



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

ADVISORY PLANNING COMMISSION MEETING

Date: Thursday, January 13, 2022
Time: 2:00 p.m.
Location: Council Chambers, Memorial Hall, 290 Esplanade Avenue
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER	
Meeting called to order by the Chair.	
2. INTRODUCTION OF LATE ITEMS	
3. APPROVAL OF AGENDA	
4. ADOPTION OF MINUTES	
(a) THAT the Advisory Planning Commission Meeting Minutes of August 27, 2021 be adopted.	Item 4(a) Page 1
5. ITEMS FOR DISCUSSION	
(a) Powerpoint presentation by Planning Consultant Re: Official Community Plan Update 2022 OCP Building Awareness Report	Item 5(a) Page 5
6. ADJOURNMENT	



4(a)

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

DATE: Friday, August 27, 2021
TIME: 10:00 a.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Sonja Reyerse, Chair
Ken Gisborne
Andy Strothotte
Brian Williams
Chief Administrative Officer, Madeline McDonald
Planning Consultant, Ken Cossey
Community Services Manager, Rhonda Schell

ABSENT: Donna Cooney
Terry Mitchell

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

Chair Reyerse called the meeting to order at 10:00 a.m.
Chair Reyerse acknowledged the traditional territory of Sts'ailes.

The Chair reviewed the role of the Advisory Planning Commission.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Brian Williams
Seconded by Andy Strothotte

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
APC-2021-08-01

4. ADOPTION OF MINUTES

Moved by Ken Gisborne
Seconded by Brian Williams

THAT the Advisory Planning Commission Meeting Minutes of October 16, 2019 be adopted.

**CARRIED
UNANIMOUSLY**
APC-2021-08-02

*Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission
August 27, 2021*

5. ITEMS FOR DISCUSSION

- (a) Report of the Planning Consultant – August 23, 2021
Re: Rezoning to change the Floor Area Ratio (FAR), Lot Coverage and Building Height (511 Lillooet Avenue)

Station One Architects provided a brief presentation of the proposal on behalf of the developers.

Discussion ensued on the following:

- Clarification that there is approximately 1000 sq m of commercial space in the development commercial space
- Ratio for owner/occupied vs rentals is not established; units will be sold on a stratified basis and use will not be regulated by developer
- Concern regarding potential conflict between short term rental guests and residents in common areas such as the roof top garden and 6th floor outdoor amenity area.
- Consideration of incorporating Crime Prevention Through Environmental Design (CPTED) principals with respect to landscaping and other improvements for security purposes within the development and around the public washroom, such as low profile shrubs and trees pruned so people can see underneath them
- Clarification that the parkade would take up two floors
- Concern that the expanded lot coverage would curtail onsite parking, and a discussion about the need to meet legislated parking requirements; further concerns that there appears to be no designated visitor parking
- The developer informed the APC that offsite parking can be provided near the site

Chair Reyerse offered the following comments with respect to the proposed Public Realm Improvements

- Public benches and bike racks are not additional amenities, but would be approved through the development permit process
- New public sidewalks, new curbs and new storm drains are addressed as part of a servicing agreement
- New public trees would be part of the landscaping agreement

The developer clarified that the \$10,000 contribution towards benches, tables and a children's play area, as well as the \$10,000 contribution to public art, would be over and above the improvements and upgrades required as part of the development process, and would be designed and located at the discretion of the Village.

The Chair suggested that the proponent review the Village's Community Amenity Contribution Policy No. 1.26 and reconsider their proposed Public Realm Improvements within that context. Chair Reyerse then thanked the presenters, for their time and presentations.

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Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission
August 27, 2021

Moved by Andy Strothotte
Seconded by Brian Williams

THAT the Advisory Planning Commission recommends approval of Zoning Amendment Bylaw No. 1168, 2021 in support of the proposed development at 511 Lillooet Avenue, subject to the developer meeting all on-site parking requirements and obtaining a traffic flow study of the neighbouring roadways, including the boat launch parking area.

CARRIED
UNANIMOUSLY
APC-2021-08-03

Moved by Ken Gisborne
Seconded by Andy Strothotte

THAT the Advisory Planning Commission recommend that the developer be asked to resubmit the public realm improvements offered in relation to the proposed development at 511 Lillooet Avenue, specifically addressing the Village's Community Amenity Contributions Policy No. 1.26.

CARRIED
UNANIMOUSLY
APC-2021-08-04

6. **ADJOURNMENT**

Moved by Brian Williams
Seconded by Ken Gisborne

THAT the meeting be adjourned at 10:55 a.m.

CARRIED
UNANIMOUSLY
APC-2021-08-05

Sonja Reyerse
Chair

Debra Key
Corporate Officer



Harrison Hot

Springs

Village Vision

(Official

COMMUNITY

PLAN 2021)

Background

Report –

Phase 1

Awareness

Building

1966



2021



By: Ken Cossey, MCIP, RPP
September 2021



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INTRODUCTION

This report provides a summary of information that has been collected to date on what will be used for the creation of the Village's new Official Community Plan (OCP). Within this report there are two main sections: the tabulation of the background information reviewed and what we have heard to date.

The Background Information section will contain a summary of the review process, various statistics about the Village. The What We Have Heard to date section will summarize the comments heard from the community, so far. The comments received were from the first on-line community survey set up in 2019.



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Official Community Plan Update – Awareness Building Report



REVIEW PROCESS

WHAT IS AN OFFICIAL COMMUNITY PLAN?

The Village's Official Community Plan (OCP) is one of the higher-level planning documents, with respect to providing land use policy guidance. The other high-level document is the Fraser Valley Regional District's Regional Growth Strategy (RGS). The authority to create and adopt an OCP is found within the *Local Government Act*, specifically section 472. Within the *Local Government Act* there are various sections that address the creation and adoption process for an OCP. Listed below is the section and summary of that section.

Section	Purpose of this section
471	It outlines the purpose of the OCP
472	It allows for the creation of an OCP
473	It outlines the required content and process
474	What policy statements may be included
475	Who is consulted during the development of an OCP
476	Discussions with the local school district
477	How the OCP is to be adopted
478	Once adopted what effect does the OCP have

An OCP is a local government tool that is adopted as a bylaw that provides objectives and policies to guide decisions on planning and land use management within the Village.

An OCP is significant because, after its adoption, all bylaws and works undertaken by the Village must be consistent with the plan. While every OCP will be created slightly different from each other the underlying theme of an OCP, as required by legislation, addresses issues such as:

- Proposed land uses and land development policies
- Municipal Services such as transportation, and infrastructure requirements
- Environmentally sensitive areas, and parks and open spaces
- Housing needs and policies
- Hazardous Area requirements
- Public facilities including schools
- Neighbourhood character
- Social policies
- Green House gas targets, and
- Building and landscape design guidelines

The current OCP bylaw was adopted by Council in 2007 and today is 13 years old. Recognizing that the Village changes between each OCP review, amendments have been made to the current OCP as an OCP

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should never be seen as a static document but as a living document that changes when community values change.

WHAT IS THE REVIEW PROCESS AND WHERE ARE WE IN THIS PROCESS?

