

VILLAGE OF HARRISON HOT SPRINGS Regular Council Meeting Minutes

DATE: Monday, June 1, 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
Councillor Mark Schweinbenz

COUNCIL ABSENT:

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

1. CALL TO ORDER

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

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. PUBLIC HEARING (If required)

Mayor Talen declared a non-pecuniary conflict of interest. In the winter of 2023/2024 prior to becoming Mayor, Mayor Talen signed a letter of support for this proposed development of 889 Hot Springs Road. Mayor Talen exited council chambers at 5:30 p.m.

Deputy Mayor Vidal assumed chair of the Public Hearing.

Deputy Mayor Vidal read the statement and procedures for conducting the public hearing pursuant to sections 464 and 465 of the *Local Government Act*.

Zoning Amendment Bylaw No. 1244, 2026 – 889 Hot Springs Road

The Public Hearing was opened at 5:30 p.m.

Report from Staff

The planning consultant provided an overview of Zoning Amendment Bylaw No. 1244, 2026, which proposes to amend section 7.1.2 of Zoning Bylaw No. 1115, 2017 to allow “Personal Service Uses” as a permitted use in the C-2 Zone.

Report from Applicant

The applicant provided an overview of the proposed development project at 889 Hot Springs Road.

Public Submissions

Eight (8) written submissions were received.

Deputy Mayor Vidal invited the public to provide input regarding Zoning Amendment Bylaw No. 1244, 2026.

John Allen, 398 Hot Springs Road

- Is concerned that the proposed project has not been referred to the Advisory Planning Commission. He believes there is not much point in having an APC if council does not refer development items to them.
- While the direct mailed notices of public hearing are nice, he believes that regulations and statutes still require that the Village advertise the public hearing in the local newspaper, which was not done.
- Opposes the proposed zoning amendment as a mini-storage facility should be considered industrial use, not commercial use.
- Disputes the interpretation that mini-storage qualifies as “personal services” noting that the precedent set out by the province and other municipalities label personal services as “services provided to the body, clothing or grooming of a person”.

Kim Verigin, 216 Balsam Avenue

- This is the first time she has heard of the proposal and wonders if this was the only proposal brought forward for developing the land.
- Has seen things come and go as a resident of 20 years, including The Front grocery store that was there already which wasn’t successful due to expensive produce which was not of good quality.
- Questions the need of a storage facility and what percentage of the population it would serve.
- Notes that storage for extra recreational items seems to be a luxury service compared to other services the Village could use and would like to know more about the possibilities of what could be put there and how we want to serve the majority of the public.

Walter Galvao, 259 Miami River Drive

- (Regarding a different property) Believes that the notion that the overflow parking lot is underused is absurd especially between June and August.
- The overflow lot is constantly used for events and parking, particularly from mid-June to the end of August.
- There is no need for a storage unit.
- If the overflow lot is disrupted or destroyed for a development that the Village doesn't need, it would cause massive parking issues wherein all vehicles that would normally park in the overflow lot will park on the streets in residential areas.

Jean Bereti, 217 Miami River Drive

- Concerned about the beautification of the corridor into Harrison. It doesn't seem like it's getting beautified with a storage unit.

Deputy Mayor Vidal called a second time for public input regarding Zoning Amendment Bylaw No. 1244, 2026.

John Allen, 398 Hot Springs Road

- Believes that the written submissions submitted before the public hearing and made available in the public hearing package should be read out at the beginning of the public hearing.
- In the District of Kent, storage lockers are a permitted use in the "service industrial" areas as "enclosed rental storage units" which is considered an industrial use in their bylaws. The City of Chilliwack firmly puts storage facilities in the industrial areas.
- The applicant and the Village have been wasting everyone's time on a project which should never have been considered, as the Village does not allow such industrial uses.
- Believes that Council will try to approve the proposed facility anyway despite their being zero support from the zoning or the OCP bylaws
- Disagrees that the OCP supports this use. Council is supposed to only entertain developments which are consistent with the OCP objectives, referring to the map in the OCP bylaw that labels the property use as "low density residential".
- States that by ignoring the OCP designation, Council is non-compliant with the law and good planning practices.
- Referred to page 42 of the OCP under item 6.3 – Policies, which says to continue working on the beautification of the entrance corridor into Harrison Hot Springs. Believes the proposal is the exact opposite of this policy. An industrial use on the main road into the Village would be aesthetically disastrous.
- Council is required to follow the OCP and to consider the form and character of all developments.

