



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Monday, August 10, 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 July 13, 2026 be adopted. Page 1
(b) THAT the Special Pre-Closed Council Meeting Minutes of July 24, 2026 be adopted. Page 11
8. BUSINESS ARISING FROM THE MINUTES
9. DELEGATIONS AND PETITIONS
10. CORRESPONDENCE
(a) Letter dated July 7, 2026 from the Town of Lake Cowichan Page 13 Re: Request for Letter of Support – Elect Respect
(b) Letter dated July 8, 2026 from the City of Merritt to Thompson-Nicola Regional Page 15 District Re: City of Merrit Animal Control Bylaw Amendment – Pigeon Release Restrictions
(c) Letter dated July 14, 2026 from the Ministry of Energy and Climate Solution Page 17 Re: Local Government Climate Action Program (LGCAP) Funding Letter Response
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 Director of Operations dated August 10, 2026 Re: Memorial Hall Heating and Cooling System Upgrades Recommendation: THAT Council approve the expenditure of up to \$40,000 from the Local Government Climate Action Program (LGCAP) grant funding to replace the heating and cooling system at Memorial Hall.	Page 21
(b) Report of Community Services Manager dated August 10, 2026 Re: UBCM Grant Approval – CEPF: Emergency Operations Centre Recommendation: THAT Council authorize up to \$30,000 in expenditures to support the Village's 2026 Emergency Operations Centre grant project, to be funded through an approved grant source.	Page 23
(c) Report of Community Services Manager dated August 10, 2026 Re: Geese Management Update Recommendations: THAT Council write to the Minister of Environment and Minister of Water, Lands and Resource Stewardship enclosing a copy of the 2026 Canada Goose Nesting Survey - Harrison Hot Springs Results Summary and outline concerns regarding water quality due to goose populations in crown areas up the lake and requesting that the province address this issue in crown land areas or partner with the Village to address it; and THAT staff request a meeting with these ministry staff at UBCM about this issue; and THAT staff coordinate with the Environmental Advisory Committee and local environmental organizations to recruit volunteers to learn about the permit application and egg addling process in a facilitated workshop provided by EBB Environmental Consulting.	Page 25

(d) Report of Community Services Manager dated August 10, 2026 Re: Splash Pad Update Recommendations: THAT staff host an engagement event in Spring Park to highlight the footprint of the Splash Pad and seek feedback from families on features they would like to see included through this event and the Village's 'Get Into It Harrison' engagement platform; and THAT Council allocate an additional \$400,000 of RMI funding to the Splash Pad project and authorize the expenditure in 2026.	Page 41
(e) Report of Community Services Manager dated August 10, 2026 Re: Cenotaph Update Recommendation: THAT staff report back with specific options and cost estimates for a community memorial cenotaph with a commemorative plaque and a Veterans crosswalk at Esplanade Avenue and Maple Street for consideration in the 2027 financial plan.	Page 45
16. BYLAWS	
(a) Report of Planning Consultant dated August 10, 2026 Re: Board of Variance Bylaw No. 1247, 2026 Recommendations: THAT Board of Variance Bylaw No. 1247, 2026 be introduced and given first reading; and THAT Board of Variance Bylaw No. 1247, 2026 be given second reading; and THAT Board of Variance Bylaw No.1247, 2026 be given third reading.	Page 49
(b) Report of Planning Consultant dated August 10, 2026 Re: Zoning Amendment Bylaw No. 1246, 2026 Recommendations: THAT Zoning Amendment Bylaw No. 1246, 2026 be introduced and given first reading; and THAT Zoning Amendment Bylaw No. 1246, 2026 be given second reading; and THAT staff be directed to proceeding with a Public Hearing.	Page 57

17. NEW BUSINESS

Page 83

- (a) New Business from Mayor Talen
Re: Civic Campus Memorandum of Understanding

THAT staff be directed to engage staff from School District No. 78 (Fraser-Cascade) and jointly prepare a new Memorandum of Understanding (MOU), for Council and the School Board's consideration, regarding a Civic Campus proposal that:

- Clearly outlines the purpose of the MOU as an exploratory, without prejudice document, the intent of which is to formally discuss a potential land exchange of land between the School Board and the Village;
- Incorporates clear language stating the Village's requirement to preserve the values and features of the forested areas and mature trees to the greatest extent possible;
- Incorporates a provision that both parties will explore options to enhance the use of forested areas;
- Confirms that any exchange of land contained in Fire Hall Park will require the approval of the electors either through an Alternative Approval Process or Assent Voting; and
- Allows for consideration of other possible configurations of the school and other buildings on the land being considered in this process.

18. NOTICES OF MOTION

- (b) New Business from Councillor Schweinbenz
Re: Regional Recreation and Aquatic Centre (LRRAC)

WHEREAS the Lets'emot Regional Recreation and Aquatic Centre (LRRAC) is due to open at the end of August and will provide users of all ages with exceptional physical fitness, social, cultural and general wellness opportunities for many decades, the benefits of which align with the Village's strategic goal of a Healthy Livable Community and Age Friendly community principles; and

WHEREAS a regional partnership between the District of Kent and the Village of Harrison Hot Springs whereby the residents of Harrison Hot Springs would contribute to the capital and operating costs of the LRRAC through taxation is still to be determined and subject to future approval of the electors; and

WHEREAS the District of Kent has proposed a two-tier rate structure for the use of the LRRAC by residents of Harrison Hot Springs, which reflects a 71% (in some cases) premium to use the facility compared to our neighbours in the District of Kent and Seabird Island; and

WHEREAS the Village should reduce barriers to access recreational opportunities where possible;

THEREFORE BE IT RESOLVED THAT Council direct staff to investigate and report back to Council with ideas, should a Regional Partnership not be established, to address the proposed cost difference in user fees for residents and non-residents of the District of Kent in order to reduce economic barriers to access the LRRAC.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA
20. ADJOURNMENT



Amanda Graham
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS Regular Council Meeting Minutes

DATE: Monday, July 13, 2026
TIME: 5:30 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

COUNCIL PRESENT: Deputy Mayor Vidal
Councillor Leo Facio
Councillor Allan Jackson
Councillor Mark Schweinbenz

COUNCIL ABSENT: Mayor Fred Talen

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
Fire Chief, Curtis Genest (Via Zoom)
Corporate Clerk, Tyler Kafi

1. **CALL TO ORDER**

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

2. **LAND ACKNOWLEDGEMENT**

Deputy Mayor Vidal acknowledged the traditional territory of Sts'ailes.

3. **PUBLIC HEARING (If required)**

None.

4. **INTRODUCTION OF LATE ITEMS**

None.

5. **APPROVAL OF THE AGENDA**

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the agenda be approved.

CARRIED
RC-2026-07-01

6. DECLARATIONS OF CONFLICT OF INTEREST

None.

7. ADOPTION OF MINUTES

- (a) Regular Council Meeting Minutes of June 15, 2026

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT the minutes be adopted.

CARRIED
RC-2026-07-02

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

None.

10. CORRESPONDENCE

- (a) Letter dated April 27, 2026 from the Lets'emot Community 2 Community Forum to Premier Eby
Re: Request to Develop a Standard Approach to Managing Construction Waste
- (b) Letter dated June 19, 2026 from the Ministry of Environment to the Lets'emot Community 2 Community Forum
Re: Response to Request to Develop a Standard Approach to Managing Construction Waste
- (c) Letter dated June 30, 2026 from District of Oak Bay to the Minister of Energy and Climate Solutions
Re: Local Government Climate Action Program (LGCAP) Funding
- (d) Letter dated July 2, 2026 from the Fraser Valley Regional District
Re: Support for Village of Harrison Hot Springs Resolution regarding FOIPPA Resourcing for Small Local Governments
- (e) Email dated July 3, 2026 from Agassiz Harrison Museum & Visitor Centre
Re: Requesting Letter of Support – New Horizons for Seniors Program (NHSP)

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT all correspondence be received.

CARRIED
RC-2026-07-03

11. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Council send a letter of support to the Agassiz Harrison Museum & Visitor Centre for their grant application to the New Horizons for Seniors Program.

CARRIED
RC-2026-07-04

Moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT Council send a letter of support to the District of Oak Bay regarding continued support for the Local Government Climate Action Program funding.

CARRIED
RC-2026-07-05

12. REPORTS FROM COUNCILLORS

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report
- Reported on the Communities in Bloom Judges visiting the Village on July 8, 2026
- Thanked Councillor Facio for his involvement in the planning of the Canada Day Parade

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors – No Report
- Agassiz-Harrison Food Coalition – No Report
- Reported on the fire that occurred at Springs RV Resort on June 23, 2026 and thanked the many emergency services that stepped in to help.

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT Council send letters of thanks to all agencies involved in responding to the Springs RV Resort fire on June 23, 2026.

CARRIED
RC-2026-07-06

Moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT Council send a letter of appreciation to the Fire Department expressing gratitude for their service.

CARRIED
RC-2026-07-07

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director) – Attended a meeting on June 25, 2026 and a Regional and Corporate Services Committee Meeting on July 9, 2026
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended
- Reported on the Communities in Bloom Judges visiting the Village on July 8, 2026
- Reported on Canada Day event on July 1, 2026

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT Council send a letter of support to FVRD Electoral Area A Director Diane Johnson offering support if needed to the Electoral Area affected by the current wildfire.

CARRIED
RC-2026-07-08

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT Council send a letter to Fraser Health and Minister of Health Josie Osborne regarding clarification on registration with the nurse practitioner at the Village Health Centre.

CARRIED
RC-2026-07-09

13. REPORTS FROM MAYOR

Deputy Mayor Vidal reported on the following:

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities – No Report
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended LMLGA Executive Board Meeting on June 18, 2026
- Attended the fire at Springs RV on June 23, 2026. Thanked residents for avoiding the area and all agencies involved.
- Attended a Tourism Harrison River Valley meet and greet at the Harrison Beach Hotel with new Tourism Harrison staff on June 25, 2026
- Attended Canada Day Celebrations on July 1, 2026
- Attended Lets'emot C2C forum on July 8, 2026
- Reported on the Communities in Bloom Judges' visit on July 8, 2026
- Attended the Festival of the Arts opening on July 11, 2026
- Attended public information meeting regarding the Lets'emot Regional Recreation and Aquatic Centre hosted by the District of Kent on July 9, 2026

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

- (a) Age-Friendly Committee Meeting Minutes of May 21, 2026
- (b) Environmental Advisory Committee Meeting Minutes of May 26, 2026
- (c) Communities in Bloom Committee Meeting Minutes of June 9, 2026

Moved by Councillor Facio

Seconded by Councillor Jackson

THAT the adopted committee meeting minutes be received.

CARRIED
RC-2026-07-10

15. REPORTS FROM STAFF

- (a) Report of Chief Administrative Officer dated July 13, 2026
Re: CAO 2026 Second Quarter Update

Moved by Councillor Jackson

Seconded by Councillor Schweinbenz

THAT the Chief Administrative Officer's report dated July 13, 2026 regarding the 2026 Second Quarter Update be received for information.

CARRIED
RC-2026-07-11

- (b) Report of Corporate Officer dated July 13, 2026
Re: Generative AI and Information and Technology Policy 1.44

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT Generative AI and Information and Technology Policy 1.44 be approved.

CARRIED
RC-2026-07-12

- (c) Report of Corporate Officer dated July 13, 2026
Re: Civic Recognition and Commemorative Naming Policy 1.45

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT Civic Recognition and Commemorative Naming Policy 1.45 and the Civic Recognition Committee Terms of Reference be approved.

CARRIED
RC-2026-07-13

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT staff be directed to bring the policy forward to the incoming Council after the 2026 General Local Election as part of the review of all Committees.

CARRIED
RC-2026-07-14

- (d) Report of Corporate Officer dated July 13, 2026
Re: Agenda Management Platform

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT staff be authorized to proceed with the implementation of the Diligent Community governance platform at a cost of up to \$8,000 to be funded through surplus in 2026 and through the budget process annually thereafter.

CARRIED
RC-2026-07-15

- (e) Report of Chief Financial Officer dated July 13, 2026
Re: Council Remuneration Review Update

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT the Chief Financial Officer's report dated July 13, 2026 regarding the council remuneration review update be received for information.

CARRIED
RC-2026-07-16

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT staff be directed to draft updates to policy to reflect that the Village will provide electronic devices to Council beginning at the start of next council term.

CARRIED
OPPOSED BY COUNCILLOR SCHWEINBENZ
RC-2026-07-17

- (f) Report of Chief Financial Officer dated July 13, 2026
Re: Grant Notification – Firehouse Subs Equipment Grant

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Council approves the expenditure of up to \$45,000 in capital equipment for the Fire Department, to be funded by the approved Firehouse Subs Public Safety Foundation grant.

CARRIED
RC-2026-07-18

- (g) Report of Community Services Manager dated July 13, 2026
Re: Community Bulletin Board Policy

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT Council rename Policy No. 1.06 to "Community Bulletin Board" and approve the proposed amendments to Policy No. 1.06 as presented.

CARRIED
RC-2026-07-19

- (h) Report of Communications and Community Engagement Coordinator dated July 13, 2026

Re: IDEA Framework and Action Plan – Implementation Update

Moved by Councillor Facio

Seconded by Councillor Schweinbenz

THAT Council receive the IDEA Framework and Action Plan – Implementation Update for information.

CARRIED
RC-2026-07-20

16. BYLAWS

- (a) Report of Corporate Officer dated July 13, 2026

Re: Pesticide Use Regulation Bylaw No. 1245, 2026

Moved by Councillor Facio

Seconded by Councillor Schweinbenz

THAT Pesticide Use Regulation Bylaw No. 1245, 2026 be introduced and given first reading.

