



NOTICE OF MEETING AND AGENDA REGULAR COUNCIL MEETING

Tuesday, February 18, 2025, 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 | |
| Meeting called to order by Mayor Talen | |
| Acknowledgement of Sts'ailes traditional territory. | |
| 2. INTRODUCTION OF LATE ITEMS | |
| 3. APPROVAL OF AGENDA | |
| 4. ADOPTION OF COUNCIL MINUTES | |
| (a) THAT the Special Council Meeting Minutes of January 29, 2025 be adopted. | Page 1 |
| (b) THAT the Regular Council Meeting Minutes of of February 3, 2025 be adopted. | Page 7 |
| 5. BUSINESS ARISING FROM THE MINUTES | |
| 6. CONSENT AGENDA | |
| i. Bylaws | |
| ii. Agreements | |
| iii. Committee/ Commission Minutes | (a) Resort Development Strategy Committee Meeting Minutes of March 12, 2019 Page 19 |
| iv. Correspondence | |
| 7. DELEGATIONS/PETITIONS | |
| (a) Sgt. Andy Lot & Insp. Darren Pankratz, Agassiz and Upper Fraser Valley Regional Detachments - RCMP Re: 2024 Annual Policing Report | Page 21 |
| (b) Maria Martins, Agassiz Harrison Historical Society Re: Overview of the Agassiz-Harrison Historical Society | Page 31 |
| 8. CORRESPONDENCE | |
| (a) Email dated January 14, 2025 from Rudolf Wagner Re: Echo Beach Resort | Page 37 |
| (b) Letter dated January 16, 2025 from Canadian Union of Postal Workers Re: Industrial Inquiry Commission Reviewing Canada Post | Page 39 |

| | |
|--|---------|
| (c) Letter dated January 28, 2025 from Allan Garneau Re: Resignation From Advisory Planning Commission | Page 47 |
| (d) Email dated January 30, 2025 from Phil Perras Re: Reform Emergency Dispatch & Policing in BC | Page 49 |
| (e) Letter dated February 2, 2025 from Phil Perras Re: Emergency Service Reform and Local Government Reclamation | Page 55 |
| (f) Email dated January 31, 2025 from Muddy Waters Re: Dike Raising Project | Page 63 |
| (g) Email dated February 8, 2025 from Julie Chamberlain Re: Gas Fire pits | Page 67 |
| (h) Email from Fraser Valley Invasive Species Society Re: Harrison Lake Invasive Mussel Monitoring – Letter of Support Request | Page 69 |
| (i) Letter dated February 8, 2025 from Ken Gisborne Re: Request for Smoking Debris Safe Disposal Bylaw | Page 75 |
| 9. BUSINESS ARISING FROM CORRESPONDENCE | |
| 10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS | |
| (a) Report of Corporate Officer dated February 18, 2025 Re: Communities In Bloom Committee Report Recommendation: THAT Council approve the following recommendation from the Communities in Bloom Committee: THAT the Communities in Bloom Committee register for the Communities in Bloom program this year under the modified evaluation “Grow” category with a focus on enhancement. | Page 79 |
| (b) Report of Corporate Officer dated February 18, 2025 Re: Resort Development Strategy Committee Report Recommendation: THAT Council approve the following recommendation from the Resort Development Strategy Committee: THAT Council approve the appointment of a member of the Harrison-Agassiz Chamber of Commerce to the Committee and that the Resort Development Strategy Committee’s Terms of Reference be amended accordingly. | Page 81 |

| | |
|--|-----------------|
| 11. REPORTS FROM MAYOR | |
| 12. REPORTS FROM STAFF | |
| (a) Report of Planning Consultant dated February 18, 2025 Re: Interim Housing Report | Page 83 |
| Recommendation: | |
| THAT Council accept the attached Housing Needs Report for submission to the Ministry of Housing. | |
| (b) Report of Community Services Manager dated February 18, 2025 Re: Emergency Preparedness Resource Guide | Page 123 |
| Recommendation: | |
| THAT the Community Services Manager's report dated February 18, 2025 regarding Emergency Preparedness Updates be received for information. | |
| 13. BYLAWS | |
| (a) Report of dated February 18, 2025 Re: Advisory Planning Commission Bylaw No. 1219, 2025 | Page 127 |
| Recommendations: | |
| THAT Advisory Planning Commission Bylaw No. 1219, 2025 be given first reading; and | |
| THAT Advisory Planning Commission Bylaw No. 1219, 2025 be given second and third readings. | |
| (b) Development Approval Information Bylaw No. 1210, 2024 | Page 133 |
| Recommendation: | |
| THAT Development Approval Information Bylaw No. 1210, 2024 be adopted. | |
| (c) Report of Chief Financial Officer dated February 18, 2025 Re: 2025-2029 Financial Plan Bylaw No. 1220, 2025 | Page 143 |
| Recommendation: | |
| THAT 2025-2029 Financial Plan Bylaw No. 1220, 2025 be introduced and given first reading; and | |
| THAT 2025-2029 Financial Plan Bylaw No. 1220, 2025 be given second reading; and | |

THAT the 2025-2029 Financial Plan be presented for public consultation at an Open House to be held on March 3, 2025 at Memorial Hall.

14. NEW BUSINESS

- (a) New Business from Mayor Talen
Re: Resident Parking Passes

Recommendation:

THAT staff be directed to research options and present a recommendation to Council for Village residents to purchase a season's parking pass for pay parking.

- (b) New Business from Mayor Talen
Re: Geese Population Management

Recommendation:

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

- (c) New Business from Councillor Schweinbenz
Re: Canada First Policy

Recommendations:

WHEREAS Canada and the USA have enjoyed a decades-long liberal trade relationship that has increased the wealth and prosperity of workers and families in both Canada and the USA; and

WHEREAS Canada and the USA have shared a long term mutually beneficial economic and security relationship with thousands of Canadian soldiers sacrificing their lives alongside Americans in multiple conflicts; and

WHEREAS free trade generally leverages strengths, resources, and labour conditions of each trading partner to provide for economic resiliency and technological exchange to benefit all trading partners; and

WHEREAS Canada is currently under threat of wide-ranging tariffs on the exports of Canadian-made products and services which will harm the economic foundations of our Canadian companies, workers and families; and

WHEREAS the Village of Harrison Hot Springs purchases goods, services and supplies which are sourced from the USA, thus competing with Canadian-produced goods and services; and

WHEREAS Harrison Hot Springs welcomes visitors from around the world including the USA, and has no quarrel with our trading partners, therefore be it resolved

THAT Council direct staff to prepare a Village procurement policy that maintains a "Canada First" priority as its foundation, ready for adoption should Canada be subject to US trade targeting; and

THAT the policy only be in effect on an "in so far as" and "for so long" application, with procurement policies normalizing once trade liberalization is re-established between Canada and the USA.

(d) New Business from Councillor Facio
Re: Starlight Skating Rink

Recommendation:

THAT the Starlight Skating Rink remain in its present location at the boat-launch parking lot permanently year-round.

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

16. ADJOURNMENT



Amanda Graham
Corporate Officer

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

DATE: Thursday, January 29, 2025
TIME: 11:00 a.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Fred Talen
Councillor Leo Facio
Councillor Allan Jackson (until 3:45 p.m.)
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

ABSENT:

1. CALL TO ORDER

Mayor Talen called the meeting to order at 11:01 a.m.
Mayor Talen acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

Councillor Facio asked to bring Council Renumeration Policy 1.16 forward as a late item.

Upon further discussion, it was determined that this item can be incorporated into the discussion of agenda item 4(a).

3. APPROVAL OF AGENDA

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
SC-2025-01-09

4. COMMITTEE OF THE WHOLE MEETING – ITEMS FOR DISCUSSION

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT Council resolve itself into a Committee of the Whole.

**CARRIED
UNANIMOUSLY**
SC-2025-01-10

*Village of Harrison Hot Springs
Minutes of the Special Council Meeting
January 29, 2025*

(a) Presentation of the 2025-2029 Draft Financial Plan

The Chief Financial Officer provided a PowerPoint presentation on the Draft 2025-2029 Financial Plan and highlighted points on general revenue, general expenses, grants, general capital projects, reserves, development cost charges and estimated tax revenues for 2025.

Discussion ensued on the following:

- Village costs for joint capital projects
- Providing municipal water to all residents
- The portion of collected taxes that the Village has control over
- Paid Parking program contributions to the budget
- Fire Department budget and expenses and the new Structure Protection Unit trailer
- Details on larger budgeted expenditures such as a new blower for the Waste Water Treatment Plant
- Forecasting of year over year increases
- The Village's tax increase percentage compared to other municipalities
- Expected increases in tax requisitions from the FVRD and the Province
- Fire Hydrants along McCombs Drive and in front of the Fire Hall
- Council remuneration
- Explanation of the tax rate multiplier

Moved by Mayor Talen

THAT the meeting be recessed for lunch and reconvened at 1:00 p.m.

**CARRIED
UNANIMOUSLY**
COW-2025-01-01

RECESS AT 12:29 PM

RECONVENED AT 1:00 PM

Councillor Facio spoke about Remuneration Policy 1.16.

Discussions continued regarding Council Remuneration Policy 1.16.

Moved by Councillor Facio

THAT staff be directed to draft revisions to Council Remuneration Policy 1.16 and include increases to remuneration, meal and conference allowances, and include a comparison for remuneration for similar sized municipalities

**CARRIED
UNANIMOUSLY**
COW-2025-01-02

Village of Harrison Hot Springs
Minutes of the Special Council Meeting
January 29, 2025

Moved by Councillor Facio

THAT the tax multiplier rate for 2025 be kept the same as in 2024, reflecting a higher rate for business and recreational classes of property.

CARRIED
OPPOSED BY COUNCILLOR SCHWEINBENZ
COW-2025-01-03

Discussions continued around reserves, development cost charges and surplus.

Agenda Items for Discussion 4(b) and 4(c) were switched due to presenter availability.

- (b) Village Lands Master Plan Presentation by Edward Porter, Principal/Senior Urban Designer, Modus

Mr. Porter presented the draft Village Lands Master Plan.

Discussions ensued on the following:

- BC Builds' involvement
- Repurposing current Office Building (McPherson House)
- Utilization of the land including arts and culture, campus style renderings
- History of the lots
- Assisted living/seniors' housing
- Current office working conditions
- Subdividing and selling lots to fund projects
- The importance of public engagement around this project
- Environmental design

Moved by Councillor Facio

THAT an open house be held showcasing the Village Lands Master Plan and providing an opportunity for public feedback.

CARRIED
UNANIMOUSLY
COW-2025-01-04

RECESS AT 2:26 PM

RECONVENE AT 2:45 PM

- (c) Dike Project Update Presentation by Daniel Maldoff, Hydrotechnical Engineer, NHC & Jeff Cutler, Principal, Space2Place

Mr. Maldoff and Mr. Cutler presented on the Dike Upgrade Project.

Village of Harrison Hot Springs
Minutes of the Special Council Meeting
January 29, 2025

Discussions ensued on the following:

- Public engagement
- Whether the dike upgrade is required
- Putting resources towards joint efforts for flood mitigation on the Fraser River in the District of Kent instead
- Consultation with Sts'ailes and Harrison Hot Springs Resort & Spa about the project
- Impact to views of the lake along the waterfront
- Natural ways to guide overflow water
- Insurance costs and the ability to obtain flood insurance
- The data from the 1894 flood vs. the flood of 1948
- How 100 and 500 year flood event projections are calculated
- Permanent vs. non-permanent structure for diking
- Exploring phased development starting with the Waste Water Treatment Plant and Rendall Park
- Restrictions and timing of grant funding

Councillor Jackson left the meeting at 3:45 p.m.

Moved by Mayor Talen

THAT staff be directed to seek public input on the dike upgrade project with respect to view corridors and view lines; and

THAT staff return to Council with recommendations on phasing with priorities being the Waste Water Treatment Plant access road and Rendall Park.

**CARRIED
UNANIMOUSLY**
COW-2025-01-05

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz Schweinbenz

THAT the Committee of the Whole rise and report to Council; and

THAT Council adopt the report of the Committee of the Whole

**CARRIED
UNANIMOUSLY**
SC-2025-01-11

5. QUESTIONS FROM THE PUBLIC

Questions from the public were entertained.

Village of Harrison Hot Springs
Minutes of the Special Council Meeting
January 29, 2025

6. **ADJOURNMENT**

Moved by Councillor Facio

Seconded by Councillor Schweinbenz

THAT the meeting be adjourned at 4:08 pm.

**CARRIED
UNANIMOUSLY**
SC-2025-01-12

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

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

DATE: Monday, February 3, 2025
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
Communications & Community Engagement
Coordinator, Kalie Wiechmann
Planning Consultant, Ken Cossey
Bylaw Enforcement Officer, Jessica Ferguson

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.

Mayor Talen introduced Kalie Wiechmann as the Village's new Communications and Community Engagement Coordinator.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2025-02-01

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 3, 2025

4. **ADOPTION OF COUNCIL MINUTES**

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT the Regular Council Meeting Minutes of January 13, 2025 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2025-02-02

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT the Special Council Meeting Minutes of January 14, 2025 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2025-02-03

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT the Special Council Meeting Minutes of January 16, 2025 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2025-02-04

5. **BUSINESS ARISING FROM THE MINUTES**

None.

6. **CONSENT AGENDA**

- iii. (a) Advisory Planning Commission Minutes of October 2, 2024

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT the consent agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2025-02-05

7. DELEGATIONS/PETITIONS

- (a) Mike Veenbaas, Director of Financial Services & Skylar Gormley, Manager of Recreation/Culture and Projects – District of Kent
Re: Lets'emot Pool

Mr. Veenbaas and Mr. Gormley provided a PowerPoint presentation on recreation usership, the Lets'emot indoor pool facility current status, capital and operating budgets, two tier fee systems and regional partnership options.

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT staff be directed to report to Council with a recommendation regarding the Lets'emot Pool.

Amendment Moved by Councillor Vidal
Seconded by Councillor Facio

THAT the matter be referred to a Special Council Meeting.

CARRIED
UNANIMOUSLY
RC-2025-02-06

Council voted on the main motion as amended.

CARRIED
UNANIMOUSLY
RC-2025-02-07

8. CORRESPONDENCE

- (a) Letter dated January 8, 2025 from Agassiz-Harrison Historical Society
Re: Funding Increase Request
- (b) Letter dated January 10, 2025 from Girl Guides of Canada
Re: World Thinking Day
- (c) Letter dated January 14, 2025 from Lower Mainland Local Governments Association
Re: Call for Nominations
- (d) Letter dated January 21, 2025 from BC Timber Sales
Re: Operating Plan #643-9

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT all correspondence be received.

**CARRIED
UNANIMOUSLY**
RC-2025-02-08

9. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the request from the Agassiz Harrison Historical Society for an additional \$2,000 in annual funding for operating expenses be approved.

**CARRIED
UNANIMOUSLY**
RC-2025-02-09

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT on February 22, 2025, the lights at the plaza and on the digital bulletin boards be turned blue.

**CARRIED
UNANIMOUSLY**
RC-2025-02-10

Moved by Mayor Talen
Seconded by Councillor Schweinbenz

THAT staff be directed to thank BC Timber Sales for their correspondence and send them the following additional questions:

Please identify where all forestry logging operations are being contemplated in the area that is 60km from the Village of Harrison Hot Springs.

Please identify the number of logging trucks on a weekly basis related to forestry vehicles that would be using Highway 9/Hot Springs Road associated with these contemplated forestry logging operations.

Please clarify who approves or rejects logging operations based on visual impact inventory polygons in the area 60km from the Village of Harrison Hot Springs and confirm what the role of the Village of Harrison Hot Springs is in that process.

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 3, 2025*

What actions will be taken to mitigate or ensure that the Village's only evacuation route to the south will not be impacted by wildfire conditions potentially being made worse?; and

THAT the matter be referred to the next Lets'emot C2C meeting.

**CARRIED
UNANIMOUSLY**
RC-2025-02-11

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

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a Committee of the Whole meeting on January 23, 2025
- Fraser Valley Regional Library Board (Alternate Municipal Director)
 - No Report

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee
 - No Report
- Agassiz-Harrison Healthy Communities
 - No Report
- Kent Harrison Joint Emergency Program Committee
 - Attended a meeting on January 21, 2025
- Attended the Council orientation and strategic planning sessions on January 14-16, 2025
- Attended the Council to Council meeting with Sts'ailes on January 28, 2025
- Attended the Special Council meeting on January 29, 2025

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director)
 - No Report
- Tourism Harrison
 - No Report
- Attended the Communities in Bloom Committee Meeting on January 30, 2025

Councillor Schweinbenz

- Agassiz-Harrison Historical Society
 - No Report
- Community Futures North Fraser Board of Directors
 - No Report

11. MAYOR'S REPORT

- Reported on Council orientation and strategic planning sessions on January 14-16, 2025

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 3, 2025

- Attended the Kent Harrison Joint Emergency Program Committee meeting on January 21, 2025
- Attended the Council to Council meeting with Sts'ailes on January 28, 2025

12. REPORTS FROM STAFF

- (a) Report of Bylaw Enforcement Officer dated February 3, 2025
Re: Bylaw Enforcement Annual Report

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the Bylaw Enforcement Officer's 2024 Annual Report dated February 3, 2025 be received for information.

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the recommendations in the Bylaw Enforcement Officer's report dated February 3, 2025 be referred to a future Committee of the Whole Meeting.

**CARRIED
UNANIMOUSLY**
RC-2025-02-12

Council voted on the motion to receive the Bylaw Enforcement Officer's report.

**CARRIED
UNANIMOUSLY**
RC-2025-02-13

- (b) Report of Chief Administrative Officer dated February 3, 2025
Re: 2025-2026 Strategic Plan

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT Council adopt the 2025-2026 Strategic Plan.

**CARRIED
UNANIMOUSLY**
RC-2025-02-14

- (c) Report of Director of Operations dated February 3, 2025
Re: Miami River Bridge Contract Awards

Moved by Councillor Jackson
Seconded by Councillor Vidal

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 3, 2025

THAT the Director of Operations' report dated February 3, 2025 regarding the Miami River Bridge contract awards be received for information.

**CARRIED
UNANIMOUSLY**
RC-2025-02-15

- (d) Report of Director of Operations dated February 3, 2025
Re: SCADA System

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Council authorize staff to work with MPE Engineering to complete the second phase of the SCADA system installation at a cost of up to \$80,000.

**CARRIED
UNANIMOUSLY**
RC-2025-02-16

- (e) Report of Community Services Manager dated February 3, 2025
Re: Environmental Open House

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the planning of an Environmental Open House be referred to the Environmental Advisory Committee.

**CARRIED
UNANIMOUSLY**
RC-2025-02-17

- (f) Report of Corporate Officer dated February 3, 2025
Re: Age-Friendly Committee Membership

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT staff be directed to advertise for Age-Friendly Committee and Advisory Planning Commission member applications.

**CARRIED
UNANIMOUSLY**
RC-2025-02-18

13. **BYLAWS**

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 3, 2025

- (a) Report of Planning Consultant dated February 3, 2025
Re: Development Approval Information Bylaw No. 1210, 2024

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Development Approval Information Bylaw No. 1210, 2024 be given third reading.

CARRIED
UNANIMOUSLY
RC-2025-02-19

- (b) Report of Corporate Officer dated February 3, 2025
Re: Council Procedure Bylaw No. 1216, 2025

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT discussion of Council Procedure Bylaw No. 1216, 2025 be referred to a Special Council Meeting.

CARRIED
UNANIMOUSLY
RC-2025-02-20

- (c) Indemnification Amendment Bylaw No. 1215, 2024

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT Indemnification Amendment Bylaw No. 1215, 2024 be adopted.

CARRIED
UNANIMOUSLY
RC-2025-02-21

- (d) Noise Bylaw No. 1218, 2025

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT Noise Bylaw No.1218, 2025 be adopted.

CARRIED
UNANIMOUSLY
RC-2025-02-22

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 3, 2025

- (e) Littering, Dumping and Snow Repeal Bylaw No. 1217, 2025

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Littering, Dumping and Snow Repeal Bylaw No. 1217, 2025 be adopted.

CARRIED
UNANIMOUSLY
RC-2025-02-23

14. NEW BUSINESS

- (a) New Business from Mayor Talen
Re: Harrison Festival Society Liaison

Moved by Councillor Facio
Seconded by Councillor Vidal

WHEREAS the Harrison Festival Society has produced the Annual Harrison Festival of the Arts since the 1970s; and

WHEREAS the Harrison Festival Society also produces the Annual Performing Arts; and

WHEREAS the summer Festival of the Arts and the performances in Memorial Hall throughout the year contribute to Harrison Hot Springs vibrant cultural character for both residents and visitors; and

WHEREAS Mayor Talen was nominated to be a member of the Harrison Festival Society at a recent Annual General Meeting, therefore be it resolved

THAT The Village of Harrison Hot Springs Council acknowledges that Mayor Talen is Board Member of the Harrison Festival Society; and

Mayor Talen in his capacity as a Council member and Festival Society Board member may act as a liaison the Village of Harrison Hot Springs and the Festival Society; and

For greater certainty, the Mayor acting as a liaison is in addition to, and does not replace, existing administrative relationships between the Village of Harrison Hot Springs and the Festival Society.

CARRIED
UNANIMOUSLY
RC-2025-02-24

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 3, 2025

- (b) New Business from Mayor Talen
Re: Rainbow Crosswalk

Moved by Mayor Talen
Seconded by Councillor Jackson

WHEREAS the Village is committed to establishing and maintaining an inclusive, equitable and welcoming environment for everyone; and

WHEREAS a crosswalk painted in rainbow colours is one method of recognizing and supporting the 2SLGBTQI+ community, therefore be it resolved

THAT staff be directed to research a suitable location and cost to install a rainbow crosswalk in the Village and report back to Council.

Amendment Moved by Councillor Vidal
Seconded by Councillor Facio

THAT staff be directed to also research other possible options to recognize and support the 2SLGBTQI+ community.

**CARRIED
UNANIMOUSLY**
RC-2025-02-25

Council voted on the original motion as amended.

**CARRIED
UNANIMOUSLY**
RC-2025-02-26

- (c) New Business from Mayor Talen
Re: Surplus Policy

Moved by Councillor Facio
Seconded by Councillor Jackson

WHEREAS Disposal of Surplus Items and Equipment Policy 1.11 was amended in January of 2024 to require the Mayor to conduct a public auction; and

WHEREAS a public auction may prevent people from bidding if they cannot attend in person, therefore be it resolved

THAT staff be directed to draft changes to Policy 1.11 removing the public auction requirement and incorporating provisions for a sealed bidding process.

**CARRIED
UNANIMOUSLY**
RC-2025-02-27

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
February 3, 2025

- (d) New Business from Councillor Vidal
Re: LMLGA Resolution – Alertable Emergency Room Closure

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT Council endorse the following resolution to be forwarded to the Lower Mainland Local Government Association for consideration at the annual conference:

WHEREAS access to emergency medical services is critical for all British Columbians and hospital emergency department closures severely disrupt critical healthcare access, potentially endangering communities and lives by delaying urgent medical treatment;

AND WHEREAS reliable communication and immediate notification during hospital emergency department closures is essential to ensure the public is informed of alternate healthcare facilities, preventing unnecessary delays;

AND WHEREAS a reliable and immediate notification system to alert the public to emergency department closures and alternate care locations is not in place;

THEREFORE, BE IT RESOLVED that UBCM request that the Provincial Government establish a standardized emergency notification system, utilizing platforms such as text alerts, mobile alert applications and local media to inform the public of temporary emergency department closures and directing residents to the nearest available healthcare facilities.

**CARRIED
UNANIMOUSLY**
RC-2025-02-28

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 9:13 p.m.

**CARRIED
UNANIMOUSLY**
RC-2025-02-29

Fred Talen
Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
RESORT DEVELOPMENT STRATEGY
COMMITTEE MEETING**

DATE: March 12, 2019
TIME: 3:00 p.m.
PLACE: Council Chamber
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Councillor Samantha Piper, Chair
Tourism Harrison Executive Director, Robert Reyerse
Community Services Coordinator, Rhonda Schell

ABSENT: Tourism Harrison Board of Director's Chair, Tara Ryder

Recording Secretary: Nicole Sather

Ch.
1. CALL TO ORDER

The Chair called the meeting to order at 3:03 p.m.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Robert Reyerse
Seconded by Rhonda Schell

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RDS-2019-03-01

4. ADOPTION OF MINUTES

Moved by Robert Reyerse
Seconded by Rhonda Schell

THAT the Minutes of January 19, 2019 Resort Development Strategy Committee Meeting be adopted.

**CARRIED
UNANIMOUSLY**
RDS-2019-03-02

5. ITEMS FOR DISCUSSION

(a) Draft Resort Development Strategy Review

Draft Resort Development Strategy reviewed and feedback was provided by committee members prior to submitting to Ministry of Tourism, Arts and Culture, Resort Municipality Initiative.

Village of Harrison Hot Springs
Minutes of the Resort Development Strategy Committee Meeting
March 12, 2019

7. **ADJOURNMENT**

Moved by Robert Reyerse
Seconded by Rhonda Schell

THAT the meeting be adjourned at 3:26 p.m.

