an amenity must not be included as part of the Floor Area Ratio.
- c) The ratio is calculated as follows:

$$\frac{\text{Gross Floor Area of the Building or Structure}}{\text{Total area of the Lot}} = \text{FAR}$$

2.17 Focus of Buffers

- a) The focus of the buffering technique is to minimize any potential disturbances between the different Land uses and can be used internally in a Comprehensive Development Zone to separate the Land uses or externally along the adjacent Lot Lines of the different Land uses.

PART 3.0 GENERAL COMPLIANCE, PROHIBITIONS AND REGULATIONS

3.1 General Compliance Requirements

- a) No person can use, occupy or permit any person to use or occupy any Land, Building or Structure in contravention of this Bylaw;
- b) Nothing contained within this Bylaw relieves any person from the responsibility to seek and comply with other legislation applicable to that use, activity or other matter regulated under this Bylaw;
- c) Every use of Land, Building or other Structure Permitted in each Zone must conform to all the regulations of the applicable Zone and all other regulations of this Bylaw;
- d) A use is only permitted if lawfully established and ongoing in accordance with:
 - i) any applicable conditions of use, as identified in each Zone; and
 - ii) such further general regulations applicable to the use, as identified throughout this Bylaw.
- e) No Lot must be created by Subdivision unless such Lot is equal to or greater than the Minimum Lot Size and Minimum Lot Width specified for the Zone in which it is located in accordance with the Zoning Map, unless otherwise specified in this Bylaw.
- f) A Building or Structure must not be constructed, sited, moved or Altered unless it complies with the following:
 - i) the General Regulations of this Bylaw; and
 - ii) all regulations and requirements specified for the Zone in which it is located.
- g) A continuation of a non-conforming use, the use of Buildings or Structures must be subject to the provisions of the *Local Government Act*, as amended from time to time.

3.2 General Prohibitions

- a) Any use not expressly permitted in this Bylaw is prohibited in every Zone, and where a particular use is expressly permitted in one Zone, such use is prohibited in every Zone where it is not expressly permitted.

3.3 Specifically Prohibited Land Uses

- a) No person must keep or permit on any Lot in any Zone, any object or chattel which is unsafe, unsightly, or adversely affects the amenities of the Zone. This includes but is not limited to dismantled or wrecked motor vehicles, and any excavation, stockpiling or storage of materials, explosives, flammable liquids, and diesel fuel and gasoline products;
- b) For greater certainty, the following uses are prohibited in all Zones except where permitted for in this Bylaw:
 - i) a track for the racing of Motor Vehicles;
 - ii) storage of explosives, unless authorized by government agencies under the *Canada Explosive Act*, as amended from time to time;
 - iii) a use involving the storage of scrap metal, Disabled Vehicles, disused items, or as an Automobile Salvage and Wrecking Yard;
 - iv) Recycling Facility;
 - v) Refuse Disposal Site;
 - vi) any Resource Processing;
 - vii) any Aggregate Processing;
 - viii) the slaughtering, rendering or processing of any fish or animal products or by-

- products;
- ix) any animal kennels;
- x) any Marihuana Dispensaries or Marihuana Operations;
- xi) the storage of any construction materials, intended for off-site works, on any Lot; and
- xii) any parking or storage of any recreation vehicles, campers, boats and trailers, on any Highway or portion thereof in the Municipality.

c) The following uses are prohibited in all Residential Zones, Commercial Zones except where permitted for in this Bylaw:

- i) barb wire fencing; and
- ii) a shipping/cargo container or other form of intermodal shipping container;

d) Any Land use which produce malodorous, toxic or noxious matter, or generates vibrations, heat, glare or radiation discernible beyond the boundaries of the Lot;

e) Tourist Accommodation in any Residential Zone; and any

f) Gaming and gambling establishments, other than charity gaming.

3.4 Permitted Uses in All Zones

a) Except as otherwise stated in this Bylaw, the following uses are permitted in all Zones subject to compliance with all regulations that apply to such uses under this Bylaw:

- i) Accessory Buildings, Structures, uses or works customarily incidental to a Permitted Use, provided they are located on the same Lot or within the same strata plan as the Permitted Use;
- ii) community gardens and community horticulture projects;
- iii) any approved environmental protection, restoration and enhancement project;
- iv) flood control works undertaken by a government agency;
- v) Highway;
- vi) Landscaping, landscape buffers, landscape screens and Fences;
- vii) all Community Uses;
- viii) Utility services, excluding offices, maintenance garages and storage areas;
- ix) Temporary Buildings, Structures or storage of materials for a maximum of one year, required for an approved construction project on the same Lot provided such temporary Buildings, Structures and storage areas are removed within 30 days of the completion of the project;
- x) trails, subject to approval of the Agricultural Land Commission if located in the Agricultural Land Reserve;
- xi) government services;
- xii) ecological reserves;
- xiii) fish and wildlife habitat enhancement or protection projects;
- xiv) watershed protection projects;
- xv) picnic sites; and
- xvi) public washrooms on Municipally owned or controlled Land.

3.5 Uses Permitted and Prohibited in the Agricultural Land Reserve

a) Activities explicitly designated as farm uses pursuant to the Agricultural Land Use, Subdivision and Procedure Regulation, BC Regulation 171/2002, as amended from time to time, are permitted in all areas within any Agricultural Land Reserve area;

b) Unless an activity is explicitly designated a farm use, or permitted by this Bylaw pursuant to the Agricultural Land Use, Subdivision and Procedure Regulation, BC Regulation 171/2002, as amended from time to time, the use is prohibited unless

approval has been granted by the Agricultural Land Commission for a non-farm use or is subject to Section 23(1) of the *Agricultural Land Commission Act*, as amended from time to time, and the non-farm use is permitted by this Bylaw;

3.6 Projections into Required Setbacks and Exceptions to Siting Requirements

- a) Every part of any Setback required by this Bylaw must be open and unobstructed by any Building or Structure, except that:
- b) A Setback may contain architectural or functional Structures or a Building or Structure feature of a such as but not limited to; window sills, sunlight control projections, balconies, cornices, eaves, gutters, chimneys, pilasters, canopies, ornamental features or window bays, provided that:
 - i) no such Structure or feature must project more than 0.6 m into any required Setback;
 - ii) the total combined length of all projections must not exceed 40% of the length of each applicable facade on each Storey;
 - iii) a Fence that complies with the height restrictions of this Bylaw is allowed along any Lot Line, or between a Lot Line and a Permitted Building or Structure for the purpose of establishing a barrier between any Setback area;
 - iv) stairs accessing a deck, porch or verandas may be located within a front Setback, exterior side Setback, or rear Setback but must not be located within any side Setback;
 - v) Structures necessary to ensure that a Building and its facilities can be approached, entered, and used by persons with physical or sensory disabilities in accordance with the *BC Building Code*, as amended from time to time, may project into any required front, rear or side Setback provided that the Structure is not closer than 0.3 m from any Side Lot Line; and
 - vi) an uncovered patio or terrace no greater than 0.6 m above grade, which may be open or enclosed, may be sited in any portion of a Lot except as otherwise provided for in this Bylaw;
 - vii) an uncovered swimming pool may project into a front, side or rear Setback area provided that the pool is not constructed within 1.8 m of a Lot line;
 - viii) a retaining wall to a maximum height of 1.2 m may be sited on any portion of a Lot; and
 - ix) roadside stands are permitted within a required Setback; however, the Structure must not obstruct any vision or sight lines to and from a Highway, driveway or Lane and may need permission from the Ministry of Transportation and Infrastructure

