



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Wednesday, December 18, 2024, 7:00 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	
<p>Meeting called to order by Mayor Talen</p> <p>Acknowledgement of Sts'ailes traditional territory.</p> <p>Plaque presentation to Holiday Lighting Contest Winners.</p>	
2. INTRODUCTION OF LATE ITEMS	
3. APPROVAL OF AGENDA	
4. ADOPTION OF COUNCIL MINUTES	
(a) THAT the Regular Council Meeting Minutes of December 2, 2024 be adopted.	Page 1
(b) THAT the Special Pre-Closed Council Meeting Minutes of December 10, 2024 be adopted.	Page 9
5. BUSINESS ARISING FROM THE MINUTES	
6. CONSENT AGENDA	
i. Bylaws	
ii. Agreements	
iii. Committee/Commission Minutes	(a) Accessibility Committee Meeting Minutes dated October 9, 2024 Page 11
iv. Correspondence	
7. DELEGATIONS/PETITIONS	
8. CORRESPONDENCE	
(a) Email dated November 29, 2024 from Salmon Arm High School Students Re: Harrison Hot Springs Flag Redesign	Page 15
(b) Email dated December 3, 2024 from Cathy Peters Re: UNDRIP Impact, Drugs & Sex Trafficking	Page 17
9. BUSINESS ARISING FROM CORRESPONDENCE	

10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS	
11. REPORTS FROM MAYOR	
12. REPORTS FROM STAFF	
(a) Report of Corporate Officer dated December 18, 2024 Re: Release of Closed Meeting Resolutions	Page 19
<p>Recommendation:</p> <p>THAT the following closed meeting resolutions from the November 25 and December 10, 2024 Special Closed Council Meetings be received for information at the December 18, 2024 Regular Council Meeting:</p> <p style="padding-left: 40px;"><i>THAT Council approve the 2025-2027 CUPE 458 Collective Agreement;</i></p> <p style="padding-left: 40px;"><i>THAT the Land Use Planning Consultant Contract be awarded to KWC Planning Services;</i></p> <p style="padding-left: 40px;"><i>THAT staff be authorized to negotiate and enter into a contract on behalf of the Village with KWC Planning Services for a period of one (1) year with the option to renew for one (1) additional year; and</i></p> <p style="padding-left: 40px;"><i>THAT Council approve the creation and wage rates for an exempt Communications and Community Engagement Coordinator position.</i></p>	
(b) Report of Corporate Officer dated December 18, 2024 Re: FVRD Air Quality Management Service Area Merger and Establishment Bylaw No. 1753, 2024	Page 21
<p>Recommendation:</p> <p>THAT Council of the Village of Harrison Hot Springs consent to the Fraser Valley Regional District's Air Quality Management Service Area Merger and Establishment Bylaw No. 1753, 2024.</p>	
(c) Report of Corporate Officer dated December 18, 2024 Re: Surf Lakes	Page 33
<p>Recommendations:</p> <p>THAT the Corporate Officer's report dated December 18, 2024 regarding Surf Lakes be received for information.</p>	
13. BYLAWS	
(a) Report of Planning Consultant dated December 16, 2024 Re: 260/270 Esplanade Avenue Zoning Amendment Bylaw	Page 41

Recommendation:

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

THAT Zoning Amendment Bylaw No. 1209, 2024 be adopted subject to the following:

- (a) The applicant entering into a Works and Services Agreement to address the servicing of the site and frontage improvements to include a sidewalk, curb and gutter from Maple Street to Hot Springs Avenue on Lillooet Avenue.
- (b) The two sites are consolidated into a single lot.
- (c) The Village's receipt and acceptance of a report prepared by a competent professional with at least 10 years of professional experience, and accepted by the Village, that addresses:
 - i. An 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 and sewer systems 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 volume 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, in addition to exploring the potential for rainwater recycling; and
 - iv. Identifies, 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.
- (d) The Village's receipt and acceptance of the following:
 - i. A Traffic Impact study that provides estimates on the number of additional vehicle trips per day generated by the proposed Development and, in the case of phased Development, by each phase of the Development. The Impact Report must identify, if applicable, any Highway upgrading, reconstruction, reconfiguration or expansion to the Highways that may be necessary in order to accommodate the current or any additional vehicle trips per day to be generated by the proposed Development, including the construction of or alterations to intersections, turning lanes, merge lanes, traffic lights and pullout area and a cost estimate to perform the works and services;
 - ii. A Crime Prevention Through Environmental Design (CPTED) report;
 - iii. A report outlining how this development will be reducing their overall carbon imprint; and
 - iv. A sunshade study, reflecting various dates and times.

- (b) Report of Corporate Officer dated December 18, 2024
Re: Indemnification Amendment Bylaw No. 1215, 2024

Page 59

Recommendation:

THAT Indemnification Amendment Bylaw No. 1215, 2024 be introduced and given first reading; and

THAT Indemnification Amendment Bylaw No. 1215, 2024 be given second and third readings.

14. NEW BUSINESS

- (a) New Business from Councillor Schweinbenz
Re: Pesticide Use

Recommendation:

WHEREAS at the July 19, 2022 Committee of the Whole Meeting, Council passed a resolution directing staff to draft a bylaw banning the use of non-essential pesticides in the Village; and

WHEREAS section 74(1) of the *Integrated Pest Management Regulation* allows licensees and confirmation holders to use glyphosate along bodies of water; and

WHEREAS the Village contracts the Fraser Valley Invasive Species Society (FVISS) to control Japanese Knotweed on public lands using glyphosate; and

WHEREAS the FVISS has indicated an interest in mapping Japanese Knotweed on public lands, therefore be it resolved

THAT the Environmental Advisory Committee be directed to work with FVISS to create a map identifying locations of Japanese Knotweed infestations on public lands in the Village; and

THAT staff be directed to develop a reporting system for locations of Japanese Knotweed infestations on private lands; and

THAT staff be directed to research options to obtain a permit to treat Japanese Knotweed with a herbicide other than glyphosate; and

THAT staff be directed to develop a draft bylaw banning the use of non-essential pesticides and herbicides.

(b) New Business from Councillor Schweinbenz
Re: Development Procedures Bylaw No. 1090, 2016

Recommendation:

THAT staff be directed to update Development Procedures Bylaw No. 1090, 2016 to incorporate provisions for signage on the lot for land use applications requiring public notice.

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

16. ADJOURNMENT



Amanda Graham
Corporate Officer

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

DATE: Monday, December 2, 2024
TIME: 7:00 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Fred Talen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Mark Schweinbenz
Councillor Michie Vidal

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

ABSENT:

1. CALL TO ORDER

Mayor Talen called the meeting to order at 7:00 p.m.

Mayor Talen acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2024-12-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the Regular Council Meeting Minutes of November 18, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2024-12-02

Village of Harrison Hot Springs
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December 2, 2024

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the Special Pre-Closed Council Meeting Minutes of November 25, 2024 be adopted.

CARRIED
UNANIMOUSLY
RC-2024-12-03

5. BUSINESS ARISING FROM THE MINUTES

Councillor Facio spoke to item 12(b) from the November 18, 2024 Regular Council Meeting minutes, stating that there are residents who require more than the allotted amount of garbage due to medical waste and asked staff if this could be discussed with the provider. The Chief Administrative Officer stated that staff would look into the matter.

6. CONSENT AGENDA

- iv. (a) Letter dated November 21, 2024 from the Village of Nakusp to Minister of Health
Re: BC Alert-Ready Program to Include Health Services for Notification of Emergency Room Closures

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT the consent agenda be received.

Moved by Councillor Facio
Second by Councillor Schweinbenz

THAT item 6(iv)(a) be removed from the Consent Agenda and added to Correspondence as item 8(a).

CARRIED
UNANIMOUSLY
RC-2024-12-04

MAIN MOTION WITHDRAWN

7. DELEGATIONS/PETITIONS

None.

8. CORRESPONDENCE

- (a) Letter dated November 21, 2024 from the Village of Nakusp to the Minister of Health
Re: BC Alert-Ready Program to Include Health Services for Notification of Emergency
Room Closures

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the letter dated November 21, 2024 from the Village of Naksup be received.

**CARRIED
UNANIMOUSLY**
RC-2024-12-05

9. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the Village provide letter of support to the Village of Naksup regarding including
health services for notification of emergency room closures in the BC Alert-Ready
Program.

Amendment moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT the letter of support include an inquiry as to whether Nakusp is going to submit a
resolution to their area association.

**CARRIED
UNANIMOUSLY**
RC-2024-12-06

Council voted on the main motion as amended.

**CARRIED
UNANIMOUSLY**
RC-2024-12-07

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

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee
 - No Report
- Agassiz-Harrison Healthy Communities
 - Attended a meeting on November 21, 2024
- Kent Harrison Joint Emergency Program Committee – No Report

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- Attended the Lower Mainland Local Government Association Executive Board meeting on November 21, 2024
- Attended the Lights by the Lake Opening Ceremony on November 23, 2024
- Attended a Special Closed Council Meeting on November 25, 2024
- Attended the Upper River Regional Flood Forum on November 28, 2024
- Participated in the Winter Bells fundraiser campaign on November 29, 2024

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on November 28, 2024
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended the Lights by the Lake Opening Ceremony on November 23, 2024

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director)
 - Attended a meeting on November 20, 2024
- Tourism Harrison – No Report
- Attended the Lights by the Lake Opening Ceremony on November 23, 2024

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors
 - Attended a meeting on November 28, 2024
- Attended the Lights by the Lake Opening Ceremony on November 23, 2024
- Attended the Village Lands Master Plan drop in event on November 28, 2024
- Reported on a meeting with Village staff, RCMP, the Bylaw Enforcement Officer and complainants regarding a bylaw enforcement matter

11. MAYOR'S REPORT

- Attended the Lights by the Lake Opening Ceremony on November 23, 2024
- Attended the Harrison Yacht Club year end event
- Reported on a meeting with Village staff, RCMP, the Bylaw Enforcement Officer and complainants regarding a bylaw enforcement matter

12. REPORTS FROM STAFF

- (a) Report of Corporate Officer dated December 2, 2024
Re: Release of Closed Meeting Resolutions

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the following closed meeting resolutions from the November 25, 2024 Special Closed Council Meeting be received for information at the December 2, 2024 Regular Council Meeting:

THAT Margaret Shier be appointed to the Communities in Bloom Committee; and

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THAT John De Martin and Paul Kandt be appointed to the Environmental Advisory Committee; and

THAT Thomas Redden be appointed as Fire Inspector and Fire Investigator for the Village of Harrison Hot Springs.

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

- (b) Report of Corporate Officer dated December 2, 2024
Re: Amended 2025 Regular Council Meeting Schedule

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Council approve the amended Regular Council Meeting Schedule for 2025.