CARRIED
RC-2026-07-21

Moved by Councillor Schweinbenz

Seconded by Councillor Jackson

THAT Pesticide Use Regulation Bylaw No. 1245, 2026 be given second reading.

CARRIED
RC-2026-07-22

Moved by Councillor Schweinbenz

Seconded by Councillor Jackson

THAT staff be directed to conduct public education and engagement regarding the draft bylaw and report back to Council with the results prior to consideration of third reading and adoption.

CARRIED
RC-2026-07-23

- (b) Report of Planning Consultant dated July 13, 2026
Re: Zoning Amendment Bylaw No. 1244, 2026 (889 Hot Springs Road)

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT Zoning Amendment Bylaw No. 1244, 2026, be given third reading as amended.

CARRIED
OPPOSED BY COUNCILLOR SCHWEINBENZ
RC-2026-07-24

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT Zoning Amendment Bylaw No. 1244, 2026 be adopted subject to:

- a. A landscaping agreement being accepted by the Village of Harrison Hot Springs as per the Site Plan submitted with the applicable Development Variance Permit and the Site Plan presented at the Public Hearing on June 1, 2026; and
- b. The applicant entering into a Works and Services Agreement with the Village.

CARRIED
OPPOSED BY COUNCILLOR SCHWEINBENZ
RC-2026-07-25

17. NEW BUSINESS

None.

18. NOTICES OF MOTION

- (a) Notice of Motion from Mayor Talen
Re: Civic Campus Memorandum of Understanding

Recommendation:

THAT staff be directed to engage staff from School District No. 78 (Fraser-Cascade) and jointly prepare a new Memorandum of Understanding (MOU), for Council and the School Board's consideration, regarding a Civic Campus proposal that:

- Clearly outlines the purpose of the MOU as an exploratory, without prejudice document, the intent of which is to formally discuss a potential land exchange of land between the School Board and the Village;
- Incorporates clear language stating the Village's requirement to preserve the values and features of the forested areas and mature trees to the greatest extent possible;
- Incorporates a provision that both parties will explore options to enhance the use of forested areas;

- Confirms that any exchange of land contained in Fire Hall Park will require the approval of the electors either through an Alternative Approval Process or Assent Voting; and
- Allows for consideration of other possible configurations of the school and other buildings on the land being considered in this process.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

20. ADJOURNMENT

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the meeting be adjourned at 8:05 p.m.

CARRIED
RC-2026-07-26

Fred Talen
Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Special Pre-Closed Council Meeting
Minutes**

DATE: Friday, July 24, 2026
TIME: 10:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

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

COUNCIL ABSENT: Councillor Michie Vidal

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Chief Financial Officer/DCAO, Scott Schultz
Corporate Officer, Amanda Graham
Director of Operations, Jace Hodgson
Community Services Manager, Christy Ovens

1. CALL TO ORDER

Mayor Talen called the meeting to order at 10:01 a.m.

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. RESOLUTION TO EXCLUDE THE PUBLIC

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT pursuant to Sections 90 and 92 of the Community Charter, this Special Meeting of Council be closed to the public as the subject matter being considered relates to the following:

- Section 90(1)(a) – personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- Section 90(1)(k) - negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality;

- Section 90(2)(b)(ii) – the consideration of information received and held in confidence relating to negotiations between the municipality and another local government or between another local government and a third party.

CARRIED

SC-2026-07-01

Adjourned to Special Closed Council Meeting at 10:04 a.m.

Fred Talen
Mayor

Amanda Graham
Corporate Officer



Town of Lake Cowichan

Municipal office: PO Box 860, 39 South Shore Road, Lake Cowichan B.C. V0R 2G0
Phone: 250-749-6681 Fax: 250-749-0281 www.lakecowichan.bc.ca

July 7th, 2026

To: Association of Vancouver Island Coastal Communities Members
Union of BC Municipalities Members
Federation of Canadian Municipalities Members

Council for the Town of Lake Cowichan passed the following motion and wished to seek your support on this worthwhile initiative.

That the Town of Lake Cowichan supports the *Elect Respect* pledge and commits to:

- Treat others with respect in all spaces—public, private, and online,
- Reject and call out harassment, abuse, and personal attacks,
- Focus debate on ideas and policies, not personal attacks,
- Help build a supportive culture where people of all backgrounds feel safe to run for and hold office,
- Call on relevant authorities to ensure the protection of elected officials who face abuse or threats, and
- Model integrity and respect by holding one another to the highest standards of conduct.

THAT the Town of Lake Cowichan, calls on elected officials, organizations, and community members to support the *Elect Respect* campaign and sign the online pledge at <https://electrespect.ca/>; and

THAT a copy of this resolution be sent to the Association of Vancouver Island and Coastal Communities, Union of BC Municipalities, and the Federation of Canadian Municipalities.

Yours truly,

Tim McGonigle
Mayor
Town of Lake Cowichan

July 8, 2026

Thompson-Nicola Regional District
300–465 Victoria Street
Kamloops, BC V2C 2A9

Re: City of Merritt Animal Control Bylaw Amendment – Pigeon Release Restrictions

Dear, Directors,

Over the past several months, the City of Merritt has experienced a significant increase in the number of individuals travelling from outside the community to release and capture high-flying pigeons within the City.

These individuals do not appear to be affiliated with any recognized pigeon racing or pigeon fancier organizations. Their activities and handling practices have raised concerns regarding both the welfare of the pigeons and the impacts on Merritt residents. Complaints have included disturbances to neighbourhoods, concerns for animal welfare, and the use of public and private property in connection with these activities.

In response to these concerns, Merritt City Council has adopted an amendment to Animal Control Bylaw No. 2241, 2018, restricting the release of pigeons within the City of Merritt boundaries.

A copy of the bylaw amendment is enclosed for your information and reference.

Should you have any questions regarding this amendment, please do not hesitate to contact the City.

Sincerely,



Michael Goetz
Mayor

Cc: Merritt RCMP Detachment
School District #58
UBCM Municipalities
Local First Nation Bands

CITY OF MERRITT

BYLAW 2425 A BYLAW TO AMEND THE ANIMAL CONTROL BYLAW

The Municipal Council for the City of Merritt in open meeting assembled, enacts as follows:

Citation

1. This Bylaw shall be cited as the “**Animal Control Bylaw Amendment Bylaw No 2425, 2026**”.

Details

2. That “City of Merritt Animal Control Bylaw No. 2241, 2018” be amended as follows:

- a. Insert the following definition in Section 3 Definitions, in alphabetical order:

“Pigeon” means any member of the Columba genus, including birds commonly referred to as common pigeons, racing pigeons, fancy pigeons, utility pigeons and flying or sporting pigeons.

- b. Insert the following new clause after Section 58 Bee Regulations, and renumber the following sections as appropriate:

“Keeping of Pigeons

59. A person must not allow a Pigeon for which they are responsible

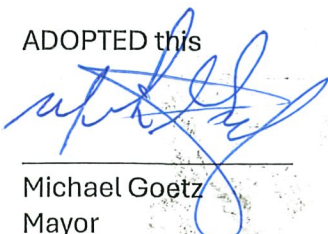
- i) to be released from a location outside of the property owned or leased by that person; or,
- ii) to perch, roost, nest, or stray on land or buildings outside of the property owned or leased by that person, or to stray or feed on any public highway or public place.”

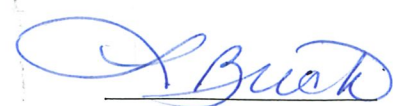
READ A FIRST TIME this 23rd day of June 2026

READ A SECOND TIME this 23rd day of June 2026

READ A THIRD TIME this 23rd day of June 2026

ADOPTED this 7th day of July 2026


Michael Goetz
Mayor


Linda Brick
Corporate Officer



July 14, 2026

151397

Via email: agraham@harrisonhotsprings.ca

Their Worship Fred Talen
Mayor of the Village of Harrison Hot Springs
P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

Dear Mayor Fred Talen:

Thank you for your letter of July 02, 2026, regarding funding for the Local Government Climate Action Program (LGCAP). I do recognize the work the Village of Harrison Hot Springs has accomplished with LGCAP funding. Like you, many participants of the program are seeking clarity regarding long-term funding for LGCAP.

Current LGCAP funding is confirmed through March 31, 2027. As part of the Budget 2027 process, government will be reviewing priorities and available resources, and options related to the future of LGCAP are being considered. We are committed to sharing further information as soon as decisions are made.

Thank you again for taking the time to write and for your ongoing leadership on climate action in your community.

Sincerely,

Adrian Dix
Minister of Energy and Climate Solutions

pc: Honourable David Eby, Premier of British Columbia

July 14, 2026

Honourable Kelly Greene

Minister of Emergency Management and Climate Readiness

Government of British Columbia

EMCR.Minister@gov.bc.ca

Dear Minister Greene,

On behalf of Council for the District of Ucluelet, I am writing to request a review and modernization of the Province's funding model for out-of-jurisdiction road rescue responses under Emergency Management and Climate Readiness Policy 5.17.

While the current reimbursement framework provides partial funding for emergency responses, it does not adequately recognize the significant ongoing costs municipalities incur to maintain road rescue capability. Communities such as Ucluelet must continuously invest in specialized training, rescue equipment, apparatus maintenance, administration, insurance, and long-term capital replacement to ensure that qualified personnel and equipment are available whenever a major motor vehicle incident occurs. Between 2019 and 2025, Ucluelet Fire Rescue responded to 187 out-of-jurisdiction road rescue incidents, demonstrating the critical role local governments play in supporting public safety beyond their municipal boundaries. Recent response data further demonstrates this imbalance: in 2024, Ucluelet Fire Rescue responded to 27 out-of-town road rescue calls compared with 6 within municipal boundaries; in 2025, 30 out-of-town compared with 8 in-town; and in 2026 year-to-date, 12 out-of-town compared with 3 in-town. These figures show that the majority of road rescue responses occur outside the municipality and primarily serve the provincial highway network and visiting travellers rather than local residents.

The current funding model helps offset some direct response costs, but it does not meaningfully contribute to the substantial readiness costs required to maintain this service. As a result, the financial responsibility for sustaining road rescue capability falls largely on local taxpayers despite the fact that these services primarily benefit the travelling public and support a broader provincial transportation network.

This challenge is particularly acute for resort municipalities such as Ucluelet. While our permanent population is small, we serve a substantially larger visitor population throughout the year, resulting in demands on emergency services that are not reflected in our tax base. As tourism to the west coast continues to grow, so too does the need to maintain and enhance road rescue capacity. Ucluelet Fire Rescue relies on volunteer firefighters who leave their places of employment to respond to emergencies, and local businesses play a role in supporting this response model. The current funding framework does not recognize these realities and places a significant financial strain on small rural municipalities that are expected to maintain specialized rescue capability for the benefit of residents, visitors, and travellers alike.

District of Ucluelet. *Life on the Edge*®

200 Main Street, PO BOX 999, Ucluelet, British Columbia V0R 3A0
(250) 726-7744 • Fax (250) 726-7335 • info@ucluelet.ca • www.ucluelet.ca

Ucluelet is not alone in facing these challenges. Resort municipalities and other local governments across British Columbia that provide highway and road rescue services have raised concerns regarding the adequacy of provincial funding for many years. Multiple resolutions endorsed through the Union of BC Municipalities, along with direct advocacy efforts to the Province, have highlighted the growing gap between the cost of maintaining rescue capability and the funding available to support it. Despite this longstanding advocacy, local governments continue to bear the majority of the responsibility for sustaining a service that supports a broader provincial transportation network.

The District of Ucluelet respectfully requests that the Province undertake a comprehensive review of Policy 5.17 and develop a more equitable and sustainable funding model for out-of-jurisdiction road rescue services. Any revised framework should recognize the substantial ongoing costs required to maintain rescue capability and operational readiness, including training, equipment, administration, insurance, and capital replacement, as well as the unique service pressures faced by resort municipalities. We urge the Province to make modernization of the road rescue funding framework a priority and to implement changes that establish a fair partnership between local governments and the Province in supporting this provincially significant public safety function.

Without meaningful reform, the gap between provincial funding and the true cost of maintaining road rescue capability will continue to widen as tourism and service demands increase, creating long-term sustainability challenges for communities such as Ucluelet. Fair compensation for out-of-town road rescue responses would enable rural resort municipalities to maintain and expand emergency response capacity, invest in specialized training and equipment, and ensure that highly skilled responders remain available when serious highway incidents occur. A sustainable funding partnership would strengthen road safety across British Columbia by ensuring that communities serving provincial highways and millions of visitors each year have the resources necessary to protect the travelling public.

Thank you for your consideration of our concerns. We would welcome the opportunity to discuss this matter further.

Sincerely,



Marilyn McEwen, Mayor

File No: 1855-03-34 & 0810-20-02
Date: August 10, 2026

To: Mayor and Council
From: Jace Hodgson, Director of Operations
Subject: Memorial Hall Heating and Cooling System Upgrades

RECOMMENDATION

THAT Council approve the expenditure of up to \$40,000 from the Local Government Climate Action Program (LGCAP) grant funding to replace the heating and cooling system at Memorial Hall.

SUMMARY

To provide Council with information regarding the condition of the existing heating and cooling system at Memorial Hall and seek approval to allocate grant funding for replacement of the system.

BACKGROUND

The heating and cooling system at Memorial Hall consists of two high-efficiency gas furnaces and two 5-ton heat pump units that are approximately 16 years old.

Repairs have recently been attempted to keep the cooling system operational, however the equipment now requires full replacement. One heat pump has been fully decommissioned, and the second unit is experiencing operational issues and is not functioning at full capacity.

As the system is operating below capacity, it is unable to effectively maintain indoor temperatures during periods of warm weather and high occupancy. There is also a risk that the remaining heat pump could fail, leaving the facility without air conditioning over summer.

