



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.

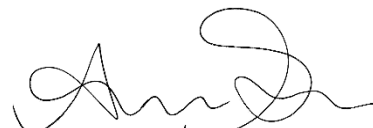
5. Moved by Councillor Facio

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

CARRIED
COW-2025-12-07



Fred Talen
Mayor



Amanda Graham
Corporate Officer