Speaking in very general terms the steps for the OCP review will include includes the following process and the tentative start and stop dates are included. **NOTE: THIS SCHEDULE IS SUBJECT TO CHANGE**

May 2021 to Aug 2021

- Research and the preparation of a background report – which will include a gap analysis, transportation, land uses, environmental, review of the regulatory requirements, the initial community survey
- The technical analysis – what type of use makes senses for that area and what sort of planning tools can be used

Council report Dec 2021

- Development of the consultation program – who to consult and how do we collect community input
- Implement the consultation plan – tools to be used and the frequency of the community engagement
- Review the Background Report

Dec 2021 to April 2022

- Virtual Open House/Workshop
- World Café Concept
- Prepare the draft bylaw
- Community Survey (tentative launch January 2022)
- Revision of the plan – it may be required as a result of the community input received
- Implement the consultation plan

April 2022 to July 2022

- Open House - Revision of the plan may result based upon the community input received
- Start the formal adoption process
- Referral of the Bylaw to various agencies

July 2022 to Sept 2022

- Public hearing
- Revision of the plan – it may be required as a result of the community input received
- Adoption of the Bylaw – fourth and final reading of the bylaw

The above referenced schedule can be broken down into the following categories or four (4) phases.

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Purpose of the respective phases.

- Phase 1 the Awareness Building phase. This phase is about informing, educating, and collecting the required background technical information. **We are currently in this phase -Dec 2021**

- Phase 2 Review new Concepts. To discuss and review new land use concepts, planning tools and other important community values.

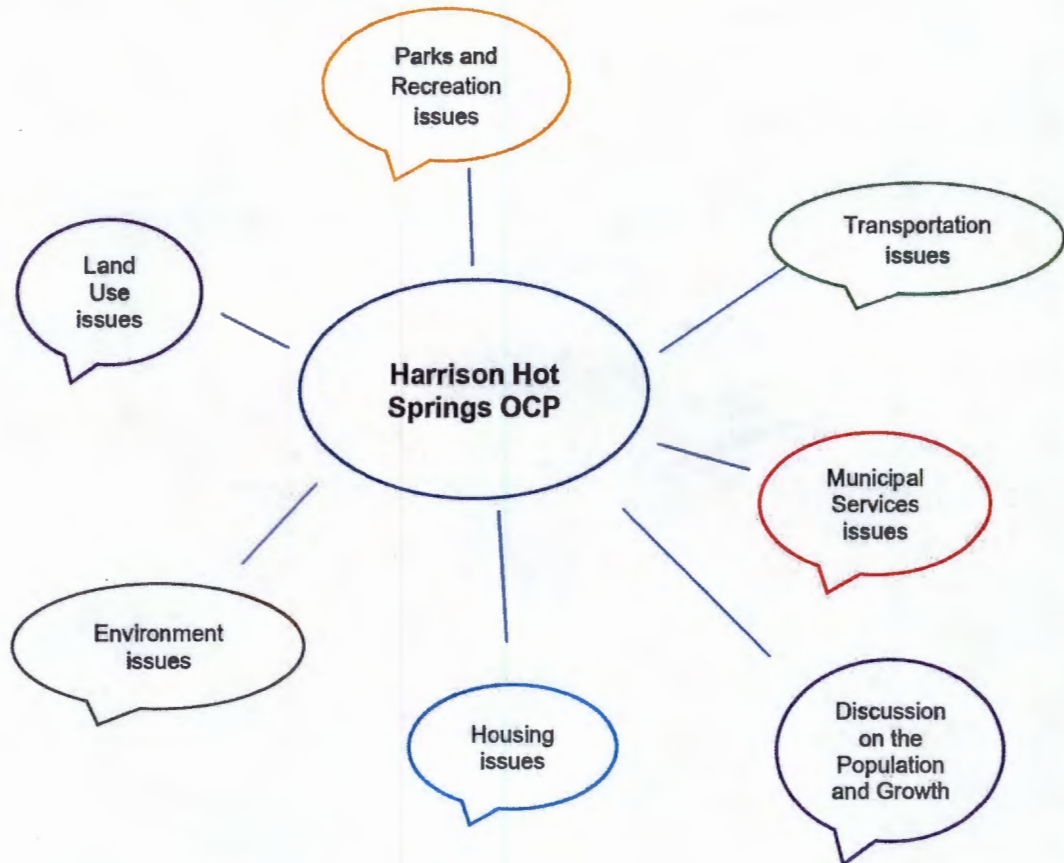
- Phase 3 Design a new Plan. This phase will bring all the information together in one document. A draft plan will be created and discussed. During this phase the public will have a chance to review the draft plan to ensure that the information collected and the discussions to date have been captured in the draft plan.

- Phase 4 Adoption. This will be the formal adoption process as outlined by the *Local Government Act* and will include the formal public hearing process.

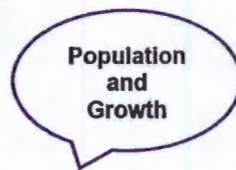


INPUTS INTO AN OFFICIAL COMMUNITY PLAN

Speaking in very general terms the various inputs into an Official Community Plan are outlined below.



HARRISON HOT SPRINGS SNAPSHOT



Population and Growth

- The population of Harrison Hot Springs in 2016 was 1,465. The projection for 2021 is estimated to be in the range of 1476 to 1636 people. While the population projection for

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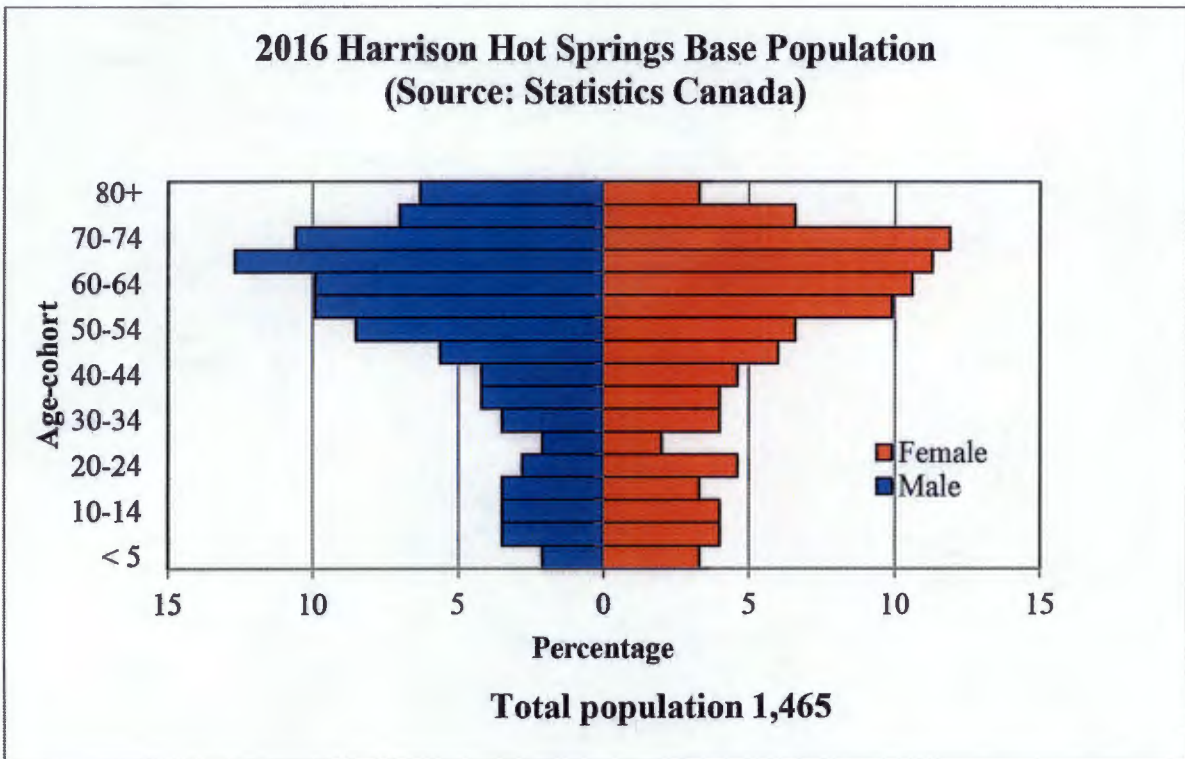
Harrison Hot Springs
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2026 is estimated to be in the range of 1556 to 1716. See the base and projected population breakdowns listed below

