

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE SPECIAL MEETING OF COUNCIL**

DATE: Monday, May 27, 2024
TIME: 9:00 a.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Ed Wood
Councillor John Allen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Michie Vidal

Corporate Officer, Amanda Graham
Chief Financial Officer, Scott Schultz
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson
Fire Chief, Curtis Genest
Planning Consultant, Ken Cossey

ABSENT:

1. CALL TO ORDER

Mayor Wood called the meeting to order at 9:00 a.m.
Mayor Wood acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

- Request from Councillor Facio that Council go into a closed meeting under section 90(1)(a) of the *Community Charter* immediately following the May 27, 2024 Special Council Meeting

Councillor Allen raised a point of order stating his objection to this late item.

Mayor Wood advised that a two thirds vote is required to add a late item to a Special Council Meeting.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Council suspend the rules of Council Procedure Bylaw No. 1164, 2021 to allow for a closed meeting immediately following the Special Council Meeting on May 27, 2024.

Councillor Allen raised a point of order stating that Councillor Facio is out of order by having identified the individual to be discussed in a closed session.

Council voted on the motion.

**MOTION FAILED REQUIRING TWO THIRDS VOTE
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN**

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3. **APPROVAL OF AGENDA**

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the agenda be approved.

CARRIED
UNANIMOUSLY
SC-2024-05-06

4. **NEW BUSINESS**

- (a) State of Local Emergency
Report of Chief Administrative Officer dated May 21, 2024
Re: SenseNet Update

Moved by Councillor Allen
Seconded by Mayor Wood

THAT Council approve the two agreements entered into by Mayor Wood for the SenseNet sensors and the forest treatment prescription.

CARRIED
OPPOSED BY COUNCILLORS FACIO AND VIDAL
SC-2024-05-07

Moved by Councillor Allen
Seconded by Councillor Jackson

THAT the funding source for the SenseNet and Registered Professional Forester agreements be taken from general reserves.

CARRIED
OPPOSED BY COUNCILLORS FACIO AND VIDAL
SC-2024-05-08

5. **CORRESPONDENCE**

The following items of correspondence were received by Council resolution at the May 21, 2024 Regular Council Meeting, however, discussion under "Business Arising from Correspondence" was not completed prior to meeting adjournment.

- (a) Letter dated May 15, 2024 from Fire Chief Genest
Re: SenseNet
- (a) Email dated April 15, 2024 from Harrison Watersports
Re: Harrison Watersports

6. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT staff arrange a Special Council meeting with Harrison Watersports to discuss further options that may be available to them for moorage.

Amendment moved by Councillor Facio
Seconded by Councillor Jackson

THAT the meeting with Harrison Watersports be referred to a Committee of the Whole.

CARRIED
OPPOSED BY COUNCILLOR ALLEN
SC-2024-05-09

Council voted on the original motion as amended.

CARRIED
UNANIMOUSLY
SC-2024-05-10

7. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS

(a) Report of Environmental Advisory Committee dated May 21, 2024

Moved by Mayor Wood
Seconded by Councillor Allen

THAT the following Environmental Advisory Committee recommendation be approved by Council:

THAT Council direct Staff to explore thermoplastic options to replace fish markings on the storm drains in the Village.

CARRIED
UNANIMOUSLY
SC-2024-05-11

Councillor Vidal

- Attended a Seniors' Lunch sponsored by Agassiz-Harrison Community Services on May 7, 2024
- Attended a Lower Mainland Local Government Association Executive meeting on May 13, 2024
- Community Futures North Fraser Board of Directors
 - Attended a meeting on May 21, 2024
- Corrections Canada Citizen's Advisory Committee – No Report
- Kent Harrison Joint Emergency Program Committee – No Report

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- Attended a joint training event with the Harrison Hot Springs Fire Department, Mission Fire Department and Hope Fire Department on May 26, 2024

Councillor Allen

- Harrison Agassiz Chamber of Commerce – No Report
- Agassiz-Harrison Healthy Communities – No Report
- Attended a joint training event with the Harrison Hot Springs Fire Department, Mission Fire Department and Hope Fire Department on May 26, 2024

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director)
 - Attended a meeting
- Tourism Harrison
 - Attended a Canada Day planning meeting
- Attended a joint training event with the Harrison Hot Springs Fire Department, Mission Fire Department and Hope Fire Department on May 26, 2024

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on May 9, 2024
 - Attended a meeting on May 16, 2024
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended a joint training event with the Harrison Hot Springs Fire Department, Mission Fire Department and Hope Fire Department on May 26, 2024

8. REPORT FROM MAYOR

None.