**CARRIED
UNANIMOUSLY**
RC-2024-12-09

- (c) Report of Corporate Officer dated December 2, 2024
Re: BC Timber Sales Operating Plan #643-9 Referral Request

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT the Environmental Advisory Committee be directed to develop a recommended resolution for Council to submit to the Lower Mainland Local Government Association regarding watershed management and flood risk with respect to provincial logging operations.

MOITON FAILED
OPPOSED BY MAYOR TALEN, COUNCILLORS FACIO, JACKSON AND VIDAL

Moved Councillor Vidal
Second Councillor Facio

THAT BC Timber Sales be invited to present to council at the earliest available regular council meeting.

Amendment moved by Councillor Schweinbenz

THAT the motion include an invitation to the Chilliwack Forest District.

MOITON FAILED
LACK OF SECONDER

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Council voted on the main motion.

**CARRIED
UNANIMOUSLY**
RC-2024-12-10

- (d) Report of Community Services Manager dated December 2, 2024
Re: Bear Smart Program

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT staff be directed to draft updates to Waste Collection and Disposal Bylaw No. 1172, 2022 with respect to provisions for the timeframe of placing waste containers out for collection and storage of waste bins; and

THAT staff be directed to include seasonal Bear Smart messaging in their communications planning.

Amendment moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the words “bear smart” be struck from the motion and replaced with “wildlife protection”.

**CARRIED
UNANIMOUSLY**
RC-2024-12-11

Council voted on the main motion as amended.

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

13. BYLAWS

- (a) Report of Planning Consultant dated December 2, 2024
Re: Draft Advisory Planning Commission Bylaw No. XXXX, 2024

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT draft Advisory Planning Commission Bylaw No. XXXX, 2024 be referred to the Advisory Planning Commission for their input.

**CARRIED
UNANIMOUSLY**
RC-2024-12-13

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14. **NEW BUSINESS**

None.

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

Questions from the public were entertained.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the meeting be adjourned at 8:18 p.m.

**CARRIED
UNANIMOUSLY**
RC-2024-12-14

Fred Talen
Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE SPECIAL
(PRE-CLOSED) MEETING OF COUNCIL**

DATE: Tuesday, December 10, 2024

TIME: 9:00 a.m.

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

IN ATTENDANCE: Mayor Fred Talen
Councillor Allan Jackson
Councillor Leo Facio
Councillor Mark Schweinbenz
Councillor Michie Vidal

Chief Administrative Officer, Tyson Koch
Chief Financial Officer/Deputy CAO, Scott Schultz
Corporate Officer, Amanda Graham

ABSENT:

1. CALL TO ORDER

Mayor Talen called the meeting to order at 9:01 a.m.
Mayor Talen acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the agenda for the Special Pre-Closed Council Meeting of December 10, 2024 be approved.

**CARRIED
UNANIMOUSLY**
SC-2024-12-01

4. ADJOURN TO SPECIAL CLOSED COUNCIL MEETING

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

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:

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November 25, 2024*

- 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)(j) - information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act; and
- 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.

**CARRIED
UNANIMOUSLY**
SC-2024-12-02

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT the Special Pre-Closed Council Meeting of December 10, 2024 be adjourned at 9:03 a.m.

**CARRIED
UNANIMOUSLY**
SC-2024-12-03

Fred Talen
Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ACCESSIBILITY COMMITTEE**

DATE: Wednesday, October 9, 2024
TIME: 10:30 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Councillor Leo Facio, Chair
Sharon Chatenay
Stephanie Gallamore

Tyson Koch, Chief Administrative Officer
Amanda Graham, Corporate Officer
Christy Ovens, Community Services Manager
Kalie Wiechmann, Community Services Clerk Receptionist

ABSENT:

1. CALL TO ORDER

Chair Facio called the meeting to order at 10:30 am.
Chair Facio acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

Late item from Councillor Facio to add Mobi-Mats as Item for Discussion 5(c).

3. APPROVAL OF AGENDA

Moved by Stephanie Gallamore
Seconded by Sharon Chatenay

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**
AC-2024-10-01

4. ADOPTION OF MINUTES

Moved by Stephanie Gallamore
Seconded by Sharon Chatenay

THAT the Accessibility Committee Meeting minutes of September 4, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
AC-2024-10-02

5. ITEMS FOR DISCUSSION

(a) Draft 2024 Accessibility Plan Feedback & Final Review

The Committee discussed the following:

- Accessibility Plans in other Canadian municipalities including Winnipeg, Toronto, Edmonton, Golden and Whistler
- A potential presentation from an architect who facilitates discussion on disability access and built environments
- Business grants and home rebates for adaptability and promotion of those grants by the Village to help spread the message
- Promoting the Village's accessibility feedback mechanism more

Moved by Stephanie Gallamore
Seconded by Sharon Chatenay

THAT the Accessible Committee recommend to Council that the 2024 Accessibility Plan be adopted.

CARRIED
UNANIMOUSLY
AC-2024-10-03

(b) Disability Alliance of BC Webinar

The Community Services Manager reported on an email from the Disability Alliance of BC. They are hosting an online Zoom webinar on October 17 that she will forward to the Committee if they wish to attend. The Disability Alliance of BC is hoping to get feedback from municipal governments and other public sector bodies to discuss challenges in trying to meet accessibility standards.

(c) Mobi-Mats

The Committee discussed the following:

- The current Mobi-Mats at the beach are used by regular traffic and often get covered in sand
- There is a Council resolution for staff to research replacement options and potentially a more permanent wooden boardwalk
- Challenges with keeping the Mobi-Mats level, slippery surfaces with wooden options, erosion issues during periods of heavy rain, maintenance issues
- Challenges with the location of the Mobi-Mats at Rendall Park not being near washrooms or picnic tables, issues with the grade in that area
- Budgetary considerations
- A newer wood-like roll up product from Mobi-Mat

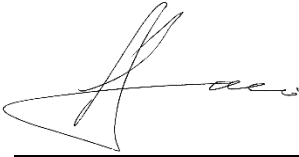
Village of Harrison Hot Springs
Minutes of the Accessibility Committee
October 9, 2024

6. **ADJOURNMENT**

Moved by Stephanie Gallamore
Seconded by Sharon Chatenay

THAT the meeting be adjourned at 11:01 am.

CARRIED
UNANIMOUSLY
AC-2024-10-04



Leo Facio, Chair
Accessibility Committee



Amanda Graham
Corporate Officer

Amanda Graham

Subject: Harrison Hot springs Flag

From: Armaan Dhaliwal [REDACTED]

Sent: November 29, 2024 11:11 AM

To: Vivian Li <info@harrisonhotsprings.ca>

Subject: Harrison Hot springs Flag

Dear Mayor and Council of Harrison hot springs,

We are high school students from Salmon Arm and this semester in Social Studies we have been studying flags because not-only does our teacher enjoy flags, but we are hoping to redesign our city's flag as well. To practice engaging with civic leaders we have been assigned to redesign another municipality in BC's flag.

We chose to re-make the Harrison Hot springs flag because we thought it did not represent that city very well. We chose to change the flag to a blue background with a mountain range because we thought Harrison Hot springs is sometimes associated with hiking. We also put a sun behind the mountain because the sunsets there are very pretty, and we thought that it represented Harrison Hot springs. Harrison Hot springs is also very renowned for its birdwatching and their eagles. Eagles are very common there and we thought that eagles describe very well the city of Harrison Hot springs. We chose to make the background blue because we think that the sky in Harrison Hot Springs is almost always blue and beautiful.

Thank you,

Ben Kallies, Armaan Dhaliwal from JL Jackson, Salmon Arm



Amanda Graham

Subject: Cathy Peters on Tariffs coming, UNDRIP impact, drugs/sex trafficking

From: [REDACTED]

Sent: December 3, 2024 8:16 PM

To: Vivian Li <info@harrisonhotsprings.ca>

Subject: Cathy Peters on Tariffs coming, UNDRIP impact, drugs/sex trafficking

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Dear Mayor Ed Wood and Village Council,
Thank you to those that visited my booth at the UBCM Tradeshow this past September.
I spoke with hundreds of civic leaders, the Premier and Governor General (attached photo).

3 concerns and **what you can do:**

1. Tariffs are coming from the USA unless the border is secure and drug flows addressed.

Alert the Prime Minister and Premier Eby that the border is porous, ports are unpoliced, criminal activity is undeterred (organized crime and international crime syndicates). These need to be addressed quickly.

2. UNDRIP will be applied to all acts pertaining to the access to lands:

lands, forestry, agriculture, mines, mineral tenure, fishing, parks, ski resorts, recreational boating, etc.

Request the provincial government be transparent about the UNDRIP process allowing for ongoing input from all British Columbians.

3. Drugs and sex trafficking are dramatically increasing in every community in BC.

The full decriminalization of drugs policy in BC needs to be reversed.

"Drug decriminalization is the most horrific failure of public policy in 30 years.

Rather than reduce drug use, it has normalized the practice and acted as a catalyst for public disorder."

Shaun Wright, retired RCMP superintendent of Prince George, BC.

Note: The normalization of hard drug use has exacerbated human sex trafficking and are inextricably linked.

ASK: Please confirm this email has been shared with the Mayor and Council.

Please contact me for more information as needed.

Sincerely, Cathy Peters

BC anti human trafficking educator, speaker, advocate

beamazingcampaign.org

1101-2785 Library Lane,

North Vancouver, BC V7J 0C3

Queen's Platinum Jubilee Medal recipient for my anti human trafficking advocacy work

Author: **Child Sex Trafficking in Canada and How to Stop It**

File No: 0560-01
Date: December 18, 2024

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Release of Closed Meeting Resolutions

RECOMMENDATION

THAT the following closed meeting resolutions from the November 25 and December 10, 2024 Special Closed Council Meetings be received for information at the December 18, 2024 Regular Council Meeting:

THAT Council approve the 2025-2027 CUPE 458 Collective Agreement;

THAT the Land Use Planning Consultant Contract be awarded to KWC Planning Services;

THAT staff be authorized to negotiate and enter into a contract on behalf of the Village with KWC Planning Services for a period of one (1) year with the option to renew for one (1) additional year; and

THAT Council approve the creation and wage rates for an exempt Communications and Community Engagement Coordinator position.

SUMMARY

To release resolutions passed at Special Closed Council Meetings held on November 25 and December 10, 2024.

BACKGROUND

Many subjects requiring the confidentiality of a closed meeting only require it for a limited period of time. It is important that local governments have a process in place to regularly review the information produced at closed meetings. Information that would no longer undermine the reason for discussing it in a closed meeting should be released as soon as practicable. The above resolutions have been released.

CUPE 458 Collective Agreement

At the November 25, 2024 Special Closed Council Meeting, Council reviewed and approved the draft 2025-2027 Collective Agreement. On November 28, 2024, the Union voted in favour of accepting the Agreement.