- The average age of the population in 2016 was 52.4
- The average size of a family in Harrison Hot Springs is 2.4 people in each household. The provincial average is 2.8 people per household

Base Year breakdown (2016)



Within the Village the overall median age is 58, which is close to the median age of homeowners at 60. However, the median age for renters is 42.

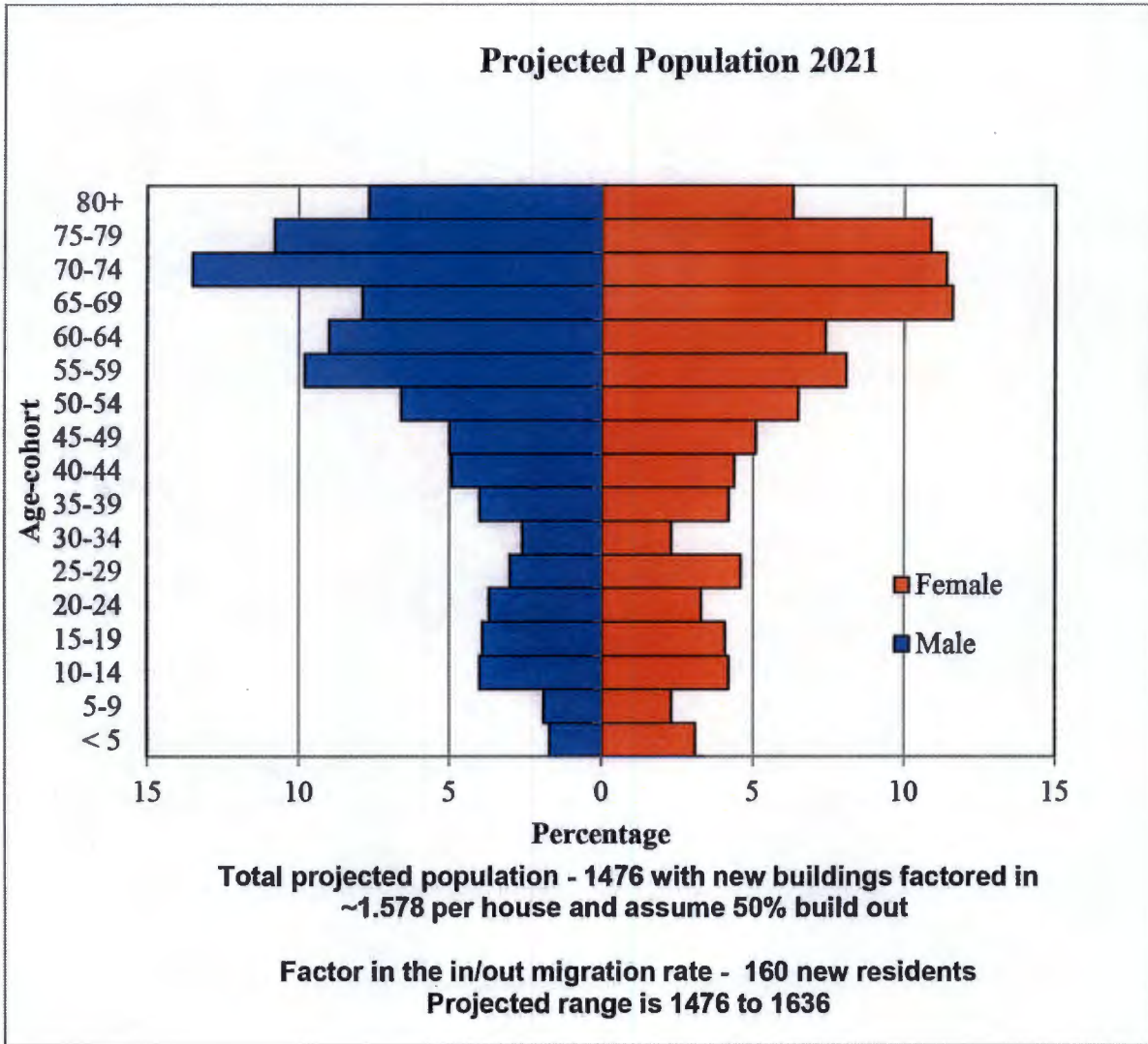
Overall, the average age is 52 for the Village and the overall age breakdown, based upon the Census Profile of Statistics Canada is as follows:

0-14	145 (9.8%)
15-64	810 (55.2%)
65(+)	510 (34.8%)