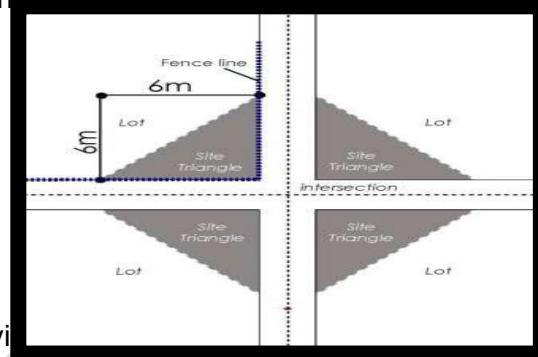
3.7 Height of Buildings and Structures

- a) Where a Zone or other part of this Bylaw includes a Maximum Height regulation entitled, no Building or Structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged in a manner that exceeds the height specified. For certainty:
 - i) the Maximum Height in a Zone may vary according to the use of the Building or Structure, as specified in the Zone;
 - ii) where the regulation refers to a specific type of Building or Structure, the regulation must be applied to that type of Building or Structure only; and
 - iii) if more than one regulation applies, the most restrictive governs.
- b) The height of Buildings and Structures permitted in this Bylaw must be calculated based on the vertical distance from the Average Finished Grade level of the Building

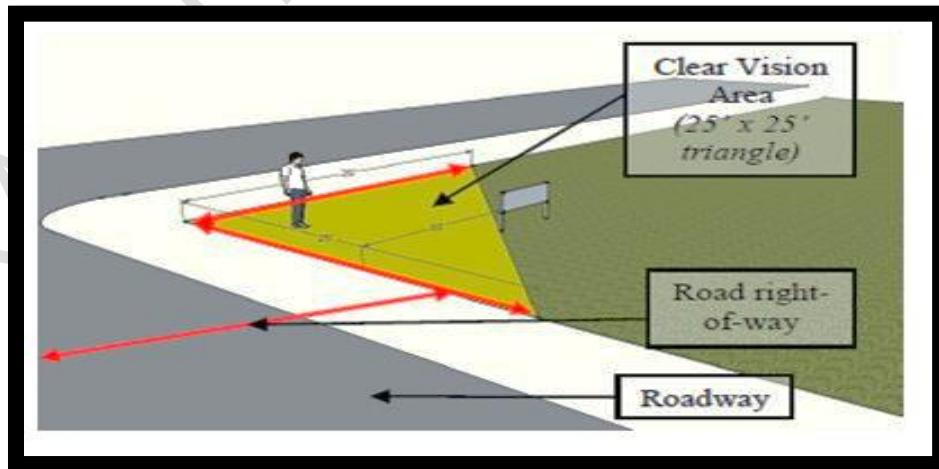
- c) footprint to the highest part of the roof surface;
- c) The height of a fence, wall or similar screen must be determined by measurement from the ground level at the Average Finished Grade level within 1.0 m of both sides of such fence, wall or similar screen;
- d) Despite the above, the maximum Building Height may be exceeded for the following, provided that portions of, or projections from, Buildings or Structures must not exceed 18.0 m:
 - i) communication towers and antennas;
 - ii) spires, belfries and domes;
 - iii) chimneys;
 - iv) flag poles;
 - v) elevator shafts; and
 - vi) stair and hose towers.
- e) Agricultural Buildings and Structures constructed on Lots in the Agricultural Land Reserve are exempt from the Building Height requirements.

3.8 Sight Line Requirements at Intersections

- a) Nothing must be constructed or maintained, nor must any type of hedge be maintained or allowed to grow, exceeding a height greater than 0.3 m above the established grade of the Highway or otherwise so as to obstruct the clear vision and/or and sight triangle lines formed by extending 6.0 m in an area bounded by the intersecting Lot lines at a street corner and a line joining points along said Lot lines, as illustrated below:



The following diagram below is provided to illustrate the sight triangle requirement:



3.9 Subdivision of Land

- a) The purpose of this section is to regulate the requirements of Lots which may be created by Subdivision.

3.9.1 Minimum Lot Size and Width

- a) The size and width of a Lot to be created by subdivision and which may lawfully be used as the site for Development must not be less than the minimum dimensions and area for the construction of Buildings or Structures, as set out in the Minimum Lot Size and Width statement in the applicable Zoning schedule, where such minimum area and width have been specified.

3.9.2 Minimum Frontage

- a) As required by the *Local Government Act*, as amended from time to time, no Lot in any proposed subdivision must have less than 10% of its perimeter fronting on a Highway. This requirement may be relaxed by the Council upon application by the property owner.
- b) Notwithstanding Section 3.9.2 (a) above, the minimum frontage for Lots of Land in a cul-de-sac, may be less than 10% of the perimeter of the Lot, provided that the minimum frontage is not less than 7.5 m and the width of the Lot is not less than 10.0 m measured 5.0 m back in a perpendicular manner from the Front Lot Line.

3.9.3 Lots Exempt from the Minimum Lot Size Requirements

- a) The consolidation of two or more Lots into a single Lot is permitted, notwithstanding that the consolidated Lot may not comply with the Minimum Lot Size requirement as specified in the Zone in which the new Lot is situated.
- b) The realignment of Lot lines to create new Lots may be permitted provided that:
 - i) the number of new Lots created by Subdivision would be equal to or less than the number of Lots that existed prior to the subdivision;
 - ii) the boundary change would not result in the creation of a Lot having less than 80% of the area of any of the original Lots;
 - iii) where a subdivision is created through the use of density bonusing provisions of the *Local Government Act*, as amended from time to time and any applicable Municipal Bylaws and policies;
 - iv) where a subdivision is created through the use of density averaging as permitted in applicable Municipal Bylaws or in the provisions of the *Strata Property Act*, as amended from time to time. Provided that the Owner voluntarily registers a restrictive covenant pursuant to the *Land Title Act*, as amended from time to time, which prohibits the further Subdivision of any part of the Land used in the averaging calculation;

3.9.4 Lot Shape

- a) Unless the pattern of existing Subdivision precludes it, and unless it is impracticable, side Lot lines must be perpendicular or radial to the adjoining Highway; and A Panhandle Lot must not be created where the access strip is narrower than 7.5 m.
- b)

3.9.5 Subdivision to Provide a Residence for a Relative

- a) The minimum size for a Lot that may be subdivided under the *Local Government Act*, as amended from time to time, is outlined in the table below:

Zone category	Lot Size allowed
Residential	2.5 Ha

3.9.6 Subdivision of Lots Separated by Roads or another Lot

a) Notwithstanding the minimum Lot area provisions of each Zone, where a portion of a Lot is physically separated from the remainder of the Lot by a Highway or another Lot, which separation was in existence as of the date of adoption of this Bylaw, the physically separated portion may be subdivided from the remainder of the Lot provided that:

- i) The Highway or other Lot is used as the subdivision boundary;
- ii) If the Lot lies in the Agricultural Land Reserve, the approval of the Agricultural Land Commission has first been obtained; and
- iii) No Lot created pursuant to this section must be less than 1 Ha in area where connection to a Community Water System is not available and 0.4 Ha in an area where Community Water System connections are made to each Lot.

