

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

**DATE:** Monday, August 12, 2024  
**TIME:** 7:00 p.m.  
**PLACE:** Council Chambers, Village Office  
495 Hot Springs Road, Harrison Hot Springs, BC

**IN ATTENDANCE:** Deputy Mayor Leo Facio  
Councillor Allan Jackson  
Councillor Michie Vidal

Chief Administrative Officer, Tyson Koch  
Corporate Officer, Amanda Graham  
Director of Operations, Jace Hodgson  
Planning Consultant, Ken Cossey  
Fire Chief, Curtis Genest

**ABSENT:**

**1. CALL TO ORDER**

Deputy Mayor Facio called the meeting to order at 7:00 p.m.  
Deputy Mayor Facio acknowledged the traditional territory of Sts'ailes.

Deputy Mayor Facio awarded resident Joseph Blades with a plaque of recognition for his efforts in fighting the fire that broke out near the water tower in June of 2024.

**2. INTRODUCTION OF LATE ITEMS**

None.

**3. APPROVAL OF AGENDA**

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT the agenda be approved.

**CARRIED  
UNANIMOUSLY**  
*RC-2024-08-01*

**4. ADOPTION OF COUNCIL MINUTES**

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT the Regular Council Meeting Minutes of July 8, 2024 be adopted.

**CARRIED  
UNANIMOUSLY**  
*RC-2024-08-02*

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT the Record of Public Hearing of July 16, 2024 be received.

**CARRIED**  
**UNANIMOUSLY**  
RC-2024-08-03

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT the Special Pre-Closed Council Meeting Minutes of July 26, 2024 be adopted.

**CARRIED**  
**UNANIMOUSLY**  
RC-2024-08-04

**5. BUSINESS ARISING FROM THE MINUTES**

None.

**6. CONSENT AGENDA**

- iii (a) Age-Friendly Committee Meeting Minutes of June 20, 2024
- (b) Environmental Committee Meeting Minutes of June 26, 2024
- (c) Environmental Committee Meeting Minutes of July 10, 2024
- iv. (a) Public Concern Form dated June 28, 2024 from Morgan Anderson  
Re: Harrison Watersports Proposed Location Change
- (b) Letter dated July 9, 2024 from the Minister of Transportation and  
Infrastructure  
Re: Rockwell Drive
- (c) Letter received July 9, 2024 from the Canadian Emergency Preparedness and  
Climate Adaptation Expo  
Re: National Disaster Expo
- (d) Letter received July 11, 2024 from the District of Saanich  
Re: UBCM Resolution Regarding BC Hydro Projects
- (e) Letter dated July 18, 2024 from Harrison Dragon Boat Festival  
Re: Harrison Watersports Proposed Location Change
- (f) Letter dated July 30, 2024 from the City of Vernon  
Re: Eliminate Fossil Fuel Funding of SILGA and UBCM

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
August 12, 2024

- (g) Letter dated July 24, 2024 from the Ministry of Housing  
Re: Small-Scale Multi-Unit Housing

**Moved by Councillor Jackson**  
**Seconded by Councillor Vidal**

THAT the consent agenda be received.

**CARRIED**  
**UNANIMOUSLY**  
RC-2024-08-05

**7. DELEGATIONS/PETITIONS**

None.

**8. CORRESPONDENCE**

None.

**9. BUSINESS ARISING FROM CORRESPONDENCE**

None.

**10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS**

- (a) Report of Age-Friendly Committee dated August 12, 2024

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT Council endorse the following resolutions recommended by the Age-Friendly Committee as amended:

THAT Council direct staff to organize an Age-Friendly Open House in October at Memorial Hall; and

THAT Council direct staff to develop a chair yoga pilot program over six weeks in Memorial Hall to be funded from the Age-Friendly Committee Budget at a cost not to exceed \$2,000.

**CARRIED**  
**UNANIMOUSLY**  
RC-2024-08-06

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
August 12, 2024*

**Councillor Jackson**

- Fraser Valley Regional Library Board (Municipal Director) – No Report
- Tourism Harrison – No Report

**Councillor Vidal**

- Community Futures North Fraser Board of Directors – No Report
- Corrections Canada Citizen's Advisory Committee
  - Attended a meeting on July 19, 2024
- Kent Harrison Joint Emergency Program Committee
  - Attended a meeting on August 7, 2024
- Attended a Lets'emot C2C meeting on July 17, 2024
- Attended the Dragonboat Regatta on July 27, 2024

**11. MAYOR'S REPORT**

**Deputy Mayor Facio**

- Reported on the food bank challenge with the District of Kent and advised that the Village is accepting donations
- Attended the Storytime in the Park event at the elementary school on August 7, 2024 as the guest reader
- Extended condolences to the family of former councillor Zoltan Kiss who recently passed away
- Reported on a list that staff compiled of ongoing and upcoming projects in the Village
- Reported that there has been a new air quality monitoring station installed on June 20, 2024 at Centennial Park in Agassiz
- Reported on the FVRD Regional District and Corporate Services meeting on July 11, 2024
- Reported on a trail race taking place at Cultus Lake on October 19, 2024

