



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Monday, April 20, 2026, 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 April 7, 2026 be adopted. Page 1
8. BUSINESS ARISING FROM THE MINUTES
9. DELEGATIONS AND PETITIONS
(a) Brian Szabo, BDO Canada Re: Audit Findings
10. CORRESPONDENCE
11. BUSINESS ARISING FROM CORRESPONDENCE
12. REPORTS FROM COUNCILLORS
13. REPORTS FROM MAYOR
14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

15. REPORTS FROM STAFF

- (a) Report of Communications and Community Engagement Coordinator dated April 20, 2026 Page 9
 Re: Building Belonging I.D.E.A Framework and Action Plan

Recommendation:

THAT Council adopt the Building Belonging I.D.E.A Framework and Action Plan.

- (b) Report of Community Services Manager dated April 20, 2026 Page 27
 Re: UBCM Fire Department Grant

Recommendation:

THAT Council approves the expenditure of \$30,000 in capital equipment for the Fire Department, to be funded by the approved UBCM CEPF: 2025 Volunteer and Composite Fire Departments Equipment and Training grant

- (c) Report of Planning Consultant dated April 20, 2026 Page 29
 Re: Consideration of the Issuance of a DVP and a DP (889 Hot Springs Road)

Recommendations:

1. THAT Development Variance Permit 01/25 be issued to Woodside Smart Storage Ltd Inc BC1114734 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road, and
2. THAT Development Permit 01/25 be issued to Woodside Smart Storage Ltd Inc BC1114734 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road, (PID: 013-167-006)

With both being subject to:

- a. The placement of a save harmless flooding covenant on title.
- b. Entering into a Works and Services agreement that is acceptable to the Village of Harrison Hot Springs.

- (d) Report of Chief Financial Officer dated April 20, 2026 Page 41
 Re: 2025 Audited Financial Statements

Recommendations:

the Independent Auditor's Report be received; and

THAT the 2025 Financial Statements of the Village of Harrison Hot Springs be approved; and

THAT the Independent Auditor's Report be attached to the approved Financial Statements of the Village of Harrison Hot Springs.

16. BYLAWS

- (a) Report of Chief Financial Officer dated April 20, 2026
Re: 2026 Tax Rate Bylaw No. 1238, 2026

Page 95

Recommendations:

THAT Tax Rate Bylaw No. 1238, 2026 be introduced and given first reading; and

THAT Tax Rate Bylaw No. 1238, 2026 be given second and third reading.

17. NEW BUSINESS

- (a) Notice of Motion from Mayor Talen
Re: Civic Recognition

Recommendation:

WHEREAS the Village does not currently have any established policies for recognizing and awarding members of the public for their contributions to the community; and

WHEREAS establishing such a policy would provide for a clear and consistent awarding process;

THEREFORE BE IT RESOLVED THAT staff be directed to draft a Civic Recognition Policy that outlines eligibility criteria, a nomination process, selection method, and process by which public spaces may be named after an individual, for Council's consideration.

- (b) Notice of Motion from Councillor Schweinbenz
Re: Community Forest Engagement

Recommendation:

WHEREAS the Village of Harrison Hot Springs is situated within a low-lying valley surrounded by steep terrain and predominantly second-growth forests, many of which were historically managed for timber production using practices such as monoculture species selection, suppression of deciduous vegetation through mechanical and chemical means, and subsequent clear-cut harvesting; and

WHEREAS the geographic setting of the Village makes it vulnerable to a range of natural hazards, including flooding from the Miami River, landslides and debris flows from surrounding slopes, wildfire risk within the wildland-urban interface, siltation of salmon-bearing streams, and reduced air quality due to limited atmospheric circulation within the valley; and

WHEREAS a growing body of British Columbia–based research highlights potential cumulative impacts associated with large-scale clear-cutting, including altered local microclimates, increased surface runoff and sediment transport, changes in slope stability, impacts to ecosystems and wildlife habitat, potential effects on archaeological and cultural values, and reduced opportunities for low-impact recreational use in areas adjacent to communities; and

WHEREAS climate change is contributing to more frequent and intense precipitation and heat events, increasing pressures on infrastructure, emergency management capacity, public finances, and the overall safety and well-being of residents; and

WHEREAS the Village of Harrison Hot Springs recognizes the importance of the forestry sector to local and regional employment and to the provincial economy, and further recognizes that evolving ecosystem-based forest management approaches can support both long-term economic viability and broader social, cultural, and environmental values;

THEREFORE BE IT RESOLVED THAT Council direct staff to engage with relevant provincial agencies, departments, BC Timber Sales – Chilliwack Forest District, Indigenous governments, and neighbouring communities to share the following perspectives as a basis for dialogue and collaborative planning:

1. Council's significant concern regarding the continuation of large-scale clear-cut harvesting on slopes and forested areas surrounding the community, including Mount Woodside, Mount Agassiz, Green Mountain, Bear Mountain, and Mount Sollicum, given their proximity to residential areas and critical watersheds; and
2. Council's strong interest in exploring and supporting lower-impact, selective harvesting and other ecosystem-based forest management practices that recognize forest values beyond timber supply, while maintaining long-term economic returns from sustainably managed forests; and
3. Council's support for community-based forest stewardship principles, including meaningful opportunities for residents of Harrison Hot Springs and surrounding communities to provide input into forest management decisions and policies affecting the local landscape; and
4. Council's interest in working collaboratively with provincial partners to reconsider the routine mechanical and chemical suppression of native deciduous species within the Harrison Lake watershed and surrounding areas, in order to encourage forest conditions that may enhance wildfire resistance, slope stability, biodiversity, and climate resilience.

(c) Notice of Motion from Councillor Schweinbenz
Re: Public Art Policy

Recommendation:

WHEREAS the Village of Harrison Hot Springs has an established and evolving history of public art and a community that values creative expression; and

WHEREAS public art contributes to the cultural character and shared spaces of the Village and may offer benefits to both residents and visitors; and

WHEREAS there is interest within the artistic community regarding potential opportunities related to public art;

THEREFORE BE IT RESOLVED THAT Council direct staff to undertake a review of the current *Public Art Policy (Policy 1.37)* and provide observations and considerations related to its alignment with community and artistic interests; and

FURTHER BE IT RESOLVED THAT staff explore and report on possible approaches for the consideration of public art opportunities, including the potential role of an advisory panel.

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: Tuesday, April 7, 2026
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 Michie Vidal

COUNCIL ABSENT: Councillor Mark Schweinbenz

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

1. CALL TO ORDER

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

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. PUBLIC HEARING (If required)

None.

4. INTRODUCTION OF LATE ITEMS

- Additional Notice of Motion from Councillor Schweinbenz regarding Public Art Policy.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the additional Notice of Motion from Councillor Schweinbenz regarding the Public Art Policy be added as item 18(c) to the agenda.

CARRIED
RC-2026-04-01

5. APPROVAL OF THE AGENDA

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the agenda be approved as amended.

CARRIED
RC-2026-04-02

6. DECLARATIONS OF CONFLICT OF INTEREST

- (a) Councillor Vidal declared a conflict of interest regarding item 10(e) – Letter dated March 30, 2026 from Marlene Reimer, Terry Fox Run Organizing Committee Re: Event Fee Waiver for 2026 Terry Fox Run due to personal connections to the organizing committee members.

7. ADOPTION OF MINUTES

- (a) Special Pre-Closed Council Meeting Minutes of March 16, 2026
(b) Regular Council Meeting Minutes of March 16, 2026
(c) Special Pre-Closed Council Meeting Minutes of March 31, 2026

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT all minutes be adopted.

CARRIED
RC-2026-04-03

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

None.

10. CORRESPONDENCE

- (a) Letter dated March 13, 2026 from Bramblebank Cottages
Re: Public Access to Hot Springs During Closure of Public Pool
(b) Letter dated March 18, 2026 from the Town of View Royal
Re: Judicial Review Coalition Update – Provincial Housing Legislation

- (c) Letter dated March 18, 2026 from Tania Hart, Doug Hart, John Duffus and Judy Duffus
Re: Concept Plan for Elementary School
- (d) Letter dated March 5, 2026 from Government Finance Officers Association
Re: CANFR Award for 2024
- (e) Letter dated March 30, 2026 from Marlene Reimer, Terry Fox Run Organizing Committee
Re: Event Fee Waiver for 2026 Terry Fox Run

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT all correspondence be received.

CARRIED
RC-2026-04-04

11. BUSINESS ARISING FROM CORRESPONDENCE

Councillor Vidal recused herself from the meeting and exited Council Chambers at 5:33 p.m. due to her earlier declared conflict of interest.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the event fees be waived for the 2026 Terry Fox Run event.

CARRIED
RC-2026-04-05

Councillor Vidal returned to Council Chambers at 5:35 p.m.

12. REPORTS FROM COUNCILLORS

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities
 - Attended a meeting on March 19, 2026
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended a LMLGA Executive Meeting on March 31, 2026
- Attended a Lets'emot Community 2 Community Forum on April 1, 2026

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a Regional and Corporate Services Committee meeting on April 2, 2026
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report
- Reported on the Communities in Bloom Committee activities and attended a meeting on March 25, 2026
- Attended the March 31, 2026 Closed Council Meeting

13. REPORTS FROM MAYOR

- Attended a Lets'emot Community 2 Community Forum on April 1, 2026
- Attended a Resort Community Collaborative Mayors meeting on April 2, 2026

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

- (a) Communities in Bloom Committee Meeting Minutes of February 25, 2026
- (b) Age-Friendly Committee Meeting Minutes of February 26, 2026

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT all committee minutes be received.

CARRIED
RC-2026-04-06

15. REPORTS FROM STAFF

- (a) Report of Chief Financial Officer dated April 7, 2026
Re: CAO 2026 First Quarter Update

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT the Chief Administrative Officer's report dated April 7, 2026 regarding the 2026 First Quarter Update be received for information.

CARRIED
RC-2026-04-07

16. BYLAWS

- (a) Bylaw Notice Enforcement Amendment Bylaw No. 1242, 2026

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT Bylaw Notice Enforcement Amendment Bylaw No. 1242, 2026 be adopted.

CARRIED
RC-2026-04-08

- (b) Report of Planning Consultant dated April 7, 2026
Re: Amenity Cost Charges Program

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT Council accept the attached ACC Background Report; and

THAT staff be authorized to set up a community meeting to discuss the ACC program and information generated to date.

Moved by Councillor Facio
Seconded by Mayor Talen

THAT the matter be deferred to a future Committee of the Whole meeting.

CARRIED
RC-2026-04-09

- (c) Report of Planning Consultant dated April 7, 2026
Re: Zoning Amendment Bylaw 1243, 2026 - 469 Naismith Ave

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Zoning Amendment Bylaw No. 1243, 2026 be introduced and be given first reading.

CARRIED
RC-2026-04-10

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Zoning Amendment Bylaw No. 1243, 2026 be given second reading.

CARRIED
RC-2026-04-11

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Zoning Amendment Bylaw No. 1243, 2026 be given third reading.

CARRIED
OPPOSED BY COUNCILLOR VIDAL
RC-2026-04-12

17. NEW BUSINESS

None.

18. NOTICES OF MOTION

- (a) Notice of Motion from Mayor Talen
Re: Civic Recognition

WHEREAS the Village does not currently have any established policies for recognizing and awarding members of the public for their contributions to the community; and

WHEREAS establishing such a policy would provide for a clear and consistent awarding process;

THEREFORE BE IT RESOLVED THAT staff be directed to draft a Civic Recognition Policy that outlines eligibility criteria, a nomination process, selection method, and process by which public spaces may be named after an individual, for Council's consideration.

- (b) Notice of Motion from Councillor Schweinbenz
Re: Community Forest Engagement

WHEREAS the Village of Harrison Hot Springs is situated within a low-lying valley surrounded by steep terrain and predominantly second-growth forests, many of which were historically managed for timber production using practices such as monoculture species selection, suppression of deciduous vegetation through mechanical and chemical means, and subsequent clear-cut harvesting; and

WHEREAS the geographic setting of the Village makes it vulnerable to a range of natural hazards, including flooding from the Miami River, landslides and debris flows from surrounding slopes, wildfire risk within the wildland–urban interface, siltation of salmon-bearing streams, and reduced air quality due to limited atmospheric circulation within the valley; and

WHEREAS a growing body of British Columbia–based research highlights potential cumulative impacts associated with large-scale clear-cutting, including altered local microclimates, increased surface runoff and sediment transport, changes in slope stability, impacts to ecosystems and wildlife habitat, potential effects on archaeological and cultural values, and reduced opportunities for low-impact recreational use in areas adjacent to communities; and

WHEREAS climate change is contributing to more frequent and intense precipitation and heat events, increasing pressures on infrastructure, emergency management capacity, public finances, and the overall safety and well-being of residents; and

WHEREAS the Village of Harrison Hot Springs recognizes the importance of the forestry sector to local and regional employment and to the provincial economy, and further recognizes that evolving ecosystem-based forest management approaches can support both long-term economic viability and broader social, cultural, and environmental values;

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FURTHER BE IT RESOLVED THAT staff explore and report on possible approaches for the consideration of public art opportunities, including the potential role of an advisory panel.

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 6:52 p.m.

CARRIED
RC-2026-04-13

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

File No: 5080
Date: April 20, 2026

To: Mayor and Council
From: Kalie Wiechmann, Communications & Community Engagement Coordinator
Subject: Building Belonging: I.D.E.A. Framework and Action Plan

RECOMMENDATION

THAT Council adopt the Building Belonging I.D.E.A. Framework and Action Plan.

BACKGROUND

At the February 3, 2025 Regular Council Meeting, Council directed staff to research a suitable location and cost to install a rainbow crosswalk in the Village, and to explore additional ways to recognize and support the 2SLGBTQIA+ community.

Subsequently, at the April 22, 2025 Regular Council Meeting, Council directed staff to develop a Diversity, Equity, and Inclusion framework and plan for the Village.

In September 2025, the Village was awarded a PlanH Healthy Communities Grant (Healthy Public Policy stream) in the amount of \$15,000. This funding supported the development of the Village's I.D.E.A. Framework and Action Plan.

Following a procurement process, Equiiti Strategic was engaged as the project consultant to lead the development of the Framework and Action Plan.

SUMMARY

The purpose of this report is to present the finalized Building Belonging: Inclusion, Diversity, Equity, and Accessibility (I.D.E.A.) Framework and Action Plan for the Village of Harrison Hot Springs.

The Framework provides a structured and practical approach to strengthening inclusion, accessibility, transparency, and belonging across Village governance, services, public spaces, and community engagement. It is informed by community input, staff and leadership engagement, and leading practices in municipal IDEA work.

DISCUSSION

The Building Belonging I.D.E.A. Framework and Action Plan was developed through community engagement, staff and leadership input, and collaboration with the project consultant, Equiiti Strategic.

Engagement findings identified a need for clearer communication, improved accessibility to services and public spaces, increased opportunities for participation, strengthened transparency, and more meaningful relationship-building, including with Indigenous partners.

In response, the Framework is organized around five key areas: Clear Information, Open Doors, Shared Trust, Belonging in Practice, and Real Relationships. These provide a practical structure to guide decision-making and service delivery.