3.9.7 Current Subdivision of Lots

a) In each Zone, all Lots that have a lesser Lot area, frontage or depth than required herein, and that were registered on a plan in the Land Titles Survey Authority of British Columbia prior to the date of adoption of this Bylaw, are established as locations where the Minimum Lot area, frontage or depth requirements of the Zone do not apply, but only to the extent necessary to permit the use of that Lot for a Permitted Use in that Zone, and only on the condition that all other requirements of this Bylaw applying in that Zone must be observed.

3.10 Conversion of Buildings or Structures

a) Buildings or Structures may be converted, Altered or remodeled for another use, provided that:

- i) the Building Inspector certifies that the Building or Structure is structurally suitable for such conversion, and
- ii) the converted Building or Structure must conform with all the provisions and regulations prescribed for in the Zone in which it is located.

3.11 Flood Control Requirements

a) The following Land is designated as a floodplain:

- i) Land designated as a floodplain within the boundaries of the Village and shown approximately on Schedule "B" of the attached map which forms a part of this Bylaw, and
- ii) any lot lower than the flood levels specified in 3.11(b) below.

b) The following elevations are specified as the flood level, except that where more than one flood level is applicable, the higher elevation must be considered as the flood level:

- i) elevation 14.55 m Geodetic Survey of Canada datum,
- ii) 1.5 m above the Natural Boundary of Miami Creek, the Miami Slough or any other water course,

- c) Where a flood level or Setback has been specified:
 - i) the underside of any floor system or the top of any pad supporting any space, room or Mobile or Modular Home, that is used for Residential Dwelling purposes, Commercial uses, or the storage of goods which are susceptible to damage by floodwater must be above the specified flood level outlined in 3.11(b) above,
 - ii) any compacted landfill required to support a floor system or pad must not extend within any Setback from a watercourse or body of water specified by the Bylaw or the Ministry of Environment and Climate Change Strategy, as amended from time to time,
 - iii) engineered structural support or engineered compacted landfill may be used to elevate the underside of the floor system or the top of the pad above the flood level specified in 3.11(b) above. In addition to be engineered drawings the structural support or compacted landfill must be designed to protect against scouring, erosion from flood flows, wave action, ice flows and other debris movements,
 - iv) the Building Inspector may require that a professional engineers' Letter of Assurance has been provided prior to any final inspection,
 - v) any exemptions must follow the requirements as laid out in Section 524 of the *Local Government Act*, as amended from time to time, and
 - vi) no electrical system can be below the minimum flood level, as outlined in 3.11(b) above.
- d) Notwithstanding the above the following exemptions apply:
 - i) on any renovation of an existing Building or Structure that does not involve an addition to the Building or Structure,
 - ii) that portion of a Building or Structure to be used as a Carport, Garage or entrance foyer,
 - iii) hot water tanks and furnaces located on Lots behind standard dykes, and
 - iv) Commercial uses other than any electrical systems, under the designated flood level outlined in 3.11(b) above.

3.11.1 Additional Requirements

- a) Notwithstanding any other provision of this Bylaw, no Residential Dwelling or any part thereof must not be constructed, reconstructed, move, extended or be located within 30.0 m of the Natural Boundary of a lake, river, stream, marsh or pond, unless a professional engineer's stamped and signed drawings, of competent experience, indicating that the Lot can be used safely for the intended use has been received.
- b) Any construction in any alluvial fan must be accompanied by a Letter of Assurance from a professional engineer, of competent experience, indicating that the proposed use can be used safely on the applicable Lot.

PART 4.0 ADDITIONAL REGULATIONS FOR CERTAIN LAND USES

4.1 Marihuana Facilities

- a) A Marihuana Dispensary and any Marihuana Operations are a prohibited use in any Zone whether in a retail storefront format or through a non-profit compassion club, society or otherwise; and
- b) Any Medical Marihuana Production Facility is a prohibited Land use in all Zones

except where authorized by Agricultural Land Use, Subdivision and Procedure Regulation, BC 171/2002, as amended from time to time.

4.2 Accessory Buildings or Structures and Uses

- a) Buildings, Structures or uses must comply with the following:
 - i) an Accessory Building or Structure must not be situated on a Lot unless the Permitted Building or Structure, to which the Accessory Building or Structure is incidental, has already been erected or will be erected simultaneously with the Accessory Building or Structure on the same Lot, with the exception of one Accessory Building or Structure not exceeding 25 m² of the Gross Floor Area, used only for storage purposes;
 - ii) a Garage or Carport attached to a Permitted Building or Structure, by an enclosed, heated area that is not more than 5 m in length, is deemed to be a portion of the Permitted Building or Structure;
 - iii) Land comprising the common property in a strata plan may be used for purposes Accessory and customarily incidental to Permitted Uses on the strata Lots within the same strata plan. For the purposes of Accessory Buildings or Structures that may be constructed on common property, the same Setbacks, Building or Structure height, Lot coverage and other Building or Structure standards apply as those which apply to strata Lots in the same Zone; and
 - iv) no part of an Accessory Building or Structure must be used for Residential Use purposes or Tourist Accommodations purposes, except as otherwise provided for in this Bylaw.

4.3 Accessory Residential Suites

- a) Accessory Residential Suites will be permitted for all uses, except in a Duplex Dwelling, Townhouse, Apartments, Mobile Homes;
- b) Unless a Zone specifically provides for otherwise, only one (1) Accessory Residential Suite is permitted per Lot;
- c) Where a Lot is not serviced by the Municipal Community Sewer System, written confirmation from the applicable licensing body that the capacity of the Lot's sewer system will not be compromised by the presence of an Accessory Residential Suite is required;
- d) Accessory Residential Suites must have a total Gross Floor Area of not more than 90.0 m². For the purposes of this section, the Gross Floor Area does not include areas used for common storage, common laundry facilities, or common areas used for access or egress. In addition to the total size of the suite, the Accessory Residential Suite must have an area of less than 40% of the habitable area of the Detached Dwelling. For the purposes of this section, the habitable area calculation does not include the attached garage;
- e) Accessory Residential Suites cannot be subdivided from the Building or Structure of which it is part of under the *Strata Property Act*, as amended from time to time; and
- f) One off-street parking space in addition to those required for the Permitted Use must be provided.

4.4 Fences, Screening and Retaining Walls

4.4.1 Fences and Retaining Walls

- a) Except as otherwise specifically stated in this bylaw;
 - i) The height of a Fence or wall must be measured to the highest point from, and

- perpendicular to, a line representing the Average Finished Grade level at its base, including where a Fence or wall is constructed above a retaining wall;
 - ii) The maximum height of a fence must not exceed 1.2 m in a front yard and not more than 1.8 m on all other parts of a Lot in a Residential zone;
- b) Notwithstanding paragraph (a) above;
 - i) the Fence height may be increased to 2.0 m in a front yard provided transparent mesh is used for the portion of fence that is more than 1.2 m in height;
 - ii) the maximum height of a fence must not exceed 2.5 m in any other zone;
 - iii) fences used in association with recreational uses, such as playing fields, golf courses, driving ranges and tennis courts must not be limited in height, provided such fences are constructed of materials that permit visibility, such as transparent mesh; and
 - iv) fences may be constructed on any portion of a Lot, including within a required Setback area, except closed fences and landscape screens must be less than 2.0 m in height when sited in a required Setback area from a Lot line adjoining any Residential use;
- c) The use of barbed wire, razor wire, electric current, or any hazardous material for fencing is prohibited within all zones designated by this bylaw, except where such fencing is required in conjunction with activities explicitly designated as farm uses pursuant to the Agricultural Land Use, Subdivision and Procedure Regulation, 171/2002, as amended from time to time; and
- d) In a Residential zone, a single retaining wall must:
 - i) not exceed a height of 1.2 m measured from the Average Finished Grade level at its base; and
 - ii) not be located within 0.6 m, measured horizontally, of any other retaining wall.