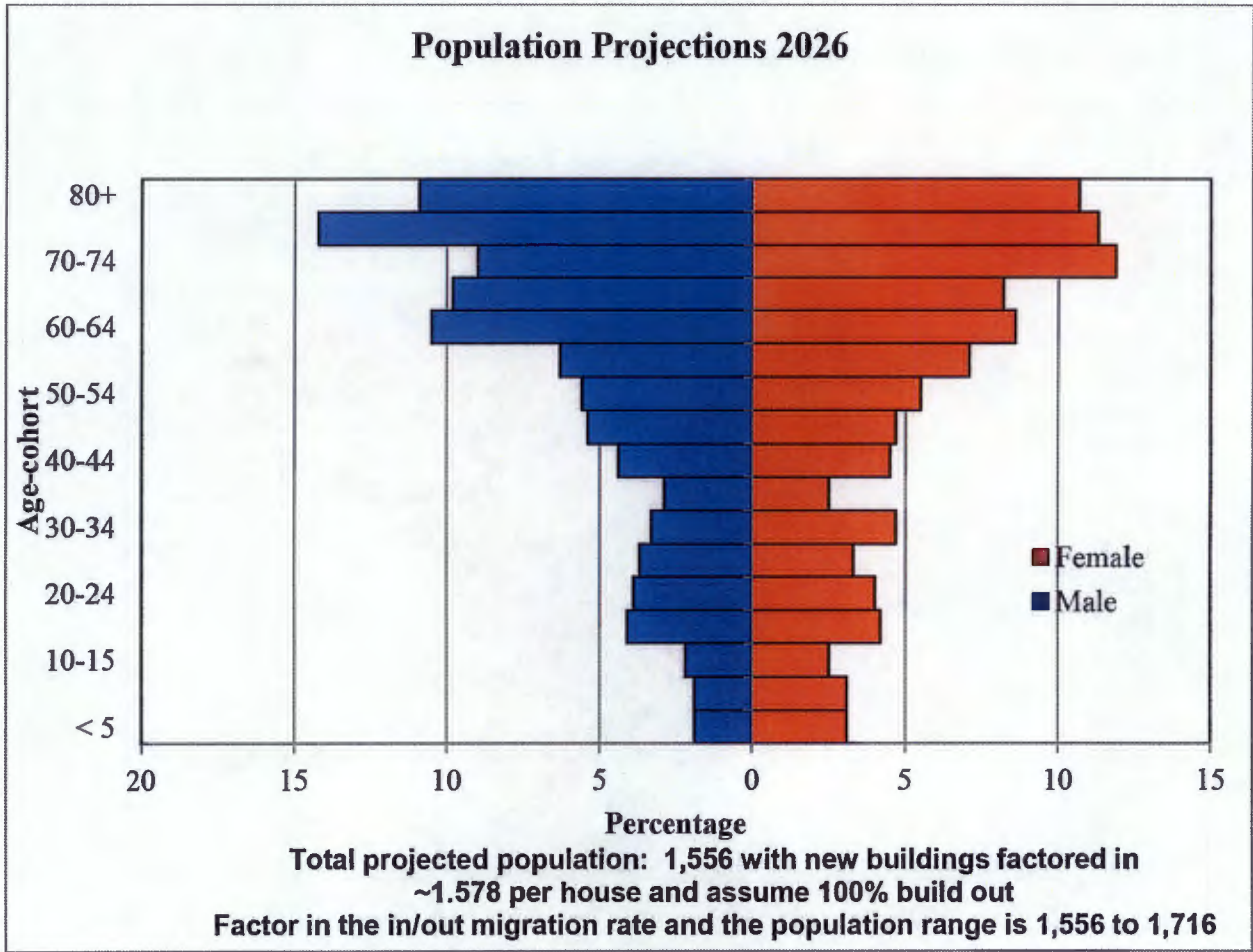


Please note that the new census data collected in 2021 will be released over a period ranging from February 9, 2022, to November 30, 2022.

Projected Population 2021 breakdown



Projected Population 2026 breakdown





Labour Participation Rate (2016); breakdown by sex - Male 51.2 %, Female 47.1%. Total participants 630, with the Industry type outlined in the table below.

Employment by Industry - 2016

Industry Type	Count	% Of the workforce
Mining, quarry, and oil and gas	10	1.6
Construction	55	8.9
Manufacturing	35	5.7
Wholesale Trade	20	3.3
Retail Trade	55	8.9
Transportation and warehousing	25	4.1
Finance and Insurance	20	3.3
Real estate and rental and leasing	25	4.1
Professional, scientific, and technical services	20	3.3
Administrative and support, waste management and remediation services	35	5.7
Educational services	50	8.1
Health care and social assistance	80	13.0
Arts, entertainment, and recreation	10	1.6
Accommodation and food services	115	18.7
Other services (except public administration)	20	3.3
Public administration	40	6.5

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Municipal Services

Community Infrastructure

Listed below is a summary breakdown of the Village's Infrastructure:

Storm Drainage system

- Total length of the storm drainage system – 10.3 kilometres
- The width range of the various storm drainage pipes is from 200 mm to 900 mm

Sanitary

- Total length of the regular system – 12.5 kilometres
- Total length of the force main system – 3.5 kilometres
- The width range of the sanitary force main and regular system pipes is from 150 mm to 350 mm

Water

- Total length of the water line system – 15.5 kilometres
- The width range of the water line pipes is from 50 mm to 350 mm

Fire Hydrants

- There are currently 75 public fire hydrants within the Village's boundaries and 14 private hydrants on private property. The largest number of private fire hydrants are found on the Harrison Hot Springs Resort and Spa land

Roadway networks

The Village has a total of approximately 12.3 kilometres of paved roads. The Ministry of Transportation and Infrastructure controls an additional 4.6 kilometres.

- Vehicles enter and leave the road system through Hot Springs Road
- The Village has three classes of roadways: Local, Collector and Arterial
- Two collector roads diffuse traffic further – McPherson Road and McCombs Drive/Eagle Street
- The breakdown of the three road classes is: Local roads – 8.06 kilometres, Collector roads - 3.71 kilometres and Arterial roads – 4.715 kilometres



Parks and Recreation

Parks and Trails

The major assets of the park section include:

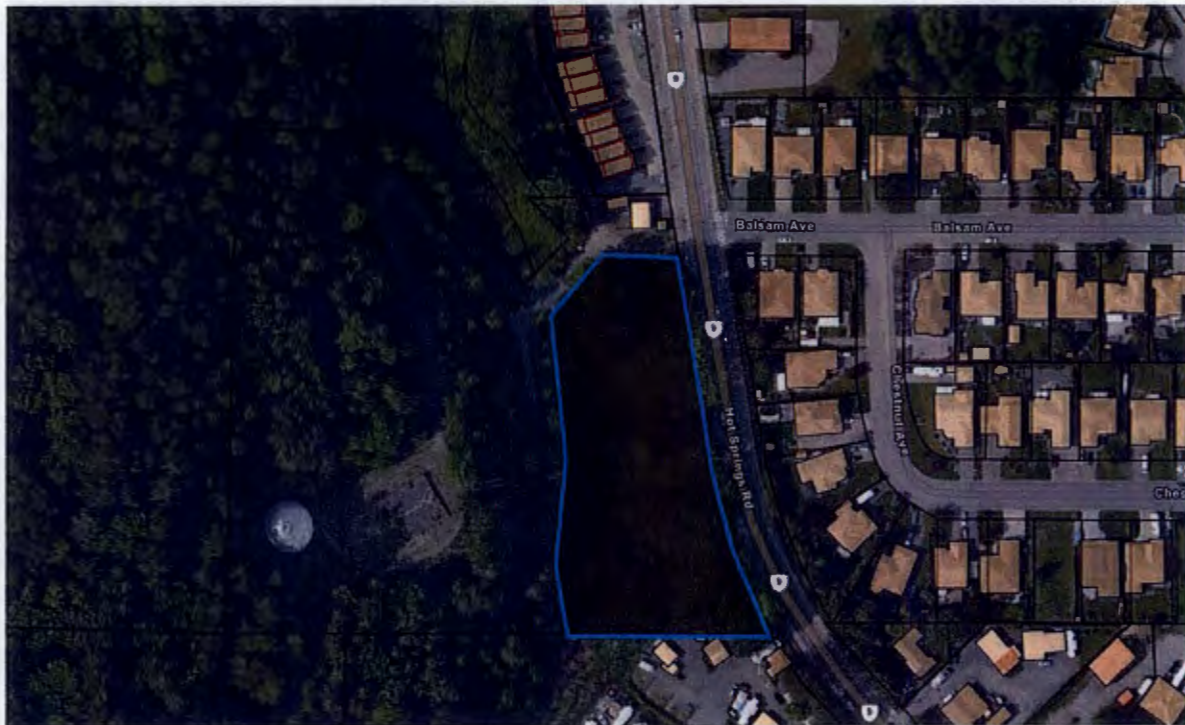
- Benches, Bike racks, flag poles
- Arts and interpretive signage
- Sports fields, tennis courts and playgrounds
- Showers, park signs, kiosks, fencing, shelters
- Picnic tables and BBQ stands

Listed below are seven (7) community Parks located within Harrison Hot Springs. Listed with the park is the size of the park and a brief description on the amenities provided, if applicable.