DISCUSSION

Staff engaged local heating, ventilation and air conditioning (HVAC) contractors to assess the existing system and provide recommendations and quotations. Based on these assessments, staff recommend replacing the existing equipment with two new 5-ton heat pumps and two 120,000 BTU high-efficiency gas furnaces.

Staff will continue to monitor the performance of the new system to assess the need for additional cooling throughout the building. If required, ductless mini-split units may be installed in areas with higher cooling demands.

Replacing the existing furnaces and heat pumps with new, more efficient equipment will improve system reliability, energy efficiency, airflow, and overall temperature. If approved, staff anticipate the upgrades can be completed within one to two weeks.

The proposed upgrades would improve Memorial Hall's cooling capacity, allowing the facility to function as a cooling centre during periods of extreme heat. These upgrades would align with the objectives of the Local Government Climate Action Program (LGCAP), which supports local government initiatives that improve climate adaptation and resilience. The upgrades would assist in mitigating risks associated with extreme heat events, consistent with the Province's Climate Preparedness and Adaptation Strategy.

FINANCIAL CONSIDERATIONS

A budget of \$40,000 will be allocated to the project and fully funded through the Local Government Climate Action Program (LGCAP).

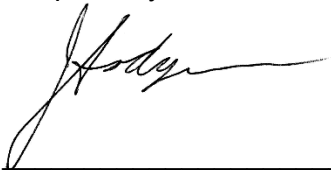
POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

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

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Jace Hodgson
Director of Operations

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 1855-03
Date: August 10, 2026

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: UBCM Grant Approval- CEPF: Emergency Operations Centres

RECOMMENDATION

THAT Council authorize up to \$30,000 in expenditures to support the Village's 2026 Emergency Operations Centre grant project, to be funded through an approved grant source.

SUMMARY

To provide Council with a report on an approved grant and seek authorization to expend the funds in 2026.

BACKGROUND

In February of 2026, staff applied to UBCM's Community Emergency Preparedness Fund for the Emergency Operations Centres Equipment and Training stream. The proposed project will build on the previous two years of successful grant funding and will allow for the purchase and installation of an automatic, natural gas generator at the Village Office. This will support business continuity and effective emergency response in the event of an emergency that results in a loss of power.

DISCUSSION

In June of 2026, staff were informed that the application was successful, and a grant of \$30,000 was approved. This information was to remain in confidence until the province's official announcement at the end of July. Upon approval from Council, staff will follow the Village's Purchasing and Procurement Policy No. 1.08 and any grant requirements to complete this project.

FINANCIAL CONSIDERATIONS

As funding was confirmed after the approval of the 2026 Financial Plan, this expenditure was not included in the budget. To proceed with purchasing, staff require a resolution of Council to authorize the expenditures.

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: 5280-09
Date: August 10, 2026

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Geese Management Update

RECOMMENDATIONS

THAT Council write to the Minister of Environment and Minister of Water, Lands and Resource Stewardship enclosing a copy of the 2026 Canada Goose Nesting Survey - Harrison Hot Springs Results Summary and outline concerns regarding water quality due to goose populations in crown areas up the lake and requesting that the province address this issue in crown land areas or partner with the Village to address it; and

THAT staff request a meeting with these ministry staff at UBCM about this issue; and

THAT staff coordinate with the Environmental Advisory Committee and local environmental organizations to recruit volunteers to learn about the permit application and egg adding process in a facilitated workshop provided by EBB Environmental Consulting.

SUMMARY

To present the 2026 Canada Goose Nesting Survey - Harrison Hot Springs Results Summary report, prepared by EBB Environmental Consulting to Council and discuss potential next steps.

BACKGROUND

At the February 18, 2025 Regular Council Meeting, the following resolution was passed:

THAT Council direct staff to research the geese management strategies employed at Cultus Lake and bring a report back for Council's consideration; and

At the May 20, 2025 Regular Council Meeting, the following resolution was passed:

THAT the Village include geese management strategies as a budgetary item in the 2026 financial plan.

DISCUSSION

The Village contracted EBB Environmental Consulting to conduct nesting surveys on Village-owned lands at the recommended timeline between March and May of this year. The findings report is attached for information.

The nesting survey found few active nests within Village-owned lands, with the majority of nesting activity occurring on private properties, including marina infrastructure, private docks, and other shoreline areas. While local nesting activity was minimal, the Village continues to experience a high seasonal goose presence, reflecting the area's suitability as feeding, resting, and moulting habitat. The high numbers of geese observed in the Village during June were also seen in many other communities, as Canada geese underwent their annual moult. Moulting is a natural process in which geese shed and regrow their flight feathers, leaving them temporarily unable to fly for several weeks. During this period, geese often gather in larger numbers near shorelines and open grassy areas, using the lake as a place of safety and nearby green spaces for foraging while they rely on swimming or walking to avoid predators until their new feathers have fully developed.

EBB Environmental Consulting's report highlighted that geese management is a long-term undertaking and that no single technique will provide immediate relief. The report also noted that population management will require regional collaboration, particularly given that geese move freely between jurisdictions and utilize both municipal and Crown lands throughout the Harrison Lake area. Addressing concerns related to geese populations and the associated impacts on water quality will require the involvement and support of other agencies and levels of government.

One of the recommendations identified in the report was nest management. Through an approved nest management program, eggs can be humanely addled under authorization provided through the *Migratory Birds Convention Act* following specific protocols. As previously reported by staff, both Cultus Lake and the City of Abbotsford utilize egg addling as a tool to manage the geese population on public lands. Correspondence from Cultus Lake indicates that egg addling combined with selective hazing and public education have had a positive impact in their community.

While nest management alone is not expected to significantly reduce geese populations in the short term, it may be an effective component of a broader, coordinated management strategy involving neighbouring jurisdictions and provincial agencies. EBB Environmental Consulting facilitates training workshops on egg addling and the corresponding permit application process. In other communities, this work is typically coordinated by volunteer organizations. Staff are recommending that the Environmental Advisory Committee work with other local environmental organizations to recruit volunteers for this program.

As the deadline to request a meeting with Ministry staff at UBCM was on August 5, 2026, staff have submitted a request which may be cancelled if Council does not wish to meet with Ministry staff on this topic at UBCM.

FINANCIAL CONSIDERATIONS

A cost estimate of \$1,200 was received from EBB Environmental Consulting to facilitate the training workshop on egg addling and the corresponding permit application process. It was suggested that this should take place in the fall / early winter to allow for recruitment, training, and preparation for the permit application in February. These costs could be funded through existing budgets.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

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

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

Attachments: 2026 Canada Goose Nesting Survey- Harrison Hot Springs Results Summary

2026 Canada Goose Nesting Survey—Harrison Hot Springs

Results Summary

Prepared for:

Christy Ovens
Community Services Manager
Village of Harrison Hot Springs



Prepared by:

EBB Environmental
Consulting Inc.

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1.0 Introduction

Like many municipalities in southwestern BC, the Village of Harrison Hot Spring struggles with impacts from Canada Geese (*Branta canadensis*). Part of the larger population of temperate nesting geese that established in BC in the 1960's and 70s (e.g., see Campbell et al 1990), geese in Harrison Hot Springs do not conduct natural migrations. They nest and moult locally and cause impacts such as agricultural damage, environmental degradation, and water quality deterioration from elevated levels of fecal contamination (e.g. *E. Coli*). Impacts from temperate nesting geese (also referred to as resident, urban, non-migratory) are well documented by many jurisdictions and regulators in BC. Of particular concern to Harrison Hot Springs, which relies on tourism to sustain its economy, is the amount of fecal matter in public spaces (e.g. shorelines, parks, and sidewalks), high numbers of geese (sometimes aggressive) in public areas, and water quality advisories that prevent the use of the beaches for swimming (FVNN 2025).

Harrison Hot Springs sits at the southern end of Harrison Lake. Harrison Hot Springs and Agassiz, within the District of Kent, are the last water/agricultural interfaces in the Fraser Valley before heading east to Hope where terrain along the Fraser River becomes rocky and mountainous. The area acts as natural funnel for geese looking for staging and foraging areas. Harrison Lake provides security for moulting geese that may undertake a protracted migration to protective water. During moult geese replace flight feathers unable to fly for up to 6 weeks. They form large flocks on open water for security, preferring areas with forage (e.g. lawn, fields) and a clear sightline to water to evade predators.

Harrison Hot Springs identified goose issues decades ago. Media articles reference Council concerns in the early 2000's and discuss problems with geese in nearby Cultus Lake, Harrison Hot Springs and other Fraser Valley communities (e.g., Giesbrecht 2025). A Canadian Wildlife Service (CWS) Technical Report (Breault and McKelvey 1991) identified Harrison Hot Springs as one of several communities in the Fraser Valley with problem flocks.

In 2025, Harrison Hot Springs Council voted in favour of including goose management in the 2026 budget (Harrison Hot Springs 2025). One of the first steps in effective goose management is defining the issue so that resources are targeted at the correct locations and times of year. This document summarizes surveys conducted during the spring nesting season of 2026 to identify if nesting occurs in the Village of Harrison Hots Springs and to determine if nesting geese can be managed to help control the local goose population.

2.0 Understanding Canada Goose Reproductive Ecology

Canada geese usually build nests within sight of water. Preferred nesting locations are islands, including tops of beaver lodges and floating mats of vegetation (Elphick et al. 2001, Environment Canada 2003). In rural and urban environments, EBB has observed nests built from scrapes in flower planters; depressions in sagging boat covers; conifer needle debris on roof-tops; osprey nesting platforms; ripped stuffing from patio/houseboat furniture; and other materials. Nests are generally simple, constructed of weeds, twigs and other local vegetation. Females will use their bodies to make a depression in the vegetative mound and insulate it with their own down. First-time breeders exhibit high natal fidelity and will attempt to nest

in the same area they were fledged (Mowbray et al. 2002). Geese will return to old nest sites, or nearby locations year after year. This knowledge is helpful for finding nests in successive years.

Females are responsible for building nests and incubating eggs. During this time, males will diligently “mate guard” ensuring other geese and predators do not disturb the female. A good indicator of a nearby nest is a lone male (guard), particularly if he is in an alert posture with his head and neck held high, or as he is approached, he lowers his head and neck in a threatening stance and hisses. Guard geese are extremely defensive and may be aggressive when protecting a nesting territory or family. Our experience suggests that a male may be >100 m away from his mate and nest (i.e., across a wetland), but provided he maintains his mate within his sight line, he will remain in a vigilant stance.

The nesting season for geese is early spring--egg-laying may range from March to late May. Most nests are built in late March/early April and laying and incubation occurs during April. Females typically lay 4-7 creamy white eggs on consecutive days. They incubate all their eggs at the same time, for approximately 28 days. They may lay replacement eggs if originals are preyed upon (Mowbray et al. 2002, Environment Canada 2003). After hatching, geese do not stay at the nest but lead their goslings away to water and forage.

3.0 Methodology

Five surveys were carried out, one approximately every two weeks, from mid-March until mid-May. The survey area consisted of public areas within the Village of Harrison Hot Springs, with a focus on parks and waterways (Figure 1). Surveys were conducted on foot. On April 11 an extended survey was conducted--and kayaks were used to investigate areas just beyond the village including adjacent shorelines and nearby marinas. The team also drove along Rockwell Drive (to approximately 6969 Rockwell) to scan the shoreline for geese.



Figure 1. Village of Harrison Hot Spring, showing parks and waterways.

4.0 Results Summary

Public land was not an appreciable source of nests. Pairs of geese were observed early in the season in parks and along the lakefront, but no confirmed guards or nests were observed at these sites throughout the nesting season (Table 1).

One nest was identified on the Miami River near the Harrison Hot Springs Hotel (March 25; Figure 2). The nest failed from unknown causes and it was abandoned, although a pair of geese were observed at the site (preening, loafing) on May 15 and 22.



Figure 2. Nest on Miami River (March 25).

Guard geese, indicating nearby nesting, were observed on marina log booms and lakeside homes. Pairs and groups of geese were also observed along the shore on the extended April 11 survey.

Guard geese were not observed within the Village core. A lone goose was observed swimming on March 25, but three other geese flew in and joined it. A potential guard may have been foraging in Spring Park on April 11, but it did not defend the territory from another foraging pair in close proximity. No nests were located during a search of the park. Guards were also observed on April 11 at Ozarks and Harrison Hot Springs Marina. Nests for these guards were likely on marina infrastructure or moored boats.

On April 23 no geese were observed inside Village boundaries. This was the peak of nesting season and geese were likely at or near their nest sites. Surveys on May 15 and 22 showed the buildup of goose numbers resulting from nearby hatch and failed breeders moving into the area prior to moult (Figure 4). A guard was still observed on a Harrison Hot Springs Marina log boom on May 22 (Figure 5).