The accompanying Action Plan outlines a phased approach to implementation, including early priority actions and longer-term opportunities for improvement.

FINANCIAL CONSIDERATIONS

There are no financial implications associated with receiving this report.

Future implementation of the Action Plan will be considered through annual budgeting processes and Council priorities.

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

Attachment: April 2026 Building Belonging: I.D.E.A. Framework and Action Plan

BUILDING BELONGING:

I.D.E.A. Framework & Action Plan

April 2026



HARRISON HOT SPRINGS

Naturally Refreshed

Harrison Hot Springs IDEA Framework & Action Plan

Preamble

The Village of Harrison Hot Springs is at an important point in its growth and identity. It is a small municipality with a strong sense of place, a high volume of visitors, and a growing responsibility to ensure that public life, services, spaces, and decisions are accessible, fair, and welcoming.

This framework has been shaped by what was heard through community engagement, staff and leadership dialogue, and early relational conversations with Sts'ailes. It is also informed by leading practices in municipal inclusion, accessibility, governance, reconciliation, anti-racism, and bias reduction work. Together, these inputs point to a clear truth: belonging does not happen by accident. It is built through choices, systems, relationships, and follow-through.

This framework is intended to help the Village move from intention to practice. It offers a shared foundation for how the Village communicates, serves, engages, plans, and leads in ways that reduce barriers, strengthen trust, reduce bias, support physical and social inclusion, and create more consistent experiences of dignity and belonging.

Purpose

This framework is a practical guide for how the Village of Harrison Hot Springs can strengthen inclusion, diversity, equity, and accessibility (IDEA) across governance, services, spaces, relationships, and everyday decision-making. It is grounded in community engagement, staff and leadership input, emerging dialogue with Sts'ailes, and municipal best practices.

It is designed to be clear enough for public understanding and strong enough to guide action.

Why This Framework Matters

The Village serves both residents and a high volume of visitors. That means access, communication, belonging, and trust matter every day. Community engagement showed that people want clearer information, more accessible participation, more transparent decision-making, safer and more welcoming spaces, stronger supports for seniors and visitors, better signage and navigation, attention to transportation-related barriers, more proactive disclosure, stronger staff capacity, and a more substantive approach to reconciliation.

This framework responds to those realities by setting a shared direction for change. It recognizes that IDEA work is not separate from good governance or good service. It is part of how a municipality builds credibility, responds to community needs, and creates the conditions for more people to participate fully in community life.

Vision

A Village where people can access services, participate in community life, and experience dignity, fairness, belonging, and respect.

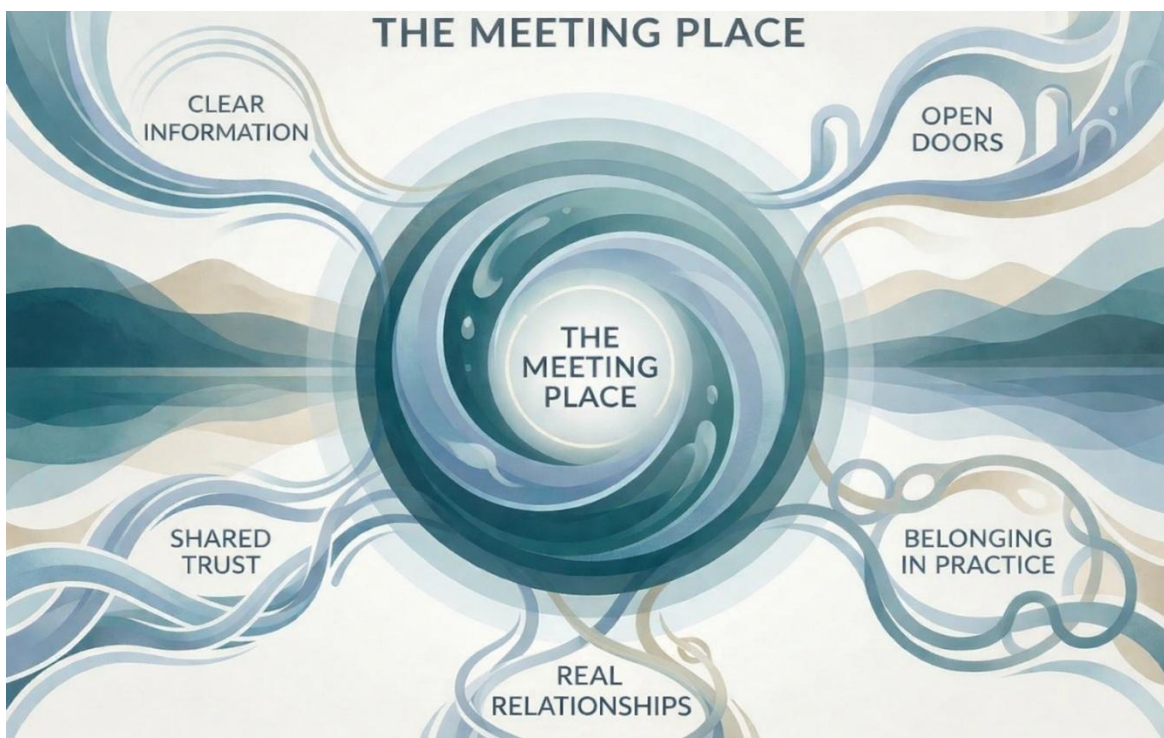
The Meeting Place

All paths in this framework are intended to lead to a shared meeting place.

This meeting place is not only a physical idea. It is also strategic and relational. It represents the kind of civic culture the Village is working to build through its decisions, services, relationships, and public life: a place where people can meet one another with clarity, safety, respect, accountability, and care.

In this meeting place:

- people can find their way in
- people can participate without unnecessary barriers
- people can access information in ways that are clear and usable
- people can move through public spaces with greater physical and social inclusion
- people can trust that commitments matter
- people can see themselves reflected in the life of the community
- people and communities can build relationship without being reduced, managed, or extracted from



This meeting place represents belonging in practice. It is where access meets trust, where inclusion meets accountability, where anti-racism and bias reduction are reflected in everyday decisions, and where relationship becomes part of how the Village operates, not only what it says. The five paths in this framework are different routes toward that shared place.

Guiding Principles

The Village will approach this work through the following principles:

- **Accessibility by design:** Build access in from the start rather than adding it later.
- **Plain language and clarity:** Make information easier to find, understand, and use.
- **Belonging in practice:** Focus not only on access, but on whether people feel safe, respected, and able to participate.
- **Bias-aware and equity-informed practice:** Identify and reduce barriers, assumptions, and patterns that exclude or disadvantage people.
- **Substantive reconciliation:** Prioritize relationship, responsibility, and action over symbolism.
- **Shared accountability:** Define responsibilities, measure progress, and report back publicly.
- **Continuous learning:** Improve over time using feedback, data, and lived experience.

Scope and Accountability

This framework applies across Village governance, administration, service delivery, communications, engagement, planning, and public-facing operations. It is intended to guide both internal practice and external relationship-building.

Council has a role in setting direction, reviewing progress, and supporting policy alignment. Leadership has a role in implementation, coordination, and organizational accountability. Staff have a role in applying the framework in everyday service, operations, planning, and communication. Over time, implementation should also be informed by continued dialogue with community members and partners, especially those whose experiences of exclusion, inaccessibility, racism, bias, or underrepresentation have been most significant.

This framework does not replace legal obligations, operational plans, or relationship-specific protocols. It is a guiding structure intended to inform them.

The Framework

The framework is organized into five connected paths. These paths reflect what was heard through engagement and align with leading practice in municipal IDEA work. Each path leads toward the same meeting place: a more accessible, trustworthy, welcoming, and relational Village.

1. Clear Information

People need to be able to find, understand, and use information.

This path focuses on communications, website access, forms, public notices, meeting materials, proactive disclosure, and how the Village explains decisions.

What this means

- Information is written in plain language.
- Key services and processes are easier to navigate.
- Public-facing materials are accessible in format and design.
- Residents can more easily understand what decisions are being made and why.

Strategic objective: Strengthen access to information so that residents, visitors, businesses, and partners can understand Village processes, services, and decisions more easily.

Priority outcomes

- Village information is easier to find and understand.
- Forms, notices, and service instructions are clearer.
- Public communication is more proactive and consistent.
- Residents can see how feedback has influenced decisions.

Example actions

- Review and simplify high-traffic web pages and forms.
- Adopt plain-language standards for public communication.
- Improve accessibility of agendas, minutes, notices, and reports.
- Create regular “You Said, We Did” public updates.
- Identify priority information for translation or alternative formats.

2. Open Doors

People need real access to civic life, services, and public spaces.

This path focuses on council meetings, engagement opportunities, facilities, signage, wayfinding, washrooms, transportation-related access, seniors resources and activities, tourist support, and service delivery.

What this means

- People can participate in civic processes without unnecessary barriers.
- Public spaces and services are easier to access and navigate.
- Accessibility is treated as a core service responsibility.
- The Village pays attention to both physical and social inclusion.

Strategic objective: Reduce barriers to participation and access so that more people can engage with Village services, spaces, and civic processes.

Priority outcomes

- Council meetings and public engagement are more accessible.
- Physical access barriers are identified and reduced.
- Public spaces are easier to navigate for residents and visitors.
- Village services are designed with a wider range of needs in mind.

Example actions

- Improve audio, timing, and participation options for council meetings.
- Explore hybrid or remote participation options where feasible.
- Conduct accessibility reviews of key public-facing spaces.
- Improve signage, wayfinding, and information about accessible features.
- Review washroom access, hours, and related public information.
- Consider transportation-related barriers that affect participation and access.
- Identify opportunities to strengthen seniors resources and activities.
- Explore support or ambassador-style approaches to help tourists navigate services and spaces.

3. Shared Trust

Trust grows when people can see how decisions are made and whether commitments are being kept.

This path focuses on governance, transparency, accountability, policy alignment, public confidence, and proactive communication.

What this means

- The Village communicates more openly about decisions, constraints, and progress.
- IDEA commitments are reflected in governance and operational practices.

- People know where to raise concerns and what follow-up to expect.

Strategic objective: Build public confidence by strengthening transparency, accountability, and consistency between commitments and action.

Priority outcomes

- Greater public confidence in Village processes.
- Clearer accountability for IDEA-related commitments.
- Better alignment between policy, practice, and public expectations.
- More transparent reporting on progress and next steps.

Example actions

- Establish an internal accountability structure for implementation.
- Define roles for leadership, staff, and Council oversight.
- Review relevant policies through an IDEA lens.
- Clarify pathways for reporting discrimination, harassment, or access concerns.
- Publish annual progress updates with clear measures and next steps.

4. Belonging in Practice

Inclusion is not only about being invited in. It is about whether people feel safe, respected, and able to participate fully.

This path focuses on workplace culture, staff capacity, respectful service, psychological safety, anti-racism, bias reduction, and everyday experiences of inclusion.

What this means

- Staff are supported to provide respectful, inclusive service.
- Internal culture enables learning, accountability, and psychological safety.
- The Village pays attention to who feels welcome, and who does not.

Strategic objective: Strengthen the everyday conditions that help people feel respected, welcomed, and able to participate in community and organizational life.

Priority outcomes

- Staff have stronger confidence and tools to serve diverse communities.
- Internal culture better supports respectful communication and learning.
- Residents and visitors experience more consistent signals of welcome and respect.
- Underrepresented groups see themselves more meaningfully reflected in Village practices.

Example actions

- Provide staff training on accessibility, respectful service, bias, anti-racism, and equity-informed practice.
- Strengthen onboarding for staff and elected officials.
- Review hiring, accommodation, and workplace practices for barriers.
- Build internal supports for respectful feedback and psychological safety.
- Identify practical ways to reflect inclusion in events, communications, and service interactions.

5. Real Relationships

This work must be grounded in relationship, responsibility, and respect.

This path focuses on reconciliation, Indigenous relationship-building, respectful engagement, shared communication with Sts'ailes where appropriate, and moving from symbolic to substantive action.

What this means

- The Village approaches reconciliation through relationship, consent, and accountability.
- Indigenous engagement is not extractive or performative.
- Actions are shaped by respectful process, clear boundaries, and long-term commitment.

Strategic objective: Build and sustain relationships that are respectful, reciprocal, and grounded in meaningful engagement rather than symbolism alone.

Priority outcomes

- Stronger and more respectful relationships with Indigenous partners.
- Better understanding of protocols, responsibilities, and appropriate engagement pathways.
- More substantive action related to visibility, participation, and shared learning.
- Greater care in language, representation, and public commitments.

Example actions

- Continue relationship-based dialogue with Sts'ailes and other relevant Indigenous partners.
- Develop internal guidance for respectful Indigenous engagement.
- Identify short-, medium-, and long-term reconciliation actions with care and consent.
- Review public language, acknowledgements, and representation practices.
- Create a reporting-back approach that reflects reciprocity and accountability.

- Explore shared communication opportunities with Sts'ailes where appropriate and welcomed.

Decision-Making Lens

This framework should be used in policy review, service design, planning, budgeting, engagement, and governance decisions. A simple decision-making lens includes:

1. Who benefits from this decision?
2. Who may face barriers, burden, or exclusion?
3. What assumptions or biases are built into the current approach?
4. What would make this clearer, fairer, safer, or more accessible?
5. Have the right people been involved early enough?
6. How will we know whether this made things better?

What We Heard Reflected in This Framework

This framework directly reflects recurring themes from engagement:

- information needs to be easier to find and understand
- council meetings and civic participation need to be more accessible
- transparency and trust matter deeply
- physical spaces need to be more accessible
- reconciliation must be substantive, not symbolic
- belonging is not equally felt across the community
- staff are a bridge between the Village and the community
- tourism and community life need to be in balance
- signage and navigation need improvement
- transportation barriers affect access and participation
- seniors need clearer supports, resources, and opportunities for connection

It also recognizes that some voices were underrepresented and that ongoing engagement is part of implementation, not separate from it.

Implementation Approach

This framework should be paired with a phased action plan. That action plan should include:

- short-term quick wins
- medium-term operational improvements
- longer-term systems and relationship work
- assigned responsibilities
- timelines

- measures of progress
- public reporting commitments

A practical implementation model could include:

- annual priority setting
- quarterly internal check-ins
- public progress reporting dashboard
- periodic review with staff, leadership, and community input

Measures of Progress

Progress should be measured through both quantitative and qualitative indicators, such as:

- website and communication improvements completed
- accessibility improvements to meetings and facilities
- staff participation in training and confidence measures
- number and type of policy or process reviews completed
- public feedback trends
- evidence of relationship-building and reporting back
- community perceptions of trust, access, and belonging over time

Bridging to the Action Plan

This framework sets the direction. The action plan should make that direction operational.

The action plan should translate each path into specific commitments, timelines, responsibilities, and measures. It should identify what can be done now, what requires additional planning or resources, and what must be built through longer-term relationship and systems work. It should also distinguish between public-facing actions, internal organizational improvements, and partnership-based commitments.

In this way, the framework provides the shared map, and the action plan identifies the next steps along each path toward the meeting place the Village is working to build.

Closing

A strong IDEA framework should be **understandable, usable, and accountable**. It should help the Village **make better decisions, reduce barriers, strengthen trust, and build a community** where more people can participate and belong.