CARRIED
UNANIMOUSLY
RDS-2019-03-03



Mayor Fred Talen for:
Councillor Samantha Piper
Chair



Amanda Graham for:
Debra Key
Corporate Officer



2024 Village of Harrison Hot Springs Police Report

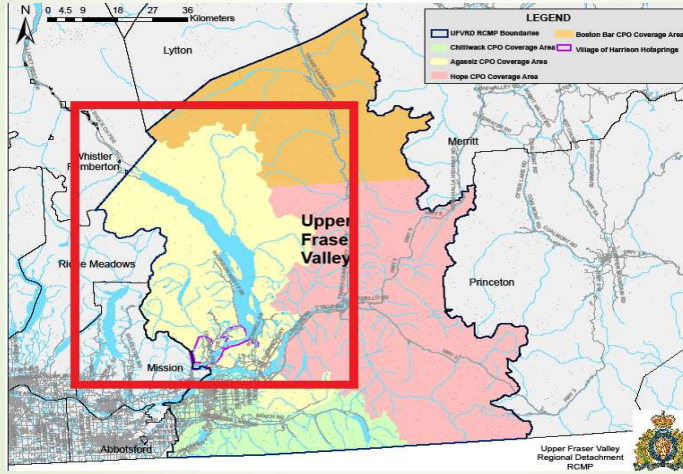
1

Agassiz RCMP Detachment

- 13 total members, 6 Municipal, 7 Provincial
 - 4 new member transitioned in during 2024 (3 Cadets from Depot)
 - 1 new members transitioned in 2025
 - 4 members transitioned out in 2024
- Provincial Members: Cpl. Chad Raymond, Cpl. Carl WELLWOOD, , Cst. Scott MALONEY, Cst. Sara ROBINSON, Cst. Josh Lauder, Cst. Kyle Pfeifer, and Cst. Trent DIXON.

2

Policing Area



3

| Administrative | Harrison | | | | | | | |
|---|----------|------|------|------|------|----------------|------|--------------------|
| | 2019 | 2020 | 2021 | 2022 | 2023 | 5 Year Average | 2024 | 2023/2024 % Change |
| FILE COUNT | | | | | | | | |
| General Occurrences (GO's) | 554 | 532 | 559 | 453 | 455 | 511 | 514 | 13% |
| Mental Health Related Calls | 20 | 43 | 35 | 20 | 24 | 28 | 27 | -8% |
| Crime Type | Harrison | | | | | | | |
| | 2019 | 2020 | 2021 | 2022 | 2023 | 5 Year Average | 2024 | 2023/2024 % Change |
| CRIMES AGAINST PERSONS TOTAL AND SELECT OFFENCE OVERVIEW | | | | | | | | |
| ALL CRIMES AGAINST PERSONS | 24 | 33 | 30 | 28 | 34 | 30 | 38 | 12% |
| Assault | 16 | 16 | 21 | 15 | 19 | 17 | 13 | -32% |
| Harassment | 0 | 3 | 1 | 5 | 5 | 3 | 3 | -40% |
| Robbery | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Sex Offences | 0 | 2 | 1 | 2 | 2 | 1 | 5 | 150% |
| Utter Threats | 5 | 8 | 4 | 6 | 8 | 6 | 10 | 25% |
| Domestic Violence: | 16 | 20 | 28 | 20 | 30 | 23 | 31 | 3% |
| Crime Type | Harrison | | | | | | | |
| | 2019 | 2020 | 2021 | 2022 | 2023 | 5 Year Average | 2024 | 2023/2024 % Change |
| PROPERTY CRIME TOTAL AND SELECT OFFENCE OVERVIEW | | | | | | | | |
| ALL PROPERTY CRIME | 106 | 69 | 78 | 65 | 63 | 76 | 44 | -30% |
| Auto Theft | 18 | 10 | 8 | 4 | 2 | 8 | 1 | -50% |
| Bike Theft | 4 | 3 | 3 | 0 | 0 | 2 | 1 | nc |
| Break & Enter - Business | 6 | 3 | 2 | 1 | 0 | 2 | 1 | nc |
| Break & Enter - Other | 6 | 1 | 2 | 0 | 1 | 2 | 1 | 0% |
| Break & Enter - Residence | 2 | 4 | 3 | 4 | 4 | 3 | 2 | -50% |
| Mischief to Property | 24 | 15 | 24 | 23 | 16 | 20 | 8 | -50% |
| Theft from Vehicle | 19 | 9 | 17 | 17 | 7 | 14 | 12 | 71% |
| Crime Type | Harrison | | | | | | | |
| | 2019 | 2020 | 2021 | 2022 | 2023 | 5 Year Average | 2024 | 2023/2024 % Change |
| CONTROLLED DRUGS AND SUBSTANCES (CDSA) TOTAL AND SELECT OFFENCE OVERVIEW | | | | | | | | |
| ALL CDSA | 1 | 2 | 2 | 0 | 0 | 1 | 0 | 0% |
| Possession | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0% |
| Production | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Trafficking | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0% |
| Cannabis | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Crime Type | Harrison | | | | | | | |
| | 2019 | 2020 | 2021 | 2022 | 2023 | 5 Year Average | 2024 | 2023/2024 % Change |
| IMPAIRED | | | | | | | | |
| IRP - Fail | 1 | 1 | 0 | 1 | 3 | 1 | 2 | -33% |
| IRP - Refusal | 0 | 0 | 0 | 0 | 0 | 0 | 1 | nc |
| 215 - 24hr | 0 | 0 | 0 | 2 | 1 | 1 | 0 | nc |
| IRP - Warn | 2 | 2 | 3 | 0 | 0 | 1 | 3 | nc |
| Total Impaired | 3 | 3 | 3 | 3 | 4 | 3 | 6 | 50% |

4

CALLS FOR SERVICE

- ▀ 2023 Village of Harrison Hot Springs
 - ▀ Total Calls for Service: 455 (4061 Agassiz total area) 11% of overall call volume
 - ▀ Property Crime Files: 60 (13% of HHS files)

- ▀ 2024 Village of Harrison Hot Springs
 - ▀ Total Calls for Service: 514 (4188 Agassiz total area) 12% of overall call volume
 - ▀ Increase in overall call volume by 59 calls
 - ▀ Property Crime Files: 44 (8.5% of HHS files), -30% in Property Crime statistics since 2023, largest decrease since 2012.
 - ▀ Below the 5 year average of **76 files** (2019-2024)

5

Village of Harrison Crime Snapshot

| <u>Offence</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>Change</u> |
|----------------|-------------|-------------|-------------|-------------|---------------|
| B&E Business | 2 | 1 | 0 | 1 | +1 |
| B&E Other | 2 | 0 | 1 | 1 | NC |
| B&E Residence | 3 | 4 | 4 | 2 | -2 |
| Theft From MV | 17 | 17 | 7 | 12 | +5 |
| Auto Theft | 8 | 4 | 2 | 1 | -1 |
| Bike Theft | 3 | 0 | 0 | 1 | +1 |
| Mischief | 24 | 23 | 16 | 8 | -8 |

6



Village of Harrison Hot Spots

- Downtown Core
 - Businesses
 - Parked vehicles
 - Residential (Underground Parking Lots)
- Resort Area
 - Tourists
 - Parked Vehicles

7



Crime Trends

- Number of calls for service slightly increased for Harrison area
- Property Crime numbers decreased from previous year
- Still seeing spikes in activity– not uncommon
- Disturbance call resulting in assault investigations increased
- Variety of offenders charged – uptick in transient offenders (Hope – Mission Corridor)

8

Violent Crime

| Administrative | Harrison | | | | | | | |
|---|-----------|-----------|-----------|-----------|-----------|----------------|-----------|--------------------|
| | 2019 | 2020 | 2021 | 2022 | 2023 | 5 Year Average | 2024 | 2023/2024 % Change |
| FILE COUNT | | | | | | | | |
| General Occurrences (GO's) | 554 | 532 | 559 | 453 | 455 | 511 | 514 | 13% |
| Mental Health Related Calls | 20 | 43 | 35 | 20 | 24 | 28 | 22 | -8% |
| Crime Type | Harrison | | | | | | | |
| | 2019 | 2020 | 2021 | 2022 | 2023 | 5 Year Average | 2024 | 2023/2024 % Change |
| CRIMES AGAINST PERSONS TOTAL AND SELECT OFFENCE OVERVIEW | | | | | | | | |
| ALL CRIMES AGAINST PERSONS | 24 | 33 | 30 | 28 | 34 | 30 | 38 | 12% |
| Assault | 16 | 16 | 21 | 15 | 19 | 17 | 13 | -32% |
| Harassment | 0 | 3 | 1 | 5 | 5 | 3 | 3 | -40% |
| Robbery | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Sex Offences | 0 | 2 | 1 | 2 | 2 | 1 | 5 | 150% |
| Utter Threats | 5 | 8 | 4 | 6 | 8 | 6 | 10 | 25% |
| Domestic Violence: | 16 | 20 | 28 | 20 | 30 | 23 | 31 | 3% |

9

Traffic Initiatives

- Speed Watch / Block Watch
- Constable Scarecrow – Harrison Hot Springs Elementary
- Pro Laser Radar System
- Targeted Enforcement

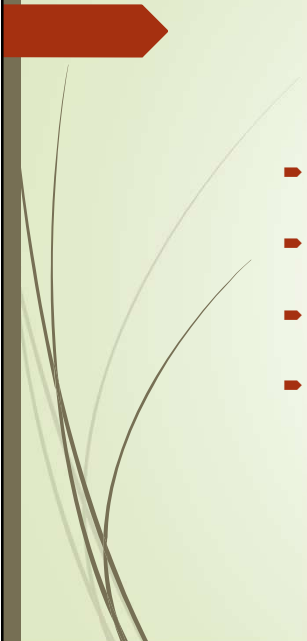
10



New Policing Realities

- More time spent on Administrative tasks
 - More reporting on investigations
 - Increased Court Disclosure requirements
 - Analysis documentation for firearms, drugs, electronics
- More time spent responding to medical emergencies such as overdoses
- More time dedicated to Mental Health related matters
- Assistance to BC Wildfires

11



Mental Health Response

- Agassiz RCMP responded to 24 mental health related calls for service in 2023 and 22 calls for service in 2024 in area
- Calls for service include Check Well-Beings, Persons at risk to themselves or others, drug induced psychosis and other mental health crises.
- 14 out of 22 calls required members to apprehend individual under Sec 28 Mental Health Act
- Resulted in over 60+ hours spent transporting/waiting at hospital for individual to be seen by doctor and outside jurisdiction.


12



What Are We Doing?

- Increased patrols and presence
 - Foot Patrols / Visibility
 - Block Watch
- Educating Community – Crime Prevention
- Ensuring current resource levels are maintained
- Working with partners – By-Law, KHSAR
- Working with Indigenous communities on proactive initiatives
- Area focused Seasonal Policing
- Traffic Enforcement – Harrison Hot Spring Elementary
- Total of 124 Violation Tickets served (Most since 2013)

13



2024 Seasonal Policing Initiative

- Seasonal Policing provided to Harrison Hot Springs from middle of May through to Labour day weekend in September
- Supplemented by full-time Detachment Seasonal Policing member working Thursday to Sunday.
- Provided increased police presence and visibility at peak times throughout summer months
- Very successful initiative as the result of partnership between RCMP, Village of Harrison Mayor & Council and By-Law Enforcement team.

14

RCMP In The Community

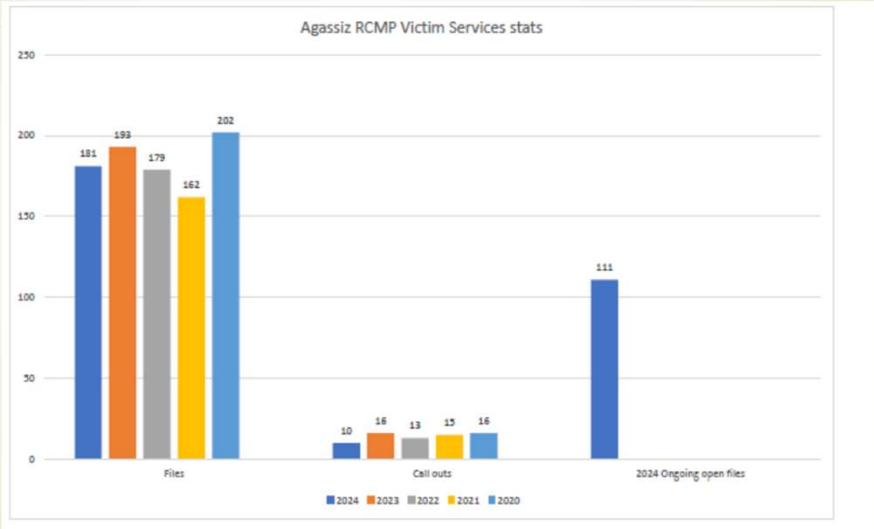
- Canada Day
- Seasonal Policing
- Halloween Patrols



15

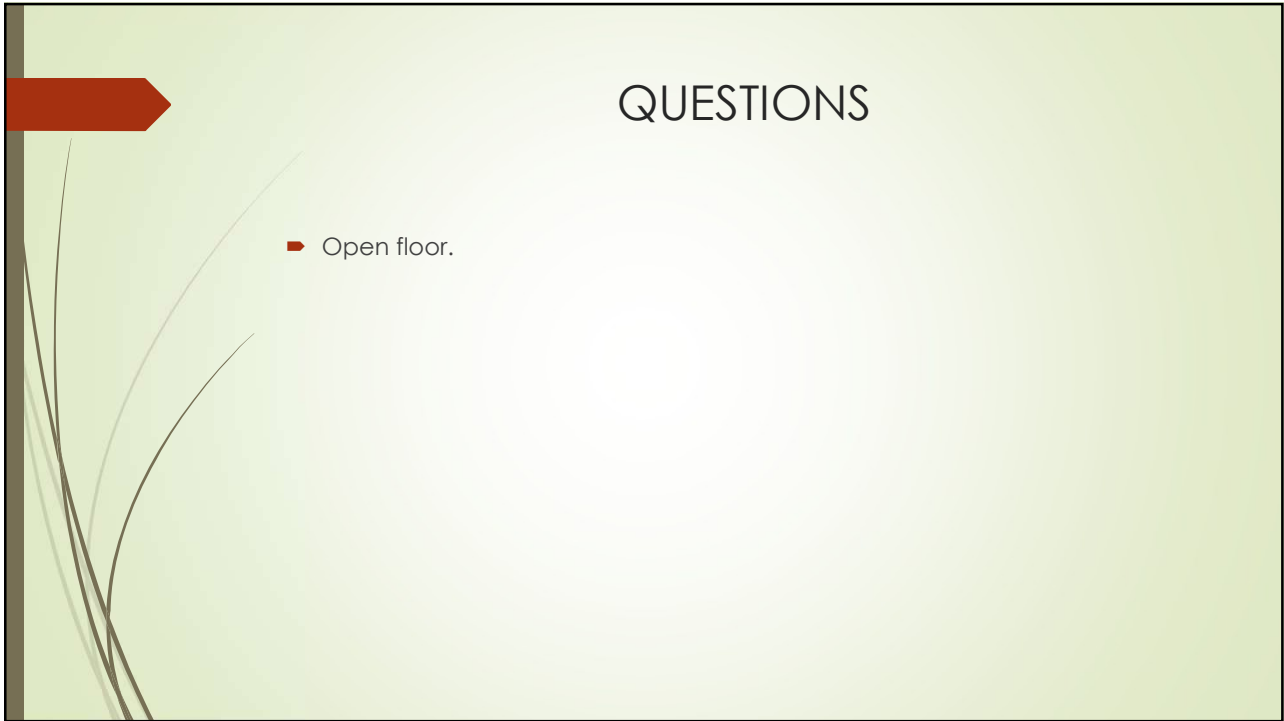
RCMP VICTIM SERVICES

Agassiz RCMP Victim Services stats



| Category | 2024 | 2023 | 2022 | 2021 | 2020 |
|-------------------------|------|------|------|------|------|
| Files | 181 | 193 | 179 | 162 | 202 |
| Call outs | 10 | 16 | 13 | 15 | 16 |
| 2024 Ongoing open files | 111 | | | | |

16



QUESTIONS

■ Open floor.

Agassiz-Harrison Museum & Visitor Centre



1



What we do

Our Mission is to...

Inspire **conversation and dialogue**,
expand understanding and knowledge,
and contribute to a better society by
creating an inclusive and **welcoming**
environment in the **service of the public**
and in accordance with the highest
professional standards.

2

Interpretation

THE NEWS

Launching December 7th agassizharrisonmuseum.org

NEWSPAPERS AVAILABLE ONLINE FROM THE AGASSIZ-HARRISON MUSEUM

The Agassiz-Harrison Museum is very pleased to announce the launch of a free-to-access online Newspaper Database on December 7, 2024!

The public is able to search through all available issues in years ranging from 1923 to 1958.

FROM THE ARCHIVES

Post Card. Made in Canada. By J.C. Walker, Vancouver, B.C.

Harrison Hotel, Harrison Hot Springs, B.C.

3



4

Programming & Events



5

Preservation



6

Local Promotion



7

Why we do it

Social Inclusion

Accurate Representation

Combatting Isolation

Building Community

8



9

How we will do more

- Increase capacity**
- Provide more equitable and accessible opportunities**
- Fostering of a sense of place and community identity**
- Further representation of local business**

10

How you help us achieve

Reoccurring funding allows **continuity** in program management

A network of connections facilitates **partnerships**

Outreach through connections promotes **awareness** and program use

Support from Community Leadership builds **public trust** in our Museum

Amanda Graham

Subject: Echo Beach Resort

From: Rudolf Wagner <

Sent: January 14, 2025 3:24 PM

To: Tyson Koch <tkoch@harrisonhotsprings.ca>; Mark Schweinbenz

Subject: Echo Beach Resort

Caution! This message was sent from outside your organization.

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

Dear Mr. Koch,

I am following Mark Schweinbenz's suggestion to make my correspondence to him a correspondence to the council. I wrote to him:

At the December 18 council meeting, Mr. John Allen stated that Echo Beach Resort was designed as a hotel and later converted to condominiums. As an owner of one of the condominiums, I examined the building plans and found that it was clearly stated as a condominium project. I could see dates from the early to mid-90s when the building was built.

I believe that John Allen's statement is wrong and should be corrected.

Sincerely,

Rudolf (Rudy) Wagner, 328 Esplanade Ave,

BY EMAIL AND MAIL

January 16, 2025

Fred Talen, Mayor
Village of Harrison Hot Springs
Box 160 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

Dear Fred Talen:

RE: Industrial Inquiry Commission Reviewing Canada Post

As you may know, the Canada Industrial Relations Board, as instructed by the Minister of Labour, Steven MacKinnon, ordered the resumption of mail service at Canada Post on December 17, 2024, under Section 107 of the *Canada Labour Code*. What many do not know is that under Section 108, he also created an Industrial Inquiry Commission led by William Kaplan that will work with CUPW and Canada Post to examine the future of the public post office with a very broad scope.

The Commission has been tasked with reviewing the obstacles to negotiated collective agreements, as well as making recommendations about the future structure of Canada Post. The Commission has until May 15, 2025, to submit its final report to the government.

While time is extremely short, the good news is that there is an opportunity for you to make a submission as part of the Commission's public review. CUPW would like to ensure that the views of municipalities are considered. Therefore, if at all possible, we would like you to provide input to the Commission.

During the last public review on the mandate of Canada Post in 2016, the active engagement of municipalities was critical in the decision to maintain door-to-door delivery and immediately stop the further rollout of community mailboxes. However, there is nothing to stop the Commission from making recommendations to bring that back or to suggest other cutbacks.

We have enclosed a sample resolution that your municipality can adopt about making a submission to the Commission, expanding services at the public post office, and the need for more robust public stakeholder consultation. We have also included a document with some suggested themes to consider for your written submission. If you can, please let us know if you plan to participate, pass a resolution, and can send us copies of the materials you submit.

Upcoming Federal Election

We also find ourselves in a period of federal political uncertainty, with the possibility of a federal election only months away. This will raise public discussion and debates on many issues affecting the public and all municipalities.

In all likelihood, it will be the next federal government that will determine what will be done with the Commission's report.

In the run-up to the federal election, we urge you to question the political parties on their intentions for Canada Post, and insist they make clear their public commitments regarding the following issues:

- Preserving our universal and public postal service;
- Maintaining the moratorium on post office closures;
- Maintaining door-to-door mail delivery; and,
- Establishing postal banking to offset the loss of financial services in many communities.

Thank you very much for considering our request. There's a lot at stake and we appreciate anything you can do to help. CUPW is confident that we can build on our past success and convince the Commission to recommend against service cuts, to maintain good jobs in our communities, expand services that generate additional revenues to keep Canada Post self-sustaining and allow us to build a universal, affordable and green public postal system for future generations.

For more information, please visit deliveringcommunitypower.ca or contact Brigitte Klassen at bklassen@cupw-sttp.org.

Sincerely,



Jan Simpson
National President

Encl.

c.c. National Executive Committee, Regional Executive Committees, Regional and National Union Representatives, CUPW Locals, Specialists



Canada Post is Under Review through Section 108 of the *Canada Labour Code*

As you may know, the Minister of Labour, Steven MacKinnon, ordered the resumption of mail service at Canada Post just before the holiday break, ordering CUPW members to return to work under Section 107 of the *Canada Labour Code*. What many do not know is that under Section 108, he also created an Industrial Inquiry Commission lead by William Kaplan that will work with CUPW and Canada Post to examine the future of the public post office with a very broad scope.

It will review Canada Post's financial situation, the possible diversification or alteration of delivery models, Canada Post's viability as it is currently configured, as well as bargaining issues, including full-time employment, health and safety and job security and produce a report not later than May 15, 2025. Accordingly, Kaplan's "recommendations may include amendments to the collective agreement, and any other changes to be implemented, including the structures, rights and responsibilities of the parties in the collective bargaining process."

The Commission is Seeking Input

We have an incredibly short timeline to follow. Hearings will begin January 27 with statements from both CUPW and Canada Post. The good news is that there is an opportunity for third parties to send in a written submission to the Commission as part of its public review. CUPW and Canada Post must have their bilingual submissions in to the commission by end of day Monday, January 20. We do not have a date or mechanism yet for third-party submissions, but it could be very soon. CUPW would like to ensure that the views of community groups, municipalities, allied organizations and labour are also considered. Therefore, if at all possible, we would like you to provide input to the Commission.

Please let us know if you will be making a submission. Please contact Brigitte Klassen at bklassen@cupw-sttp.org, so we can provide you with more details on how to send it to the Commission as soon as we have more information.

As time is of the essence and to help get you started on your submission, here are some suggested themes to consider that are important supplements to CUPW's bargaining demands.

- Keep Canada Post a Public Service
- Maintain universal service at a uniform price
- Expanded services to diversify and generate new revenue streams, no service cuts
 - add financial services
 - maintain the moratorium on post office closures to enable community hubs (meeting spaces, sales of local crafts, community gardens, government services for all levels of government)
 - maintain door-to-door delivery and increase where financially viable
- Major changes to Canada Post should not be made without full public consultation conducted through a mandate review involving all stakeholders

Keep Canada Post a Public Service

The Commission will examine the financial situation at Canada Post. Currently, the Crown Corporation is required only to be self-sufficient. It is completely user-funded and does not rely on taxpayer dollars. Canada Post still tends to prioritize major, high-profit customers over the public and providing a public service. Canada Post must not lose sight of its public interest objectives.

Major changes to Canada Post and the *Canadian Postal Service Charter* should not be made without full public consultation and hearings conducted through a mandate review involving all stakeholders. There is simply not enough time to do this under the Labour Minister's *Canada Labour Code* Section 108 order.

Maintain universal service at a uniform price

There have also been calls in the media and by various think tanks to privatize or deregulate Canada Post with little regard for the impact on public service or working conditions. Though transaction mail has been in decline, there are still over 2 billion letters delivered every year to an increasing number of addresses. Canada Post has an exclusive privilege (a monopoly) to handle letters so that it is able to generate enough money to provide affordable postal service to everyone, no matter where they live, be it a large urban centre or a rural or isolated community. There is no comparison in the world of a deregulated or privatized post office that serves anything near Canada's vast size and geography.

It will become increasingly difficult for our public post office to provide universal postal service if the exclusive privilege is eroded or eliminated. The exclusive privilege funds its universality. If parts of the service are deregulated or privatized, competitors will leave it to Canada Post alone to provide increasingly expensive delivery service to rural and remote communities, while they compete in profitable urban areas.

Providing Canada Post with an exclusive privilege to handle addressed letters is a form of regulation. Reducing or eliminating this privilege is deregulation. We have this regulation for a reason.

Expanded services to diversify and generate new revenue streams, no service cuts

For years, CUPW has been advocating for new and expanded services to help diversify and create new revenue streams as a direct means to handling decline in letter volumes. Many of these services, such as postal banking, already exist in many other post offices around the world and they generate significant revenue. Around the world, more than 1.2 billion people hold postal bank accounts.

Providing new services through the existing corporate retail network ensures that good jobs remain for workers and their families in the communities in which they live.

Financial Services

Given Canada Post's vast retail network, postal banking would offer in-community service for those who are underbanked or who have had their financial institutions close and leave town. Today, there are many rural communities with post offices, but no banks or credit unions. Very few Indigenous communities are served by local bank branches. Hundreds of thousands of low-income Canadians don't have bank

accounts at all, and almost 2 million Canadians rely on predatory payday lenders for basic financial services.

Postal banking is relatively straightforward. Like commercial banks, post offices would provide everyday financial services like chequing and savings accounts, loans and insurance. Postal banking could also be used to deliver government loans, grants and subsidies to boost renewable energy projects and energy-saving retrofits.

In many countries, postal banking is also mandated to provide financial access for all citizens and to play a role in addressing social inequalities. Postal banking could provide reliable financial services that everyone needs at affordable rates.

Community Hubs and Moratorium on Post Office Closures

We have also advocated community hubs (provide government services for all levels of government, meeting space, sales of local crafts, community gardens) and EV charging stations.

One of Canada Post's demands during Negotiations was to have the *flexibility* to close more than 130 of the 493 corporate Retail Post Offices that are protected under the current CUPW-Canada Post Urban Postal Operations collective agreement. These are post offices that are run by Canada Post and are not franchises located inside another host business.