Peace Park – 0.05Ha



Unnamed Park – 0.81 ha (2 acre) located at 590 Hot Springs Road



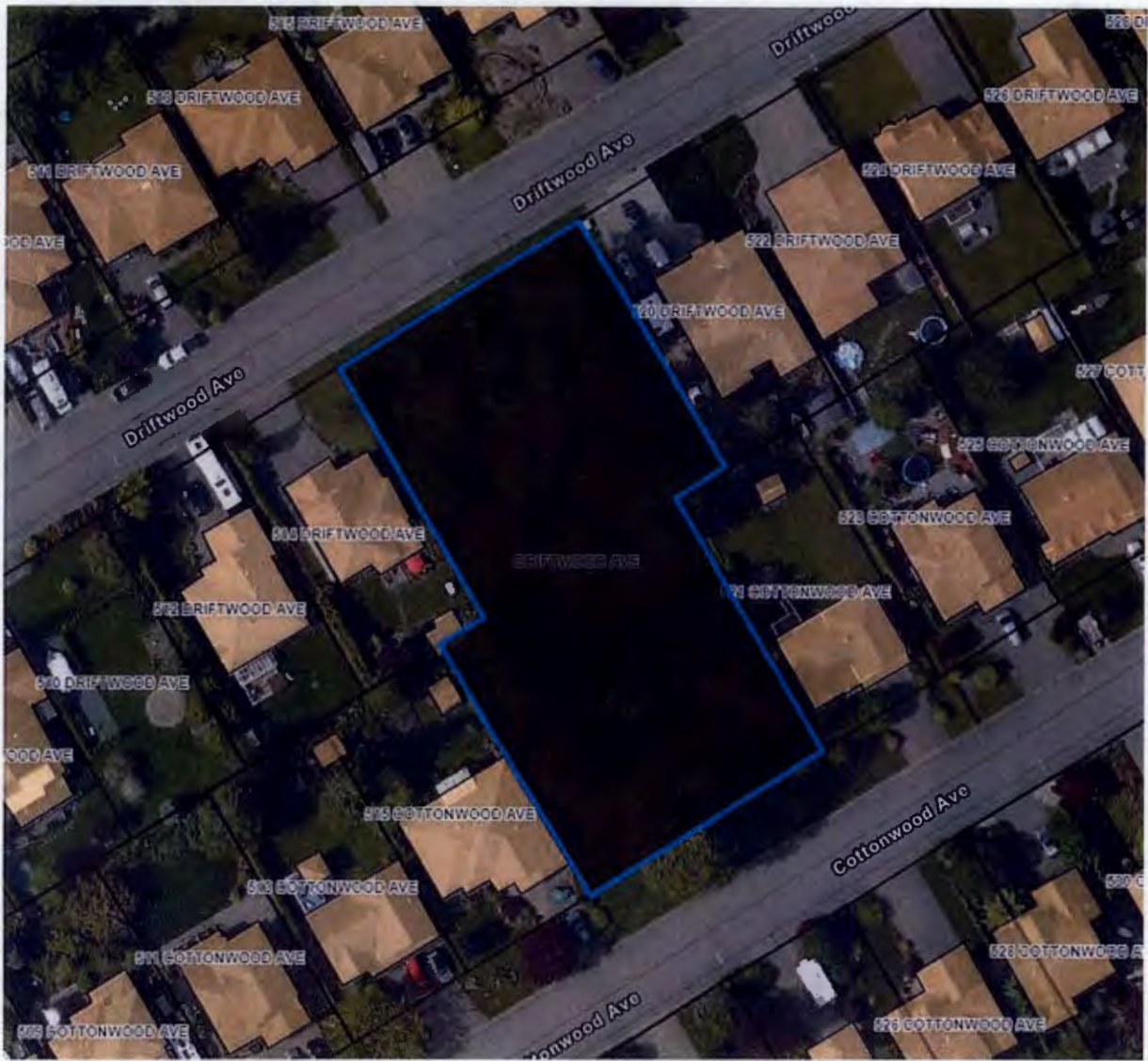
Spring Park – 1.04Ha

- Amenities offered – Tot Playground, Playground, Tennis Court, Multi-Use Court, Walking Path, Picnic Tables, Benches, Lawn Bowling



Woods Park – 0.28Ha

- Amenities – Picnic Benches



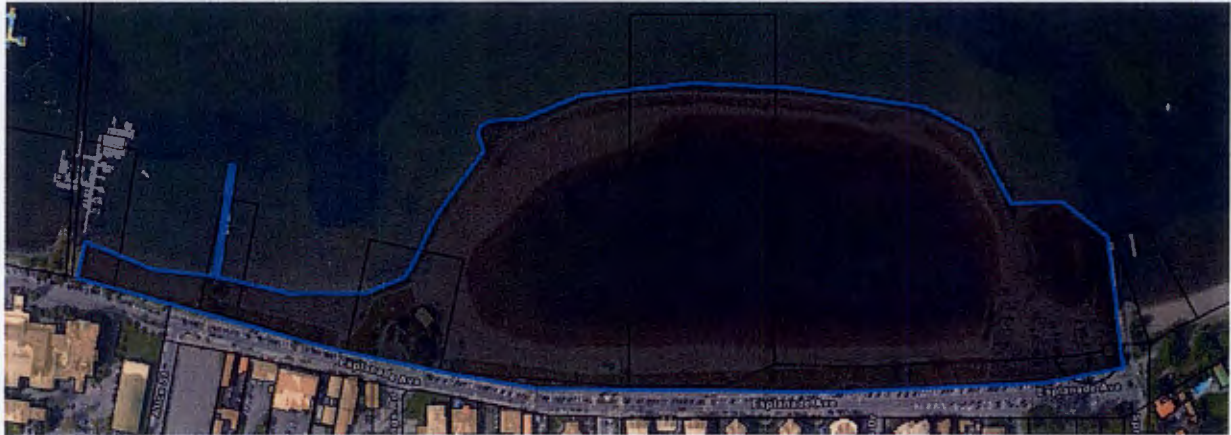
Rendall Park – 1.04Ha

- Amenities – Beach, Picnic Tables, BBQ Stands, Benches, Walking Path, Washrooms, and Shower