Land Use Planning Consultant Contract

The Village has retained KWC Planning Services (Ken Cossey) to provide land use planning consultant services since 2016. The Village's contract with KWC Planning Services is set to expire on December 31, 2024 and does not contain a renewal clause. Therefore, on November 4, 2024, staff posted a Request for Proposals (RFP) for Land Use Planning Consultant Services. One (1) addendum was issued during the bidding period in response to questions received from a proponent. At the close of the RFP on November 25, 2024, the Village had received four (4) proposals from The Write Direction Inc, Urbanics Consultants Ltd., KWC Planning Services and WSP Canada Inc.

In accordance with the Village's Purchasing and Procurement Policy 1.08, as Council has not yet approved a 2025 Financial Plan, a resolution of Council was required to award the contract. Council considered staff's evaluation of the proposals received and resolved to enter into a contract with KWC Planning Services for one year with the option to renew for an additional year.

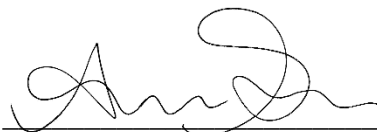
Communications and Community Engagement Coordinator Position

Values of respect, integrity, accountability, positivity, collaboration and communication are outlined in the Village's 2023 Strategic Plan. With these principles in mind, staff have been working proactively to provide more communications and community service programming to the public. During the last six months staff launched many key initiatives, including:

- Increasing the amount of public facing communication, including on Facebook, notice boards, and the website
- The creation of a Village Instagram page
- The re-launch of the Get Into It Harrison site where citizens can find updated information on current projects
- The creation of a New Residents Guide
- The overall modernization of the look and feel of the outward communications

The above initiatives, level of communication and public engagement that Council and the public expects required an additional position to be created. This position is a key contributor to grant implementation, FireSmart program administration, and committee support with a focus on recreation programming and citizen events. The population of the Village has grown steadily in recent years placing additional demands on staff to continue providing a high level of service to the public and manage the everchanging way residents interact with the organization. To continue this increased level of service, Council resolved to create a new exempt position of "Communications & Community Engagement Coordinator".

Respectfully submitted:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

File No: 0400-60-02
Date: December 18, 2024

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: FVRD Air Quality Management Service Area Merger and Establishment Bylaw No. 1753, 2024

RECOMMENDATION

THAT Council of the Village of Harrison Hot Springs consent to the Fraser Valley Regional District's Air Quality Management Service Area Merger and Establishment Bylaw No. 1753, 2024.

SUMMARY

To present Fraser Valley Regional District (FVRD) Air Quality Management Service Area Merger and Establishment Bylaw No. 1753, 2024 for Council's consideration, as the bylaw requires statutory consent from participating municipalities and electoral districts.

BACKGROUND

In 1993, the Regional District of Fraser-Cheam adopted Air Quality Management Planning Bylaw No. 1078, 1992. This bylaw established a service area for the establishment and operation of air quality management for the entire Regional District, which included Harrison Hot Springs at the time. The costs for this service are recovered by tax requisition. Two other similar bylaws were adopted around the same time by the Dewdney Alouette and Central Fraser Valley Regional Districts. These three districts were amalgamated into the FVRD in 1995.

Regional District of Fraser-Cheam Air Quality Management Planning Bylaw No. 1078, 1992 is outdated and contains references to the *Municipal Act*, which was replaced by the *Local Government Act* in 1998. Additionally, it does not meet the requirements of section 339 of the *Local Government Act*, which requires service establishment bylaws to set a maximum amount that may be requisitioned for the service. As the FVRD staff work through their 2025 Financial Plan, they review requisition amounts and associated bylaws that require updating as the opportunity arises.

DISCUSSION

Attached to this report is the new FVRD Air Quality Management Service Area Merger No. 1753, 2024 and supporting documents. This bylaw repeals three outdated bylaws from the previous regional districts that were amalgamated into the FVRD. Two of the bylaws being repealed do not apply to the Village. The new bylaw applies to every municipality and electoral area within

the FVRD, who all must provide consent in accordance with sections 346 and 347 of the *Local Government Act* for the bylaw to be valid.

FINANCIAL CONSIDERATIONS

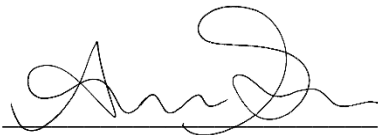
The Village's tax requisition from the regional district has included air quality management services since 1992. The old bylaw does not specify a maximum amount for this requisition. The new Bylaw No. 1753 sets the maximum requisition amount for air quality management services at \$1,167,000 per year for the entire region, or an amount equal to that which could be raised by a property value tax rate of \$0.010/\$1000 applied to the net taxable value of the land and improvements within the service area, whichever is greater. The tax requisition funds services to improve air quality including research, monitoring, improvement initiatives/programs and public education. For context, in 2023 the region's total requisition amount for air quality management was \$606,490, and Harrison's portion of that was \$5,371 which represents about 1% of the region's total.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Environmental Protection – To restore and protect the environment for future generations.

Respectfully submitted:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

Attachments (3):

1. FVRD Air Quality Management Service Area Merger and Establishment Bylaw No. 1753, 2024
2. Report to FVRD Regional and Corporate Services Committee from Controller/Deputy CFO dated September 12, 2024
3. Regional District of Fraser-Cheam Air Quality Management Planning Bylaw No. 1078, 1992

**FRASER VALLEY REGIONAL DISTRICT
BYLAW NO. 1753, 2024**

***A Bylaw to merge the
Dewdney Alouette Regional District Air Quality Management Planning Service Area and
Central Fraser Valley Regional District Air Quality Management Planning Service Area
into the Regional District of Fraser-Cheam Air Quality Management Planning Service Area
and to update the continuing services as required by the Local Government Act.***

WHEREAS *Dewdney Alouette Regional District Air Quality Management Planning Bylaw No. 596-1992* was adopted by the Dewdney Alouette Regional District Board on March 24, 1993;

AND WHEREAS *Central Fraser Valley Regional District Air Quality Management Planning Bylaw No. 596-1992* was adopted by the Central Fraser Valley Regional District Board on January 28, 1993;

AND WHEREAS *Regional District of Fraser-Cheam Air Quality Management Planning Bylaw No. 1078, 1992* was adopted by the Regional District of Fraser-Cheam Board on March 9, 1993;

AND WHEREAS the Board wishes to merge the Service Areas established by these bylaws into one service area to be known as the Fraser Valley Regional District Air Quality Management Service Area;

AND WHEREAS consent on behalf of the municipal participating areas has been obtained;

AND WHEREAS consent on behalf of electoral participating areas has been obtained;

THEREFORE the Board enacts as follows:

1) CITATION

This Bylaw may be cited as *Fraser Valley Regional District Air Quality Management Service Area Merger and Establishment Bylaw No. 1753, 2024*.

2) ENACTMENTS

- a) The services established under *Dewdney Alouette Regional District Air Quality Management Planning Bylaw No. 596-1992* and *Central Fraser Valley Regional District Air Quality Management Planning Bylaw No. 596-1992* are hereby transferred and merged with the service established under *Regional District of Fraser-Cheam Air Quality Management Planning Bylaw No. 1078, 1992* and the name of the newly merged service area shall be known hereafter as the Fraser Valley Regional District Air Quality Management Service Area;

- b) The participating areas for the service established by this bylaw shall be Electoral Areas A, B, C, D, E, F, G and H of the Fraser Valley Regional District, the City of Abbotsford, the City of Chilliwack, the City of Mission, the District of Hope, the District of Kent and the Village of Harrison Hot Springs.
- c) The boundaries of the service area established by this bylaw shall be the boundaries of the Fraser Valley Regional District.
- d) The annual costs for the service established by this bylaw shall be recovered by one or more of the following:
 - i. The requisition of money to be collected by a property value tax;
 - ii. The imposition of fees and other charges that may be fixed by separate bylaw for the purpose of recovering these costs.
 - iii. Revenues received by way of agreement, enterprise, gift, grant or otherwise.
- e) The maximum amount that may be requisitioned annually for the service established by this bylaw shall be \$1,167,000 or an amount equal to that which could be raised by a property value tax rate of \$0.010/\$1000 applied to the net taxable value of the land and improvements within the service area, whichever is greater.

3) SEVERABILITY

If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

4) READINGS AND ADOPTION

READ A FIRST TIME this	28 th	day of	November, 2024
READ A SECOND TIME this	28 th	day of	November, 2024
READ A THIRD TIME this	28 th	day of	November, 2024
APPROVED BY THE INSPECTOR OF MUNICIPALITIES this		day of	
ADOPTED this		day of	


Chair/Vice-Chair

Corporate Officer/Deputy

5) CERTIFICATION

I hereby certify the foregoing to be a true and correct copy of *Fraser Valley Regional District Air Quality Management Service Area Merger and Establishment Bylaw No. 1753, 2024* as read a third time by the Board of Directors of the Fraser Valley Regional District on November 28, 2024.

Dated at Chilliwack, BC on November 28, 2024



Corporate Officer/Deputy

To: Regional and Corporate Services Committee

Date: 2024-09-12

From: Beth Klein, Controller/Deputy CFO

File No:

Subject: 2024 Conversion Bylaws and Requisition Maximum updates

Reviewed by: Kelly Lownsbrough, Director of Corporate Services/CFO

Jennifer Kinneman, Chief Administrative Officer

RECOMMENDATION

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Noxious Weed Control Service Area Conversion and Establishment Bylaw No. 1750, 2024.*

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District North Cultus Lake Sewer Parcel Tax Amendment Bylaw No. 1751, 2024.*

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Recreation Programming Service Area Conversion and Amendment Bylaw No. 1752, 2024.*

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Air Quality Management Service Area Merger and Establishment Bylaw No. 1753, 2024.*

THAT the Fraser Valley Regional District Board give three readings and adoption to the *Fraser Valley Regional District Regional Library Service Area Merger and Establishment Bylaw No. 1591, 2020.*

BACKGROUND

As part of the Financial Planning process, the FVRD will set tax requisition levels through the Financial Planning Bylaw for 5-year increments (confirmed and approved annually). As required by the Local Government Act (LGA), the FVRD is also required to adopt Service Area Establishing Bylaws, setting the maximum allowable requisition for each Service Area, with some exceptions. Periodically, Staff complete a review of the Financial Plan (the Plan), to ensure it does not exceed the maximum requisition stated in the Establishing Bylaw.

The legislation regarding service area establishment has changed over time and any services established under the previous Municipal Act must be converted to an FVRD Service Area bylaw to include the content required in the LGA as soon as a natural opportunity arises. When there is a requirement to amend a bylaw requisition limit, staff consider the amendment to be a natural

opportunity to also convert services into formal Service Areas where applicable. The conversions will be included in the amendment bylaws where necessary and where there is no outstanding debt.

In addition, the merger of service areas that were established prior to the amalgamation of Regional District of Fraser-Cheam (RDFC), Dewdney-Alouette Regional District (DARD) and Central Fraser Valley Regional District (CFVRD) to form the Fraser Valley Regional District, but are today considered regional services, can simplify accounting processes and tracking.