While about three-quarters of these are also covered by an additional 1994 moratorium on closures, for those that are not, they could end up being privatized or disappear altogether if we lose this contract language. Residents may then have to travel further for their postal needs. No franchise host business is going to give up retail space for community hubs, nor parking space for charging stations that generate revenue for Canada Post. Longstanding, good-paying, full-time jobs in our communities could be replaced with low-wage, part-time work.

You can find a list of the post offices under the moratorium and how they are protected here:

<https://www.tpsgc-pwgsc.gc.ca/examendepostescanada-canadapostreview/rapport-report/bureaux-outlets-eng.html>

Senior Check-Ins

We have proposed creating a senior check-in service as well. Senior check-ins could bring peace of mind to loved ones and relatives who don't live nearby. Japan, France and Jersey in the British Isles currently offer effective and successful senior check-in services through their national postal services. Door-to-door postal workers are already watchful for signs that something isn't quite right. They could be allotted extra time on their routes to simply check in on seniors or people with mobility issues who sign up for the service to make sure everything is okay and deliver peace of mind.

Find out more about our service expansion proposals at <https://www.deliveringcommunitypower.ca>

Canada Post and the Industrial Inquiry Commission

Whereas the Canada Industrial Relations Board, as instructed by the Federal Minister of Labour, Steven MacKinnon, ordered the end to the postal strike and the resumption of mail service at Canada Post on December 17, 2024, under Section 107 of the *Canada Labour Code*.

Whereas the Federal Minister of Labour, Steven MacKinnon, created an *Industrial Inquiry Commission* under Section 108 of *Canada Labour Code*, led by William Kaplan, that will work with the Canadian Union of Postal Workers (CUPW) and Canada Post to examine the future of the public post office, including possible changes to the *Canadian Postal Service Charter*.

Whereas Canada Post is, first and foremost, a public service.

Whereas the *Commission* has been tasked with reviewing the obstacles to negotiated collective agreements between CUPW and Canada Post, the financial situation of Canada Post, Canada Post's expressed need to diversify and/or alter its delivery models in the face of current business demands, the viability of the business as it is currently configured, CUPW's negotiated commitments to job security, full-time employment, and the need to protect the health and safety of workers.

Whereas the *Commission* only has until May 15, 2025, to submit its final report to the government and make recommendations about the future structure of Canada Post.

Whereas while there is room for written input, the *Commission* process is not widely publicized, nor equivalent to a full and thorough public service review of Canada Post's mandate allowing for all stakeholder input, as has been undertaken by previous governments.

Whereas it will be crucial for the *Commission* to hear our views on key issues, including maintaining Canada Post as a public service, the importance of maintaining the moratorium on post office closures, improving the *Canadian Postal Service Charter*, home mail delivery, parcel delivery, keeping daily delivery, adding postal banking, greening Canada Post, EV charging stations, food delivery, improving delivery to rural, remote and Indigenous communities, and developing services to assist people with disabilities and help older Canadians to remain in their homes for as long as possible – and at the same time, helping to ensure Canada Post's financial self-sustainability.

Therefore, be it resolved that (name of municipality) provide input to the *Commission* in the form of a written submission.

Therefore, be it resolved that (name of municipality) will write the Federal Minister of Labour, Steven MacKinnon, and the Federal Minister of Public Services and Procurement of Canada, Jean-Yves Duclos, who is responsible for Canada Post, to demand that no changes be made to the *Canada Post Corporation Act*, Canada Post's mandate or the *Canadian Postal Service Charter* without a full, thorough, public review of Canada Post, including public hearings, with all key stakeholders, in every region of Canada.

PLEASE SEE THE MAILING INFORMATION FOR RESOLUTIONS ON REVERSE SIDE

MAILING INFORMATION

1) Please send your resolution to the Commission:

- We do not have a mailing address at this time. As we understand it, this is the email address that will collect the documents on behalf of the Commission:
edsc.cdi-iic.esdc@labour-travail.gc.ca

2) Please send your resolution to the Ministers responsible for Labour and Canada Post, and your Member of Parliament:

- Steven MacKinnon, Federal Minister of Labour, House of Commons, Ottawa, Ontario, K1A 0A6
- Jean-Yves Duclos, Federal Minister of Public Services and Procurement of Canada, House of Commons, Ottawa, Ontario, K1A 0A6
- Your Member of Parliament

Note: Mail may be sent postage-free to any member of Parliament. You can get your MP's name, phone number and address by going to the Parliament of Canada website at <https://www.ourcommons.ca/Members/en>

3) Please send copies of your resolution to:

- Jan Simpson, President, Canadian Union of Postal Workers, 377 Bank Street, Ottawa, Ontario, K2P 1Y3
- Rebecca Bligh, President, Federation of Canadian Municipalities, 24 Clarence St, Ottawa, Ontario K1N 5P3

/cope 225

RECEIVED

JAN 29 2025

BY VILLAGE OF HARRISON HOT SPRINGS

RECEIVED

JAN 29 2025

BY VILLAGE OF HARRISON HOT SPRINGS

MEMORANDUM

DATE: January 28, 2025
TO: The Mayor and Council, Harrison Hot Springs
FROM: Allan Garneau, member of the APC
RE: Resignation as a member of the APC

It is with regret that I submit my resignation from the Advisory Planning Commission, effective on the date this message is received by Council. It has taken considerable thought, but for a variety of reasons, outlined below, it is not possible for me to remain a member. Let me say at the outset that nothing said below is meant to criticize the CEO, the CO and the entire support staff serving the Village. They are carrying out their work in a dedicated and efficient manner. Council directed them to deal with the APC By-law, and they have complied. Also, I was privileged to sit among other fine people who are APC members. However, reasons why I cannot continue are stated below:

- 1. My inability to participate fully in our meetings:** Everyone is aware that I have a hearing loss. In meetings at Memorial Hall, I have been able to connect with the system with my streaming device. It is not perfect, but it works. At the Council Chambers, several attempts to do the same have not worked, in spite of the efforts of staff who have gone to great lengths to find a way. In both locations, Zoom participants are unintelligible. Having viewed the video of our last meeting, I realize just how much I missed out on critical information. What cinched the situation for me was when I voted to support what I thought was a motion to fix the number of members at 7, when it was actually a motion to support the proposed By-law as amended. I most certainly did not support the package, even though the minutes will undoubtedly record it that way.
- 2. The problems I perceive if the new By-law is adopted:** In preparation for this meeting, I had written and shared a message to APC members and involved staff that outlined my concerns. Initially, I had proposed that a By-law should describe *what* the APC is, its purpose and structure, and that Terms of Reference be established to describe *how* it carries out its duties. The proposed By-law tries to do both and does not succeed in my opinion.
- 3. My concept of what should be the role of an APC:** The Council has the ultimate decision on development proposals coming before the Village. They need as much information as they can get to make their decision, which is why they can make referrals to various entities, including the APC, to get that information. The APC is a group of lay-people in the community who provide another set of eyes on the matters referred to it by Council. While the matter referred to it may be a variance request, I believe it should also look at the proposal in light of our OCP, the Strategic Plan and the Design guidelines that affect the Form and Character that needs to be upheld. Based on common sense, it would certainly add to the information the Council receives. It is only advisory, and as such, Council can take it or leave it.
- 4. How the APC reports to the Council:** The past practice of using the minutes of the APC to convey the recommendations it makes has been recognized as dysfunctional. In the last two years, several months go by before the minutes are approved, and by then the matter at hand may be long past. A report should be prepared at the end of each APC meeting which should be sent to the next Council meeting. I believe that such a process is under consideration.
- 5. The proposed By-law is too bureaucratic:** It is clear from the words of the Planner that the role of the APC should be to deal only with the specific matter referred to it, such as a variance to allow a development to go beyond the allowed Zoning requirements. The APC recommends that council approves or declines that specific issue and states why. The job is done. There does not

seem to be any consideration of conditions that would make approval subject to a 'trade-off', such as supporting the variance if the development proposal is willing to change the set-backs or some other determinant. Given the task really performed by the 'other set of eyes', does our small community need the formality of a Commission? Could it achieve better results from a Standing Committee. Just a thought – a little less red tape. A further thought is to ask if our current Zoning By-law has reasonable distances for set-backs and other requirements. Do we have a made-in-Harrison set of numbers, or are they similar to other jurisdictions? This question to the Planner still goes unanswered making me wonder. If a rule or law creates an unjust decision, does the fault lie in the law?

Some Council members and staff may remember why I became interested in the whole matter of the development process in the first place. We moved into our house on Schooner Place in December of 2019. We learned that a variance was needed to increase the height of a proposed development behind us from 5m to 7.5m, a 50% increase. What we did not know at the time, what we thought was a type of coach house was instead called a "residential accessory building" and had a footprint of 50ft X 50ft! That is wider than our lots on Schooner which are about 42 ft. Consequently, we and a neighbour have this monstrosity behind our house. The capper? The setback for this workshop and full residence above was allowed, since the zoning-by-law apparently allowed it. The over-bearing building feels like it is right up against our fence. A commonsense decision would not have allowed the development to affect the small residential lots behind it. The 'form and character' of the neighbourhood was obviously not considered, and a terrible decision was made. Sadly, the same thing could very well happen again under the proposed By-law. That would be a travesty. I had hoped things could change for the better,

Respectfully submitted,

Allan Garneau

Amanda Graham

Subject: Urgent: Unified Municipal Action Needed – Reform Emergency Dispatch & Policing in BC

From: Phil Perras < >

Sent: January 30, 2025 11:02 AM

To: ubcm@ubcm.ca

Cc: district@100milehouse.com; info@abbotsford.ca; officeclerk@alertbay.ca; village.hall@anmore.com; info@cityofarmstrong.bc.ca; admin@ashcroftbc.ca; inquiry@barriere.ca; belcarra@belcarra.ca; bim@bimbc.ca; legislativeservices@burnaby.ca; village@burnslake.ca; admin@cachecreek.ca; info@campbellriver.ca; village@canalflats.ca; castlegar@castlegar.ca; municipalhall@csaanich.ca; chase@chasebc.ca; d-chet@gochetwynd.com; info@chilliwack.com; admin@docbc.ca; admin@village.clinton.bc.ca; info@coldstream.ca; info@colwood.ca; town@comox.ca; feedback@coquitlam.ca; info@courtenay.ca; info@cranbrook.ca; info@creston.ca; info@cumberland.ca; office@daajinggiids.ca; admin@dawsoncreek.ca; cityclerk@delta.ca; duncan@duncan.ca; info@elkford.ca; info@cityofenderby.com; corporate.services@esquimalt.ca; cityhall@fernle.ca; district@fortstjames.ca; info@fortstjohn.ca; cao@fraserlake.ca; info@village.fruitvale.bc.ca; info@gibsons.ca; info@goldriver.ca; enquiries@golden.ca; info@grandforks.ca; general@villageofgranisle.ca; cao@greenwoodcity.ca; Vivian Li <info@harrisonhotsprings.ca>; info@hazleton.ca; info@highlands.ca; info@hope.ca; doh@houston.ca; tonia@hudsonshope.ca; info@invermere.net; info@kamloops.ca; admin@kaslo.ca; ask@kelowna.ca; cleo@kentbc.ca; info@keremeos.ca; info@kimberley.ca; districtofkitimat@kitimat.ca; info@ladysmith.ca; admin@lakecountry.bc.ca; general@lakecowichan.ca; administration@langford.ca; info@langleycity.ca; info@tol.ca; district@lantzville.ca; info@lillooet.ca; reception@lionsbay.ca; districtofloganlake@loganlake.ca; info@lumby.ca; finance@lytton.ca; info@districtofmackenzie.ca; enquiries@mapleridge.ca; cao@masset.ca; mcbride@mcbride.ca; info@merritt.ca; info@metchosin.ca; midwaybc@shaw.ca; info@mission.ca; admin@montrose.ca; cao@nakusp.com; victoria.bowering@nanaimo.ca; swinton@nelson.ca; office@newdenver.ca; info@newhazleton.ca; info@newwestcity.ca; info@northcowichan.ca; admin@northsaanich.ca; info@cnv.org; infoweb@dnv.org; justask@northernrockies.ca; administration@oakbay.ca; admin@oliver.ca; info@osoyoos.ca; info@parksville.ca; info@peachland.ca; admin@pemberton.ca; ask@penticton.ca; info@pittmeadows.ca; citypa@portalberni.ca; info@portalice.ca; cao@portclements.ca; info@portcoquitlam.ca; info@portedward.ca; general@porthardy.ca; reception@portmcneill.ca; info@portmoody.ca; mcybulski@poucecoupe.ca; info@powellriver.ca; cityclerk@princegeorge.ca; cityhall@princerupert.ca; admin@princeton.ca; qbtown@qualicumbeach.com; cityhall@quesnel.ca; cao@radiumhotsprings.ca; corporate@revelstoke.ca; cityclerk@richmond.ca; cityhall@rossland.ca; council@saanich.ca; cao@salmo.ca; cityhall@salmonarm.ca; village@saywardvalley.ca; info@sechelt.ca; SIGD@shishalh.com; corporate@sicamous.ca; admin@sidney.ca; info@silverton.ca; info@villageofslocan.ca; general@smithers.ca; info@sooke.ca; mail@spallumcheentwp.bc.ca; sparwood@sparwood.ca; admdept@squamish.ca; info@districtofstewart.com; corporateofficer@summerland.ca; reception@sunpeaksmunicipality.ca; clerks@surrey.ca; reception@villageoftahsis.com; feedback@districtoftaylor.com; info@telkwa.ca; cityhall@terrace.ca; office@tofino.ca; info@trail.ca; cao@dtr.ca; info@ucluelet.ca; admins@valemount.ca; ccclerk@vancouver.ca; corporate@district.vanderhoof.ca; ssmith@vernon.ca; mayorandcouncil@victoria.ca; info@viewroyal.ca; info@warfield.ca; info@westkelownacity.ca; info@westvancouver.ca; corporate@whistler.ca; webmaster@whiterockcity.ca; corporateservices@williamslake.ca; cao@zeballos.com; clerk@wells.ca

Subject: Urgent: Unified Municipal Action Needed – Reform Emergency Dispatch & Policing in BC

Caution! This message was sent from outside your organization.

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

Dear Union of BC Municipalities,

The recent decision by the federal and provincial governments to offload the full cost of emergency dispatch services onto municipalities underscores the need for a *fundamental restructuring of law enforcement and emergency services*. I am writing to urge municipalities across British Columbia to take this opportunity to unite and **begin reforming policing in our province by creating locally controlled independent dispatch services**.

The province's sudden withdrawal of funding is not just a budgetary decision—it has placed South Island municipalities in a position where they are effectively being cornered into using and funding E-Comm 911. This move consolidates provincial control over emergency services while quietly eliminating financially viable alternatives for municipalities. If municipalities ever want fairness for their constituents, they must take action now to reform policing and emergency services in a way that keeps matters *as local and accountable as possible*.

Without immediate exploration of alternatives, municipalities risk being locked into a centralized dispatch model that limits their ability to self-govern and make community-driven decisions about emergency response. If municipalities do not act now to create new emergency dispatch services, they risk funding a future where emergency services are entirely dictated by provincial mandates, *stripping communities of any real decision-making power over public safety*.

These concerns are already being raised by municipal leaders. Colwood Mayor Doug Kobayashi stated that local leaders were “blindsided” by the financial burden. Similarly, Tobias, speaking to The Westshore, voiced “grave concerns over service quality and governance over the E-Comm 911 service” and went as far as to call its governance a “dumpster fire” for responsible oversight of new service members such as View Royal. These statements reinforce the growing alarm over how E-Comm operates and how municipalities are being backed into a system with high costs and questionable oversight.

The first step toward breaking free from this unfairly imposed system is establishing locally controlled, independent dispatch services. Creating municipal or regional dispatch centers will not only eliminate reliance on E-Comm's overpriced and opaque service but also lay the groundwork for fully independent municipal police forces. Without an independent dispatch system, policing reforms will remain constrained by centralized control, limiting municipalities' ability to create truly community-focused law enforcement.

Municipalities are now left with two costly options: fund an overpriced dispatch system or develop their own alternative—something that is financially difficult given the abrupt nature of these policy changes. However, by working together, municipalities can pool resources to establish a provincial network of locally controlled dispatch centers, providing better service, greater accountability, and a *clear pathway to policing reform*. Independent dispatch services pave the way for independent policing, ensuring public safety remains in the hands of those *closest to the communities they serve*.

One of the most compelling reasons for this shift is the urgent need to protect democratic oversight, particularly in the context of School Liaison Officer (SLO) programs. These programs, designed to support and safeguard children in educational settings, face significant challenges under the RCMP's current structure. For example, as confirmed in the forwarded response from the Civilian Review and Complaints Commission (CRCC) regarding concerns about E-Comm and the RCMP's inability to properly address potential corruption complaints, “it is unreasonable to expect RCMP employees across the country to be familiar with *all initiatives* the RCMP has in place. The attention of most general duty (contract policing) RCMP officers is *focused on investigating common offences found within the Criminal Code and a variety of provincial and/or municipal laws*.” This incompatibility is particularly evident in the case of SLO programs, where the unique

dynamics of schools and the subsequent needs of parents and students require a highly localized and collaborative approach to ensure fairness and transparency.

When school boards or other democratically elected bodies are forced to cede authority over these programs without just cause, the ability to ensure the safety and well-being of students is jeopardized. The [BC Human Rights Commissioner](#) and the [BC Civil Liberties Association](#) (BCCLA) have called for an end to SLO programs in 2022 until civilian-led alternatives could be investigated, in order to protect students and families in the province. Unfortunately, the province's Minister of Education and Child Care [has now leveled threats](#) to dissolve the democratically elected Greater Victoria School District 61 purely for adhering to these recommendations at a time when SLO programs were no longer even being funded by police. This threat comes despite the Minister having been *repeatedly requested to adequately fund schools*; the democratically appropriate mechanism for the provincial government to resolve such issues.

I implore municipalities to take action against these systemic power-grabs and to seek guidance from the BC Human Rights Commissioner and the BCCLA to ensure that any such reforms prioritize community rights and protections. By uniting with these institutions, municipalities can reclaim control over emergency services, ensuring a law enforcement model that is fair, cost-effective, and *truly accountable to the communities it serves*—rather than to provincial and federal bureaucracies.

This letter is being carbon copied to every municipality in the province to encourage collective action and dialogue on this critical issue.

I welcome the opportunity to discuss this matter further and collaborate on strategies for effective policing and emergency services reform.

Sincerely,

Philip Perras

From: Complaints-CRCC <complaints@crcc-ccetp.gc.ca>

Sent: June 12, 2024 2:06 PM

To:

Subject: Civilian Review and Complaints Commission R2024-003308 Philip Perras

Good afternoon, Philip Perras.

The Civilian Review and Complaints Commission for the RCMP (the Commission) acknowledges receipt of your e-mail dated June 7, 2024, in which you state that you wish to lodge a public complaint, apparently about the RCMP not providing you with an e-mail address (natdivanticorruptionprevention@rcmp-grc.gc.ca) when you wished to discuss potential corruption issues. You added that your complaint does not involve any specific members of the RCMP but does involve multiple detachments.

Please be advised that according to s. 45.53 (1) of the RCMP Act, "Any individual may make a complaint concerning the conduct, in the performance of any duty or function under this Act of the Witness Protection Program Act, of any person who, at the time that the conduct is alleged to have occurred, was a member or other person appointed or employed under Part I." In other words, the Commission cannot accept a complaint against a detachment in general but rather against individuals (and incidents) who (which) fall within the jurisdiction of the Commission. In order to determine if the incidents, and the individuals with whom you communicated, fall within the jurisdiction of the Commission we would require the dates or approximate dates (and times if available) that you communicated with those individuals, their names (if possible), the method of communication (in person, via telephone - if via telephone, the telephone number you called to speak to that individual) and the location of each interaction.

Keep in mind that public complaints must normally be lodged within one year of the alleged improper behaviour. In each instance were you attempting to report alleged corruption? If so, the Commission would require a brief synopsis about the alleged corruption you were attempting to report.

If your communication with an RCMP employee was only to determine if they knew of the existence of the e-mail address you provided, then it is unlikely the Commission would accept a complaint in those instances. Not being familiar with an internal RCMP e-mail address to report corruption does not necessarily amount to improper behaviour. It is unreasonable to expect RCMP employees across the country to be familiar with all initiatives the RCMP has in place. The attention of most general duty (contract policing) RCMP officers is focused on investigating common offences found within the Criminal Code and a variety of provincial and/or municipal laws. In the provinces of Ontario and Quebec where the RCMP does not perform contract policing, the focus is on the enforcement of federal statutes. The RCMP is responsible in part or in whole for enforcing numerous federal statutes but the Commission would not expect every RCMP member to be familiar with all of them. As noted within the e-mail address itself that you referenced, it originated out of the RCMP's National Division which is located in Ottawa and is focused on the enforcement of certain federal laws/statutes. As noted by the RCMP's web page, where you may have located that e-mail address, the RCMP encourage the public to report corruption to that e-mail address under certain conditions:

Report it to the RCMP at natdivanticorruptionprevention@rcmp-grc.gc.ca if it involves:

- Canadian businesses offering bribes to foreign officials
- Canadian federal government employees or institutions
- businesses dealing with the federal government
- companies operating outside of Canada

In the cases where you made contact with the RCMP to report incidents of corruption and raised concerns about not being provided the e-mail address in question, did those incidents of corruption you were attempting to report fall within the parameters listed above?

Please respond to the following questions by June 26, 2024.

Respectfully,

Complaint Intake, Complaint Intake and Review Directorate

Civilian Review and Complaints Commission for the RCMP / Government of Canada

Bureau de réception des plaintes, Direction de la réception des plaintes et des examens

Commission civile d'examen et de traitement des plaintes relatives à la GRC / Gouvernement du Canada



Civilian Review and
Complaints Commission
for the RCMP

Commission civile d'examen
et de traitement des plaintes
relatives à la GRC

Canada

From: Phil Perras

Sent: February 4, 2025 9:54 AM

To: ubcm@ubcm.ca

Cc: district@100milehouse.com; info@abbotsford.ca; officeclerk@alertbay.ca; village.hall@anmore.com; info@cityofarmstrong.bc.ca; admin@ashcroftbc.ca; inquiry@barriere.ca; belcarra@belcarra.ca; bim@bimbc.ca; legislativeservices@burnaby.ca; village@burnslake.ca; admin@cachecreek.ca; info@campbellriver.ca; village@canalflats.ca; castlegar@castlegar.ca; municipalhall@csaanich.ca; chase@chasebc.ca; d-chet@gochetwynd.com; info@chilliwack.com; admin@docbc.ca; admin@village.clinton.bc.ca; info@coldstream.ca; info@colwood.ca; town@comox.ca; feedback@coquitlam.ca; info@courtenay.ca; info@cranbrook.ca; info@creston.ca; info@cumberland.ca; office@daajinggiids.ca; admin@dawsoncreek.ca; cityclerk@delta.ca; duncan@duncan.ca; info@elkford.ca; info@cityofenderby.com; corporate.services@esquimalt.ca; cityhall@fernien.ca; district@fortstjames.ca; info@fortstjohn.ca; cao@fraserlake.ca; info@village.fruitvale.bc.ca; info@gibsons.ca; info@goldriver.ca; enquiries@golden.ca; info@grandforks.ca; general@villageofgranisle.ca; cao@greenwoodcity.ca; Vivian Li <info@harrisonhotsprings.ca>; info@hazelton.ca; info@highlands.ca; info@hope.ca; doh@houston.ca; tonia@hudsonshope.ca; info@invermere.net; info@kamloops.ca; admin@kaslo.ca; ask@kelowna.ca; cleo@kentbc.ca; info@keremeos.ca; info@kimberley.ca; districtofkitimat@kitimat.ca; info@ladysmith.ca; admin@lakecountry.bc.ca; general@lakecowichan.ca; administration@langford.ca; info@langleycity.ca; info@tol.ca; district@lantzville.ca; info@lillooet.ca; reception@lionsbay.ca; districtofloganlake@loganlake.ca; info@lumby.ca; finance@lytton.ca; info@districtofmackenzie.ca; enquiries@mapleridge.ca; cao@masset.ca; mcbride@mcbride.ca; info@merritt.ca; info@metchosin.ca; midwaybc@shaw.ca; info@mission.ca; admin@montrose.ca; cao@nakusp.com; victoria.bowering@nanaimo.ca; swinton@nelson.ca; office@newdenver.ca; info@newhazelton.ca; info@newwestcity.ca; info@northcowichan.ca; admin@northsaanich.ca; info@cnv.org; infoweb@dnv.org; justask@northernrockies.ca; administration@oakbay.ca; admin@oliver.ca; info@osoyoos.ca; info@parksville.ca; info@peachland.ca; admin@pemberton.ca; ask@penticton.ca; info@pittmeadows.ca; citypa@portalberni.ca; info@portalice.ca; cao@portclements.ca; info@portcoquitlam.ca; info@portedward.ca; general@porthardy.ca; reception@portmcneill.ca; info@portmoody.ca; mcbulski@poucecoupe.ca; info@powellriver.ca; cityclerk@princegeorge.ca; cityhall@princerupert.ca; admin@princeton.ca; qbtown@qualicumbeach.com; cityhall@quesnel.ca; cao@radiumhotsprings.ca; corporate@revelstoke.ca; cityclerk@richmond.ca; cityhall@rossland.ca; council@saanich.ca; cao@salmo.ca; cityhall@salmonarm.ca; village@saywardvalley.ca; info@sechelt.ca; SIGD@shishalh.com; corporate@sicamous.ca; admin@sidney.ca; info@silverton.ca; info@villageofslocan.ca; general@smithers.ca; info@sooke.ca; mail@spallumcheentwp.bc.ca; sparwood@sparwood.ca; admdept@squamish.ca; info@districtofstewart.com; corporateofficer@summerland.ca; reception@sunpeaks municipality.ca; clerks@surrey.ca; reception@villageoftahsis.com; feedback@districtoftaylor.com; info@telkwa.ca; cityhall@terrace.ca; office@tofino.ca; info@trail.ca; cao@dtr.ca; info@ucluelet.ca; admins@valemount.ca; ccclerk@vancouver.ca; corporate@district.vanderhoof.ca; ssmith@vernon.ca; mayorandcouncil@victoria.ca; info@viewroyal.ca; info@warfield.ca; info@westkelownacity.ca; info@westvancouver.ca; corporate@whistler.ca; webmaster@whiterockcity.ca; corporateservices@williamslake.ca; cao@zeballos.com; clerk@wells.ca

Subject: Key Imagery and Noteworthy Events to Help Guide Discussions on Emergency Services Reform and Local Governance Reclamation

Dear UBCM and Municipal Leaders of British Columbia,

First, I would like to extend my sincere apologies to View Royal Mayor Sid Tobias for accidentally omitting his full name and title in my previous correspondence. It was an oversight, and I greatly appreciate his leadership and the concerns he has raised regarding E-Comm 911. His input, along with that of other municipal leaders, is invaluable as we navigate this critical issue together.