9. REPORTS FROM STAFF

- (a) Report of Corporate Officer dated May 21, 2024
Re: Release of Legal Invoices

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the Corporate Officer's report dated May 21, 2024 attaching legal invoices identifying the subject matter and dollar amount from November 1, 2022 to March 31, 2024 be received for information.

**CARRIED
UNANIMOUSLY**
SC-2024-05-12

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- (b) Report of Community Services Manager dated May 21, 2024
Re: Accessible Playground and Shade Features – Contract Award

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the Community Services Manager's report dated May 21, 2024 regarding accessible playground and shade features contract award to Habit Systems be received for information.

CARRIED
OPPOSED BY COUNCILLOR ALLEN
SC-2024-05-13

- (c) Report of Planning Consultant dated May 21, 2024
Re: Harrison Watersports Crown Land Tenure Application

This item was previously addressed during item 6 - Business Arising from Correspondence.

- (d) Report of Planning Consultant dated May 21, 2024
Re: Development Permit – 318 Hot Springs Road

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Development Permit DP05/23 be issued to 1044018 BC Limited for the property located at 318 Hot Springs Road, Harrison Hot Springs for land legally described as:

Lot # (AE36501) Sec 13, Twn 4, Rg 29, W6M, New Westminster Land District
Plan 251

Subject to the Village receiving an irrevocable Letter of Credit in the amount of \$7,613.00.

CARRIED
UNANIMOUSLY
SC-2024-05-14

Moved by Mayor Wood
Seconded by Councillor Facio

THAT staff be authorized to approve the business licence associated with 318 Hot Springs Road.

CARRIED
UNANIMOUSLY
SC-2024-05-15

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- (e) Report of Planning Consultant dated May 21, 2024
Re: Development Permit – 511 Lillooet Avenue

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT Development Permit DP 05/22 be issued to 2118 Development Limited for property located at 511 Lillooet Avenue, Harrison Hot Springs for land legally described as:

Lot A, Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan EPP 108940
Subject to the following;

- a) The registration of a save-harmless flood covenant that is acceptable to the Village, be placed on title;
- b) For the installation of or the placement of any signs on the building or structure, the applicant must follow the requirements as outlined in the Village of Harrison Hot Springs Sign Bylaw No. 1126, 2018, as amended from time to time. To start this process, a Comprehensive Sign Plan application must be submitted, and approved by the Village;
- c) The pending Zoning Bylaw text amendments, associated with this site, are approved;
- d) The applicant entering into a Works and Services Agreement, to address servicing, frontage improvements, the placement of street furniture and the update to the Rendall Park washroom facilities,
- e) The applicant entering into a Works and Services Agreement to address the Landscaping requirements,
- f) The applicant entering into a covenant to address the placement of an Electric Vehicle Charging outlet, and
- g) The Village receiving an Irrevocable Letter of Credit in the amount of \$2,052,334.00.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN
SC-2024-05-16

- (f) Report of Planning Consultant dated May 21, 2024
Re: Development Permit – 553 and 555 Lillooet Avenue

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Development Permit DP 03/23 be issued to 1103593 BC Limited for property located at 533 and 555 Lillooet Avenue, Harrison Hot Springs for land legally described as:

- (i) Lot 2 Except part subdivided by Plan 70793, Sec 13 Township 4, Range 29 West of the 6th Meridian, New Westminster District Plan 59945, and

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- (ii) Lot A, Sec 13 Township 4, Range 29 West of the 6th Meridian, New Westminster District Plan 70793

Subject to the following;