Table 1. Summary of Nest Survey Observations

Date	Zone	Easting	Northing	Site	Adults	Juveniles	Total	Observations
25-Mar-26	10	588696	5462058	Harrison Lagoon	4	0	4	initially single goose loafing in lagoon (guard?); three additional geese flew in from lake
25-Mar-26	10	588946	5462007	Rendall Park	3	0	3	geese swimming about 15 m out from shore
25-Mar-26	10	588716	5461754	Spring Park	2	0	2	pair foraging on grass
25-Mar-26	10	588479	5461681	Maple Street	2	0	2	pair foraging on grass access near Miami River
25-Mar-26	10	588045	5461698	Miami River	2	0	2	nest on floating logs with guard foraging nearby in river
25-Mar-26	10	588760	5461858	444 Esplanade	2	0	2	pair of geese foraging on grass at undeveloped site west of 444 Esplanade Ave
25-Mar-26	10	589020	5462875	Harrison Lake	2	0	2	Pair of geese flying towards HHS - south
25-Mar-26	10	590546	5463998	Harrison Lake	2	0	2	pair loafing on floating dock
11-Apr-26	10	588377	5461932	Harrison Lake	2	0	2	pair flying south from the lake over the beach
11-Apr-26	10	588716	5461754	Spring Park	3	0	3	pair and a single goose foraging on grass at Spring Park; searched public land and did not observe nest; potential for nest at 410 Echo Drive?
11-Apr-26	10	589029	5462437	HHS Marina	1	0	1	guard on log boom
11-Apr-26	10	588975	5462735	Ozarks Marina	1	0	1	guard on log boom
11-Apr-26	10	588914	5462860	Ozarks Marina	1	0	1	guard on breakwater
11-Apr-26	10	590376	5463929	Rockwell Drive	12	0	12	Pairs/ small groups along shoreline. At least two guards
23-Apr-26					0	0	0	no geese observed during survey; survey did not extend north of Ozarks Marina
15-May-26	10	588365	5461524	Works Yard	4	0	4	geese foraging next to works yard
15-May-26	10	588900	5461874	Rendall Park	8	0	8	geese feeding at Esplanade Ave & Spruce St
15-May-26	10	588920	5461917	Rendall Park	2	4	6	family group foraging
15-May-26	10	588716	5461754	Spring Park	8	0	8	foraging
15-May-26	10	588716	5461754	Miami River	4	5	9	one family unit with 5 goslings and a pair of adults in Miami River near Spring Park
15-May-26	10	588020	5461725	Miami River	2	0	2	pair of geese on logs at failed nest site
22-May-26	10	588723	5462091	Lagoon	25	15	40	5 clutches of 3,4,1,3,4
22-May-26	10	588321	5461638	Settler's Pub	6	10	16	family groups with 3 clutches of 3,4,3
22-May-26	10	587903	5462000	Harrison Lake	6	0	6	hotel waterfront
22-May-26	10	588045	5461698	Miami River	2	0	2	pair of geese on logs at failed nest site
22-May-26	10	589014	5462521	HHS Marina	1	0	1	on marina boom; osprey was setting up nest on piling



Figure 3. Observations of Canada goose nest and guards during 2026 nest surveys

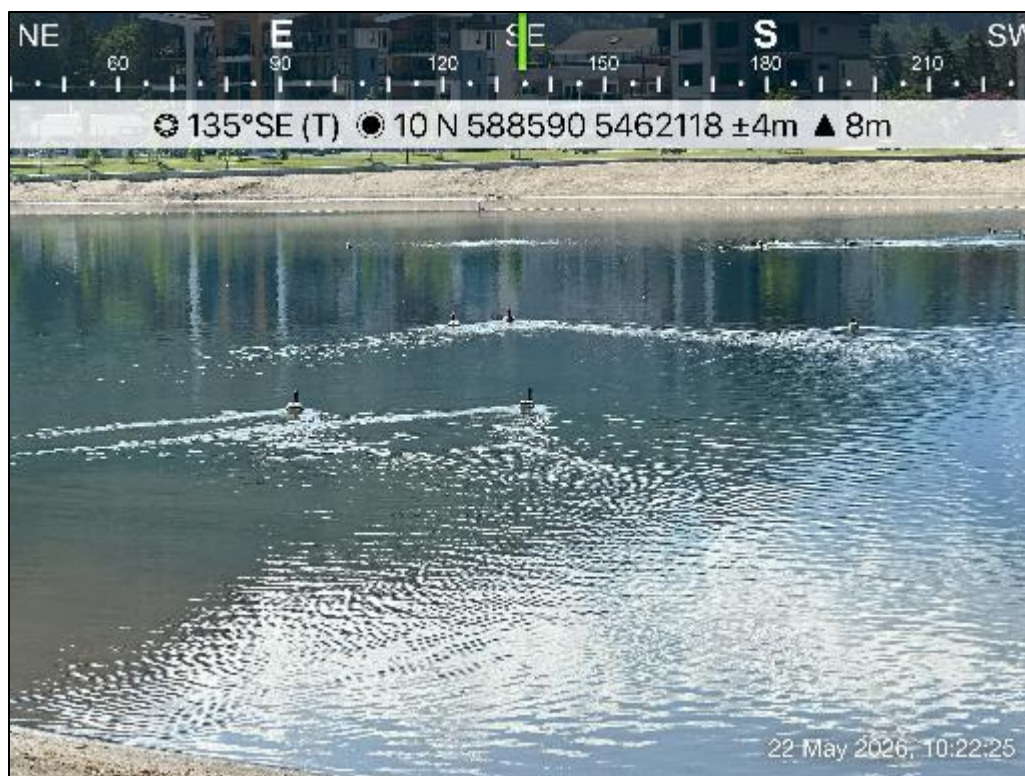


Figure 4. Adults and family groups in Harrison Lagoon (May 22)



Figure 5. Guard on log boom (May 22)

5.0 Discussion and Recommendations

A key challenge for goose management in Harrison Hot Springs is that few Canada geese appear to nest within Village boundaries, and those that do are not nesting on public lands. Observations of guard geese indicated that most nests were located north of the Village, on marina infrastructure, private docks, and other shoreline features. Following hatching, geese moved from nesting sites to the relative safety of the Village, where extensive lawn areas provide abundant forage. This nesting and brood-rearing pattern is common with geese and has been observed by EBB at similar locations throughout British Columbia.

The increase in goose numbers observed during May also suggested that local nesting birds represent only part of the issue. Harrison Hot Springs appears to support moulting geese from a much broader region during the summer months. Consequently, effective management will require cooperation among the Village, private landowners, marina operators, and neighbouring jurisdictions to address both nesting and moulting populations.

Goose management is a long-term undertaking, and no single technique will provide immediate relief to reducing conflicts. A management program must utilize a range of techniques, seasonally timed to humanely and effectively control geese and their impacts. Like all waterfowl in Canada, geese are protected under the federal *Migratory Birds Convention Act* and pursuant Migratory Birds Regulations. Harrison Hot Springs should be aware of mitigation techniques allowable and suitable under the regulations. The Handbook, *Canada and Cackling Geese: Management in Southern Canada* outlines techniques allowable in Canada. A list of recommendations appropriate for Harrison Hot Springs is provided below.

1. Regional Partnerships

Geese that seasonally use in Harrison Hot Springs appeared to be from a broader geographic area. Collaboration with private landowners, marina operators, and adjacent jurisdictions will allow for a larger-scale, more effective approach to management. This will be key to success in Harrison Hot Springs.

2. Public Education

Effective communication is a critical component of goose management. Many residents and visitors may be unaware that temperate-nesting Canada geese result from introduced populations (Campbell et al. 1990). As a result, the public may not fully appreciate the environmental, recreational, and public health impacts associated with high goose densities.

Harrison Hot Springs should provide consistent messaging regarding management objectives and activities while promoting a humane, science-based approach. Public education initiatives should discourage feeding waterfowl, interfering with management activities, or treating goslings as pets. Educational materials should be reviewed periodically and updated to reflect current management practices and regulatory requirements.

3. Habitat Management

Habitat modification and exclusion measures are an effective means of reducing issues at high-conflict areas. For example, installing shrubs, vegetation buffers, or fencing between shorelines and maintained lawn areas can discourage geese from accessing parks and recreational spaces. Designating alternative areas where geese are tolerated may also help direct birds away from priority public-use areas.

4. Scare Program

Harrison Hot Springs should examine the feasibility of hiring a contractor to haze geese at peak conflict sites prior to moult to prevent geese from establishing at key sites in the summer. Hazing could include dogs, trained birds of prey, noise, laser lights or windmills. As with habitat management, some areas could be left so that geese learn which areas are safe.

5. Nest Management

Part of working with regional partnerships is the ability to coordinate nest management across a region. Establish a nest management protocol so that when nests occur, eggs can be humanely added. This is a long-term approach to population control i.e.; nests must be treated each year as long as nesting geese are present. Adding must be done with authorization under the *Migratory Birds Convention Act* following specific protocols (CWS 2011b).

6. Population Management

There are several forms of population management available to assist with Canada goose management, they are:

- a) Round-up and relocation—the collection of all geese when they are in moult and cannot fly. This is typically mid-to late June each year. Relocation is a temporary measure to alleviate pressure in the summer and prevent goslings from imprinting on the moult area. Relocation is suitable provided a site can be found that will accept the geese and must also be done with authorization under the *Migratory Birds Convention Act* (CWS 2011a).
- b) A last option is for geese to be rounded up in moult and killed. CWS, of Environment and Climate Change Canada may consider offering authorization for this option if other management options have been tried and repeatedly failed.

CWS Permit Officers, when considering applications for nest and population management options, prefer to see a well-thought-out management plan with specific objectives. CWS provides a template in their document *Best Practices for Management Plans* (CWS 2011c). The plan can be prepared following the CWS template or by a professional biologist. References and additional resources are listed in Section 5, including links to permit applications and management protocols.

6.0 References and Resources

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File No: 1855-05
Date: August 10, 2026

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Splash Pad Update

RECOMMENDATIONS

THAT staff host an engagement event in Spring Park to highlight the footprint of the Splash Pad and seek feedback from families on features they would like to see included through this event and the Village's 'Get Into It Harrison' engagement platform; and

THAT Council allocate an additional \$400,000 of RMI funding to the Splash Pad project and authorize the expenditure in 2026.

SUMMARY

To present an update report on the Village's Splash Pad project, included in the 2025-2027 Resort Development Strategy. Staff initially expected minimal project costs to be incurred in 2026 and thus are seeking Council's approval to commit the expenditure of the funds this year to align with the confirmed project timeline and support a 2027 opening date.

BACKGROUND

The Village is one of fourteen designated resort municipalities in the province. Being part of the Resort Municipality Initiative (RMI) program means that financial support is available for projects that support building and diversifying tourism infrastructure, deliver exceptional visitor experiences, and incorporate sustainable tourism practices and products. Every three years a new Resort Development Strategy (RDS) is drafted and submitted to the province with specific projects and events that will be funded through this program.

During the Parks & Trails Master plan process, community feedback suggested adding amenities to Village parks including a splash pad. A splash pad can function as not only a recreational amenity, but also as a climate adaptation measure by providing a space for cooling. This feedback provided insight into the creation of the Village's 2025-2027 RDS. In early 2025, the Village's RDS Committee provided feedback on proposed projects to be completed during the current funding term. A survey was posted on 'Get Into It Harrison' to allow for input from the community. One of the projects that was selected for submission and approved by the province was a splash pad.

DISCUSSION

In spring of this year, the Village issued a Request for Proposals (RFP) for a design build Splash Pad project. In alignment with the Village's Purchasing and Procurement Policy No. 1.08, Habitat Systems was selected as the successful proponent, and a site visit was conducted with their team.

The original location imagined for the Splash Pad was at the beachfront near the recently installed accessible playground. Upon the site meeting and review of the civil work required, as well as the potential impacts that sand could have on the splash pad system, it was identified that a different location would be better suited. Habitat Systems identified Spring Park as an ideal option, for substantial cost savings on civil works, more direct utility connections, and lower maintenance costs. Site selection at Spring Park adjacent to the current playground maintains the usage of the park with what already exists. The splash pad would operate from approximately May through September, with exact start and end dates being weather dependent. The system will have timer that will be set with the standard park hours of operation.

After the project was awarded, additional timeline and permitting requirements were identified for Fraser Health approval. A final design, including specific splash pad features, must be submitted as part of the permit process. This changed the timeline of when project expenditures will be incurred and requires Council's approval to commit to spending the funds in 2026.

Prior to the Fraser Health application being submitted this fall, staff are seeking community input on proposed splash pad features and design. In order to highlight the project area, staff are recommending an engagement event be hosted at Spring Park to showcase the project and gather input from the community on what should be considered as part of the design. Photos and a survey will also be included on a 'Get Into It Harrison' project page for anyone who cannot attend the event.

FINANCIAL CONSIDERATIONS

This project will be supported by the Resort Municipality Initiative funding, with no current support outlined through property taxes or reserves. Moving forward, regular maintenance costs will be worked into the operating budget and would include minimal staff time for cleaning and safety inspections, as with other play spaces in the Village. The proposed engagement event would be funded through the existing Community Events budget.

POLICY CONSIDERATIONS

2025 Parks & Trails Master Plan

2025 – 2027 Resort Development Strategy

2025-2026 Strategic Plan Priorities

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

Respectfully submitted:



Christy Owens
Community Services Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 1850-20
Date: August 10, 2026

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Cenotaph Update

RECOMMENDATION

THAT staff report back with specific options and cost estimates for a community memorial cenotaph with a commemorative plaque and a Veterans crosswalk at Esplanade Avenue and Maple Street for consideration in the 2027 financial plan.

SUMMARY

To present initial findings on Council's resolution regarding a cenotaph installation within the Village of Harrison Hot Springs. Staff are also seeking clarification on the scope of the project and will be presenting an additional idea for consideration.

BACKGROUND

At the May 19, 2026, Regular Council Meeting the following resolution was passed:

WHEREAS the permanent installation of a cenotaph provides a place of remembrance, reflection and gathering space to honor the service and sacrifice of members of the Canadian Armed Forces;

AND WHEREAS Memorial Hall is a central and historically significant location within our community which is well-suited to serve as a site of remembrance;

AND WHEREAS the Royal Canadian Legion Branch 32 plays a vital role in supporting veterans, their families and has a respected role in leading local commemorative services;

THEREFORE BE IT RESOLVED THAT Council direct staff to investigate the purchase and erecting of a cenotaph outside of Memorial Hall and engage with Royal Canadian Legion Branch 32 to seek input and guidance on appropriate design and protocols and:

BE IT FURTHER RESOLVED that staff report back to Council with recommendations including a proposed project budget and timeline.