4.4.2 Screening

- a) Where a Lot is Developed for a Commercial or Community use as permitted within a Commercial, Community or Comprehensive Development Zone, and where such a Development shares a Lot line with an adjacent Lot that is either:
 - i) within a Residential Zone; or
 - ii) occupied with a Residential Use;the owner must provide Screening along such Lot line. The Screening must be not less than 1.8 m in height nor more than 2.0 m in height, except where the Screening consists of 100% plant material, in which case there must be no maximum height.
- b) Notwithstanding the paragraph (a) above, Screening will not be required along the shared Lot line in cases where:
 - i) a Building or Structure is built on the Lot line; or
 - ii) a Residential Use is developed on a Lot that is Zoned Commercial, or Community at the time of adoption of this Bylaw.
- c) Notwithstanding paragraph (a) above, where a Lot is Developed for a Commercial, or Community Use as permitted within a Commercial, Community or Comprehensive Development Zone and where such a Lot is separated by a Lane from a Lot that is:
 - i) within a Residential Zone; or

- ii) occupied with a Detached, Duplex, or Townhouse Residential Dwelling; the owner must provide Screening along the entire Lot line abutting the Lane. The Screening must not be less than 1.8 m in height nor more than 2.0 m in height, except where the Screening consists 100% of plant material, in which case there must be no maximum height;
- d) Notwithstanding paragraph (a) above, where a Lot in a non-Agricultural, when the Lot is Developed, the owner must provide Screening along the entire length of any Lot line adjoining Land in the Agricultural Land Reserve. The Screening must be designed to minimize any potential Land use conflicts with the Permitted Agricultural use. The Screening must not be less than 1.8 m in height nor more than 2.0 m in height, except where the Screening consists of 100% plant material, in which case there must be no maximum height;
- e) Notwithstanding paragraph (a), (b) and (c) above, Screening will not be required for the points of Motor Vehicle ingress and egress and for a distance of 3.0 m on either side of the points of ingress and egress;
- f) Screening, where required by this Bylaw, must be maintained at all times by the owner of the Lot on which they are required; and
- g) If there are any solid waste enclosure requirements in any Zone, then the following regulations apply:
 - i) solid waste must be stored in an animal proof enclosure and such enclosure must contain enough space for separate containers for sorting recyclable products;
 - ii) such enclosure, must have unblocked access; and
 - iii) the enclosure must match in character and the exterior finish for the Building or Structure which it serves, if this type of enclosure is not located within a permitted Building or Structure.

4.5 Home Occupations

- a) For Zones within which a Home Occupation is a permitted use, the following regulations apply:
 - i) all Home Occupation uses, must be conducted within a Residential Detached Dwelling Unit or a wholly enclosed Accessory Building or Structure. This does not include a Community Care Facility;
 - ii) all Home Occupation uses must be clearly subservient and incidental to a Permitted Residential Dwelling use of the Lot;
 - iii) the Home Occupation must not have a Gross Floor Area that exceeds 100 m² or 40% of the Gross Floor Area of the Permitted Residential Detached dwelling in which the Home Occupation use is located, whichever is less;
 - iv) there must be no Alteration from a Permitted use of the Land or Building or Structure where the Home Occupation is located;
 - v) the Home Occupation must not create excessive traffic or a nuisance of any kind;
 - vi) the Home Occupation must not discharge wastewater to a Watercourse, groundwater or septic field, except as permitted pursuant to the *Environmental Management Act*, as amended from time to time or the *Community Health Act*, as amended from time to time;
 - vii) the Home Occupation must not involve any external display or advertisement of the business other than a maximum of one non-illuminated sign, which must not exceed 0.4 m² in area;
 - viii) the Home Occupation must comply with all applicable provincial and federal

- ix) regulations and have a valid and current Municipal Business Licence; Automobile body shop, automobile service, boat service, automobile salvage or wrecking yard, Micro-Brewery, Distillery, and processing plants are not permitted as Home Occupations;
- x) except as permitted in accordance with the *Agricultural Land Commission Act*, as amended from time to time, fish, livestock operations, Medical Marijuana Facilities or poultry processing are not permitted as Home Occupations;
- xi) no off-site parking associated with the Home Occupation use is permitted and the use must provide parking in accordance with the Parking Requirements of this Bylaw, as amended from time to time.

b) Home Occupations must not discharge or emit the following across Lot lines:

- i) odorous, toxic or noxious matter or vapours;
- ii) heat, glare, electrical interference or radiation;
- iii) recurring ground vibration; and
- iv) noise level requirements must follow any applicable noise regulations created by the Village of Harrison Hot Springs.

4.6 Temporary Buildings or Structures used during construction of a new Detached Dwelling Unit

a) A temporary Building or Structure may be placed on site for construction purposes on a Lot being Developed, for a period not to exceed the duration of such construction or one year, whichever is less, as outlined in section 4.6.1 below;

4.6.1 Temporary Use of an Existing Detached Dwelling Unit during Construction

a) Despite a restriction under this Bylaw on the number of dwellings permitted on a Lot, an owner of a Lot which already has an existing Detached Dwelling Unit located on it, while in the process of constructing a new Detached Dwelling Unit and with an approved Building Permit on the same Lot, may continue to occupy the existing Detached Dwelling Unit during construction of the new Detached Dwelling Unit, subject to the following conditions being met:

- i) the owner of the Lot agrees to and enters into a restrictive covenant in favour of the Municipality pursuant to the *Land Title Act*, as amended from time to time, to the effect that the owner undertakes to remove the existing Detached Dwelling Unit or render it uninhabitable to the satisfaction of the Building Inspector following the granting of the certificate of occupancy for the new Detached Dwelling Unit. A Letter of Undertaking is not applicable in this situation;
- ii) when a covenant is required in accordance with subparagraph i), the covenant must specify that an Irrevocable Letter of Credit or other security satisfactory to the Municipality, in the amount of \$10,000.00, must be issued in favour of the Municipality by the owner, to be forfeited to the Municipality in the event that the other terms of the covenant are not complied with, in which case the Municipality must use the \$10,000.00 to offset any costs of legal action to obtain compliance. The Irrevocable Letter of Credit term must be for the entire term noted in the required covenant; and
- iii) the actions required by covenant under Subparagraph i) must be completed within a maximum time period of two (2) years from the date of issuance of the Building Permit to completion and occupancy of the new Detached Dwelling

Unit, and that this time period must be specified in the covenant.