I thought it might be helpful to **share some key imagery** regarding E-COMM 911 that should help guide discussions about alternative policing and emergency dispatch models in the right direction. The **fortress-like militarization of provincially-controlled facilities**—as seen in the attached images of the **CRD's E-Comm 911 hub**—stands as a stark metaphor for their operations: **closed off, unaccountable, and hostile to public oversight.**

Consider the following evidence of systemic secrecy and lack of transparency:

- **Sharply spiked fences surrounding E-Comm 911's CRD (Capital Regional District) facility**, located just a stone's throw away from a *residential area*. It is a site *so secretive* that it doesn't even appear on Google Maps street view (6+ years out of date) despite the building clearly being depicted on the regular map view.
- **Google's refusal to list the Office of the Police Complaints Commissioner (OPCC) at its actual address**, limiting public visibility and review opportunities.

Hidden from maps, behind spiked fences, and unreachable by the public—these are symbols of how our province now operates: closed-door governance where corporate and political interests decide municipal policy without public scrutiny.

A Coordinated Strategy of Provincial Overreach

It is **clearer than ever** that democracy in British Columbia is **being replaced with advisory takeovers, funding withdrawals, and coercive governance**.

- The [abrupt defunding of municipal emergency dispatch services](#) was **not just a budgetary decision**. It is a **deliberate maneuver** to ensure that municipalities are financially trapped into **E-Comm 911's expensive, unaccountable system**.
- The [dissolution of the Greater Victoria School Board](#) was not just about budgetary or policy disagreements. It was a **warning to municipalities** that any attempt to resist provincial overreach **will be met with removal and replacement by government appointees**.
- The [intervention in Oak Bay and West Vancouver's housing policies](#) seems to be yet another example of the province attempting to **override local governance in favour of private interests**.

Municipalities are in a **battle for survival** against an oppressive provincial government intent on draining every penny from local governments while consolidating power. These decisions seem to be engineered, potentially to help funnel taxpayer money into the province's electoral war chest. Resistance is being met with threats, funding cuts, and direct interference in local governance related affairs.

A Coordinated Power Grab Across Municipalities

The intervention in Oak Bay and West Vancouver's housing policies further highlights this pattern of provincial overreach. **Oak Bay Mayor Kevin Murdoch**, who has referred to the province's actions as "theatre," **made a revealing statement in regards to the province's threats**:

"We informed them a year ago that we didn't have enough projects in the pipeline to meet year one targets, so it's hardly a surprise today to be 40 units short." Oak Bay Mayor Kevin Murdoch [speaking with Black Press](#).

Local governance structures are seeing their authority stripped away under the guise of provincial intervention, whether in housing, education or emergency services. **Just as the province forced the Greater Victoria School Board into compliance by removing its elected members, it is now testing the limits of its power over municipalities.**

This is why I am urging every municipality to take immediate steps toward creating **independent emergency dispatch services** and reclaiming control over local governance wherever possible. The province is making its moves now—it's time for municipalities to unify and take defensive action together, before they find themselves ceding their democratically earned authority to a government bent on consolidating power for itself.

Instead of writing letters, *send a message* to the province that **unity among municipalities is possible** with *collaboration* and *firm resistance* against these coercive tactics.

I appreciate your time in considering this matter. These images and actions speak for themselves. Let's not ignore the warning signs.

Sincerely,
Philip Perras



ECOM Building.



E-Comm 9-1-1

<https://www.ecomm911.ca>

E-Comm 9-1-1 | Emergency for Police, Fire & Medical Calls in ...

E-Comm 911 is the first point of contact for 9-1-1 callers in 25 regional districts in British Columbia and provides dispatch services for more than 70 ...

[Join Our Team](#) · [About E-Comm](#) · [Contact Us](#) · [Become a 9-1-1 call taker](#)



CRD

<https://www.crd.bc.ca> › [project](#) › [south-island-9-1-1-po...](#)

South Island 9-1-1/Police Dispatch Centre - Victoria

[Located at 4219 Commerce Circle in Saanich](#), the centre has been fully operational since late January 2019, following the successful transition of all police ...

People also ask

Who owns Ecomm?

As a cost recovery organization, E-Comm is owned by [its members](#). These include municipalities, police boards, provincial and federal government agencies. Each member is allocated a share, [either class A or class B, for participation](#) in the radio system either now or [in the future](#).

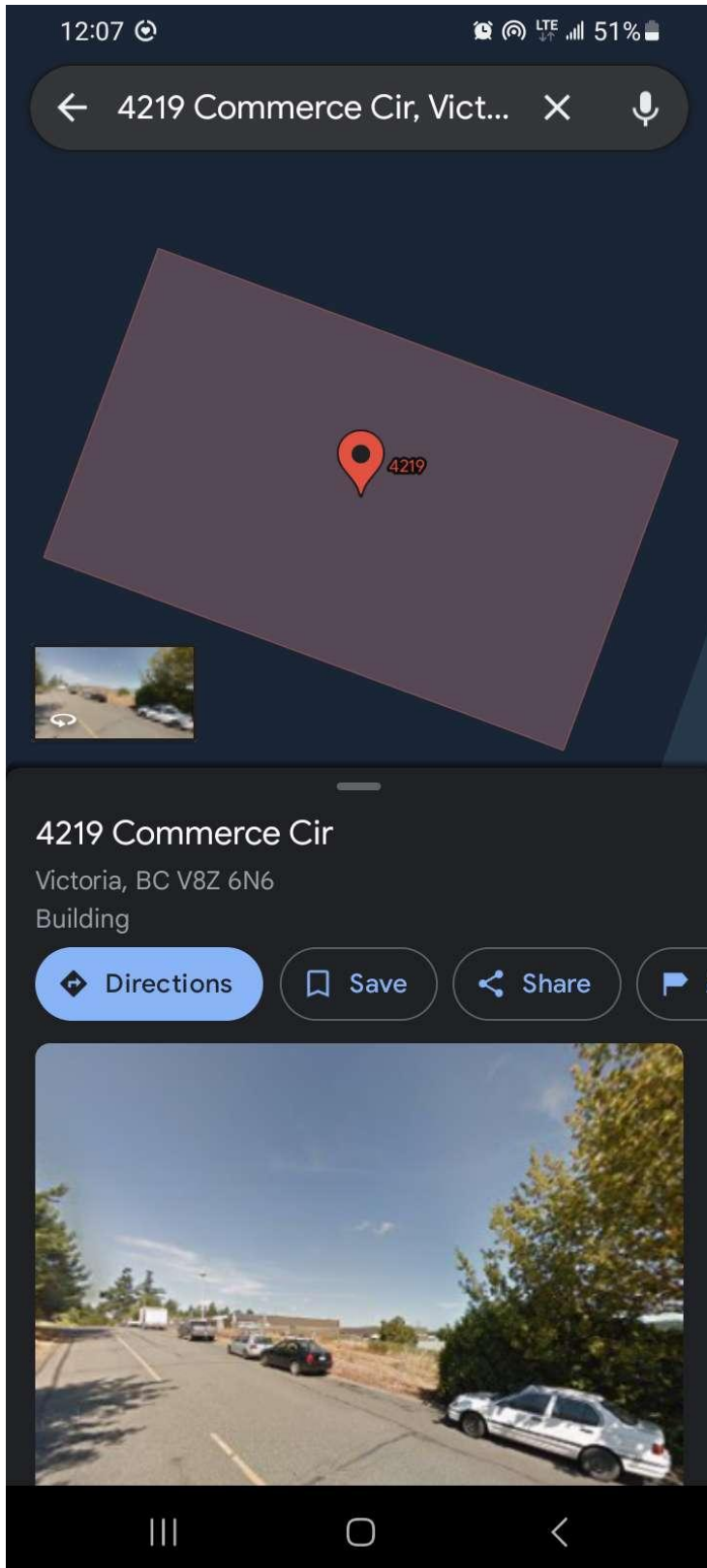


E-Comm 911

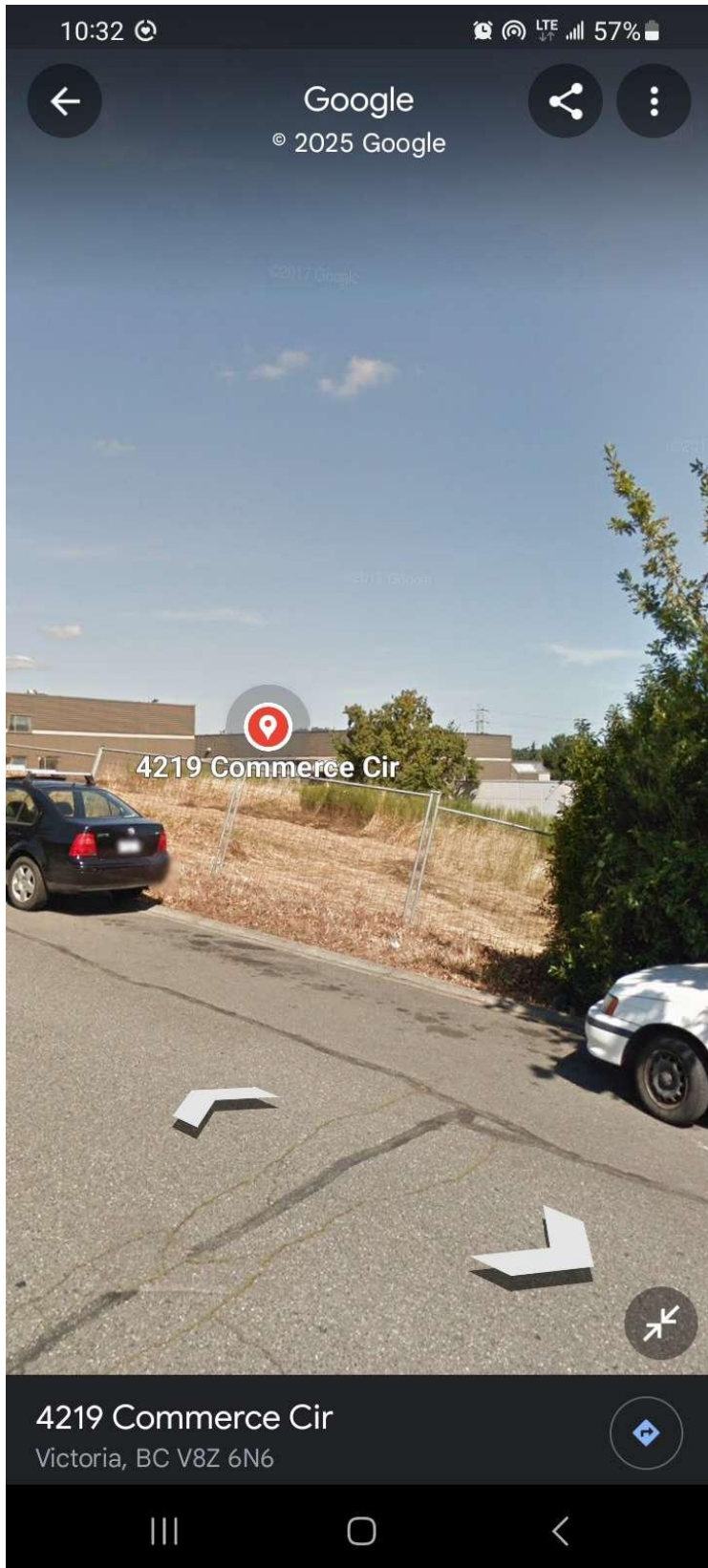
<https://www.ecomm911.ca> › [history-facility](#)

History & Facilities - E-Comm 911

ECOMM Transparency Issues.



ECOMM building missing on Google Maps. Cannot leave reviews.



ECOMM building missing on Google Maps Street View since before 2019.

Office of the Police Complaints Com...

947 Fort St, Victoria, BC V8V 3K3

All edits are checked for accuracy
Submitted Dec 21, 2024



● **Not accepted (4)**

Place creation



Google will not accept the OPCC being listed.

Amanda Graham

Subject: Richard Fife Muddywaters Cafe

From: Jenny Peters

Sent: January 31, 2025 4:43 PM

To: Fred Talen <ftalen@harrisonhotsprings.ca>; Leo Facio <LFacio@harrisonhotsprings.ca>; Allan Jackson <ajackson@harrisonhotsprings.ca>; Mark Schweinbenz <mschweinbenz@harrisonhotsprings.ca>; Michie Vidal <MVidal@harrisonhotsprings.ca>; Vivian Li <info@harrisonhotsprings.ca>

Subject: Re: Richard Fife Muddywaters Cafe

Caution! This message was sent from outside your organization.

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

Thank you for this opportunity to email.



- **Wall Height and Visual Barrier Impact:**

The current visuals being shown to the public depict a wall only 6 feet high from the sidewalk, but this is misleading. The complete system, once installed, will be significantly higher, likely closer to 10 feet or more. This discrepancy does not give the community a clear or accurate understanding of the project's true impact. It is critical to provide a complete and accurate representation of what is being proposed, including views from key locations along Front Street. Without this transparency, we risk making irreversible changes that will obstruct the lake views, diminish the village's charm, and harm the very draw that sustains local businesses.

Thank you!

Richard Fife

Sent from my iPhone

On Jan 31, 2025, at 4:32 PM, Jenny Peters

wrote:

Date: Jan 31,2025

To: Village Office of Harrison Hot Springs staff, Mayor and Council.

As a business owner and resident of Harrison Hot Springs, am writing once again to express my deep concern and opposition to the proposed plan of raising the dike along the waterfront. I fully understand that our infrastructure needs to be updated to ensure safety and flood protection, but I believe the current plan will have long-term negative consequences for our community. This decision is critical, as it could shape the landscape and identity of our village for the next 100 years.

Harrison Hot Springs is not just a place—it is an experience that draws people from near and far to its stunning natural beauty, with its picturesque lake and mountain views as the backdrop to daily life and tourism. The businesses along the waterfront are integral to this experience and to our local economy. Raising the dike and creating a higher retaining wall will obstruct the very views that make Harrison a destination and harm the economic vitality of the community.

I urge you to carefully consider the broader implications of this project:

- Wall Height and Visual Barrier Impact:**

One of my greatest concerns is the proposed wall height, which will act as a visual barrier between the town and the waterfront. The designs presented suggest a wall height of less than 6 feet as seen from Front Street, but in reality, it will be closer to 10 feet. This will block the scenic lake views that are a hallmark of Harrison Hot Springs. Visitors expect to enjoy the lake from restaurants, shops, and public spaces. By obstructing this view, we risk making Harrison less desirable to tourists, who come here seeking tranquility and natural beauty. The importance of getting this right cannot be overstated.

- Sidewalk and Parking Safety Concerns:**

Adding a sidewalk in front of the existing parking along Front Street will reduce parking space width by approximately 4 feet. This will create significant safety issues as cars backing out already face challenges due to limited space and street fixtures. Further reducing maneuverability will increase the likelihood of accidents involving pedestrians, vehicles, and street infrastructure. Ensuring sufficient space for safe vehicle movement and pedestrian access is critical to maintaining a safe and functional environment.

- Economic Impact on Businesses and the Local Economy:**

The businesses along Front Street are a vital part of our tourism-driven economy, offering unique lakeside experiences. Blocking the view risks reducing tourist interest, leading to fewer visitors, decreased revenue, and job losses. For many of us, our livelihoods depend on the steady flow of tourism. If the village loses its reputation as a scenic getaway, the economic damage could be long-lasting.

- **Construction-Phase Disruption:**

The construction process itself poses a threat to local businesses. Noise, limited access, and obstructed views will affect customer traffic and disrupt daily operations, particularly during peak tourist seasons when business revenue is critical for year-round sustainability. Prolonged construction could lead to financial hardship, employee layoffs, and potential business closures, creating a ripple effect on the local economy and community.

- **Damage to Harrison’s Unique Identity:**

Visitors come here not just for the hot springs but to experience the breathtaking views and small-town charm that make Harrison special. The current plan risks eroding that unique identity, which cannot be easily regained once lost. Preserving the natural appeal of the village is essential for its long-term success and vitality.

- **Alternative Solutions:**

I strongly believe that alternative, lower-impact solutions can be developed to balance flood protection with the preservation of Harrison’s natural beauty. Options such as integrated landscaping designs, viewing corridors, or lower-profile reinforcements could achieve safety goals without sacrificing the town’s defining character. I ask that these alternatives be explored in collaboration with residents, business owners, and engineering experts.

I respectfully request a public review and community discussion on potential alternatives before moving forward with any final decisions. As a business owner and resident, I am committed to working with village leaders, engineers, and other stakeholders to find a solution that protects both our community and its cherished views while addressing the need for critical updates to the infrastructure.

The choices made today will affect generations to come. Let’s ensure that Harrison Hot Springs remains a place we are proud to call home—a place that continues to welcome visitors with its iconic views and vibrant local businesses.

Thank you for your consideration, and I look forward to an open and productive dialogue.

Sincerely,
Richard Fife
Muddywaters Cafe

From: Julie Chamberlain

Sent: February 7, 2025 7:38 PM

To: Mayor & Council <MayorandCouncil@harrisonhotsprings.ca>; Tyson Koch <tkoch@harrisonhotsprings.ca>; Christy Ovens <community@harrisonhotsprings.ca>; Amanda Graham <agraham@harrisonhotsprings.ca>

Subject: Gas firepits

Caution! This message was sent from outside your organization.

Hi Everyone

I see you axed the fire pit for the skating rink I hope that is because you really did not know where the skating rink was going to go. I cannot emphasize enough how outdoor gas fire pits are a rarity nowadays and amazing for tourism and community. Add a few of those story telling chairs and you are set. This would also be a great offset to the higher dikes. I have been to Skamania in the states and will include some pics. I also lived in Belcarra and during the pandemic people were still drawn to the fire pit in the park which was wood and should not have been. If you are renovating the dike putting in gas lines for fire pits is not that big of expense and could be an offset to the lack of view. Community/tourist gas fire pits are huge do not ignore them.

Love

Julie Chamberlain



Amanda Graham

Subject: Harrison Lake-Invasive Mussel Lake Monitoring - Letter of Support

On Feb 8, 2025, at 12:22 AM, Kathy Ma Green <kathy@fviss.ca> wrote:

Hi Tyson,

I hope this email finds you well!

I'm reaching out because our organization is once again applying for funding from HCTF to continue monitoring for [invasive mussels](#) in the Fraser Valley, and are seeking letters of support for our ongoing lake sampling. If you are not the correct person, please let me know if there is a better contact for this.

Harrison Lake is listed as a priority waterbody by the Ministry of Environment. We have been monitoring Harrison Lake for invasive mussels at the Main Boat Launch since 2018 and supplying the boat launch office with information brochures/signage for boaters. In 2024, we also sampled at Cultus Lake, Silver Lake, and the Lower Fraser River; our sampling methods are done as per the [BC Invasive Mussel Lake Monitoring Field Protocol](#) and involves taking monthly water samples June-Sept and checking for any adult mussels at the boat launch dock. No invasive mussels have been detected in BC so far.

This lake sampling is part of [BC's Invasive Mussel Defence Program](#), and takes place alongside the boat inspection stations along highways that target boat movement. In 2024, they intercepted 6 mussel-fouled boats destined for the Lower Mainland. If you are interested, they have an [At-a-Glance 2024 Report](#) summarizing last year's results (lake sampling is on pg. 2). New for 2025, there is another newly detected invasive Golden Mussel in North America, which the lab testing will be including this year.

Invasive mussels have the potential to cause devastating harm to our local waterbodies, impacting tourism, wildlife/ecology, and other important infrastructure. We are very grateful that the boat launch staff have been supportive of our work since 2018, and understand the importance of the lake monitoring and encouraging boaters to Clean Drain and Dry in order to prevent the spread of aquatic invasive species.

Back in 2018, I had received a letter of support from Deb Key to support our application (attached).

I am hoping the Village will continue to support our ongoing invasive mussel monitoring efforts! If possible, **we are requesting an updated Letter of Support to support our funding application.** I've also attached a letter of support template for your use to help speed things up. However, even an email expressing support will suffice if time is limited.

Many thanks in advance, please feel free to let me know if there are any questions!

Kathy



Kathy Ma Green, PAg | FVISS Executive Director
www.fviss.ca | kathy@fviss.ca | (778) 548-3847

<LETTERHEAD>

Habitat Conservation Trust Foundation
Invasive Mussel Monitoring Grants
Attention: Barb von Sacken, Program Coordinator
PO Box 9354 Unit 102 – 2957 Jutland Road Victoria, BC V8T 5J9
bvonsacken@hctf.ca

<DATE HERE>

RE: Fraser Valley - Invasive Mussels Lake Monitoring

To Whom It May Concern,

On behalf of <YOUR ORGANIZATION>, we write to express our support for the continued invasive mussel lake monitoring program led by the Fraser Valley Invasive Species Society (FVISS).

<BRIEF DESCRIPTION OF YOUR ORGANIZATION AND MANDATE (if you have one)>

The area that our organization encompasses includes lakes and water bodies that are important habitat for many native, migratory, threatened, and even endangered species. These lakes and water bodies are also attractive tourism destinations, and we welcome a high number of visitors from local municipalities and also from other provinces and countries. This high traffic of recreational activity, in conjunction with other transport and movement through the Fraser Valley, makes our region vulnerable to any new invasive species from other areas; these species have the potential to establish in our region, spread, and have detrimental effects on infrastructure, on residents, and on the environment.

We recognize the threat of invasive Quagga and Zebra mussels, and we are concerned about the spread of these invasive mussels to our region and the many associated negative impacts they will have on our water ways. The FVISS has extensive experience with invasive species management operations and invasive species public outreach in our region. They have been conducting invasive mussel monitoring in Fraser Valley water bodies since 2018, and we support their invasive mussel monitoring project planned to take place this upcoming summer. We hope that this project will contribute to local invasive mussel knowledge and be the beginning of future invasive mussel monitoring in order to protect waterways in the region.

Sincerely,

<SIGNATURE>

<Your name>

<Your organization>



File: 0230-20

March 5, 2018

VIA EMAIL: christina.waddle@hctf.ca

Habitat Conservation Trust Foundation
Invasive Mussel Monitoring Fund Program
107-19 Dallas Road
Victoria, BC V8V 5A6

Attention: Christina Waddle, Conservation Specialist

Dear Ms. Waddle:

**Subject: Fraser Valley and Metro Vancouver Invasive Mussels Lake
Monitoring Program**

On behalf of the Mayor and Council and the Village of Harrison Hot Springs, we write to express our support for the joint invasive mussel lake monitoring program led by a partnership between the Fraser Valley Invasive Species Society (FVISS) and the Invasive Species Council of Metro Vancouver (ISCMV).

As a local government, our Council expressed its concern to the Minister of Environment and Climate Change Strategy in December of last year requesting that steps be taken to increase awareness and education for the threat of Quagga and Zebra mussels into BC lakes. Our goal is to ensure protection of our natural environment and other sensitive areas within our community.

The area that our municipality encompasses includes lakes and water bodies that are important habitat for many native, migratory, threatened, and even endangered species. These lakes and water bodies are also attractive tourism destinations, and we welcome a high number of visitors from local municipalities and also from other provinces and countries. This high traffic of recreational activity, in conjunction with other transport and movement through the Fraser Valley and Metro Vancouver, makes our region vulnerable to any new invasive species from other areas; these species have the potential to establish in our region, spread, and have detrimental effects on infrastructure, on residents, and on the environment.

We recognize the threat of invasive Quagga and Zebra mussels, and we are concerned about the spread of these invasive mussels to our region and the many associated negative impacts they will have on our water ways. The Fraser Valley Invasive Species Society and Invasive Species Council of Metro Vancouver has extensive experience with invasive species management operations and invasive

Municipal Office: P.O. Box 160, 495 Hot Springs Road, Harrison Hot Springs, BC V0M 1K0

E info@harrisonhotsprings.ca **W** www.harrisonhotsprings.ca

T 604 796 2171 **F** 604 796 2192

species public outreach in our region, and we support their invasive mussel monitoring project planned to take place this upcoming summer of 2018. We hope that this project will contribute to local invasive mussel knowledge and be the beginning of future invasive mussel monitoring in order to protect waterways in the region.

We will provide in-kind support to ensure the Fraser Valley Invasive Species Society is permitted to conduct its lake sampling and place traps at or near our public boat launch and wharves on Harrison Lake.