DISCUSSION

As part of the 2025 Financial Planning process, an initial administrative review of requisition levels has been conducted to ensure Service Area Establishment bylaws have adequate taxation limits and are converted or merged post-amalgamation. Staff are proposing revisions to maximum taxation levels based on the 5-year Financial Plan adopted in 2024 to allow sufficient time for ministry approval prior to taxation based on the 2025 Financial Plan. The following bylaws require an amendment to the maximum requisition:

- Noxious Weed Control (Bylaw 1750, 2024)
- Recreation Programming (Bylaw 1752, 2024)
- Air Quality Management (Bylaw 1753, 2024)

Although the Library Service Bylaw 1591, 2020 merging and establishing the Library Service Area, does not require a stated maximum requisition, this service area can be merged post-amalgamation for simplifying accounting processes and is attached to this report.

In addition, the North Cultus Sewer Parcel Tax Bylaw No. 1499, 2018 stating the Parcel Tax maximum amount, has been updated to be consistent with the taxation maximums established in North Cultus Sewer Service Area Establishment Bylaw No. 876, 1989. Staff are amending the Parcel Tax bylaw to preserve the taxation maximums already established in 1989.

All amended bylaws are attached to this report for review and include the amended maximums. Bylaw No. 1750, 1752, and 1753 will further require municipal consent and ministry approval prior to final adoption.

COST

These bylaw changes are administrative in nature and set the maximum limit to taxation, as per the requirements in legislation. Annual taxation is based upon the annually approved Financial Plan.

CONCLUSION

As a step in the financial planning process, there are bylaws proposed to be amended, increasing the maximum requisition based on the Financial Plan adopted in 2024 and converting these bylaws to Service Areas as legislation requires.

REGIONAL DISTRICT OF FRASER-CHEAM

BYLAW NO. 1078

A bylaw to establish the service of planning for the establishment and operation of the service of air quality management

WHEREAS a regional district may, by bylaw, establish and operate an extended service under the provisions of Part 24 of the Municipal Act, R.S.B.C. Chapter 290 ("the Act");

AND WHEREAS the additional power to carry out the service of planning for the establishment and operation of the service of air quality management, individually or in contract with or in joint participation with one or more regional districts, as an extended service has been granted by B.C. Regulation 340/92;

AND WHEREAS under Section 799 of the Municipal Act, the member municipalities, namely the District of Chilliwack, the Town of Hope, the Village of Harrison Hot Springs and the District of Kent, have waived the assent requirements of Section 795(2)(a) of the Municipal Act and have given consent on behalf of their electors, to the adoption of this bylaw, having notified the Board of the Regional District of Fraser Cheam of their consents;

AND WHEREAS the electoral area directors of Electoral Areas "A", "B", "C", "D", "E", and "F", have provided written consent to the Regional District of Fraser Cheam, on behalf of the electors within the electoral area, to the adoption of this bylaw as per Section 800(2) of the Municipal Act;

NOW THEREFORE the Regional Board of the Regional District of Fraser-Cheam, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as "Regional District of Fraser-Cheam Air Quality Management Planning Bylaw No. 1078, 1992".
2. There is hereby established the extended service of planning for the establishment and operation of the service of air quality management, individually or in contract with or in joint participation with one or more regional districts including the Greater Vancouver Regional District, the Central Fraser Valley Regional District, and the Dewdney-Alouette Regional District.
3. The service is established for the entire Regional District, and the boundaries of the service area are the boundaries of the Regional District.
4. The service area shall include all member municipalities and all electoral areas, namely, the District of Chilliwack, the District of Kent, The Town of Hope, the Village of Harrison Hot Springs, and Electoral Areas "A", "B", "C", "D", "E" and "F".
5. The costs for the service will be recovered by requisition of money under sections 809 and 809.1 of the Municipal Act, to be collected under Sections 810(1) and 810.1(1), on the basis described below:
 - a. for a municipal participating area on the basis set out in Section 275(2) of the Municipal Act; and

- b. for an electoral participating area on the basis of land and improvements as set out in Section 806(5) of the Municipal Act.
6. The costs for the service will be apportioned between municipalities and electoral areas in the service area by the methods set out in Section 808(2) of the Municipal Act.

READ A FIRST TIME THIS 1ST DAY OF SEPTEMBER, 1992.

READ A SECOND TIME THIS 3RD DAY OF NOVEMBER, 1992.

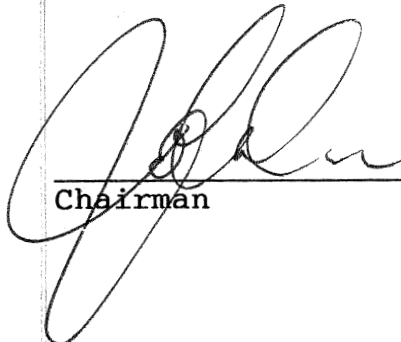
READ A THIRD TIME THIS 3RD DAY OF NOVEMBER, 1992.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES

THIS 17th DAY OF FEBRUARY, 1993.

RECONSIDERED AND FINALLY PASSED AND ADOPTED

THIS 9th DAY OF MARCH, 1993.

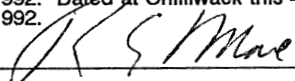


 Chairman



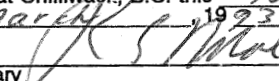
 Secretary

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1078 cited as "Regional District of Fraser-Cheam Air Quality Management Planning Bylaw No. 1078, 1992" as read a third time by the Board on the 3rd day of November, 1992. Dated at Chilliwack this 4th day of November, 1992.



 Secretary

I hereby certify that this is a true and correct copy of Bylaw 1078, adopted by the Board of Directors of the Regional District of Fraser-Cheam on the 9th day of March, 1993. Dated at Chilliwack, B.C. this 15th day of March, 1993.



 Secretary



Statutory Approval

Under the provisions of section 795(1)(a)

of the Municipal Act

I hereby approve Bylaw No. 1078

*of the Regional District
of Fraser-Cheam , a copy*

of which is attached hereto.

*Dated this 17th day
of February, 1993*


.....
Deputy Inspector of Municipalities

File No: 6340
Date: December 18, 2024

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Surf Lakes

RECOMMENDATION

THAT the Corporate Officer's report dated December 18, 2024 regarding Surf Lakes be received for information.

SUMMARY

To provide Council with information regarding mechanical wave makers.

BACKGROUND

At the June 3, 2024 Regular Council Meeting, Council received two pieces of correspondence (attached for reference) regarding a company called Surf Lakes. Council resolved to refer the matter to the Committee of the Whole. At the June 25, 2024 Committee of the Whole Meeting, Council referred the Surf Lake idea to staff for more information.

Surf Lakes is one of several companies in the emerging industry of mechanically creating waves for surfing. Their technology runs completely on electricity and uses a hydraulic/pneumatic system to move a 1400 ton "plunger" up and down 4.2 to 5.5 meters to displace water and create waves ranging from 1.8 to 2.4 meters in height. The company has one licensee in Australia and eight in the southern United States, although none of the Surf Lakes appear to be completely constructed and open to the public yet. The licensee must find a suitable location and enter into an agreement to obtain the use of the technology. Surf Lakes then provides the design and construction of the Surf Lake, expertise for assembly and installation, advice regarding operation and performance monitoring once construction is complete. Based on the intake form on their website, at least five hectares of land and 80 megaliters of water is required to operate a Surf Lake.

DISCUSSION

The lagoon is not large enough to accommodate a Surf Lake as the estimated amount of water in the lagoon, on average, is approximately 27.8 megaliters. Additionally, the Village has a non-exclusive Licence of Occupation with the Province over the foreshore. The use is specific to public recreation and enjoyment and moorage buoys purposes. As part of the Licence, the Village cannot construct, place, anchor, secure or affix any improvement in, on, to or into the Land. If the Village were to pursue the idea of a creating a surfable area within the current area of its Licence of Occupation, it would either have to amend its Licence of Occupation with the

Province to allow for this specific use or apply for a separate tenure. Staff reached out to one of the environmental consulting firms that work with the Village often, who advised that such a licence is likely to be a first in BC and would therefore be a challenge to obtain due to lack of precedent. According to an [August 15, 2024 news article in the Agassiz-Harrison Observer](#), there is a surf park set to open in nearby Bridal Falls using wave-creating technology created by a company called Ka'ana Wave Co. Additionally, there is a large-scale development project proposed near Squamish called South Britannia, which includes plans for a surf park using a different technology from a company called Wavegarden. These projects are not comparable to Harrison Hot Springs given that the proposed surf parks are self-contained, treated pools of water and therefore not subject to the same tenure requirements with the Province.

A project such as this would be a large, costly and lengthy undertaking for the Village. The lagoon would have to be made larger to accommodate this and it would significantly change the landscape. Therefore, staff do not feel that it is feasible, especially given that a surf park is planned to be created nearby. If Council would like to pursue the matter, staff would recommend that the Village retain a consultant to conduct a feasibility study that would address the potential environmental impacts, tenure or permitting requirements, cultural impact through engagement with stakeholders including Sts'ailes, consultation with other provincial tenure holders, construction, operation and maintenance costs and funding, and suitable technology.

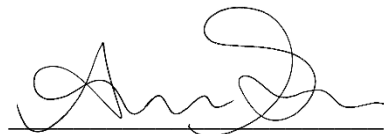
FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:



Amanda Graham
Corporate Officer

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments (2):

1. Public Concern Form from Tanya Zentner dated May 27, 2024
2. Email from Josh Maurer dated May 29, 2024

Public Concern Form

Submitted on Mon, 05/27/2024 - 19:10

Submitted by: Anonymous

Submitted values are:

name

Tanya Zentner

address

[REDACTED]

Fort St. John, BC

Email

[REDACTED]

Phone Number

[REDACTED]

Date

2024-05-27

Location of Concern

Harrison Hot Springs man made lake old or newer bigger one for a man made 'Surf Lake'

Details of Concern/Request

I saw this video and thought of how cool it would be if Harrison Hot Springs had an solar or water powered version of this (no fossil fuels to power the version /model ..nor any rusty metal) for a version of this that your community may consider to cater to locals and global tourists that would love to surf in large manmade lakes that could be great for surfers and boogie and body boarders that know or beginners can learn proper global surfers rules for water traffic etiquette to avoid accidents, collisions, & misunderstandings fuelled fights in the water, etc. it would super cool venture and massive diversification and increase to your tourist traffic for all business in the region. <https://www.facebook.com/reel/1366016747433298?mibextid=xCPwDs>

Thanks for reading and for your city counsel consideration.

Sincerely, a lady who grew up in the Fraser Valley and visited Harrison Hotsprings community a lot growing up in that region of BC, and occasionally visits from time to time.