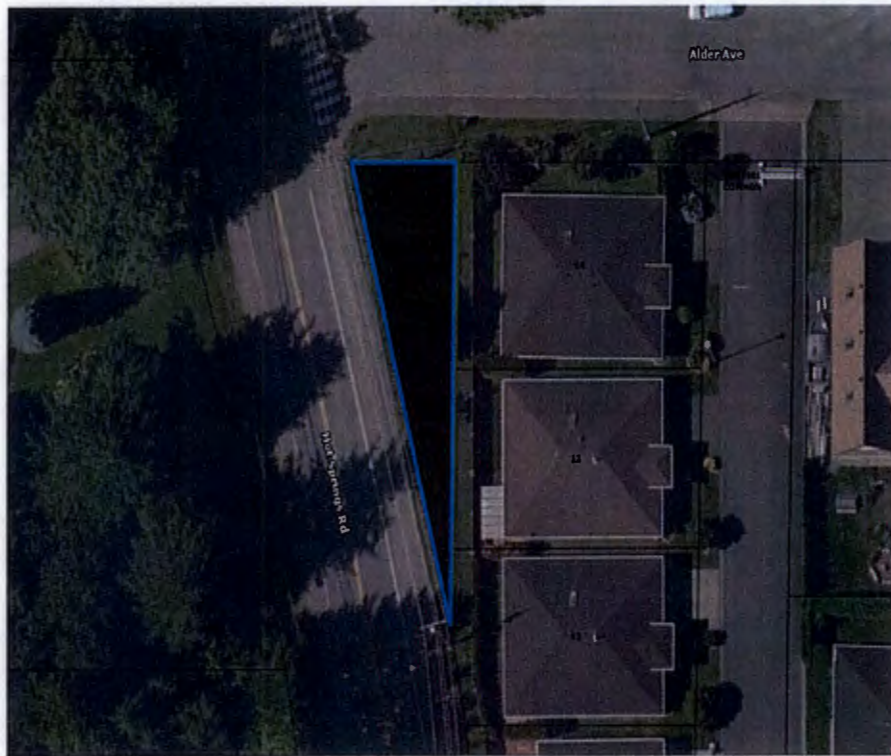
Beachfront – 13.4Ha

Amenities – Beach, Picnic Tables, BBQ Stands, Park Benches, Lagoon, Washrooms, Band Stand, Showers, Beach Volleyball Court, Chess Game, Exercise Equipment/Observation Deck, Signage, Walking Paths, Float Plane Dock, Plaza Area, Playgrounds, boat launch facility and seasonal rink.



Dogwood Park – 0.02Ha

- Amenities – dedicated parkland



Qwolts Park – 0.27Ha

- Amenities – Covered picnic area, interpretive signage, traditional Sts’ailes art, and lakefront tiered seating.



Recreation Sites

- East Sector Lands – is a 127.8 Ha nature park. This area is an ecologically sensitive area that consists of various landscapes such as wetlands, and coniferous and deciduous forests

Trails in or adjacent to the Village

- Spirit Trail – part of the Fraser Valley Regional District's East Sector Trail system this 1 kilometre trail has several dozen clay masks that decorate the trees along the walk
- Bridal Trail Loop, within the Fraser Valley Regional District's trail systems– the diverse landscape along this 2.75-kilometre trail consists of a wide variety of birds, mammals, and plants
- Hicks Lake Loop in Sasquatch Provincial Park – the beauty of this 3.5 kilometre trail system is the wide range of terrain that you will encounter
- Miami River Greenway Trail – this 1.3 -kilometre trail is a trail system located along the Miami River
- McCombs Trail – this 1.8 -kilometre trail is a trail system located along the east side of McCombs Drive
- Lagoon/Beachfront Walk on the southern edge of Harrison Lake within the Village of Harrison Hot Springs

Closest Provincial Park

- Sasquatch Provincial Park – located north of Harrison Hot Springs this park is characterized by a series of small lakes and offers camping sites, day use such as picnicking, motor-boating, and canoeing, hiking, and wildlife viewing

Transportation

Transportation

- The Agassiz-Harrison Connector, also known as Route 11, provides services between Agassiz, other parts of the District of Kent, Chilliwack, Rosedale, Popkum, and Harrison Hot Springs. At a connector point located in Agassiz, residents of Harrison Hot Springs can commute further into either Hope or Chilliwack. This service is provided by BC Transit
- Approximately 25% of the Village's workforce live and work in Harrison Hot Springs. The remainder are either commuting or working in various locations due to the nature of their work



- The break down for the main mode of commuting for workers in Harrison Hot Springs is as follows:

Car/truck/van (driver)	370
Car/truck/van (as passenger)	15
Public Transit	0
Walked	95
Bicycle	20
Other methods	10

- The average commuting duration is broken down as follows

Less than 15 minutes	210
15-29 minutes	60
30-44 minutes	150
45-49 minutes	10
60(+)	80

- The breakdown for when the residents of Harrison Hot Springs leave for work is as follows

5 am to 5:59 am	40
6 am to 6:59 am	105
7 am to 7:59 am	100
8 am to 8:59 am	90
9 am to 9:59 am	75
12 noon to 5 pm	95



Housing

Housing

Note - This section took information from both the 2016 Census Profile and the 2019 Harrison Hot Springs Housing Needs and Supply Report.

- Based upon the Housing Report, within the Village there are approximately 928 dwelling units, with approximately 720 that are owner - occupied households, approximately 162 that are rental households and 46 that are not occupied
- As per the current Statistics Canada data, the breakdown on the year of construction for the dwelling units is as follows

1960 or earlier	35
1961 – 1980	155
1981-1990	45
1991 – 2000	295
2001 – 2005	125
2006 – 2010	45
2011 – 2016	20

- As per the current Statistics Canada data, the dwelling type breakdown is as follows

Single Family dwelling	515
Other Attached dwelling	200
Semi detached	10
Row	45
Apartment/flat in a duplex	20
Apartment less that 5 storeys	130
Movable	5

- In 2016 the median total income for all households was \$57,071, and the median total income for owners was \$67,350 and for renters it was set at \$37,851
- The average selling price for a house (August 2021 report Zolo.ca) is \$830,879.00 which is an increase of 49.6% from one-year ago





Environment

Environment

The protection and enhancement of the Village's natural environment is achieved through the use of land use planning regulations, the development of landscaping guidelines and the use of public education. When developing a property that is located within an environmentally sensitive area, the developer may be required to address provincial legislation, but they will need to address Village regulations and guidelines.

Since the development of the current Official Community Plan, the province has reviewed, updated, and replaced their *Riparian Area Regulations* with *Riparian Areas Protection Regulation* (Nov 2019). The current Environmentally Sensitive Areas for the Village are outlined in the Miami River Development Permit Area No. 5. Due to this update the Village's OCP related Development Permit requirements will need to be updated.

