

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

DATE: Monday, September 9, 2024

TIME: 7:00 p.m.

PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

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

Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Finance Manager, Scott Schultz
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson
Planning Consultant, Ken Cossey

ABSENT:

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2024-09-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the Special Pre-Closed Council Meeting Minutes of August 9, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2024-09-02

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
September 9, 2024

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the Regular Council Meeting Minutes of August 12, 2024 be adopted.

CARRIED
UNANIMOUSLY
RC-2024-09-03

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the Record of Public Hearing of August 13, 2024 be received.

CARRIED
UNANIMOUSLY
RC-2024-09-04

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the Special Pre-Closed Council Meeting Minutes of August 22, 2024 be adopted.

CARRIED
UNANIMOUSLY
RC-2024-09-05

5. BUSINESS ARISING FROM THE MINUTES

Moved by Deputy Mayor Vidal
Seconded by Councillor Facio

THAT staff be directed to not proceed with the rezoning application or public notification meeting for 435, 442 & 464 Pine Avenue as the density is too high for this area.

CARRIED
UNANIMOUSLY
RC-2024-09-06

6. CONSENT AGENDA

- iii (a) Advisory Planning Commission Meeting Minutes of December 7, 2023
- (b) Age-Friendly Committee Meeting Minutes of July 18, 2024
- iv. (a) Letter dated August 26, 2024 from the City of Campbell River
Re: Urgent Request for Provincial Support in Addressing Homelessness in
Campbell River

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
September 9, 2024*

- (b) Letter dated August 29, 2024 from the City of Mission
Re: Infrastructure Investment for Complete Communities

- (c) Letter dated September 4, 2024 from John Allen
Re: Oak Trees

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the consent agenda be received.

**CARRIED
UNANIMOUSLY**
RC-2024-09-07

7. DELEGATIONS/PETITIONS

None.

8. CORRESPONDENCE

- (a) Email dated July 28, 2024 from Laura Donovan
Re: Suicide Prevention for Indigenous Children

- (b) Letter dated August 21, 2024 from City of Duncan
Re: UBCM Resolution Request for Support – Fail to Appear Charges

- (c) Letter dated August 22, 2024 from City of Pitt Meadows
Re: UBCM Resolution Request for Support – Reform Farm Property Tax System

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the email dated July 28, 2024 from Laura Donovan, the letter dated August 21, 2024 from City of Duncan and the letter dated August 22, 2024 from City of Pitt Meadows be received.

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

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 Facio
Seconded by Councillor Jackson

THAT the Age-Friendly Report dated August 12, 2024 be received.

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

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director) – No Report
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Accessibility Committee
 - Attended a Meeting on September 4, 2024
- Attended the Three Flags Motorcycle rally on August 28, 2024

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director) – No Report
- Tourism Harrison – No Report
- Attended a Public Hearing August 13, 2024
- Attended In-Camera Meetings on August 22 and September 4, 2024
- Attended the All-Candidates Meeting on September 5, 2024

Moved by Councillor Facio
Seconded by Councillor Jackson

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

THAT Council consider sending a letter to the Fraser Valley Regional District requesting that BC Transit Service add a permanent route to the Agassiz Community Recreation and Cultural Centre; and

THAT Council consider requesting a letter of support from the District of Kent.

**CARRIED
UNANIMOUSLY**
RC-2024-09-10

11. MAYOR'S REPORT

Deputy Mayor Vidal

- Attended a Public Hearing on August 13, 2024
- Attended a Citizens Advisory Committee Meeting on September 4, 2024 at Mountain Institution. Provided a description of what the Citizens Advisory Committee is and what their role is.
- Reminder that the Terry Fox Run is September 15, 2024. It will begin at the Village Plaza. Registration starts at 9:00 am and the run starts at 10:00 am. Registration is available that day or online in advance.

12. REPORTS FROM STAFF

- (a) Report of Corporate Officer dated September 9, 2024
Re: Emergency Bylaws

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Council request that the Kent Harrison Joint Emergency Planning Committee create an Emergency Bylaw Update Sub-Committee with District of Kent (DoK) staff to prepare draft updates to the Village's and DoK's emergency bylaws once the new Emergency and Disaster Management Act (EDMA) regulations are released by the Province.

CARRIED
UNANIMOUSLY
RC-2024-09-11

- (b) Report of Community Services Manager dated September 9, 2024
Re: FireSmart Program

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT staff be authorized to apply for two years of funding through the UBCM Community Resiliency Investment Program, FireSmart Community Funding and Supports program, up to a maximum of \$200,000 per year.

CARRIED
UNANIMOUSLY
RC-2024-09-12

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
September 9, 2024

- (c) Report of Community Services Manager dated September 9, 2024
Re: Community Notice Board Update

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT staff be authorized to proceed with the purchase and installation of a custom community notice board to be located near the beach plaza.

CARRIED
UNANIMOUSLY
RC-2024-09-13

- (d) Report of Planning Consultant dated September 9, 2024
Re: Design Guidelines Policy

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Council adopt the attached Village of Harrison Hot Springs Design Guidelines Policy 1.39.

Amendment Councillor Jackson
Seconded by Councillor Facio

THAT Design Guidelines Policy 1.39 be referred to a Council retreat to be held after the 2024 by-election.

Council voted on the motion as amended.