Public Concern Form

Submitted on Mon, 05/27/2024 - 19:45

Submitted by: Anonymous

Submitted values are:

name

Tanya Zentner

Email

[REDACTED]

Phone Number

[REDACTED]

Date

2024-05-27

Location of Concern

Harrison Hot Springs community

Details of Concern/Request

this second and direct link is to accompany my earlier email to this drop box:

<https://www.surflakes.com>

I just hop that if the city or a resort owner considers this cool investment idea that would be a massive draw for new untapped revenue and increase international tourism that they ensure the concrete bottom man made lake would have a version of the surf wave machine that is A) not powered by fossil fuels, B) that all of it's metal is anti-rust coated with water proof non-toxic paint to ensure No heavy metal or metal rust bacteria get leached /leaked in to the water (similar to how newer more eco-conscious indoor wave pools are constructed and maintained) C) that lessons for beginners and Surf lake rules are mandatory & taught by adequate number of life guards that know standard or above standard global surfing & body boarding rules to teach for proper & productive water etiquette to be taught to the public to avoid potentially dangerous accidents, collisions, or fights from misunderstandings between users of the space/facility, etc. d) that its constructed in a place that the noise from when it is running (during the day) is not disruptive to near by wildlife/marine life or residents. Still it is a really awesome option for the city and local resort developers to consider with city town meeting & town counsel discussion nd approval of course.

Sincerely, former resident of your region of BC and current occasional visitor

Amanda Graham

Subject: Surf Lakes

From: Josh Maurer | Surf Lakes <joshm@surflakes.com>

Date: May 29, 2024 at 4:23:41 PM PDT

To: Ed Wood <ewood@harrisonhotsprings.ca>

Subject: Surf Lakes

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hey Ed,

Great meeting you and having a chat this morning. Here is the YouTube link for the video I shared with you this morning, also a link to our website if you wanted to get more information. If you have some more free time the CEO and founder would like to just have a chat with you about his visit to Harrison and more ideas of how this Surf Lake could benefit the community.

Thanks again

Josh Maurer



Surf Lakes 2020 Corporate Video
youtu.be

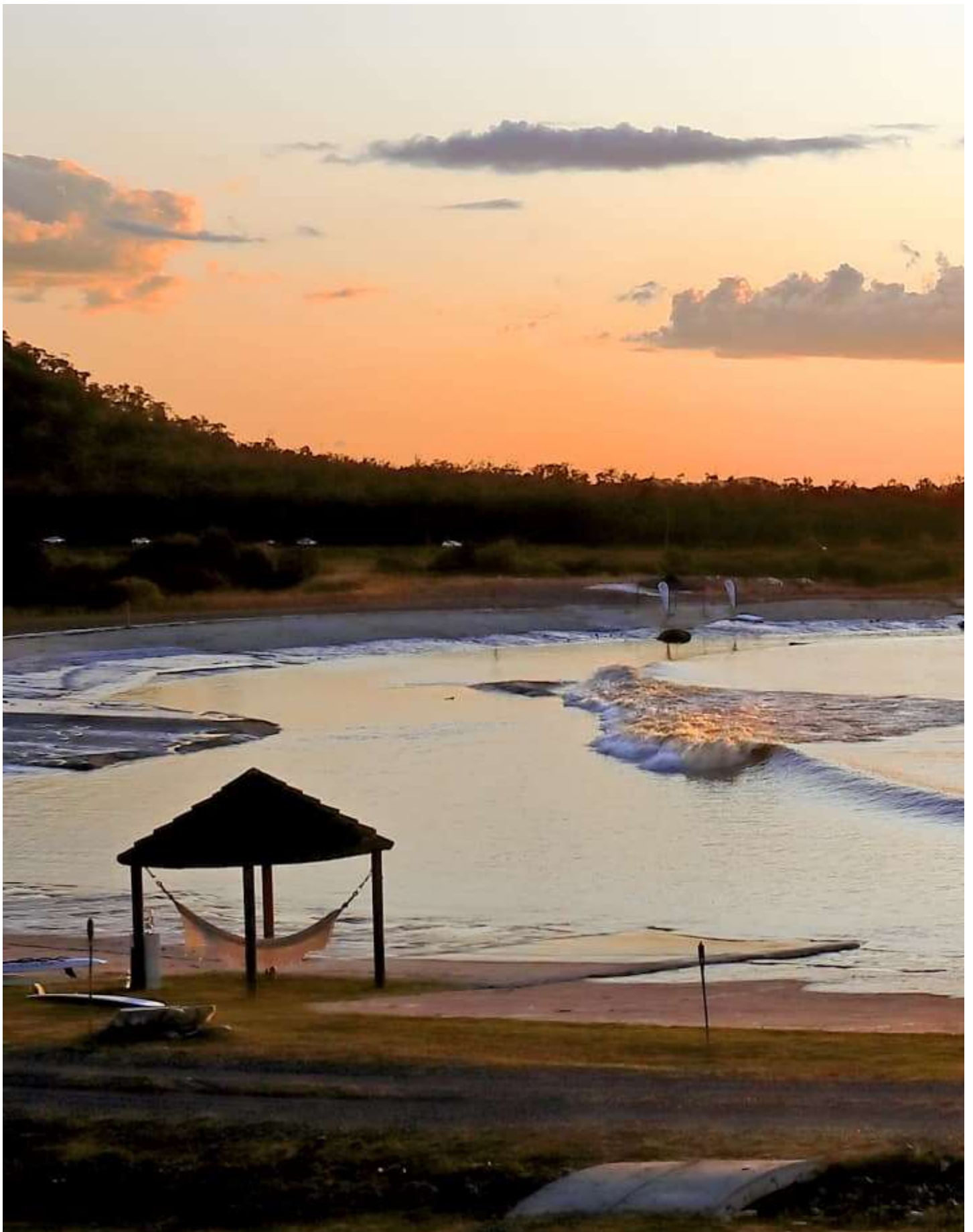
<https://www.surflakes.com/>

Sent from my iPhone

**Josh
Maurer**
Research &
Development
Officer



M: +61 490
894 995
E:
joshm@surflakes.com |
www.surflakes.com



File No: 3360-20-Z02/24
Date: December 18, 2024

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Zoning Amendment Bylaw No. 1209, 2024 (260/270 Esplanade Avenue)

RECOMMENDATION

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

THAT Zoning Amendment Bylaw No. 1209, 2024 be adopted subject to the following:

- (a) The applicant entering into a Works and Services Agreement to address the servicing of the site and frontage improvements to include a sidewalk, curb and gutter from Maple Street to Hot Springs Avenue on Lillooet Avenue.
- (b) The two sites are consolidated into a single lot.
- (c) The Village's receipt and acceptance of a report prepared by a competent professional with at least 10 years of professional experience, and accepted by the Village, that addresses:
 - i. An 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 and sewer systems 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 volume 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, in addition to exploring the potential for rainwater recycling; and
 - iv. Identifies, 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.
- (d) The Village's receipt and acceptance of the following:
 - i. A Traffic Impact study that provides estimates on the number of additional vehicle trips per day generated by the proposed Development and, in the case of phased Development, by each phase of the Development. The Impact Report must identify, if applicable, any Highway upgrading, reconstruction,

reconfiguration or expansion to the Highways that may be necessary in order to accommodate the current or any additional vehicle trips per day to be generated by the proposed Development, including the construction of or alterations to intersections, turning lanes, merge lanes, traffic lights and pullout area and a cost estimate to perform the works and services;

- ii. A Crime Prevention Through Environmental Design (CPTED) report;
- iii. A report outlining how this development will be reducing their overall carbon imprint; and
- iv. A sunshade study, reflecting various dates and times.

SUMMARY

The proponents have made an application to change various Zoning requirements for this site, to accommodate a proposed 72-unit hotel and a 4000 ft² (approximately 372 M²) 33 seat restaurant. To do so, the FAR needs to be changed from 1.5 to 1.62, the building height from 15 M to 20 M, and the Lot coverage from 75% to 95%. Council authorized staff to set up a Public Hearing and to refer Zoning Amendment Bylaw No. 1209, 2024 to various agencies at the September 9, 2024 Regular Council Meeting.

BACKGROUND

Site Location and Zoning Information

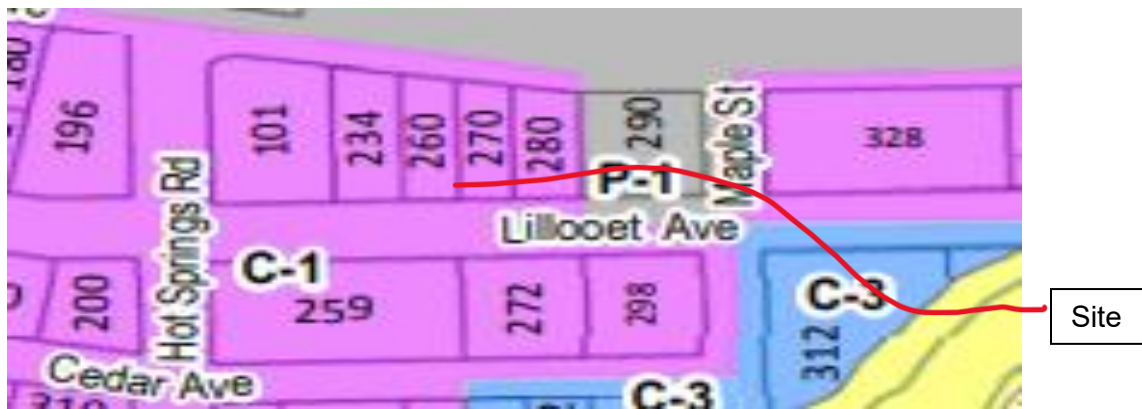
The site is located at 260 and 270 Esplanade Avenue. The site is currently serviced and is located adjacent to a major roadway that moves traffic in a west to east direction. The site consists of two parcels, one with the civic address of 260 Esplanade and the other with a civic address of 270 Esplanade Avenue.





260 Esplanade Avenue – vacant and currently used as a parking lot
 270 Esplanade Avenue – hotel and restaurant

Zoning Information



The site is surrounded by commercial uses along the southern, western, and eastern boundaries of the site. The southern portion of the site also abuts against Lillooet Avenue. To the north, and across the street from the two Lots are pay parking stalls and the Beach Front Park. Access to the site’s parkade will be from Lillooet Avenue, with the main entrance to the hotel being from Esplanade Avenue.

OCP Designation

The site is currently designated as a Village-Centre area. If this application is to proceed, the site will not need an OCP redesignation as the proposed use is compatible with this designation. In addition to this, the site is in a form and character Development Permit area, as per the requirements of the Lakeshore Development Permit Area.

DISCUSSION

A Public Hearing was held on November 4, 2024, and the comments from the referral agencies have been received. Therefore, Council can now make a final decision on this development application. Comments have been broken out by the following subcategories, as outlined below. Please note with each subcategory is a summary of the comments received.