Climate

The inshore maritime climate of Harrison Hot Springs is strongly influenced by the Coast Mountains. On occasion the village is affected by the polar air mass that drains into the Fraser Valley from the interior of the province and produces either a heavy snowfall or freezing rain when the cold interior air and the damp maritime air meet. High pressure systems produce warm, sunny weather during the summer.

Physiography of Harrison Hot Springs

Upon a review of the following publication, *An Introduction to the EcoRegions of British Columbia* (1996), the village is a part of the Georgia Depression Ecoprovince and the Fraser Lowland Ecoregion. This suggests that the vegetation zones vary with the elevation, the nearness of the mountains and the distance from the Strait of Georgia (Salish Sea). The Fraser River divides this ecoregion in two with several streams and rivers running into the Fraser River, and this includes Harrison River. This area was also covered by ice during the various glacial periods. With the glaciers receding fine silt and clay material settled out over the area.





Soil units in the Village

Subsurface information such as the characteristics of the related soil unit allows for the proper analysis for the use of the land when a review is required. The soil unit can help to advise the user on the surface drainage capability or if the soil unit is able to support the type of development being proposed. For example, would it be wise to locate an industrial area in a boggy marshy area?

The Village has approximately 21 soil units located within its boundaries, as outlined below.

Soil Unit Name	Drainage rating	Texture	Deposition Method	Unit Number and (% value)
Unclassified Urban	N/A	N/A	N/A	1
Monroe	Moderately well drained	Silt Loam	Fluvial	2 and 19 (70)
Fairfield	Imperfectly drained	Silty Clay Loam		2 and 19 (30)
Gibson	Very poorly drained	N/A	Fen Peat (organic)	3/5/11/17 (100)
Page	Poorly drained	Silt Loam	Fluvial (action of water)	4 (100)
Hatzic	Poorly drained	Silty Clay	Fluvial	6 (70)
Annis	Very poorly drained	Silty Clay Loam		6 (30)
Unknown	unknown	unknown	unknown	7 (60)
Hatzic	Poorly drained	Silty Clay	Fluvial	7 (40)
HJorth	Poorly drained	Silt Loam	Fluvial	8 (50)

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Annis	Poorly drained	Silty Clay Loam	Fen Peat	8 (30)
Hatzic	Poorly drained	Silty Clay	Fluvial	8 (20)
Fairfield	Imperfectly drained	Silty Clay Loam	Fluvial	9 (60)
HJorth	Poorly drained	Silt Loam	Fluvial	9 (40)
HJorth	Poorly drained	Silt Loam	Fluvial	10 (100)
Monroe	Moderately well drained	Silt Loam	Fluvial	12 (70)
Fairfield	Imperfectly drained	Silty Clay Loam	Fluvial	12 (30)
Laidlaw	Well drained	Sandy Loam	Fluvial	13 (100)
Monroe	Moderately well drained	Silt Loam	Fluvial	14 (60)
Fairfield	Imperfectly drained	Silty Clay Loam	Fluvial	14 (40)
Gibson	Very poorly drained	N/A	Fen Peat	15 (60)
Banford	Very poorly drained	N/A	Fen Peat	15 (40)
Fairfield	Imperfectly drained	Silty Clay Loam	Fluvial	16 (60)
Grevell	Well drained	Sandy Loam	Fluvial	16 (40)
Fairfield	Imperfectly drained	Silty Clay Loam	Fluvial	18 (70)
Page	Poorly drained	Silt Loam	Fluvial	18 (30)
Prest	Very Poorly drained	Silty Loam Clay	Fluvial	20 (60)
Page	Poorly drained	Silt Loam	Fluvial	20 (40)
Poignant	Well drained	Silt Loam	Eolian (wind)	21 (50)
Weaver	Imperfectly drained	Loam	Colluvial(gravity movement)	21 (50)

Listed below is a diagram outlining the boundaries of the soil units. A majority of the soil units indicate that Harrison Hot Springs' surface drainage is either very poorly drained or poorly drained.





Soil Unit Map boundaries
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Land Use

Land use might not seem like the most exciting topic, but it's important to study. First, it tells us a great deal about the governments making the decisions for land use and the priorities they hold. Also, the better we understand the way the world has been adapted to human needs, and in what patterns, the more we can predict future trends.

Within the Village the current Official Community Plan has the following main land uses designated; Commercial, Residential, Resource, and Public Use. Please note that the current Official Community Plan also breaks the main land use designations down further into the following categories.

Commercial

- Marine Tourist Commercial
- Waterfront Commercial
- Village Centre
- Tourist Commercial

Residential

- Lakeshore Residential
- Low Density Residential
- Medium Density Residential

There is also a section of land that is designated Agricultural Land Reserve and is subject to provincial legislation.





FireSmart issues

The Village was designated as a FireSmart Community in 2019 and recommendations coming out of the Community Wildfire Protection Plan included the promotion of FireSmart best practises within the community and to incorporate a new Development Permit Area for wildfire interface areas.

The focus of the new Development Permit area will be to limit the exposure of dwellings to forest fires and to minimize the possibility of a fire spreading into the forest.

Community Engagement to date (includes “what we have heard to date”)

As we are just at the beginning of our community engagement process the Village has accomplished the following.

- On the Village’s website we have placed a Question-and-Answer page that addresses general information on the Official Community Plan. The web site can be accessed through the following link [Village Vision | Resort Municipality of Harrison Hot Springs](#)
- Prior to the pandemic, a community survey was created through Survey Monkey and placed on the Village’s website. It should be noted that the community engagement process began prior to the Village adopting the Bang the Table platform and developing GetIntoItHarrison.ca (which now has over four hundred users)
- Because the Village received only fifty-six responses to the initial survey, staff is recommending that this survey be repeated on the Get Into It Harrison engagement site and be widely advertised to capture a broader audience
- Listed below is a general summary of the survey results

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66% of the respondents were aged 55 (+)
 46% of the respondents have lived for less than 5 years in Harrison Hot Springs
 The average age for the Household is between 50-64
 Approximately 87% require the Village to continue protecting the views of the lake and the surrounding mountains and to protect and maintain the air and water quality and the villages biodiversity
 Approximately 60% have indicated that the Village should not provide a mixture of housing types for all incomes and ages

First Survey summary results

During the first survey the following question was asked;

“Q6 Listed below are the goals of the current OCP, which ones are still relevant today?”

Please note the respondents were asked to check as many as they want. Overall, a total 56 respondents commented on the survey overall with 56 responding to this question.

The results are listed below in descending order.

Current Goal Number and explanation	Number of responses	Percentage Breakdown
Goal 4 – Protect the views of the lake and the surrounding mountains	49	87.5
Goal 5 – Protect and maintain air and water quality and biodiversity	49	87.5
Goal 3 – Develop Tourism and recreation features and activities for the benefit of residents and visitors	46	82.1
Goal 1 – Provide efficient, equitable and affordable public services	43	76.7
Goal 2 – Establish a distinct pedestrian-orientated Village centre with a range of commercial services	43	76.7
Goal 6 – Promote compatible residential and tourism development and community relationships	42	75
Goal 7 -Manage traffic and parking and promote transportation alternatives	41	73.2
Goal 9 – Restore and protect Miami River the related aquatic systems	41	73.2
Goal 10 – Reduce community greenhouse submissions	40	71.4
Goal 8 – Provide a mix of housing types for all ages and incomes	26	46.3



With the above referenced question was the following additional question.