Walter Galvao, 259 Miami River Drive

- Wished to amend his earlier comments as he was mistaken about the overflow lot and meant to say the lot at 889 Hot Springs Road, which still supplements residential parking.

Deputy Mayor Vidal called a third time for public input regarding Zoning Amendment Bylaw No. 1244, 2026.

John Allen, 398 Hot Springs Road

- Council is required to follow the OCP and consider the form and character of all developments
- Council must reject this scheme and stick to either the C2 commercial zoning or change it to low density residential in compliance with the OCP.
- Reiterated that the written submissions should be read into the record of the public hearing.

The Public Hearing for Zoning Amendment Bylaw No. 1244, 2026 was closed at 5:58 p.m.

Mayor Talen returned to Council Chambers at 5:59 p.m. and reassumed chair of the meeting.

4. INTRODUCTION OF LATE ITEMS

- Item 9(a) delegate Tyrone Gibson was unable to attend and will reschedule at a later date.

5. APPROVAL OF THE AGENDA

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the agenda be approved.

Amendment moved by Mayor Talen
Seconded by Councillor Vidal

THAT item 9(a) be removed from the agenda due to the delegate having to reschedule.

CARRIED
RC-2026-06-01

Council voted on the main motion as amended.

CARRIED
RC-2026-06-02

6. DECLARATIONS OF CONFLICT OF INTEREST

Both Mayor Talen and Councillor Schweinbenz declared conflicts of interest regarding Item 15(b). Both are members of the Harrison Paddling Club, an applicant for the Grants to Groups funding, and they will recuse themselves from the meeting when the item arises.

7. ADOPTION OF MINUTES

- (a) Regular Council Meeting Minutes of May 19, 2026
- (b) Special Pre-Closed Council Meeting Minutes of May 22, 2026

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the minutes be adopted.

CARRIED
RC-2026-06-03

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

- (a) Leanne Bird
Re: Civic Campus Proposal

Leanne Bird advised Council that she is a mother of two young children who will soon attend Harrison Hot Springs Elementary School and she lives in the immediate vicinity of the school and Fire Hall Park. She spoke about the proposed Civic Campus project, including concerns about the level of public engagement conducted to date, a desire to maintain the forest and trees in Fire Hall Park and the importance of forests to learning and education. She noted sections of the Urban Forest Management Plan and Parks and Trails Master Plan which speak to retaining trees and the usage of Fire Hall Park. She requested that Council pause the process and not sign a Memorandum of Understanding.

10. CORRESPONDENCE

- (a) Letter dated May 11, 2026 from UBCM
Re: Provincial Response to 2025 Resolutions
- (b) Letter dated May 19, 2026 from the District of Saanich to Premier Eby, Minister Dix, Minister Greene, Minister Boyle and Minister Bailey
Re: BC Local Government Climate Action Program (LGCAP) Funding Continuation

- (c) Letter dated May 21, 2026 from the District of Central Saanich to Minister of Housing and Municipal Affairs & Minister of Finance
Re: Request for Dedicated Provincial Funding to Support Municipalities that Achieve Provincially Mandated Housing Targets

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT all correspondence be received.

CARRIED
RC-2026-06-04

11. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT staff be directed to write a letter to Premier Eby, Minister Dix, Minister Greene, Minister Boyle and Minister Bailey advocating for the continuation of the Local Government Climate Action Program.