Sincerely,



Debra Key
Deputy Chief Administrative Officer/CO

/dk

cc: Mayor and Council
M. McDonald, Chief Administrative Officer
C. Vugteveen, Manager of Park Operations, FVRD
T. Davis, Infrastructure Manager
T. Kafi, Public Works Foreman

08-Feb-2025

Village Administrator, Village of Harrison Hot Springs
495 Hot Springs Road
P.O. Box 160
Harrison Hot Springs, BC
V0M 1K0

RE: Request for Smoking Debris Safe Disposal Bylaw

To Whom It May Concern

I am writing this letter to request consideration from the Village Administration, Mayor and Council members on an issue of personal and community safety that thus far has not been addressed. This is the issue of smoking residents and visitors to our Village disposing of cigarette butts (especially those not extinguished) in an unsafe manner. As we are a community with well-know potential fire risks, this seems to be a problem that can easily and should be addressed.

In other communities in British Columbia, there are bylaws that address the unsafe disposal of cigarette butts. Some examples for community bylaws are:

- City of Vancouver - Street & Traffic Bylaw 2849, Section 84
- City of Coquitlam - Litter and Desecration Prohibition Bylaw 2762 (2017)
- City of Port Coquitlam- Smoking Control Bylaw 4037

In these bylaws, there is generally a fine imposition between \$250 - \$10,000 depending on the severity of this incident. Obviously, if someone discarded a lit cigarette from a vehicle that was responsible for starting a fire, the higher end of the penalty range would be used.

It is important that the Village of Harrison Hot Springs respond appropriately in a timely manner to get in place procedures and public-awareness programs that will encourage voluntary compliance with this initiative. To achieve this there would be several steps necessary, namely:

1. Initiate a public awareness program that encourages people in their efforts towards cigarette litter reduction.
 - a. See the City of Vancouver website location: Cigarette litter reduction | City of Vancouver: <https://vancouver.ca/green-vancouver/cigarette-litter-reduction.aspx> for an example of website messaging. *Also see Appendix A at the end of this letter.*

- b. Place a series of public awareness street signs as you enter the Village from the southern boundary informing people of the requirement for the proper and safe disposal of cigarette debris.
 - c. Ensure that the messaging informs the public of how they can contribute to the program success.
 - d. Warn non-compliant offenders of the bylaw enforcement fine provisions.
 2. Support the bulk purchase of pocket ashtrays that could be purchased at any participating local retailer.
 - a. There are many examples of suitable products. Doing an internet search under “pocket ashtray Canada” will provide ample products to choose from.
 - b. Encourage local retailers to participate in this initiative to help protect the Village of Harrison Hot Springs, be a good steward for the community, and garner a new opportunity for retail sales profit.
 3. Place cigarette disposal containers in beach locations where there are public waste disposal bins so that there are ample places for safe disposal of cigarette waste.
 4. While working on items 1, 2, and 3 above, engage Village of Harrison Hot Springs legal council to develop an appropriate Bylaw for the Village that addresses this issue. An effective bylaw should enable Village staff, bylaw enforcement officers, Parks personnel, and RCMP members to be able to enforce the bylaw.
 - a. A Bylaw enforcement tool enables personnel to approach people directly or stop vehicles who are found offending to take appropriate action. This action should have some discretionary power whereby the enforcement personnel can elicit cooperation in retrieving and properly disposing of the offending debris in lieu of fine imposition. This “carrot or stick” approach can encourage good public relations but can also be used to get compliance from unwilling individuals.

I have reviewed all the current Village Bylaws, and this issue is currently not covered or properly addressed. We need to ensure that this obvious potential source of fire risk is greatly reduced or eliminated. Additionally, cigarette butts present a health hazard to small children or dogs that may pick up and digest discarded cigarette waste.

I am available to assist in this matter in any way deemed appropriate. Please let me know how I may be of assistance. Thank you for your consideration and attention.

Sincerely,



Kenneth D. Gisborne, MA, CPP

c.c. Mayor and Council Members

Fire Chief, Village of Harrison Hot Springs Fire Department

Messaging Example:

Cigarette disposal bylaws in British Columbia prohibit littering cigarette butts and require smokers to dispose of them properly. These bylaws are intended to reduce the risk of fire and litter, and to support smoke-free communities.

What are the rules?

- Cigarette butts must be extinguished before disposal.
- Cigarette butts must be disposed of in a garbage receptacle or ashtray.
- Smoking in certain areas, such as parks, may be prohibited.
- Smoking while using the trail network within the Village is prohibited.
- Bylaw officers may request that smokers put out their cigarettes.

What are the penalties?

- Littering cigarette butts can result in a fine or court prosecution.
- The minimum fine for smoking in a park or other regulated outdoor space is \$250.

Who enforces the bylaws?

- City inspectors, park rangers, and police officers may issue tickets.
- Bylaw enforcement officers may enter any building or property covered by the bylaw.
- RCMP officers may enforce vehicle and other provisions in the bylaw.

How can you help?

- Encourage others to dispose of their cigarette butts properly.
- Report full or servicing outdoor ashtrays.
- Join or lead a litter cleanup.
- Volunteer for neighborhood clean-up programs.

File No: 0360-20
Date: February 18, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Communities In Bloom Committee Report

RECOMMENDATION

THAT Council approve the following recommendation from the Communities in Bloom Committee:

THAT the Communities in Bloom Committee register for the Communities in Bloom program this year under their modified evaluation “Grow” category with a focus on enhancement.

SUMMARY

To present resolutions on behalf of the Communities in Bloom Committee for Council’s consideration.

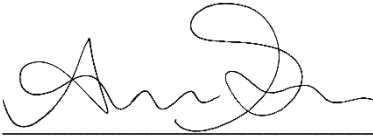
BACKGROUND

On January 30, 2025 the Communities in Bloom Committee met and unanimously passed the above resolution to register for the program in 2025. The “Grow” category is a modified evaluation process. There is the option to be judged on one of three criteria; enhancement, conservation or other combination. The Committee has opted to focus on enhancement which can include community appearance, landscape areas and plant/floral displays.

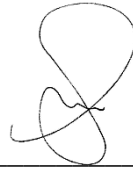
FINANCIAL CONSIDERATIONS

The cost to register is population-based. The fee for a municipality with a population between 1001 and 2000 is \$450. In addition to the registration fee, the Village would also be responsible for costs associated with hosting two judges in July in separate rooms for one night, along with meals during evaluation day. Accordingly, a proposed budget of \$1,000 has been added into the 2025 Financial Plan.

Respectfully submitted:



Amanda Graham
Corporate Officer



Councillor Allan Jackson
Chair, Communities in Bloom
Committee

File No: 0360-20-04
Date: February 18, 2025

To: Mayor and Council
From: Amanda Graham, Corporate Officer
Subject: Resort Development Strategy Committee Report

RECOMMENDATION

THAT Council approve the following recommendation from the Resort Development Strategy Committee:

THAT Council approve the appointment of a member of the Harrison-Agassiz Chamber of Commerce to the Committee and that the Resort Development Strategy Committee's Terms of Reference be amended accordingly.

SUMMARY

To present a resolution on behalf of the Resort Development Strategy Committee for Council's consideration.

BACKGROUND

The Resort Development Strategy Committee met on February 5, 2025 and unanimously passed the above resolution. Currently, the Terms of Reference only allow for two members of Council, a Village staff member, the Chair of Tourism Harrison and the Executive Director of Tourism Harrison to be appointed to the Committee. Through discussion it was determined that having a representative of the local business community would be beneficial. As Mayor Talen is the Council liaison to the Harrison-Agassiz Chamber of Commerce, it was suggested that he bring forward this proposal to the Commerce with a request that they nominate a suitable candidate at an upcoming meeting of their board.

Respectfully submitted:



Amanda Graham
Corporate Officer



Mayor Fred Talen
Chair, Resort Development Strategy
Committee

File No: 6440-03
Date: February 18, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Interim Housing Needs Report

RECOMMENDATION

THAT Council accept the attached Housing Needs Report for submission to the Ministry of Housing.

SUMMARY

With the introduction of the various new pieces of provincial housing legislation, municipalities and regional districts are required to submit an interim Housing Needs Report (HNR) to the Ministry of Housing (the Ministry) by January 1, 2015. Unfortunately, staff were unable to meet this deadline. The CAO has been in discussions with the Ministry staff regarding when this report will be delivered to the Ministry.

BACKGROUND

Based upon a review of the legislative requirements, the Interim HNR must only include three new additional items:

- The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the HNR Method provided in the Regulation;
- A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and
- A description of the actions taken by the local government, since receiving the most recent HNR, to reduce housing needs.

Local governments may fulfill this requirement by either updating their most recent HNR to include these three items, or by completing an entirely new HNR. Staff created a new interim HNR, using the calculator created by the University of British Columbia (UBC), [BC HNR Calculator | Housing Assessment Resource Project \(HART\)](#)

DISCUSSION

The HNR Method is the methodology that local governments will use to calculate the total number of housing units their communities will need for over 5 and 20 years.

The HNR Method consists of six components, which are added together to provide the total number of housing units needed in Harrison Hot Springs. The six components include:

1. Supply of units to reduce extreme core housing need (those paying more than 50% of income for housing);
2. Supply of units to reduce homelessness;
3. Supply of units to address suppressed household formation;
4. Supply of units needed to meet household growth over the next 5 or 20 years;
5. Supply of units needed to meet at least a 3% vacancy rate; and
6. Supply of units needed to meet local demand. This component is only included for municipalities.

As required by the Government of British Columbia, the attached report focuses on the following key areas:

- The number of housing units required to meet both current and anticipated demand for the next five and twenty years, as calculated using the HNR Method.
- A statement regarding the importance of housing proximity to transportation infrastructure, emphasizing the need for residential development near public transit, walkable areas, and active transportation networks.
- A summary of the actions taken by the Village of Harrison Hot Springs since the 2019 Housing Needs Report to address housing needs and implement changes in zoning and planning regulations.

The report confirms that the housing needs for the Village of Harrison Hot Springs are as follows:

- The five-year housing need (2021–2026) is projected at 185 units.
- The twenty-year housing need (2021–2041) is projected at 637 units.

Interim Housing Needs Report

The report consists of the following chapters and topics:

- Chapter 1 Background Information
- Chapter 2 Community Profile
- Chapter 3 Existing Housing Stock
- Chapter 4 Transportation Infrastructure
- Chapter 5 Actions Taken to Address Housing Needs
- Chapter 6 Next Steps

Public Hearing

A public hearing is not required, if the report has been accepted by Council during an open Council meeting and it is published on the Village's website.

Next Steps

A regular HNR is required by December 31, 2028. In addition to this the Village must update their Official Community Plan and Zoning Bylaws by December 31, 2025. This update must address the housing needs requirements as outlined in the interim report.

Once the regular HNR has been created, by 2028, then the Village has two years, by 2030, to update their OCP and Zoning Bylaws again.

FINANCIAL CONSIDERATIONS

Financial considerations associated with this report include the costs of updating the Village's Official Community Plan and Zoning Bylaws. Please note that the Zoning Bylaw is already scheduled for an update this year.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

Sustainable Development and Health Livable Community – with respect to housing; partnerships, affordability, attainability and for seniors.

Local Government Act – s. 585.2

HNR regulation – OIC 205

Respectfully submitted:

Reviewed by:



Ken Cossey, MCIP, RPP
Planning Consultant



Tyson Koch
Chief Administrative Officer

Attachment: Village of Harrison Hot Springs Interim Housing Needs Report 2025



HARRISON HOT SPRINGS

Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS

INTERIM HOUSING NEEDS
REPORT, 2025

LIST OF CONTENTS

| | |
|---|----------------|
| Chapter 1: Background | 01 - 03 |
| 1.1 An overview of Housing Needs Report | 01 |
| 1.2 Interim Housing Needs Reports | 02 |
| 1.3 The Housing Needs Method | 02 |
| 1.4 Data Sources | 03 |
| Chapter 2: Community Profile | 04 - 06 |
| 2.1 Location | 04 |
| 2.2 Demography | 04-05 |
| 2.2.1 Total Population | 04 |
| 2.2.2 Age- Sex Composition | 05 |
| 2.3 Economy | 05-06 |
| 2.3.1 Employment Status | 05 |
| 2.3.2 Income of individuals in 2020 | 06 |
| Chapter 3: Existing Housing Stock | 07 - 09 |
| 3.1 Population | 07 |
| 3.2 Housing Stock and Housing Type | 07 |
| 3.3 Household Size | 08 |
| 3.4 Estimated Housing Need | 08 |
| 3.3 Household Size | 09 |
| Chapter 4: Transportation Infrastructure | 10 - 13 |
| 4.1 Existing Transport Infrastructure | 10 |
| 4.2 Transportation Infrastructure Initiatives | 11-12 |
| 4.2.1 Road, Bridge, and Active Transportation Master Plan, 2019 | 11 |
| 4.2.2 Active Transportation | 12 |
| 4.3 Statement Regarding the Location of Housing in Proximity to Transportation Infrastructure | 13 |
| Chapter 5: Actions Taken to Address Housing Needs | 14 - 15 |
| 5.1 Housing Needs Report 2019 | 14 |
| 5.2 Actions Taken Since the 2019 Housing Needs Report | 15 |
| Chapter 6: Next Steps | 16 |
| References | 17 |

LIST OF TABLES

| | |
|---|----|
| Table 1: HNR Method Data Sources | 03 |
| Table 2 : Employment Data | 05 |
| Table 3: Median Income of 2020 | 06 |
| Table 4: Village of Harrison Hot Springs Population, 2016 and 2021 | 07 |
| Table 5: Occupied private dwellings by structural type of dwellings | 07 |
| Table 6: Private households by household size | 08 |
| Table 7: Five-year and Twenty-year housing need | 09 |
| Table 8: Transportation Infrastructure | 10 |
| Table 9: Active Transportation | 13 |
| Table 10: Highlights of Housing Needs Report | 14 |
| Table 11: Private households by household size | 18 |
| Table 12: Total number and proportion of owners with a mortgage and renter households | 18 |
| Table 13: Estimated total of owners with a mortgage and renter households in ECHN in 2021 | 19 |
| Table 14: Estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need | 19 |
| Table 15 : Owner and renter households in 2006 by age of the primary household maintainer | 20 |
| Table 16 : owner and renter households in 2021 by age of the primary household maintainer | 20 |
| Table 17 : Population by age category in 2006 and 2021 | 21 |
| Table 18: 2006 headship rate of each age category for both renters and owners | 22 |
| Table 19 : Potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant | 22 |
| Table 20 : Number of suppressed households | 23 |
| Table 21 : 20-year population projection and growth rate for your regional district | 23 |
| Table 22 : New homes needed in the next 20 years | 24 |
| Table 23 : Difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate | 24 |
| Table 24: Additional demand for new housing | 25 |
| Table 25: Housing Needs Calculator Calculations | 26 |
| Table 26: Five-year and Twenty-year housing need sum | 27 |

LIST OF FIGURES

| | |
|--|----|
| Figure 1: Total Population 2006,2011, 2016, 2021 | 04 |
| Figure 2: Population Pyramid 2021 | 05 |
| Figure 3: Labour Force | 06 |

LIST OF APPENDICES

- A.1 Component A: Extreme Core Housing Need
- A.2 Component B: Housing Units and Homelessness
- A.3 Component C: Housing Units and Suppressed Household Formation
- A.4 Component D: Housing Units and Anticipated Growth
- A.5 Component E: Housing Units and Rental Vacancy Rate
- A.6 COMPONENT F: Housing Units and Demand (the “Demand Buffer”)
- A.7 Total Five-year and Twenty-Year Housing Need

LIST OF ABBREVIATIONS

- AHG**- Anticipated Household Growth
- BC** - British Columbia
- CERB** - Canada Emergency Response Benefit
- CMHC**- Canada Mortgage and Housing Corporation
- DTAM** - Daily Trips by Active Mode
- EA** - Electoral Areas
- ECHN** - Extreme Core Housing Need
- FVRD** - Fraser Valley Regional District
- HNR** - Housing Needs Report
- HRS** - Hot Springs Road
- MoTI** - Ministry of Transport and Infrastructure
- OCP** - Official Community Plan
- PEH** - People Experiencing Homelessness
- RBAT** - Road, Bridge, and Active Transportation
- RVRA** - Rental Vacancy Rate Adjustment
- SHF**- Suppressed Household Formation

EXECUTIVE SUMMARY

In response to the Government of British Columbia's updated legislative requirements for Housing Needs Reports, the Harrison Hot Springs Interim Housing Needs Report 2025 provides an assessment of the Village's current and projected housing needs. These reports are mandated under provincial legislation to ensure municipalities and regional districts address housing gaps and plan for future development in a structured manner.

This report presents an update to the Village of Harrison Hot Springs' 2019 Housing Needs Report, aligning with the latest provincial policies and data-driven housing projections.

The five-year and twenty-year housing needs for Harrison Hot Springs are determined using six key components from the province's Housing Needs Calculator methodology:

- a. Supply of units to reduce extreme core housing need (households paying more than 50% of income for housing).**
- b. Supply of units to reduce homelessness.**
- c. Supply of units to address suppressed household formation.**
- d. Supply of units needed to meet household growth over the next five or twenty years.**
- e. Supply of units needed to meet at least a 3% rental vacancy rate.**
- f. Supply of units needed to meet local demand.**

As required by the Government of British Columbia, this report focuses on the following key areas:

- The number of housing units required to meet both current and anticipated demand for the next five and twenty years, as calculated using the Housing Needs Report (HNR) Method.
- A statement regarding the importance of housing proximity to transportation infrastructure, emphasizing the need for residential development near public transit, walkable areas, and active transportation networks.
- A summary of the actions taken by the Village of Harrison Hot Springs since the 2019 Housing Needs Report to address housing needs and implement changes in zoning and planning regulations.

The report confirms that the housing needs for the Village of Harrison Hot Springs are as follows:

- The five-year housing need (2021–2026) is projected at 185 units.
- The twenty-year housing need (2021–2041) is projected at 637 units.

Anticipated Household Growth:

Anticipated household growth (AHG) quantifies the additional households required to accommodate an increasing population over twenty years.

Extreme Core Housing Need:

Extreme core housing need (ECHN), as defined by Statistics Canada, refers to private households falling below set thresholds for housing adequacy, affordability, or suitability that would have to spend 50% (as compared to 30% for core housing need) or more of total pre-tax income to pay the median rent for alternative acceptable local housing.

People Experiencing Homelessness:

People experiencing homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing need quantifies the supply of permanent housing units required for those currently experiencing homelessness.

Suppressed Household Formation:

Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to a lack of available and affordable housing supply.

Rental Vacancy Rate Adjustment:

A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates. These calculations use the more conservative rate of 3%.

The Demand Buffer:

The "demand buffer" is the calculated number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. It is designed to better account for the number of units required to meet "healthy" market demand in different communities. Accounting for additional local demand helps address the needs of households who require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.

CHAPTER 1: BACKGROUND

Municipalities and regional districts are required to complete Interim Housing Needs Reports (HNR) by January 1, 2025, using the new standardized HNR Method. The first “regular” Housing Needs Reports must then be completed by December 31, 2028, and every five years thereafter. These changes will help local governments and the B.C. government better understand and respond to housing needs in communities throughout B.C (Govt. of BC 2024a). Additionally, the Government of British Columbia has mandated the use of a new standardized Housing Needs Report (HNR) template to ensure uniformity in reporting and compliance with legislative requirements. This template provides a structured format for local governments to present data consistently, aligning with the Housing Needs Reports Regulation and the Vancouver Housing Needs Reports Regulation.

1.1 An overview of Housing Needs Report

The first legislative requirements for Housing Needs Reports were established in 2019, and required local governments to collect data, analyze trends, and present reports that describe current and anticipated housing needs in B.C. communities (Government of BC, 2024 a).

Housing Needs Reports help communities better understand their current and future housing needs. These reports help identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, household incomes, housing stock, and other factors. A Housing Needs Report is critical to developing a housing strategy or action plan and informing land use planning (Government of BC, 2024 a).

As a result of the 2023 amendments to the Local Government Act and Vancouver Charter, changes were made to the timing and requirements for Housing Needs Reports. Municipalities and regional districts must now prepare Interim Housing Needs Reports by January 1, 2025, using the HNR Method to identify the 5- and 20-year housing needs in their communities. Municipalities (but not regional districts) must then update their official community plans and zoning bylaws by December 31, 2025, to accommodate the number of units identified. The first regular Housing Needs Reports are required to be completed by December 31, 2028, and every five years thereafter (Government of BC, 2024 a).

Detailed data collection, report content, and public reporting requirements are summarized in the Summary of Legislative and Regulatory Requirements for Housing Needs Reports (Government of BC, 2024b).

1.2 Interim Housing Needs Reports

All local governments are required to complete an Interim Housing Needs Report by January 1, 2025. The Interim Housing Needs Report must only include three new, additional items (Government of BC, 2024 a).

- The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the HNR Method provided in the Regulation;
- A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
- A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

Local governments may fulfill this requirement by updating their most recent Housing Needs Report to include these three items, or by completing an entirely new Housing Needs Report. (Government of BC, 2024 a). This report will be included as an appendix to Harrison Hot Springs' most recent Housing Needs Report from 2019.

1.3 The Housing Needs Method

The HNR Method is the methodology that local governments will use to calculate the total number of housing units their communities will need over five and twenty years (Government of BC, 2024a). The HNR Method consists of six components that are added together to provide the total number of housing units needed in a municipality or regional district electoral area.

The six components include:

- A. The number of housing units for households in extreme core housing need**
- B. The number of housing units for individuals experiencing homelessness**
- C. The number of housing units for suppressed households**
- D. The number of housing units for anticipated household growth**
- E. The number of housing units required to increase the rental vacancy rate to 3%**
- F. The number of housing units that reflects additional local housing demand (the “demand buffer”). This component is only included for municipalities. There is no requirement to apply the demand factor to regional district electoral areas.**

1.4 Data Sources

The HNR Method Relies on publicly available data sources. Data sources for each components include:

| Components | Data Source |
|--|--|
| A: Housing units and extreme core housing need | <ul style="list-style-type: none"> Government of BC (2024) Custom Census Reports 2021, 2016, 2011, 2006 Statistics Canada (2022) Core Housing Need by Tenure |
| B: Housing units and homelessness | <ul style="list-style-type: none"> Government of BC (2024) Custom Census Reports 2021, 2016, 2011, 2006 Government of BC (2024) Preventing and Reducing Homelessness: An Integrated Data Project |
| C: Housing units and suppressed household formation | <ul style="list-style-type: none"> Government of BC (2024) Custom Census Reports 2021, 2016, 2011, 2006 |
| D: Housing units and anticipated household growth | <ul style="list-style-type: none"> Government of BC (2024) Custom Census Reports for 2021, 2016, 2011, 2006 Government of British Columbia (2024) Household Projections |
| E: Housing units and rental vacancy rate | <ul style="list-style-type: none"> Government of BC (2024) Custom Census Reports for 2021, 2016, 2011, 2006 Canadian Mortgage and Housing Corporation (n.d.) Housing Market Information Portal |
| F: Housing units and demand (the “demand buffer”) | <ul style="list-style-type: none"> Government of BC Demand Factor Data |

Table 1: HNR Method Data Sources

CHAPTER 2: COMMUNITY PROFILE

2.1 Location

The Village of Harrison Hot Springs is a small community at the southern end of Harrison Lake, and is a member of the Fraser Valley Regional District. It neighbours with the Sts'ailes First Nation, whose traditional territory includes Harrison Lake (Harrison Hot Springs OCP, 2022). From Vancouver, Harrison Hot Springs is accessible in several ways. By car, the journey requires approximately 1 hour and 38 minutes via the Trans-Canada Highway. Alternatively, access is available via the VIA Rail train to Agassiz, which operates twice weekly and takes around 2 hours and 3 minutes, followed by a short taxi ride to Harrison Hot Springs. Public transportation is also an option, beginning with the Fraser Valley Express (Route 66) bus from Carvolth Exchange in Langley to Downtown Chilliwack, with a transfer to the Agassiz-Harrison Route 71 bus, resulting in a total travel time of approximately 3 hours and 49 minutes.



2.2 Demography

2.2.1 Total Population

The total population of Harrison Hot Springs has demonstrated fluctuations between 2006 and 2021. In 2006, the population stood at 1,510, slightly decreasing to 1,500 by 2011. A further decline was observed in 2016, with the population dropping to 1,435. However, by 2021, the population increased significantly to 1,905, reflecting a remarkable recovery with a growth of approximately 32.8% between 2016 and 2021.