“Q7 Listed below are the goals of the current OCP, which ones are **not** relevant to you today?”

Please note the respondents were asked to check as many as they want. Overall, a total 56 respondents commented on the survey overall with 37 responding to this question.

The results are listed below in descending order.

Current Goal Number and explanation	Number of responses	Percentage Breakdown
Goal 8 – Provide a mix of housing types for all ages and incomes	22	59.4
Goal 2 – Establish a distinct pedestrian-orientated Village centre with a range of commercial services	9	24.3
Goal 3 – Develop Tourism and recreation features and activities for the benefit of residents and visitors	8	21.6
Goal 6 – Promote compatible residential and tourism development and community relationships	8	21.6
Goal 1 – Provide efficient, equitable and affordable public services	7	18.9
Goal 10 – Reduce community greenhouse submissions	7	18.9
Goal 7 -Manage traffic and parking and promote transportation alternatives	5	13.5
Goal 4 – Protect the views of the lake and the surrounding mountains	5	13.5
Goal 9 – Restore and protect Miami River the related aquatic systems	1	2.7
Goal 5 – Protect and maintain air and water quality and biodiversity	0	0

As this is the first survey and it provides a very general start to the overall review, additional community engagement events will be held. This will include the hosting of workshops/open houses and hosting a World Café concept.



GAP ANALYSIS

Comparing the current OCP to the various sections of the *Local Government Act*, on the allowable contents for an OCP, the following summary table is listed below.

S. 473 requirements – An Official Community Plan must include statements and map designations for the area covered by the plan.

Local Government Act Requirement	Does the current OCP address this requirement	What was done	If required what type of follow up is needed for the new OCP
Location, amount, type, and density of residential development for at least 5 years	Yes	Policy developed – 3.2.1 to 3.2.5A Affordable Housing policy – 6.3.3 to 6.3.4	Incorporate the Housing report into the new OCP
Location, amount, type of present and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses	Addresses only commercial land	Policies and objectives have been created	All Commercial Policies should be contained within one section of the OCP
Approximate location and area of sand and gravel deposits	Not completed		This requirement is Not Applicable – but for clarity purposes the new OCP should state this
Restrictions on the use of land subject to hazardous conditions or is environmentally sensitive	Yes	Development Permits completed for Geotechnical Hazard area and for part of the Miami River region	Need to expand the riparian areas, as per the new <i>Riparian Area Protections Regulations</i> Need to create a wildfire interface Development Permit area

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Approximate location and phasing of any major roads, sewer, or water systems	Partially completed	Policy and Objectives developed, but no actual map showing the locations or phasing was created	Outline in the new OCP the location and phasing of any new infrastructure
Approximate location and type of proposed public facilities	Partially completed	Policy and Objectives developed, but no actual map showing the locations	Outline in the new OCP the location of these amenities
Other matters authorized by the Minister	Not applicable		
Housing policies for affordable housing, rental housing, and special needs	Created in sections 6.3.3 and 6.3.4	Policies created	Update the policies with the required and completed Housing Needs Report
Targets for Green House Gas emission reductions and how the Village will achieve these targets	Yes – Goal 10 was inserted into the OCP on May 3, 2010	Target and suggested policies provided	Look into updating the targets and the community and Council's approach to this issue

Section 484 requirements – as per the *Local Government Act*, Harrison Hot Springs may include the following planning tool into the new Official Community Plan (OCP).

Development Approval Information - means the creation of reports which the developer pays for to address the potential impacts and potential remediation of development impacts that may occur

If applicable, the report will identify any potential impacts and any mitigation strategies, associated with the development. The report is reviewed by and accepted by the municipality.



Section 488 requirements – this section addresses the various type of development permits that may be created.

Type of development permit that may be created	Does the current OCP create this type of development permit
Protection of the natural environment, the ecosystems, and the biological diversity	Yes
Protection of development from hazardous conditions	Yes
Protection of farming	Not Applicable
Commercial area revitalization	Not Applicable
Form and character of intensive residential development	Yes
Form and character of commercial, industrial, and multi-family residential development	Yes – commercial and multi-family residential
Form and character of the resort region	Not Applicable
Promotion of energy conservation	No
Promotion of water conservation	No
Promotion of green house gas reduction	Policy created and targets set

COMMUNITY AMENITY CONTRIBUTIONS

Although it is not a requirement of the *Local Government Act*, based upon a review a report/guideline prepared by the Ministry in 2014 entitled *Community Amenity Contributions: Balancing Community Planning, Public Benefits and Housing Affordability*, it is best that all CAC policies be outlined in a transparent manner. Within this guideline there are various principles and concepts that should be addressed on the creation of a community amenity contribution policy. In 2018, under policy number 1.26, the Village updated their policy to ensure that the concepts and principles outlined in the guideline are adhered to. In order to complete the transparency process a new section within the new OCP should be created.



INFORMATION SOURCES

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5. Census Profile 2016 Census; Harrison Hot Springs, Statistics Canada
6. Fraser Valley Regional District website, [East Sector Lands | Fraser Valley Regional District \(fvrd.ca\)](#)
7. FireSmart BC Landscaping Guide, BC Government
8. FireSmart Manual; Protect your home from wildfire, BC Government
9. Harrison Hot Springs Real Estate Trends; Housing Market Report for August 2021 website, [Harrison Hot Springs \(Harrison hot springs\) Housing Market Report | August 2021 Real Estate Trends & Stats | Zolo.ca](#)
10. Harrison Tourism, website [Our Trails and Routes - Harrison River Valley \(tourismharrison.com\)](#)
11. Interviews with the Village's Manager of Operations, 2019 and 2021
12. Mode of Soil Deposition, Canadian Government website, [Mode of deposition - first \(uppermost\) \(agr.gc.ca\)](#)
13. *Riparian Areas Protection Regulation*, BC Reg 178/2019
14. Soil Survey of Chilliwack and Agassiz Map Area, BC Government
15. Trade and Invest BC website, [Harrison Hot Springs British Columbia | Trade and Invest BC](#)
16. Village of Harrison Hot Springs Lagoon Area Master Plan
17. Village of Harrison Hot Springs, Community Amenity Policy Number 1.26
18. Village of Harrison Hot Springs Housing Needs and Supply Report, November 2019
19. Village of Harrison Hot Springs, *Official Community Plan Bylaw 864, 2007*
20. Village of Harrison Hot Springs Road, Bridge, and Active Transportation Master Plan, July 2019
21. Village of Harrison Hot Springs-Parks and Recreation Asset Management Plan Date unknown
22. Village of Harrison Hot Springs Age-Friendly Action Plan, 2015
23. Village of Harrison Hot Springs Liquid Waste Management Plan, 2016
24. Village of Harrison Hot Springs Water Master Plan, 2015

Additional Information

If you require any additional information, please contact Ken Cossey at either (604) 796 2171 or planning@harrisonhotsprings.ca

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