If this work is done well, the result will not only be better policies or better processes. It will be a stronger civic culture: one where people can find their way in, feel respected when they arrive, and trust that their presence and participation matter.

That is the meeting place this framework is intended to support.

Appendix A: Harrison Hot Springs IDEA Action Plan Structure

This appendix is intended to support implementation of the IDEA Framework. It translates each framework path into a condition of belonging and a civic commitment, while leaving room for specific implementation examples, recommendations, timelines, and responsibilities to be confirmed by the Village.

How to Use This Appendix

This structure is intended to help the Village move from framework language to practical action. It can be used to:

- organize implementation priorities
- identify quick wins and longer-term actions
- assign responsibility across Council, leadership, and staff
- track progress over time
- add examples, recommendations, and measures as implementation evolves

Action Plan Structure

Framework Path	Condition of Belonging	Civic Commitment	Strategic Focus	Possible Implementation Examples or Recommendations
Clear Information	Clarity	We communicate clearly	Improve access to information, public understanding, and ease of navigation across Village communications and processes.	Plain-language review of website and forms; improve accessibility of agendas and reports; create consistent public updates; identify priority translation or alternate-format needs.
Open Doors	Access	We open access	Reduce barriers to civic participation, service access, and use of public spaces.	Improve council meeting audio and participation options; review accessibility of facilities; improve signage, wayfinding, and washroom information; identify service access barriers; consider transportation and visitor navigation needs.
Shared Trust	Trust	We build trust	Strengthen transparency, accountability, and consistency between commitments and action.	Clarify reporting pathways; define internal accountability roles; review policies through an IDEA lens; establish annual public progress reporting; strengthen proactive disclosure.

Belonging in Practice	Belonging	We practice belonging	Improve the everyday experience of inclusion through service, culture, and organizational practice.	Staff training; onboarding improvements; review hiring and accommodation practices; strengthen respectful service expectations; identify visible and practical signals of welcome; reduce bias through training and review.
Real Relationships	Relationship	We build real relationships	Support respectful, reciprocal, and meaningful relationships, especially in reconciliation and community partnership work.	Continue relationship-based dialogue with Sts'ailes; develop guidance for respectful Indigenous engagement; review language and representation practices; identify substantive reconciliation actions; support shared communication where appropriate.

Suggested Action Planning Fields

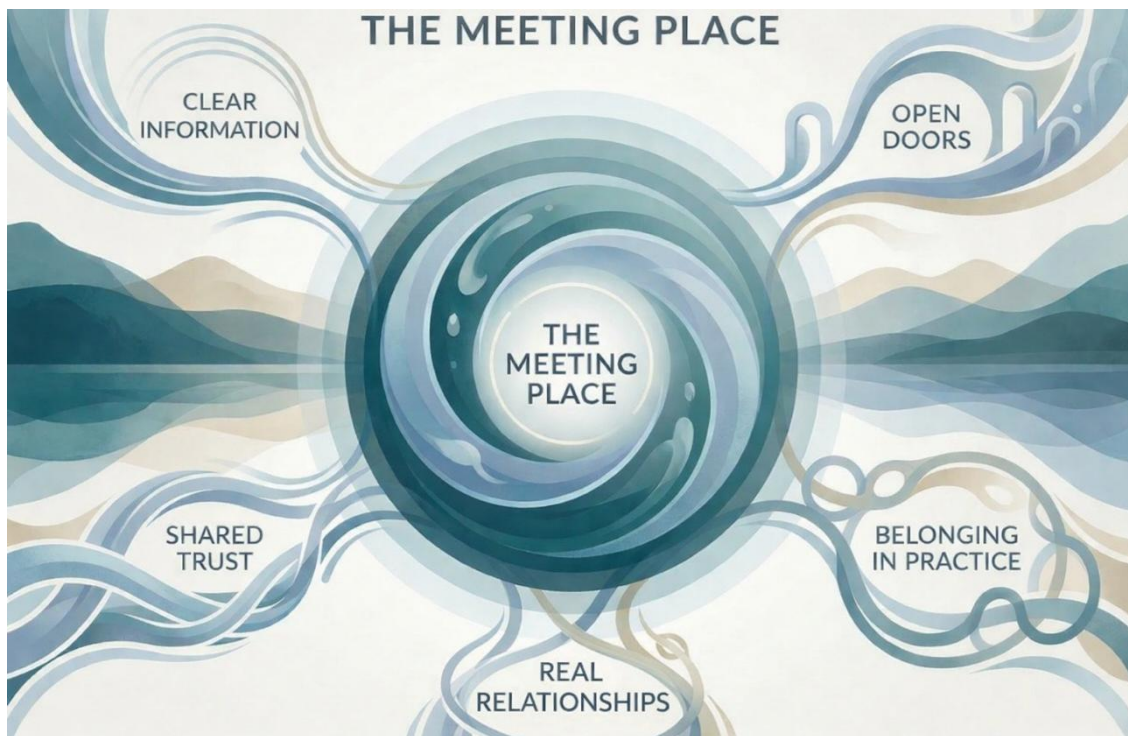
As the Village moves into implementation, each action can be further developed using the following fields:

Field	Purpose
Priority Action	The specific action or recommendation to be advanced
Path	Which framework path the action supports
Condition of Belonging	The broader outcome the action contributes to
Civic Commitment	The public-facing commitment reflected in the action
Strategic Focus	Policy, process, training, communication, infrastructure, engagement, or relationship-building
Timeline	Short-term, medium-term, or long-term
Lead	Primary department, role, or leadership responsibility
Partners	Internal or external partners involved
Measure of Success	How progress or impact will be assessed and what the reporting rhythm will be
Notes	Space for context, sequencing, dependencies, or recommendations

Suggested Implementation Categories

To support sequencing, actions may also be grouped into the following categories:

- **Quick wins:** Actions that are visible, practical, and achievable in the near term
- **Operational improvements:** Changes to processes, communications, training, or service delivery
- **Systems work:** Deeper policy, governance, accountability, or organizational changes
- **Relationship-based work:** Actions that require trust-building, dialogue, consent, or partnership over time



Appendix B: Initial Priority Actions (Years 1–2)

This appendix provides a draft set of initial priority actions to support early implementation of the Harrison Hot Springs IDEA Framework. These actions are intended to be practical, visible, and achievable, while also laying the groundwork for longer-term systems and relationship-based work.

Priority Actions by Framework Path

Priority Action	Path & Condition of Belonging	Civic Commitment	Time Period	Type	Measure of Success
Review and simplify high-traffic website pages, forms, and key service information using plain-language principles.	Clear Information	We communicate clearly	Year 1	Communication / Process	Priority pages updated; clearer navigation and fewer recurring information gaps.
Improve accessibility of agendas, minutes, notices, and public-facing reports.	Clear Information	We communicate clearly	Year 1	Communication / Accessibility	Key documents are easier to access and read.
Introduce regular public “You Said, We Did” updates to show how feedback is being used.	Shared Trust	We build trust	Year 1	Communication / Accountability	Public updates issued on a regular basis.
Improve council meeting accessibility through better audio, clearer participation instructions, and review of timing and format.	Open Doors	We open access	Year 1	Governance / Accessibility	Fewer participation barriers and improved meeting experience.
Conduct an accessibility audit of key public-facing Village spaces and identify priority improvements.	Open Doors	We open access	Year 1	Infrastructure / Service Access	Review completed and priority improvements identified.
Improve signage, wayfinding, and public information related to accessible features, washroom access, and key visitor navigation needs.	Open Doors	We open access	Years 1–2	Infrastructure / Communication	Improved navigation and clearer public information.
Explore practical ways to address	Open Doors	We open access	Years 1–2	Service Access / Community	Priority gaps identified and

Village of Harrison Hot Springs IDEA Framework & Action Plan

transportation-related access barriers and strengthen information about seniors resources and activities.				Inclusion	practical improvements advanced.
Clarify internal and public-facing pathways for reporting discrimination, harassment, and access concerns.	Shared Trust	We build trust	Year 1	Policy / Process	Reporting pathways documented and communicated.
Establish an internal implementation and accountability structure for the IDEA Framework.	Shared Trust	We build trust	Year 1	Governance / Accountability	Roles, responsibilities, and reporting cycle confirmed.
Provide staff training on accessibility, respectful service, anti-racism, bias reduction, and equity-informed practice.	Belonging in Practice	We practice belonging	Years 1-2	Training / Culture	Staff training completed and confidence improved over time.
Strengthen onboarding for staff and elected officials to include IDEA responsibilities, respectful conduct, and service expectations.	Belonging in Practice	We practice belonging	Years 1-2	Training / Governance	IDEA content integrated into onboarding.
Review selected workplace and service practices to identify barriers related to inclusion, accommodation, and respectful participation.	Belonging in Practice	We practice belonging	Years 1-2	Process / Organizational Practice	Priority barriers identified and recommendations developed.
Continue relationship-based dialogue with Sts'ailes and identify respectful next steps for ongoing engagement and collaboration.	Real Relationships	We build real relationships	Years 1-2	Relationship-building	Ongoing dialogue continues and next steps are confirmed collaboratively.
Develop internal guidance for respectful Indigenous engagement, including process,	Real Relationships	We build real relationships	Years 1-2	Guidance / Relationship-building	Guidance developed to support more consistent practice.

communication, reporting-back, and shared communication considerations where appropriate.					
Review public language, acknowledgements, and representation practices to support greater care, accuracy, and consistency.	Real Relationships	We build real relationships	Years 1-2	Communication / Reconciliation	Priority language and representation updates identified and advanced.

Sequencing Note

These actions are intended as a starting point. Some are visible quick wins, while others are foundational steps that support deeper policy, systems, and relationship work over time. Final sequencing, ownership, and resourcing should be confirmed by the Village.

The purpose of these initial actions is not to do everything at once. It is to begin in a way that is practical, credible, and aligned with what was heard. Early progress should build momentum, strengthen trust, and create a stronger foundation for longer-term implementation.

File No: 1855-03-48
Date: April 20, 2026

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Grant Notification- UBCM CEPF: 2025 Fire Department Grant

RECOMMENDATION

THAT Council approves the expenditure of \$30,000 in capital equipment for the Fire Department, to be funded by the approved UBCM CEPF: 2025 Volunteer and Composite Fire Departments Equipment and Training grant.

SUMMARY

To provide an update to Council on the successful approval of the UBCM Community Emergency Preparedness Fund: 2025 Volunteer and Composite Fire Departments Equipment and Training grant application. This funding is administered by the Union of BC Municipalities (UBCM) and funded by the Province of BC.

DISCUSSION

In October of 2025, staff applied to UBCM's Community Emergency Preparedness Fund (CEPF): 2025 Volunteer and Composite Fire Departments Equipment and Training grant program. The Fire Chief outlined their priority equipment needs which included a PPV fan, nozzles, hose replacements, a thermal imaging camera, and a SCBA Cascade System upgrade. Staff recently received notification that a grant in the amount of \$30,000 was approved, and this approval was to remain in confidence until after April 13th. This funding is to be used solely for the expenses itemized in the approved application.

FINANCIAL CONSIDERATIONS

These expenditures were not included in the 2026 financial plan as it was uncertain during the budget planning process if we would be approved. Due to this, staff require Council's authorization to spend these funds.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Christy Ovens
Community Services Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 3090-20-DVP01/25 and 3060-20-DP01/25

Date: April 20, 2026

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

RECOMMENDATIONS

1. THAT Development Variance Permit 01/25 be issued to Woodside Smart Storage Ltd Inc BC1114734 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road, and
2. THAT Development Permit 01/25 be issued to Woodside Smart Storage Ltd Inc BC1114734 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road, (PID: 013-167-006)

With both being subject to:

- a. The placement of a save harmless flooding covenant on title.
- b. Entering into a Works and Services agreement that is acceptable to the Village of Harrison Hot Springs.

SUMMARY

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

BACKGROUND

Zoning Information, Parcel Size, and Adjacent Uses

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

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

OCP Designation

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

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

(Official Community Plan Bylaw #1184, 2022)

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



(view from Hot Springs Road)



Site



DVP Application Request

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

Proposed Lot 1

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

Proposed Lot 2

Rear setback requirements	reduce it from 6.0 m down to 1.0 m
Interior side setback requirements	reduce it from 3.6 m down to 0.15 m

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

DVP DISCUSSION

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

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

On November 3, 2025 Council requested that the Village’s Fire Department review the application. The Village’s Fire Department reviewed the application and responded on December 19, 2025, with no concerns or issues.

DP DISCUSSION

The Village's Green House Gas (GHG) Development Permit area, the entire municipality, is where specific regulations and guidelines are implemented to reduce greenhouse gas emissions. These areas are established as part of broader climate action strategies, aiming to encourage sustainable development practices such as energy-efficient designs, renewable energy integration, and low-carbon transportation options.

In this permit area, new developments or significant renovations may be required to meet enhanced standards for energy performance, waste management, and water conservation. The intent is to support local and national targets for GHG reduction, while fostering innovation and resilience in community planning.

The attached draft Development Permit meets the requirements of the GHG Development Permit section of the OCP.

Use of Western Redcedar for carbon sequestration

Carbon sequestration in trees refers to the process of absorbing carbon dioxide from the atmosphere through photosynthesis and storing it in plant tissues and soil. During photosynthesis, trees take in CO₂ and convert it into sugars that help them grow. This stored carbon remains in the tree's biomass until it dies and decomposes or is harvested and burned. In simple terms, trees act as carbon sinks. The longer they live and the larger they grow, the more carbon they can store.

Red cedar trees are indeed greenhouse gas absorbers, as they capture carbon dioxide (CO₂) through photosynthesis and store it in their wood. This helps mitigate climate change by reducing atmospheric greenhouse gases. Information on the carbon sequestration abilities of red cedar and other tree species can be found through reputable sources such as government forestry departments, university research articles, and environmental organizations.

Urban and rural planting initiatives have different considerations. Urban trees contribute to local air quality and cooling, while rural forests offer large-scale carbon sinks.

Is the Western Red Cedar a good fit for Harrison Hot Springs

The range extent estimate of this ecological community is based on Version 9 of the Biogeoclimatic Ecosystem Classification (BEC) map (B.C. Ministry of Forests, Lands and Natural Resource Operations, Biogeoclimatic Ecosystem Classification Map Version 9). It is found at lower elevations in drainages of the upper Fraser River east and north of Hope and Chilliwack, and in major drainages in the eastern Coast Mountains from upper Harrison Lake to the Dean River.

Source: [Conservation Status Report](#)

Use of a Building Automated System (BAS) as a tool against Green House Gas Emissions

A Building Automation System (BAS) is designed to control and monitor a facility's mechanical, electrical, and plumbing systems, such as heating, ventilation, air conditioning (HVAC), lighting, and security. By intelligently managing these systems, a BAS optimizes energy consumption,

thereby reducing the demand for electricity and fuel, which are primary sources of greenhouse gas (GHG) emissions.

BAS technologies enable real-time adjustments based on occupancy, weather conditions, and operational requirements. For example, automated scheduling and sensor-based controls can lower heating or cooling during unoccupied periods, preventing unnecessary energy use. This targeted approach not only lowers utility costs but also significantly cuts emissions associated with energy generation.