Referral Agencies

1. Ministry of Transportation and Infrastructure (MoTI)– the provincial requirement of 4.5 M setback is applicable. The applicant has appealed this requirement and MoTI has reduced their requirement down to 2 M.
2. The Village’s Fire Department – no concerns
3. The Advisory Planning Commission – suggested the following
 - (i) A shade study
 - (ii) A Crime Prevention Through Environmental Design (CPTED) report
 - (iii) An infrastructure impact analysis, and exploring rainwater recycling
 - (iv) Explore putting the first floor underground to reduce the overall height
 - (v) A traffic impact analysis
 - (vi) Careful consideration of the Design Guidelines in regard to this development (please note, the Development Permit was conditionally approved by Council at the September 9, 2024 Regular Council Meeting).

Written Submissions received – Land use issues only

1. Floodplain issues – (please note that this has been addressed at the Development Permit stage)
2. Impacts to the Village’s sewer and water system (being requested prior to final adoption)
3. No servicing agreement (being requested prior to final adoption)
4. Shade areas (study being requested prior to final adoption)

Public Hearing comments – Land use issues only

1. Sunshade study
2. No beautification
3. Lack of streetscape
4. Lack of community amenities – assuming it costs \$50,000 to construct an above ground parking stall the Village may be receiving thirty-one (31) extra stalls at no cost to the Village (assuming the current design is still applicable, subject to MoTI requirements).

Additional comments

1. If approved this is a precedent – not true, as the approval of any rezoning application is a discretionary power of Council.
2. The OCP stipulates that Lillooet Avenue not be turned into a back alley. – as outlined in S 5.4.2 (a) of the OCP is the following policy;

“Only commercial developments or developments with a strong commercial focus will be supported on properties fronting Esplanade Avenue and Lillooet Avenue between St. Alice Street and Maple Street.”

This application is proposing a 72-unit hotel and restaurant, both land uses are considered commercial developments.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Official Community Plan Bylaw No. 1184, 2022
Zoning Bylaw No. 1115, 2017 – C1 permitted uses
Development Procedures Bylaw No. 1090, 2016

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

- Attachments(3):
1. Zoning Amendment Bylaw No. 1209, 2024
 2. Public Hearing Record – November 4, 2024
 3. Draft APC Minutes – October 2, 2024



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1209, 2024**

**A bylaw to amend the 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 7, 2018;

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

CITATION

- 1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1209, 2024**".

2. **TEXT AMENDMENT**

That:

- (a) Under the C-1 Zone "Development Regulations for the Commercial Uses", the following number 12 is inserted in the Notes section;
- (b) Under the Notes section the following is inserted;
"12/. For land legally described as 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 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) the maximum allowable Floor Area Ratio must not exceed 1.62, the Lot Coverage must not exceed 95%, and the maximum height must not exceed 20 M.

READ A FIRST TIME THIS 9TH DAY OF SEPTEMBER 2024.

READ A SECOND TIME THIS 9TH DAY OF SEPTEMBER 2024.

A PUBLIC HEARING WAS HELD ON THE 4th DAY OF NOVEMBER 2024.

READ A THIRD TIME THIS _____ DAY OF _____, 2024.

ADOPTED THIS _____ DAY OF _____, 2024.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
RECORD OF PUBLIC HEARING OF
ZONING AMENDMENT BYLAW NO. 1209, 2024
(260 & 270 ESPLANADE AVENUE)**

DATE: Monday, November 4, 2024

TIME: 5:32 p.m.

PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Talen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Schweinbenz
Councillor Michie Vidal

Chief Administrative Officer, Tyson Koch
Planning Consultant, Ken Cossey (Zoom)

ABSENT:

1. CALL TO ORDER

Mayor Talen called the meeting to order at 5:32 p.m.
Mayor Talen acknowledged the traditional territory of Sts'ailes.

2. PROCEDURE FOR PUBLIC HEARING

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

Zoning Amendment Bylaw No. 1209, 2024

Planning Consultant Ken Cossey presented the proposed Zoning Amendment Bylaw No. 1209, 2024. This bylaw pertains to 260 and 270 Esplanade Avenue and proposes to amend Zoning Bylaw No. 1115, 2017 as follows:

That under the C-1 Zone "Development Regulations for the Commercial Uses", the following number 12 is inserted in the Notes section:

"12/. For land legally described as Parcel "B" (41267E) Except Part Subdivided by Plan 63660 of Lot 2, Block 2, Section 13, Township 4, Range 20, West of the 6th Meridian, News Westminster Land District Plan 251 (PID 004-645-162) and 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) the maximum allowable Floor Area Ratio must not exceed 1.62, the Lot Coverage must not exceed 95%, and the maximum height must not exceed 20 M.

3. PUBLIC COMMENTS

Mayor Talen invited the applicant to speak on the proposal.

The developers for 260/270 Esplanade Avenue gave a PowerPoint presentation on the proposed development project.

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Record of the Public Hearing of
Zoning Amendment Bylaw No. 1209, 2024
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Mayor Talen reported that four (4) written submissions were received.

Mayor Talen invited the public to provide verbal submissions to Council regarding Zoning Amendment Bylaw No. 1209, 2024.

John Allen, 398 Hot Springs Road, Harrison Hot Springs

- An echo made it difficult to understand anything that was said.
- The *Local Government Act* and the *Community Charter* require that two weeks' notice of a public hearing be given. Did not hear about this until less than two weeks ago when a flyer was received in the mail. The legislation requires notice in the local newspaper. On October 29, 2024 there were no notices posted on the notice boards at the Post Office, Memorial Hall and the Village Office.
- Primary objection is that this public hearing is illegal as public notice requirements were not met.
- Inserting this six story building in the middle of the Village in a four story zone is a travesty and breach of trust.
- Those who have invested their money and lives in the Village have relied upon the Official Community Plan and Zoning Bylaws in making their investments.
- The Zoning Bylaw should say that the purpose of the Official Community Plan is to provide a degree of certainty to investors and residents as to the future development of the Village.
- In every version of the Zoning Bylaw and the Official Community Plan, one of the cornerstones of land use regulation in the commercial zone is that the Village should avoid creating a wall of high towers along the lakefront and should enforce the four story height limit.
- Other developments across the lakefront had to abide by community rules with a maximum building height of four stories, resulting in a fairly uniform roof line along the lakefront.
- Others who built within the bylaws have cause to be upset that the rules do not apply to this developer and have been suddenly relaxed.
- This is a breach of the promises made to investors and residents of the Village and are contained in bylaws.
- The developer has not provided a good enough reason to exempt this development from the four story height limitation.
- The four story height limit was breached when the AquaShores condo was approved at the other end of Esplanade. The argument at that time was that it doesn't matter because in that location at the end of the street on the periphery, as it does not affect the overall feel of the centre of the Village. The only properties affected were the ones behind AquaShores.
- If Council approves this six story building on this small site then everything else on this block can go to six stories. The next developer can come along and say that a precedent has been set and they deserve the same privilege.
- If that's the case, the Zoning and Official Community Plan Bylaws ought to be rewritten to permit six stories, though I do not recommend that.

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Allan Garneau, 641 Schooner Place, Harrison Hot Springs

- Remarks are personal and do not represent the thinking or discussion of anyone on the Advisory Planning Commission.
- Personal reaction to the proposal is that it is imaginative and offers good amenities.
- What exists now would be replaced with something that is much better, but I am thinking about what is best for Harrison, looking at the limits to which they expect the bylaw to be amended, especially to the 95% footprint and the height.
- Council will be adopting Design Guidelines and I don't know if those guidelines will apply in the end to this development as it violates those guidelines in many ways.
- Form and character are very important, but this development will set the standard for form and character, not follow it, which is a concern.
- The renderings of the development show just how overwhelming and overbearing this building will be, because if those future design guidelines don't apply now but will in the future, this building will forever be dominant in the area.
- The developer has worked hard on this design and it is imaginative, but it takes too much away from Harrison, similar to the dike that was proposed and has been stalled.
- This building is asking too much of us and we are giving away too much of Harrison to this facility.
- It does not fit and I don't know that it can be fixed with a major reconsideration.
- There are so many tests, shades, access, etc.
- It continues the idea that Lillooet is a back alley for the buildings there.

The CAO spoke on public notice procedure stating that notice was posted within the legislated timelines as required by the *Local Government Act* and was given in accordance with the requirements of the *Community Charter* and the Village's Public Notice Bylaw No. 1200, 2024.

Mayor Talen called a second time for submissions to Council regarding Zoning Amendment Bylaw No. 1209, 2024.

Andrew Baziuk, 259 Hot Springs Road, Harrison Hot Springs

- Also has a proposed development on Lillooet Avenue and lives at 881 Hope Place.
- Has mixed feelings about this development.
- While developing his property he was told that he should read the Zoning and Official Community Plan bylaws carefully.
- The Zoning Bylaw states that a sight line is required down the middle of this lot from Lillooet to Esplanade.
- This makes garbage out of our Zoning Bylaw.
- This proposal is three stories of parkade on Lillooet. How is this inviting to any pedestrian activity along Esplanade?
- Lillooet is a great avenue, it's very wide but the Village seems to have forgotten it. There's no beautification on it or any of the Christmas lights we pay for. There

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are overhead lines that stretch everywhere. There is not a nice boulevard, trees have been removed.

- Memorial Hall was renovated five years ago but along Lillooet, nothing was done.
- There is not a proper sidewalk or curb in the back, nothing planted.
- This is a chance to say that we care about Lillooet and want to make it better.
- The front side facing the lake on my project is going to be facing the backside of this three story parkade which is not nice.

Rav Ghuman, 529 Cottonwood Avenue, Harrison Hot Springs

- Agrees with the statements made by the previous speakers.
- We should adhere to Zoning Bylaws that restrict the height and lot coverage and not give variances to anyone who wants them.
- The Zoning Bylaw calls for a four story building and we should adhere to that.

James Corkhall, 245 Miami River Drive, Harrison Hot Springs

- Agrees with the statements made by the previous speakers and is also directly impacted by this development.
- The architectural drawings are beautiful but in looking at them, the building is going to be double the size of anything that is on the front street and will directly affect us.
- The sun cast shadow drawings were shown from the south and from the sunset.
- One of the beautiful things about this Village is the sunrise coming over the mountains and creating a sundial effect that you can watch as it slowly progresses over the top of the condos and buildings and progresses down Miami River Drive. This would be gone.
- This will impact people's views on Miami River Drive where you can currently look up the street towards the lake, such as his brother-in-law's property located at 233 Miami River Drive.
- Agrees with procedural comments previously stated.

Gerry Palmer, 260 Eagle Street , Harrison Hot Springs

- Not personally affected by this proposal but when my house was built in the seventies, you could see the water from the deck.
- Since then, a row of three and four story buildings was built.
- Buildings must be built higher due to the flood covenant and our view disappeared long ago.
- That house has never owned a view, I own my backyard and don't expect others to keep their properties low so that I have a view.
- Was on Council for four years and voted against more developments than in favour and generally, although I was characterized as being part of a fictitious gang who support development, was not in support of nearly all developments who asked for a variance.
- If someone is going to oppose or propose something beyond the Zoning Bylaw, there should be a reason for it.