CARRIED
UNANIMOUSLY
RC-2024-09-14

- (e) Report of Planning Consultant dated September 9, 2024
Re: Development Permit – 260/270 Esplanade Avenue

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT Development Permit DP 01/24 be issued to KNK Holdings Ltd. for property located at 260 and 270 Esplanade Avenue, Harrison Hot Springs for land legally described as:

- a) Parcel "B" (41267E) Except Part Subdivided by Plan 63660 of Lot 2, Block 2, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 251 (PID 004-645-162), and
- b) Parcel "A" (118036E) Lot 3, Block 2, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 251 (PID 011-535-105)

Subject to the following:

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
September 9, 2024*

- a) The registration of a save-harmless flood covenant that is acceptable to the Village, be placed on both Titles;
- 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 No. 1115, 2017 text amendments, associated with this site, are approved;
- d) The applicant entering into a Works and Services Agreement to address the placement of street furniture;
- e) The applicant entering into a Landscaping Agreement to address the Landscaping requirements;
- f) The applicant entering into a covenant to address the placement of at least 6 EV charging outlets and the creation of a bicycle parking area for a minimum of 23 bicycles; and
- g) The Village receiving an Irrevocable Letter of Credit in the amount of \$525,125.00.

**CARRIED
UNANIMOUSLY**
RC-2024-09-15

13. BYLAWS

- (a) Report of Planning Consultant dated September 9, 2024
Re: 260/270 Esplanade Avenue

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Zoning Amendment Bylaw No. 1209, 2024 be introduced and given first reading; and

THAT Zoning Amendment Bylaw No. 1209, 2024 be given second reading; and

THAT Council authorize staff to set up a Public Hearing; and

THAT Zoning Amendment Bylaw No. 1209, 2024 be referred to the Ministry of Transportation and Infrastructure, the Harrison Hot Springs Fire Department and the Advisory Planning Commission.

**CARRIED
UNANIMOUSLY**
RC-2024-09-16

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
September 9, 2024*

- (b) Report of Planning Consultant dated September 9, 2024
Re: Rezoning Application - 421 Emerald Avenue

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT Zoning Amendment Bylaw No. 1204, 2024 be given third reading and adoption.

**CARRIED
UNANIMOUSLY**
RC-2024-09-17

- (c) Report of Planning Consultant dated September 9, 2024
Re: Zoning Amendment Bylaw No. 1194, 2023 – 259 Hot Springs Road

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT Zoning Amendment Bylaw No. 1194, 2023 be given third reading; and

THAT Zoning Amendment Bylaw No. 1194, 2023 not be adopted until the following reports and/or information is provided to the satisfaction of Council:

1. A report outlining how the developer of this project will be reducing the overall carbon footprint of the proposed Building;
2. The developer entering into a covenant with the Village to address the following:
 - i. The 4.5 M setback along Hot Springs Road and Lillooet Avenue, as required by the Ministry of Transportation and Infrastructure;
 - ii. A flood covenant; and
 - iii. The development of a bicycle parking space, based upon 20% of the required off street parking and to provide EV chargers based upon the ratio of 1 EV charger per every 20 parking stalls provided;
3. A report prepared by a component professional with at least 10 years of professional experience, and accepted by the Village, that addresses:
 - i. An estimate 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 estimate on 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; and
 - v. Performing an environmental site assessment;
4. A Comprehensive Sign permit being issued by the Village;
5. A View Impact Report that specifically looks at the view issues towards the lake and the mountains;

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
September 9, 2024*

6. The development of a Local Traffic Impact report that must:
 - i. Estimate the number of additional vehicle trips per day to be generated by the proposed Development and, in the case of phased Development, by each phase of the Development;
 - ii. Provide an analysis of the impact of the traffic to be generated by the proposed Development on the adjacent uses of the land;
 - iii. Provide an analysis of the impact of the traffic to be generated by the proposed Development on areas where there may be conflict with vehicles, including, without limitation, paths or walking trails and other intersection points;
 - iv. Identify any roadway upgrading, reconstruction, reconfiguration or expansion to the roads that may be necessary in order to accommodate any additional vehicle trips per day to be generated by the proposed Development,. This includes the construction of or alterations to intersections, turning lanes, merge lanes, traffic lights and pullout area and a cost estimate to perform the required works and services; and
7. The development of a sun/shade report.

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT Zoning Amendment Bylaw No.1194, 2024 be postponed until the development permit application is brought before Council.

**CARRIED
UNANIMOUSLY**
RC-2024-09-18

- (d) Report of Planning Consultant dated September 9, 2024
Re: Development Approval Information Bylaw No. 1210, 2024

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Council introduce and give first reading to Village of Harrison Hot Springs Development Approval Bylaw No. 1210, 2024; and

THAT Council give second and third reading to Village of Harrison Hot Springs Development Approval Bylaw No. 1210, 2024.

**CARRIED
UNANIMOUSLY**
RC-2024-09-19

14. NEW BUSINESS

None.

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

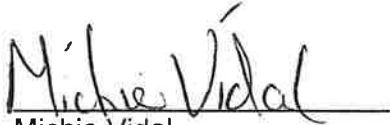
Questions from the public were entertained.

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
September 9, 2024

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the meeting be adjourned at 8:43 p.m.

CARRIED
UNANIMOUSLY
RC-2024-09-20



Michie Vidal
Deputy Mayor



Amanda Graham
Corporate Officer