- a) The Village receiving an Irrevocable Letter of Credit in the amount of \$650,353.00;
- b) The Fraser Valley Regional District issuing a Demolition Permit for any building or structures on the proposed site;
- c) The provision of at least one electric vehicle charging outlet being installed on the proposed site;
- d) The Village being provided with a copy of the Ministry of Transportation and Infrastructure access permit;
- e) The provision of a covenant indicating that the applicant must provide at least 4 accessible Parking Stalls, that are the closest to the proposed development;
- f) A Comprehensive Sign permit being issued by the Village;
- g) The applicant entering into a Works and Services Agreement for utilities and frontage improvements with the Village;
- h) The applicant entering into a Landscaping Agreement with the Village;
- i) The applicant entering into a flood plain covenant;
- j) The application be referred to the Village's Fire Department for their comments and recommendations. Any recommendations must be included in the Planning Review stage on the issuance of a building permit; and
- k) A report prepared by a competent professional with at least 10 years of professional experience, and accepted by the Village, that addresses:
 - i. The estimation on the demand to be generated by the proposed development for water, and sewer services and in the case of any phased development, by each phase of the development;
 - ii. An analysis of the existing community water system and the existing community sewer system and outlining the options available for the supply and delivery of water and the provision of sewer services to the proposed development;
 - iii. An estimation of the amount of additional surface drainage that could be generated by the proposed development and the options available for on-site retention/absorption, collection, storage, and dispersal of such drainage;
 - iv. Identification of, if applicable, the new capital works required for the proposed development for water, sewer, and the drainage systems and their cost and the potential funding sources for these expenditures.

Amendment moved by Mayor Wood
Seconded by Councillor Allen

THAT the issuance of a Development Permit for 553 and 555 Lillooet Avenue be referred back to staff to address comments made by Councillor Facio and Councillor Allen.

CARRIED
UNANIMOUSLY
SC-2024-05-17

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10. BYLAWS

- (a) Report of Corporate Officer dated May 21, 2024
Re: Discharge of Firearms Bylaw 1207, 2024

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Discharge of Firearms Bylaw No. 1207, 2024 be adopted.

CARRIED
OPPOSED BY COUNCILLOR ALLEN
SC-2024-05-18

- (b) Report of Planning Consultant dated May 21, 2024
Re: Small-Scale Multi-Unit Housing Requirements

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT Council direct staff to apply for an exemption on the prescribed number of housing units on a given lot, commonly referred to as Site Standards B and C; and

THAT Council direct staff to post the required public notice for the adoption of the attached Zoning Amendment Bylaw 1208, 2024.

Moved by Mayor Wood
Seconded by Councillor Allen

THAT the Report of Planning Consultant regarding Small-Scale Multi-Unit Housing Requirements be tabled.

MOTION FAILED
OPPOSED BY COUNCILLORS FACIO, JACKSON AND VIDAL

Council voted on the original motion.

CARRIED
OPPOSED BY MAYOR WOOD AND COUNCILLOR ALLEN
SC-2024-05-19

11. QUESTIONS FROM THE PUBLIC

Fire Chief Genest offered clarification regarding New Business item 4(a) – Report of Chief Administrative Officer regarding SenseNet Update located on page 3 of the agenda package, paragraph 2 states the following:

“During discussions with a FD team member, it was determined that FD members will not enter the forest (crown lands) as this area falls under the BC Wildfire Service’s

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jurisdiction, therefore they would be notifying the appropriate authorities to respond accordingly. The Village FD would only be on scene to provide support.”

Fire Chief Genest stated that although it might be hard to access, the Fire Department will enter any area within the Village to conduct proper fire suppression and do as much as possible in the event of an interface wildfire.

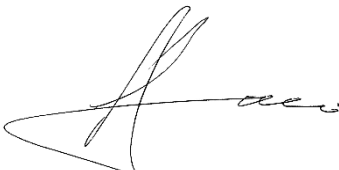
Questions from the public were entertained.

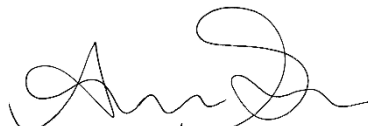
12. ADJOURNMENT

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the meeting be adjourned at 10:53 am.

CARRIED
UNANIMOUSLY
SC-2024-05-20


_____ for
Ed Wood
Mayor


_____ for
Amanda Graham
Corporate Officer