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- If this proposal was for a six story condominium, I would not support it, but if one or two floors would be designated for seniors it would make sense to accept the variance.
- Tempted to view this as an acceptable variance because it is a hotel and new hotels bring tourism.
- The existing hotel in the Village has brought less high money tourists into the community for the last several ears.
- This hotel will aim for an upper market which will be useful for the restaurants, gift shops and businesses and the people who get employment working in the Village, which is a plus.
- Almost all the other properties in the Village on the front have inadequate parking. In the summer, people park in front of my house and all the way down McCombs.
- Most developments have not tried to accommodate all their parking within a building.
- This building is so massive because they're putting in approximately 120 parking spots, which is more than required.
- It will likely be the only building that provides parking for the people using it, which is a positive.
- The variances required make sense in terms of what it offers the Village.
- It is another opportunity to bring in high value tourists who come and stay overnight and go out to restaurants.
- It will not put more stress on parking and will probably put less stress on parking.

John Allen, 398 Hot Springs Road, Harrison Hot Springs

- The height limit is a serious issue.
- Worked in the real estate business for thirty years and developers are profit motivated, whose job is to make the maximum amount of money from investments.
- The community's job is to ensure that whatever developers do fits into the community, and any additional profits from rezoning or height or density variances are within the limits of our bylaws.
- When developers want to build a larger or denser building and relax setbacks, they normally offer an incentive to the community in exchange for the generous variances. I have not seen a negotiation of this sort happen for this development.
- The Village is giving away density and height and not getting anything to compensate the community.
- Spot zoning is where the rules don't apply to one property in a zone with established rules.
- This would allow this property to go beyond the rules and build something different and bigger.
- Normally, you would aim for a consistent pattern of land use with common height lines and setbacks rather than an incongruous one stuck in the middle three stories higher than everything else.
- Concerned about the streetscape, having been on the Advisory Planning Commission and Council for over 40 years, we have to act to some extent like

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mall developers to try and create an environment at street level that people will enjoy.

- This means visual interest, trees, street furniture and building as street level with some interest normally created by including retail shop fronts along the street.
- Harrison should be doing the same as outdoor malls such as West Vancouver and the Royal Center Mall.
- On Esplanade, this particular building has nothing but a blank wall and a small entrance for a lobby.
- On Lillooet, there is not even a blank wall but an open wall view of the interior parking lot.
- The Official Community Plan states that we should avoid turning Lillooet into a back alley; it has potential to be a viable retail street if treated correctly.
- We've already experienced this with AquaShores at the other end of Lillooet which again has a blank wall with a parking entrance which is not good in the long term for the viability of Harrison as a destination resort.
- Council has been reminded several times by the Ministry of Transportation and Infrastructure that there is a rule requiring any building along Lillooet Avenue, east of the traffic lights, to have a setback of 4.5 metres.
- Despite this, Council and staff continue to consider applications that ignore provincial regulations and that can't possibly work because the province also requires any building with driveway access to a highway to obtain a highway access permit.

The CAO clarified that Community Amenity Contributions are no longer in effect. There are Amenity Cost Charges which is a new tool that has not yet been established, so that option is unavailable at this time.

Andrew Baziuk, 259 Hot Springs Road, Harrison Hot Springs

- During the development of my own property, I was not advised of the 4.5 meter setback requirement from the Ministry of Transportation and Infrastructure.
- We had no input and it is a big issue.
- The Village needs to decide if they want to have the Province dictate their setbacks or whether our setbacks are even real.
- A 0 meter setback in the C4 zone is not acceptable and gives the wrong impression to developers and builders, and gives the Village a bad name.

The Planning Consultant responded to comments regarding the Ministry of Transportation's 4.5 meter setback requirement having been part of the package for a long time. On the bylaw itself there is a requirement for the date of approval from the Ministry. This is provincial legislation when a numbered highway is involved.

Maureen Wendt, 401 Miami River Drive, Harrison Hot Springs

- The Harrison Hot Springs Resort is not what it used to be; it has a lot of accommodation but has not kept up with the times.
- The Village needs another hotel and I congratulate the developers trying to give us another hotel.

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Mayor Talen called for a third time for submissions to Council regarding Zoning Amendment Bylaw No. 1209, 2024.

John Allen, 398 Hot Springs Road, Harrison Hot Springs

- The memo in the Public Information Package from Samantha Lewis states: “Please ensure that the landowner developer is aware that we require a 4.5 meter setback from the property line adjacent to Lillooet Avenue”.
- Lillooet Avenue is numbered highway nine and this memo states very clearly that there is a setback required and the Ministry expects municipalities to know what the provincial rules are and apply them.
- Horrified that staff put this before Council when it is illegal as it contravenes a provincial regulation and hierarchy of government.
- The proposed development and the zoning bylaw that enables it contravene provincial regulation so this development should not be before Council unless that 4.5 meter setback is included in the plans.
- The Village has numerous plans about public transportation and the walkability of Harrison which state that there should be, on the backside of the property on Lillooet, a sidewalk at least 10 feet wide.
- These plans presented tonight have no such sidewalk or landscaping and no real plan to do anything there except leave a gravel boulevard which is a serious mistake.
- There are design guidelines for aesthetic considerations which should apply here and to the back of this building to see something more attractive than what has been proposed.
- This needs a serious revision.
- Concerned that this would start out as a hotel and then the rooms will be later stratified for investment purposes to become a residential condo.
- This happened at the Cascade Bay building which received a permit for a hotel but never operated as one.
- Urge Council to put safeguards in place to ensure that if this is approved as a hotel with a lower construction standard than residential use, that that actually happens.

The Chief Administrative Officer stated that the Ministry of Transportation and Infrastructure had informed the Village that they had reduced the developer’s setback requirements to 2 meters.

Freddy Marks, ReMax, Agassiz

- Request Council focus on the main need for Harrison Hot Springs.
- The development design is always up for discussion.
- When the permit procedure starts, it is likely that the design will be changed several times.
- Agrees with a previous speaker who stated that Harrison Hot Springs is in need of more hotel rooms and more modern hotel rooms.

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- Besides the Beach Hotel, which just finished major renovations, we are out of adequate, good hotel rooms.
- All of BC is out of hotel rooms, if you follow the press, BC is 30-45% behind their requirements.
- This is a local investment group who started small several years ago with a restaurant, built, bought another restaurant, put their money where their mouth is and have a big commitment to this Village.
- They invest and employ local people and pay them well.
- If you vote down the rezoning and we miss the hotel development, we all pay the price as a tourism destination.

Hearing no further comments, Mayor Talen announced that the Public Hearing for Zoning Amendment Bylaw No. 1209, 2024 is hereby closed.

4. CONCLUSION

The Public Hearing concluded at 6:37 p.m.

Certified a true record of Zoning Amendment Bylaw No. 1209, 2024, Public Hearing held November 4, 2024 at Memorial Hall, 290 Esplanade Avenue, Harrison Hot Springs, BC.



Fred Talen
Mayor



Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING**

DATE: Wednesday, October 2, 2024
TIME: 7:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Andy Strothotte (Chair)
Judy Duffus
Allan Garneau
Ron Logan

Chief Administrative Officer, Tyson Koch
Planning Consultant, Ken Cossey

ABSENT: Robert Guimont
Kimbal Solar

1. CALL TO ORDER

Chair Strothotte called the meeting to order at 7:00 p.m. and acknowledged the traditional territory of Sts'ailes.

Chair Strothotte announced that Julie Chamberlain has resigned from the Advisory Planning Commission.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Judy Duffus
Seconded by Chair Strothotte

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
APC-2024-10-01

4. ADOPTION OF MINUTES

Moved by Judy Duffus
Seconded by Andy Strothotte

THAT the Advisory Planning Commission Meeting Minutes of August 26, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
APC-2024-10-02

5. ITEMS FOR DISCUSSION

- (a) Report of Planning Consultant dated October 2, 2024
Re: 260/270 Esplanade Avenue

The Planning Consultant presented a report on Zoning Amendment Bylaw No. 1209, 2024 in relation to a proposed 72-unit hotel and restaurant located at 260/270 Esplanade Avenue. The bylaw proposes to increase the Floor Area Ratio from 1.5 to 1.62, the building height from 15 meters to 20 meters and the lot coverage from 75% to 95%.

Question as to the purpose and relevancy of Design Guidelines Policy 1.39 to this application. The Planning Consultant clarified that the purpose of the policy is to address form and character issues with respect to the Development Permit application for this site, not the zoning amendment. The Policy was provided to the APC for information.

Question as to whether the new Lakeshore requirements set out in this Policy will be taken into consideration for this application. The Planning Consultant advised that they are applicable, and the applicant was provided a draft of the application prior to adoption.

The developer gave a presentation on the application.

The Chair opened the table up for questions to the developer.

Question: Does the 20 meter height include the elevator roof?

Answer: The elevator roof is 2 meters in addition to the 20 meter building height.

Question: Where would guests checking-in park?

Answer: The ground floor site map shows a location where guests checking into the hotel can park in the parking garage.

Question: Will there be Electric Vehicle charging stalls?

Answer: There is not an exact number yet but there would be Electric Vehicle charging stalls installed based on a percentage of the total parking stalls as set by bylaw.

Discussion ensued as follows:

- Having the Ministry of Transportation and Infrastructure (MOTI) conduct a transportation report
- This application was referred to MOTI by Council in addition to the Village's Fire Department for comment
- Community Amenity Contributions legislation/bylaws
- 1 Electric Vehicle stall is required for every 20 parking stalls

Question: Will the gated garage have emergency exit buttons?

Answer: This has not been discussed but believes there would be.

Discussion ensued surrounding a Crime Prevention Through Environmental Design Report.

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Question: Has there been any thought given to recycling water runoff for irrigation or other non-domestic uses?

Answer: This has not been discussed.

Question: Where will the storm water go?

Answer: Storm water will be tied into the municipal storm water system.

Discussion ensued regarding the following:

- The height is significant
- If the Design Guidelines Policy 1.39 applies to this development, there are some concerns that would hinder this project from continuing
- Concerns regarding the impact to Lillooet Avenue with the backs of all the buildings
- Metal bar fencing is comparable to chain link fencing
- Incorporating a mural to give the building more character
- Concerns about the increase in lot coverage particularly with respect to the back of the lot
- Lack of public amenities

Question: Will the rooftop patio be open to the public?

Answer: No, it will only be available for guest use.

Question: Was any consideration given to putting the first level of parking underground?

Answer: Based on existing issues, a full storey height underground was not an option so it would make little difference to the overall height. When residential and commercial spaces are placed above amenity areas, the amenity area ceiling height needs to be higher to account for ducting.

Question: What issues are preventing putting in a full storey height underground?

Answer: This could potentially be researched to reduce the total height.

The CAO advised that with the site's proximity to the lake, there may be issues such as groundwater considerations and engineering restrictions. Building underground would create considerations for the foundation to keep water out, and the water underground would need to be pumped out. Discussion ensued regarding the Harrison Lake Hotel where parking is completely underground.

The developer suggested stepping back the fifth and sixth floors to accommodate height concerns.