CARRIED
RC-2026-06-05

12. REPORTS FROM COUNCILLORS

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee – No report but wished to recognize resident Joyce Seidel who recently was awarded the James. A. Murphy award for her volunteer work with the Committee
- Agassiz-Harrison Healthy Communities
 - Attended a meeting on May 21, 2026
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended Civic Campus Engagement event at Harrison Hot Springs Elementary on May 20, 2026
- Attended the final Lunch & Learn session at the Village Office on May 26, 2026

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director) – Attended a Regional and Corporate Services Committee Meeting on May 28, 2026
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended a fundraiser event for the Guide Dog Society at the Agricultural Hall on May 30, 2026
- Reported on the Accessibility Committee meeting on May 25, 2026
- Attended Civic Campus Engagement event at Harrison Hot Springs Elementary on May 20, 2026
- Attended the Go By Bike Event on May 31, 2026

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report
- Attended Civic Campus Engagement event at Harrison Hot Springs Elementary on May 20, 2026
- Reported on the Communities in Bloom Committee

Councillor Schweinbenz

- Agassiz-Harrison Historical Society
 - Attended a meeting last week
- Community Futures North Fraser Board of Directors – No Report
- Agassiz-Harrison Food Coalition
 - Attended a meeting
- Attended the Go By Bike Event on May 31, 2026

13. REPORTS FROM MAYOR

- Attended Civic Campus Engagement event at Harrison Hot Springs Elementary on May 20, 2026
- Reported on the Age-Friendly Committee meeting on May 21, 2026
- Reported on a Harrison Festival Society meeting on May 21, 2026
- Reported on a Mayor's briefing on Canadian-European Free trade agreement on May 25, 2026
- Attended the Environmental Advisory Committee meeting on May 26, 2026
- Attended an Agassiz-Harrison Community Services Board meeting on May 26, 2026
- Attended a C2C meeting on May 27, 2026
- Attended the Go By Bike event on May 31, 2026

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

- (a) Accessibility Committee Meeting Minutes of March 4, 2026
- (b) Age-Friendly Committee Meeting Minutes of April 16, 2026
- (c) Communities in Bloom Committee Meeting Minutes of April 21, 2026
- (d) Environmental Advisory Committee Meeting Minutes of April 28, 2026

Moved by Councillor Facio

Seconded by Councillor Schweinbenz

THAT the adopted committee meeting minutes be received.

CARRIED
RC-2026-06-06

- (e) Report of Corporate Officer dated June 1, 2026
Re: Accessibility Committee Report

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Council approve the following recommendation from the Accessibility Committee:

THAT staff be directed to install a three way stop on the corner of Miami River Drive and Walnut Avenue near the Ruth Altendorf Bridge.

Amendment moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT the motion be amended to read: *THAT staff be directed to install a three way stop and a marked crosswalk on the corner of Miami River Drive and Walnut Avenue near the Ruth Altendorf Bridge.*

CARRIED
RC-2026-06-07

Council voted on the original motion as amended.

CARRIED
RC-2026-06-08

- (f) Report of Corporate Officer dated June 1, 2026
Re: Environmental Advisory Committee Report

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

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

THAT Council direct staff to research a bylaw prohibiting certain herbicides for cosmetic purposes.

CARRIED
RC-2026-06-09

15. REPORTS FROM STAFF

- (a) Report of Chief Financial Officer dated June 1, 2026
Re: 2025 Statement of Financial Information

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the 2025 Statement of Financial Information be approved.

CARRIED
RC-2026-06-10

- (b) Report of Community Services Manager dated June 1, 2026
Re: 2026 Grant to Groups

Mayor Talen and Councillor Schweinbenz recused themselves from the meeting due to the earlier stated conflicts of interest and left council chambers at 7:11 p.m.

Deputy Mayor Vidal assumed chair of the meeting.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the following community groups be provided with funding under the Grants to Groups program:

Agassiz-Harrison Community Services	\$2,000
AHA Swim Club	\$800
Fraser Valley Paddling Club	\$1,350
Harrison Community Garden	\$1,500
Kent Harrison Arts Council	\$2,000

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the list be amended by changing the Fraser Valley Paddling Club's name to their new name, Harrison Paddling Club.

CARRIED
RC-2026-06-11

Council voted on the main motion as amended.

CARRIED
RC-2026-06-12

Mayor Talen and Councillor Schweinbenz returned to Council Chambers at 7:19 p.m.

16. BYLAWS

None.

17. NEW BUSINESS

None.

18. NOTICES OF MOTION

None.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

20. ADJOURNMENT

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the meeting be adjourned at 7:24 p.m.

CARRIED
RC-2026-06-13



Fred Talen
Mayor



Amanda Graham
Corporate Officer