Furthermore, a BAS can integrate renewable energy sources, track energy performance, and provide actionable data to support continuous improvement. By promoting efficient resource use and minimizing waste, BAS contributes to a more sustainable built environment and helps business and other organizations meet their overall environmental targets. The use of a BAS can be integrated with a heat pump system.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

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

Respectfully submitted:

Reviewed by:



Ken Cossey, MCIP, RPP
Planning Consultant



Tyson Koch
Chief Administrative Officer

- Attachments (4):
1. Draft DVP 01/25
 2. Draft DP 01/25
 3. Proposed Site Plan Sheet A4 dated June 26, 2025
 4. Proposed Landscape Plan dated February 2026



VILLAGE OF HARRISON HOT SPRINGS

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

Registered Landowner

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

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

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

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

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

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

(Authorized Signatory)
Tim Wierks

RESOLUTION PASSED BY COUNCIL AND PERMIT ISSUED THIS ____ day of _____, 2026

Amanda Graham
Corporate Officer

DRAFT



VILLAGE OF HARRISON HOT SPRINGS

**DEVELOPMENT PERMIT
NO. 01/25**

Registered Landowner

Woodside Smart Storage Ltd
Inc BC1114734
51696 Yale Road
Rosedale, BC V0X 1X1

File No: 3060-20-DP01/25
Folio/Roll No: 5240-15440
Civic Address: 889 Hot Springs Road
Permit Issued:

1. The Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs Zoning requirements.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

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

and any buildings, structures, and other development thereon.

3. **This Development Permit is issued only to allow:**
For the development of a grocery store and storage unit
4. The development must be carried out according to the following time schedule, if applicable:
 - a) N/A
5. As a condition of the issuance of this Development Permit, the Council holds security in the form of an irrevocable Letter of Credit in the amount of \$117,908.00 to ensure that development is carried out in accordance with the terms and conditions of this Development Permit. Should any interest be earned upon the security, it must accrue to the Permittee and be paid to the Permittee, if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the work hereby authorized according to the terms and conditions of the Development Permit within the time provided, the Village may use the security to carry out the work by its servants, agents or contractors, and any surplus must be paid over to the Permittee; or should the Permittee carry out the work permitted by this Development Permit within the set time set out below, the security must be returned to the Permittee.
6. The following conditions apply to the development of the lands or apply to the use of the lands:

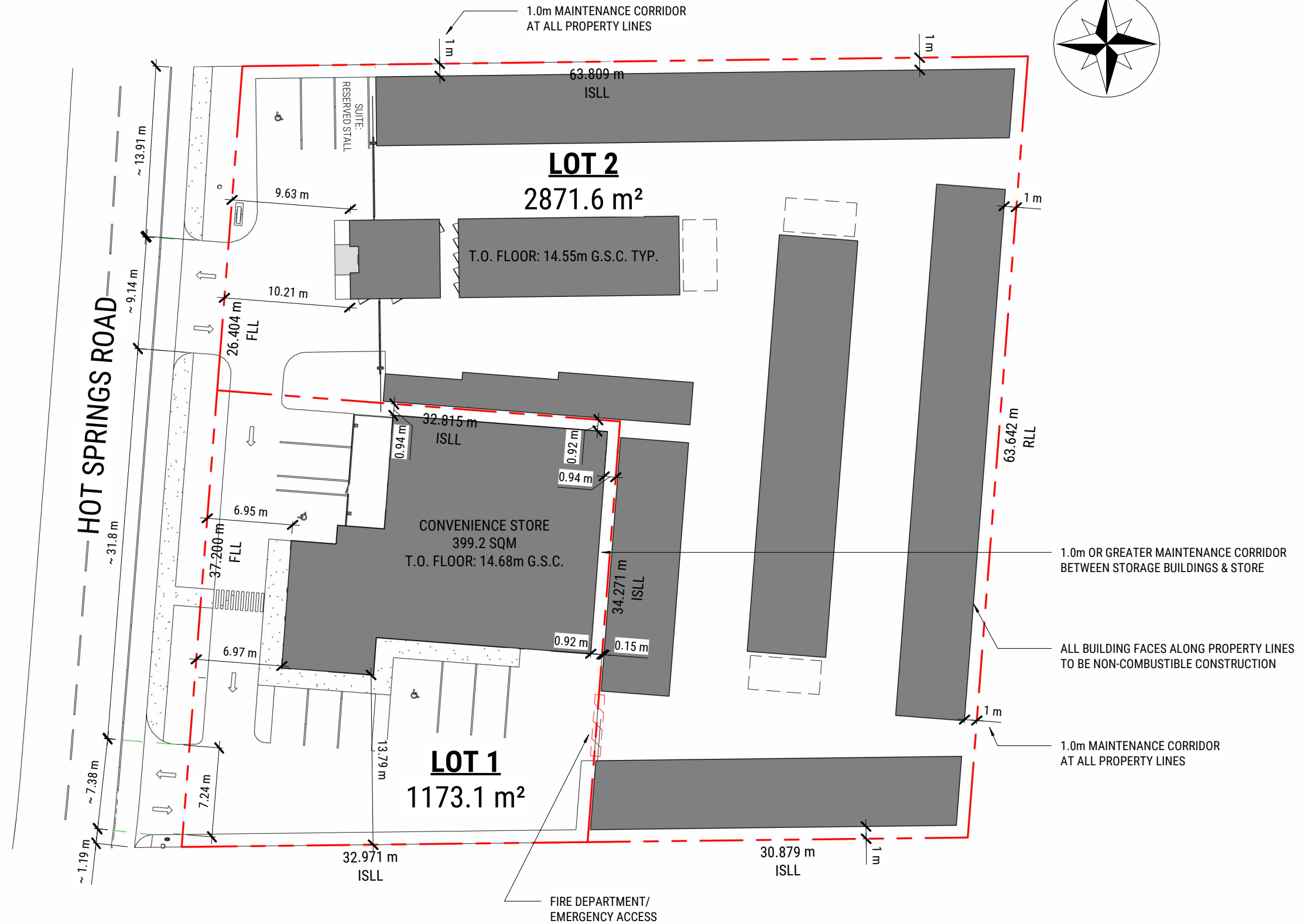
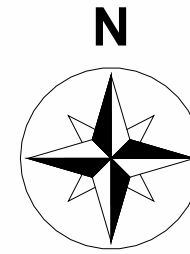
- a) All areas not covered by buildings, parkways or driveways must be landscaped green space. The total lot coverage for each proposed lot must not exceed 60% coverage.
 - b) The development must follow the landscaping plan prepared by C. Kavolinas and Associates dated February 2026.
 - c) The new storage buildings, the caretaker's suite and the grocery store must insert a Building Automated System to optimize the reduction of energy consumption.
 - d) Three EV charging stations must be installed in the respective proposed lots.
 - e) A Works and Services Agreement must be entered into with the Village of Harrison Hot Springs to address any works and services that will take place off site, as a result of this Development Permit. This includes but is not limited to: sewer upgrades, water upgrades, road construction, sidewalks and storm water issues.
7. The Permittee agrees that the Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps, and specifications.
 8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
 - a) Landscape Plan dated February 2026 prepared by C. Kavolinas and Associates
 9. **This Development Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit.**
 10. This Development Permit must lapse on the _____ day of _____, 2026 unless the development is substantially started.

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

 (Authorized Signatory)
 Tim Wierks

RESOLUTION PASSED BY COUNCIL AND PERMIT ISSUED THIS _____ day of _____, 2026

 Amanda Graham
 Corporate Officer



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

Subdivision/Development

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

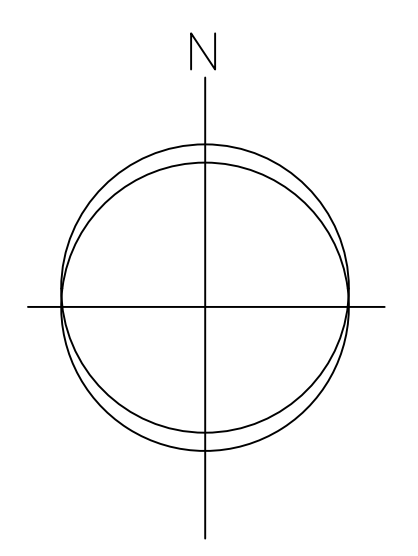
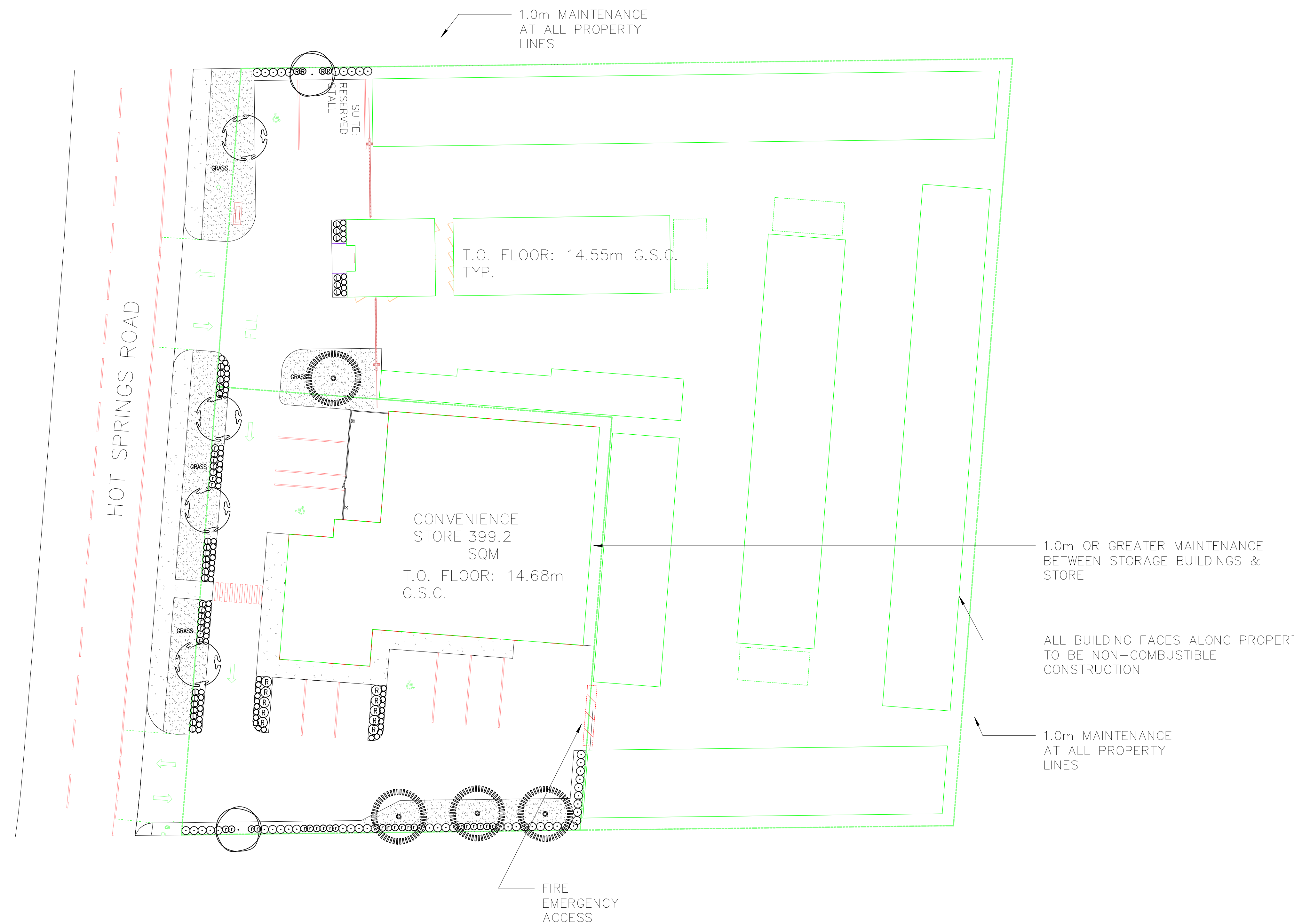
Rev.	Description	Date
A	Village Review	August 30, 2023
B	Village Review	October 10, 2023
D	Village Review	June 26, 2025

PROPOSED SITE PLAN

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

A4
38

Scale: 1" = 30'-0"



DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 850-2368

CLIENT
 0919449 BC LTD.
 MR. TIM WERKS
 604-

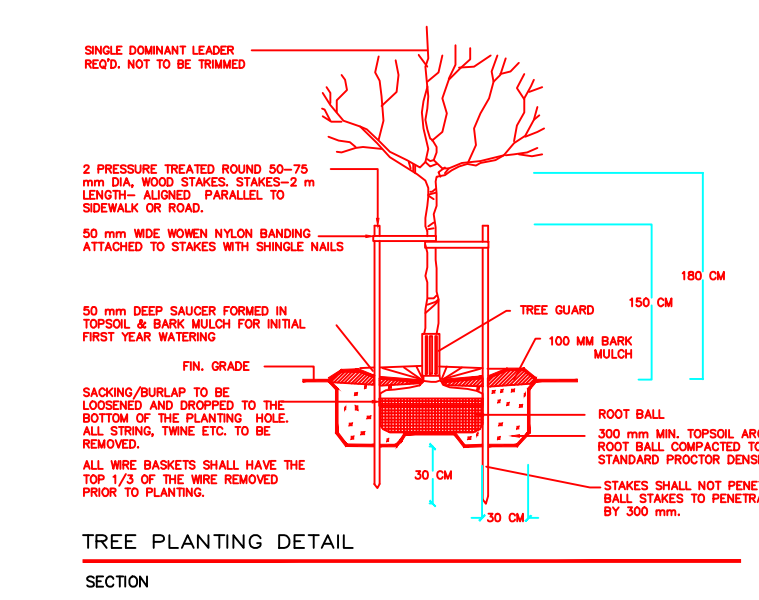
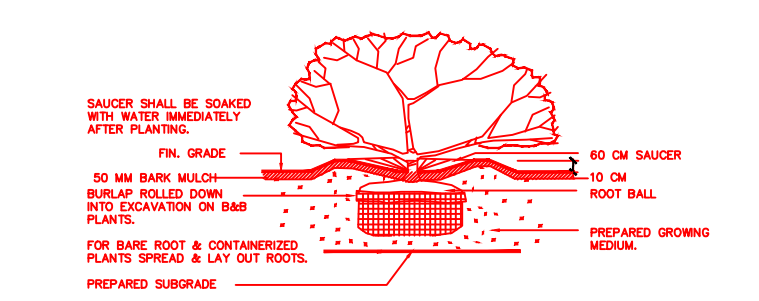
TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
STORAGE FACILITY
 889 HOT SPRINGS ROAD
 HARRISON HOT SPRINGS, B.C.

SCALE	1:200	DATE	FEB/26
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	QUERCUS ROBUR 'SKINNY GENES'	SKINNY GENES OAK	4	4 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	4	3.00 METERS	AS SHOWN	B. & B.
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	2	4 CM. CAL.	AS SHOWN	B. & B.
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	40	#2 POT	85 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	62	#3 POT	45 CM. O.C.	
	ROSA MEIDLAND 'PINK'	MEIDLAND ROSE	10	#3 POT	90 CM. O.C.	
	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	19	#3 POT	45 CM. O.C.	
	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	36	#3 POT	45 CM. O.C.	

- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SIZES AND TYPES HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF ONE WORKING DAY PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVED CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC/BCSLA "LANDSCAPE STANDARD".
 - MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS 300 mm
 - GROUND COVER AREAS 400 mm
 - SHRUB AREAS 400 mm
 - TREE AREAS 300 mm AROUND ROOT BALL
 - GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SORTING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL MEET THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VERTICALLY FREE FROM SURFICIAL, WOOD INCL, WOODY PLANT PARTS, NESTS OR REPRODUCTION PARTS OF NESTS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 50 MM AND FOREIGN OBJECTS.
 - ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE TRACKS IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



File No: 1830
Date: April 20, 2026

To: Mayor and Council
From: Scott Schultz, Chief Financial Officer
Subject: 2025 Audited Financial Statements

RECOMMENDATIONS

THAT the Independent Auditor's Report be received; and

THAT the 2025 Financial Statements of the Village of Harrison Hot Springs be approved; and

THAT the Independent Auditor's Report be attached to the approved Financial Statements of the Village of Harrison Hot Springs.

SUMMARY

Approval of the annual audited Financial Statements.

BACKGROUND

On an annual basis, the financial statements for the Village are prepared by staff and independently audited by a third-party firm. For the year ended December 31, 2025, BDO Canada LLP was engaged to perform a full audit on the financial statements and present the results to Council.

DISCUSSION

Section 167 of the *Community Charter* requires that municipalities submit audited and approved financial statements to the Inspector of Municipalities by May 15th of each year.

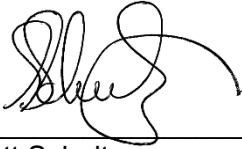
FINANCIAL CONSIDERATIONS

There are no financial considerations related to this report.

POLICY CONSIDERATIONS

There are no policy considerations related to this report.

Respectfully submitted:



Scott Schultz
Chief Financial Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments (2):

1. Audit Findings Report
2. Village of Harrison Hot Springs 2025 Audited Financial Statements



Village of Harrison Hot Springs

Audit Findings Report to the Mayor and Council
for the year ended December 31, 2025



START



To the Mayor and Council of Village of Harrison Hot Springs

We are pleased to provide you with the results of our audit of the financial statements of the Village of Harrison Hot Springs (the “Village”) for the year ended December 31, 2025.

The enclosed final communication includes our approach to your audit, including: significant risks identified and the nature, extent, and results of our audit work. We will also communicate any significant internal control deficiencies identified during our audit and reconfirm our independence.

During the course of our audit, management made certain representations to us - in discussions and in writing. We documented these representations in the audit working papers.

We look forward to discussing our audit conclusions with you. In the meantime, please feel free to contact us if you have any questions or concerns.

Yours truly,
BDO Canada LLP
BDO Canada LLP
April 13, 2026



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Audit at a glance

Preliminary materiality was \$800,000; specific materiality was \$310,000. Final and specific materiality remained unchanged from our preliminary assessment.

We are not aware of any fraud affecting the Village. If you have become aware of changes to processes or are aware of any instances of actual, suspected, or alleged fraud since our discussions held at planning, please let us know.

We have complied with relevant ethical requirements and are not aware of any relationships between Village of Harrison Hot Springs and our Firm that may reasonably be thought to bear on our independence.

LEAD
PARTNER
ON YOUR
AUDIT

Brian Szabo, CPA, CA
Email: bszabo@bdo.ca
Direct: 604-646-3389

START
DATE

November 2025

END DATE

April 2026



Status of the audit

We have substantially completed our audit of the financial statements of the Village for the year ended December 31, 2025. We are prepared to issue our independent auditor's report pending completion of the following:

- ▶ Approval of the financial statements by Mayor and Council;
- ▶ Receipt of signed management representation letter; and
- ▶ Updates to our subsequent events procedures to the date of our auditor's report.

We conducted our audit in accordance with Canadian generally accepted auditing standards. The objective of our audit was to obtain reasonable, not absolute, assurance about whether the financial statements are free from material misstatement. Our draft independent auditor's report is attached to the draft financial statements.

The scope of the work performed was substantially the same as that described in our Planning Communication to the Mayor and Council dated January 29, 2026.



Audit findings

As part of our ongoing communications with you, we are required to have a discussion on our views about significant qualitative aspects of the Village's accounting practices, including accounting policies, accounting estimates and financial statements disclosures. The descriptions below build on our risk assessments as presented in our planning report. A summary of the key discussion points are below:

Financial statement areas	Risks noted	Audit findings
Management override of controls <i>[Significant Risk]</i>	Management is generally in a unique position to perpetrate fraud because of management's ability to directly or indirectly manipulate accounting records and prepare fraudulent financial statements by overriding controls that otherwise appear to be operating effectively. It should be noted that this risk is not specific to the Village.	<ul style="list-style-type: none"> We reviewed transactions recorded in the various ledgers for unusual or non-recurring adjustments not addressed by other audit procedures. We reviewed controls over journal entries and specific journal entries subject to risk. All audit testing in this area was executed as planned with no issues to be reported.
Employee Future Benefits <i>[Elevated Risk]</i>	This is a complex accounting area that requires much estimation and reliance on actuarial experts.	<ul style="list-style-type: none"> We reviewed the actuarial report and audited the significant assumptions. We directly communicated with and confirmed the independence of the external actuary. All audit testing in this area was executed as planned with no issues to be reported.



Audit findings (cont'd)

Financial statement areas	Risks noted	Audit findings
<p>Risk of Fraudulent Revenue Recognition</p> <p><i>[Mandatory audit consideration - Rebuttable presumption]</i></p>	<p>Due to the nature of the Village and its revenue streams, we have rebutted the risk of fraudulent revenue recognition as permitted under auditing standards. Nevertheless, there continues to be a risk of revenue being recorded in an incorrect period, as accounting standards are complex and subject to variation in application.</p>	<ul style="list-style-type: none">• We reviewed user fee and taxation revenues in accordance with the latest revenue recognition standards.• We reviewed agreements for grant funding received and ensured the revenue was recorded accurately in accordance with the settlement of any stipulations. <p>All audit testing in this area was executed as planned with no issues to be reported.</p>



Internal control matters

- ▶ During the audit, we performed the following procedures regarding the Village’s internal control environment:
- ▶ Documented operating systems to assess the design and implementation of control activities that were relevant to the audit.
- ▶ Discussed and considered potential audit risks with management.
- ▶ We considered the results of these procedures in determining the extent and nature of audit testing required.



We are required to communicate to you in writing about any significant deficiencies in internal control that we have identified during the audit.

A significant deficiency is defined as a deficiency or combination of deficiencies in internal control that merits the attention of those charged with governance.

The audit expresses an opinion on the Village’s financial statements. As a result, it does not cover every aspect of internal controls—only those relevant to preparing the financial statements and designing appropriate audit procedures. This work was not for the purpose of expressing an opinion on the effectiveness of internal control.

We draw to the attention of Mayor and Council the fact that, due to the limited number of employees at the Village of Harrison Hot Springs, control weaknesses arising from a potential lack of segregation of duties are difficult to avoid. As a result, continuous diligence, oversight of controls in place and review of financial information is necessary.



Unadjusted differences

Summary of unadjusted differences

Canadian Auditing Standards require that we request management to correct misstatements. The current year uncorrected misstatement is not material to the financial statements and does not impact the statement of financial position as at December 31, 2025. A summary of these uncorrected differences is as follows:

	Debit (Credit)			
	Assets	Liabilities	Accumulated Surplus	Net income
To account for the amortization timing difference impact in fiscal 2025 as a result of the correcting entry to the opening equity in tangible capital assets balance due to excessive amortization in fiscal 2023 and 2024 noted in the summary of adjusted differences below.			\$(70,900)	\$70,900
Total unadjusted differences	\$Nil	\$Nil	\$(70,900)	\$70,900



Adjusted differences

Summary of adjusted differences

The following is a summary of differences resulting from our audit that were corrected by management during the course of our audit engagement:

Number	Date	Name	Account No	Reference	Annotation	Debit	Credit
1	2025-12-31	AMORTIZATION EXPENSE - BUILDINGS & STRUCTURES	1-4-1-12-170-0650 12			25.99	
1	2025-12-31	AMORTIZATION EXPENSE - SEWER STRUCTURES	2-4-3-41-170-0650 41			13.75	
1	2025-12-31	Accretion Expense - Asbestos - Sewer Services	2-4-3-41-460-3895 41			330.73	
1	2025-12-31	Accretion Expense - Well Capping	3-4-3-43-560-3895 43			451.98	
1	2025-12-31	ACCUMULATED AMORTIZATION - BUILDINGS & STRUCTURES	6-2-1-12-160-0650 12				25.99
1	2025-12-31	ARO LIABILITY - ASBESTOS - SEWER	7-2-1-20-100-1655 20				330.73
1	2025-12-31	ACCUMULATED AMORTIZATION - SEWER STRUCTURES	7-2-3-41-160-0650 41				13.75
1	2025-12-31	ARO LIABILITY - WELL CAPPING	8-2-1-20-100-1655 20				451.98
<p>To record accretion and amortization expenses relating to the asset retirement obligation for fiscal year 2025.</p>							
2	2025-12-31	DEFERRED REVENUE-GRANTS	1-2-1-18-104-2511 18				52,625.00
2	2025-12-31	CONDITIONAL GRANT - PROVINCIAL	1-3-1-14-132-2800 14			52,625.00	
<p>To reverse revenue recorded in fiscal 2025 that had been recognized in its entirety during fiscal 2024.</p>							
3	2025-12-31	INFRASTRUCTURE GRANTS - PROVINCIAL	1-5-1-12-100-2800 12			833,778.00	
3	2025-12-31	TFR FROM RESERVES	1-5-1-15-100-2900 15				833,778.00
<p>To reclassify the funding source for capital upgrades of the McCombs bridge.</p>							
4	2025-12-31	AMORTIZATION EXPENSE - OTHER INFRASTRUCTURE	1-4-3-79-170-0850 79				70,900.05
4	2025-12-31	ACCUMULATED AMORTIZATION - OTHER INFRASTRUCTURE	6-2-3-79-160-0850 79			70,900.05	
<p>To correct a historical difference in the opening equity in tangible capital assets balance as a result of excessive amortization in fiscal 2023 and 2024.</p>							



Other required communications

Professional standards require independent auditors to communicate with those charged with governance certain matters in relation to an audit. In addition to the points communicated within this letter, the attached table summarizes these additional required communications.

Issue	BDO response
Potential effect on the financial statements of any material risks and exposures, such as pending litigation, that are required to be disclosed in the financial statements.	None noted.
Material uncertainties related to events and conditions that may cast significant doubt on the Village’s ability to continue as a going concern.	None noted.
Matters involving non-compliance with laws and regulations.	None noted.
Significant related party transactions that are not in the normal course of operations and which involve significant judgments made by management concerning measurement or disclosure.	None noted.
Management consultation with other accountants about significant auditing and accounting matters.	None noted.
Other Matters	None noted.



Recommended Resource

Staying in the know with knowledge and perspective

Key changes to financial reporting



When the rules of reporting change, you may need to fine-tune how to present financial statements and govern the organization.

[ACCESS OUR KNOWLEDGE CENTRE](#)

The latest tax pointers



Corporate. Commodity. Transfer pricing. International tax. Government programs. Together they add up to immense differences on the organization's bottom line. Our tax collection keeps you current.

[STAY ON TOP OF TAXES](#)

Trending topics



As a community of advisors with the best interests of our clients in mind, we keep our ear to the ground to bring insights and perspectives related to key business trends to you.

[EXPLORE NOW](#)



Appendices

- ▶ Appendix A: Representation Letter
- ▶ Appendix B: Independence letter



Appendix A: Representation Letter

Village of Harrison Hot Springs
PO Box 160
495 Hot Springs Road,
Harrison Hot Springs, BC
V0M 1K0

April •, 2026

BDO Canada LLP
Chartered Professional Accountants
Royal Centre, 1055 West Georgia Street,
Unit 1100, P.O. Box 11101
Vancouver, British Columbia
V6E 3P3

This representation letter is provided in connection with your audit of the financial statements of Village of Harrison Hot Springs for the year ended December 31, 2025, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in accordance with Canadian Public Sector Accounting Standards.

We confirm that to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Financial Statements

We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated December 15, 2025, for the preparation of the financial statements in accordance with Canadian Public Sector Accounting Standards; in particular, the financial statements are fairly presented in accordance therewith.

- The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement and/or disclosure that are reasonable in accordance with Canadian Public Sector Accounting Standards.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of Canadian Public Sector Accounting Standards.
- All events subsequent to the date of the financial statements and for which Canadian Public Sector Accounting Standards require adjustment or disclosure have been adjusted or disclosed.
- The financial statements of the entity use appropriate accounting policies that have been properly disclosed and consistently applied.
- The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. No material unadjusted misstatements were identified.

Information Provided

- We have provided you with:
 - access to all information of which we are aware that is relevant to the preparation of the financial statements, such as records, documentation and other matters;
 - additional information that you have requested from us for the purpose of the audit; and
 - unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

- We are responsible for the design, implementation and maintenance of internal controls to prevent, detect and correct fraud and error, and have communicated to you all deficiencies in internal control of which we are aware.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

Fraud and Error

- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity and involves:
 - management;
 - employees who have significant roles in internal control; or
 - others where the fraud could have a material effect on the financial statements.
- We have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators, or others.

General Representations

- We confirm that there are no derivatives or off-balance sheet financial instruments held at year end that have not been properly recorded or disclosed in the financial statements.
- The entity has complied with all provisions in its agreements related to debt and there were no defaults in principal or interest, or in the covenants and conditions contained in such agreements.
- There have been no plans or intentions that may materially affect the recognition, measurement, presentation or disclosure of assets and liabilities (actual and contingent).
- The nature of all material uncertainties have been appropriately measured and disclosed in the financial statements, including all estimates where it is reasonably possible that the estimate will change in the near term and the effect of the change could be material to the financial statements.
- There were no direct contingencies or provisions (including those associated with guarantees or indemnification provisions), unusual contractual obligations nor any substantial commitments, whether oral or written, other than in the ordinary course of business, which would materially affect the financial statements or financial position of the entity, except as disclosed in the financial statements.

Other Representations Where the Situation Exists

- We have informed you of all known actual or possible litigation and claims, whether or not they have been discussed with legal counsel. Since there are no actual, outstanding or possible litigation and claims, no disclosure is required in the financial statements.

Yours truly,

Scott Schultz, Chief Financial Officer

Tyson Koch, Chief Administrative Officer

DRAFT



Appendix B: Independence Letter



Tel: (604) 688-5421
Fax: (604) 688-5132
www.bdo.ca

BDO Canada LLP
Royal Centre, 1055 West Georgia Street
Unit 1100, P.O. Box 11101
Vancouver, British Columbia
V6E 3P3

April 13, 2026

Mayor and Council
Village of Harrison Hot Springs

Dear Mayor and Council,

We have been engaged to audit the financial statements of Village of Harrison Hot Springs (the "Village") for the year ended December 31, 2025.