**12. REPORTS FROM STAFF**

- (a) Report of Corporate Officer dated August 12, 2024  
Re: Release of Closed Meeting Resolutions

**Moved by Councillor Jackson**  
**Seconded by Councillor Vidal**

THAT the following closed meeting resolutions from the July 26, 2024 Special Council Meeting be received for information at the August 12, 2024 Regular Council Meeting:

THAT Julie Chamberlain, Ron Logan and Kimbal Solar be appointed to the Advisory Planning Commission;  
*SCC-2024-07-16*

THAT Stephanie Gallamore and Sharon Chatenay be appointed to the Accessibility Committee;  
*SCC-2024-07-17*

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
August 12, 2024

THAT Council accept the offer of proposed Lot 1 as part of the subdivision and development permit application for land legally described as Lot 32, Section 13, Township 4, Range 29, W6M, NWDP 27133 with a current civic address of 410 Echo Avenue; and  
**SCC-2024-07-19**

THAT staff be directed to put out a survey to residents for feedback on the future use of Proposed Lot 1.  
**SCC-2024-07-20**

**CARRIED  
UNANIMOUSLY**  
*RC-2024-08-07*

- (b) Report of Chief Administrative Officer dated August 12, 2024  
Re: Rogers/Sensenet Contract Update

**Moved by Councillor Jackson**  
**Seconded by Councillor Vidal**

THAT the Chief Administrative Officer's report dated August 12, 2024 regarding the Rogers/SenseNet Contract Update be received for information.

**CARRIED  
UNANIMOUSLY**  
*RC-2024-08-08*

- (c) Report of Community Services Manager dated August 12, 2024  
Re: 2024 Age-Friendly Communities Grant

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT staff be authorized to apply to the BC Healthy Communities, 2024 Age Friendly Communities grant stream for up to \$15,000.00.

**CARRIED  
UNANIMOUSLY**  
*RC-2024-08-09*

- (d) Report of Community Services Manager dated August 12, 2024  
Re: Harrison-Agassiz Chamber of Commerce Event

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT staff be authorized to waive the Memorial Hall rental fees for the Harrison – Agassiz Chamber of Commerce to host an All-Candidates Meeting for the upcoming by-election.

**CARRIED  
UNANIMOUSLY**  
*RC-2024-08-10*

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
August 12, 2024

- (e) Report of Community Services Manager dated July 8, 2024  
Re: Registered Professional Forester Update

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT the Community Services Manager's report dated August 12, 2024, regarding the Registered Professional Forester be received for information; and

THAT staff be authorized to postpone any additional fuel prescriptions until the completion of the Community Wildfire Resiliency Plan.

**CARRIED  
UNANIMOUSLY**  
*RC-2024-08-11*

- (f) Report of Director of Operations dated August 12, 2024  
Re: McCombs Drive Water Main and Fire Hydrants

**Moved by Councillor Jackson**  
**Seconded by Councillor Vidal**

THAT staff engage a professional civil engineering consultant to create detailed design drawings for the installation of a watermain and fire hydrants on McCombs Drive between McPherson Road and Hadway Drive at a cost of up to \$25,000 to be funded by the Community Works Grant Fund.

**CARRIED  
UNANIMOUSLY**  
*RC-2024-08-12*

- (g) Report of Director of Operations dated August 12, 2024  
Re: Water Reservoir Maintenance

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT Council approve the use of \$40,000 from Water Reserves for the replacement of four (4) chemical pumps at the Water Treatment Plant and for costs associated to having Aslan Technologies on site at the Water Treatment Plant during the Water Reservoir maintenance work.

**CARRIED  
UNANIMOUSLY**  
*RC-2024-08-13*

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
August 12, 2024

- (h) Report of Director of Operations dated August 12, 2024  
Re: Lillooet Avenue West Oak Trees and Streetscape Plan

**Moved by Councillor Jackson**  
**Seconded by Councillor Vidal**

THAT the four (4) Oak Trees on Lillooet Avenue be removed prior to winter 2024 as per the recommendations of the Tree Risk Assessment prepared by Urban Environment dated July 16, 2024; and

THAT staff engage a professional engineering and landscape architectural consultant to create a preliminary Streetscape Plan and renderings for Lillooet Avenue West; and

THAT staff be authorized to amend the 2024 budget to re-allocate the funds from the Local Government Climate Action Plan previously budgeted for a Climate Action Plan to fund the development of a Streetscape Plan.

**CARRIED**  
**UNANIMOUSLY**  
*RC-2024-08-14*

- (i) Report of Director of Operations dated August 12, 2024  
Re: Development Master Plan – Village Office

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT staff engage a professional land use planning firm to create a Development Master Plan for Village owned land identifying a location for a new Village office that includes residential housing; and

THAT up to \$50,000 from the Community Works Fund (CWF) grant be allocated to fund the plan.

**CARRIED**  
**UNANIMOUSLY**  
*RC-2024-08-15*

- (j) Report of Corporate Officer dated August 12, 2024  
Re: Harrison Watersports Tenure Application

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT Council support Harrison Watersports' updated commercial moorage tenure application as shown in the proposed Site Details document dated August 2024.