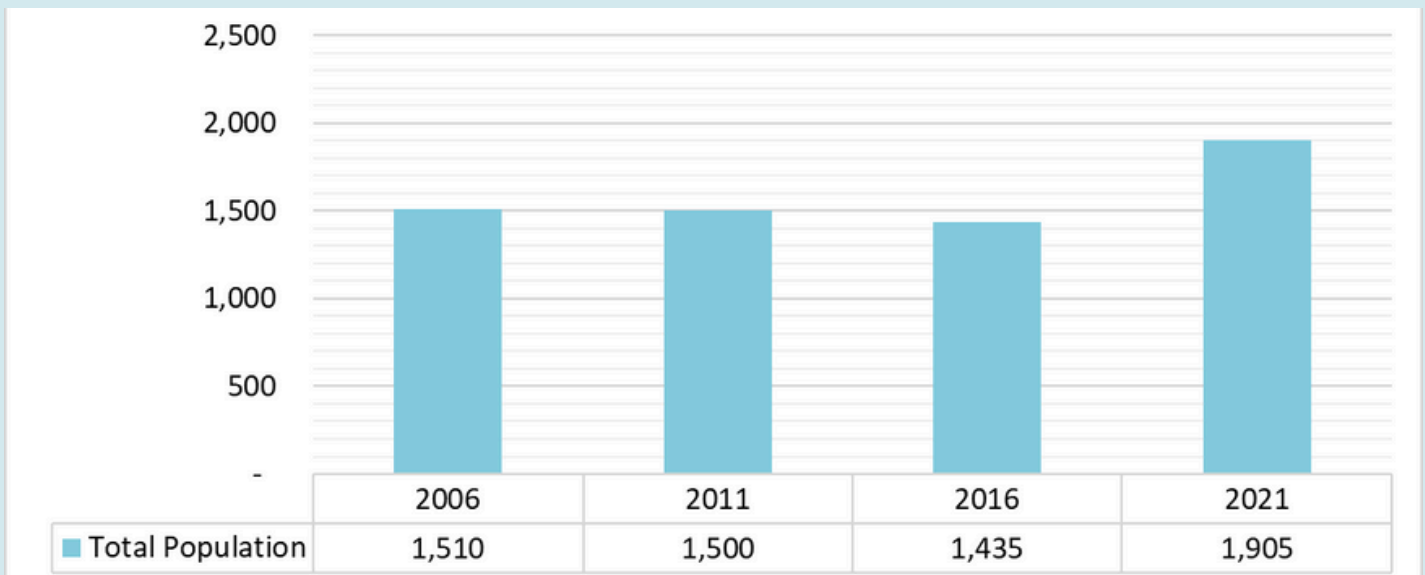


Figure 1: Total Population 2006,2011, 2016, 2021 (Source: Statistics Canada)

2.2.2 Age- Sex Composition

The population pyramid of Harrison Hot Springs shows a total of 935 males and 970 females, with a balanced gender distribution across most age groups. The 60 to 64 years group has the highest concentration, while younger (0 to 14 years) and older (70+ years) age groups are smaller. Overall, the data highlights an aging population with a significant middle-aged and senior presence.

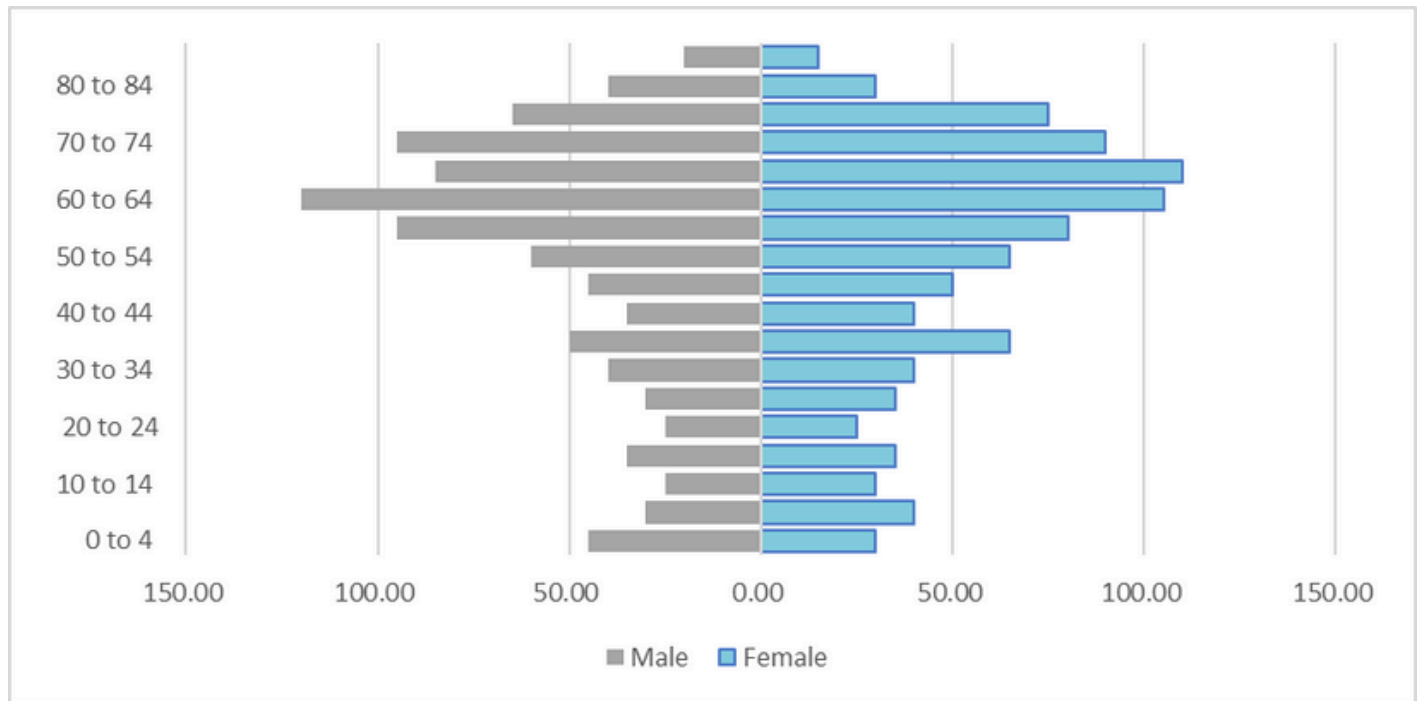


Figure 2: Population Pyramid 2021 (Source: Statistics Canada, 2021)

2.3 Economy

2.3.1 Employment Status

The table 2 shows labor force participation by gender, with 780 individuals in the labor force (420 males, 365 females). Of these, 715 are employed (385 males, 325 females), and 65 are unemployed (30 males, 35 females). Additionally, 840 individuals are not in the labor force (380 males, 460 females).

| | Total | Male | Female |
|--------------------------------|-------|------|--------|
| In the labour force | 780 | 420 | 365 |
| Employed | 715 | 385 | 325 |
| Unemployed | 65 | 30 | 35 |
| Not in the labour force | 840 | 380 | 460 |

Table 2 : Employment Data (Source: Statistics Canada, 2021)

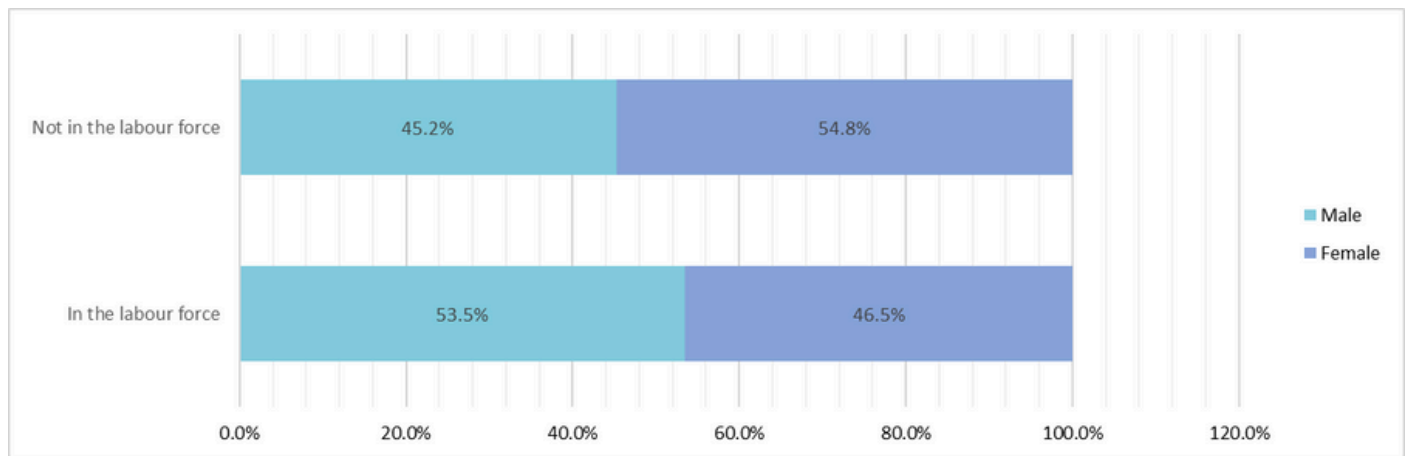


Figure 3: Labour Force (Source: Statistics Canada, 2021)

The chart further illustrates the gender distribution within the labor force and non-labor force categories. Male population make up 53.5% of the labor force, while females account for 46.5%. Conversely, females represent a larger proportion of those not in the labor force at 54.8%, compared to 45.2% for males. This disparity indicates a higher rate of male participation in the workforce.

2.3.2 Income of individuals in 2020

| | Total | Male | Female |
|--|--------|--------|--------|
| Median total income in private households | 37,600 | 46,800 | 30,000 |
| Median after-tax income | 34,800 | 42,400 | 28,400 |

Table 3: Median Income of 2020 (Source: Statistics Canada, 2021)

The table 3 highlights income disparities between genders, showing a median total income in private households of \$37,600 overall, with males earning \$46,800 and females earning \$30,000. After taxes, the median income drops to \$34,800, with males at \$42,400 and females at \$28,400. These figures emphasize a notable gender income gap both before and after taxes.

CHAPTER 3: EXISTING HOUSING STOCK

3.1 Population

In 2021, the population of the Village of Harrison Hot Springs reached 1,905 residents, marking a 0.33% increase from the 2016 population of 1,435 residents (Table 4). In comparison, the provincial population growth rate over the same period was 7.6%.

| | Population (2016) | Population (2021) | Growth Rate (2016 - 2021) |
|---------------------------------|-------------------|-------------------|---------------------------|
| Village of Harrison Hot Springs | 1,435 | 1,905 | 0.33% |
| British Columbia | 4,648,055 | 5,000,879 | 7.6% |

Table 4: Village of Harrison Hot Springs Population, 2016 and 2021 (Source: Statics Canada, 2021)

3.2 Housing Stock and Housing Type

In 2021, there were 885 occupied private dwellings in the Village of Harrison Hot Springs with a total of 1,860 persons in private households. The most common dwelling types in the village were single-detached houses, which accounted for 65%, apartments in buildings with fewer than five storeys, which made up 15.3%, and row houses, which comprised 11.3%.

| Structural Type | Village of Harrison Hot Springs | | British Columbia | |
|--|---------------------------------|-------------|------------------|-------------|
| | Count | Proportion | Count | Proportion |
| Single-detached house | 575 | 65.0% | 866,340 | 42.4% |
| Semi- Detached house | 45 | 5.1% | 62,890 | 3.1% |
| Row house | 100 | 11.3% | 168,590 | 8.3% |
| Apartment or flat in a duplex | 5 | 0.6% | 249,835 | 12.2% |
| Apartment in a building (less five storeys) | 135 | 15.3% | 417,475 | 20.4% |
| Apartment in a building (five or more storeys) | 0 | 0.0% | 21,845 | 10.9% |
| Other single-attached house | 0 | 0.0% | 3,760 | 0.2% |
| Movable dwelling | 15 | 1.7% | 51,100 | 2.5% |
| Total occupied private dwellings | 885 | 100% | 2,041,835 | 100% |
| Persons in private households | 1,860 | 100% | 4,915,945 | 100% |

Table 5: Occupied private dwellings by structural type of dwellings, Village of Harrison Hot Springs (Source: Statistics Canada, 2021)

3.3 Household Size

The Village of Harrison Hot Springs had 880 private households in 2021. Most households (50%) had two persons, followed by one-person households (28.4%). The average household size was 2.1, lower than British Columbia's average of 2.4.

| Household Size | Village of Harrison Hot Springs | | British Columbia | |
|------------------------|---------------------------------|------------|------------------|------------|
| | Count | Proportion | Count | Proportion |
| 1 person | 250 | 28.4% | 600,705 | 29.4% |
| 2 persons | 440 | 50.0% | 719,865 | 35.3% |
| 3 persons | 95 | 10.8% | 296,200 | 14.5% |
| 4 persons | 60 | 6.8% | 256,700 | 12.6% |
| 5 or more persons | 35 | 4.0% | 168,355 | 8.2% |
| Total | 880 | 100% | 2,041,825 | 100% |
| Average household size | 2.1 | n/a | 2.4 | n/a |

Table 6: Private households by household size, Village of Harrison Hot Springs, 2021 (Source: Statistics Canada, 2021)

3.4 Estimated Housing Need

Table 7 presents the five-year and twenty-year housing need projections, with additional details provided in Appendix A. The estimated five-year housing need for the Village of Harrison Hot Springs between 2021 and 2026 is 185 units, representing a growth of approximately 21.0% in the existing stock of 885 occupied private dwellings.

Key drivers of the five-year housing need include:

- D. Anticipated Growth, which accounts for 42.22% (137.31 units) of the total new units.
- F. Additional Local Demand, contributing 0.37% (0.69 units) of the total new units.
- C. Suppressed Household Formation, representing 9.84% (18.2 units) of the total new units.

The five-year housing need estimate for 2021 to 2026 reflects an increase compared to the projections in the Village of Harrison Hot Springs Housing Needs Report 2019. The 2019 report projected a need for 80 additional housing units by 2024, citing slow population growth. It emphasized monitoring housing stocks to ensure market needs are met and building rates align with population trends. The housing needs estimates in the 2019 report were based on historical trends including fertility, mortality, and migration rates within the Fraser Valley Regional District.

The estimated twenty-year housing need in the Village of Harrison Hot Springs is 637 units between 2021 and 2041. The estimated twenty-year housing need would represent a growth of 72.4% on the existing stock of occupied private dwellings in the Village of Harrison Hot Springs. The largest drivers of 20-year housing need are components:

- D. Anticipated Growth - accounts for 72.18% (459.8 units) of total new units
- F. Additional Local Demand - accounts for 11.44% (72.85 units) of total new units
- C. Suppressed Household Formation accounts for 11.48% (73.12 units) of total new units

| Component | 5 Year Need | 20 Year Need |
|---|-------------|--------------|
| A. Extreme Core Housing Need | 3.8 | 15.19 |
| B. Persons Experiencing Homelessness | 6.62 | 13.24 |
| C. Suppressed Household Formation | 18.28 | 73.12 |
| D. Anticipated Growth | 137.31 | 459.8 |
| E. Rental Vacancy Rate Adjustment | 0.69 | 2.76 |
| F. Additional Local Demand | 18.21 | 72.85 |
| Total New Units – 5 years | 185 | n/a |
| Total New Units – 20 years | n/a | 637 |

Table 7: Five-year and Twenty-year housing need (Source: HART 2024)



CHAPTER 4: TRANSPORTATION INFRASTRUCTURE

The Village of Harrison Hot Springs has a well-developed road network, including municipal and Ministry-controlled roads, bridges, and active transportation routes. The 2019 Road, Bridge, and Active Transportation Master Plan guides infrastructure improvements, focusing on road safety, connectivity, and sustainable mobility to support the Village’s growth and accessibility needs.

4.1 Existing Transport Infrastructure

An overview of the existing transportation infrastructure in Harrison Hot Springs, which facilitates active transportation and other modes of travel, is provided.

| Transportation Infrastructure | Description |
|---------------------------------------|--|
| <p>Pavements</p> | <p>The Village has a total of 12.3 kilometers of paved roads, with an additional 4.6 kilometers of roadways under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI). In addition to the road network, the Village's municipal infrastructure includes bridges and culverts. The street network comprises 3.62 kilometers of collector roads, 4.81 kilometers of arterial roads, and 8.20 kilometers of local roads, bringing the total road length to 16.63 kilometers.</p> |
| <p>Bridges</p> | <p>The Village owns two highway bridges that cross the Miami River at two locations along McCombs Drive. The Village also owns and maintains two pedestrian bridges that cross the Miami River. Along Hot Springs Road, the MoTI owns and maintains two more bridges.</p> |
| <p>Active Transportation</p> | <p>The existing active transportation network consists of a gravel multi-use trail along the Miami River Banks and Harrison Lakefront, along with several informal single-track trails in the East Sector and West of Hot Springs Road.</p> |
| <p>Major Roads and Highway</p> | <p>The Village has 12.3 km of paved roads and 4.6 km of Ministry-controlled roadways, along with bridges and culverts as part of its infrastructure. Hot Springs Road (HSR, Highway 9), an arterial road under MoTI jurisdiction, serves as the main entry and exit point, extending north into the Village as Lillooet Avenue. Traffic is dispersed via two collector roads, McPherson Road and McCombs Road/Eagle Drive, with a network of local roads and lanes connecting the remaining lots.</p> |

Table 8: Transportation Infrastructure (Source: Road, Bridge, and Active Transportation Mater Plan, 2019)

4.2 Transportation Infrastructure Initiatives

The primary initiative undertaken by the Village of Harrison Hot Springs to enhance its transportation system is the 2019 Road, Bridge, and Active Transportation Master Plan, which is detailed in the following section.

4.2.1 Road, Bridge, and Active Transportation Master Plan, 2019

The Road, Bridge, and Active Transportation (RBAT) Master Plan is intended to guide the development and enhancement of the transportation infrastructure within the Village of Harrison Hot Springs. The plan focuses on improving road safety, connectivity, and accessibility while promoting sustainable and active transportation modes such as walking and cycling. It provides a strategic framework for infrastructure investments and outlines recommendations for upgrading existing facilities, incorporating modern transportation principles, and addressing future community growth needs.

The Road, Bridge, and Active Transportation (RBAT) Master Plan outlines some key issues and provides recommendations to address them.

Key Issues:

Aging Infrastructure:

- Many roads within the Village are approaching the end of their service life, requiring significant investment in maintenance and replacement.
- Limited funding resources make it challenging to balance maintenance and the development of new infrastructure.

Safety Concerns:

- Several intersections and roadways present safety risks due to high vehicle speeds and inadequate pedestrian and cyclist protection.
- The lack of protected bike lanes and pedestrian crossings increases vulnerability.

Limited Public Transit Options:

- The Village currently lacks a public transportation system, limiting mobility options for residents and visitors.
- Seasonal tourism fluctuations make it difficult to sustain a cost-effective transit solution.

Connectivity and Accessibility Challenges:

- The current transportation network is primarily designed for automobiles, limiting connectivity and accessibility for pedestrians and cyclists.
- The absence of well-integrated active transportation infrastructure hampers mobility.

Parking Constraints:

- Increased tourist activity creates parking congestion, impacting residents and local businesses.
- Inefficient parking management leads to overcrowding and aesthetic concerns.

Key Recommendations**Infrastructure Upgrades and Maintenance:**

- Prioritize road rehabilitation and replacement projects based on a dynamic priority matrix.
- Implement preventative maintenance strategies to extend the lifespan of existing infrastructure.

Enhancing Safety Measures:

- Introduce traffic calming solutions such as speed reductions and intersection improvements.
- Develop protected bike lanes and pedestrian-friendly pathways to enhance safety.

Active Transportation Development:

- Expand the active transportation network by incorporating dedicated pathways and micromobility options.
- Reconfigure existing roadways to better accommodate walking and cycling.

Exploring Transit Opportunities:

- Assess the feasibility of integrating with regional transit systems to improve connectivity.
- Encourage shared mobility options such as ridesharing and seasonal shuttle services.

Parking Management Solutions:

- Develop strategic parking plans to optimize available space and accommodate seasonal demand.
- Introduce smart parking technologies to improve efficiency and convenience.

4.2.2 Active Transportation

The Daily Trips by Active Mode (DTAM) metric measures the proportion of daily trips made by walking and cycling. Nearby municipalities achieve around 10%, with targets set between 15% and 25% by 2030. The Village of Harrison Hot Springs aims for a 15% DTAM goal, which can be achieved by dedicating 30% of transportation infrastructure to active modes and micromobility, such as e-bikes and e-scooters.

The focus is on improving connectivity and accessibility by implementing protected infrastructure on arterial and collector roads and shared spaces on local roads. Measuring infrastructure allocation offers an effective way to track progress. A decision matrix in Table 9 evaluates projects based on cost-benefit to prioritize investments that maximize impact.

| Project | Infrastructure Type | Route Volume | Easy Construction | Length (m) | Percentage of Network |
|-------------------|---|-------------------|-------------------|------------|-----------------------|
| McCombs Drive | Separate Two-Way Bike Lane | High | Yes | 1777 | 15% |
| Eagle Drive | Protected Two-Way Bike Lane | High | No | 744 | 6% |
| Miami River Drive | Protected Two-Way Bike Lane | Moderate | No | 1158 | 10% |
| Hadway Avenue | Vehicle Single-Laning, Over-Sized Shoulder Bike Lanes | Low | Yes | 252 | 2% |
| McPherson Drive | Protected Two-Way Bike Lane | Miami River Drive | Yes | 400 | 3% |

Table 9: Active Transportation (Source: Road, Bridge, and Active Transportation Mater Plan, 2019)

4.3 Statement Regarding the Location of Housing in Proximity to Transportation Infrastructure

The Official Community Plan (OCP) 2022 emphasizes the importance of integrating residential development with transportation infrastructure to support accessibility, connectivity, and sustainable community growth.

The OCP states in Section 7.3.1(c) that:

"Medium density residential development (townhouses) will be considered for sites that have good proximity to the Village’s amenities, are well serviced with water, sewer, and roads, and are compatible with surrounding lands. Such sites must also be considered part of the Multi-Family Residential DPA, if a rezoning application is approved by Council."

The plan further encourages housing in areas with easy access to infrastructure, stating in Section 7.3.5(a):

"Encouraging residential development in areas that are walkable and have access to existing infrastructure such as roads, transit, and community amenities will help to create a more sustainable and connected community."

It also recommends that future residential growth should focus on areas with strong connectivity to transportation networks. Section 7.3.2(b) states:

"The configuration and density of future development will take into account the capacity of the road system and the available services and encourage compatibility with existing low-density residential land uses."

CHAPTER 5: ACTIONS TAKEN TO ADDRESS HOUSING NEEDS

5.1 Housing Needs Report 2019

The 2019 Housing Needs Report for the Village of Harrison Hot Springs highlights key housing challenges, including an aging population, rising demand for affordable and rental housing, and the need for diverse housing options. The table below outlines the key opportunities and strategies.

| Category | Opportunities | Strategies |
|------------------------------|---|--|
| Affordable Housing | Develop more affordable rental and ownership units | Promote secondary suites and coach houses |
| | Focus on smaller housing units for low- and middle-income | Partner with non-profits for affordable housing |
| Seniors' Housing | Increase independent and assisted living options | Develop age-friendly housing policies and services |
| | Support seniors aging in place | Provide incentives for senior-focused housing projects |
| Workforce Housing | Attract workers by providing affordable rental options | Encourage employer-sponsored housing programs |
| | Reduce commuting by offering local housing opportunities | Develop rental units targeted at service industry |
| Rental Housing Growth | Address lack of long-term purpose-built rentals | Offer financial incentives to developers |
| | Improve stability for renters | Expedite permitting for rental housing projects |
| Densification | Encourage row houses and multi-unit developments | Modify zoning to support higher density developments |
| | Provide more affordable options through densification | Promote mixed-use development |
| Vacation Home Market | Encourage year-round occupancy | Implement policies to deter speculative purchases |
| | Reduce empty homes | Introduce regulations on short-term rentals |

Table 10: Highlights of Housing Needs Report (Source: 2019 Housing Needs Report)

5.2 Actions Taken Since the 2019 Housing Needs Report

The Housing Needs Report for the Village of Harrison Hot Springs was finalized in November 2019. The following list outlines the actions taken by the Village since the report's finalization to reduce the identified housing needs.

- **Official Community Plan (OCP) Update:** In 2022, the Village adopted a new OCP, Bylaw No. 1184, 2022, which outlines objectives and policies concerning future development and land use.
- **Affordable and Social Housing Inventory:** In collaboration with the District of Kent, the Village contributed to the 2020 Affordable and Social Housing Inventory. This compilation provides information on housing resources in the area, assisting residents in identifying available affordable and social housing options.
- **Village Lands Master Plan Development:** The Village is in the process of creating a Master Plan for a portion of its civic lands. This plan aims to guide the future use and development of these lands, potentially incorporating diverse housing options to meet community needs.
- **Point-in-Time Homeless Count and Survey:** Through collaboration with the Fraser Valley Regional District (FVRD), the Village of Harrison Hot Springs has participated in social and affordable housing surveys to support local housing and homelessness initiatives. These surveys provide valuable data to identify unmet housing needs, address gaps in health services, and enhance funding applications to improve community support systems.
- **Sanitary Sewer and Stormwater Master Plan:** Set for release in 2025, this critical infrastructure initiative is instrumental in supporting future housing development.
- **Fraser Valley Regional Growth Strategy:** The Village of Harrison Hot Springs is reviewing and updating its Official Community Plan (OCP) to align with the Fraser Valley Future 2050 Regional Growth Strategy, focusing on Section 4.4: Ensure Housing Choice and Affordability. The plan includes housing affordability, diverse housing options, agricultural worker housing, seniors and affordable housing, homelessness solutions, mental health advocacy, and energy efficiency.

CHAPTER 6: NEXT STEPS

The Village of Harrison Hot Springs will review and update its Official Community Plan (OCP) to ensure it accommodates and aligns with the projected housing needs for the next 20 years. As per provincial requirements, local governments must ensure their OCPs and zoning bylaws align with projected housing needs determined by the Housing Needs Reports (HNR) methodology. As part of this initiative, the Village will engage in extensive public consultation to gather valuable community input, fostering greater awareness and understanding of the five- and twenty-year housing needs. The feedback collected will help shape policies that address affordability, accessibility, and diverse housing options.

In accordance with provincial legislation, the Village of Harrison Hot Springs is required to produce an updated Housing Needs Report by December 31, 2028. This report will build upon the findings of previous assessments, providing a comprehensive evaluation of ongoing housing needs and identifying emerging trends that may impact the community. The updated report will serve as a guiding document to ensure that housing policies and initiatives are effectively tailored to address the evolving demographic and economic landscape, supporting sustainable growth and enhancing the overall quality of life for residents.