Canadian generally accepted auditing standards require that we communicate at least annually with you regarding all relationships between the Village and our Firm that, in our professional judgment, may reasonably be thought to bear on our independence.

In determining which relationships to report, we have considered the applicable legislation and relevant rules of professional conduct and related interpretations prescribed by the appropriate provincial institute/order covering such matters as the following:

- Holding a financial interest, either directly or indirectly in a client;
- Holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client;
- Personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client;
- Economic dependence on a client; and
- Provision of services in addition to the audit engagement.

We have prepared the following comments to facilitate our discussion with you regarding independence matters arising since April 28, 2025, the date of our last letter.

We are aware of the following relationships between the Village and us that, in our professional judgment, may reasonably be thought to have influenced our independence. The following relationships represent matters that have occurred from April 28, 2025, to April 13, 2026.

- We have provided advice and comments to management regarding several financial statement measurement, presentation and disclosure matters.
- We have provided assistance in the preparation of the financial statements, including adjusting journal entries. These services created a self-review threat to our independence since we subsequently expressed an opinion on whether the financial statements presented fairly, in all material respects, the financial position, results of operations and cash flows in accordance with Canadian Public Sector Accounting Standards.
- We, therefore, required that the following safeguards be put in place related to the above:
 - Management provided us with a trial balance and draft financial statements, including notes, prior to completion of our audit.
 - Management created the source data for all the accounting entries.
 - Management developed any underlying assumptions required with respect to the accounting treatment and measurement of the entries.



- Management reviewed advice and comments provided and undertook their own analysis considering the Village's circumstances and generally accepted accounting principles.
- Management reviewed and approved all journal entries prepared by us, as well as changes to financial statement presentation and disclosure.
- Someone other than the preparer reviewed the proposed journal entries and financial statements.

This letter is intended solely for the use of the Mayor and Council, management and those charged with governance of the Village and should not be distributed or used for any other purpose.

Yours truly,

BDO Canada LLP

Chartered Professional Accountants

**Village of Harrison Hot Springs
Financial Statements
For the year ended December 31, 2025**

Draft

Village of Harrison Hot Spring
Financial Statements
For the year ended December 31, 2025

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Statement of Management's Responsibility

The financial statements of the Village of Harrison Hot Springs (the "Village") are the responsibility of management and have been prepared in accordance with Canadian public sector accounting standards, consistently applied and appropriate in the circumstances. The preparation of the financial statements requires the use of estimates which have been made using careful judgment. In management's opinion, the financial statements have been properly prepared within the framework of the accounting policies summarized in the financial statements and incorporate within reasonable limits of materiality, all information available as of the audit date. The financial statements have also been reviewed and approved by the Mayor and Council of the Village.

Management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorised and recorded in compliance with legislative and regulatory requirements and that reliable financial information is available on a timely basis. These systems are monitored and evaluated by management. Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control.

The financial statements have been examined by the Village's independent external auditor, BDO Canada LLP in accordance with Canadian generally accepted auditing standards. The external auditor's responsibility is to express their opinion on whether the financial statements, in all material respects, fairly present the Village's financial position, results of operations, changes in net financial assets and cash flows in accordance with Canadian public sector accounting standards. Their Independent Auditor's Report outlines the scope of their examination and their opinion.

The external auditor has full and open access to all records of the Village and has direct access to management and Council when required.

Chief Administrative Officer

Chief Financial Officer

TBD

Independent Auditor's Report

To the Mayor and Council of the Village of Harrison Hot Springs

Opinion

We have audited the financial statements of the Village of Harrison Hot Springs (the "Village") which comprise the Statement of Financial Position as at December 31, 2025 and the Statements Operations, Changes in Net Financial Assets, and Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Village as at December 31, 2025 and its results of operations, changes in net financial assets, and cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally-accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of this report. We are independent of the Village in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Unaudited Information

We have not audited, reviewed, or otherwise attempted to verify the accuracy or completeness of 'Schedule 3 - Schedule for Growing Communities Fund' that is included in the Village's financial statements.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Village's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Village, or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Village's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally-accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally-accepted auditing standards we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Village's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However future events or conditions may cause the Village to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

Vancouver, British Columbia
TBD

**Village of Harrison Hot Springs
Statement of Financial Position**

December 31	2025	2024
Financial Assets		
Cash (Note 1)	\$ 22,609,625	\$ 24,703,264
Accounts Receivable (Note 2)	1,379,814	1,006,952
MFA Deposits (Note 3)	7,815	7,588
	23,997,254	25,717,804
Liabilities		
Accounts Payable and Accrued Liabilities (Note 4)	305,664	433,900
Employee Future Benefits (Note 5)	122,487	105,488
Developers' Deposits and Other Liabilities (Note 6)	194,902	384,185
Deferred Revenue (Note 7)	3,702,081	4,168,258
Development Cost Charges (Note 8)	3,982,111	5,117,054
Long-term Debt (Note 9)	235,212	277,592
Asset Retirement Obligation (Note 10)	21,347	20,564
	8,563,804	10,507,041
Net Financial Assets	15,433,450	15,210,763
Non-Financial Assets		
Tangible Capital Assets (Note 11, Schedule 2)	43,230,486	40,134,644
Prepaid Expenses	90,186	70,555
	43,320,672	40,205,199
Accumulated surplus (Note 13)	\$ 58,754,122	\$ 55,415,962

Chief Administrative Officer

Mayor

**Village of Harrison Hot Springs
Statement of Operations**

For year ended December 31	2025 Budget (Note 18)	2025	2024
Revenue			
Property Taxes (Note 14)	\$ 3,110,855	\$ 3,110,147	\$ 2,909,443
Sale of Services (Note 15)	1,939,546	1,996,668	1,805,210
Utility Service Fees (Note 16)	543,718	540,658	536,805
Government Transfers (Note 17)	10,185,977	2,566,413	2,180,824
Investment Income	66,218	558,095	822,108
Penalties and Interest	-	72,705	100,281
Development Cost Charges (Note 8)	1,789,531	1,301,738	634,672
Other Revenue	51,249	102,584	164,025
	17,687,094	10,249,008	9,153,368
Expenses (Note 19)			
Legislative Services	247,826	195,948	159,321
General Government	1,594,884	1,677,074	1,839,711
Protective Services	436,659	411,438	351,742
Public Works	472,159	457,487	461,082
Transportation Services	466,067	450,408	406,449
Public Health	6,337	634	7,532
Planning and Development	255,474	170,581	139,149
Tourism, Community and Economic Development	530,400	473,399	314,751
Solid Waste Management and Recycling	259,640	260,021	242,257
Beaches, Parks, Recreation and Culture	815,901	725,372	706,247
Sewer Services	1,380,969	1,380,119	1,020,756
Water Services	842,482	708,367	701,633
	7,308,798	6,910,848	6,350,630
Annual surplus	10,378,296	3,338,160	2,802,738
Accumulated surplus, beginning of year	55,415,962	55,415,962	52,613,224
Accumulated surplus, end of year	\$ 65,794,258	\$ 58,754,122	\$ 55,415,962

**Village of Harrison Hot Springs
Statement of Changes in Net Financial Assets**

For year ended December 31	2025 Budget (Note 18)	2025	2024
Annual surplus	\$ 10,378,296	\$ 3,338,160	\$ 2,802,738
Acquisition of tangible capital assets	(12,147,545)	(4,390,233)	(3,000,783)
Amortization of tangible capital assets (Note 19, Schedule 2)	1,257,935	1,294,391	1,251,521
Change in prepaid expenses	-	(19,631)	(5,892)
Increase (decrease) in net financial assets for the year	(511,314)	222,687	1,047,584
Net financial assets, beginning of year	15,210,763	15,210,763	14,163,179
Net financial assets, end of year	\$ 14,699,449	\$ 15,433,450	\$ 15,210,763

Village of Harrison Hot Springs
Statement of Cash Flows

For the year ended December 31

2025

2024

Cash provided by (used in)

Operating activities

Annual surplus \$ 3,338,160 \$ 2,802,738

Items not involving cash:

Amortization of tangible capital assets 1,294,391 1,251,521

Accretion expense 783 2,545

4,633,334 **4,056,804**

Changes in working capital:

Accounts receivable (372,862) 709,107

MFA Deposits (227) (256)

Prepaid expenses (19,631) (5,892)

Accounts payable and accrued liabilities (128,236) 112,333

Developers' deposits and other liabilities (189,283) (1,584,580)

Employee future benefits 16,999 17,473

Deferred revenue (466,177) 1,927,336

Development cost charges (1,134,943) (302,275)

2,338,974 **4,930,050**

Capital activities

Acquisition of tangible capital assets (4,390,233) (3,000,783)

Financing transactions

Repayment of long-term debt (42,380) (40,946)

Increase (decrease) in cash during the year **(2,093,639)** **1,888,321**

Cash, beginning of year **24,703,264** **22,814,943**

Cash, end of year **\$22,609,625** **\$ 24,703,264**

Village of Harrison Hot Springs

Summary of Significant Accounting Policies

For the year ended December 31, 2025

Significant Accounting Policies

The Financial Statements combine the activities of the various funds of the reporting entity - Village of Harrison Hot Springs (the "Village") - are the representation of management and are prepared in accordance with Canadian generally accepted accounting principles for governments as prescribed by the Public Sector Accounting Board (PSAB). Interfund transactions and fund balances have been eliminated for reporting purposes. There are no other organizations under the control of the Village Council that meet the criteria for inclusion and consolidation in these statements. Significant accounting policies adopted by the Village are as follows:

a. Basis of Reporting

The Financial Statements reflect the combined results and activities of the reporting entity which is comprised of the Operating, Capital and Reserve funds.

i. Operating Funds

These funds include the General, Water and Sewer operations of the Village. They are used to record the operating costs of the services provided by the Village.

ii. Capital funds

These funds include the General, Water and Sewer capital funds. They are used to record the acquisition and disposal of tangible capital assets and their financing.

iii. Reserve funds

Under the Community Charter, Village Council may, by bylaw, establish reserve funds for specified purposes. Money in a Statutory Reserve Fund, and interest earned thereon, must be expended by bylaw only for the purpose for which the fund was established. If the amount in a reserve fund is greater than required, Village Council may, by bylaw, transfer all or part of the balance to another reserve fund. Non-statutory Reserves require being included in an approved council budget or a resolution before these funds can be expended.

b. Revenue Recognition

Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues. All revenues are recorded on an accrual basis. Revenue from transactions with performance obligations is recognized when (at a point in time) or as (over a period of time) the organization satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

Village of Harrison Hot Springs Summary of Significant Accounting Policies

For the year ended December 31, 2025

b. Revenue Recognition (continued)

The Village recognizes revenue from users of the water, sewer, development permits, and rentals of Municipal property services on a straight-line basis over the period of time that the relevant performance obligations are satisfied by the City.

The Village recognizes revenue from administrative services, sales of goods, and other licenses and permits at the point in time that the City has performed the related performance obligations and control of the related benefits has passed to the payors.

The Village recognizes revenue from tax penalties and interest, parking ticket fines, and other revenue without associated performance obligations at the realizable value at the point in time when the Village is authorized to collect these revenues.

The Village recognizes the transfer of government funding as revenue when the transfer is authorized and any eligibility criteria are met, except to the extent that the transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when the transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Taxation revenues are recognized at the time of issuing the property tax notices for the taxation year. Through the British Columbia Assessments' appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded. Sale of services and fees are recognized when the service or product is provided by the Village. All other revenue is recognized as it is earned and is measurable. Revenue unearned in the current period is recorded as deferred revenue and is recognized as revenue in the fiscal year the services are performed.

Development Cost Charges are restricted revenue liabilities representing funds received from developers and deposited into separate deferred revenue liability accounts for specific future capital expenses. In accordance with Canadian public sector accounting standards, the Village records these funds as restricted revenue which is then recognized when the related costs are met.

c. Expense Recognition

Operating expenses are recognized on an accrual basis in the period they are incurred.

Village of Harrison Hot Springs
Summary of Significant Accounting Policies

For the year ended December 31, 2025

d. Financial Instruments

The Village's financial instruments consist of cash, accounts receivable, accounts payable and accrued liabilities, long-term debt and interim financing debt. All financial instruments are measured at cost or amortized cost on the statement of financial position, using the effective interest rate method to determine interest revenue or expense. Transaction costs are added to the initial carrying value for financial instruments.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations.

Unrealized gains and losses from changes in the fair value of financial instruments would be recognized in the statement of remeasurement gains and losses. Upon settlement, the cumulative gain or loss is reclassified from the statement of remeasurement gains and losses and recognized in the statement of operations. Interest and dividends attributable to financial instruments are reported in the statement of operations. As the Village has no financial instruments reported at fair value, no statement of remeasurement gain or loss is presented in these financial statements.

e. Asset Retirement Obligations

The Village records a liability for an asset retirement obligation when there is a legal obligation to incur retirement costs in relation to a tangible capital asset; the past transaction or event giving rise to the liability has occurred; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made. The liability is recorded at an amount that is the best estimate of the expenditure required to retire a tangible capital asset at the financial statement date.

Upon the initial measurement of an asset retirement obligation, a corresponding asset retirement cost is added to the carrying value of the related tangible capital asset if it is still in productive use. This cost is amortized over the useful life of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed. The liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing, amount required to settle the obligation or the discount rate. Any changes resulting from changes in estimate of assumptions are adjusted to the carrying amount of the asset if still in use, or recorded in the statement of operations if the asset has been retired.

Village of Harrison Hot Springs
Summary of Significant Accounting Policies

For the year ended December 31, 2025

f. Non-financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They may have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

i. Tangible Capital Assets

Tangible capital assets, comprised of capital assets and assets under construction, are recorded at cost less accumulated amortization and are classified according to their functional use. Cost includes the capital expenditure, excluding interest, directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated useful life of the asset commencing when the asset is put into service. Estimated useful lives of tangible capital assets are as follows:

Land improvements	10 to 25 years
Parks infrastructure	10 to 50 years
Buildings	40 to 60 years
Machinery, furniture and equipment	5 to 10 years
IT infrastructure	4 to 10 years
Vehicles	5 to 20 years
Roads infrastructure	15 to 75 years
Water infrastructure	10 to 100 years
Sewer infrastructure	10 to 100 years
Drainage infrastructure	10 to 100 years

ii. Contributions of Tangible Capital Assets

Tangible capital assets received as contributions are recorded at their fair value at the time of receipt.

iii. Works of Art and Cultural and Historic Assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

iv. Leased Tangible Capital Assets

Leases that transfer substantially all the benefits and risks incidental to ownership of a tangible capital asset are accounted for as leased tangible capital assets.

g. Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. Areas requiring the greatest degree of estimation include employee future benefits and useful lives of tangible capital assets.

Village of Harrison Hot Springs
Summary of Significant Accounting Policies

For the year ended December 31, 2025

h. Liability for Contaminated Sites

The Village accounts for contaminated sites in accordance with PSAS Section PS 3260, Liability for Contaminated Sites, which applies to sites not controlled by the Village but for which it has accepted responsibility, and to contamination arising from unexpected events, such as accidental spills or natural disasters. A liability is recognized when the recognition criteria in PS 3260 are met and is measured as management's best estimate of remediation and post remediation costs.