**CARRIED**  
**UNANIMOUSLY**  
*RC-2024-08-16*

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
August 12, 2024

- (k) Report of Planning Consultant dated August 12, 2024  
Re: Development Permit – 410 Echo Avenue

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT Development Permit DP 04/22 be issued to Yue Wu, Ying Gao, and Triple L Land Incorporated for property located at 410 Echo Avenue, Harrison Hot Springs for land legally described as:

Lot 32, Section 13, Township 4, Range 29, W6M, New Westminster District Plan 27133

Subject to the following:

- a) The Village receiving an Irrevocable Letter of Credit in the amount of \$33,055.00;
- b) The Fraser Valley Regional District issuing a Demolition Permit for any building or structures on the proposed site;
- c) The applicant entering into a Works and Services Agreement with the Village;
- d) The applicant entering into a flood plain covenant; and
- e) Council's acceptance of proposed Lot 1, as an extension of Spring Park.

**Amendment moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT subject e) be amended by removing the words "as an extension of Spring Park"

**CARRIED**  
**UNANIMOUSLY**  
*RC-2024-08-17*

Council voted on the main motion as amended, with final wording of subject e) being "Council's acceptance of proposed Lot 1".

**CARRIED**  
**UNANIMOUSLY**  
*RC-2024-08-18*



Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
August 12, 2024

- (l) Report of Planning Consultant dated August 12, 2024  
Re: Rezoning Application – 435 Pine Avenue

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT Council request the applicant for the rezoning of 435 Pine Avenue to set up a Public Notification meeting, as per s 11 of the Village's *Development Procedures Bylaw No. 1090, 2016*.

**MOTION FAILED**  
**OPPOSED BY DEPUTY MAYOR FACIO AND COUNCILLOR JACKSON**

- (m) Report of Planning Consultant dated August 12, 2024  
Re: 442 & 464 Pine Avenue Rezoning Application

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT Council request the applicant for the rezoning of 442 and 464 Pine Avenue to set up a Public Notification meeting, as per s 11 of the Village's *Development Procedures Bylaw No. 1090, 2016*.

**MOTION FAILED**  
**OPPOSED BY DEPUTY MAYOR FACIO AND COUNCILLOR JACKSON**

- (n) Report of Planning Consultant dated August 12, 2024  
Re: 880 Hot Springs Road Rezoning Application

**Moved by Councillor Jackson**  
**Seconded by Councillor Vidal**

THAT Council direct the applicant for the rezoning of 880 Hot Springs Road to set up a Public Notification Meeting, as per s. 11 of the Village's *Development Procedures Bylaw No. 1090, 2016*.

**MOTION FAILED**  
**UNANIMOUSLY OPPOSED**

**Moved by Councillor Jackson**  
**Seconded by Councillor Vidal**

THAT the rezoning application for 880 Hot Springs Road be referred back to staff to work with the applicant to address the concerns outlined in the Planning Consultant's report.

**CARRIED**  
**UNANIMOUSLY**  
*RC-2024-08-19*

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
August 12, 2024

- (o) Report of Planning Consultant dated August 12, 2024  
Re: 490 & 498 Esplanade Avenue – Temporary Use Permit

**Moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT Temporary Use Permit No. 01-24 be issued by resolution to SLD (TITXWEMQSEL) Land Holdings Inc., Inc. No. BC1060780 for land legally described as:

- a) Lot 9 Blk 4, Fractional Sec 13 Twp 4, Rge 29, W6M New Westminster District Plan 251; and
- b) Lot 10 Blk 4, Sec 13 Twp 4, Rge 29, W6M New Westminster District Plan 251

Subject to the following:

- a) The Village receiving an Irrevocable Letter of Credit in the amount of \$1,912.50; and
- b) Not using chain link fencing around the perimeter of the Lots

For an initial term not to exceed three (3) years.

**Amendment moved by Councillor Vidal**  
**Seconded by Councillor Jackson**

THAT an additional subject c) be added that reads “The entrances and exits being located on Lillooet Avenue”.

**CARRIED  
UNANIMOUSLY**  
*RC-2024-08-20*

Council voted on main motion as amended.

**CARRIED  
UNANIMOUSLY**  
*RC-2024-08-21*

**13. BYLAWS**

None.

**14. NEW BUSINESS**

None.

**15. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)**

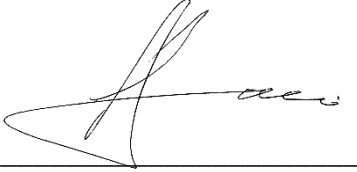
Questions from the public were entertained.

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
August 12, 2024

**Moved by Councillor Jackson**  
**Seconded by Councillor Vidal**

THAT the meeting be adjourned at 8:59 p.m.

**CARRIED**  
**UNANIMOUSLY**  
*RC-2024-08-22*



Leo Facio  
Deputy Mayor



Amanda Graham  
Corporate Officer