Discussion ensued regarding the fact that this project could establish what the future form and character is on Esplanade Avenue and could create a wall between Esplanade Avenue and the rest of the Village.

Moved by Judy Duffus
Seconded by Ron Logan

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Village of Harrison Hot Springs
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THAT the Advisory Planning Commission recommend that Council approve of this application subject to the following:

- A shade study
- A Crime Prevention Through Environmental Design (CPTED) Report
- An infrastructure impact analysis, exploring rainwater recycling
- The developer exploring putting the first floor underground to reduce the overall height
- A traffic impact analysis
- Careful consideration by Council of Design Guidelines Policy 1.39 in regard to this development.

**CARRIED
UNANIMOUSLY**
APC-2024-10-03

- (b) Report of Corporate Office dated October 2, 2024
Re: Terms of Reference and Reporting Procedure

Moved by Allan Garneau
Seconded by Judy Duffus

THAT the Corporate Officer's report dated October 2, 2024 regarding Terms of Reference and Reporting Procedure be received for information.

**CARRIED
UNANIMOUSLY**
APC-2024-10-04

6. ADJOURNMENT

Moved by Judy Duffus
Seconded by Ron Logan

THAT the meeting be adjourned at 8:13 p.m.

**CARRIED
UNANIMOUSLY**
APC-2024-10-05

Andy Strothotte
Chair

Amanda Graham
Corporate Officer

File No: 3900-02
Date: December 18, 2024

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Indemnification Amendment Bylaw No. 1215, 2024

RECOMMENDATIONS

THAT Indemnification Amendment Bylaw No. 1215, 2024 be introduced and given first reading; and

THAT Indemnification Amendment Bylaw No. 1215, 2024 be given second and third readings.

SUMMARY

To present a bylaw to amend the Village's Indemnification Bylaw No. 1190, 2023 for Council's consideration.

BACKGROUND

In 2023, Council adopted Indemnification Bylaw No. 1190, 2023 which provides for the indemnification of Council members and Village staff in the case of legal proceedings brought against a municipal official in the performance of their duties.

DISCUSSION

Staff recently reviewed the bylaw and noted that the term "willful misconduct" is defined in the interpretation section of the bylaw, but not mentioned elsewhere. It is common for indemnification bylaws to contain a clause which states that the municipal official named in the legal proceedings would not be indemnified if the claim is a result of their gross negligence, dishonesty or willful misconduct. As the term "willful misconduct" is defined in the bylaw, it is believed that the intent at the time was to include such a clause, however, it was inadvertently omitted.

Additionally, in 2000, Council adopted Indemnification Bylaw No. 760, 2000. This bylaw is outdated and contains references to repealed legislation and should have been repealed when Indemnification Bylaw No. 1190 was adopted. It should be noted that Bylaw No. 760 contains a clause which states that the Village will not indemnify officers if they have been grossly negligent or acted contrary to the terms and conditions of their employment or to an order by a supervisor.

Attached to this report for Council's consideration is Indemnification Amendment Bylaw No. 1215, 2024 which amends the current bylaw by adding a willful misconduct/gross negligence clause and repealing Indemnification Bylaw No. 760, 2000.

FINANCIAL CONSIDERATIONS

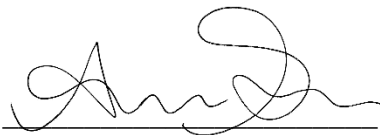
There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

There are no policy considerations associated with this report.

Respectfully submitted:

Reviewed by:



Amanda Graham
Corporate Officer



Tyson Koch
Chief Administrative Officer

- Attachments (3):
1. Indemnification Bylaw No. 1190, 2023
 2. Indemnification Amendment Bylaw No. 1215, 2024
 3. Indemnification Bylaw No. 760, 2000



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1190, 2023

A bylaw to provide for the indemnification of Council Members, Officers or Employees

WHEREAS the Council of the Village of Harrison Hot Springs has deemed it advisable to establish an Indemnification bylaw for a current or former council members, current or former municipal officers or employees.

AND WHEREAS under Section 740 (Indemnification against proceedings for Local Government Officials) of the *Local Government Act*, Council may provide for the indemnification of municipal officials.

NOW THEREFORE in open meeting assembled, the 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, Indemnification Bylaw. No 1190, 2023”.

2. INTERPRETATION

In this Bylaw:

“**Council**” means the Council of the Village of Harrison Hot Springs.

“**Indemnity**” means to pay the amounts required or incurred

- (a) to defend an action or prosecution brought against a person in connection with the exercise or intended exercise of the person's powers or the performance or intended performance of the person's duties or functions,
- (b) to satisfy a judgment, award or penalty imposed in an action or prosecution referred to in paragraph (a), or
- (c) in relation to an inquiry under the *Public Inquiry Act*, or to another proceeding, that involves the administration of the municipality or the conduct of municipal business;

As a limit on indemnification, a council must not pay a fine that is imposed as a result of a municipal official, being convicted of an offence that is not a strict or absolute liability.

Municipal official" means

- (a) a current or former member of Council,
- (b) a current or former employee or officer of the Village; or

- (d) a person who is or was a person referred to in Section 738 (1) of the *Local Government Act* (immunity for individual municipal local public officers), but only in relation to the exercise of powers in the performance of duties or functions for or on behalf of the village; but does not include an independent service provider, professional advisor or contractor engaged by the Village from time to time on a fee for service basis.

“**Village**” means the Village of Harrison Hot Springs.

“**willful misconduct**” in relation to a municipal official, includes, without limitation, willfully acting contrary to the terms of his or her employment or to a lawful direction or order of a supervisor.

3. INDEMNITY

The Village will indemnify its municipal officials against a prosecution or an action brought against a municipal official, including, for certainty, reasonable legal costs incurred in relation to the proceeding, provided that the person to be indemnified:

- (i) promptly, after being served with a document initiating an action or prosecution, delivers a copy of the same to the Village’s Corporate Officer;
- (ii) does not admit or assume liability, enter into a settlement, or enter a guilty plea except with the approval of Council;
- (iii) consents in writing to the Village having sole discretion to appoint and instruct legal counsel, conduct all necessary investigations, to negotiate and settle the action of prosecution; and
- (iv) assists in providing and securing information, evidence, and witnesses, and cooperates with the Village and appointed legal counsel in defence of the action or prosecution.

4. SEVERABILITY

If any provision of this Bylaw is held to be invalid, the invalid portion shall be severed from the bylaw and that invalidity shall not affect the remainder of the bylaw.

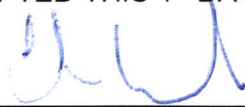
READINGS AND ADOPTION

READ A FIRST TIME THIS 17th DAY OF APRIL, 2023

READ A SECOND TIME THIS 17th DAY OF APRIL, 2023

READ A THIRD TIME THIS 17th DAY OF APRIL, 2023

ADOPTED THIS 1st DAY OF MAY, 2023



 Mayor
 Ed Wood



 Acting Corporate Officer
 Kelly Ridley



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1215, 2024

A bylaw to amend Indemnification Bylaw No. 1190, 2023

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Indemnification Bylaw No. 1190, 2023;

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

1. This Bylaw may be cited for all purposes as Village of Harrison Hot Springs “Indemnification Amendment Bylaw No. 1215, 2024”.
2. Indemnification Bylaw No. 1190, 2023 is hereby amended by inserting the following after section 3(iv):

The Council will not seek indemnity against any Municipal official where an action of the Municipal official results in a claim for damages against the municipality by a third party provided such claim is not the result of dishonesty, gross negligence or willful misconduct on the part of the Municipal official.

3. Indemnification Bylaw No. 1190, 2023 is hereby further amended by inserting a new section after Section 4. Severability as follows:

5. REPEAL

Village of Harrison Hot Springs Indemnification Bylaw No.760, 2000 is hereby repealed in its entirety.

READINGS AND ADOPTION

READ A FIRST TIME THIS ____ DAY OF _____, 2024

READ A SECOND THIS ____ DAY OF _____, 2024

READ A THIRD TIME THIS ____ DAY OF _____, 2024

ADOPTED THIS ____ DAY OF _____, 2024

Fred Talen
Mayor

Amanda Graham
Corporate Officer

**THE CORPORATION OF THE VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 760, 2000**

A Bylaw to provide for the Indemnification of Officers of the Village of Harrison Hot Spring

WHEREAS: the Council for the Village of Harrison Hot Springs deems it necessary and desirable to indemnify the Officers of the Village of Harrison Hot Springs;

AND WHEREAS: Section 287 of the *Municipal Act*, R.S.B.C. 1996, c. 323, as amended (*the "Act"*) allows the Council, by bylaw, to indemnify individual municipal public officers or former municipal public officers;

NOW THEREFORE : Council of the Village of Harrison Hot Springs in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Indemnification Bylaw No. 760, 2000."

2. **DEFINITIONS**

"Officer" means a municipal public officer as defined in Section 287.(1) of the *Municipal Act*

3. **INDEMNIFICATION OF OFFICERS**

3.1 The Village of Harrison Hot Springs shall indemnify all Officers and former Officers against any and all claims for damages at law or in equity, against the Officer or former Officer, arising out of the performance of his/her duties in the course of his/her employment with the Village, unless the Officer or former Officer has been grossly negligent or has acted contrary to the terms and conditions of his/her employment or to an order given to him/her by a person in authority over him/her. The Village shall also pay the Officer's or former Officer's legal, or other costs incurred in any court or other proceeding arising out of the action.

3.2 The Village will not seek indemnity from an Officer or former Officer of the Village, where the actions of those Officers or former Officers result in a claim for damages against the Village unless the Officer or former Officer has been grossly negligent or has acted contrary to the terms and conditions of his/her employment or to an order given to him/her by a person in authority over him/her.

4. INSURANCE

4.1 The Village of Harrison Hot Springs shall, in good faith, exercise its best efforts to maintain a contract of insurance against liability for errors and omissions of its Officers and former Officers.

5. REPEAL

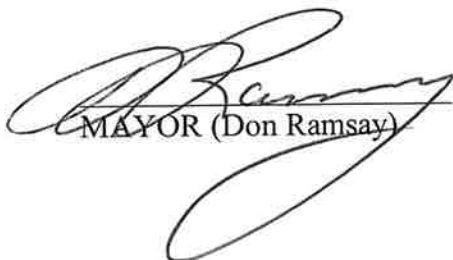
5.1 The Corporation of the Village of Harrison Hot Springs Officers and Employees Indemnification Authorization Bylaw No. 414 – 1983 and all amendments thereto are hereby repealed.

READ A FIRST TIME THIS 16th DAY OF MAY, 2000.

READ A SECOND TIME THIS 16th DAY OF MAY, 2000.

READ A THIRD TIME THIS 16th DAY OF MAY, 2000.

ADOPTED THIS 6th DAY OF JUNE, 2000.


MAYOR (Don Ramsay)


ADMINISTRATOR (Mark Brennan)