Contaminated sites that are owned or controlled by the Village and remain in productive use are accounted for in accordance with PSAS Section PS 3280, Asset Retirement Obligations.

The Village has determined that, as at December 31, 2025, no contaminated sites meeting the recognition criteria of PSAS Section PS 3260 exist.

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

1. Cash		2025	2024
Restricted cash:			
Statutory reserves	\$ 2,083,391	\$ 2,823,857	
Non-statutory reserves	6,635,620	5,980,949	
Development cost charges/Deposits in trust	3,982,111	5,117,054	
	12,701,122	13,921,860	
Unrestricted Cash	9,908,503	10,781,404	
	\$ 22,609,625	\$ 24,703,264	

2. Accounts Receivable		2025	2024
Property taxes receivable	\$ 239,985	\$ 523,443	
Government grants receivable	926,703	270,265	
Trade and other receivable	213,126	213,244	
	\$ 1,379,814	\$ 1,006,952	

3. Municipal Finance Authority Deposits

The Municipal Finance Authority of British Columbia (the MFA) provides capital funding for regional districts and their member municipalities. The MFA is required to establish a Debt Reserve Fund. The MFA must then use this fund if at any time there are insufficient funds to meet payments on its obligations. If this occurs the regional districts and, by extension, member municipalities may be called upon to restore the fund.

Each regional district, through its member municipalities who share in the proceeds of a debt issue, is required to pay into the Debt Reserve Fund certain amounts set out in the financing agreements. The interest earned on the Debt Reserve fund, less administrative expenses, becomes an obligation of the MFA to the regional districts.

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

4. Accounts Payable and Accrued Liabilities

	2025	2024
Trade and other	\$ 25,991	\$ 8,400
Holdbacks payable	119,543	88,824
Other government	112,178	195,276
Accrued employee benefits	47,952	141,400
	\$ 305,664	\$ 433,900

5. Employee Future Benefits

Sick Pay

The Village provides paid sick leave to qualifying employees, this benefit accrues at two days of sick leave per month. At the end of each calendar year 2/3 of the unused portion of sick leave is vested up to a maximum of 360 days. The amount recorded for this benefit is based on a valuation prepared by an independent firm of actuaries. The date of the last full actuarial evaluation was as of December 31, 2023.

Retirement Allowance

A regular employee who retires under the provisions of the Municipal Pension Plan is entitled to a retirement benefit as outlined in the Collective Agreement and Management Policy. In all instances, the rate of pay used in the calculation of the retirement benefit shall be the rate of pay applicable on the last day worked. The amount recorded for this benefit in 2025 is based on a valuation prepared by an independent firm of actuaries. The date of the last full actuarial evaluation was as of December 31, 2023.

The significant actuarial assumptions adopted in measuring the Village's accrued benefit obligation are as follows:

	2025	2024
Discount rates	4.0 %	4.0 %
Expected future inflation	3.0 %	3.0 %
Expected average remaining service life (years)	16.0	16.0

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

5. Employee Future Benefits (continued)

Accrued Benefit Obligation as at December 31, 2025:

	2025	2024
Accrued benefit obligation, beginning of year	\$ 121,367	\$ 105,487
Current service cost	18,359	19,667
Interest on accrued benefit obligation	4,830	4,180
Benefit payments	(6,190)	(6,365)
Amortization of net actuarial gain	(1,602)	(1,602)
	136,764	121,367
Unamortized actuarial gain	(14,277)	(15,879)
	\$ 122,487	\$ 105,488

6. Developers Deposits and Other Liabilities

	2025	2024
Property and event damage deposits	\$ 187,952	\$ 288,702
Developers deposit	5,694	94,228
Funds held on behalf of community groups	1,256	1,255
	\$ 194,902	\$ 384,185

7. Deferred Revenue

	December 31, 2024	Externally Restricted Inflows	Revenue Earned	December 31, 2025
Prepaid taxes	\$ 180,054	\$ 386,690	\$ (369,220)	\$ 197,524
Resort municipality initiative	1,227,747	545,094	(892,886)	879,955
Deferred revenue	2,758,882	181,730	(318,910)	2,621,702
Facility rentals and other	1,575	3,600	(2,275)	2,900
	\$ 4,168,258	\$ 1,117,114	\$ (1,583,291)	\$ 3,702,081

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

8. Development Cost Charges

	Opening Balance	Interest	Revenue Recognized	December 31, 2025
Sewer DCC	\$ 1,591,019	\$ 51,236	\$ (663,784)	\$ 978,471
Water DCC	1,849,814	61,256	(72,667)	1,838,403
Drainage DCC	1,259,656	41,173	(273,325)	1,027,504
Parks DCC	416,565	13,130	(291,962)	137,733
	<u>\$ 5,117,054</u>	<u>\$ 166,795</u>	<u>\$ (1,301,738)</u>	<u>\$ 3,982,111</u>

9. Long-Term Debt

In 2015 the Village borrowed funds under loan authorisation bylaw 1052. MFA Issue 131 has an amortization period of 15 years at 2.2% interest for the first 10 years of the term. Early repayment options exist at the rate reset date of 10 years.

	Opening Balance	Principal Repayments	Actuarial Adjustment*	December 31, 2025
General Fund MFA Issue 131	\$ 277,592	\$ 31,095	\$ 11,285	\$ 235,212

*Actuarial Adjustments represent interest earned on sinking funds held by the Municipal Finance Authority. Such interest is used to reduce the principal amount of outstanding debt.

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

9. Long-Term Debt (continued)

The following principal amounts are payable over the next five years and thereafter:

2026	\$ 31,095
2027	31,095
2028	31,095
2029	31,095
2030	31,095
Thereafter	<u>79,737</u>
Total	<u>\$ 235,212</u>

10. Asset Retirement Obligation

The Village is required to report as a liability the legal obligations associated with the retirement of tangible capital assets. The Village's asset retirement obligation consists of the following obligations:

a) Asbestos obligation

The Village owns a building which is known to contain asbestos. The Village has recognized an obligation relating to the removal and disposal of the asbestos in these buildings. Estimated remaining future costs of \$8,000 have been discounted to the present value using a discount rate of 4.17% per annum (2024 - 4.17%).

b) Water wells

The Village operates a water well which will require decommissioning at the end of its useful life. The Village has recognized an obligation relating to the decommissioning of the well. Estimated future costs of \$15,000 have been discounted to the present value using a discount rate of 4.17% per annum (2024 - 4.17%).

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

10. Asset Retirement Obligation (continued)

Changes in the asset retirement obligation in the year are as follows:

	Asbestos Remediation	Well Decommissioning	2025
Opening balance	\$ 9,725	\$ 10,839	\$ 20,564
Accretion expense	331	452	783
Closing balance	<u>\$ 10,056</u>	<u>\$ 11,291</u>	<u>\$ 21,347</u>

	Asbestos Remediation	Well Decommissioning	2024
Opening balance	\$ 7,614	\$ 10,405	\$ 18,019
Accretion expense	2,111	434	2,545
Closing balance	<u>\$ 9,725</u>	<u>\$ 10,839</u>	<u>\$ 20,564</u>

The asset retirement liability has been estimated using a net present value technique using the assumptions as described above. The related asset retirement costs have been added to the cost and are being amortized on a straight-line basis over the remaining useful lives of the assets.

Significant estimates and assumptions are made in determining the asset retirement costs as there are numerous factors that will affect the amount ultimately payable. Those uncertainties may result in future actual expenditures that are different than the amounts currently recorded. At each reporting date, as more information and experience is obtained as it relates to these asset retirement obligations, the estimates of the timing, the undiscounted cash flows and the discount rates may change. Adjustments to these factors are accounted for as an adjustment to the asset retirement obligation and the related tangible capital asset in the current period on a prospective basis.

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

11. Tangible Capital Assets

	2025	2024
Land and improvements	\$ 10,680,913	\$ 10,680,913
Buildings	3,648,173	3,252,472
Machinery, equipment, furniture IT, and vehicles	1,510,544	1,486,314
Engineering structures:		
Engineering structures - water	7,473,068	7,553,580
Engineering structures - sewer and drainage	7,659,388	7,913,938
Engineering structures - roads	4,367,067	3,719,615
Engineering structures - parks and other	2,969,128	2,153,293
Other tangible capital assets	3,076,660	2,053,513
Work in progress	1,845,545	1,321,006
	\$43,230,486	\$ 40,134,644

There were no contributed assets recognized in 2025 (2024 - \$Nil).

12. Equity in Tangible Capital Assets

	2025	2024
Equity in TCA, beginning of year	\$ 39,795,957	\$ 38,008,294
Add:		
Capital expenditures	4,390,233	3,000,783
Debt repayments	31,095	31,095
Actuarial adjustments	11,284	9,851
Less:		
Amortization	(1,294,391)	(1,251,521)
Asset retirement obligation (Note 10)	(783)	(2,545)
	\$42,933,395	\$ 39,795,957

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

13. Accumulated Surplus

The Village segregates its accumulated surplus into the following categories:

	2025	2024
Surplus:	\$ 42,933,395	\$ 39,795,957
Operating fund	7,101,716	6,815,199
Total surplus	\$ 50,035,111	\$ 46,611,156
Reserves set aside by council:		
Appropriated surplus:		
Fire department	\$ 32,685	\$ 31,635
Assessment appeal	162,098	156,888
Beach	5,015	4,854
Building	77,232	74,750
Contingencies	14,122	13,669
Dock replacement	102,220	88,964
Boat Launch	76,213	90,205
Flood box / drainage	19,162	18,546
General	2,440,039	2,064,031
Insurance	12,271	11,877
Parking / traffic enforcement	159,675	144,767
Office equipment	34,354	26,108
Property	58,477	56,598
Road / sidewalk	16,615	16,081
Sick leave/ retirement	62,811	60,792
Community works fund	882,901	731,478
Sewer	1,123,432	1,223,728
Water	1,356,298	1,165,978
Total appropriated surplus	\$ 6,635,620	\$ 5,980,949
Statutory fund reserves:		
Community amenities	\$ 190,136	\$ 184,024
Fire department capital	118,207	128,628
Growing communities fund	427,184	1,222,378
Land unexpended funds	60,461	58,518
Parkland acquisition and improvements	390,294	428,002
Public works capital	139,988	100,521
Sewage treatment replacement	647,717	595,898
Sewer unexpended funds	102,927	99,619
Port divestiture income	6,477	6,269
Total statutory fund reserves	\$ 2,083,391	\$ 2,823,857
	\$ 58,754,122	\$ 55,415,962

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

14. Property Taxes

The Village is reliant upon one taxpayer for approximately 14% of municipal property tax revenue. Taxation revenue reported on the statement of operations is made up of the following:

	Budget	2025	2024
Taxes collected			
Municipal property taxes	\$ 3,056,885	\$ 3,056,019	\$ 2,857,111
1% utility taxes	45,720	45,721	44,086
Payments in lieu of taxes	8,250	8,407	8,246
School taxes	2,044,709	2,033,884	1,914,235
Regional district	244,738	244,668	217,052
Regional hospital district	137,970	137,931	115,540
Police tax	253,276	253,204	240,541
Other agencies	51,153	51,138	46,899
	<u>5,842,701</u>	<u>5,830,972</u>	<u>5,443,710</u>
Less: Transfers to other governments			
School taxes paid	2,044,709	2,033,884	1,914,235
Regional district taxes paid	244,738	244,668	217,052
Regional hospital district taxes paid	137,970	137,931	115,540
Police taxes paid	253,276	253,204	240,541
Other agencies taxes paid	51,153	51,138	46,899
	<u>2,731,846</u>	<u>2,720,825</u>	<u>2,534,267</u>
	<u>\$3,110,855</u>	<u>\$3,110,147</u>	<u>\$ 2,909,443</u>

15. Sale of Services

	Budget	2025	2024
Sewer user fees	\$ 817,005	\$ 809,281	\$ 778,483
Water user fees	430,543	460,549	426,791
Curbside collection fees	166,000	170,411	161,493
Pay parking revenue	350,000	362,869	337,621
Licenses and permits	42,363	56,688	53,879
Facility rentals	125,000	120,515	39,220
Fines	4,335	11,882	3,525
Other	4,300	4,473	4,198
	<u>\$1,939,546</u>	<u>\$1,996,668</u>	<u>\$ 1,805,210</u>

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

16. Utility Service Fees

	Budget	2025	2024
Sewer service utility fee - residential	\$ 235,000	\$ 234,789	\$ 233,332
Sewer service utility fee - business	21,433	19,587	19,281
Water service utility fee - residential	265,000	264,979	263,056
Water service utility fee - business	22,285	21,303	21,136
	\$ 543,718	\$ 540,658	\$ 536,805

17. Government Transfers

	Budget	2025	2024
Provincial:			
Conditional			
Infrastructure	\$ 8,715,241	\$ 1,189,638	\$ 352,372
Resort municipality initiative	995,000	892,886	1,248,072
Other	736	736	736
Unconditional	325,000	333,000	359,300
Federal:			
Conditional			
Infrastructure	-	-	70,191
Gas tax	150,000	150,153	150,153
	\$10,185,977	\$ 2,566,413	\$ 2,180,824

18. Budget Data

The data presented in these financial statements is based upon the 2025 operating and capital budgets adopted by Council on March 17, 2025. The table below reconciles the approved balanced budget to the budget figures reported in these financial statements.

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

18. Budget Data (continued)

2025 Adopted Operating and Capital Budget:

	2025
Revenues:	
Operating budget	\$ 7,308,798
Capital budget	12,147,545
Total revenue	19,456,343
Expenses:	
Operating budget	7,308,798
Capital budget	12,147,545
Total expenses	19,456,343
Budgeted surplus (deficit)	-
Add:	
Capital additions	12,147,545
Transfers to reserves	1,238,283
Principal repayments	31,100
Less:	
Transfers from reserves	(1,780,697)
Amortization	(1,257,935)
Annual budgeted surplus (see statement of operations)	\$ 10,378,296

19. Classification of Expenses by Object

The Schedule of Operating Fund Activities represents the expenditures by function; the following table classifies those same expenditures by object:

	Budget	2025	2024
Salaries, wages and employee benefits	\$2,429,026	\$2,372,566	\$ 2,204,520
Operating materials and supplies	1,012,284	981,865	997,229
Contracted services	1,321,021	1,109,718	807,659
Administrative services and supplies	929,116	798,739	791,770
Utilities	254,876	244,412	225,403
Rentals and contractual obligations	91,340	86,850	56,783
Debt financing	13,200	21,524	13,200
Amortization	1,257,935	1,294,391	1,251,521
Accretion	-	783	2,545
	\$7,308,798	\$6,910,848	\$6,350,630

Village of Harrison Hot Springs
Notes to the Financial Statements

For the year ended December 31, 2025

20. Commitments and Contingencies

- (a) The municipality and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trustee pension plan. The Board of Trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2024, the plan has about 273,000 active members and approximately 133,000 retired members. Active members included approximately 47,000 contributors from local governments. Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability. The most recent actuarial valuation for the Municipal Pension Plan as at December 31, 2024, indicated a \$2,675 million funding surplus for basic pension benefits on a going concern basis. The Village of Harrison Hot Springs paid \$145,803 (2024 - \$128,805) for employer contributions to while employee contributed \$134,841 (2024 - \$119,120) in fiscal 2025. The next valuation will be as at December 31, 2027, with results available in 2028. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.
- (b) Debts of the Fraser Valley Regional District are, under provisions of the Local Government Act, a direct, joint and several liability of the District and each member municipality within the District, including the Village of Harrison Hot Springs.
- (c) The Village is a subscribed member of the Municipal Insurance Association of British Columbia (The "Exchange") as provided by section 3.02 of the Insurance Act of the Province of British Columbia. The main purpose of the Exchange is to pool the risks of liability so as to lessen the impact upon any subscriber. Under the Reciprocal Insurance Exchange Agreement, the Village is assessed a premium and specific deductible for its claims based on population. The obligation of the Village with respect to the Exchange and/or contracts and obligations entered into by the Exchange are in every case several, not joint and several. The Village irrevocably and unconditionally undertakes and agrees to indemnify and save harmless the other subscribers against liability losses and costs which the other subscriber may suffer.