DISCUSSION

Staff reached out to a contact from the Royal Canadian Legion Branch 32 regarding the above motion. The representative shared that there is not a formal process from the Legion's standpoint that communities need to follow when they wish to install a cenotaph.

A traditional cenotaph often includes the names of local residents who were killed in military service. The research process to identify Harrison Hot Springs may be difficult and could result in accidental omissions or discrepancies. Determining the qualifications of a "local" veteran can also be complicated.

Some communities around the Province have taken a broader approach to their cenotaph design. An example of this is in place in the Resort Municipality of Whistler (picture below). This cenotaph has a plaque on each side and includes portions of the message in both English and French. This community memorial style of monument would recognize all veterans, not only those who died in service.



Staff are requesting that Council provide a more detailed vision of the style of cenotaph in order for staff to report back with specific options and cost estimates.

Recently the District of Kent collaborated with the Royal Canadian Legion Branch 32 to install a Veterans crosswalk leading to their cenotaph. An image captured by the Agassiz Harrison Observer is included below for reference. This is an additional option that Council could consider for the crossing outside Memorial Hall, along Esplanade Avenue at Maple Street.



FINANCIAL CONSIDERATIONS

Costs for a cenotaph will vary greatly depending upon project materials and scope. For a granite cenotaph monument with a plaque, initial estimates are around \$20,000.

As this item was not included in the 2026 financial plan, staff would recommend that any Council decisions on this item be included in the budget planning and deliberations for 2027. Additionally, staff could seek out any potential grant opportunities that could be applicable for a project of this type to limit the impact on taxation.

The Government of Canada has a Commemorative Partnership Program which provides funding for projects that recognize Canadian Veterans and those who died in service. This grant is an opportunity to seek funding of up to \$10,000 to support projects of this type, if successful.

Respectfully submitted:

Christy Owens
Community Services Manager

Reviewed by:

Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:

Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 3900-01
Date: August 10, 2026

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Board of Variance Bylaw No. 1247, 2026

RECOMMENDATIONS

THAT Board of Variance Bylaw No. 1247, 2026 be introduced and given first reading; and

THAT Board of Variance Bylaw No. 1247, 2026 be given second reading; and

THAT Board of Variance Bylaw No. 1247, 2026 be given third reading.

SUMMARY

To present the attached draft Board of Variance Bylaw No. 1247, 2026, for Council's consideration. The proposed bylaw achieves the following:

- It establishes the membership of the Board of Variance (BoV) - see page 2 Section 4 of the attached bylaw;
- It lays out the application requirements – see page 3 Section 6 of the attached bylaw;
- It lays out the hearing procedures, and notice requirements – see page 3 Sections 6 and 7 of the attached bylaw;
- It identifies the decision-making process, and record-keeping obligations for a local BoV – see pages 2 and 3 and Sections 5 and 7 of the attached bylaw.

The authority and requirement to create this bylaw is outlined in Section 536 of the *Local Government Act*, which states the following.

“Requirement for board of variance

536 (1) A local government that has adopted a zoning bylaw must, by bylaw, establish a board of variance.”

Source: Section 536, *Local Government Act* (RSBC) Chapter 1.

This bylaw will replace the current bylaw, *Board of Variance Establishment Bylaw No. 810, 2004*.

BACKGROUND

Local governments in British Columbia that have adopted a zoning bylaw are required to establish one or more BoVs to provide a process for applicants seeking relief from certain

provisions where compliance would cause undue hardship. A BoV provides an alternative process to a development variance permit for limited, hardship-based matters, particularly where the issue relates to the siting, size, or dimensions of Buildings or Structures.

BOARD OF VARIANCE DISCUSSION

A BoV Bylaw is needed to establish a fair, transparent, and legally sound process for considering minor variances where strict application of zoning regulations would cause undue hardship. Without a clear bylaw in place, applicants, neighbours, staff, and board members may lack certainty about how applications are submitted, reviewed, heard, and decided.

The BoV is intended to focus on hardship-based requests that are narrow in scope. Its role is not to change permitted land uses or densities, nor to defeat the intent of the zoning bylaw. Instead, it provides a structured process for considering whether relief is appropriate in specific circumstances, such as where site conditions make strict compliance with siting or dimensional requirements impractical.

An individual can apply to a BoV to seek relief from any or all of the following.

- On any bylaw respecting siting or dimensions of a Building or Structure on a Lot. This also applies to a Manufactured Home Park, set up under Section 479 of the *Local Government Act*.
- A bylaw created to manage trees under Section 8(3)(c) of the *Community Charter*.
- Subdivision servicing bylaw requirements, set up under Section 506(1)(b) of the *Local Government Act*.
- Any restrictions on the alteration or additions to any Building or Structure, while deemed to be a non-conforming use (Section 531 (1) of the *Local Government Act*)

Establishing this bylaw would also help keep minor variance decisions separate from Council's broader land use policy role. The board operates independently and applies the statutory hardship test, which can reduce pressure on Council agendas while still ensuring that affected neighbours and the public have an opportunity to participate through a defined hearing and notice process.

Size of a Board of Variance

For a Board of Variance, the membership size typically depends on the municipality's population, as outlined below:

- With a population under 25,000 - three (3) members
- With a population of 25,000 or more - five (5) members

The Village's BoV membership will be limited to three members, as outlined in the attached bylaw.

Additional comments on the Board of Variance

In British Columbia, a person is not eligible to be appointed to a BoV if they are:

- an elected member of the local government;

- a member of the advisory planning commission; or
- an officer or employee of the local government. However, these individuals can function as technical advisors to the BoV, as and when required.

Other key appointment conditions:

- Members are appointed by the municipal council or regional district board for a 3-year term.
- A local government may rescind an appointment at any time.
- Members do not receive compensation, but they must be paid reasonable and necessary expenses arising directly from their duties.

Why a Board of Variance Bylaw Is Needed

Procedural fairness: The bylaw can set out how notice is provided, how hearings are conducted, and how applicants and affected neighbours may be heard.

Consistency: Clear application requirements and decision procedures support consistent administration and reduce uncertainty.

Transparency: Published procedures help the public understand the board's role, authority, and limits.

Legal compliance: A bylaw helps ensure the local government has an established process for appointing board members and administering applications in accordance with British Columbia's local government framework.

Efficient service delivery: Minor hardship-based variance relief requests can be managed through the board rather than requiring every matter to proceed through Council.

Risk management: Clear procedures reduce the risk of procedural errors, inconsistent decisions, and challenges to the process.

Conclusion

A BoV Bylaw is an important governance tool for administering minor hardship-based variance requests in British Columbia. By establishing clear procedures for appointments, applications, public notice, hearings, decisions, and records, the bylaw would support fairness for applicants and neighbours, improve administrative consistency, and help protect the local government from procedural uncertainty.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Local Government Act – sections 536 to 544 Local Government Act

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments (1): Draft Board of Variance Bylaw No. 1247, 2026

A BYLAW TO ESTABLISH AND SET OUT THE
PROCEDURES FOR THE BOARD OF VARIANCE

WHEREAS the Village of Harrison Hot Springs has adopted a Zoning Bylaw;

AND WHEREAS pursuant to Section 536 of the *Local Government Act*, Council of the Village of Harrison Hot Springs must establish by bylaw, a Board of Variance;

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Board of Variance Bylaw No. 1247, 2026".

2. DEFINITIONS

- (a) Unless otherwise defined in this Bylaw, the terms used in this Bylaw have the same definitions as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*, as amended from time to time.
- (b) In addition to the above, the following definitions apply:

"Applicant"

means an individual or organization that formally applies to seek relief, due to hardship, as per Section 540 of the *Local Government Act* as amended from time to time, to address any or one of the following:

- i) Relief from the siting, size or dimensions of a Building or Structure, as pursuant to *Zoning Bylaw No. 1115, 2017*, as amended from time to time;
- ii) Relief from any tree regulation bylaws created under section 8(3)(c) of the *Community Charter*, as amended from time to time;
- iii) Relief from a Building Inspector's determination of damage or the lack of an allowance of an alteration or addition to a non-conforming use of the property, as outlined in sections 531(1) or 544 of the *Local Government Act*, as amended from time to time;
- iv) Relief from the Village's Subdivision servicing requirements, as amended from time to time, created under Section 506(1)(b) of the *Local Government Act*, as amended from time to time.

“Board”

means the Village of Harrison Hot Springs Board of Variance;

“Board Clerk”

means the individual appointed to perform the required tasks, pursuant to this Bylaw;

“Hearing”

means the Board of Variance meeting;

“Village”

means the Village of Harrison Hot Springs.

3. SEVERABILITY

If any section, subsection, paragraph, sentence, clause, phrase or schedule of this Bylaw is for any reason found invalid by the decision of any Court of competent jurisdiction, such decision must not affect the validity of the remainder of this Bylaw or the validity of the Bylaw as whole.

4. BOARD MEMBERSHIP

- (a) There is hereby established a Board consisting of three (3) persons appointed by Council. Appointments to the Board may be rescinded by Council at any time.
- (b) An appointment to this Board is for a three (3) year term, subject to the successor requirements of the *Local Government Act*.
- (c) The following persons are not permitted to be on the Board:
 - i. A member of Council,
 - ii. A staff member of the Village, or
 - iii. A member of the Village's Advisory Planning Commission.
- (d) The members of the Board must elect a member to act as chair. The chair may appoint an acting chair as and when required.

5. BOARD CLERK

- (a) The Chief Administrative Officer or their designate, must appoint a Board Clerk.
- (b) The Board Clerk will be the contact point for the Board.
- (c) The Board Clerk or their designate must provide administrative support to the Board. This includes but is not limited to organizing the Hearing, posting notice of the Hearing, preparing an agenda for the Hearing, taking minutes of the Hearing, and maintaining a record of all Hearings.

- (d) The Board Clerk must ensure that each Board member has a copy of the Hearing agenda, Hearing notice and the application at least five working (5) days before the Hearing

6. APPLICATION AND NOTICE OF HEARING

- (a) Each Board application must include:
 - i. A completed application form;
 - ii. A complete set of site drawings or site plan;
 - iii. A current, not more than 30 days old, Land Title Certificate;
 - iv. An explanation of what the hardship is and the reasons for the Hearing;
 - v. Other information as requested by the Board during the Hearing or the Applicant feels is necessary at the time of the application;
 - vi. The required application fee as set out in Miscellaneous Fee Bylaw No. 1049, 2014 as amended from time to time; and
 - vii. The Applicant's name and contact information.
- (b) Upon receipt of a completed application the Board Clerk must schedule the Hearing in consultation with the Board Chair. At least ten (10) days before the scheduled Hearing, the Board Clerk must mail or otherwise deliver the Hearing notice to the adjacent landowners or occupiers of the Lot located within 50 metres of the Lot that is subject to the application

7. HEARINGS

- (a) All Hearings must be held in the either Village office or in Memorial Hall and must be open to the public.
- (b) Hearings may be adjourned from time to time, and no further notification is required if the date time and place of the reconvening Hearing is announced to the persons present at the original Hearing.
- (c) Any individual or organization with an ownership, tenancy or other interest in the Lot, or their authorized agent, is entitled to make a presentation to the Board.
- (d) Following the Board's decision the Board Clerk must provide a copy of the decision to the Applicant within ten (10) days.
- (e) A quorum for a Hearing is two (2) Board Members.
- (f) The decision of the Board must be by a majority vote of the members present.
- (g) A decision of the Board is final and binding.
- (h) Village staff may act as a technical advisor to the Board and will attend a Hearing when requested by the Board Clerk.
- (i) In consultation with Chair, the Board Clerk will determine if an external expert or professional is required to attend the Hearing.

8. REPEAL

The Village of Harrison Hot Springs Board of Variance Establishment Bylaw No. 810, 2004 and any amendments thereto are hereby repealed upon adoption of this Bylaw.

READ A FIRST TIME this ____ day of ____, 20xx

READ A SECOND TIME this ____ day of ____, 20xx

READ A THIRD TIME this ____ day of ____, 20xx

ADOPTED this ____ day of ____, 20xx

Fred Talen
Mayor

Amanda Graham
Corporate Officer

File No: 3900-01
Date: August 10, 2026

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Zoning Amendment Bylaw No. 1246, 2026

RECOMMENDATIONS

THAT Zoning Amendment Bylaw No. 1246, 2026 be introduced and given first reading; and

THAT Zoning Amendment Bylaw No. 1246, 2026 be given second reading; and

THAT staff be directed to proceeding with a Public Hearing.

SUMMARY

To present housekeeping amendments to Zoning Bylaw No. 1115, 2017 for Council's consideration. These amendments correct errors, clarify wording, update references, remove obsolete or outdated provisions and improve consistency and usability without changing any land use policies or development rights.

BACKGROUND

What is a Housekeeping Zoning Amendment Bylaw?

A housekeeping zoning amendment bylaw is a bylaw that makes minor technical, administrative, or clarifying amendments to an existing zoning bylaw to improve accuracy, consistency, interpretation, and usability, without generally changing the overall land-use policy direction.

Examples of minor changes that are often included in a housekeeping zoning amendment bylaw includes, but is not limited to any or all of the following:

- Correcting typographical errors, spelling mistakes, punctuation, or grammar.
- Fixing numbering errors, such as incorrect section, subsection, table, schedule, or map references.
- Updating cross-references where one section of the zoning bylaw refers to another section incorrectly.
- Clarifying definitions to make existing terms easier to interpret without changing their intended meaning.
- Adding missing definitions for terms already used in the bylaw.
- Removing obsolete definitions or provisions that no longer apply.
- Updating terminology, such as replacing outdated wording with current planning, legal, or building terminology.