4.7 Intermodal Storage Containers

- a) Intermodal Storage Containers when allowed as a Permitted Use in a Zone contained within this Bylaw, must be used in accordance with the following requirements:
 - i) the containers must be used for auxiliary storage purposes only;
 - ii) they must not be reconstructed, altered or modified in any way to be used for living accommodation or human habitation for either personal or business purposes;
 - iii) they must not be used to store animals, trash, refuse, contaminated or hazardous materials;
 - iv) they must be placed on a hard dust free surface pad area made with either concrete, asphalt or similar materials and they must not be permanently fixed to the ground;
 - v) they may be used for temporary storage during the construction of a permitted Building or Structure. The terms and conditions of the temporary storage container during construction must be identified in the Building Permit;
 - vi) on Lots where containers are permitted, they must not be stacked one upon another or laid out in a row;
 - vii) they must not occupy any of the Permitted Uses required parking spaces and if applicable the required loading spaces or interfere with the circulation of Motor Vehicles or pedestrians;
 - viii) the container must comply with the Setback requirements for any Accessory Buildings or Structures in the applicable Zone;
 - ix) the container must comply with all other applicable regulations contained within this Bylaw.
- b) In addition to the above, Intermodal Storage Containers in Commercial Zones must also be subject to the following requirements:
 - i) no more than one storage container is permitted per Lot;
 - ii) not permitted within any front yard area and not project beyond the front face of the Permitted Building and Structure;
- c) For the purposes of this Bylaw, railroad cars, truck vans, converted Manufactured Homes, travel trailers, recreational vehicles, bus bodies, vehicles and similar prefabricated items and Structures originally built for purposes other than storage are not permitted as accessory storage Buildings or Structures.

4.8 Swimming Pools, Spas and Hot Tubs

- a) Where a Residential or a Commercial Use is Permitted, a swimming pool, spa or hot tub is Permitted as an Accessory Use, in accordance with the following provisions:
 - i) any swimming pool, spa or hot tub must not be located within 15.0 m of a Front Lot Line or within a required Side or Rear Lot Line Setback;
 - ii) above ground pools must have a maximum height of 2.5 m; and
 - iii) the combined area of the swimming pools, spa or hot tub must not exceed 15% of the total Lot area.

4.9 Tourist Accommodation

- a) In any Zone where a Tourist Accommodation use is Permitted the following regulations apply:
 - i) no noise, vibration, smoke, dust, odors, heat, glare, electrical or radio disturbance detectable beyond the property boundary must be produced by Tourist Accommodation;
 - ii) meals may be provided to customers of a Tourist Accommodation only and not the Community; and
 - iii) any person intending to operate a Tourist Accommodation must hold a valid and current Business License from the Village.

4.10 Coach Houses

- a) Coach Houses will be allowed in the following Residential Zone only:
 - i) Residential 2 (Duplex) R2.
- b) The distance between the Permitted Residential Dwelling unit and the Coach House must be a minimum of 3.0 m;
- c) The combined Gross Floor Area of all Accessory Building or Structures on the Lot, including the Coach House, must not exceed 90 m²; and
- d) Coach houses are not permitted on a Lot, unless a connection to both a Community Sewer and a Community Water System exists.

4.11 Coach House or Residential Accessory Suite

- a) On any Lot where a Coach House or a Residential Accessory Suite are permitted, either a Coach House or a Residential Accessory Suite is permitted but not both.

PART 5.0 ADDITIONAL PLANNING TOOLS

5.1 Amenity Bonusing Provisions

5.1.1 Amenity Factors

- a) Notwithstanding the individual density requirements of the respective Zone, the use of Amenity Bonusing is applicable in all Zones, to protect and conserve any environmental feature that the Council determines to be significant. The following factors, on a case-by-case analysis, must be considered where relevant.

5.1.2 Amenity Environmental Factors

- a) Environmental values are identified prior to any site clearing and design;
- b) The development is located away from areas with high environmental values, and natural buffers are placed between the development site and sensitive features;
- c) The development is concentrated in areas with lower environmental values;
- d) The site plan protects both the area's biodiversity and clean water;
- e) The development is located away from areas that may be subject to erosion, flooding and wildfire conflicts;
- f) The impacts of Highways are minimized, and Development is in proximity to and

- g) accessible to existing Highways, and if possible transit;
- h) The development should have the potential to contribute to the overall reduction of community dependence of travel by automobile; and
- h) The fragmentation of habitat is minimized.

5.1.3 Amenity Zoning Tools

- a) The Municipality may consider the use of any of the following tools for the implementation of the amenity:
 - i) site-specific Zoning or the use of a comprehensive development Zone;
 - ii) covenants;
 - iii) an increase in the permitted Lot coverage or Floor Area Ratio for that Zone;
 - iv) designation of development permit areas;
 - v) the use of Cash-in-lieu; or
 - vi) any combination of the above tools.

5.2 Temporary Use Permits

- a) Notwithstanding the permitted uses as outlined in each Zone, a Temporary Use Permit for Commercial purposes only may be issued for any Lot located within the Municipality, subject to Section 5.2.1 below: and
- b) Staff must follow the process as outlined in the Village's *Development Procedure Bylaw*, as amended from time to time, for the issuance of permits.

5.2.1 Temporary Use Permit Requirements

- a) Council may consider issuing a permit for temporary commercial uses where the following criteria has been reviewed:
 - i) the temporary use must operate at an intensity of use suitable to the surrounding area;
 - ii) the temporary use is not for any Tourist Accommodation use in a Residential Zone;
 - iii) there is adequate space on the Lot for the required off street parking requirements;
 - iv) the temporary use must be compatible with regard to use, design and operation with the surrounding uses;
 - v) the temporary use does not negatively affect the surrounding uses or properties in terms of noise, lighting, parking, traffic or any health and safety impacts; and
 - vi) the public has had an opportunity to comment on the proposed temporary use as outlined in the *Local Government Act*, as amended from time to time.

5.2.2 Additional Conditions, Security required, Terms and Renewal Options

- a) In addition to the current permit conditions as outlined in the *Local Government Act*, as amended from time to time, Council may:
 - i) ask the owner of the Land to give an undertaking to; demolish or remove a Building or Structure or restore Land described in the permit to a condition specified in the permit by a date specified in the permit,
 - ii) require the owner of the Land to provide to the Municipality, security to guarantee the performance of the terms of the permit, and

- iii) issue the permit for a term not to exceed three-years and consider the renewal of the permit once for an additional term not to exceed three years.

PART 6.0 PARKING AND LOADING REQUIREMENTS

6.1 Off-street Parking General Requirements

- a) Minimum off-street parking spaces and facilities must be provided in accordance with the following table below and the requirements of this section. Where a specific use is not identified, a similar use to one listed in the following table must be selected as an applicable standard;
- b) Parking stalls may be provided as off-street parking, or as cash-in-lieu of parking payments for on-street parking as set out below in this Bylaw;
- c) When off-street parking is required, a plan of the proposed parking arrangement, drawn at a reasonable scale, showing the off-street parking spaces and access driveways must be part of the site plan submitted as a part of the application package, if this is not possible then it must be filed with the Building Inspector prior to issuance of a Building Permit;
- d) Where the calculation of the required off-street parking spaces results in a number that is a whole number plus a fraction, the number of required spaces must be rounded up to the next whole number;
- e) Where a Building, Structure or a Lot contains more than one function or Use, the required number of parking spaces must be the total sum of the requirements for each function or Use;
- f) At least two parking spaces must be provided for each Lot unless no Building or Structure is located on such Lot;
- g) Where seating accommodation is the basis for a unit of measurement and consists of benches, pews, booths or similar seating accommodation, each 0.5 m² of seating area must be deemed to be one seat;
- h) All Multiple Unit Residential, mixed Residential and Commercial Development must provide bicycle parking at a rate of 20% of the required vehicle parking;
- i) All Multiple Unit Residential, mixed Residential and Commercial Developments requiring at least 20 parking spaces must provide at least one electric vehicle charging outlet, which is readily accessible for charging a vehicle in a required parking space;
- j) For any Use required to be Accessible to persons with a disability by the *BC Building Code*, as amended from time to time, a minimum of one parking space for a person with a disability must be provided;
- k) Where 20 or more parking spaces are required by this Bylaw, the required spaces must be Accessible to persons with a disability, as outlined in the table below;