Village of Harrison Hot Springs

Notes to the Financial Statements

For the year ended December 31, 2025

20. Commitments and Contingencies (continued)

- (d) The Village has entered into various agreements and contracts for the provision of services and the construction of assets that extend beyond the current year. Substantive obligations include contracts for engineering and planning, garbage and recycling collection, IT services, pay parking, tourist information centre services and auditing services. These contractual obligations will become liabilities in the future when the terms of the contract are met. The following amounts relate to the unperformed portion of the contracts: 2026 - \$721,628, 2027 - \$209,688, 2028 - \$213,182.
-

21. Financial Instrument Risk Management

The Village is exposed to credit risk, liquidity risk, and interest rate risk from its financial instruments. This note describes the Village's objectives, policies and processes for managing those risks and the methods used to measure them. Further qualitative and quantitative information in respect of these risks is presented below and throughout these financial statements.

- a) Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Village is exposed to credit risk through its cash, accounts receivable and MFA deposits. The maximum amount of credit risk exposure is limited to the carrying amount of the balance in the financial statements. There have not been any changes from the prior year in the Village's exposure to credit risk or the policies, procedures and methods it uses to manage and measure the risk.
- b) Liquidity risk is the risk that the Village will encounter difficulty in meeting obligations associated with financial liabilities. The Village is exposed to liquidity risk through its accounts payable, employee future benefits and long-term debt. The Village manages its liquidity risk by maintaining adequate levels of working capital to ensure all obligations can be met when they fall due. There have not been any changes from the prior year in the Village's exposure to liquidity risk or the policies, procedures and methods it uses to manage and measure the risk.
- c) Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Village is exposed to interest rate risk through its cash and long-term debt. The Village manages its interest rate risk by maintaining low long-term debt balances and holding cash in low risk savings accounts. There have not been any changes from the prior year in the Village's exposure to interest rate risk or the policies, procedures and methods it uses to manage and measure the risk.
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22. Comparative Figures

Certain comparative figures have been reclassified to conform with the current year's presentation.

For the year ended December 31, 2025

23. Segmented Information

The Table of Segmented Information - Schedule 1 has been prepared in accordance with PS2700 Segmented Disclosures. Segmented information has been identified based upon functional activities provided by the Village. For each reported segment, revenue and expenses represent amounts directly attributable to the functional activity and amounts allocated on a reasonable basis. The functional areas that have been separately disclosed in the segmented information, along with services they provide are as follows:

Legislative Services

Legislative services includes Council and legislative services.

General Government

General government includes taxation, sale of services, government transfers, investment income and administrative services for the general fund.

Protective Services

Protective Services includes the volunteer fire department, emergency measures and bylaw enforcement.

Development and Planning

Development and Planning includes economic development, planning, land development, community development and tourism.

Engineering, Transportation and Storm Water

Engineering, transportation and storm water services include engineering, fleet, public health, roads, sidewalk, storm sewers and transit .

Solid Waste

Solid waste includes sustainability, curbside collection, recycling and organic waste.

Parks, Recreation and Cultural Services

Parks, recreation and cultural services includes the maintenance of the beachfront, parks and cultural facilities within the Village.

Wastewater Utility

Wastewater includes the wastewater collection system, lift stations and wastewater treatment plant.

Water Utility

Water includes the water collection, treatment and distribution of potable water.

Village of Harrison Hot Springs
Schedule 1 - Table of Segmented Information

For the year ended December 31, 2025

	Legislative	General Government	Protective Services	Development Planning	Engineering, Transportation & Storm Water	Solid Waste	Parks, Recreation & Cultural Services	Wastewater Utility	Water Utility	2025 Budget	2025 Actual	2024 Actual
Revenues												
Property taxes	\$ -	\$ 3,110,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,110,855	\$ 3,110,147	\$ 2,909,443
Sale of services	-	435,912	-	-	-	170,411	120,515	809,281	460,549	2,096,548	1,996,668	1,805,210
Utility service fees	-	-	-	-	-	-	-	254,375	286,283	543,718	540,658	536,805
Government transfers	-	1,673,527	-	892,886	-	-	-	-	-	10,028,975	2,566,413	2,180,824
Investment income	-	451,513	-	-	-	-	-	65,336	41,246	66,218	558,095	822,108
Penalties and interest	-	53,322	-	-	-	2,224	-	9,170	7,989	-	72,705	100,281
Development cost charges	-	514,225	-	-	-	-	51,062	663,784	72,667	1,789,531	1,301,738	634,672
Other revenue	-	60,950	-	2,116	-	32,567	-	3,600	3,351	51,249	102,584	164,025
Total revenue	-	6,299,596	-	895,002	-	205,202	171,577	1,805,546	872,085	17,687,094	10,249,008	9,153,368
Expenses												
Salaries, wages and employee Benefits	140,284	783,639	39,943	268,026	269,965	63,735	220,685	335,429	250,860	2,429,026	2,372,566	2,204,520
Operating materials and supplies	-	9,528	203,315	6,921	114,584	700	215,616	322,947	108,254	1,012,284	981,865	997,229
Contracted services	-	98,855	85,396	177,852	103,103	195,586	6,096	370,043	72,787	1,321,021	1,109,718	807,659
Administrative services and supplies	49,143	416,285	46,001	170,180	22,319	-	19,530	50,234	25,047	929,116	798,739	791,770
Utilities	6,521	18,463	8,263	-	46,514	-	47,967	71,295	45,389	254,876	244,412	225,403
Rentals and contractual obligations	-	13,378	5,134	21,000	43,326	-	4,012	-	-	91,340	86,850	56,783
Debt financing	-	21,524	-	-	-	-	-	-	-	13,200	21,524	13,200
Amortization	-	315,402	23,386	-	308,719	-	211,466	229,840	205,578	1,257,935	1,294,391	1,251,521
Accretion expense	-	-	-	-	-	-	-	331	452	-	783	2,545
Total expenses	195,948	1,677,074	411,438	643,979	908,530	260,021	725,372	1,380,119	708,367	7,308,798	6,910,848	6,350,630
Excess (deficiency) in revenues over expenses	\$(195,948)	\$ 4,622,522	\$(411,438)	\$ 251,023	\$ (908,530)	\$(54,819)	\$(553,795)	\$ 425,427	\$ 163,718	\$ 10,378,296	\$ 3,338,160	\$ 2,802,738

Village of Harrison Hot Springs
Schedule 2 - Statement of Tangible Capital Assets

For the year ended December 31, 2025

	Land	Building	Equipment Furniture Vehicles	Engineered Structures				Work In Progress	Other Tangible Capital Assets	2025	2024
				Water	Sewer Drainage	Roads	Other				
Balance,											
beginning of year	\$ 10,680,913	\$ 5,432,867	\$ 3,009,382	\$ 10,237,988	\$ 11,759,690	\$ 10,259,212	\$ 3,906,060	\$ 2,053,513	\$ 1,642,708	\$ 58,982,333	\$ 56,426,778
Additions	-	582,382	202,925	125,066	-	904,873	963,294	1,023,147	588,546	4,390,233	3,000,783
Disposals & adjustments	-	-	(83,373)	-	-	-	-	-	-	(83,373)	(445,228)
Cost, end of year	10,680,913	6,015,249	3,128,934	10,363,054	11,759,690	11,164,085	4,869,354	3,076,660	2,231,254	63,289,193	58,982,333
Accumulated amortization,											
beginning of year	-	2,180,395	1,523,068	2,684,408	3,845,752	6,539,597	1,752,767	-	321,702	18,847,689	18,041,396
Opening adjustments	-	-	-	-	-	-	-	-	-	-	-
Add: Amortization	-	186,681	178,695	205,578	254,550	257,421	147,459	-	64,007	1,294,391	1,251,521
Less: Accumulated Amortization on Disposals	-	-	(83,373)	-	-	-	-	-	-	(83,373)	(445,228)
Accumulated amortization, end of year	-	2,367,076	1,618,390	2,889,986	4,100,302	6,797,018	1,900,226	-	385,709	20,058,707	18,847,689
Net book value, end of year	\$ 10,680,913	\$ 3,648,173	\$ 1,510,544	\$ 7,473,068	\$ 7,659,388	\$ 4,367,067	\$ 2,969,128	\$ 3,076,660	\$ 1,845,545	\$ 43,230,486	\$ 40,134,644

Village of Harrison Hot Springs
Schedule 3 - Growing Communities Fund (Unaudited)

For the year ended December 31, 2025

Growing Communities Fund

The Growing Communities Fund (GCF) distributed conditional grants to communities at the end of March 2023 to help build community infrastructure and amenities to meet the demands of unprecedented population growth. The Fund provided a one-time total of \$1 billion in grants to all 188 municipalities and regional districts. The Village of Harrison Hot Springs received \$1,256,000 from the GCF program in March of 2023.

	2025	2024
Balance, beginning of year	\$ 1,222,377	\$ 1,208,456
Eligible costs:		
Bridge abutment repairs	833,778	47,745
Interest	(38,584)	(61,666)
Balance, end of year	\$427,183	\$ 1,222,377

The Village of Harrison Hot Springs has two main bridges which exist on McCombs drive which allow crossing of the Miami River. These bridges are known as the Miami River North and Miami River South bridges. After an extensive condition study, it was determined that the abutments of both of these bridges need to be upgraded. In conjunction with that, the sewer line that goes underneath the bridges will need to be replaced and upgraded to new standards. In 2023, the sewer line for the Miami Rive South bridge was fully replaced and improved. In 2024, design and engineering work commenced on the Miami River North bridge abutments, with construction having completed in 2025. Design and engineering work will now commence for the Miami River South bridge in 2026.

File No: 1820 & 3900-02
Date: April 20, 2026

To: Mayor and Council
From: Scott Schultz, Chief Financial Officer
Subject: 2026 Tax Rate Bylaw No. 1238, 2026

RECOMMENDATION

THAT Tax Rate Bylaw No. 1238, 2026 be introduced and given first reading; and

THAT Tax Rate Bylaw No. 1238, 2026 be given second and third readings.

SUMMARY

To request three readings of the 2026 Tax Rate Bylaw.

BACKGROUND

The 2026 budget has determined that the amount required to be raised from property taxes for municipal purposes is \$3,249,852.

As per the Council resolution at the February 3, 2026 Committee of the Whole meeting, the tax rate multipliers for Class 6 (Business) properties were adjusted from 3.03 to 2.84, and Class 8 (Recreation / Non-profit) properties were adjusted from 3.66 to 3.75.

DISCUSSION

On an annual basis, Council must establish tax rates to be applied to all properties in the Village of Harrison Hot Springs to levy funds for Municipal, Regional District and Regional Hospital District purposes.

For municipal purposes, the Village has three rate classes of property with assessed values; the proposed allocation between these assessment classes for 2026 is as follows:

Tax Revenue Breakdown By Class		
Class	Tax Revenue	%
Residential (1)	\$ 2,222,532	68.4%
Business (6)	\$ 896,589	27.6%
Recreational / Non-Profit (8)	\$ 130,730	4.0%
	\$ 3,249,852	100.0%

Schedule A of the attached bylaw outlines the tax rates for 2026 general municipal purposes.

Regional District and Hospital District rates are determined by the Fraser Valley Regional District and the taxes are collected by the Village on their behalf. Schedule B outlines the tax rates levied for Regional District and Regional Hospital District services per \$1,000 of assessed taxable property value.

FINANCIAL CONSIDERATIONS

There are no additional financial considerations to this report.

POLICY CONSIDERATIONS

There are no policy considerations related to this report.

Respectfully submitted:

Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO



Tyson Koch
Chief Administrative Officer

Attachment: Draft Tax Rate Bylaw No. 1238, 2026



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1238, 2026

A BYLAW TO ESTABLISH TAX RATES FOR 2026

WHEREAS pursuant to section 197 of the *Community Charter*, Council must by bylaw impose property value taxes for the year by establishing tax rates,

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 "Tax Rate Bylaw No. 1238, 2026".

2. RATES

The following rates are hereby imposed and levied for the year 2026:

- (a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Schedule A attached hereto and forming a part of this bylaw.
- (b) For Regional District purposes on the full assessed value of all land and assessed value of all improvements taxable for Regional District purposes, rates appearing in Column "A" of Schedule B attached hereto and forming a part of this bylaw.
- (c) For Regional Hospital District purposes on the full assessed value of all land and assessed value of all improvements taxable for Regional Hospital District purposes, rates appearing in Column "B" of Schedule B attached hereto and forming a part of this bylaw.

3. MINIMUM TAXATION

The minimum amount of taxation upon a parcel of real property shall be one dollar (\$1.00).

4. REPEAL

Village of Harrison Hot Springs Tax Rate Bylaw No. 1221, 2025 is hereby repealed.

5. READINGS AND ADOPTION

READ A FIRST TIME this ____ day of _____, 2026

READ A SECOND TIME this ____ day of _____, 2026

READ A THIRD TIME this ____ day of _____, 2026

ADOPTED this ____ day of _____, 2026

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

**Bylaw No. 1238
SCHEDULE "A"
GENERAL MUNICIPAL PURPOSES**

General Municipal Tax Rates (Dollars of Tax per \$1,000 Taxable Value)	
Property Class	Tax Rate
1. Residential	2.12272
2. Utilities	7.42952
3. Supportive Housing	2.12272
4. Major Industry	7.21725
5. Light Industry	7.21725
6. Business / Other	6.02853
7. Managed Forest Land	6.36816
8. Recreation / Non-Profit	7.96020
9: Farm	2.12272

**Bylaw No. 1238
SCHEDULE "B"
REGIONAL & HOSPITAL TAX RATES**

Regional & Hospital Tax Rates (Dollars of Tax per \$1,000 Taxable Value)			
Property Class	A Regional District	B Regional Hospital	Total
1. Residential	0.20439	0.11563	0.32002
2. Utilities	0.71540	0.40476	1.12015
3. Supportive Housing	0.20439	0.11563	0.32002
4. Major Industry	0.69491	0.39315	1.08806
5. Light Industry	0.69491	0.39315	1.08806
6. Business / Other	0.50075	0.28331	0.78406
7. Managed Forest Land	0.61316	0.34690	0.96006
8. Recreation / Non-Profit	0.20439	0.11563	0.32002
9: Farm	0.20439	0.11563	0.32002