- Correcting zoning map labels where a property, zone name, or schedule is labelled incorrectly.
- Fixing formatting inconsistencies, such as inconsistent headings, tables, schedules, bullets, or numbering.
- Aligning wording between sections where two provisions are intended to say the same thing but use slightly different language.
- Clarifying measurement standards, such as how height, setbacks, lot coverage, or floor area are calculated.
- Correcting metric/imperial conversions or inconsistent units of measurement.
- Updated references to legislation, such as references to the *Local Government Act*, *Agricultural Land Commission Act*, *Building Code*, or other applicable laws.
- Removing duplicated provisions that appear in more than one place.
- Clarifying or updating any parking, or any loading requirements where the wording is ambiguous, but the policy intent is unchanged.
- Correcting zone names or abbreviations so they match the zoning schedules or maps.
- Adding explanatory notes or reorganizing sections for readability, where permitted and where the legal effect is not materially changed.
- Updating administrative provisions, such as application references, enforcement wording, or interpretation clauses.
- Fixing inconsistencies between text and schedules, such as a table that does not match the wording in the main bylaw.
- Clarifying permitted accessory uses where the intent already exists but the wording is unclear.

The function and purpose of Zoning Amendment Bylaw No. 1246, 2026 is not to introduce any major land-use policy shifts, but to “clean up” the current Zoning Bylaw No. 1115, 2027 so it works more clearly and consistently.

The attached draft amendment bylaw performs the following functions:

- Updating and adding to the definitions
- Updating the terminology
- Clarifying current sections on the bylaw
- Make minor adjustments to regulations
- Moving an enforcement requirement from a hardline requirement to a performance-based requirement

In a BC local government context, a housekeeping zoning amendment bylaw still has legal effect because it formally amends the zoning bylaw. Even if the changes are minor, they normally proceed through the required bylaw adoption process, such as readings by council and any notice or hearing requirements that apply.

Attached to this report is an excerpt of the relevant sections from a redlined draft consolidated bylaw integrating the proposed changes to Zoning Bylaw No. 1115, 2017 prepared for reference purposes.

Changes made to the current Zoning Bylaw

Listed below in a chart is a listing of all the proposed changes to current Zoning Bylaw No. 1115, 2017.

Proposed change	Section of Current Zoning Bylaw No. 1115, 2017	Found on what page in current Zoning Bylaw No. 1115, 2017	Reason for the Change
Remove the following wording - mobile Food Trucks	Definition section – Farmer's Market	8	Council requested this deletion
Remove the term Marihuana and replace it with the term Cannabis	Definition section	12	To have the same meaning as the federal governments
Remove the term Marihuana and replace it with Cannabis	Part 3.3(b)(x)	26	To have the same meaning as the federal governments
Prohibiting backyard Chicken coops	Add the chicken coop prohibition to section 3.3(b)(xiii)	26	To prohibit backyard chicken coops
Update ALR regulation citation in section 3.5	3.5	27	Previous regulation now repealed
Added a new section 3.5(c)	3.5	27	To keep current on the ALR requirements
Delete the current section 3.8 and replace it with a new requirement	3.8 Sight Line Requirements at intersections	28	Change from a hardline enforcement concept to a performance-based concept. There are other regulations that address this issue as well.
Delete the current section 4.1 and replace it with updated language	4.1	33	To have the same meaning as the federal governments
Delete section 4.4.2 (e)	4.4.2(e)	35	Not required under the performance-based enforcement
Change the term Marihuana to Cannabis	4.5(a)(x)	36	To have the same meaning as the federal governments
Update section 6.2(a)(ii)	Section 6.2 Parking cash-in-lieu	43	Update the cash-in-lieu amount from \$15,000 to \$42,500 per parking space

In order to support these changes new definitions also needed to be created and added to the bylaw. These new definitions are outlined in the amendment bylaw starting on page 2 and covering section 2 (a) to (g) of the amendment bylaw.

Sight Line Requirements

Why remove sight line requirements at intersections? Removing sightline requirements at intersections can be considered for a few reasons, though it depends heavily on local road safety standards and what replaces them:

- They may duplicate existing engineering standards: Many jurisdictions already regulate intersection visibility through road design standards, driveway access rules, Transportation Association of Canada guidance, or provincial highway requirements.
- They can be difficult to administer. Sight triangles often require site-specific technical judgment, and blanket bylaw language can be hard to enforce consistently.
- They may create conflicts with urban design goals: Strict sight line rules can limit landscaping, fencing, signs, street trees, and buildings near corners, even where lower speeds or traffic-calming measures make a large clear zone unnecessary.
- Modern street design may prioritize speed reduction: In some contexts, narrowing sight lines can encourage drivers to slow down, while overly open corners can unintentionally support faster turning movements.
- They may be better handled on a case-by-case basis: Municipalities sometimes prefer professional review during subdivision, development permit, driveway, or road access approvals rather than a broad rule applying everywhere.
- Sightline requirements at intersections may be removed where they duplicate existing engineering review processes, conflict with context-sensitive street design, or are better addressed through site-specific transportation safety assessment rather than fixed zoning provisions.

Backyard Chicken Coops

Backyard chicken coops are often restricted or prohibited because municipalities try to balance food-production benefits with neighbourhood health, safety, and nuisance concerns. Common reasons include:

- Noise concerns, especially from roosters, but sometimes from hens as well.
- Odour and sanitation risks if manure, feed, or bedding are not managed properly.
- Pest attractions, including rats, mice, raccoons, and flies drawn by feed or waste.
- Animal welfare concerns, such as inadequate shelter, overcrowding, or poor predator protection.
- Public health worries, including disease transmission risks if birds or waste are mishandled.
- Neighbour disputes over smells, noise, property lines, or runoff.
- Bylaw enforcement burden, since the municipality may need to inspect, respond to complaints, and define standards.
- Predator and wildlife issues, especially in areas where raccoons, coyotes, bears, or birds of prey are common.
- Zoning and lot-size limits, because smaller urban or village lots may not have enough space for safe setbacks from homes, streams, or property lines.

How was the Cash-in-Lieu figure of \$42,500 calculated?

This was a two-step process, where I looked at the estimate to build one ground parking space and then factored in the estimated costs of commercial land in Harrison Hot Springs. The information baseline source was the Victoria Transport Policy Institute.

Cost estimate for the construction of one ground parking space

Listed below is a general cost estimate breakdown for the construction of one ground parking space, excluding any land costs.

Typical All-In Cost Breakdown Per Stall

Cost item	Low	Typical	High	Notes
Site clearing, grading, excavation, and base preparation	\$1,000	\$2,000	\$4,000+	Driven by slope, soil, access, cut/fill, and subgrade quality.
Asphalt paving, aggregate base, compaction, and striping	\$1,500	\$2,500	\$4,500	Assumes asphalt surface rather than concrete.
Curbs, wheel stops, islands, signage, and pavement markings	\$500	\$1,000	\$2,000	Higher if accessible stalls, fire lanes, or traffic-control features are required.
Stormwater drainage and utilities	\$1,000	\$2,500	\$6,000+	Can include catch basins, piping, detention, infiltration, oil/grit separation, and utility coordination.
Lighting, electrical conduit, and basic security provisions	\$500	\$1,500	\$3,500+	EV-ready conduits or chargers would add to the cost.
Landscaping, screening, and environmental measures	\$500	\$1,500	\$4,000+	Municipal landscape buffers, tree retention, erosion control, or habitat protection can add to the estimate.
Design, survey, geotechnical, engineering, and project management	\$1,000	\$2,000	\$4,000+	Soft costs vary with approval complexity and the need for civil, electrical, geotechnical, or environmental input.
Permits, inspections, municipal fees, and approvals	\$500	\$1,500	\$4,000+	May include development permit, building/plumbing/electrical permits, servicing review, inspection, and local charges.
Construction contingency	\$750	\$1,500	\$3,000+	Use at least 10% to 20% for early budgeting; more if design is preliminary.
GST/PST allowance where applicable	\$750	\$1,500	\$3,000+	Tax treatment depends on contracting structure and recoverability.
Estimated all-in cost per stall, excluding land	\$7,500	\$16,000	\$38,000+	Use \$10,000 to \$20,000 per stall for conservative early budgeting in many BC locations.

Depending upon the location of the parking site, the estimated cost can range from a low of \$7,500 to a high of \$38,000, not including any costs to purchase the land.

Estimated commercial land costs in Harrison Hot Springs

Current commercial and vacant land listings in Harrison Hot Springs indicate asking prices generally ranging from approximately \$400,000 to \$700,000 for typical smaller parcels, with a higher-profile Esplanade Avenue listing reported at about \$2.09 million. For preliminary parking-cost analysis, this supports using a broad commercial land value allowance of approximately \$40 to \$125 per square foot, depending on parcel size, frontage, zoning, exposure, development potential, and proximity to the village core or waterfront.

Land Cost Per Parking Space

A surface parking stall typically requires more land than the painted stall itself because each space must share drive aisles, circulation, setbacks, landscaping, and stormwater areas. A common planning allowance is about 300 to 350 ft² of land per parking space.

Using a preliminary Harrison Hot Springs commercial land value range of \$40 to \$125 per ft², the estimated land component is approximately:

Low estimate: 300 ft² × \$40/ft² = \$12,000 per space

Midpoint estimate: 325 ft² × \$80/ft² = \$26,000 per space

High estimate: 350 ft² × \$125/ft² = \$43,750 per space

Revised Total Cost Including Land

Combining the earlier surface parking construction estimate of \$7,500 to \$38,000 per space with the estimated Harrison Hot Springs commercial land component produces the following preliminary total cost range:

Low estimate: \$7,500 construction + \$12,000 land = \$19,500 per space

Midpoint estimate: \$16,000 construction + \$26,000 land = \$42,500 per space

High estimate: \$38,000 construction + \$43,750 land = \$81,750 per space

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Local Government Act

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments (2):

1. Draft Zoning Bylaw Amendment Bylaw No. 1246, 2026
2. Draft Consolidated Zoning Bylaw No. 1115, 2017 for reference only

A BYLAW TO AMEND VILLAGE OF HARRISON HOT SPRINGS
ZONING BYLAW NO. 1115, 2017

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

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1246, 2026".

2. TEXT AMENDMENTS

Zoning Bylaw No. 1115, 2017 is hereby amended as follows:

- (a) Section 1.4 is amended by inserting the following after the definition of "Average Finished Grade" and before the definition of "Basement" definition:

"Backyard Chicken Coop

means any Building, enclosure, run, shelter, pen, cage, or other Structure used or intended to be used for the keeping, housing, sheltering, feeding, or containment of Chickens on a Lot;"

- (b) Section 1.4 is amended by inserting the following definitions after the definition of "Campground/Holiday Park" and before the definition of "Carport":

"Cannabis

has the same meaning as in the *Cannabis Act*, S.C. 2018, c.16, as amended from time to time;

Cannabis Production

means the use of a Lot, Building or Structure for the purposes of cultivating, growing, processing producing, packaging, storing, distributing, dispensing, advertising, trading, or selling of Cannabis, Medical Cannabis or its derivatives;

Cannabis Retail Store

means a retail premises licensed for the purpose of selling Cannabis under the *Cannabis Control and Licensing Act*, S.B.C. 2018, c.29, as amended from time to time;”.

- (c) Section 1.4 is amended by inserting the following after the definition of “Carport” and before the definition of “Chief Administrative Officer”:

“Chicken

means a domesticated fowl, including a hen, rooster, pullet, chick, or any similar poultry kept for eggs, meat, breeding, companionship, or any other purpose;”.

- (d) Section 1.4 is amended by removing the words “mobile Food Trucks and” from the definition of “Farmers’ Market”.

- (e) Section 1.4 is amended by removing in their entirety the following definitions:

“Marihuana”, “Marihuana Dispensary”, “Marihuana Operation”, and “Medical Marihuana Production Facility”.

- (f) Section 1.4 is amended by inserting the following after the definition of “Marina” and before the definition of “Micro-Brewery, Winery and Distillery”:

“Medical Cannabis

has the same meaning as in the *Cannabis Control Regulation*, B.C. Reg. 204/2018 as amended from time to time;”.

- (g) 3.3(b)(x) is amended by removing the words “any Marihuana Dispensaries or Marihuana Operations” and inserting the following in its place:

“any Cannabis Retail Stores or Cannabis Production;”.

- (h) Section 3.3(b)(xi) is amended by removing the word “and” after the word “Lot;”.

- (i) Section 3.3(b)(xii) is amended by removing the “.” after the word “Municipality” and inserting “;and” in its place.

- (j) Section 3.3 is amended by inserting the following section 3.3(b)(xiii):

“xiii) Backyard Chicken Coops.”

- (k) Sections 3.5(a) and 3.5(b) are amended by removing the words “Agricultural Land Use, Subdivision and Procedure Regulation, BC Regulation 171/2002” and inserting “Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019” in their places.

- (l) Section 3.5 is amended by inserting the following section 3.5c):

- “c) Cannabis Production on Land within any Agricultural Land Reserve area as outlined on Schedule A attached hereto and forming part of this Bylaw may be prohibited if the production of the Cannabis is upon a cement-based foundation or produced in an industrial style Cannabis Production bunker.”
- (m) Section 3.8 (a) is removed in its entirety, including diagrams and photos, and the following is inserted in its place:
- “a) Intersections must maintain adequate visibility for pedestrians, cyclists and vehicles based on road classification, speed, and any engineering review.”
- (n) Section 4.1 is removed in its entirety and the following is inserted in its place:
- “4.1 Cannabis Retail Stores and Cannabis Production**
- a) Cannabis Retail Stores are a prohibited use in any Zone whether in a retail storefront format or through a non-profit compassion club, society or otherwise; and
- b) Cannabis Production is a prohibited use in all Zones except where authorized by the Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019 as amended from time to time.”
- (o) Section 4.4.2 (e) is removed in its entirety, and the remaining sections are re-lettered accordingly.
- (p) Section 4.5(a)(x) is amended by removing the term “Medical Marihuana Facilities” and inserting the term “Cannabis Production” in its places.
- (q) Sections 6.2(a)(ii) and 6.2(a)(iii) are amended by removing references to “2017” and inserting “2026” in their places.
- (r) Section 6.2(a)(ii) is further amended by removing “\$15,000” in its entirety and inserting “\$42,500” in its place.