Total Required Parking Stalls	Required Number of Disability Parking Spaces
20-50	4
81-110	6
111-140	8
141-170	10

- l) The parking requirements established in this section do not apply to a Building or Structure or use existing prior to the adoption date of this Bylaw, provided there is no change, expansion or addition to the Building or Structure or use that requires more parking spaces than were required for the existing Building or Structure or Use when this Bylaw was adopted. If there is an expansion or addition to an existing Use or

Building or Structure, then the provisions of this section apply to the expansion or addition; and

m) For the purposes of this Bylaw the required parking spaces have been broken into the following categories of uses:

- i) Residential;
- ii) Commercial; and
- iii) Community.

6.1.1 Residential Parking Requirements

Land Use	Required Number of On-site Parking Stalls
For All Residential and Similar Land Uses	
Accessory Building & Structure	N/A
Home Occupation	1 per employee
Accessory Residential Suites	1 per suite
Detached Dwelling	2 per Dwelling Unit
Apartment	1.25 per Dwelling Unit (includes a visitor parking area)
Coach Houses	1 per Dwelling Unit
Duplex Dwellings	2 per Dwelling Unit
Townhouse Dwellings	2 per Dwelling Unit and .25 per Unit for the visitor parking area
Mobile/Modular Home	2 per Dwelling Unit and if in a park .25 per Unit for the visitor parking area
<u>Employee Housing</u>	<u>.75 per Dwelling Unit</u>
<u>Housing Cooperatives</u>	<u>.75 Per Dwelling Unit</u>
<u>Non-Market Housing</u>	<u>.75 per Dwelling Unit</u>
<u>Supportive Housing</u>	<u>.50 per Dwelling Unit and .75 for each employee, if applicable</u>

6.1.2 Commercial Parking Requirements

Land Use	Required Number of On-site Parking Stalls
For All Commercial and Similar Land Uses	
Campgrounds	2.5 spaces per campsite, includes visitor parking
Tourist Accommodation	1 space per room plus 1 space per 4 seats or any restaurant or bar
Laundromat	1 space per 4 washing machines
Gas Station	1 per 40m ² of GFA and 1 per every 2 fuel or propane tanks
Personal Service Establishment	1 space per 28 m ² of GFA
Pubs/Lounge	1 space per 2 seats
Restaurant	1 space per 3 seats

Community Care Facility / Daycare / Group Care	1 per person in care 1 per 4 beds
Convenience Stores	.25 per 100 m ² of GFA
Micro-Brewery	1.5 spaces per employee
Employee Housing	.50 per Dwelling Unit
Housing Cooperatives	.50 Per Dwelling Unit
Non-Market Housing	.50 per Dwelling Unit
Supportive Housing	.50 per Dwelling Unit and .75 for each employee, if applicable

6.1.3 Community Parking Requirements

Land Use	Required Number of On-site Parking Stalls
For All Community and Similar Land Uses	
All Community Uses (unless listed)	1 space per 37 m ² of GFA ¹
Places of Worship	1 space per 8 seats
Day Care	See the Commercial parking requirements
School Elementary	2 spaces per classroom

Notes: 1/. GFA is Gross Floor Area

6.2 **Parking Cash-in-lieu for the Required Commercial Parking**

- a) As an alternative to meeting the parking standards of this Bylaw for a change to an existing use or new Development that would result in an increase in the number of required parking spaces, cash in lieu may be paid to the Municipality by the owner or occupier of the Land subject to the following requirements:
 - i) The Cash-in-lieu of parking payments collected will be placed into the Municipal Parking Reserve Fund;
 - ii) If Cash-in-lieu is to be provided it must be in accordance with the following amount, which represents 2017 dollars, and adjusted in accordance with Subparagraph iii);
 - **\$15,000 per ground level parking space**
 - iii) The Cash-in-lieu amount must be adjusted for inflation each year beginning in 2017, according to the British Columbia Consumer Price Index, annual average for "all items", as published by BC Stats each January.

6.3 **Parking for Persons with a Disability**

- a) Each parking space designated as a disability vehicular parking stall must be signed and pavement marked with the International Symbol of Accessibility for the handicapped; and
- b) Disability vehicular parking stalls must be located as near as practical to the Building or Structure entrance designed for handicapped persons. Changes in elevations between the entrance and the parking space must be non-existent; and
- c) Be surfaced with material conducive to providing access for wheelchairs.

6.4 Off-Street Parking Design Criteria, Development and Maintenance

a) The minimum required dimensions for parking spaces and drive aisles must be in accordance with the table below and the other requirements of this section:

Angle of Parking	Parking Space Width	Parking Space Length	Drive Aisle Width
30	2.75 m	5.8 m	3.5 m
45	2.75 m	5.8 m	4.0 m
60	2.75 m	5.8 m	5.5 m
90	2.75 m	5.8 m	7.0 m
Parallel	2.75 m	7.0 m	3.5 m

b) Where three or more parking spaces are required, 33% of the required parking spaces may be reduced to 4.6 m in length provided that such spaces are clearly marked small vehicle only within the parking space or on the facing wall or fence, if available;

c) Despite the minimum required dimensions for parking spaces in paragraph (a), all parking spaces for persons with a disability must be a minimum of 4.0 m in width;

d) Where any required parking space abuts, along its length any portion of a Fence, Building or Structure, the minimum parking space width must be increased by 0.3 m for that space only;

e) Except for Residential Uses, Highway access or egress from parking areas must be not less than 15.0 m from the nearest point of intersection of any two Highways;

f) The required parking spaces are not permitted to be located within 1.0 m of a Lot line adjoining any Highway;

g) All parking areas must be provided with adequate curbs to retain all Motor Vehicles within such permitted parking area and to ensure that adjacent Buildings or Structures, Fences, walkways and landscaped areas are protected from the parked Motor Vehicles;

h) The maximum grade and cross slope for a parking space or parking area required by this Bylaw must not exceed 8%;

i) Each parking stall must be surfaced with asphalt, concrete, or permeable drivable surface, such as but not limited to the following: including:

- (i) porous pavers,
- (ii) cobblestones,
- (iii) turf block, and
- (iv) honeycomb grid.

j) All parking areas required for Commercial uses, Apartments uses and Townhouses must include one or more oil-water separators, and it must be the responsibility of the owner to properly maintain the oil-water separators in good working order, regularly removing oils for proper disposal;

k) If any lighting is used to illuminate any parking area it must be arranged to direct light upon such parking area and not into any adjoining Lots or Lands;

l) That portion of any Lot used as a driveway from the Lot line to a required parking area must not exceed a grade of 20%;

m) All the required parking spaces for all Uses must be located on the same Lot as the uses they serve, subject to Sections 6.2 or 6.6 of this Bylaw;

n) Each parking area must be graded and drained in accordance with best engineering practices. In no case must drainage be allowed to cross any sidewalk;

o) Within any Commercial, off-street parking areas they must not be located within 60 m of a Lot Line of any Lot that adjoins a Residential Zone; and

p) The access to all off-street parking from a Highway must not be less than 6.0 m and not more than 9.0 m wide.