References:

- Government of British Columbia. (a). Housing needs reports. Government of British Columbia. Retrieved from <https://www2.gov.bc.ca/gov/content/housing-tenancy/local-governments-and-housing/policy-and-planning-tools-for-housing/housing-needs-reports>.
- Government of British Columbia. (b). Summary of legislative and regulatory requirements for housing needs reports. Government of British Columbia. Retrieved from https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/uploads/summary_of_legislative_and_regulatory_requirements_for_housing_needs_reports.pdf
- Government of British Columbia. (C, 2019). Housing needs reports regulation (B.C. Reg. 90/2019). Retrieved from https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/90_2019
- Government of Canada. (d). Canada Emergency Response Benefit (CERB). Retrieved from <https://www.canada.ca/en/services/benefits/ei/cerb-application.html>
- Village of Harrison Hot Springs. (2019). Harrison Hot Springs Housing Needs Report. Retrieved from https://www.harrisonhotsprings.ca/sites/default/files/2022-03/2019.12.21%20Harrison%20Hot%20Springs%20Housing%20Needs%20Report_FINAL..pdf
- Statistics Canada. (2021). Census profile, 2021 census of population: British Columbia. Retrieved from <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=british%20Columbia&DGUIDlist=2021A000259&GENDERlist=1,2,3&STATISTIClist=1,4&HEADERlist=0>
- Statistics Canada. (2022). Census profile, 2021 census of population: Harrison Hot Springs. Government of Canada. Retrieved from <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Harrison%20Hot%20Springs&DGUIDlist=2021A00055909027&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0>
- Village of Harrison Hot Springs. (2022). Official Community Plan (OCP), Bylaw No. 1184, 2022. Village of Harrison Hot Springs. Retrieved from <https://www.harrisonhotsprings.ca/sites/default/files/2022-08/22008.25%20Draft%20OCP%201184%2C%202022.pdf>

APPENDIX A.

FIVE-YEAR AND TWENTY- YEAR HOUSING NEED DETAILED BREAKDOWN

A.1 Component A: Extreme Core Housing Need

Extreme Core Housing Need (ECHN), as defined by Statistics Canada, refers to private households falling below-set thresholds for housing adequacy, affordability, or suitability, that would have to spend 50% (as compared to 30% for core housing needs) or more of total pre-tax income to pay the median rent for alternative acceptable local housing (Government of British Columbia 2024c)

To calculate the required new units for ECHN, average ECHN rates (% of households) by tenure, taken from the past four census reports, are multiplied by the total number of households by tenure in the most recent census report. Using the average rate over multiple census years minimizes variations from short-term effects, such as the impact of CERB payments during Covid (Government of British Columbia 2024d)

| Total Households | 2006 | 2011 | 2016 | 2021 |
|------------------|------|------|------|------|
| Owner | 580 | 565 | 575 | 720 |
| Renter | 130 | 100 | 140 | 170 |

Table 11: Private households by household size, Village of Harrison Hot Springs, 2021 (Source: Statistics Canada, 2021)

| | 2006 | | 2011 | | 2016 | | 2021 | | Harrison Hot Springs VL (CSD, BC) |
|---------------------------|------|------------|------|------------|------|------------|------|------------|-----------------------------------|
| | # | % of total | # | % of total | # | % of total | # | % of total | |
| Extreme Core Housing Need | | | | | | | | | |
| Owners with a mortgage | n/a | | n/a | | n/a | | n/a | | 0.00% |
| Renters | 20 | 15.38% | 0 | 0.00% | 30 | 21.43% | 0 | 0.00% | 9.20% |

Note: Data for owners with a mortgage is only available for 2021 (2021 value=0). 2006, 2011 and 2016 values were not available for owner with a mortgage (n/a).

Table 12: Total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Component A-Step 2) (Source: HART 2024)

| Total Households | 2021 Households | Average ECHN Rate | Households in ECHN |
|--|-----------------|-------------------|--------------------|
| Owner | 720 | n/a | n/a |
| Owners with a mortgage | | 0.00% | 0.00 |
| Renters | 165 | 9.20% | 15.19 |
| Total New Units to Meet ECHN - 20 years | | | 15.19 |

Table 13: Estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4) (Source: HART 2024).

A.2 Component B: Housing Units and Homelessness

People Experiencing Homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing needs quantifies the supply of permanent housing units required for those currently experiencing homelessness. (Government of British Columbia 2024c).

To estimate SHF, 2006 census data – the earliest available data for a time when housing supply was less constrained – is used to determine headship rates by tenure and age cohort. Headship rate is calculated by dividing the number of households by population for a given cohort. 2006 headship rates are then applied to population data from the most recent census report to estimate how many additional households might have formed under more favourable housing conditions (Government of British Columbia 2024c).

| Regional Population | Local Population | | Regional PEH | Proportional Local PEH |
|---|------------------|-------------|--------------|------------------------|
| | # | % of region | | |
| 317,670 | 1,860 | 0.59% | 2,262 | 13.24 |
| Total New Units to Homelessness Needs - 20 years | | | | 13.24 |

Table 14: Estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Component C - Steps 1-3) (Source: HART 2024).

A.3 Component C: Housing Units and Suppressed Household Formation

Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to lack of available and affordable housing supply (Government of British Columbia 2024c).

Calculation:

To estimate SHF, 2006 census data – the earliest available data for a time when housing supply was less constrained – is used to determine headship rates by tenure and age cohort. Headship rate is calculated by dividing the number of households by population for a given cohort. 2006 headship rates are then applied to population data from the most recent census report to estimate how many additional households might have formed under more favourable housing conditions (Government of British Columbia 2024c).

Table 6.5, Table 6.6, Table 6.8, Table 6.9, and Table 6.10 calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

| Age – Primary Household Maintainer 2006 Categories | Local Population | |
|--|------------------|--------|
| | Owner | Renter |
| Under 25 years | 0 | 20 |
| 25 to 34 years | 30 | 25 |
| 35 to 44 years | 80 | 15 |
| 45 to 54 years | 110 | 25 |
| 55 to 64 years | 140 | 10 |
| 65 to 74 years | 150 | 25 |
| 75 years and over | 70 | 10 |

Table 15 : Owner and renter households in 2006 by age of the primary household maintainer (Component C - Step 1) (Source: HART 2024).

| Age – Primary Household Maintainer 2021 Categories | 2006 Households | |
|--|-----------------|--------|
| | Owner | Renter |
| 15 to 24 years | 10 | 0 |
| 25 to 34 years | 50 | 15 |
| 35 to 44 years | 70 | 30 |
| 45 to 54 years | 65 | 40 |
| 55 to 64 years | 205 | 35 |
| 65 to 74 years | 145 | 25 |
| 75 to 84 years | 165 | 15 |
| 85 years and over | 15 | 0 |

Table 16 : owner and renter households in 2021 by age of the primary household maintainer (Component C - Step 1, continued) (Source: HART 2024).

| | | 2006 | | 2021 | |
|--|-----------------------------|----------------|-------------------|----------------|-------------------|
| Age Categories – Household Maintainers | Age Categories – Population | All Categories | Summed Categories | All Categories | Summed Categories |
| 15 to 24 years | 15 to 19 years | 70 | 130 | 40 | 85 |
| | 20 to 24 years | 60 | | 45 | |
| 25 to 34 years | 25 to 29 years | 35 | 120 | 55 | 130 |
| | 30 to 34 years | 85 | | 75 | |
| 35 to 44 years | 35 to 39 years | 85 | 170 | 120 | 205 |
| | 40 to 44 years | 85 | | 85 | |
| 45 to 54 years | 45 to 49 years | 105 | 225 | 70 | 170 |
| | 50 to 54 years | 120 | | 100 | |
| 55 to 64 years | 55 to 59 years | 105 | 275 | 160 | 410 |
| | 60 to 64 years | 170 | | 250 | |
| 65 to 74 years | 65 to 69 years | 150 | 260 | 145 | 335 |
| | 70 to 74 years | 110 | | 190 | |
| 75 years and over | 75 to 79 years | 70 | 135 | 175 | 270 |
| | 80 to 84 years | 45 | | 75 | |
| | 85 years and over | 20 | | 20 | |

Table 17 : Population by age category in 2006 and 2021 (Component C-Step 2) (Source: HART 2024).

| Age Categories – Household Maintainers | 2006 Households | | 2006 Population | 2006 Headship Rate | |
|--|-----------------|--------|-----------------|--------------------|--------|
| | Owner | Renter | Total | Owner | Renter |
| 15 to 24 years | 0 | 20 | 130 | 0.00% | 15.38% |
| 25 to 34 years | 30 | 25 | 120 | 25.00% | 20.83% |
| 35 to 44 years | 80 | 15 | 170 | 47.06% | 8.82% |
| 45 to 54 years | 110 | 25 | 225 | 48.89% | 11.11% |
| 55 to 64 years | 140 | 10 | 275 | 50.91% | 3.64% |
| 65 to 74 years | 150 | 25 | 260 | 57.69% | 9.62% |
| 75 years and over | 70 | 10 | 135 | 51.85% | 7.41% |

Table 18: 2006 headship rate of each age category for both renters and owners (Component C-Step 3) (Source: HART 2024).

| Age Categories – Household Maintainers | 2006 Headship Rate | | 2021 Population | 2021 Potential Households | |
|--|--------------------|--------|-----------------|---------------------------|--------|
| | Owner | Renter | Total | Owner | Renter |
| 15 to 24 years | 0.00% | 15.38% | 85 | 0 | 13.08 |
| 25 to 34 years | 25.00% | 20.83% | 130 | 32.5 | 27.08 |
| 35 to 44 years | 47.06% | 8.82% | 205 | 96.47 | 18.09 |
| 45 to 54 years | 48.89% | 11.11% | 170 | 83.11 | 18.89 |
| 55 to 64 years | 50.91% | 3.64% | 410 | 208.73 | 14.91 |
| 65 to 74 years | 57.69% | 9.62% | 335 | 193.27 | 32.21 |
| 75 years and over | 51.85% | 7.41% | 270 | 140 | 20 |

Table 19 : Potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Component C- Step 4) (Source: HART 2024).

| Age Categories – Household Maintainers | 2021 Potential Households | | 2021 Households | | 2021 Suppressed Households | | Total |
|---|---------------------------|--------|-----------------|--------|----------------------------|--------|--------------|
| | Owner | Renter | Owner | Renter | Owner | Renter | |
| 15 to 24 years | 0 | 13.08 | 10 | 0 | -10 | 13.08 | 3.08 |
| 25 to 34 years | 32.5 | 27.08 | 50 | 15 | -17.5 | 12.08 | 0 |
| 35 to 44 years | 96.47 | 18.09 | 70 | 30 | 26.47 | -11.91 | 14.56 |
| 45 to 54 years | 83.11 | 18.89 | 65 | 40 | 18.11 | -21.11 | 0 |
| 55 to 64 years | 208.73 | 14.91 | 205 | 35 | 3.73 | -20.09 | 0 |
| 65 to 74 years | 193.27 | 32.21 | 145 | 25 | 48.27 | 7.21 | 55.48 |
| 75 years and over | 140 | 20 | 180 | 15 | -40 | 5 | 0 |
| Total New Units to Meet Suppressed Housing Need - 20 years | | | | | | | 73.12 |

Table 20 : Number of suppressed households (Component C-Steps 5 and 6) (Source: HART 2024).

A.4 Component D: Housing Units and Anticipated Growth

Anticipated Household Growth (AHG) quantifies the additional households required to accommodate an increasing population over twenty years.

Calculation:

To estimate AHG, data is drawn from the recently updated BC Stats household projections. Two 20-year growth scenarios are developed:

- The Local Household Growth scenario uses household growth projections for the applicable municipality to determine the number of housing units needed.
- The Regionally Based Household Growth scenario takes the applicable municipality's or EA's number of households from the most recent census report, and applies the projected 20-year regional household growth rate (%), to determine the number of housing units needed.

The average of the two scenarios is taken as the new units required for AHG for housing needs calculations. Regional district EAs will only calculate a Regionally Based Household Growth scenario, due to data availability, and no average will be taken.

| Regional District Projections | 2021 | 2041 | Regional Growth Rate |
|-------------------------------|---------|---------|----------------------|
| Households | 118,220 | 177,611 | 50.24% |

Table 21 : 20-year population projection and growth rate for your regional district (Component D -Steps 1) (Source: HART 2024).

| Growth Scenarios | Regional Growth Rate | Households | | New Units |
|--|----------------------|------------|----------|---------------|
| | | 2021 | 2041 | |
| Local Household Growth | n/a | 885 | 1,360.00 | 475.00 |
| Regionally Based Household Growth | 50.24% | 885 | 1,329.60 | 444.60 |
| Scenario Average | | | | 459.80 |
| Total New Units to Meet Household Growth Needs - 20 years | | | | 459.80 |

Table 22 :New homes needed in the next 20 years (Component D -Steps 2-5) (Source: HART 2024).

A.5 Component E: Housing Units and Rental Vacancy Rate

A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Including a RVRA in calculations of housing need has been recommended by multiple sources, including the Expert Panel on Housing Supply and Affordability (BC/Canada) and CMHC. Typically, rates between 3% and 5% are considered healthy rates. These calculations use the more conservative rate of 3%. (Government of British Columbia 2024c).

Calculation:

The RVRA calculation uses Primary Rental Market Vacancy Rate data from CMHC for each applicable municipality or EA. The difference between the units required to reach a healthy vacancy rate of 3% and the estimated existing number of rental units is taken as the additional number of new units required (Government of British Columbia 2024c). The calculations are shown in Table 23.

| | Vacancy Rate | Occupied Rate | Renter Households | Estimated Number of Units |
|--|--------------|---------------|-------------------|---------------------------|
| Target Vacancy Rate | 3.00% | 97.00% | 165 | 170.10 |
| Local Vacancy Rate | 1.40% | 98.60% | | 167.34 |
| Total New Units to Achieve 3% Vacancy Rate - 20 years | | | | 2.76 |

Table 23 :Difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Component E - Steps 1-4) (Source: HART 2024).

A.6 COMPONENT F: Housing Units and Demand (the “Demand Buffer”)

The final component included in the HNR Method is a calculated number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the “demand buffer” and is designed to better account for the number of units required to meet “healthy” market demand in different communities. Accounting for additional local demand helps address the needs of households who require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities (Government of British Columbia 2024c).

For the purposes of HNRs, a demand factor based on a ratio of housing price to housing density is calculated for each applicable municipality. This factor is then multiplied by the sum of the housing units calculated for Components A (housing units to address extreme core housing need), B (housing units for persons experiencing homelessness), C (housing units to address suppressed household formation), and E (housing units to increase the rental vacancy rate) to determine the additional local housing demand. The calculations are shown in Table 24.

| Component | Result |
|--|--------|
| A. Extreme Core Housing Need | 15.19 |
| B. Persons Experiencing Homelessness | 13.24 |
| C. Suppressed Household Formation | 73.12 |
| E. Rental Vacancy Rate Adjustment | 2.76 |
| Total | 104.31 |
| None | None |
| Demand Factor | 0.7 |
| Total New Units to Address Demand Buffer - 20 years | 72.85 |

Table 24: Additional demand for new housing (Component F - Steps 1 & 2) (Source: HART 2024).

A.7 Total Five-year and Twenty-Year Housing Need

To determine the total 20-year housing need, the total new units calculated for each of the six components (i.e., Components A-F) are summed and rounded to the nearest whole number for the applicable municipality or regional district electoral area (Government of British Columbia 2024c).

The 5-year total number of new housing units for the applicable municipality or regional district electoral area (EA) is the sum of the six components below, rounded to the nearest whole number (Government of British Columbia 2024c).

| Component | | Calculation |
|-----------|--|--|
| A | Extreme Core Housing Need | The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number. |
| B | Persons Experiencing Homelessness | The total number of housing units for this component is distributed over 10 years, recognizing the urgent needs of this population, therefore the twenty-year result is divided by 2 to calculate the five-year number. |
| C | Suppressed Household Formation | The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number. |
| D | Anticipated Growth | The total number of housing units for this component is calculated using the same method as the one described for Component D for the 20-year calculation above, except the references to 20 years will be changed to 5 years. In other words, it uses BC Stats household projection data for the applicable municipality and regional district, for the 5 years after the most recent census report (e.g., 2026 for the 2021 census). |
| E | Rental Vacancy Rate Adjustment | The total number of housing units for this component is considered over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number. |
| F | Additional Local Demand | The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number. |

Table 25: Housing Needs Calculator Calculations (Source: HART 2024)

The sum of six components is calculated in table 6.

| Component | 5 Year Need | 20 Year Need |
|---|--------------------|---------------------|
| A. Extreme Core Housing Need | 3.8 | 15.19 |
| B. Persons Experiencing Homelessness | 6.62 | 13.24 |
| C. Suppressed Household Formation | 18.28 | 73.12 |
| D. Anticipated Growth | 137.31 | 459.8 |
| E. Rental Vacancy Rate Adjustment | 0.69 | 2.76 |
| F. Additional Local Demand | 18.21 | 72.85 |
| Total New Units – 5 years | 185 | n/a |
| Total New Units – 20 years | n/a | 637 |

Table 26: Five-year and Twenty-year housing need sum (Source: HART 2024)

File No: 7130-01
Date: February 18, 2025

To: Mayor and Council
From: Christy Ovens, Community Services Manager
Subject: Emergency Preparedness Updates

RECOMMENDATION

THAT the Community Services Manager's report dated February 18, 2025 regarding Emergency Preparedness Updates be received for information.

SUMMARY

To present an update on Emergency Preparedness initiatives within the Village of Harrison Hot Springs and highlight the upcoming Emergency Preparedness Resident Resource Guide.

BACKGROUND

Enhancing communications and information regarding Emergency Preparedness has been a focus in recent years, ensuring that Council's strategic priority of Public Safety is supported, and considering the disasters that have impacted the province in recent years.

In March of 2024, the Village hosted an Emergency Preparedness Open House that was well attended by residents. At this event, Kent Harrison Search and Rescue showcased some of the maps they would utilize in the event of an evacuation in the community, and information was presented by Emergency Management BC, BC Wildfire Service, FireSmart, and other community stakeholders.

In October of 2024, Emergency Preparedness was a topic at the Community Open House where the Kent Harrison Joint Emergency Program Coordinator showcased Grab and Go Kits and provided the opportunity for residents to complete their Home Emergency Plan. Completing a plan or signing up for a FireSmart Home Ignition Zone Assessment allowed attendees the chance to win a Grab and Go bag starter kit which was presented to a local resident.

At the January 22, 2025, meeting of the Kent Harrison Joint Emergency Program, the Emergency Program Coordinator reported on seasonal hazards, snow survey program data, and emergency support services volunteer training. Village staff discussed a mock emergency activation with the committee. Following this meeting, Village administration met with the Emergency Program Coordinator and Fire Chief Curtis Genest to schedule a tabletop exercise. During this exercise, a test alert will be sent out to the public using Alertable and communications materials will be posted online to ensure that anyone who does not receive the Alertable alert has the support they need to sign up. Alertable is one of the communications tools that the Village would utilize in the event of an emergency.

DISCUSSION

Village staff are nearing completion of an Emergency Preparedness Resident Resource Guide that has been developed over the past few months, compiling information from Emergency Management BC and local agencies who support the Village's joint emergency management program. This guide will support residents in knowing the phases of emergency management, and what to expect in the event of an emergency. There are several informative resources already available on the Village website, at the Emergency Management page, including important evacuation terms to know and steps to take to prepare. In the event of an emergency requiring evacuation, the specific processes would be determined based upon the type and status of the emergency, and reflect the processes outlined by the province in its Evacuation Operational Guide. If an evacuation was deemed necessary due to a wildfire in the area, BC Wildfire Service would make evacuation recommendations (including a boundary map) and work with the Village's Emergency Program Coordinator and Emergency Operations Centre (EOC) team throughout the process.

In 2024, staff were successful in obtaining a grant offered through the Union of British Columbia Municipalities, Community Emergency Preparedness Fund, to support the development of a public facing evacuation guide, utilizing the province's earlier mentioned operational guide, and including supporting local information.

In January, the Village received a number of calls, as did 911 dispatch, regarding a potential wildfire on the mountainside along Harrison Lake. Staff want to ensure that residents are aware of the proper reporting procedures and that if you suspect an active wildfire, you should call *5555 to report. Staff received information from BC Wildfire Service of a public website that shows active Burn Registrations in the area and will be looking to add this link to our website in an appropriate location.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report. Upon completion of the Emergency Preparedness Resident Resource Guide, the final draft will be provided to participating agencies for review. Once finalized, the guide will be posted on the Village's website and printed copies will be available at the Village Office. The costs associated with printing the Emergency Preparedness Resident Resource Guide will be funded from existing budgets.

POLICY CONSIDERATIONS

2025-2026 Strategic Plan Priorities

Public Safety – To ensure and enhance public safety.

Respectfully submitted:



Christy Ovens
Community Services Manager

Reviewed by:



Tyson Koch
Chief Administrative Officer

Financial Considerations Reviewed by:



Scott Schultz
Chief Financial Officer, Deputy CAO

File No: 3900-02
Date: February 18, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Advisory Planning Commission Bylaw No. 1219, 2025

RECOMMENDATIONS

THAT Advisory Planning Commission Bylaw No. 1219, 2025 be given first reading; and

THAT Advisory Planning Commission Bylaw No. 1219, 2025 be given second and third readings.

SUMMARY

As a part of the various Land Development Bylaws and policies updates, the current Advisory Planning Commission (APC) Bylaw was noted as one of the many Bylaws to be updated.

BACKGROUND

At the December 2, 2024 regular Council meeting, staff presented a new APC Bylaw for Council's initial review and comment. Council resolved to refer the draft to the Advisory Planning Commission for comment.

The APC reviewed the draft Bylaw on January 8, 2025. The APC recommended that the commission membership be set at seven, as opposed to the proposed six. The membership number has been changed and an updated draft incorporating this comment is attached to this report for Council's review.

Other updates consist mainly of changing the use of the word "shall" to must, changing the bylaw format for clarity purposes, deleting redundant portions of the bylaw, and updating the definitions section. The redundant paragraphs conflicted with other bylaw provisions.

DISCUSSION

During an earlier Council meeting, a member of the public inferred that an earlier version of the APC Bylaw was still active, and that the Village currently has two APC Bylaws in effect. That is not possible, as once a bylaw has been repealed, it is repealed. If the bylaw that repealed the original bylaw is subsequently repealed, it does not reinstate the original bylaw. A repealed bylaw may only be brought back again through the reading and adoption process. Therefore, there is only one APC Bylaw in effect right now, *Bylaw No. 1006, 2012*. If Council approves this new bylaw, then *Bylaw No. 1006, 2012*, would be repealed and Council would still have only one APC Bylaw in effect.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Local Government Act – s. 461(1)

Respectfully submitted:

Reviewed by:



Ken Cossey, MCIP, RPP
Planning Consultant



Tyson Koch
Chief Administrative Officer

Attachment: Advisory Planning Commission Bylaw No. 1219, 2025



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1219, 2025

A bylaw for the purpose of establishing an Advisory Planning Commission

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to update the current bylaw and to continue with the use of an Advisory Planning Commission;

AND WHEREAS Section 461(1) of the *Local Government Act*, as amended from time to time, indicates that a Council may, by bylaw, establish an Advisory Planning Commission,

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

1.0 ADMINISTRATION

1.1 Title

- a) This Bylaw may be cited for all purposes as the “*Village of Harrison Hot Springs Advisory Planning Commission Bylaw No. 1219, 2025.*”

1.2 Purpose

- a) The Advisory Planning Commission has been created to make recommendations to Council on various land use planning matters referred to the Commission by the Council.

1.3 Definitions

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

Commission

means the Advisory Planning Commission;

Commission Members

means the individuals appointed to the Commission;

Corporate Officer

means the Corporate Officer for the Village or their designate, appointed under section 148 of the *Community Charter*.

Professional

means a professional engineer, geoscientist, architect, archaeologist, landscape architect, biologist, community planner or other professional licensed or accredited by their respective regulatory body to practice in British Columbia, who is in good standing with the regulatory body for the individual's profession.

1.4 Severability

- a) If any section, subsection, sentence, paragraph, schedule or form forming part of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the section, subsection, sentence, paragraph, schedule or form may be severed from the Bylaw without affecting the validity of the Bylaw or any portion of the Bylaw remaining or any remaining forms.

2.0 APPOINTMENT TO THE ADVISORY PLANNING COMMISSION

- a) Council may request the Chief Administrative Officer to place a local notice advertising for an individual to apply for any vacant position on the Commission.
- b) Council may, by resolution, appoint up to seven (7) Commission Members to the Commission who must serve without remuneration.
- c) The Commission Members may be remunerated for out-of-pocket expenses with the prior approval of Council.
- d) The appointment of a Commission Member remains in effect until revoked by Council or if the Commission Member resigns or is unable to serve.
- e) The Council must not appoint to the Commission any person who is:
 - (i) a Council member or a regional director of the Fraser Valley Regional District Board;
 - (ii) an employee or officer of the Village of Harrison Hot Springs; or
 - (iii) the Approving Officer of the Village of Harrison Hot Springs.

3.0 ADVISORY PLANNING COMMISSION MEMBER MEETING ATTENDANCE

- a) If a Commission Member fails to attend two consecutive meetings of the Commission without leave of the Chair of the Commission, the Commission Member must be deemed to have resigned, and the Council must appoint a replacement.
- b) A Commission Member may apply for leave from the Chair of the Commission with respect to the Commission Members' non-attendance at a Commission meeting by notifying the Chair, within one week of the date of the meeting for which leave is sought, setting forth grounds for their non-attendance.
- c) Where a Commission Member fails to apply for leave as set forth in sub-section (b) above, the non-attendance must be deemed to be without leave and must be noted as such in the minutes of the meeting.