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

Aggregate Processing

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

- material sorting;
- crushing;
- Screening;
- stockpiling;
- washing;
- truck loading; and
- the on-site operation of a portable asphalt or cement plant;

Alter

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

Animal Kennel

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

Approving Officer

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

Apartment

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

Automobile Salvage and Wrecking Yard

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

Average Finished Grade

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

Backyard Chicken Coop

means any Building, enclosure, run, shelter, pen, cage, or other Structure used or intended to be used for the keeping, housing, sheltering, feeding, or containment of Chickens on a Lot;

Basement

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

Buffer

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

Building or Structure

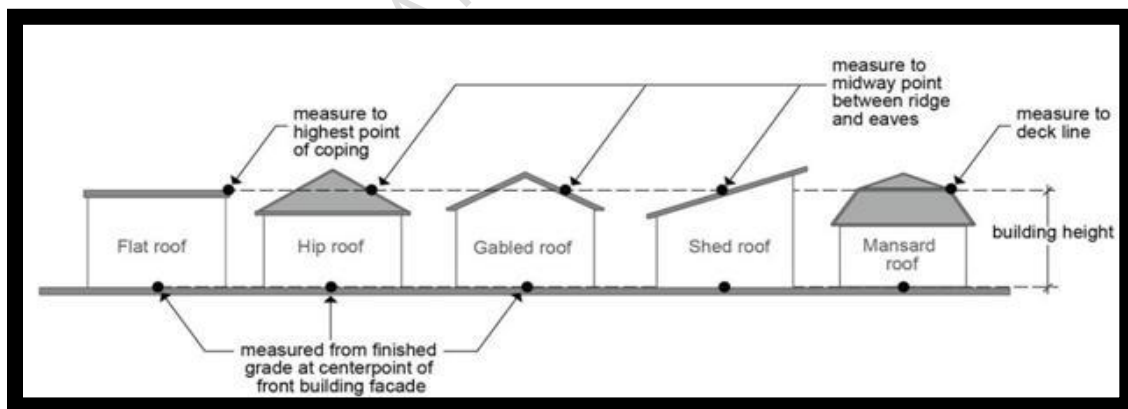
means any Structure and portion thereof, including affixed mechanical devices, that is used or intended to be used for the purpose of supporting or sheltering any use or occupancy on the Land;

Building Area

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

Building Height

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



Building Inspector

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

Building Line

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

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

Business and Professional Offices

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

Campground/Holiday Park

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

- cabins and cottages,
- tenting sites,
- tent trailers,
- travel trailers,
- recreational vehicle sites and campers, and

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

Cannabis

has the same meaning as in the Cannabis Act, S.C. 2018, c.16, as amended from time to time;

Cannabis Production

means the use of a Lot, Building or Structure for the purposes of cultivating, growing, processing producing, packaging, storing, distributing, dispensing, advertising, trading, or selling of Cannabis, Medical Cannabis or its derivatives;

Cannabis Retail Store

means a retail premises licensed for the purpose of selling Cannabis under the Cannabis Control and Licensing Act, S.B.C. 2018, c.29, as amended from time to time;

Carport

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

Chicken

means a domesticated fowl, including a hen, rooster, pullet, chick, or any similar poultry kept for eggs, meat, breeding, companionship, or any other purpose;

Chief Administrative Officer

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

Coach House

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

Commercial Uses

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

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

Community Care Facility

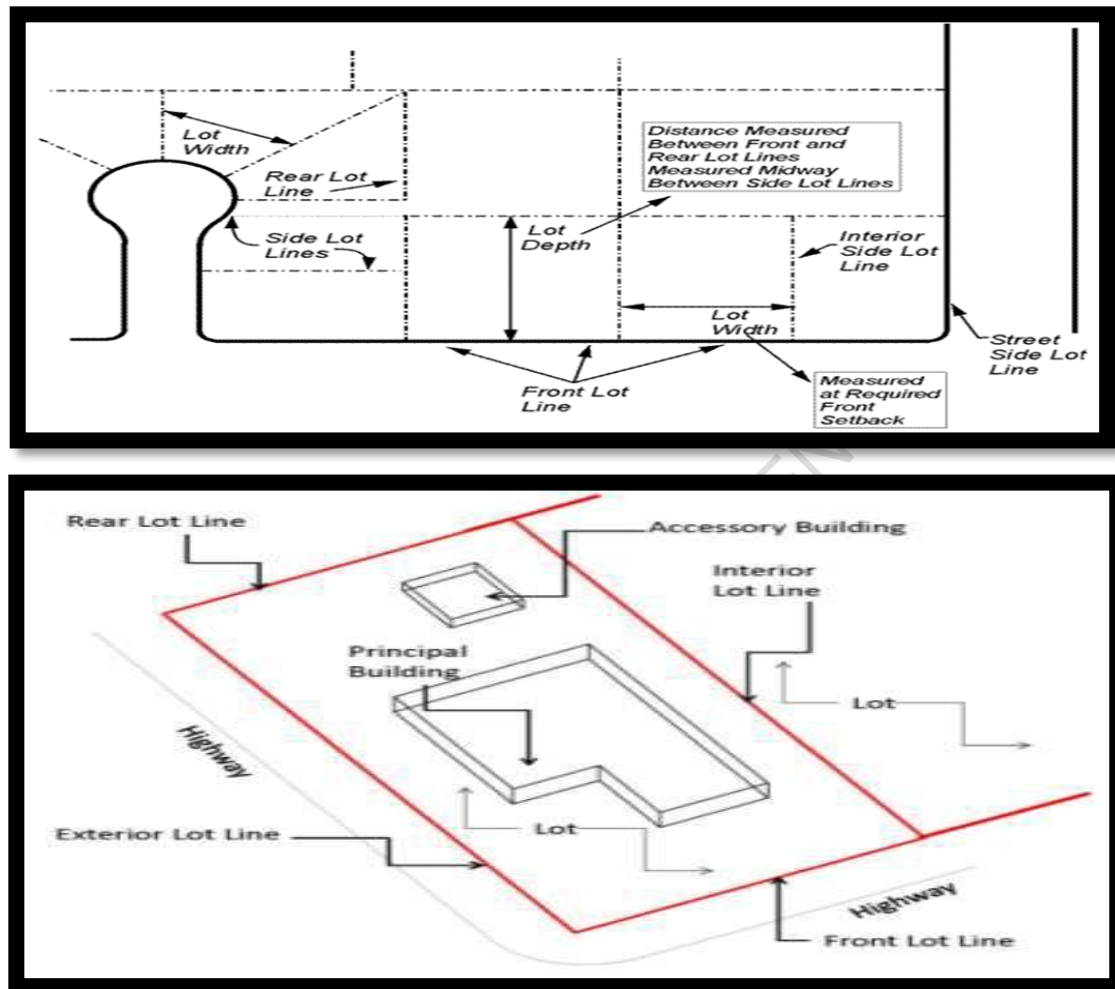
means the use of Buildings or other Structures where a person provides care of three or more persons and is under permit by the Provincial Government pursuant to the *Community Care and Assisted Living Act*, as amended from time to time;

Community Uses

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

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calculations;



Marina

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

Marihuana

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

Marihuana Dispensary

means a use of Land, a room, Building or Structure where Marihuana or any Marihuana by-product is prepared and provided to any member of the Community for a fee or if applicable to any club member that may or may not include any payment of club fees. This includes but is not limited to the delivery of the product and the operation of any club, or any not for profit or profit organization that provides this type of product or service, but excludes a Medical

**Marihuana Production Facility;
Marihuana Operation**

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

~~Medical Marihuana Production Facility~~

~~means the use of Buildings and Structures for the purposes of growing, processing, packaging, testing, destroying, storing or shipping Marihuana as authorized by a license issued under the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, as amended from time to time;~~

Micro-Brewery, Winery and Distillery

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

Medical Cannabis

has the same meaning as in the *Cannabis Control Regulation*, B.C. Reg. 204/2018 as amended from time to time;

Mobile Home

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

Modular Home

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

Motor Vehicle

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

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PART 3.0 GENERAL COMPLIANCE, PROHIBITIONS AND REGULATIONS

3.1 General Compliance Requirements

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

3.2 General Prohibitions

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

3.3 Specifically Prohibited Land Uses

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

- or as an Automobile Salvage and Wrecking Yard;
- iv) Recycling Facility;
- v) Refuse Disposal Site;
- vi) any Resource Processing;
- vii) any Aggregate Processing;
- viii) the slaughtering, rendering or processing of any fish or animal products or by-products;
- ix) any animal kennels;
- x) ~~any Marihuana Dispensaries or Marihuana Operation~~ any Cannabis Retail Stores or Cannabis Production;
- xi) the storage of any construction materials, intended for off-site works, on any Lot; ~~and~~
- xii) any parking or storage of any recreation vehicles, campers, boats and trailers, on any Highway or portion thereof in the Municipality; and
- xiii) Backyard Chicken Coops-
- c) The following uses are prohibited in all Residential Zones, Commercial Zones except where permitted for in this Bylaw:
 - i) barb wire fencing; and
 - ii) a shipping/cargo container or other form of intermodal shipping container;
- d) Any Land use which produce malodorous, toxic or noxious matter, or generates vibrations, heat, glare or radiation discernible beyond the boundaries of the Lot;
- e) Tourist Accommodation in any Residential Zone; and any
- f) Gaming and gambling establishments, other than charity gaming.

3.4 Permitted Uses in All Zones

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

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- xvi) public washrooms on Municipally owned or controlled Land.

3.5 Uses Permitted and Prohibited in the Agricultural Land Reserve

- a) Activities explicitly designated as farm uses pursuant to the Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019~~Agricultural Land Use, Subdivision and Procedure Regulation, BC Regulation 171/2002~~, as amended from time to time, are permitted in all areas within any Agricultural Land Reserve area;
- b) Unless an activity is explicitly designated a farm use, or permitted by this Bylaw pursuant to the Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019~~Agricultural Land Use, Subdivision and Procedure Regulation, BC Regulation 171/2002~~, as amended from time to time, the use is prohibited unless approval has been granted by the Agricultural Land Commission for a non-farm use or is subject to Section 23(1) of the *Agricultural Land Commission Act*, as amended from time to time, and the non-farm use is permitted by this Bylaw;
- c) Cannabis Production on Land within any Agricultural Land Reserve area as outlined on Schedule A attached hereto and forming part of this Bylaw may be prohibited if the production of the Cannabis is upon a cement-based foundation or produced in an industrial style Cannabis Production bunker.

3.6 Projections into Required Setbacks and Exceptions to Siting Requirements

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

- ix) roadside stands are permitted within a required Setback; however, the Structure must not obstruct any vision or sight lines to and from a Highway, driveway or Lane and may need permission from the Ministry of Transportation and Infrastructure

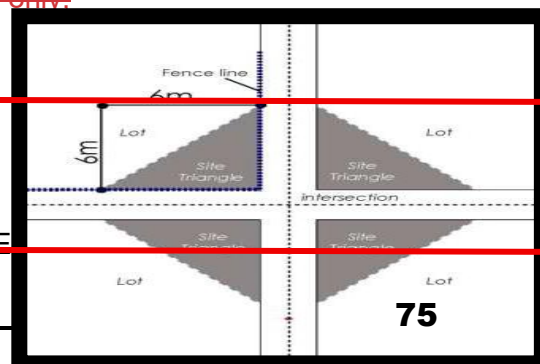
3.7 Height of Buildings and Structures

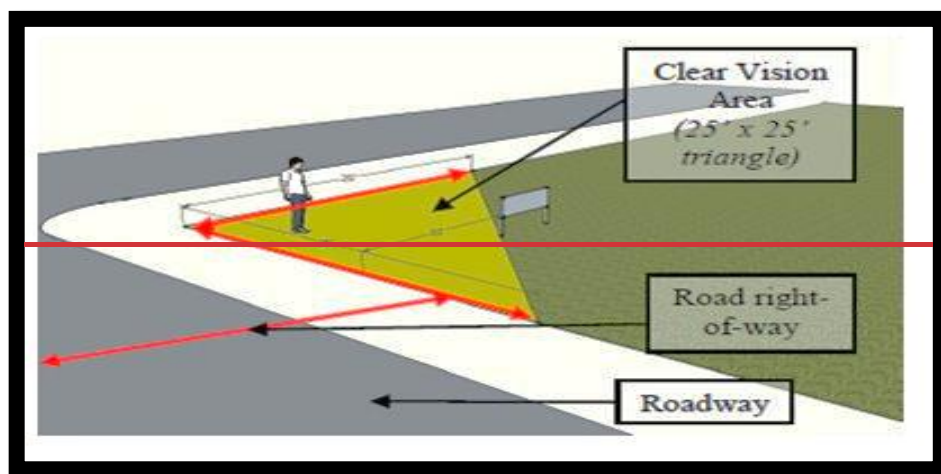
- a) Where a Zone or other part of this Bylaw includes a Maximum Height regulation entitled, no Building or Structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged in a manner that exceeds the height specified. For certainty;
 - i) the Maximum Height in a Zone may vary according to the use of the Building or Structure, as specified in the Zone;
 - ii) where the regulation refers to a specific type of Building or Structure, the regulation must be applied to that type of Building or Structure only; and
 - iii) if more than one regulation applies, the most restrictive governs.
- b) The height of Buildings and Structures permitted in this Bylaw must be calculated based on the vertical distance from the Average Finished Grade level of the Building footprint to the highest part of the roof surface;
- c) The height of a fence, wall or similar screen must be determined by measurement from the ground level at the Average Finished Grade level within 1.0 m of both sides of such fence, wall or similar screen;
- d) Despite the above, the maximum Building Height may be exceeded for the following, provided that portions of, or projections from, Buildings or Structures must not exceed 18.0 m:
 - i) communication towers and antennas;
 - ii) spires, belfries and domes;
 - iii) chimneys;
 - iv) flag poles;
 - v) elevator shafts; and
 - vi) stair and hose towers.
- e) Agricultural Buildings and Structures constructed on Lots in the Agricultural Land Reserve are exempt from the Building Height requirements.