6.5 Off-Street Loading Requirements

a) Minimum off-street loading spaces and facilities must be provided in accordance with the following table below and the requirements of this section;

Use of Lot, Building or Structure	Minimum Number of Off-Street Loading Spaces
Commercial	1 space for the 300 m ² to 500 m ² of GFA or 2 spaces for 501 m ² to 2,500 m ² of GFA, and 1 space for each GFA above 2,500 m ² or fraction thereof
Office Building or Structure	1 space for the 300 m ² to 3,000 m ² of GFA and 1 space for each GFA above 3,000, or fraction thereof

b) A minimum of one off-street loading space must be provided on each Lot in a Commercial, Mixed use or Community Use Zone;

c) Off-street loading spaces must not be credited against the requirements for any off-street parking;

d) Each off-street loading space involving the receipt and delivery of goods or materials by vehicles must be not less than 3.0 m wide, 9.2 m in length and have a vertical clearance of not less than 4.3 m;

e) Each off-street loading space must have always have access to an aisle that intersects with a Highway;

f) Each off-street loading space must be surfaced with asphalt, concrete, or similar hard surface to provide a durable, dust-free surface, and must be graded and drained to properly dispose of all surface water;

g) Any lighting used to illuminate any loading area must be so arranged to direct light upon such parking area and not any adjoining Lands or Lots.

h) Loading areas must include one or more oil-water separators, and it must be the responsibility of the owner to properly maintain the oil-water separators in good working order, regularly removing oils for proper disposal;

i) The loading requirements established in this section do not apply to any use or a Building or Structure that existed prior to the adoption date of this Bylaw. However, if there is an expansion or addition to an existing Use, Building or Structure then the provisions of this section apply to such expansion or addition.

6.6 Off-Street Parking Agreement for Commercial Uses

a) As an alternative to meeting the parking standards of this Bylaw for a change to an existing use or new Development that would result in an increase in the number of required parking spaces, the additional required off-street parking spaces may be located on a Lot other than that upon which the Use, Building or Structure intended to be served are located, provided the off-site parking is secured by an agreement in accordance with the following:

i) the agreement must indicate and be registered on title of the Development site and the individual offering the Lot;

- the location and number of parking spaces provided off-site,
- the terms of any lease or rental agreement between the owner of the off-site parking area and the owner of the Building, Structure or use requiring off-site parking spaces,
- the terms for the maintenance and where applicable the construction of the off-site parking area;

- the agreement must require the approval of the Municipality and the Municipality must be a co-signatory; and
- ii) all costs associated with preparing the agreement must be paid by the owner of the Use, Building or Structure that the off-site parking spaces are intended to serve.

6.7 Parking or Storage of Vehicles

- a) In any Residential Zone, no more than the numbers and types of Motor Vehicles set up below will be permitted to be parked or stored on a Lot:
 - i) four Motor Vehicles, one of which may be a truck or school bus not exceeding 4,500 kilograms gross Motor Vehicle weight or one-horse trailer or camper or recreation vehicle, and
 - ii) one boat and trailer.

PART 7.0 ZONING REGULATIONS

7.1 Zones

- a) The Zones, as shown on Schedule A which is attached to and forms part of this Bylaw have the following the regulations assigned to each Zone as outlined below:

7.1.1 Residential Uses

Permitted Residential Uses	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone
PERMITTED USES					
Detached Dwelling	♦	♦	♦		♦
Duplex Dwelling		♦			
Townhouse Dwelling				♦	
<u>Employee Housing</u>	♦	♦	♦	♦	♦
<u>Housing Cooperatives</u>	♦	♦	♦	♦	♦
<u>Non-Market Housing</u>	♦	♦	♦	♦	♦
<u>Supportive Housing</u>	♦	♦	♦	♦	♦
ACCESSORY USES					
Home Occupation	♦	♦		♦	
Accessory Residential Suite or a Coach House, but not		♦			

both					
Accessory Buildings or Structures	♦	♦	♦	♦	

DEVELOPMENT REGULATIONS FOR THE RESIDENTIAL ZONES

Residential Development Regulations	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone
Minimum Lot Size for subdivision purposes(m²)	925 ⁽¹⁾ 540 ⁽²⁾	925 ⁽¹⁾ 697 ⁽²⁾ 1125 ⁽³⁾ 925 ⁽⁴⁾	360 ⁽²⁾	1500 ⁽²⁾	130 ⁽²⁾
Subdivision for a relative (Ha)	2.5	2.5	2.5	2.5	2.5
Minimum Lot Width (m)	18	18 ⁽⁵⁾ 24 ⁽⁶⁾	12.5	22.5	9
Maximum Density (units / ha)	NA	NA	NA	35	50
Maximum Lot Coverage (%)	40	40	55	55	50
Minimum Front Setback (m)	7.5	7.5	4.5	4.5	2 6 with a front deck
Minimum Rear Setback (m)	7.5	7.5	4	7.5	3.5
Minimum Interior Side Setback (m)	1.5	1.5	1.2	3.6	1.2
Minimum Exterior Side Setback (m)	3.6	3.6	3.6	7.5	1.2
Maximum Height (m)	10.7	10.7	10.7	11	10.7
Minimum Amenity Area (m²)	NA	NA	NA	5 per unit ⁽⁷⁾ 10 per unit ⁽⁸⁾	NA
Off-Street Parking	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time

Notes:

- 1/. Sewer only
- 2/. Must be hooked into a Community Water System and a Community Sewer System
- 3/. Duplex – with sewer only
- 4/. Duplex – must be hooked into a Community Water System and a Community Sewer System
- 5/. Detached Dwelling Unit
- 6/. Duplex Dwelling Unit
- 7/. When a development consists of 10 units or less
- 8/. When a development consists of 11 units or more

Additional Requirements:

1/. For any home occupations refer to the off-street parking requirements of this Bylaw, as amended from time to time.

2/. Accessory Building and Structure requirements are noted below:

Residential Accessory Building or Structure Regulations	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone
Maximum Number of Buildings or Structures	2	2	2	2	NA
Minimum Front Setback (m)	15	7.5	4.5	4.5	NA
Minimum Rear Setback (m)	1.5	1.5	1	1.5	NA
Minimum Interior Side Setback (m)	1.5	1.5	1.2	3.6	NA
Minimum Exterior Side Setback (m)	7.5	3.6	3.6	7.5	NA
Maximum Height (m)	5	5	5	5	NA

7.1.2 Commercial Uses

Permitted Commercial Uses	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
PERMITTED USES				
Community Care Facility	♦	♦		
Medical Clinic	♦			
Apartments	♦	♦	♦	
Entertainment facility	♦			
Service Station	♦			
Tourist Accommodation	♦	♦	♦	
Financial Institutions	♦			
Cultural Uses	♦			
Pubs	♦			♦
Offices	♦			
Personal Services Uses	♦			
Parking Garage	♦			
Retail Establishments	♦			♦
Restaurants	♦	♦		♦
Convenience Stores	♦	♦		
Catering Establishments	♦			
Marinas/Float Plane Dock				♦
Campground/Holiday Parks			♦	
Recreation Facility	♦			
Detached Dwelling	♦		♦	
Micro-Brewery ⁽¹⁾	♦			♦
Employee Housing	♦	♦	♦	♦
Housing Cooperatives	♦	♦	♦	♦
Non-Market Housing	♦	♦	♦	♦
Supportive Housing	♦	♦	♦	♦
ACCESSORY USES				
Apartment	♦	♦	♦	♦