4.0 TECHNICAL AND RESOURCE SUPPORT FROM COUNCIL

- a) The Council must provide the Commission with a staff member to perform such administrative support as required, including but not limited to:
 - (i) providing notice of the meetings to the Commission Members
 - (ii) preparing the meeting agendas for the Commission;
 - (iii) recording the minutes of all meetings and forwarding them to the Corporate Officer for inclusion on the Council Agenda; and
 - (iv) distributing draft minutes to the Commission Chair.
- b) The Chief Administrative Officer, and other staff approved by the Chief Administrative Officer, or any Professional as requested or required, may attend the Commission meetings as a liaison and provide technical advice as requested.

5.0 COMMISSION MEETINGS

- a) The Commission must set its regular meeting dates and meeting times.
- b) In addition to regular meetings, the Commission may meet at any time at the call of its Chair to consider matters.
- c) Whenever the regularly scheduled meeting of the Commission falls on a statutory holiday the Commission must meet on the following day.
- d) The Commission must hold its meetings in the Village Office or Memorial Hall and its meetings must be open to the public.
- e) The Commission must keep minutes of its proceedings and must read and adopt the minutes of each meeting at the next subsequent meeting.
- f) The Commission must communicate its recommendation to the Council in writing.
- g) The Commission must decide all questions by a majority vote of those Commission Members present.
- h) All points of procedure not provided for in this bylaw must be decided in accordance with the provisions of the Village of Harrison Hot Springs *Council Procedure Bylaw No. 1164, 2021*, as amended from time to time.
- i) Four Commission Members constitutes a quorum of the Commission.

6.0 SELECTION OF A CHAIR OR A MEETING CHAIR

- a) At the initial meeting of the Commission, the Commission Members must pick a Commission Chair.
- b) If the Chair is absent from a meeting, the Commission Members present must choose a temporary Chair who must preside at that meeting.

7.0 DUTIES OF THE CHAIR

- a) The Chair must always maintain order.
- b) The Chair must determine all points of order as they arise.
- c) The Chair must have the same right of vote as the other Commission Members and in case of equality of the votes for or against a question, the question may be negated, and the Chair must so declare.

8.0 REPEAL

- a) *The Village of Harrison Hot Springs Advisory Planning Commission Bylaw No. 1006, 2012* is hereby repealed, effective the date of the adoption of this Bylaw.

9.0 READINGS AND ADOPTION

READ A FIRST TIME THIS _____ DAY OF _____ 2025

READ A SECOND TIME THIS _____ DAY OF _____ 2025

READ A THIRD TIME THIS _____ day of _____ 2025

ADOPTED THIS _____ DAY OF _____ 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT



DEVELOPMENT APPROVAL INFORMATION BYLAW

BYLAW No. 1210, 2024

**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1210, 2024**

TABLE OF CONTENTS

PART 1.0 ADMINISTRATION..... 3
 1.1 Citation 3
 1.2 Purpose 3
 1.3 Application of the Bylaw..... 3
 1.4 Definitions 3
 1.5 Severability 4

PART 2.0 POLICIES AND PROCEDURES..... 5

PART 3.0 TERMS OF REFERENCE 6

PART 4.0 REPORT REQUIREMENTS 6

PART 5.0 APPROPRIATE QUALIFIED PROFESSIONAL 7

PART 6.0 READINGS AND ADOPTION 7

SCHEDULE “A” 8

DEVELOPMENT APPROVAL INFORMATION 8

A bylaw to establish policies and procedures for requiring Development Approval Information

WHEREAS Council, pursuant to section 485 of the *Local Government Act*, as amended from time to time, has specified in the *Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022*, as amended from time to time, designated areas for which Development Approval Information may be required;

AND WHEREAS Section 486 of the *Local Government Act* requires Council to establish, by bylaw, procedures, and policies on the process for requiring Development Approval Information;

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

PART 1.0 ADMINISTRATION

1.1 Citation

This Bylaw may be cited for all purposes as the “*Village of Harrison Hot Springs Development Approval Information Bylaw No. 1210, 2024*”.

1.2 Purpose

- a) The purpose of this Bylaw is to obtain information on the anticipated impact of a proposed activity or Development within the community; and
- b) Evaluate the impact of the proposed activity or Development on Harrison Hot Springs, if applicable.

1.3 Application of the Bylaw

This Bylaw applies to all Lands, as designated by the Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022, as amended from time to time.

1.4 Definitions

- a) Unless otherwise defined below, the definitions in this Bylaw have the same meaning as outlined in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time.

- b) Within this Bylaw the following definitions also apply:

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

“Development Application” means an application for:

- (i) an amendment to a zoning bylaw;
- (ii) a Development permit; or
- (iii) a temporary use permit

“Planner” means the individual assigned to process the Village’s Development applications

“Qualified Professional” means a professional engineer, geoscientist, architect, archaeologist, landscape architect, biologist, planner or other professional licensed to practice in British Columbia with experience relevant to the applicable matter, as determined by the Chief Administrative Officer, or their delegate, who is in good standing with the regulatory body for the individual’s profession

“Report” means a document containing Development approval information that fulfils the requirements of this Bylaw

“Terms of Reference” means a document prepared by the Chief Administrative Officer by reference to Schedule “A” of this bylaw that defines the scope of required Development approval information to be prepared by a Qualified Professional and delivered to the Village

“Village” means the Village of Harrison Hot Springs

1.5 Severability

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

PART 2.0 POLICIES AND PROCEDURES

- 2.1 The Planner must review a Development Application alongside the visions, goals, objectives, and policies of the Official Community Plan to determine whether any Development approval information is required.
- 2.2 Factors assessed by the Planner to determine whether any Development approval information is required may include any or all of the following factors:
 - a) The scale and type of the proposed activity or Development;
 - b) The anticipated impact of the proposed activity or Development on surrounding areas and land uses.
- 2.3 The Planner must notify an applicant in writing of any required Development approval information, by providing Terms of Reference prepared in accordance with Part 3 of this bylaw.
- 2.4 An applicant must, at their sole cost, provide the Development approval information in a Report that must be submitted to the Planner within sixty (60) business days of written notification or such greater period of time as the Planner may specify in notifying the Applicant of the requirements.
- 2.5 The Planner must decide if the Report is complete within 45 business days upon receipt of the Report.
- 2.6 If the Report is determined to be incomplete, the applicant must be notified in writing of the nature of the deficiencies.
- 2.7 An applicant may resubmit to the Planner a revised Report addressing the deficiencies within 45 business days of receiving the notification.
- 2.8 The Planner may, after receiving and reviewing a Report or a revised Report, require a peer review of the Report by one or more Qualified Professionals, at the expense of the applicant. The Planner may specify the Qualified Professionals who must be engaged to perform the peer review, or the particular qualifications that are required for the review.
- 2.9 An applicant may apply to Council in writing for reconsideration of a requirement for Development approval information within 30 business days of the date on which the Planner's decision is communicated in writing to the applicant.

PART 3.0 TERMS OF REFERENCE

- 3.1 The Planner may request that the applicant provide one or more Reports prepared by a Qualified Professional related to one or more of the subject areas identified in Schedule “A” of this Bylaw, which is attached to and forms a part of this Bylaw.
- 3.2 The Planner may create Terms of Reference for any required Report by reference to subject matters identified in Schedule “A” of this Bylaw, which is attached to and forms a part of this Bylaw.

PART 4.0 REPORT REQUIREMENTS

- 4.1 In addition to the information required as outlined in Schedule “A”, the Qualified Professional must include the following information in all Reports, unless exempted by the Planner who created the Terms of Reference:
 - a) The legal description and property identifier (PID) of the subject property;
 - b) A description of all relevant charges registered on title, including covenants, easements, and statutory-rights-of-way;
 - c) A site plan prepared by a BC Land Surveyor or other professional as approved by the Planner, drawn at an appropriate scale, and depicting the following information:
 - i) Existing and proposed buildings, structures, impervious surface, and associated features;
 - ii) Location of natural features and infrastructure;
 - iii) Existing property boundaries;
 - iv) Contours at site appropriate contour intervals;
 - v) Proposed site grading and post Development contours;
 - vi) Property boundary setbacks; and
 - vii) Scale and north arrow.
 - d) A description of the data, methodology, and assumptions used to prepare the Report including sufficient detail regarding the assessment and the methodology to facilitate a peer review;
 - e) A description of the context, interaction, scope, magnitude, and significance of the anticipated impact of the proposed activity or Development in respect of the matters set out in the Terms of Reference, including how the anticipated impact may cumulatively contribute to the impact of activities or Developments already approved or applied for;
 - f) Recommendations for conditions or requirements that Council or its delegate may impose to mitigate any anticipated impacts; and
 - g) A quality assurance statement with the signatures and seals of the involved Qualified Professionals.

PART 5.0 APPROPRIATE QUALIFIED PROFESSIONAL

| TYPE OF INFORMATION REQUIRED | CONSULTANT REQUIREMENTS |
|--|--|
| Natural Environment – all or any of the following with the final Report signed by a Registered Professional Biologist (R.P. Bio). Input may be provided by other professionals, as noted, in the adjacent column that are not a Registered Professional Biologist. | Registered Professional Biologist (R.P. Bio) Hydrological Engineer (P. Eng.) Geotechnical Engineer (P. Eng.) Professional Geologist (P. Geo.) Member of Canadian Institute of Planners (MCIP, RPP) Registered Professional Forester (RPF) Architect (MAIBC) Landscape Architect (BCSLA) Professional Agrologist (P. Ag.) |
| Transportation | Traffic Engineer (P. Eng.) |
| Infrastructure | Civil Engineer (P. Eng.) |
| Public Facilities and Community Services – all or any the following with the final Report submitted being signed off by a Civil Engineer (P. Eng) | Member of Canadian Institute of Planners (MCIP) or Certified Member (RPP) Architect (MAIBC) Civil Engineer (P. Eng.) |

PART 6.0 READINGS AND ADOPTION

INTRODUCED AND READ A FIRST TIME THIS 9th DAY OF SEPTEMBER 2024

READ A SECOND TIME THIS 9th DAY OF SEPTEMBER 2024

READ A THIRD TIME THIS 9th DAY OF SEPTEMBER 2024

THIRD READING RESCINDED THIS 14th DAY OF JANUARY 2025

READ A THIRD TIME THIS 2nd DAY OF FEBRUARY 2025

ADOPTED THIS _____ DAY OF _____ 2025

Fred Talen
Mayor

Amanda Graham
Corporate Officer

SCHEDULE “A” DEVELOPMENT APPROVAL INFORMATION

NATURAL ENVIRONMENT

If required, the Report must:

- a) Identify on the site plan of the proposed Development any of the following physical features, both surface and subsurface:
 - i. Wetlands and bogs;
 - ii. Streams, creeks, or rivers, either permanent or intermittent;
 - iii. Foreshore regions;
 - iv. Steep slopes;
 - v. Flora and fauna;
 - vi. Fish and wildlife habitat;
 - vii. Wildfire hazard interface areas;
 - viii. Soil conditions;
 - ix. Surface water drainage patterns; and
 - x. Bedrock;
- b) Estimate the volumes and quality of surface and sub-surface drainage waters that would be directed to watercourses and the methods to be used to ensure that contaminants are not released into these waters as a result of the proposed Development, and in the case of phased Development, each phase of the Development;
- c) Determine the discharge of surface drainage waters into fish habitat;
- d) Determine the effect building construction, installation of impervious areas and removal of trees/vegetation has on soils sand, or silt slipping/eroding into watercourses;
- e) Determine the impact the proposed Development has on the forest, if any, including the trees and understory and including the number and type of trees and type and extent of vegetation, which would be removed to accommodate the proposed Development;
- f) Determine the impact the proposed Development on Wildlife Habitat, if any, and alteration of the native fauna associated with such habitat;
- g) Determine the impact to the proposed road and bridge construction on the watercourses and the banks of such watercourses;
- h) Provide a plan of revegetation during and after construction of the proposed Development to preserve disturbed soils, prevent erosion and sloughing and restore native flora;

- i) Examine the site's natural environmental features;
- j) Determine how the Development may impact the environment of the site and the adjacent properties;
- k) Determine how the Applicant proposes to mitigate any potential impacts on the environment;
- l) Identify how the Applicant intends to ensure that no foreign materials enter into any watercourses, including, without limitation, greases, oils, gasoline, sediments, and other contaminants during and after the construction phase of the Development; and
- m) Identify the capital works required for the proposed Development, for the protection of the natural environment waters and a cost estimate to perform the works and services.

TRANSPORTATION ISSUES AND PATTERNS

If required, the Report must:

- a) Estimate 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;
- b) Provide an analysis of the proposed Development impact on existing public Highways identified in land use planning documents or any other similar document receiving the increased traffic circulation, including vehicular capacity of the road, size, and configuration of intersections, turning lanes, merging lanes, traffic lights and pullout areas;
- c) Provide an analysis of the impact of the traffic to be generated by the proposed Development on the adjacent uses of the land;
- d) Provide an analysis of the impact of the traffic to be generated by the proposed Development on areas where there may be conflict with vehicles, including, without limitation, paths or walking trails and other intersection points;
- e) Provide onsite parking and loading requirements and identify internal circulation routes of the proposed Development;
- f) Provide a breakdown of traffic flows associated with the proposed Development as follows:
 - i. weekday and weekend traffic volumes;
 - ii. peak morning and evening traffic volumes;
 - iii. different volumes associated with different land use activities; and
 - iv. percentage of in and out flows.
- g) Identify 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; and

- h) Provide solutions to possible traffic problems or opportunities for facilitating active transportation transit use and access by alternative Highways.

LOCAL INFRASTRUCTURE

If required, the Report must:

- a) Estimate the water demand to be generated by the proposed Development, and in the case of phased Development, by each phase of the Development;
- b) Provide an analysis of existing public water systems and the options available for the supply and delivery of water to the proposed Development;
- c) Provide an analysis of existing systems for disposal and treatment of sewer waste and the options available for the treatment and disposal of sewage from the proposed Development;
- d) Estimate the amount of surface drainage waters that would be generated by the proposed Development and the options available for collection, storage, and disbursement of such drainage;
- e) Identify any possible deficiencies of the current water, sewer, and drainage systems in dealing with the proposed Development; and
- f) Identify any new capital works required for the proposed Development for water, sewer and drainage systems and a cost estimate to perform the works and services.

PUBLIC FACILITIES AND COMMUNITY SERVICES

If required, the Report must:

- a) Identify community services that would be affected by the Development including, without limitation, any of the following: the provision of school services, protective services such as fire and police, health care, and recreational services;
- b) Examine the potential financial impacts of the Development on the existing community services and public facilities;
- c) Examine the impact of the Development on the number of users of existing community services and public facilities;
- d) Outline any potential costs required for any works and services needed to address any issue and identify possible strategies to mitigate against the potential impacts, including an outline of the potential funding sources for the provision of additional community services and public facilities that may be required as a consequence of the Development.

File No: 1715-20
Date: February 18, 2025

To: Mayor and Council
From: Scott Schultz, Chief Financial Officer
Subject: 2025-2029 Financial Plan Bylaw No. 1220, 2025

RECOMMENDATION

THAT the 2025-2029 Financial Plan Bylaw No. 1220, 2025 be introduced and given first reading; and

THAT the 2025-2029 Financial Plan Bylaw No. 1220, 2025 be given second reading; and

THAT the 2025-2029 Financial Plan be presented for public consultation at an Open House to be held on March 3, 2025 at Memorial Hall.

SUMMARY

To request that the 2025-2029 Financial Plan Bylaw be given first and second reading, and to move forward with a Public Open House to gain public feedback on the financial plan.

BACKGROUND

Staff presented the draft 2025-2029 Financial Plan to council at a Committee of the Whole meeting held on January 29, 2025. The following changes have been made to the financial plan since it was initially presented to council:

- \$1,000 per year was added for Communities in Bloom costs
- \$160,000 was added for renovations of the leased unit at 160 Lillooet Ave., funded by surplus (per prior council resolution)
- Carry forward costs for the Water, Waste Water and Sewer masterplans was moved from utility capital costs to the operating section with no net impact to the total budget for this item

DISCUSSION

Pursuant to s. 165(1) of the *Community Charter*, council must adopt annually, a five-year Financial Plan that sets out the objectives and policies of the municipality.

Pursuant to s. 166 of the *Community Charter*, council must undertake a process of public consultation regarding the proposed financial plan before its adoption.

Following first and second reading of the 2025-2029 Financial Plan Bylaw No. 1220, the plan will be made available for public consultation at an open house to be held on March 3, 2025. The public will be invited to provide feedback on the financial plan at the open house. The public will also have the opportunity to provide additional feedback at any time through written correspondence with the Village Office. Staff will provide a summary of the public feedback regarding the financial plan at the regular meeting of council on March 3, 2025, and the plan will be on the agenda for further consideration by council at that time. The public will have a final opportunity to provide comment during that meeting.

At the January 29, 2025 Committee of the Whole meeting, staff was directed to prepare a report related to council remuneration - that report is still forthcoming and it is planned to be included on the March 3, 2025 agenda. If council wishes to amend the financial plan as a result of this report, it can be done when the financial plan comes before council for third reading at the March 3, 2025 meeting.

Accordingly, the 2025-2029 Financial Plan Bylaw No. 1220, 2025 is attached for council's consideration for first and second reading.

FINANCIAL CONSIDERATIONS

The financial plan is attached to this report under Schedule "A".

POLICY CONSIDERATIONS

There are no policy considerations related to this report.

Respectfully submitted:



Scott Schultz
Chief Financial Officer, Deputy CAO

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachments:

- 1) 2025-2029 Financial Plan Bylaw No. 1220, 2025
- 2) 2025-2029 Financial Plan Details



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1220, 2025

A Bylaw of the Village of Harrison Hot Springs to establish the 2025 – 2029 Financial Plan

WHEREAS the Community Charter requires the municipality to adopt a five-year financial plan annually;

AND WHEREAS public consultation regarding the financial plan was provided by way of an open meeting;

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

- 1. That Schedule "A" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan for the years 2025 - 2029.
2. That Schedule "B" attached hereto and made part of this bylaw is hereby adopted and is the Village of Harrison Hot Springs Financial Plan Objectives and Policies Statement for the year 2025 – 2029.
3. This bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Financial Plan Bylaw No. 1220, 2025"
4. Bylaw No. 1202, 2024, 2024 – 2028 Financial Plan and all amendments are hereby repealed.

READ A FIRST TIME THIS DAY OF , 2025

READ A SECOND TIME THIS DAY OF , 2025

READ A THIRD TIME THIS DAY OF , 2025

ADOPTED THIS DAY OF , 2025

Mayor

Corporate Officer

BYLAW NO. 1220, 2025
SCHEDULE "A"
2025-2029 Financial Plan

| | 2025 | 2026 | 2027 | 2028 | 2029 |
|---|----------------|-------------|-------------|-------------|-------------|
| | BUDGET | BUDGET | BUDGET | BUDGET | BUDGET |
| REVENUES: | | | | | |
| PROPERTY TAXES - MUNICIPAL | 3,056,885 | 3,161,393 | 3,233,987 | 3,308,280 | 3,376,597 |
| COLLECTIONS OTHER GOVERNMENTS & AGENCIES | 2,371,870 | 2,419,312 | 2,467,703 | 2,517,057 | 2,517,057 |
| PENALTIES & INTEREST - TAXES | - | - | - | - | - |
| UTILITY CO. 1% REVENUE TAXES | 45,720 | 46,540 | 47,471 | 48,420 | 49,389 |
| PAYMENTS IN LIEU OF TAXES | 8,250 | 8,415 | 8,583 | 8,755 | 8,930 |
| TOTAL TAXES COLLECTED | 5,482,725 | 5,635,660 | 5,757,744 | 5,882,512 | 5,951,973 |
| REMITTANCES OTHER GOVERNMENTS & AGENCIES | (2,371,870) | (2,419,312) | (2,467,703) | (2,517,057) | (2,517,057) |
| NET TAXES FOR MUNICIPAL PURPOSES | 3,110,855 | 3,216,348 | 3,290,041 | 3,365,455 | 3,434,916 |
| REVENUE FROM OWN SOURCES | 2,525,732 | 2,563,781 | 2,606,424 | 2,650,081 | 2,703,424 |
| GRANTS AND DONATIONS | 10,210,975 | 575,736 | 575,736 | 575,736 | 575,736 |
| DCC | 1,789,530 | - | - | - | - |
| CONTRIBUTED ASSETS | - | - | - | - | - |
| TOTAL REVENUE | \$17,637,092 | \$6,355,865 | \$6,472,201 | \$6,591,272 | \$6,714,076 |
| EXPENSES: | | | | | |
| LEGISLATIVE | 247,827 | 232,684 | 236,630 | 240,762 | 245,378 |
| GENERAL GOVERNMENT | 1,588,058 | 1,475,926 | 1,498,829 | 1,521,299 | 1,551,329 |
| PROTECTIVE SERVICES | 441,236 | 428,090 | 435,427 | 442,957 | 450,964 |
| DEVELOPMENT PLANNING | 255,474 | 127,657 | 130,210 | 132,814 | 135,471 |
| TOURISM AND COMMUNITY IMPROVEMENT | 530,400 | 403,320 | 409,054 | 414,974 | 421,013 |
| ENGINEERING, TRANSPORTATION, STORM WATER | 957,068 | 943,947 | 956,273 | 968,558 | 987,928 |
| SOLID WASTE | 259,640 | 264,333 | 269,120 | 274,503 | 279,993 |
| PARKS, RECREATION & CULTURAL SERVICES | 691,619 | 663,321 | 672,989 | 682,665 | 696,177 |
| WASTEWATER UTILITY | 1,358,447 | 1,061,973 | 1,079,137 | 1,097,372 | 1,119,321 |
| WATER UTILITY | 818,896 | 637,556 | 646,590 | 656,123 | 669,245 |
| DEBT- INTEREST | 13,200 | 13,200 | 13,200 | 13,200 | 13,200 |
| TOTAL EXPENDITURES | 7,161,865 | 6,252,007 | 6,347,459 | 6,445,226 | 6,570,019 |
| SURPLUS (DEFICIT) | \$10,475,227 | \$103,858 | \$124,742 | \$146,046 | \$144,057 |
| CAPITAL, DEBT, RESERVES, TRANSFERS & BORROWING | | | | | |
| CAPITAL EXPENDITURES | (12,147,545) | (113,040) | (115,120) | (117,242) | (119,407) |
| REPAYMENT ON DEBT | (31,100) | (31,100) | (31,100) | (31,100) | (31,100) |
| PROCEEDS OF DEBT | - | - | - | - | - |
| CONTRIBUTIONS TO RESERVES | (1,238,282) | (1,258,758) | (1,279,643) | (1,300,947) | (1,322,678) |
| TRANSFERS FROM RESERVES | 1,440,940 | 113,040 | 115,121 | 117,243 | 119,408 |
| APPROPRIATION FROM SURPLUS | 314,760 | - | - | - | - |
| EQUITY IN TANGIBLE CAPITAL ASSETS | 1,186,000 | 1,186,000 | 1,186,000 | 1,186,000 | 1,209,720 |
| | \$(10,475,227) | \$(103,858) | \$(124,742) | \$(146,046) | \$(144,057) |
| SURPLUS (DEFICIT) PLUS CAPITAL, DEBT | - 0 | - 0 | - 0 | - 0 | - 0 |

BYLAW NO. 1220, 2025
SCHEDULE “B”
2025 FINANCIAL PLAN OBJECTIVES AND POLICIES

In accordance with Section 165(3.1) of the *Community Charter*, the Village of Harrison Hot Springs is required to include in the Five Year Financial Plan, objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the *Community Charter*;
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions.

Funding Sources

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2025. Property taxes usually form the greatest proportion of revenue for operations. As a revenue source, property taxation offers a stable and reliable source of revenues for services such as:

- Governance & Administration
- Operations & Public Works
- Protective Services
- Recreation, Parks & Culture

User fees and charges typically form the second largest proportion of planned revenue. Many services can be measured and charged on a user-pay basis. Services where fees and charges are applied include water and sewer usage, solid waste management & pay parking – these are charged on a user pay basis. User fees are designed to apportion the value of a service to those who use the service.

Table 1: 2025 Funding Sources

| Revenue Source | % of Total Revenue | Dollar Value |
|---|---------------------------|---------------------|
| Property Taxes including Payments in Lieu | 16% | \$3,110,855 |
| Utility Service Fees | 2.9% | \$556,707 |
| User fees | 7.3% | \$1,413,547 |
| Reserves | 7.4% | \$1,440,940 |
| Surplus | 1.6% | \$314,760 |
| DCC Revenues | 9.2% | \$1,789,530 |
| Grants/Donations | 52.7% | \$10,210,975 |
| Other sources | 2.9% | \$555,477 |

Objective and Policies

- to continue to seek grants for major infrastructure repair and replacement
- to keep the public well-informed about projects and initiatives
- to review utility participation rates to ensure they are equitably funded
- to establish reserve policies to assist in the funding of future capital replacements and to ensure tax rates remain stable
- to ensure that Village services are financially sustainable

Distribution of Property Taxes

Table 2 outlines the projected distribution of property taxes among the property classes.

Table 2: 2025 Distribution of Property Tax Rates

| Property Class | % of Total Property Taxation |
|----------------------------------|-------------------------------------|
| Residential (1) | 69% |
| Business (6) | 26% |
| Recreation/Non-profit (8) | 5% |

Policies and Objectives

- Ensure that Village services are financially sustainable
- Set property tax rates that are based on principals of equity and responsiveness to current economic trends
- Regularly review and compare the Village's distribution of tax burden relative to other similar municipalities in British Columbia
- Continue to seek grants for major infrastructure renewal and projects
- Keep the public well-informed about projects and initiatives
- Maintain reserve funds for the funding of future capital replacements
- Maintain reserve funds to stabilize tax rates when required

Permissive Tax Exemptions

Policies & Objectives

Council may consider a revitalization tax exemption in conjunction with its Financial Plan, for the purpose of providing incentives for development and revitalization of property within the Village.