3.8 Sight Line Requirements at Intersections

- a) ~~Nothing must be constructed or maintained, nor must any type of hedge be maintained or allowed to grow, exceeding a height greater than 0.3 m above the established grade of the Highway or otherwise so as to obstruct the clear vision and/or and sight triangle lines formed by extending 6.0 m in an area bounded by the intersecting Lot lines at a street corner and a line joining points along said Lot lines, as illustrated below: Intersections must maintain adequate visibility for pedestrians, cyclists and vehicles based on road classification, speed and any engineering review.~~

~~The following diagram below is provided for illustrative purposes only:~~





3.9 Subdivision of Land

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

3.9.1 Minimum Lot Size and Width

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

3.9.2 Minimum Frontage

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

3.9.3 Lots Exempt from the Minimum Lot Size Requirements

- a) The consolidation of two or more Lots into a single Lot is permitted, notwithstanding that the consolidated Lot may not comply with the Minimum Lot Size requirement as specified in the Zone in which the new Lot is situated.
- b) The realignment of Lot lines to create new Lots may be permitted provided that:
- the number of new Lots created by Subdivision would be equal to or less than the number of Lots that existed prior to the subdivision;
 - the boundary change would not result in the creation of a Lot having less than 80% of the area of any of the original Lots;
 - where a subdivision is created through the use of density bonusing provisions of the Local Government Act, as amended from time to time and any applicable

PART 4.0 ADDITIONAL REGULATIONS FOR CERTAIN LAND USES

4.1 ~~Marihuana Facilities~~ Cannabis Retail Stores and Cannabis Production

- a) ~~A Marihuana Dispensary and any Marihuana Operations are a prohibited use in any Zone whether in a retail storefront format or through a non-profit compassion club, society or otherwise; and Cannabis Retail Stores are a prohibited use in any Zone whether in a retail storefront format or through a non-profit compassion club, society or otherwise; and~~
- b) ~~Cannabis Production is a prohibited use in all Zones except where authorized by the Agricultural Land Reserve Use Regulation B.C. Reg. 30/2019 as amended from time to time. Any Medical Marihuana Production Facility is a prohibited Land use in all Zones except where authorized by Agricultural Land Use, Subdivision and Procedure Regulation, BC 171/2002, as amended from time to time.~~

4.2 Accessory Buildings or Structures and Uses

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

4.3 Accessory Residential Suites

- a) Accessory Residential Suites will be permitted for all uses, except in a Duplex Dwelling, Townhouse, Apartments, Mobile Homes;
- b) Unless a Zone specifically provides for otherwise, only one (1) Accessory Residential Suite is permitted per Lot;
- c) Where a Lot is not serviced by the Municipal Community Sewer System, written confirmation from the applicable licensing body that the capacity of the Lot's sewer system will not be compromised by the presence of an Accessory Residential Suite is required;
- d) Accessory Residential Suites must have a total Gross Floor Area of not more than 90.0 m². For the purposes of this section, the Gross Floor Area does not include areas used for common storage, common laundry facilities, or common areas used for

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access or egress. In addition to the total size of the suite, the Accessory Residential Suite must have an area of less than 40% of the habitable area of the Detached Dwelling. For the purposes of this section, the habitable area calculation does not include the attached garage;

- e) Accessory Residential Suites cannot be subdivided from the Building or Structure of which it is part of under the *Strata Property Act*, as amended from time to time; and
- f) One off-street parking space in addition to those required for the Permitted Use must be provided.

4.4 Fences, Screening and Retaining Walls

4.4.1 Fences and Retaining Walls

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

4.4.2 Screening

- a) Where a Lot is Developed for a Commercial or Community use as permitted within a Commercial, Community or Comprehensive Development Zone, and where such a Development shares a Lot line with an adjacent Lot that is either:

- i) within a Residential Zone; or
- ii) occupied with a Residential Use;

the owner must provide Screening along such Lot line. The Screening must be not less than 1.8 m in height nor more than 2.0 m in height, except where the Screening consists of 100% plant material, in which case there must be no maximum height.

- b) Notwithstanding the paragraph (a) above, Screening will not be required along the shared Lot line in cases where:

- i) a Building or Structure is built on the Lot line; or
- ii) a Residential Use is developed on a Lot that is Zoned Commercial, or Community at the time of adoption of this Bylaw.

- c) Notwithstanding paragraph (a) above, where a Lot is Developed for a Commercial, or Community Use as permitted within a Commercial, Community or Comprehensive Development Zone and where such a Lot is separated by a Lane from a Lot that is:

- i) within a Residential Zone; or
- ii) occupied with a Detached, Duplex, or Townhouse Residential Dwelling;

the owner must provide Screening along the entire Lot line abutting the Lane. The Screening must not be less than 1.8 m in height nor more than 2.0 m in height, except where the Screening consists 100% of plant material, in which case there must be no maximum height;

- d) Notwithstanding paragraph (a) above, where a Lot in a non-Agricultural, when the Lot is Developed, the owner must provide Screening along the entire length of any Lot line adjoining Land in the Agricultural Land Reserve. The Screening must be designed to minimize any potential Land use conflicts with the Permitted Agricultural use. The Screening must not be less than 1.8 m in height nor more than 2.0 m in height, except where the Screening consists of 100% plant material, in which case there must be no maximum height;

~~e) Notwithstanding paragraph (a), (b) and (c) above, Screening will not be required for the points of Motor Vehicle ingress and egress and for a distance of 3.0 m on either side of the points of ingress and egress;~~

~~ef)~~ Screening, where required by this Bylaw, must be maintained at all times by the owner of the Lot on which they are required; and

~~fg)~~ If there are any solid waste enclosure requirements in any Zone, then the following regulations apply:

- i) solid waste must be stored in an animal proof enclosure and such enclosure must contain enough space for separate containers for sorting recyclable products;
- ii) such enclosure, must have unblocked access; and
- iii) the enclosure must match in character and the exterior finish for the Building or Structure which it serves, if this type of enclosure is not located within a permitted Building or Structure.

4.5 Home Occupations

- a) For Zones within which a Home Occupation is a permitted use, the following regulations apply:

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- i) all Home Occupation uses, must be conducted within a Residential Detached Dwelling Unit or a wholly enclosed Accessory Building or Structure. This does not include a Community Care Facility;
 - ii) all Home Occupation uses must be clearly subservient and incidental to a Permitted Residential Dwelling use of the Lot;
 - iii) the Home Occupation must not have a Gross Floor Area that exceeds 100 m² or 40% of the Gross Floor Area of the Permitted Residential Detached dwelling in which the Home Occupation use is located, whichever is less;
 - iv) there must be no Alteration from a Permitted use of the Land or Building or Structure where the Home Occupation is located;
 - v) the Home Occupation must not create excessive traffic or a nuisance of any kind;
 - vi) the Home Occupation must not discharge wastewater to a Watercourse, groundwater or septic field, except as permitted pursuant to the *Environmental Management Act*, as amended from time to time or the *Community Health Act*, as amended from time to time;
 - vii) the Home Occupation must not involve any external display or advertisement of the business other than a maximum of one non-illuminated sign, which must not exceed 0.4 m² in area;
 - viii) the Home Occupation must comply with all applicable provincial and federal regulations and have a valid and current Municipal Business Licence;
 - ix) Automobile body shop, automobile service, boat service, automobile salvage or wrecking yard, Micro-Brewery, Distillery, and processing plants are not permitted as Home Occupations;
 - x) except as permitted in accordance with the *Agricultural Land Commission Act*, as amended from time to time, fish, livestock operations, ~~Medical Marijuana Facilities~~Cannabis Production or poultry processing are not permitted as Home Occupations;
 - xi) no off-site parking associated with the Home Occupation use is permitted and the use must provide parking in accordance with the Parking Requirements of this Bylaw, as amended from time to time.
- b) Home Occupations must not discharge or emit the following across Lot lines:
- i) odorous, toxic or noxious matter or vapours;
 - ii) heat, glare, electrical interference or radiation;
 - iii) recurring ground vibration; and
 - iv) noise level requirements must follow any applicable noise regulations created by the Village of Harrison Hot Springs.

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

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

4.6.1 Temporary Use of an Existing Detached Dwelling Unit during Construction

- a) Despite a restriction under this Bylaw on the number of dwellings permitted on a Lot,

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Restaurant	1 space per 3 seats
Community Care Facility / Daycare / Group Care	1 per person in care 1 per 4 beds
Convenience Stores	.25 per 100 m ² of GFA
Micro-Brewery	1.5 spaces per employee
Employee Housing	.50 per Dwelling Unit
Housing Cooperatives	.50 Per Dwelling Unit
Non-Market Housing	.50 per Dwelling Unit
Supportive Housing	.50 per Dwelling Unit and .75 for each employee, if applicable

6.1.3 Community Parking Requirements

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

Notes: 1/. GFA is Gross Floor Area

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

- a) As an alternative to meeting the parking standards of this Bylaw for a change to an existing use or new Development that would result in an increase in the number of required parking spaces, cash in lieu may be paid to the Municipality by the owner or occupier of the Land subject to the following requirements:
 - i) The Cash-in-lieu of parking payments collected will be placed into the Municipal Parking Reserve Fund;
 - ii) If Cash-in-lieu is to be provided it must be in accordance with the following amount, which represents ~~202617~~ dollars, and adjusted in accordance with Subparagraph iii);
 - ~~\$4215,5000~~ per ground level parking space
 - iii) The Cash-in-lieu amount must be adjusted for inflation each year beginning in ~~201267~~, according to the British Columbia Consumer Price Index, annual average for “all items”, as published by BC Stats each January.

6.3 Parking for Persons with a Disability

- a) Each parking space designated as a disability vehicular parking stall must be signed and pavement marked with the International Symbol of Accessibility for the handicapped; and
- b) Disability vehicular parking stalls must be located as near as practical to the Building

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NOTICE OF MOTION

Regular Council

File No: 0890-20-03

Date: July 13, 2026

To: Council
From: Mayor Fred Talen
Subject: Civic Campus Memorandum of Understanding

RECOMMENDATION

THAT staff be directed to engage staff from School District No. 78 (Fraser-Cascade) and jointly prepare a new Memorandum of Understanding (MOU), for Council and the School Board's consideration, regarding a Civic Campus proposal that:

- Clearly outlines the purpose of the MOU as an exploratory, without prejudice document, the intent of which is to formally discuss a potential land exchange of land between the School Board and the Village;
- Incorporates clear language stating the Village's requirement to preserve the values and features of the forested areas and mature trees to the greatest extent possible;
- Incorporates a provision that both parties will explore options to enhance the use of forested areas;
- Confirms that any exchange of land contained in Fire Hall Park will require the approval of the electors either through an Alternative Approval Process or Assent Voting; and
- Allows for consideration of other possible configurations of the school and other buildings on the land being considered in this process.

BACKGROUND

At the June 15, 2026 regular Council meeting, the following motion failed:

THAT Council direct staff to forward the revised Memorandum of Understanding (MOU) to School District No. 78 (Fraser-Cascade) for consideration.

Following that meeting, there was ambiguity and uncertainty amongst Council and staff regarding the implications and effect of not passing that motion. By defeating the above motion, the Civic Campus proposal was effectively stopped and Council indicated that it is not prepared to consider or contemplate a land exchange between the two parties in order to facilitate the construction of a new school and the repurposing of the existing school site for civic purposes.

There are several benefits to the proposed land exchange including:

- Reduced costs for the construction of a new school

- A potentially advancing the timeline for funding for a new school due to the School District's partnership with the Village
- Enhanced student safety by relocating the school away from Highway 9 / Hot Springs Road
- The opportunity to install a soccer field and baseball diamond
- Reduced costs for the Village to repurpose the existing school for Council Chambers, offices, recreation and community use rooms as opposed to the cost of new construction
- Having land to expand the footprint of the Fire Hall and have a secure dedicated fire department training area;
- The opportunity to develop a properly sized and well-organized public works yard
- The opportunity to improve and enhance the forested areas, making them more usable and accessible

I note and appreciate the significant amount of community feedback highlighting the value and benefits of the forested areas on both Village and School District property. The preservation of the forested areas and the proposed land exchange are not mutually exclusive. These two interests can co-exist and a balance can be struck so that the community can benefit from the Civic Campus proposal while also making efforts to preserve the values of the forested areas.

If the Village is not prepared to contemplate or explore the possibility of a land exchange with the School District, the School District will pursue a new school without direct involvement from the Village on their existing property. The Village would then pursue, as circumstances warrant, new municipal buildings and facilities on its own existing property. If this is the intent of Council, no further action is required. However, if Council still wishes to continue exploring opportunities with the School District to realize the benefits listed above, further action is required.

Respectfully submitted:



Fred Talen
Mayor