Detached Dwelling	♦	♦	♦	♦
Accessory Buildings or Structures	♦	♦	♦	♦

DEVELOPMENT REGULATIONS FOR THE COMMERCIAL USES

Commercial Development Regulations	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
Minimum Lot Size for subdivision purposes(m²)	464	464	1500 ⁽³⁾ 925 ⁽⁴⁾ 464 ⁽⁵⁾ 16,200 ⁽⁶⁾	464
Subdivision for a relative (Ha)	1	1	1	1
Floor Area Ratio	1.5		1.5	1.5
Minimum Lot Width (m)	20	20	20	20
Maximum Density (units / ha)	NA	NA	NA	NA
Maximum Lot Coverage (%)	75	60	100	60
Minimum Front Setback (m)	0	7.5	7.5	7.5
Minimum Rear Setback (m)	0 ⁽²⁾	6	0 ⁽⁷⁾	6
Minimum Interior Side Setback (m)	0	3.6	0 ⁽⁷⁾	3.6
Minimum Exterior Side Setback (m)	0 ⁽²⁾	3.6	0 ⁽⁷⁾	3.6
Maximum Height (m)	15	6.5	15	12
Off-Street Parking	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time
Off-Street Loading	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time

Notes:

- 1/. A Micro-Brewery must be located on a Lot with a minimum Lot size of 446 m² and have a maximum building height of 6.0 m
- 2/. A Setback of 7.5 m is required if abutting against a residential use or is a residential use
- 3/. For mixed uses in the C-3 Zone
- 4/. For motels/hotels in the C-3 Zone
- 5/. For all other permitted uses in the C-3 Zone
- 6/. For an Holiday Park located in the C-3 Zone
- 7/. A Setback of 6.0 m is required if abutting against a residential use or is a residential use

Additional Requirements:

1/. Accessory Building and Structure requirements noted below:

Commercial Accessory Building or Structure Regulations	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
Maximum Number of Buildings or Structures	1	1	1	1
Minimum Front Setback (m)	0	0	0	4.5
Minimum Rear Setback (m)	0	0	0	6
Minimum Interior Side Setback (m)	0	0	0	3.6
Minimum Exterior Side Setback (m)	0	0	0	7.5
Maximum Height (m)	5	5	5	4.5

7.1.3 Community Uses

Permitted Community Uses	P-1 Zone
PERMITTED USES	
Community Uses	♦
Farmers' Markets	♦
ACCESSORY USES	

DEVELOPMENT REGULATIONS FOR THE COMMUNITY USES

Community Development Regulations	Zone
Minimum Lot Size for subdivision purposes(m²)	NA
Subdivision for a relative (m²)	NA
Minimum Lot Width (m)	NA
Maximum Density (units / ha)	NA
Maximum Lot Coverage (%)	NA
Minimum Front Setback (m)	NA
Minimum Rear Setback (m)	NA
Minimum Interior Side Setback (m)	NA
Minimum Exterior Side Setback (m)	NA
Maximum Height (m)	NA
Number of Permitted Buildings or Structures	NA
Off-Street Parking	As per the requirements of this bylaw, as amended from time to time

7.1.4 Other Land Uses

Permitted Other Land Uses	W-1 Zone	VR Zone	ALR Zone
PERMITTED USES			
Marina	♦		
Float plane dock	♦		
Farm uses as outlined in BC Regulation 171/2002, as amended from time to time			♦
Agricultural		♦	
ACCESSORY USES			
Detached Dwelling		♦	

DEVELOPMENT REGULATIONS FOR THE OTHER LAND USES

Other Land Use Development Regulations	W-1 Zone	VR Zone	ALR Zone
Minimum Lot Size for subdivision purposes(m ²)	600	600	Subject to ALC requirements
Minimum Lot Width (m)	30		Subject to ALC requirements
Maximum Density (units / ha)	NA	NA	Subject to ALC requirements
Maximum Lot Coverage (%)	60	60	Subject to ALC requirements
Minimum Front Setback (m)	NA	6	Subject to ALC requirements
Minimum Rear Setback (m)	NA	6	Subject to ALC requirements
Minimum Interior Side Setback (m)	NA	6	Subject to ALC requirements
Minimum Exterior Side Setback (m)	NA	6	Subject to ALC requirements
Maximum Height (m)	NA	10	Subject to ALC requirements
Number of Permitted Buildings or Structures	NA	NA	Subject to ALC requirements
Off-Street Parking	NA	As per the requirements of this Bylaw, as amended from time to time	Subject to ALC requirements

PART 8.0 REPEAL

The Village of Harrison Hot Springs Zoning Bylaw No. 1020, 2012, and all amendments, are repealed upon adoption of this Bylaw.

READINGS AND ADOPTION

“Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017” adopted on the 7th day of May, 2018.

Amendment Bylaw No. 1125 adopted on the 1st day of October, 2018.

Amendment Bylaw No. 1204 adopted on the 9th day of September, 2024.

“Leo Facio
Mayor

“Debra Key
Corporate Officer

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 and amend the Business Licencing fees;

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 2.13 a) iv) is amended by inserting the following after “for rent”:

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

READINGS AND ADOPTION

READ A FIRST TIME THIS 3rd DAY OF NOVEMBER 2025

READ A SECOND TIME THIS 3rd DAY OF NOVEMBER 2025

SECOND READING RESCINDED THIS 17th DAY OF NOVEMBER 2025

RE-READ AS AMENDED A SECOND TIME THIS 1st DAY OF DECEMBER 2025

READ A THIRD TIME THIS DAY OF 1st DAY OF DECEMBER 2025

NOTICE OF INTENT PUBLISHED ON THE 5th DAY OF DECEMBER 2025 pursuant to section 59(2) of the *Community Charter*.

ADOPTED THIS ____ DAY OF ____ 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer



**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 3rd DAY OF NOVEMBER 2025

READ A SECOND TIME THIS 3rd DAY OF NOVEMBER 2025

READ A THIRD TIME THIS 17th DAY OF NOVEMBER 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

A bylaw to amend “Inter-Municipal Business License Bylaw No. 1144, 2019”

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Inter-Municipal Business Licence Bylaw No. 1144, 2019 to allow for mobile health care service providers to be eligible for the IMBL program;

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

1. CITATION

This Bylaw may be cited as the Village of Harrison Hot Springs “Inter-Municipal Business License Bylaw No. 1235, 2025”.

2. AMENDMENT

“Inter-Municipal Business License Bylaw No. 1144, 2019” is hereby amended as follows:

- a. Under Section 3 – by removing the definition of Mobile Business and replacing it with the following definition:

“*Mobile Business*” means a trades contractor or other professional related to the construction industry or a contractor that performs maintenance and/or repair of land and buildings, or a health care professional or a health care services provider who only provides services by visiting clients in their homes from other than their premises.

READINGS AND ADOPTION

READ A FIRST TIME THIS 1st DAY OF DECEMBER 2025

READ A FIRST TIME THIS 1st DAY OF DECEMBER 2025

READ A FIRST TIME THIS 1st DAY OF DECEMBER 2025

ADOPTED THIS DAY OF , 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer