

# PUBLIC INFORMATION PACKAGE



## **OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022**

TUESDAY, SEPTEMBER 20, 2022

6:00 P.M.

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1. Draft Official Community Plan Bylaw No. 1184, 2022
2. Reports, Minutes and Notices
3. Referral Letters and Responses
4. Report of Planning Consultant dated September 2022
5. Legislative Notice to Observer dated September 9 & 16, 2022
6. Written Submissions from the Public

**TAB 1**



## **OFFICIAL COMMUNITY PLAN**

**BYLAW NO. 1184, 2022**



## VILLAGE OF HARRISON HOT SPRINGS OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022

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**WHEREAS** section 472 of the *Local Government Act* authorizes a local government to enact an Official Community Plan Bylaw;

**AND WHEREAS** section 485 of the *Local Government Act* authorizes a local government to designate a Development Approval Information area;

**AND WHEREAS** section 488 of the *Local Government Act* authorizes a local government to designate a Development Permit area;

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

### TITLE, PURPOSE, APPLICATION, SEVERABILITY, DEFINITIONS, AND EFFECTIVE DATE

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#### Title

- a) This Bylaw may be cited for all purposes as the “*Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022*”.

#### Purpose

- b) The purpose of this Bylaw is to assist the Village Council, residents, businesses, and landowners by establishing objectives and policies concerning the form and character of future development and land uses in the community.

#### Application of the Bylaw

- c) This Bylaw applies to all Lands, including the surface of water, and all uses, Buildings and other Structures located within the boundaries of the Village of Harrison Hot Springs, as amended from time to time, and as shown on Map “1”, the Land Use Designation Map, which is attached hereto and forms part of this Bylaw.

#### Severability and Definitions

- d) If any 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 whole.

- e) Unless otherwise defined here the definitions contained within this Bylaw have the same definition, as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*, as amended from time to time.
- f) Schedule “A” Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022 which is attached hereto and forms part of this Bylaw.

## REPEAL

The *Village of Harrison Hot Springs Official Community Plan Bylaw 864, 2007* and all amendments thereto are hereby repealed, effective the date of the adoption of this Bylaw.

## READINGS AND ADOPTION

READ A FIRST TIME THIS 24<sup>TH</sup> DAY OF AUGUST, 2022

AMENDED AND READ A SECOND TIME THIS 24<sup>TH</sup> DAY OF AUGUST, 2022

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

READ A THIRD TIME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



SCHEDULE “A”  
VILLAGE OF HARRISON HOT SPRINGS  
OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022

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## 1.0 INTRODUCTION

### 1.1 Purpose of the Official Community Plan

An Official Community Plan (OCP), as defined in the *Local Government Act*, is a statement of objectives and policies to guide decisions on planning and land use management. The Village of Harrison Hot Springs OCP sets out the vision and framework for future development of the community. This Plan provides the policy framework for development and infrastructure decisions by the Village Council. It may be updated periodically to ensure that it continues to reflect the long-range community Vision and the Goals of the Plan.

The Official Community Plan is intended to provide a degree of certainty to the Village Council, residents, businesses, and landowners by establishing objectives and policies concerning the form and character of future development and land uses in the community.

The Village's 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                                  |
|------------|----------------------------------------------------------|
| <b>471</b> | <i>It outlines the purpose of the OCP</i>                |
| <b>472</b> | <i>It allows for the creation of an OCP</i>              |
| <b>473</b> | <i>It outlines the required content and process</i>      |
| <b>474</b> | <i>What policy statements may be included</i>            |
| <b>475</b> | <i>Who is consulted during the development of an OCP</i> |
| <b>476</b> | <i>Discussions with the local school district</i>        |
| <b>477</b> | <i>How the OCP is to be adopted</i>                      |
| <b>478</b> | <i>Once adopted what effect does the OCP have</i>        |

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
- Greenhouse Gas (GHG) targets, and
- Building and landscape design guidelines

## 2.0 COMMUNITY VISION AND GOALS OF THE PLAN

The principles outlined below are an important philosophical statement on how the Village wishes to evolve over the life of this plan and in turn this provides the framework for future land development.

### 2.1 Vision of the Plan

The overall goal of the OCP is the continued implementation of a pattern of settlement and land use in accordance with the OCP's objectives. Recognizing that communities are dynamic in nature, the underlying principle of the OCP is to ensure that if changes happen within the Village, they respect both man-made and natural attributes and be sustainable. Development must be responsive to the opportunities and constraints offered by the unique geography of each site, respect the past and be compatible with the current values of the community, as expressed through this OCP. The long-term vision for the development of this plan is as follows;

**A residential and resort community with an attractive and inviting Village core of shops and services. A strong commitment to maintaining the scenic qualities, the environment, the quality of life and the vibrant and cultural life combined with a high standard of development.**

### 2.2 Goals of the OCP

The following goals are derived from the vision statement which was shared with the community and reinforced during the public participation process. To achieve the OCP's vision, the following ten (10) goals expand and sets the framework for this OCP.

*Goal 1: Provide efficient, equitable and affordable public services*

The strategy to achieve this goal is to ensure that water supply, wastewater treatment and other services meet acceptable standards throughout the Village, that they are coordinated with long-term development growth and that they are equitably financed. New development is expected to pay its fair share of infrastructure and public services expansion costs.

*Goal 2: Establish a distinct, pedestrian-oriented Village centre with a range of commercial services*

The strategy to achieve this goal is to encourage Village centre development for a variety of commercial and tourism uses and to provide public works and traffic and parking management that facilitate a pedestrian-friendly environment. The Design Guidelines policy will provide a framework for downtown lakeshore revitalization of private and public spaces in an integrated manner.

*Goal 3: Develop tourism and recreation features and activities for the benefit of residents and visitors*

The strategy to achieve this goal is to support the development of and the expansion of the parks, trails, and pathway system, enhance the image and identity of the Village, and encourage high quality development in the lakeshore and tourist commercial areas. The aim is to expand the destination resort qualities and recreational opportunities.

*Goal 4: Protect views of the lake and the surrounding mountains*

The strategy to achieve this goal will focus on protecting and enhancing the views to the lake from key sites on Lillooet Avenue and encouraging future lakeshore development that takes account of the need to protect views of the mountains and lake. It will also support measures to prevent adverse effects of logging on scenic values.



*Goal 5: Protect and maintain air and water quality and biodiversity*

The strategy to achieve this goal involves upgrading wastewater management systems, managing stormwater drainage and runoff, limiting campfires, and protecting important natural habitats and ecosystem functions. The development of a substantial park and trail system and conservation and restoration of the Miami River will also assist in this goal.

*Goal 6: Promote compatible residential and tourism development and community relationships*

The strategy to achieve this goal is to protect residential neighbourhood quality, manage traffic impacts and encourage community collaboration in addressing visitor-resident issues. A major challenge is to provide for increased residential and tourism growth and a coordinated approach to land use and transportation issues that serves the needs of both sectors. This includes wherever possible, separating incompatible land uses and controlling traffic and parking.

*Goal 7: Manage traffic and parking and promote transportation alternatives*

The strategy to achieve this goal is to manage traffic flows and parking so as to minimize congestion and disturbance of residential areas, and to provide a bicycle and walking path network. Visitor parking is a key issue. The livability and attractiveness of the community will depend upon the ability to manage seasonal traffic volumes.

*Goal 8: Provide for a mix of housing types for all ages and incomes*

The strategy to achieve this goal is to designate lands for a variety of housing types and to provide density bonus incentives for affordable and special groups housing. A diverse supply of housing, including seniors housing is important to the future character of the community.

*Goal 9: Restore and protect Miami River and related aquatic systems*

The strategy to achieve this goal is to continue support either the federal or provincial agencies that are looking to restore the natural flows, improve water quality and protect riparian and watershed functions. Miami River is a key feature in managing drainage and flooding, enhancing the quality of the environment, and implementing the tourism development strategy of the Village.

*Goal 10: Reduce community greenhouse gas emissions*

Recognizing the importance of long-term emission reductions and the significance of the Provincial government's targets. The strategy to achieve this goal is to encourage a compact and complete Village centre, facilitate and re-design transportation infrastructure and services that increase alternative transportation and reduce private vehicle use, encourage more energy-efficient buildings and renewable, low-carbon energy sources, and reduce waste generation and landfill disposal.

## 2.3 Village Profile

The Village is located within the Fraser Valley Regional District and is a destination community that offers residents and visitors, scenic surroundings, a natural hot springs, and a developed tourism industry. All of these attributes make Harrison Hot Springs a great place to stay over both the short and long terms. With respect to the developed tourism industry the following labour statistics indicate that the tourism industry is the main driver of the local economy.

The 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                |

Source: Census Profile 2016 Census; Harrison Hot Springs, Statistics Canada

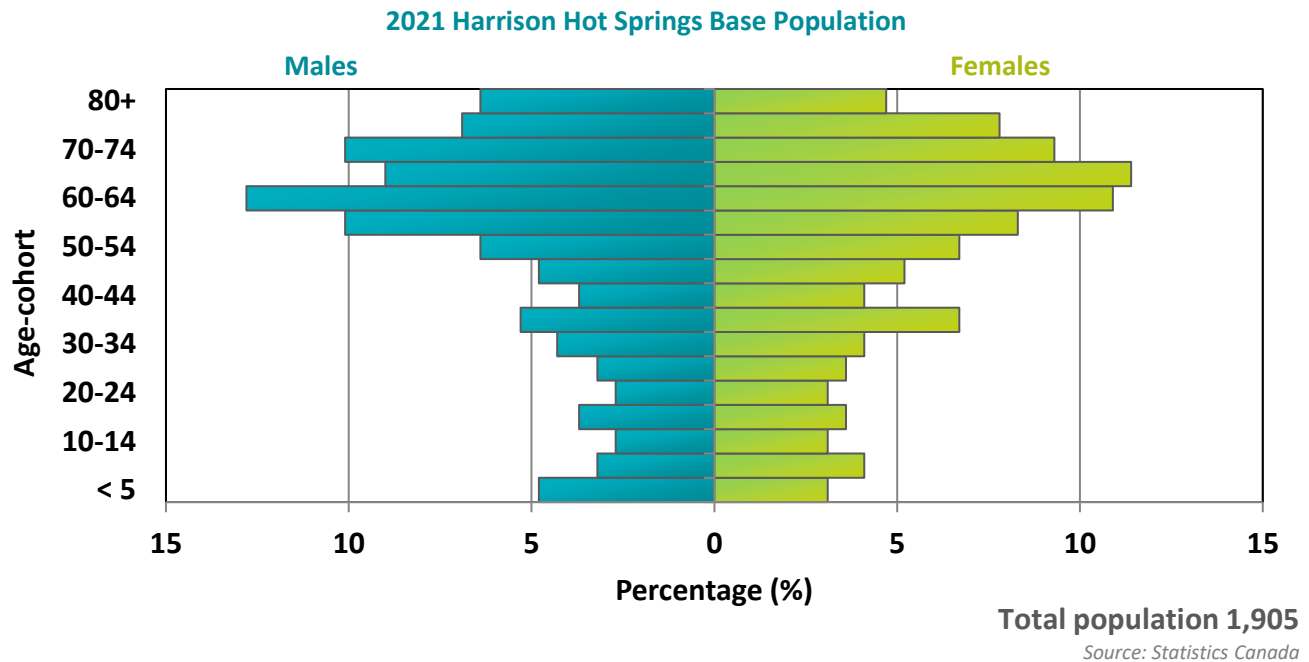
In addition to the developed tourism industry the Village has experienced a growth in the number of business licenses issued since 2015 has grown by almost 85% over the past seven (7) years, as outlined in the chart below.  
Source:

### Business Licenses Issued (2015-2022)

Source: Village Office, 2022

| Business Type            | 2015      | 2016      | 2017      | 2018      | 2019       | 2020       | 2021       | 2022       |
|--------------------------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|
| Amusement/Recreation     | 18        | 18        | 18        | 18        | 18         | 19         | 19         | 19         |
| Contractor               | 2         | 2         | 2         | 2         | 2          | 2          | 3          | 3          |
| Non-resident Contractor  | 12        | 12        | 13        | 15        | 16         | 20         | 22         | 22         |
| Home Occupation          | 14        | 15        | 15        | 17        | 22         | 22         | 25         | 26         |
| Lodging                  | 5         | 5         | 5         | 8         | 10         | 10         | 10         | 10         |
| Miscellaneous            | 3         | 3         | 3         | 5         | 6          | 6          | 9          | 10         |
| Personal Services        | 1         | 2         | 2         | 2         | 2          | 2          | 4          | 4          |
| Restaurant/Food Services | 13        | 14        | 15        | 19        | 22         | 23         | 26         | 26         |
| Retail                   | 8         | 8         | 8         | 9         | 10         | 10         | 11         | 11         |
| Service Station          | 1         | 1         | 1         | 1         | 1          | 1          | 1          | 1          |
| Suite Rentals            | 1         | 1         | 1         | 1         | 1          | 3          | 8          | 8          |
| Inter-Municipal          |           |           |           |           |            | 3          | 3          | 4          |
| <b>Totals</b>            | <b>78</b> | <b>81</b> | <b>83</b> | <b>97</b> | <b>110</b> | <b>121</b> | <b>141</b> | <b>144</b> |

The population of Harrison Hot Springs grew during the period from 1996 to 2006, when the Statistics Canada Census reported 655 people in 1991, 898 in 1996, 1,343 in 2001, and 1,573 in 2006. The population receded slightly to 1,468 in 2011 and 2016. Today the 2021 census indicates the village has a population of 1,905 which is a change of almost 30% (29.8%) from its 2016 population of 1,468. Listed below is the current population breakdown.



## 2.4 Regional Context Statement

To support the Regional Growth Strategy of the Fraser Valley Regional District (FVRD), and the vision of a “vibrant, distinct and sustainable communities that accept responsibly managed growth while being committed to protecting the land resource and the natural environment to ensure that a high quality of life is accessible to all.”

The *FVRD Choices for our Future, Regional Growth Strategy for the Fraser Valley Regional District*, sets out a framework to guide member communities, jointly and individually, in pursuing the vision described above. The Regional Growth Strategy (RGS) identifies eight goals, and the Village of Harrison Hot Springs OCP address these goals in the following manner:

### *Increase Transportation Choice and Efficiency*

The RGS Regional Transportation Improvement Priorities identify Hot Springs Road as a medium to long term priority for upgrading to accommodate increased population growth in Harrison Hot Springs. The RGS also promotes settlement patterns that minimize the use of automobiles and encourages walking, bicycling, and the efficient use of public transit, where practical. The relevant OCP policies are to:

- a. Concentrate higher density residential land uses within and near the Village Centre, reducing the need for local car dependency (*policies 5.4.2(b) and 7.3.1*).
- b. Develop an integrated parks and trail system for the community and a pedestrian-bicycle path along Hot Springs Road (*policy 12.3*).
- c. Promote direct bus service from Chilliwack (*policy 3.5 Transportation*).
- d. Work with Ministry of Transportation and Infrastructure on mutual transportation issues (*policy 7.3.5*).

### *Support and Enhance the Agriculture Sector*

The RGS encourages the development of a long-term strategy that will balance the need for stable, long-term Agricultural Land Reserve boundaries with the need for additional land to support employment growth in all sectors, including agriculture, and the need for contiguous urban development. Portions of the East Sector are recognized as under negotiation with the Provincial Agricultural Land Commission. The relevant OCP policies are to:

- a. Recognize the jurisdiction of the Agricultural Land Commission over the Agricultural Land Reserve (ALR). Accommodate residential growth through infill and higher densities in the developed area and maintain Resource and Public Use designations on ALR lands *{policies 8.2(a) and 8.3(a)}*
- b. ALR lands are noted on Map #1, Land Use designation Map.

### *Manage Urban Land Responsibly*

The RGS supports Official Community Plans policies that encourage infill, redevelopment, densification, and mixed use as a means of creating more compact development patterns. The relevant OCP policies are to:

- a. Manage growth within the Fraser Valley Regional District's Urban Growth Boundary by directing it toward existing developed areas and by increasing residential densities *(policies 5.4.2 (b), 5.4.5, and 7.3.1)*.
- b. Increase density and mixed uses in the Village Centre for a more compact urban structure *(policies 5.4.2, 5.4.3, 5.4.4, and 5.4.5)*.
- c. Promote commercial services in the Village Centre in support of a more complete community *(policy 5.4.2)*.
- d. Avoid urban development into the lake and within the geotechnical hazard areas *(policies 5.2, and 4.4)*.

### *Develop a Network of Sustainable Communities*

The RGS supports official community plans and other plans that incorporate sustainable planning principles as a means to becoming more sustainable and self-sufficient. The relevant OCP policies are to:

- a. Increase the range of services and amenities available within the Village Centre *(policies 3.3)*.
- b. Provide incentives for affordable housing *{policy 3.2(g)}*.
- c. Upgrade wastewater treatment facilities to protect water quality *(policy 9.2)*.
- d. Upgrade water supply infrastructure and management to improve the efficiency and effectiveness of water systems *(policy 9.2)*.
- e. Promote waste reduction and recycling *(policy 10.2)*.

### *Protect the Natural Environment and Promote Environmental Stewardship*

The RGS aims to protect air quality, water quality and natural environment, and proposes various regional initiatives for environmental stewardship. The relevant OCP policies are to:

- a. Protect environmental values through development permit areas that achieve specific environmental objectives *(policies 4.6, and 4.7)*.
- b. Promote Miami River protection and rehabilitation *(policy 4.7)*.
- c. Undertake environmental sensitive areas inventory *(policies 3.4, 3.8, and 3.10)*.
- d. Upgrade wastewater treatment facilities to protect water quality *(policy 9.2)*.
- e. Promote the "reduce, reuse and recycle" approach to waste management *{policy 10.2(b)}*.

### *Protect and Manage Rural and Recreational Lands*

The RGS supports the development of a regional park system in context with federal, provincial, municipal and FVRD regional park systems and greenway initiatives, and encourages the development and coordination of municipal and rural walking and bicycle path plans and seeks cooperation on the management of land use on Crown Lands. The relevant OCP policies are to:

- a. Protect forest cover on resource lands *(policy 8.3)*.



### *Achieve Sustainable Economic Growth*

The RGS encourages the development of a strong employment base and a favourable investment climate that will support economic growth and diversity. Tourism is the primary economic driver for Harrison Hot Springs. The relevant OCP policies are to:

- a. Facilitate economic change in the evolution of the tourism economy toward high-value, more diverse tourism opportunities (*policy 5.2*).
- b. Provide for artisan workshops on large lots adjacent to Hot Springs Road (*policy 4.2*).

### *Manage Water, Energy Resources and Waste Responsibly*

The RGS highlights the challenge to ensure that future development takes place only where adequate infrastructure and community facilities exist or can be provided in a timely, economic, and environmentally sound manner. (*policies 9.2, 10.2 and 10.3*)

## 2.5 Public process utilized for the development of this OCP

Various tools were utilized to solicit and include public input into this OCP. The tools utilized are listed below;

- i. Community surveys,
- ii. Pop-up events,
- iii. World café, and a
- iv. Public Hearing.



## 3.0 DEVELOPMENT FRAMEWORK

### 3.1 Overall Development Concept

The overall development concept is a broad summary of the general land use priorities for the future of Harrison Hot Springs, consistent with the Goals of the OCP. The elements of this concept are as follows:

#### *Village Centre:*

Development of a compact, pedestrian-oriented town centre with mixed use commercial and residential development, a range of services and a comprehensive design theme for buildings and streetscape; to be guided by the Village Design Guidelines.

#### *Lakeshore Development:*

Enhancement and extension of the lakeshore park and walkway from the hot springs source site on the west to the marinas on the east, protection of the views of the lake, development of the hot springs source site, and review of parking and road system.

#### *Residential Development:*

Expansion of multi-family residential uses in the Village Centre, townhouse development near Lillooet Avenue east, and low-density residential development in central/south Harrison, with appropriate traffic management to protect residential quality.

#### *Tourism Development:*

Increased economic opportunities for tourism growth and outdoor recreation activities compatible with adjacent residential land uses; to be guided by a long-term Tourism Development Strategy that focuses on the future of tourism in Harrison Hot Springs.

#### *Park and Trail System Development:*

An integrated system of parks and trails that expands the outdoor recreation and tourism activities, linking Hot Springs Road, Miami River, the East Sector, the lakeshore, the Harrison River, and other features.

The community has expressed continued support for managed growth that emphasizes protection of the natural environment and scenic values, development of the Village Centre, and improved streetscapes, and features that support a high-quality tourism destination and community.

### 3.2 Village Housing

The Council undertook a Housing Needs Assessment in 2019. Listed below is a summary of the anticipated housing needs, as identified in this report for the next five years.



## Future Housing Needs

excerpts from Harrison Hot Springs Housing Needs and Supply Report, November 27, 2019, below.

### General

- It is anticipated that in the next five years, the addition of several units of 1–2-bedroom housing will adequately service the community as its demographics shift. There may be a limited need for new 3-bedroom units for families.
- There is not an anticipated need for a significant housing stock increase, as the population increase will be slow. Instead, there is a need to continue to monitor housing stocks to ensure that market housing needs are being met and the rate of building reflects the population increase.
- The 2020 anticipated housing need projection shows an increase in bachelor, 1- and 2-bedroom dwellings to support a wider variety of family and lifestyle needs.
- From 2022 onwards, the need for additional bachelor units will decrease; instead, an anticipated need for more 1–2-bedroom units are indicated, reflecting a community that currently chooses a majority of detached homes, but may need to transition into smaller accommodations as the community ages.

### Seniors

- Though the population is not projected to increase to levels that would require large increases in housing stock, an ageing population and shift towards seniors ageing in place will require more housing units for fixed or low-income seniors.
- An ageing population and an average household size of 2.0 demonstrates a potential need for smaller housing typologies in the future as those currently living in detached homes look to downsize.

### Workforce

- Given the dependency on workers from the neighbouring community and greater region it might be worth understanding opportunities and needs for housing more of the workforce within Harrison or at least in Kent.
- Ensuring the right balance between vacation homes and workforce homes means that part-time vacationers actually have someone to serve them when they are in Harrison.
- A mix of accommodation types targeted at the workforce might include purpose-built market rental dwellings and potentially more affordable ownership dwellings restricted to employees.

Source: Harrison Hot Springs Housing Needs and Supply Report, November 27, 2019, prepared by the Centre for Sustainability and M'akola Development Services, pages 26-27.

As per the summary above and s. 473(2) of the *Local Government Act* as amended from time to time, the Council will continue to work with developers and other non-profit groups on securing affordable rental, and special groups housing, as outlined in the policy below.

### 3.3 Objective:

Recognition of the importance of housing as a fundamental part of individual and community health and ensure that all residents have an affordable and adequate place to live.

Progress can be measured by:

- a. An increase in number of non-market housing units created, as a percentage of total units; and or
- b. A healthy and stable vacancy rate.



The Village policies include but are not limited to the following:

- a. Protect existing affordable rental housing stock.
- b. Require any affordable housing amenity to be supported by appropriate legal and enforceable instruments, such as Housing Agreements.
- c. Investigate the use of inclusionary zoning to require any potential density increase to incorporate a proportion of affordable units.
- d. Investigate zoning bylaw amendments to apply residential rental tenure zoning in appropriate locations.
- e. Amend the zoning on parcels to provide for additional density for purpose-built rental and affordable housing.
- f. Consider opportunities to incentivize new affordable housing.
- g. Consider implications on housing costs and affordability when developing or amending land use and development policy and regulation.
- h. Support subsidized housing, supportive housing, and non-market housing for vulnerable populations such as seniors, and or low-income.

In addition to the above the Village will work with others to:

- a. Partner with other government agencies, the private sector, non-profit organizations, and service agencies to pursue affordable housing opportunities.
- b. Explore governance options for delivering and managing affordable housing.
- c. Identify and engage key stakeholders and service providers in the delivery of affordable housing.

### 3.4 Community Amenity Contributions (CAC)

Community amenities are contributions agreed to by an applicant/developer and the Village of Harrison Hot Springs, as a part of a rezoning review and process. The offer of a CAC is strictly voluntary, and if the applicant/developer and the Village agree to use the CAC then the CAC will be obtained when the Village decides to adopt the rezoning bylaw. The use of the CAC cannot be delegated to either a building official or the Approving Officer.

The following list provides examples of CACs that may be appropriate, depending on the circumstances:

- a. Contribution of land for a civic or institutional use;
- b. Contribution to any community safety infrastructure and equipment;
- c. Contribution of land for special groups housing or affordable housing;
- d. Improvements to public facilities or public buildings;
- e. Heritage conservation;
- f. Provision of park improvements or park land (beyond statutory requirements);
- g. Protection of environmentally significant areas beyond minimum requirements;
- h. Public realm improvements beyond statutory requirements (i.e., public plaza, pedestrian and cycling linkages, community art);
- i. Contribution of land for the purpose of watershed protection;
- j. Viewscape protection;
- k. Neighbourhood enhancement project; and
- l. Provision of cash to the Village of Harrison Hot Springs Amenity Fund (i.e., recommended contribution of \$1,000 per residential unit to be constructed in the development, or as adjusted periodically) for a future Community Amenity.



### 3.4.1 Council policies:

- a. Council may choose to accept CACs where it considers that the Village's future budgets will be able to support the estimated lifecycle costs of operating, maintaining, and repairing the Community Amenity.
- b. If applicable, CACs will be negotiated on a case specific basis as each Development proposal is unique.
- c. Staff are hereby authorized to negotiate with an applicant, as and when required. The final decision on the CAC offer rests with the Council.

## 3.5 Development Approval Information Areas

### 3.5.1 Areas Designated

- a. This OCP has designated all Development Permit areas as Development Approval Information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.
- b. This OCP also designates all areas that may be rezoned in any of the following designated areas, the Lakeshore, the Marine Tourist Commercial, the Waterfront Commercial, Village Centre, and the Tourist Commercial areas, as Development Approval Information areas in accordance with provincial legislation in order to assist the residents understand what, if any, the impacts on the Village that may result if the application is approved.
- c. The East Sector Special Planning Area.
- d. The rezoning of any lands that results in ten (10) or more residential dwelling units.

## 3.6 Greenhouse Gas Emission Reduction Policies and Actions

The Village will undertake the following actions with the aim of achieving the community emissions reduction. In many cases, these actions will build upon actions already planned, commenced, or undertaken by the Village.

### *Cross-Cutting, Strategic Actions*

Continue to participate in regional discussions and plans relating to energy, climate change and sustainability, and continue to work with other jurisdictions to learn from their experience.

### *Land Use Actions*

- i. Continue the process of updating the zoning bylaw to incorporate provisions that encourage compact, complete community development.
- ii. Explore density incentives where appropriate – for example, density for cash contributions to off-site parking.
- iii. Continue to identify opportunities for tourism tax-funded infrastructure improvements that support emissions reductions and tourism, such as walkability.
- iv. Continue to encourage the development of local services such as grocery stores, which can service many of the day-to-day needs of residents and visitors; consider the accessibility of regional services in this work.

### *Transportation Actions*

- i. Continue to advocate and work with partners to develop transit solutions to/from Harrison Hot Springs and major destinations, also aimed at reducing fossil fuel consumption.
- ii. Continue setting up electric car charging stations.

### *Buildings Actions*

- i. Develop a green building/energy efficiency standard or checklist with the Fraser Valley Regional District Building Inspection Department.
- ii. Develop and promote incentives aimed at improving energy efficiency and utilizing renewable energy in new construction and existing buildings.

### *Energy Supply Actions*

- i. Pursue utilization of alternative, low carbon energy sources and systems including geothermal/waste heat and district energy for the Village Centre and engage community partners in this process.

### *Waste and Resource Management Actions*

- i. Continue to pursue expansion and/or enhancement of services that will reduce waste disposal and landfilling, particularly organic food waste that contributes to landfill gas emissions.
- ii. Expand waste reduction education efforts widely in the Village and use this as an avenue for broader greenhouse gas emissions reduction education.

### *Energy and Climate Change*

- i. Promote energy conservation, transportation efficiency and public transit in public infrastructure investments and development planning.
- ii. Encourage energy conservation and efficiency and other green building measures in proposals for new tourist accommodation facilities and major public facilities, including future redevelopment of the Memorial Hall.

## 3.7 Sand and Gravel Deposits

There are no active or known sand and gravel pits located within the Village boundaries.

## 3.8 The East Sector Special Planning Area

### 3.8.1 Land tenure and environmental information

#### *Background*

The East Sector Special Planning Area consists of about 162 hectares of land east of McCombs Drive, including the western slopes of Bear Mountain. The area is undeveloped and heavily wooded, and much of it lies within the Agricultural Land Reserve. A portion of the area is held by the Village (34 ha), with a portion of the area privately held (29 ha) and the balance under provincial crown land designation (99 ha).

The East Sector contains a major section of the Miami River and its eastern tributaries and various remnant wetlands and bogs. Complex drainage patterns exist in the area and affect the lowland water management and flood protection of the residential areas. The majority of the area is covered by mixed coniferous/ deciduous forest. Portions of the area are inundated with water during certain periods.

Several designated rare and endangered species and threatened species of plants and animals occur in the East Sector Area, including the extremely rare Pacific water shrew. Future planning of the area must provide for the protection of:

- a. two rare plant communities (black cottonwood/red-osier dogwood and black cottonwood/sitka willow) associated with wetland and lowland habitat on the northern portion of the East Sector;
- b. a sphagnum bog on private lands containing locally rare vegetation and an adjacent trembling aspen stand;
- c. various stands of mature Douglas fir and big leaf maple found throughout western portions of the East Sector that have significant wildlife trees; and
- d. the aquatic and riparian habitats of the Miami River watershed.

### 3.8.2 Land Development Policies

The primary community interest lies in protecting the important ecological values in this area, managing the drainage regime, providing for recreation/nature trails linked to the overall trail system for the Village, and ensuring any future development, if at all, is coordinated with the phased expansion of services. Future planning, including the crownland area once the designation has been removed, must address the environmental, hazard protection and drainage management requirements, along with the conservation and recreation opportunities in the area.

#### Objectives

- a. Provide clear direction for the ecological protection and future use of the East Sector in a manner consistent with the Goals of this OCP and based on thorough knowledge of the physical and natural resource features of the area - both opportunities and constraints, and on thorough consultation with the community, the Agricultural Land Commission and the Ministry of Agriculture and Lands.
- b. Ensure that public amenity values in this area, such as the Miami River corridor and trail systems, are preserved and enhanced for the future use and enjoyment of the entire community.

## 3.9 Areas Subject to Hazardous Conditions

#### Background

The Village contains some known areas that are subject to hazardous conditions. These areas include the steep slopes at both the eastern and western boundaries of the Village. Significant portions of the Village are located within the floodplain, and new development is subject to flood proofing requirements. Details of the geotechnical and flooding hazard assessment are provided by Thurber Engineering Ltd. in a report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. report entitled, 'Hazard Lands - Secondary Study'. Other hazards include the potential for interface fires in the forested areas on the east and west sides of the Village.

#### Objectives

- a. Identify known areas that are subject to hazardous conditions.
- b. Control development in areas that are subject to hazardous conditions and ensure that measures have been taken to address the hazards.
- c. Set out the requirements or standards for developments within these areas subject to hazardous conditions, primarily through floodplain designation and Development Permit Areas.

#### Policies

##### Steeply Sloped Areas

- a. New Developments within these areas will require a Development Permit in accordance with the provisions of this OCP.

*Areas Subject to Flooding*

- a. To protect development from flooding, the areas within the Village, the Flood Construction Level will be set at 14.55 metres elevation above sea level.
- b. The use of a floodplain covenant may be utilized.
- c. Developers are encouraged to review the Flood Control Requirements section of the *Village's Zoning Bylaw, 1115, 2017*, as amended from time to time.

*Areas Exposed to Interface Fire Potential*

- a. New Developments within this area will require a Development Permit issued in accordance with the provisions of this OCP, as amended from time to time.

### 3.10 Environmentally Sensitive Areas

*Background*

Continuation on the protection of the natural environment is one of the major priorities expressed by residents during the community input process. Environmentally sensitive areas are special natural areas in Harrison Hot Springs that have particular ecological values or functions and that are generally sensitive to the impacts of development. This includes the Miami River and their watersheds, the various natural habitats in the East Sector, and other natural resource values associated with the steep slopes and with Harrison River.

*Objectives*

- a. Protect the natural beauty and environmental integrity of the community by paying particular attention to the forested areas, Miami River, Harrison Lake, and Harrison River.
- b. Identify the environmentally sensitive areas of the community through a comprehensive inventory of important natural areas and features, including natural areas that affect the drainage and ecological functions of the Miami River.
- c. Ensure environmentally sensitive areas identified are protected through development controls such as the use of Development Permit Areas and other mechanisms.
- d. Encourage the protection and rehabilitation of Miami River through community initiatives and drainage management.

*Policies*

- a. To develop an inventory of environmentally sensitive areas in the community and to identify conservation requirements for important natural areas and features.
- b. To actively support the community efforts to protect and rehabilitate the Miami River, and to implement the provincial and federal governments' requirements for streamside protection.
- c. To designate environmentally sensitive areas as Development Permit Areas that recognize the special natural features that require appropriate protection and enhancement measures.

## 4.0 DEVELOPMENT PERMIT AREAS

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### i. Development Permit Requirements

Development Permit Areas will be established under s.488 of the *Local Government Act*, as amended from time to time. The purpose of these areas is to provide flexibility to accommodate development while meeting certain specified development, hazard protection or environmental objectives on the site. Development permits may vary aspects of a regulatory bylaw, excluding the permitted land use and density requirements.

This Official Community Plan has designated all development permit areas as development approval information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.

### ii. Conditions Where Development Permits Are Not Required

Development Permits are not required within the specified development permit areas under the following conditions:

- a. for an internal alteration which does not affect the outer appearance of the building;
- b. excluding development within the Lakeshore Development Permit Area, for the replacement, upgrading or repair of the external covering of existing buildings (i.e., roofing or siding) with similar materials
- c. within the Riparian Protection Development Permit Area as per the Riparian Area Protection Regulations, as amended from time to time.

### iii. Emergency or Municipal works

A development permit is not required:

For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors. Emergency procedures to prevent, control or reduce erosion, or other immediate threats to life and property including:

- i. Emergency actions for flood protection, wildfire protection and erosion protection;
- ii. Clearing of an obstruction from bridge, culvert, or drainage flow; repairs to bridges and safety fences in accordance with any federal or provincial act;
- iii. Removal of hazardous trees that present a danger to the safety of persons or are likely to damage public or private property;
- iv. For restoration works under the supervision of a qualified professional.

### iv. Wildfire development permit areas

A permit is not required:

- i. For internal alterations of a building.
- ii. For the removal of trees or other plant materials.
- iii. For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors.

## 4.1 Lakeshore Development Permit Area



### 4.1.1 Category

The Lakeshore Development area is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* as amended from time to time, to establish objectives and guidelines for the form and character of commercial and multi-family residential development.

### 4.1.2 Area

The Lakeshore Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.1.3 Justification

Commercial and multi-family residential development in the Lakeshore Area is designated within a Development Permit Area in response to the following objectives:

- a. Recognize the Lakeshore Area as a critical area due, in part, to its high potential for major new development and redevelopment.
- b. Ensure a high quality of both tourist-oriented commercial development and new residential development.
- c. Encourage uses, building design and landscaping which build on the unique opportunities presented by Harrison Lake, the beach, and the surrounding area.
- d. The use of the design guidelines for development within the Lakeshore Area to will help to maintain the Village character, promote compatibility and architectural integrity with existing development, and help to preserve views.

### 4.1.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

- a. Architecture responsive to the medium density mixed-use context and integrated with neighbouring buildings of various ages.
- b. Site planning based on creating continuous street-oriented edges and intensifying pedestrian activity within the Lakeshore Special Planning Area.
- c. Protection of view corridors within the Village towards Harrison Lake and the surrounding mountains.

- d. Respect for the natural setting which should continue to dominate along the lakeshore.
- e. Variation on themes to result in a balance between continuity and a healthy diversity, both within a commercial, residential, or mixed-use development and throughout the Village.

#### 4.1.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Lakeshore Development Permit must include:

##### a. Site Plan

A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.

##### b. Concept Plan

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

##### c. Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

##### d. An On-Site Parking Plan

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

## 4.2 Tourist Commercial Development Permit Area

### 4.2.1 Category

The Commercial area is designated a Development Permit Area under *s. 488(1)(f)* of the *Local Government Act* as amended from time to time, to establish the objectives and guidelines for the form and character of any commercial development.

### 4.2.2 Area

The Tourist Commercial Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.2.3 Justification

Commercial development is designated within a Development Permit Area in response to the following objectives:

- The design of the Commercial uses must be in a manner that complements the visual character of the Hot Springs Road corridor and avoids conflicts with adjacent land uses.

### 4.2.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design guidelines also include the following:

- a. Creation of a "commercial strip" image must be avoided by encouraging:
  - innovative building design and configuration;



- siting of buildings near the front of a parcels with landscaped areas rather than paved parking areas between the building and the adjacent roadway;
  - adequate on-site parking at the rear, side or within buildings rather than the front; and
  - significant landscaping adjacent to public rights-of-way and integrated within the site.
- b. All Developments must allow for the maximum sun penetration to pedestrian levels. Important view corridors must be preserved.
  - c. The Building and Structure, and site design must strive to reduce the apparent mass of structures and to integrate the development within its site and locality;
  - d. Context, variety, continuity, and pedestrian interest must be expressed in the design of buildings, especially at ground level.
  - e. Landscape screening requirements must be utilized to separate parking clusters and to mask storage and service areas from adjacent residential uses and pedestrian view.
  - f. Commercial uses must be sited to afford maximum privacy to any adjacent Residential uses.
  - g. Natural landscape areas must be retained and incorporated into site development plans when feasible.

#### 4.2.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Tourist Commercial Development Permit must include:

##### a. Site Plan

A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.

##### b. Concept Plan

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

##### c. Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

##### d. An on-site Parking Plan

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

### 4.3 Multi-Family Residential Development Permit Area

#### 4.3.1 Category

Lakeshore Residential development is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* to establish objectives and guidelines for the form and character of multi-family residential development.

#### 4.3.2 Area

The Multi-Family Residential Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.



### 4.3.3 Justification

Multi-family Residential Development in the Lakeshore Residential Area is designated within a Development Permit Area in response to the following objectives:

- Promote compatibility of new Residential Development with existing developments and with the overall character of the Village.

### 4.3.4 Guidelines

Development Permits issued in this area shall be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

- a. Architecture responsive to the small-scale residential context and the integration of the site in terms of the Building or Structure's form and massing, rooflines and orientation and relationships to streetscape, must be demonstrated.
- b. Emphasis on the natural scenic setting, and the need to complement the scenic and environmental values.
- c. Variation on the Building or Structure themes must result in a balance between continuity and a healthy diversity, both within multi-family residential and the adjacent Development.
- d. Sensitivity to the pedestrian experience, must be demonstrated.

### 4.3.5 Required Reports

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Multi-Family Residential Development Permit must include:

#### a. Site Plan

A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.

#### b. Concept Plan

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

#### c. Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

## 4.4 Geotechnical Hazard Development Permit Area



#### 4.4.1 Category

The Geotechnical Hazard Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

#### 4.4.2 Area

The Geotechnical Hazard Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

#### 4.4.3 Justification

Research and analysis supporting the identification of the Geotechnical Hazard Development Permit Area as a hazardous area is set out by Thurber Engineering Ltd. in the October 11, 1988, letter report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. April 23, 1992, letter report entitled, 'Hazard Lands - Secondary Study'. The 1988 report notes that "current guidelines for geotechnical practice suggest that a 1/500-year probability of occurrence for land sliding should be the basis for evaluating the acceptability of landslide hazards on residential properties." The report identifies areas where this 1/500-year probability of occurrence of combined slope hazards (rockfalls, debris, avalanches, debris torrents) may be exceeded.

The 1992 report provides a more precise delineation of the general hazard zones west of Hot Springs Road. It analyzed the potential runout distance of large falling rock fragments. Based on this analysis, the report established three hazard zones and recommended that these be recognized in land use decisions concerning the study area. These zones are:

**Hazard Zone A:** Steep land Zone

**Hazard Zone B:** Rockfall Runout Zone

**Hazard Zone C:** Negligible Hazard Zone

The report notes that "areas within **Zone A** should be considered subject to rockfall and debris avalanche hazard of moderate probability, meaning that a significant damage incident should be expected within the design life of a Building or Structure. **Zone B** should be considered subject to rockfall and debris avalanche of moderate to low probability meaning that, although not very likely, a damage incident can still occur within the design life of the Building or Structure." **Zone C** "is considered to have negligible exposure to geotechnical hazard."

It is the objective of this Development Permit Area (DPA) to protect development from the geotechnical hazards noted above.

#### *Hazard Area A: Steep land Zone*

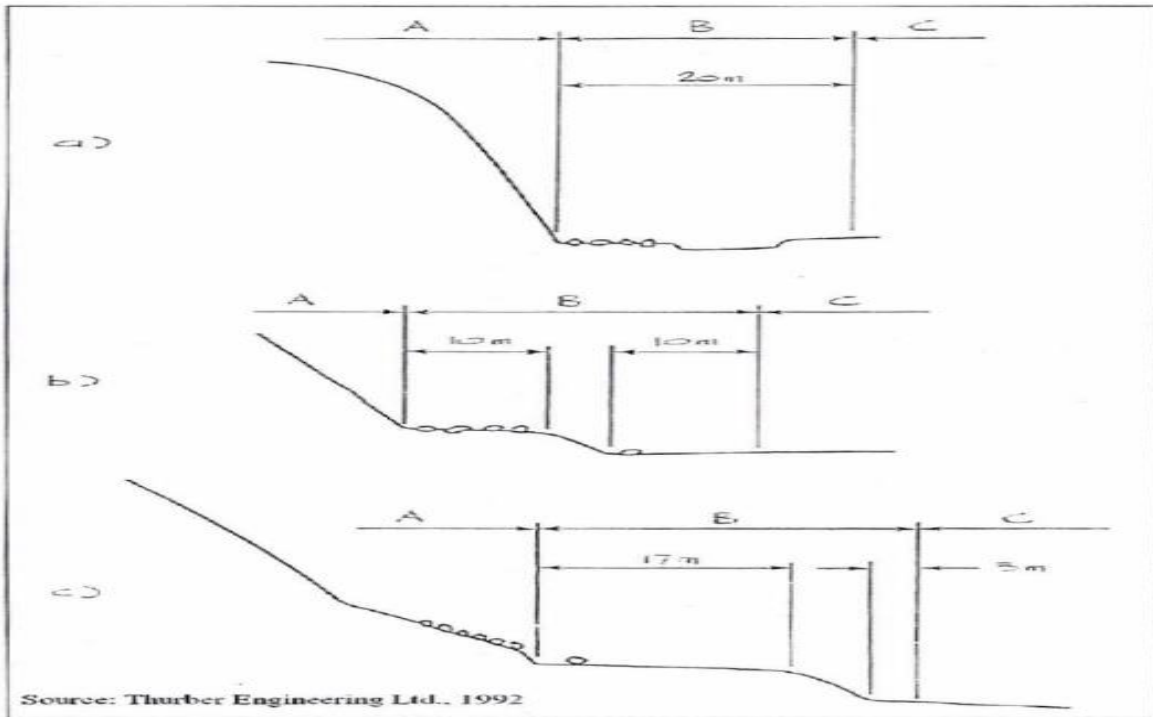
This area covers the mountain slope, including cliffs and benches, wherever the ground surface inclination exceeds 3H:1V. Excluded from area A are low benches whose surface slopes at less than 18 degrees over the width of at least 10 m and lies less than 10 m above the general elevation of the adjacent Miami River floodplain. Sites located within area A must be considered subject to any rockfall and debris avalanche hazard of moderate possibility.

### Hazard Area B: Rockfall Runout Zone

This rockfall runout area is a band 20 m wide, measures from the east (downslope) boundary of area A, as defined above, towards the east. The 20 m width must be measured only as a flat-lying surface, not

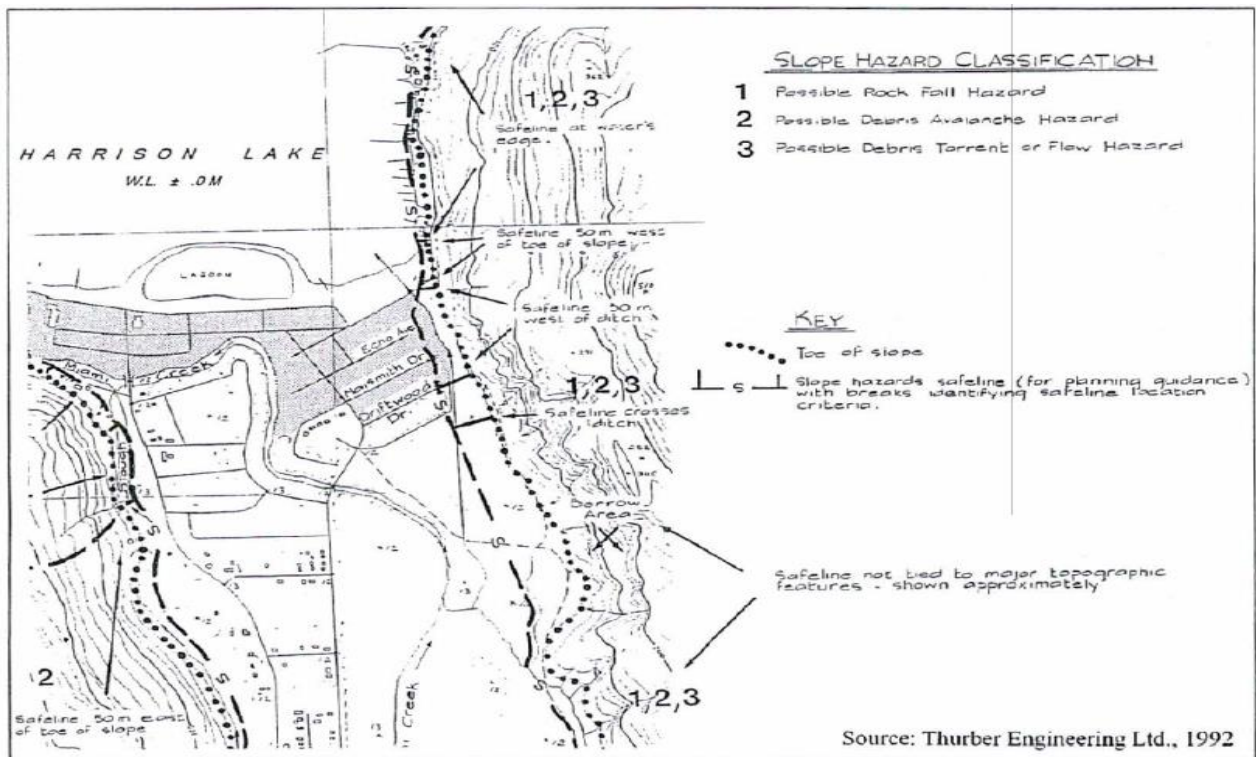
including the widths of any terraces, steps, or bench fronts steeper than 3H:1V (see examples b and c in Figure 1).

Figure 1: Geotechnical Hazard Zones



- a. Notwithstanding the uses permitted in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time, within Hazard Zones A or B, as illustrated on Figure 1, no Buildings or Structures or other uses must not be permitted which involves any overnight accommodation, Tourist Accommodation, or the assembly of people on, or the attraction of people to the site.
- b. The hazard area restrictions may be relaxed based on a detailed inspection and with the use of protective measures prescribed by a certified professional engineer or geologist with experience in geotechnical engineering.
- c. Where the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time, permits Residential use and where the site-specific inspection or the Geotechnical Report identifies safe Building or Structure sites, all new Lots created must include suitable Building or Structure sites in areas not subject to hazard. Clustering of Lots away from the hazard area may happen and the regulations respecting the minimum size of parcels of land that may be created by subdivision may be varied to facilitate the optimum uses of the land.
- d. Land uses may be restricted in areas of geological hazard and landowners may be required to ensure that the land can be safely used for the use intended and that appropriate mitigative and protective conditions may be implemented. The areas of geologic hazard are the areas outside of the “safeline” and towards the toe of the slope, identified in the *Thurber Engineering 1988 report (Dwg. 14-75-0-1)*, portions of which are illustrated on Figure 2, which estimates the 1/500-year probability of combined slope hazards.

Figure 2: Estimated Slope Hazards Safeline



#### 4.4.4 Guidelines

Development Permits issued in these areas must be in accordance with the following guidelines:

- a. Within the Geotechnical Hazard DPA Buildings or Structures must have a site-specific Geotechnical Report, prepared by a certified professional engineer with experience in geotechnical engineering. The report which the Village will use to determine the conditions and requirements of the Development Permit must certify that the land may be used safely for the use intended.
- b. Within this Development Permit Area, a land survey prepared by a qualified BCLS Land surveyor, may be required to determine the correct hazard zone boundary.
- c. On the basis of the site-specific Geotechnical Report referred to in these Guidelines, conditions may be imposed restricting the uses and densities permitted in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time. This can include but not be limited to, the sequence and timing of construction, areas to remain free of development, vegetation, or trees to be planted or retained, natural drainage to be maintained or enhanced.
- d. There must be no alterations to the natural drainage of the site, and the Development or excavation permitted must not cause or contribute to hazardous conditions on the site or on any adjacent lands.

#### 4.4.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for this Development Permit must include:

*a. Site Plan*

A detailed, professionally-prepared Site Plan showing all existing and proposed development, site grading, topography, slopes, and water courses.

*b. Geotechnical Hazard Assessment*

A Geotechnical Hazard Assessment report prepared by a Qualified Professional, that identifies all hazard areas or risks associated with the proposed development and includes details on the protection and mitigation measures required for the proposed development. The report must indicate that the property can be safely used as intended. The report will be used to identify areas of land that should remain free of Development. Those areas identified as not suitable for development will be set out in the development permit and may be protected by a *Section 219* covenant restricting the future use of specific areas of the property.

The report must include the following information:

- i. A topographic and geomorphic description of the site and a statement as to which type of natural hazards may affect it.
- ii. A review of previous geotechnical studies affecting the site and/or of engineering work in the vicinity.
- iii. An assessment of the nature, extent, frequency (probability) and potential effect of the hazard including a description of the scientific methodology used to define these parameters. The methodology should be described in sufficient detail to facilitate a professional review of the study if necessary.
- iv. Proposed mitigative works - if any, including construction and maintenance programs for such works and/or actions designed to prevent hazardous occurrences.
- v. An assessment of the effect of the mitigative work in terms of its ability to reduce the potential impact of the hazard.
- vi. A certification that the land may be used safely for the use intended.
- vii. Any other recommendations which the engineer believes appropriate.
- viii. The signature and seal of a B.C. registered P.Eng. or P.Geo. with experience in the specialized field appropriate to the study.

*c. Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.



## 4.5 Interface Wildfire Development Permit Area



### 4.5.1 Category

The Wildfire Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

### 4.5.2 Area

The Wildfire Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.5.3 Justification

The *Local Government Act* allows for Development Permits for the establishment of objectives and guidelines for the protection of development from hazardous conditions. A portion of the community has been identified as being subject to wildfire hazards. Such conditions can be hazards to development. The Village completed a study in 2017 which recommended the Wildland Fire Development Permit process be used to ensure that development in potentially hazardous areas is conducted safely. The study identified areas of the community that are exposed to a high-risk of wildland fire. The Village will continue to review the efficacy of these guidelines in mitigating wildfire risk. Additional studies may be required as development forms in the Village changes overtime. These guidelines aim to balance tree retention with wildfire protection, particularly on large lots abutting natural areas. While the Village does not encourage tree removal, for areas where wildland for areas, tree management strategies must be prepared.

### 4.5.4 Guidelines

- a. Development within areas at risk of wildfire should be sited on lots accordingly away from thick vegetation and tree clusters to reduce potential for wildfire damage.
- b. No vegetation which supports fire spread may be planted within 10 m of any proposed structure in order to create a clear area around the building.
- c. Only small shrubbery or garden plants are permitted within 10m of any proposed structure.
- d. Vegetation within 30 m of all proposed structures should be pruned and thinned. Deadfall and other flammable materials should be removed.
- e. Remaining trees within 30 m of proposed structures should be spaced a minimum of 3 m to 6 m to prevent the fire from moving from crown to crown.

- f. Lower branches should be trimmed up to a minimum 2.5 m in height.
- g. Vegetation should be cleared 3 m back from power lines and propane tanks.
- h. Where sensitive environmental features are identified, the importance of features should be weighed against the risk of wildfire prevention.
- i. Buildings and Structures within the Wildland Fire Development Permit Area should be constructed with fire-resistant materials.
- j. Fire-resistant roofing materials such as metal, clay tile, asphalt shingles and treated wood should be used on all buildings.
- k. Roofs should have a steep pitch in order to prevent the collection of tree debris or other combustible materials.
- l. Exterior wall materials should be constructed of fire-resistant materials, such as metal, brick, stucco, rock, and concrete. Although less effective, heavy timbers or logs may also be used.
- m. Any Accessory Building or Structures used to store wood should not be constructed within 10 m of a dwelling unit. If the Accessory Building or Structure must be located within 10 m for a dwelling unit, it should also be constructed utilizing fire-resistant materials for the roof and exterior walls.
- n. Chimneys should have spark arrestors and be closed with 3 mm non-combustible wire.
- o. Eaves and attic vents should be screened using 3mm non-combustible wire to prevent entry of windblown embers.
- p. Outside stairways, decks, porches, or balconies should be constructed with, or sheathed in, fire-resistant materials.
- q. Landscaping on lots at risk of wildfire should occur in a manner that does not further contribute to the existing risk through the appropriate siting of vegetation and type of species planted.
- r. Trees, shrub, herbs, and grass species that are drought tolerant and not highly combustible should be used in site landscaping.

#### 4.5.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Interface Wildland Fire Development Permit must include:

##### a. *Fire Mitigation Report*

A Fire Mitigation Report prepared by a Registered Professional Forester.

##### b. *Site Plan*

A detailed, professionally-prepared Site Plan showing all existing and proposed development, site grading and existing vegetated areas.

##### c. *Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and any vegetation or trees that will be removed.

## 4.6 Greenhouse Gas (GHG) Emissions Development Permit Area

### 4.6.1 Category

The Development Permit Area is designated under s. 488(1)(j) of the *Local Government Act* to assist on the reduction of greenhouse gases.

#### 4.6.2 Area

The Greenhouse Gas Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

#### 4.6.3 Justification

The purpose of the Greenhouse Gas Reduction and Resource Conservation Development Permit Area is to provide the community with a development tool that will aid in the reduction of greenhouse gases in the community.

#### 4.6.4 Guidelines

- a. Site density for subdivisions should be maximized.
- b. Building footprint should be minimized in order to allow for maximum green space.
- c. Lots should be oriented to maximize solar orientation of building envelopes.
- d. Buildings should be oriented to maximize solar gain.
- e. Subdivisions should be laid out to minimize the length and amount of infrastructure such as sewer lines, water lines and roads.
- f. Subdivisions should be laid out to maximize site connectivity to nearby amenities and services.
- g. Whenever possible, alternative energy sources should be used in large-scale structures.
- h. Buildings should have a south-oriented roof to allow for future use of solar panels.
- i. Opportunities for natural ventilation and airflow should be incorporated into the building.
- j. Building materials should encourage thermal massing and seasonal thermal energy storage.

#### 4.6.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Greenhouse Gas Development Permit must include:

##### a. *Sustainability Checklist*

A completed Sustainability Checklist, on how your Development has meet the above guidelines.

##### b. *Site Plan*

A detailed, professionally-prepared Site Plan showing all existing and proposed development.

##### c. *Landscape Plan*

A detailed Landscape Plan indicating existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.



## 4.7 Riparian Protection Development Permit Areas



### 4.7.1 Category

The Development Permit Area is designated under s. 488(1)(a) of the *Local Government Act* to protect the biodiversity and the areas ecosystem.

### 4.7.2 Area

The Riparian Protection Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.7.3 Justification

Development should not cause any negative impacts to riparian areas and their species.

### 4.7.4 Guidelines

A Riparian Protection Area Development Permit must not be issued until the Village has been provided with a copy of an assessment report, prepared by a Qualified Environmental Professional who has carried out an assessment, that:

- a. Certifies that the Qualified Environmental Professional is qualified to carry out the assessment.
- b. Certifies that the provincial assessment methods have been followed.
- c. Provides the professional opinion of the Qualified Environmental Professional that:
  - i. if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or
  - ii. if the width of the streamside protection and enhancement area identified in the report is protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the Riparian Assessment Area.

The Village may include, as conditions of approval of a Development Permit application, the measures identified by a Qualified Environmental Professional in the riparian assessment report necessary to protect both the streamside area and the enhancement area.

#### 4.7.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Riparian Protection Development Permit must include:

*a. Riparian Assessment*

Reviewed and approved by the provincial process Assessment - prepared by a Qualified Environmental Professional.

*b. Site Plan*

A detailed, professionally-prepared Site Plan showing all existing and proposed development, site grading, environmental features, buffer strips and water courses.

*c. Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.

*d. Environmental Monitoring Plan*

A detailed Environmental Monitoring Plan, describing the proposed monitoring program to be used during Development.

## 5.0 LAKESHORE PLANNING AREA

### 5.1 Background

The lakeshore is a critical area of Harrison Hot Springs with a high potential for major new development and redevelopment. This area is part of the Village's commercial, and tourism focus and requires special attention. Its development must be managed carefully to ensure the "small Village" character of Harrison is maintained while building on the opportunities that this area provides.

Specific policies and future land use designations that apply only to the Lakeshore Area have been developed. These are aimed at optimizing the potential of this area for the shared benefit of present and future Village residents, property owners and visitors.

### 5.2 Objectives

Encourage private investment in a range of tourist accommodation facilities and other complementary tourist-oriented facilities to take full advantage of the natural features of this area, including proximity to the beach and lake, recreation opportunities and scenic views, in a manner that contributes to the quality of the built environment.

### 5.3 General Policies

- a. Apply the Design Guidelines, to create commercial streetscapes within the Village Centre Area which will be appealing and inviting to tourists and residents
- b. Promote development in the lakeshore area which recognizes the need to achieve a balance of sensitively as it applies to, taking full advantage of the magnificent views of Harrison Lake and the mountains without blocking these views for the enjoyment of others and /or capitalizing on the area's high development potential without compromising the small Village character and charm of the community.
- c. Improve the visual and physical connection between Harrison Lake (including the beach), and development area south of the dyke (i.e., Esplanade Avenue, Lillooet Avenue areas).
  - i. Protect the natural scenery and vistas of Harrison Lake by avoiding major physical structures within the lake.
  - ii. Provide for some condominium-type residential development, but not at the expense of using up developable land suitable for tourist accommodation and other tourist commercial development.
  - iii. Through the use of appropriate mechanisms, and assisted by the Design Guidelines, ensure that the form and character (e.g. building mass, siting, and landscaping) of new development is consistent with the broad goals of:
    - preserving views of the lake and mountains;
    - compatibility with existing development and the "Village character" of the community; and
    - eliminating the "rear yard" syndrome where a parcel has front and rear parcel lines on separate streets.

## 5.4 Land Use Designations in this Area

Within the Lakeshore Planning Area, provide for a variety of uses in locations designated on the Future Land Use Map, as follows:

- Lakeshore Beach and Public Use
- Village Centre
- Waterfront Commercial
- Lakeshore Marine Tourist Commercial
- Lakeshore Residential

Council intends to address the traffic and parking related issues in the Lakeshore area during peak demand periods, including special events and the peak tourism period.

Policies for each of these separate land use designations are set forth below and identified on Map #1 which is attached to and forms a part of this bylaw.

### 5.4.1 Lakeshore Beach and Public Use Area

- a. Council intends to pursue the following initiatives aimed at improving the beach and foreshore area for the use and enjoyment of residents and visitors, subject to technical feasibility, securing of necessary approvals from government authorities and availability of funding. They are not set out in order of priority:
  - a beach promenade, extending along the entire foreshore area from the source of the hot springs to the marinas;
  - measures to improve the visual and physical connection between Harrison Lake, the beach area, and the areas south of the dyke; and
  - provision of better pedestrian linkages from the beach promenade to the Miami River Greenway Trail.
- b. Council will consider making provision for a limited number of tourism commercial activities in this area

### 5.4.2 Village Centre Area

Within this area, a range of commercial, residential, and public uses are promoted, with emphasis on encouraging commercial facilities and mixed commercial – residential developments that maintain public views of the lake at key locations. A diverse range of uses will be supported, including personal service establishments, banks, business, and professional offices, as well as retail and grocery stores that support a complete community.

In addition to the policies noted above in s. 5.3, within the Village Centre Area, the following land use policies will also apply:

- a. Only commercial developments or developments with a strong commercial focus will be supported on properties fronting Esplanade Avenue and Lillooet Avenue between St. Alice Street and Maple Street.
- b. Multi-family residential developments and mixed-use developments - commercial use in combination with residential use, will be encouraged on properties fronting Cedar Avenue and the south end of Maple Street.

### *Development Density*

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants and must provide the following as a part of the application;

- a. Dwelling units catering to special groups and offer affordable dwelling units.

#### 5.4.3 Waterfront Commercial Area

Within this area, the preferred form of Development is tourist-oriented commercial uses such as hotels, motels, resorts, restaurants, and specialty retail stores. As illustrated on Map #1, Council encourages hotel resort development at the east end of Esplanade Avenue, and along the Miami River. New multi-unit residential Development may be permitted, but only if the Development includes a commercial component, with preference given to tourist-oriented commercial uses. The commercial component of a mixed-use Development is to be at ground level and oriented to the abutting street in such a manner as to accommodate safe and convenient pedestrian access.

### *Development Density*

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants. and must provide the following as a part of the application;

- a. Dwelling units catering to special groups and offer affordable dwelling units.

#### 5.4.4 Lakeshore Marine Tourist Commercial Area

Within this area, a range of marine-oriented tourism uses such as marinas, restaurants, retail services, small hotels or residential developments are permitted. This development provides for 'marina accommodation' that caters to the boating tourist, boating residential tourist, and recreational development. Hotels or residential developments integrated with marina operations may be considered. Public community space and a public community facility are to be encouraged within this area.

Developments within this area are required to consult, and obtain all applicable approvals, with appropriate Provincial and Federal Government Agencies.

#### 5.4.5 Lakeshore Residential Area

Within this area, medium density multifamily residential uses will be permitted.

## 6.0 COMMERCIAL DEVELOPMENT

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### 6.1 Background

The issues related to commercial development is a two-prong issue, in that Harrison Hot Springs needs to continue developing an attractive and distinct tourist destination area and expanding the range of commercial services available for a growing residential population.

Tourism is the economic base of the community, supporting most of these businesses and local employment. The number of overnight visitors to Harrison has fluctuated with global and regional tourism trends, while the number of local day visitors has likely increased with population growth in the Fraser Valley and local festival activities. The tourism market is shifting towards destinations with a wider array of outdoor activities and night life, and higher quality facilities and experiences. The objectives and policies of the OCP support new investment and commitment to growth of the tourism industry. The focus is on developing a tourism destination of regional and international significance.

### 6.2 Objectives

- a. Encourage the development of a distinct Village Centre with a full range of commercial services.
- b. Encourage the development of year-round tourism facilities and activities compatible with the natural setting and environment of the community and surrounding area, including development of a parks and trail system.
- c. Encourage the development of a distinct Village Centre with a full range of commercial services.
- d. Encourage the development of year-round tourism commercial development in Harrison Hot Springs as a key element of the Village's strategy for maintaining and strengthening the economic base of the community.
- e. Ensure sufficient land for various forms of tourism commercial development suitably located in the community, recognizing the changing nature of tourism demand.
- f. Ensure a high standard of commercial development, emphasizing compatibility with existing land uses nearby and the overall character of the community.
- g. Encourage the development of boating and fishing activities and related moorage and launching facilities.
- h. Encourage artisan, craft, and culturally oriented accessory uses in appropriate land use zones with a focus on Hot Springs Road.

### 6.3 Policies

- a. Continue developing an attractive, visitor-friendly Village Centre that provides a wide range of accommodation and services. In this regard, Council will discourage a strip of service commercial developments along Hot Springs Road in order to strengthen the prospects for Village Centre redevelopment.
- b. Continue working on the beautification of the entrance corridor into Harrison Hot Springs.



## 7.0 RESIDENTIAL DEVELOPMENT

### 7.1 Background

This section was created with information taken from both the 2016 Census Profile and the 2019 Harrison Hot Springs Housing Needs and Supply Report.

The significant growth in residential development has led to increased interest in maintaining the quality of the residential environment. Older and large lot residences are being replaced by more compact subdivisions. The general pattern that has emerged is multi-family residential in the lakeshore area and single-family residential in the remainder of the Village.

Based upon the *Housing Needs and Supply Report (2019)* there are 928 dwelling units in Harrison Hot Springs. This is a 27% increase since the last OCP adopted in 2007. A large majority of the dwellings, 72%, continues to be single family detached housing. This compares to a provincial rate of 44%. The OCP provides for future expansion of residential land use, in accordance with the Growth Management Strategy. As per the 2016 Statistics Canada data, the breakdown on the year of construction for the dwelling units is as follows:

| Date Range      | Dwelling Units |
|-----------------|----------------|
| 1960 or Earlier | 35             |
| 1961 – 1980     | 155            |
| 1981 – 1990     | 45             |
| 1991 – 2000     | 295            |
| 2001 – 2005     | 125            |
| 2006 – 2010     | 45             |
| 2011 – 2016     | 20             |

The general concept for residential development is to focus high-density residential units in the Village Centre and Waterfront Commercial areas, medium-density multi-family residential in the eastern Lillooet Avenue area and low-density residential in the areas to the south and east of Hot Springs Road. There is also an interest in; providing land for various forms of housing for special groups where it is compatible with adjacent residential uses, and a local commercial use in the southern portion of the municipality.

### 7.2 Objectives

- a. Protect and promote high quality residential neighbourhoods.
- b. Encourage the provision of an adequate supply of affordable housing, rental housing, and special groups housing, with emphasis on meeting the needs of seniors and special needs groups.
- c. Promote compatibility of new residential development with existing developments and with the overall character of Harrison Hot Springs.
- d. Ensure a high quality, appropriate scale, and massing of multi-family residential Developments;
- e. Provide for appropriate setbacks and protection of aquatic habitat, other environmentally sensitive areas, and hazardous areas if applicable.
- f. Consider carefully designed neighbourhood commercial development in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area.
- g. Encourage the provision of amenities through density bonusing.

## 7.3 Policies

### 7.3.1 Multi-Family Residential Development

- a. Higher density residential development will be permitted in the Village Centre Commercial Area and Waterfront Commercial Area
- b. Medium density residential development – townhouses and multiple unit attached housing, will be permitted in the Lakeshore Residential Area. Emphasis will be placed on ensuring compatibility of new developments with existing residential developments nearby and the overall character of the community. Medium density residential development in this area will be required to have good access to Lillooet Avenue and appropriate setbacks from the geotechnical hazard area.
- c. Medium density residential development (townhouses) will be considered for sites that have good proximity to the Village's amenities, are well served 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.

### 7.3.2 Low Density Residential Area

- a. Single family and two-family (duplex) residential development will be permitted in the low-density Residential Area as shown on Map #1, which is attached to and forms a part of this Bylaw. The low-density Residential designation provides for the continuation of existing multi-family residential and commercial uses existing at the date of adoption of this bylaw.
- b. 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.
- c. Future expansion of low-density residential development will be considered on a case-by-case basis.

### 7.3.3 Resort Residential Use

- a. Consider the use of smaller Lots for higher density Residential Development.
- b. Ensure usable green space and amenity areas are provided.

### 7.3.4 Affordable, Rental and Special Groups Housing

- a. Council will encourage the provision of affordable, rental, and special groups housing as part of new housing Developments provided by the private sector, non-profit societies, or any agency of the Provincial or Federal governments, with the emphasis on providing housing oriented to the special needs of senior citizens.
- b. The Zoning Bylaw will provide for the use of density bonusing in as a means of encouraging the development industry to incorporate the provision of affordable or special groups housing in their residential developments.

### 7.3.5 Parking and Traffic in Residential Areas

- a. Council's policy is to discourage non-residential through traffic from the low-density Residential area and avoid parking of heavy equipment and large commercial vehicles in these areas, in order to protect the quality of the residential environment.



## 8.0 RESOURCE LANDS

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### 8.1 Background

This area encompasses major portions of land on the east and west sides of the Village. They consist of the bulk of undeveloped land in Harrison Hot Springs. Council is designating these areas as Resource with the intention of maintaining these lands in a substantially natural state by limiting permitted uses to private and public recreation, public use, and agriculture.

### 8.2 Objectives

- a. Recognize the jurisdiction of the Agricultural Land Commission over the ALR lands, as well as the interests of the private and public owners;
- b. Maintain the lands designated as Resource in a substantially natural state in order to minimize natural hazards and to protect environmental values.
- c. Recognize inherent constraints to development which may exist in certain Resource areas and the need to direct development elsewhere toward more suitable lands.

### 8.3 Policies

- a. Council recognizes that land within the Agricultural Land Reserve is limited to the specific uses set out in the *Agricultural Land Commission Act*.
- b. Discourage timber harvesting within the Resource Areas, except for fire protection purposes, and maintain the scenic values of the forested landscapes.
- c. Resource land designations will be reviewed and amended to respond to current information or changing condition.

## 9.0 INFRASTRUCTURE

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### 9.1 Background

The physical infrastructure of Harrison Hot Springs - roads, sidewalks, street lighting, sanitary sewer, storm sewer/drainage controls, water systems and solid waste, will require ongoing improvements to accommodate a growing community. Please see Map #3 for the location of the current locations of the respective infrastructure. Map #3 is attached to and forms a part of this Bylaw.

The infrastructure needs over the next five years can be generally listed in any or all of the following categories:

#### *Water Supply*

The Village's Water Utility Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this utility over the duration of this OCP.

#### *Wastewater Management*

The Village's Liquid Waste Management Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this service over the duration of this OCP.

#### *Stormwater Management*

Will continue to be utilized in the Village.

#### *Solid Waste Management*

Promotion of the "reduce, reuse and recycle" approach to waste management.

### Road System

The Village's Road, Bridge, and Active Transportation Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of the Village's Transportation network over the duration of this OCP.

### The current **Community Infrastructure Summary Breakdown (2022)**

#### 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 – 8.1 kilometres, Collector roads - 3.7 kilometres and Arterial roads – 4.7 kilometres

## 9.2 Objectives

- Provide development services such as water, sewer, roads, and drainage as required to accommodate new development.
- Meet or exceed all Provincial and Federal drinking water and ambient water quality standards.
- Ensure that new development pays for the cost of extending or expanding infrastructure required to accommodate growth through development cost charges.

## 9.3 Policies

- Update Development Cost Charges Bylaw, on a regular basis to ensure that the value charged is reflective of the current day development costs, to help finance the capital costs of providing works and service to new development.

## 10.0 PUBLIC FACILITIES

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### 10.1 Background

The Village has the following public facilities, as of (2022):

- Harrison Hot Springs Elementary School
- Village office
- Fire Hall
- Memorial (Community) Hall
- Art Gallery/Cultural Centre
- Beach/Parks/Trails
- Boat Launch
- Float Plane Dock
- Municipal Wharf

These facilities may require upgrading or expansion to accommodate the additional population and visitors projected in this OCP. The elementary school serves students from kindergarten through grade 6. Students from grades 7 through 12 attend a high school in Agassiz. Policing (R.C.M.P.) and Ambulance services are also provided out of Agassiz.

### 10.2 Objectives

- a. Ensure that public uses are located where they will best serve the needs of both area residents and visitors.
- b. Work with other government and private agencies to ensure community services are available at a level appropriate to the needs of local residents and their ability to pay.

### 10.3 Policies

- a. Encourage the School District to consult with Council regarding the need to maintain and, as required, to expand school facilities.
- b. Recognize existing public, institutional and utility uses, and direct such uses to locations where they can best serve the community.
- c. Encourage the Health Authority to consult with Council regarding the need to maintain, and, as required to expand the health facilities.

## 11.0 COMMUNITY LAND USES

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### 11.1 Background

Based upon a review of the past 2007 OCP the community workshops indicated that parks, recreation, and festivals are an important part of the community and the local economy. These values were reinforced through the current OCP update process. Many of the tourism businesses depend on recreational opportunities. The Village has also been successful in establishing itself as a centre for the arts and cultural activities.

### 11.2 Objectives

- a. Expand the range of recreational facilities and opportunities for the residents.
- b. Encourage the promotion of the Village as a centre for cultural events including fine and performing arts, and as a destination with opportunities for day trips to surrounding attractions and cultural and natural history.
- c. Encourage the development of a new community facility.

### 11.3 Policies

#### *Recreation*

- a. Encourage the provision of additional recreational facilities in the community by the private sector, including commercial facilities catering both to tourists and residents, as well as recreation facilities in conjunction with new residential developments

#### *Cultural*

- a. Work with the arts community to encourage cultural opportunities and to promote Harrison as a base for cultural events such as fine arts and performing arts festivals.
- b. Work with the cultural community toward strengthening heritage conservation and public awareness of the history of the community.

## 12.0 PARKS AND OPEN SPACE

### 12.1 Background

A review of the current eight (8) community parks reveals that the current park system offers any or all of the following:

- 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 the eight (8) 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*



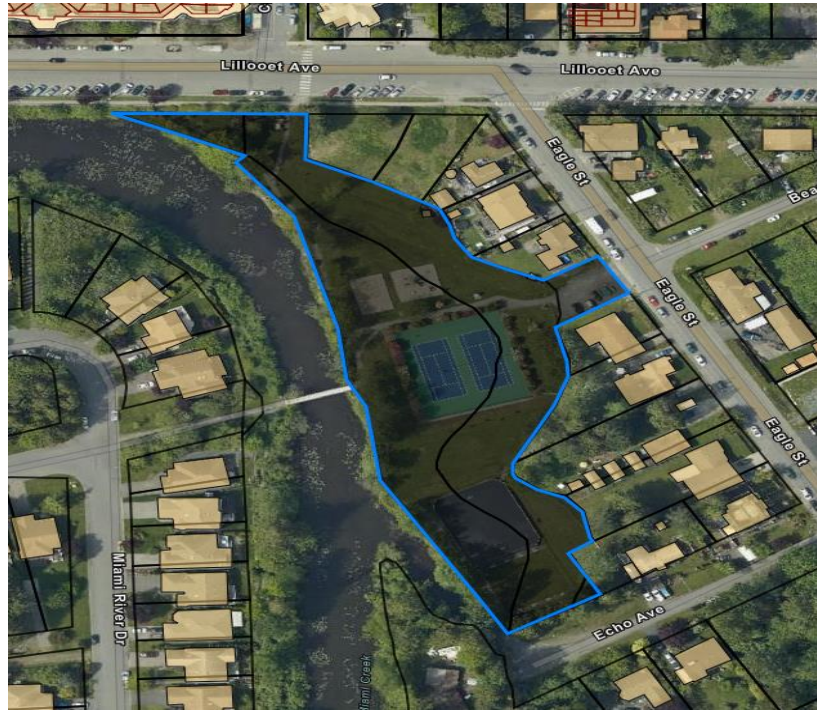
#### *Unnamed Park – 0.81 ha (2 acre) located at 590 Hot Springs Road*





*Spring Park – 1.04Ha*

Amenities offered – Tot Playground, Playground, Tennis Court, Multi-Use Court, Walking Path, Picnic Tables, Benches, Lawn Bowling. New amenities planned for 2023; washroom, covered sitting area, water bottle filling station/water fountain, ping pong table/table tennis, and horseshoe pits.

*Woods Park – 0.28Ha*

Amenities – Picnic Benches





**Rendall Park – 1.04Ha**

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

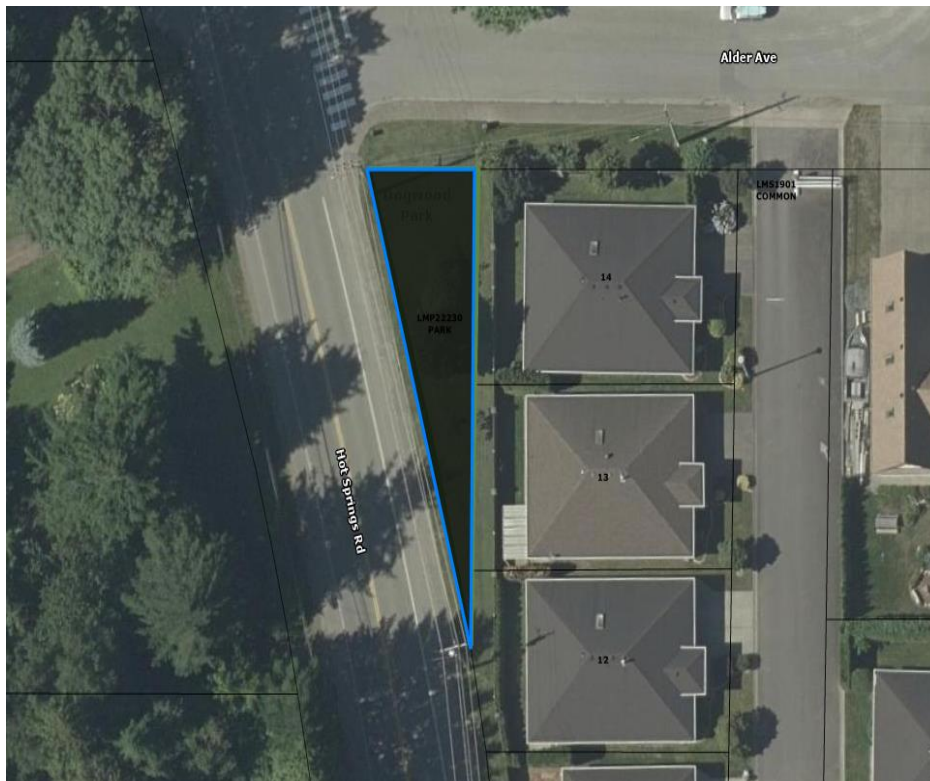
**Beachfront – 13.4Ha**

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.



Neighbourhood Parks are used by residents of a neighbourhood, usually within a 500 -800 metre radius, and primarily for active play. Neighbourhood Parks may contain a Tot lot which is a small area, approximately the size of a residential lot, containing play equipment and other facilities for children.



## 12.2 Objectives

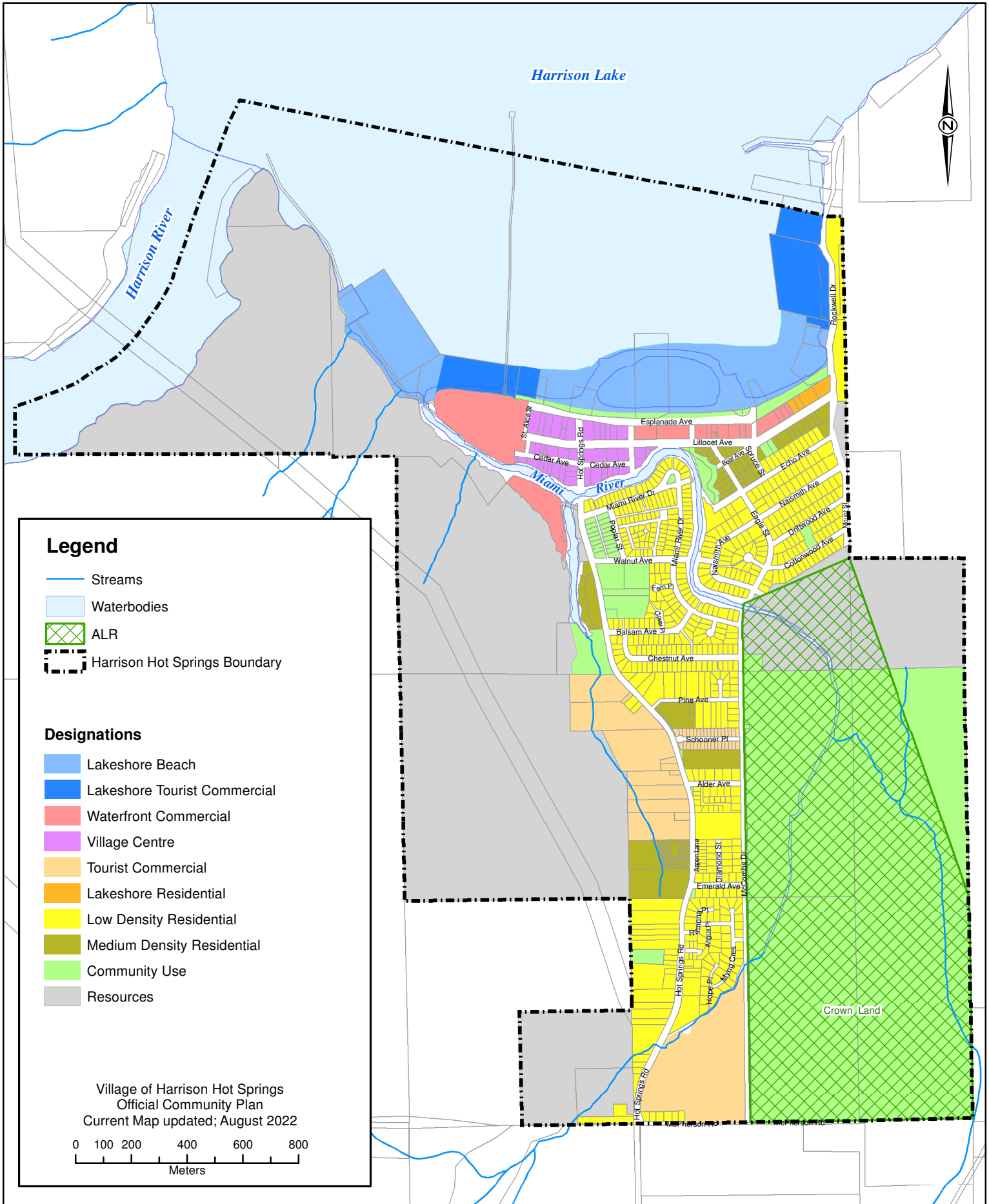
- a. Develop a system of parks, open space and trails that will meet the need residents as well as visitors.
- b. Look to acquiring additional crown land for park purposes.
- c. Establish a significant nature park in the East Sector that will serve as a legacy for future generations.
- d. Ensure subdivision parkland dedication as per the *Local Government Act*.

## 12.3 Policies

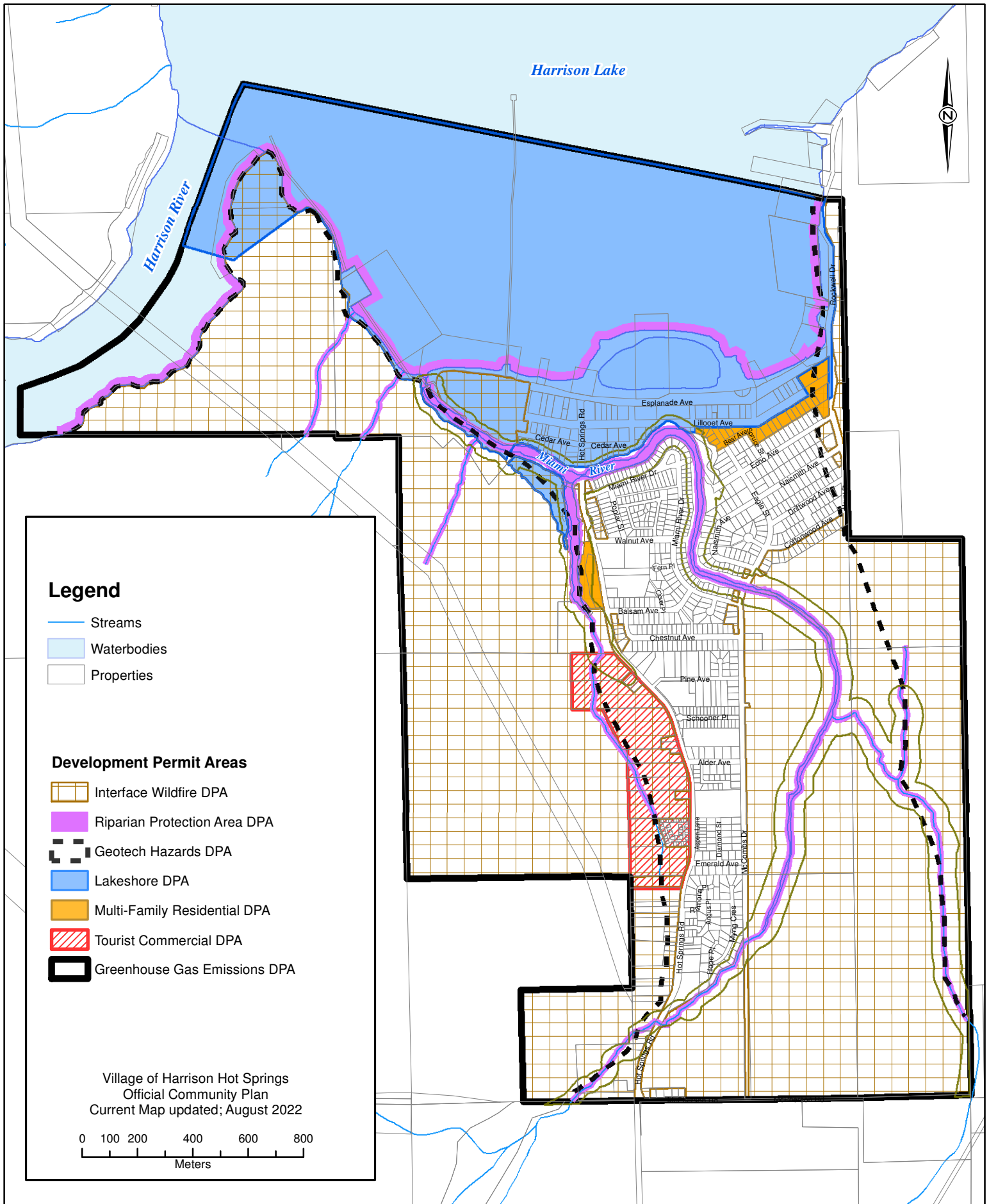
- a. Community lands used as parks and open space, both developed and undeveloped are designated as Park on the Future Land Use Designation Map.
- b. The Village must request either cash in lieu or the parkland dedication option during the subdivision process, to meet the requirements of s.510 of the *Local Government Act*, as amended from time to time.
- c. Council intends to work co-operatively with the District of Kent and the Fraser Valley Regional District on a number of initiatives of mutual benefit.

DRAFT

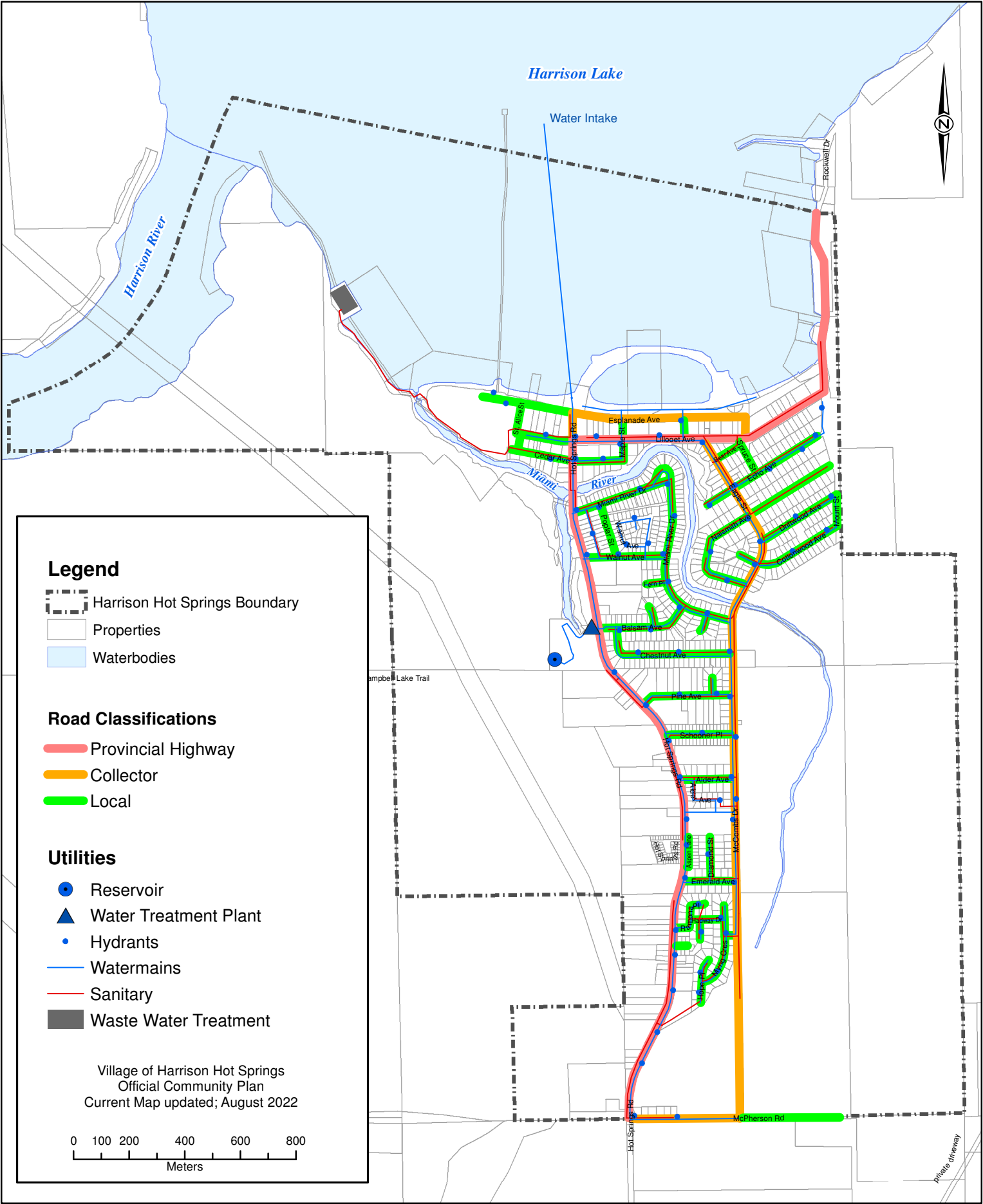
**Village of Harrison Hot Springs**  
**Official Community Plan Bylaw No. 1184, 2022**  
**Map 1**  
**Land Use Designation Map**



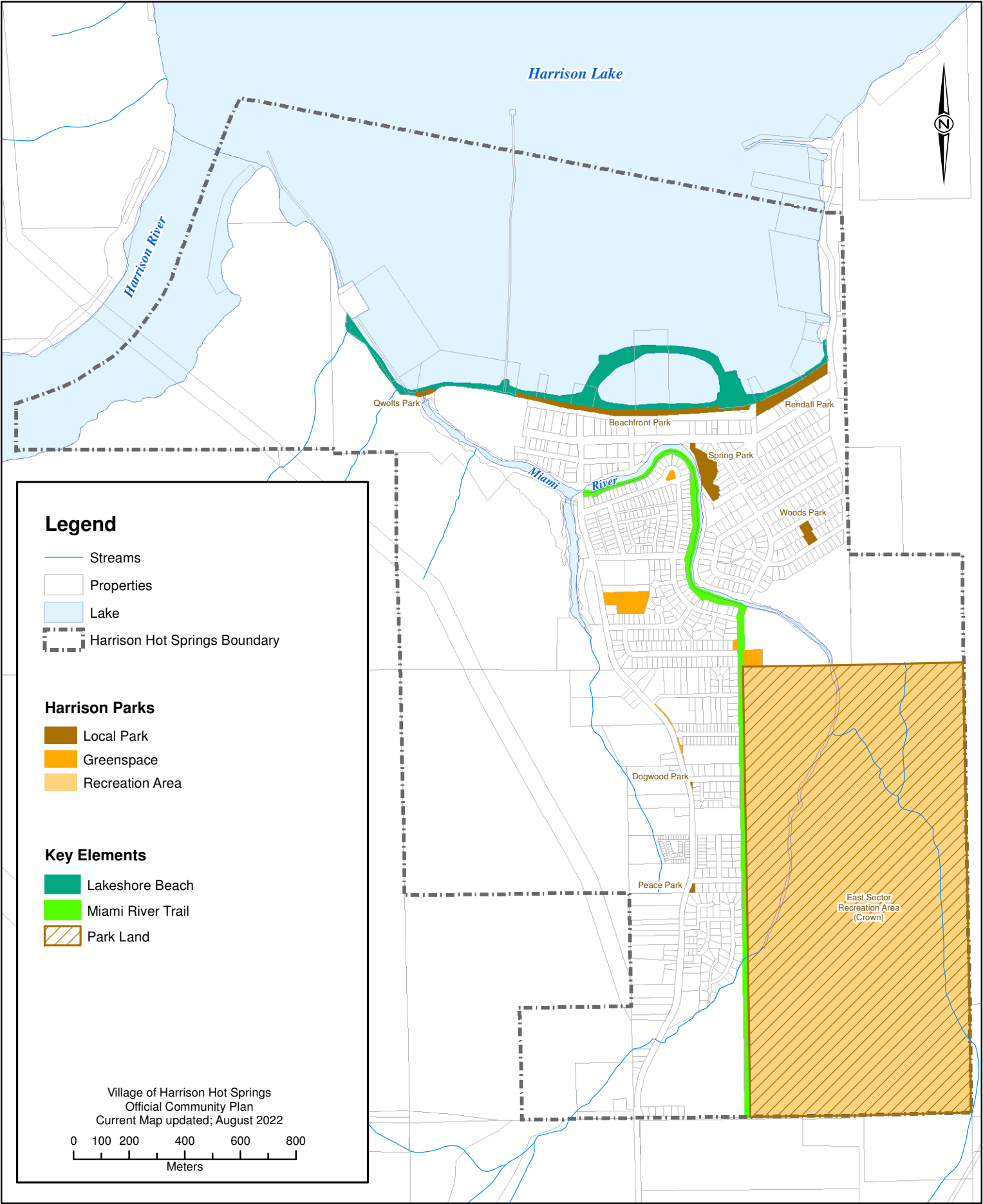
**Village of Harrison Hot Springs**  
**Official Community Plan Bylaw No. 1184, 2022**  
**Map 2**  
**Development Permit Areas Map**



Village of Harrison Hot Springs  
Official Community Plan Bylaw No. 1184, 2022  
Map 3  
Infrastructure and Transportation Map



Village of Harrison Hot Springs  
Official Community Plan Bylaw No. 1184, 2022  
Map 4  
Parks and Trails Map



**TAB 2**

# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** November 12, 2019

**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3900-01  
Planning Consultant

**SUBJECT:** The Official Community Plan Review process

---

### ISSUE:

Outlining the Official Community Plan review process.

### BACKGROUND:

#### Purpose and function of an OCP

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social and cultural development of the Village. Whether you are a large or small municipality, the OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth.

#### Current Official Community Plan (OCP) – Village of Harrison Hot Springs OCP Bylaw 864

The current OCP was adopted in 2007 and today is 12 years old. While there is no specific requirement that stipulates how long an OCP should be in place, it is recommended that periodic reviews take place to ensure that the vision and goals of the plan are still applicable today. An OCP lays out the long-term vision for the community. Within section 2.3 of the Village's current Bylaw is the following vision:

“A residential and resort community with an attractive and inviting Village core of shops and services. A strong commitment to maintaining the scenic qualities, the environment, the quality of life and the vibrant and cultural life combined with a high standard of development.”



It is important that any new emerging trends and issues are captured in the OCP review, so that the revised OCP can address any trends effectively.

The above referenced long-term vision is complemented by the following 10 goals:

- “Goal 1: Provide efficient, equitable and affordable public services.
- Goal 2: Establish a distinct, pedestrian-oriented Village centre with a range of commercial services.
- Goal 3: Develop tourism and recreation features and activities for the benefit of residents and visitors.
- Goal 4: Protect views of the lake and the surrounding mountains.
- Goal 5: Protect and maintain air and water quality and biodiversity.
- Goal 6: Promote compatible residential and tourism development and community relationships.
- Goal 7: Manage traffic and parking and promote transportation alternatives.
- Goal 8: Provide for a mix of housing types for all ages and incomes.
- Goal 9: Restore and protect Miami River and related aquatic systems.
- Goal 10: Reduce community greenhouse gas emissions.”

Page 10, Village of Harrison Hot Springs OCP Bylaw #864

### Authority to create an OCP

The authority to create an OCP is found within Part 14, Division 4 of the *Local Government Act*. Sections 471 - 478 applies to the creation of the OCP. These sections address the following:

- Purpose of the plan
- The Village may adopt one or more Official Community Plans – if you decide to bring in an OCP it must be adopted as a schedule to a bylaw and it must designate the area that it covers
- The content and process requirements
- Additional policy statements that may be included
- How the consultation and engagement for the development of the OCP will be addressed
- Discussions with the Fraser Cascade School District
- How the OCP bylaw is adopted
- Effect of the OCP

Overall an OCP bylaw should be viewed within the context that it is a planning tool that helps to guide council decisions on planning and land use management within the area covered by the plan. While every OCP will be slightly different in each municipality or regional district, the core aspects of the review will address the following:

### Effect of an Official Community Plan

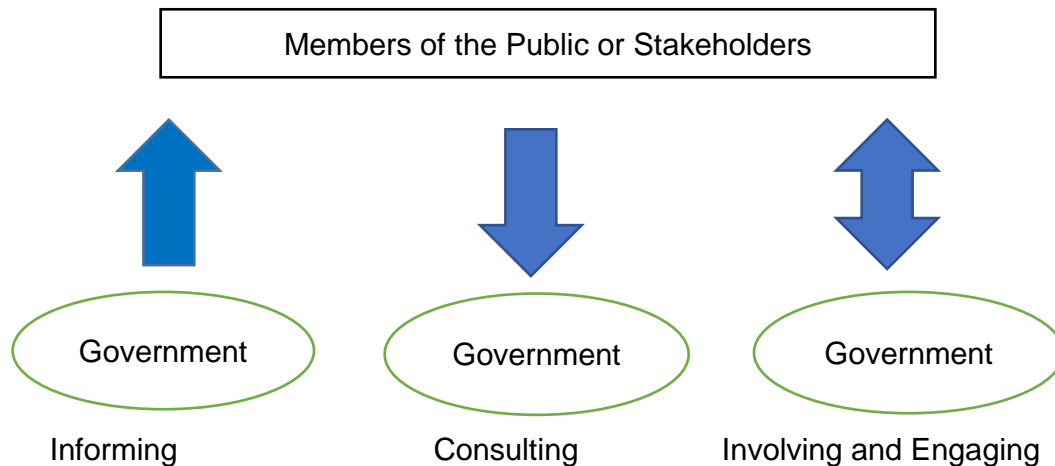
The creation of an OCP is a discretionary power of Council, however once an OCP is adopted all bylaws enacted or works and services provided must be consistent with

the plan. Regardless of this point, the OCP does not commit the Village to proceed with any works or other projects outlined or mentioned in the plan.

### Consultation and Engagement requirements

Consultation is an important factor on the development of the OCP, and Council must provide one or more opportunities for consultation, as per section 475 of the *Local Government Act*.

While there are many definitions on what consultation is, as outlined in the model below, the better approach is to set up a system that involves and engages the community. Please note the direction of the arrow is the information flow.



This can include the use of:

- Open Houses
- World Cafes/Design charrettes
- Town Hall meetings
- Focus groups/specific stakeholder meetings
- Presentations at community events
- Surveys and newsletters

### Steps on the development of an Official Community Plan

Speaking in very general terms the steps for the creation of an OCP includes the following process:

- Research – OCP 2020 report card on meeting the current OCP indicators, gap analysis, transportation, land uses, environmental, review of the regulatory requirements, quality of life survey and what issues need to be addressed
- The technical analysis – what type of use makes senses for that area and what sort of planning tools can be used, background reports
- Prepare the draft bylaw

- 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
- Revision of the plan – it may be required as a result of the community input received
- Start the formal adoption process
- Referral of the Bylaw to various agencies
- Public hearing
- Adoption of the Bylaw – fourth and final reading of the bylaw

#### Preliminary result on the review of the current OCP

Based upon a preliminary review of Bylaw 864, the following issues are recommended to be incorporated into the updated bylaw:

- Consolidation of the bylaw – have all the maps consolidated onto one map, as there have been some mapping amendments to the bylaw since it was adopted
- The addition of a Wildfire Development Permit Area – as per section 9.3.1 Areas Exposed to Interface Fire Potential
- The addition of a Community Amenity Contribution policy – this will add to the transparency of the policy
- Need to update some of the Development Permit requirements – an example of this is the Miami River requirements, the province has repealed the requirements under the old Riparian Area Regulations and replaced them with the Riparian Area Protection Regulations effective November 1, 2019.
- Revise the Special Planning Area – structured like a Development Permit Area within a Development Permit Area
- Update the population projections
- Create a Development Permit checklist concept

#### Time frame to review and update the OCP

From start to finish the review will take approximately 12 months, broken out as follows:

Research – report card and release the community survey – Jan 2020 to Mar 2020

Technical analysis – Mar 2020 - Apr 2020

Draft Bylaw – May 2020

Consultation and Engagement – June 2020 – Oct 2020

Start the Formal Adoption process - November 2020

**RECOMMENDATIONS:**

1/. To start the Official Community Plan review process in January 2020.

**Respectfully submitted:**

**REVIEWED BY and Concurrence  
with the RECOMMENDATIONS**

*Ken Cossey*

Ken Cossey, MCIP, RPP,  
Planning Consultant

*Madeline McDonald*

Madeline McDonald  
Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE REGULAR MEETING OF COUNCIL  
November 18, 2019

4

- (b) Report of the Planning Consultant – November 12, 2019  
Re: The Official Community Plan review process

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

To start the Official Community Plan review process in January 2020.

**CARRIED**  
**UNANIMOUSLY**  
RC-2019-11-11

- (c) Report of the Infrastructure Manager – November 14, 2019  
Re: Asset Management Policy

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT Asset Management Policy No. 1.29 be approved.

**CARRIED**  
**UNANIMOUSLY**  
RC-2019-11-12

**13. BYLAWS**

None

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

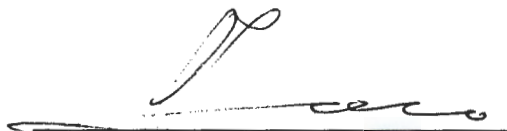
Questions from the public were entertained.


**15. ADJOURNMENT**

**Moved by Councillor Vidal**  
**Seconded by Councillor Palmer**

THAT the meeting be adjourned at 7:42 p.m.

**CARRIED**  
**UNANIMOUSLY**  
RC-2019-11-13

  
Leo Fazio  
Mayor

  
Debra Key  
Corporate Officer



# VILLAGE OF HARRISON HOT SPRINGS

## REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** November 28, 2019

**FROM:** Rhonda Schell **FILE:** 1855-03-20  
Community Services Coordinator

**SUBJECT:** Housing Needs and Supply Report

---

**ISSUE:** Receipt of the Housing Needs and Supply Report.

### BACKGROUND:

This issue was raised at the June 3rd, 2019 Regular Council Meeting when staff was authorized to apply for a grant from the Ministry of Municipal Affairs & Housing under the UBCM Housing Needs Reports Program to complete a Housing Needs Assessment.

The Village of Harrison Hot Springs was awarded a grant in the amount of \$15,000 to complete a Housing Needs Assessment. The Whistler Centre for Sustainability was contracted to complete the assessment. The assessment covers the municipal boundaries of the Village.

In addition to extensive research, several engagement strategies were used to gather information, both qualitative and anecdotal. Engagement strategies included a housing input wall displayed at the Village Office, a stakeholder meeting and a community café conversation.

### RECOMMENDATION:

THAT the Harrison Hot Springs Housing Needs and Supply Report, Housing Needs Summary, Housing OCP Brief and Engagement Strategy be received.

Respectfully submitted;

Rhonda Schell

Rhonda Schell  
Community Services Coordinator

REVIEWED BY:

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE REGULAR MEETING OF COUNCIL  
December 2, 2019

4

- Read out a brief statement on the behavioral expectations at the Village Office and Council meetings

**12. REPORTS FROM STAFF**

- (a) Report of the Community Services Coordinator – November 28, 2019  
Re: Harrison Hot Springs Housing Needs and Supply Report

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT the Harrison Hot Springs Housing Needs and Supply Report, Housing Needs Summary, Housing OCP Brief and Engagement Strategy be received.

**CARRIED  
UNANIMOUSLY**  
RC-2019-12-04

- (b) Report of the Community Services Coordinator – November 28, 2019  
Re: Animal Control Patrols

Received and filed.

*At 7:32 p.m. Ken Cossey, Planning Consultant joined the meeting by telephone.*

**13. BYLAWS**

Report of the Planning Consultant – November 10, 2019  
Re: Soil Removal and Deposit Bylaw 1146, 2019

**Moved by Councillor Piper**  
**Seconded by Councillor Palmer**

THAT Soil Deposit and Removal Bylaw 1146, 2019 be given three readings; and

THAT Soil Deposit and Removal Bylaw 1146, 2019 be referred to the Ministry of Energy, Mines and Petroleum Resources; and

THAT Soil Deposit and Removal Bylaw 1146, 2019 be referred to the Ministry of Environment and Climate Change Strategy.

**CARRIED  
UNANIMOUSLY**  
RC-2019-12-05

*At 7:36 p.m. Ken Cossey terminated his telephone call.*



Let's talk...



Village of  
Harrison Hot Springs  
OCP Vision 2020



## Village of Harrison Hot Springs

Published by Rhonda Lynne Schell · February 14, 2020 ·



The Village of Harrison Hot Springs is reviewing the Official Community Plan. Visit our website for information and a link to the OCP Survey.

<https://www.harrisonhotsprings.ca/village-vision/>



# VILLAGE VISION

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Village of Harrison Hot Springs

Government Organization

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## Village of Harrison Hot Springs

Published by Rhonda Lynne Schell · February 28, 2020 ·



We want your feedback for the future of our village! Here's your opportunity to get into it.

The Village of Harrison Hot Springs is reviewing the Official Community Plan. Visit our website for information and a link to the OCP Survey.

<https://www.harrisonhotsprings.ca/village-vision/>



# VILLAGE VISION

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**Village Vision | Resort Municipality of  
Harrison Hot Springs**

» Village Vision |



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## Village of Harrison Hot Springs

Published by Rhonda Lynne Schell · March 9, 2020 ·



Have you shared your Village Vision yet? Every completed survey gets entered in to win this gift basket. Survey closes March 27th.

<https://www.harrisonhotsprings.ca/village-vision/>



# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO: Mayor and Council**

**DATE: March 4, 2020**

**FROM: Ken Cossey, MCIP, RPP  
Planning Consultant**

**FILE: 3900**

**SUBJECT: The Official Community Plan Review Consultation requirements**

---

### **ISSUE:**

Outlining the Official Community Plan consultation requirements.

### **BACKGROUND:**

#### Purpose and function of an OCP

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social and cultural development of the Village. Whether you are a large or small municipality, the OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals.

#### Consultation and Engagement requirements

Consultation is an important factor on the development of the OCP, and Council must provide one or more opportunities for consultation, as per section 475 and 476 of the *Local Government Act*. Please note that this is required outside of the public hearing process. As per section 475, the Village must consider what consultation must take place with persons, organizations and authorities it considers will be affected by the revised OCP.

With respect to the Village residents, staff will be using various methods to conduct various engagement processes. This will include an initial community survey, the hosting of open houses, a world café concept and attending various community events. These will be done outside of the required public hearing.

In addition, input should be provided from the following agencies of governments through the following process:

Letter and the suggestion for a follow up stakeholder meeting

- 1/. Tourism Harrison Hot Springs
- 2/. Harrison Agassiz Chamber of Commerce
- 3/. Sts'ailes First Nation

Letter only

- 1/. Agricultural Land Commission
- 2/. District of Kent
- 3/. Fraser Cascade School District
- 4/. Fraser Valley Regional District
- 5/. Fraser Health

Presentation to the APC

- 1/. As directed by Council, staff will prepare a presentation for the APC, as and when required. A report will be presented to Council outlining what will be presented before any APC meeting has been set up.

The Council can add or delete to this list as required.

**RECOMMENDATIONS:**

- 1/. Staff recommends that the above OCP consultation plan be supported.

**Respectfully submitted:**

**REVIEWED BY and Concurrence  
with the RECOMMENDATIONS**

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, March 16, 2020*

Entering into a registered covenant to address the following:

- (a) The cutting and retention of trees in the SPEA. The mitigative planting ratio must be at least 4 young conifer trees for each mature tree removed.
- (b) During the construction stage, measures must be taken to avoid the introduction of any pollutants into the ground. Machines used for construction must be clean and free from leaks and refueling must occur on the road. Any machines working within the 30 M riparian assessment area must operate on non-toxic, biodegradable hydraulic oil.
- (c) The creation of a sediment and erosion control plan. This plan must include at a minimum the following: covering exposed areas, limiting the amount of excavation on site and the use of sediment fencing. A Qualified Environmental Professional must ensure that the sediment fencing is set up properly and is maintained during the construction process.

**CARRIED  
UNANIMOUSLY**  
*RC-2020-03-14*

- (c) Report of the Planning Consultant – March 4th, 2020  
Re: Rezoning of 622 Hot Springs Road

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT Zoning Amendment Bylaw 1147, 2019, be given 1<sup>st</sup> and 2<sup>nd</sup> reading, and

That Zoning Amendment Bylaw 1147, 2019 be referred to the Ministry of Transportation and Infrastructure; and

That staff be authorized to set up a public hearing.

**CARRIED**  
**OPPOSED BY MAYOR FACIO AND COUNCILLOR HOOPER**  
*RC-2020-03-15*

- (d) Report of the Planning Consultant – March 4th, 2020  
Re: The Official Community Plan Review Consultation requirements

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT the Official Community Plan consultation plan be approved.

**CARRIED**  
**UNANIMOUSLY**  
*RC-2020-03-16*





## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council

**DATE:** April 1, 2020

**FROM:** Debra Key  
Deputy Chief Administrative Officer/CO

**FILE:** 3900-01

**SUBJECT:** Official Community Plan Review

---

**ISSUE:** To defer the Official Community Plan Review process

#### **BACKGROUND:**

In November of 2019, Council approved commencement of an Official Community Plan review process. This view began in January of this year and the Village's Planning Consultant has been in the process of researching and gathering technical data for inclusion in the Plan.

In March of 2020, Council approved the outline of public consultation requirements and information of how the consultation would take place and from whom the input would be gathered. Public consultation and engagement had started with the introduction of information on the website and social media tools to provide information about an Official Community Plan and outlining the steps to which the process will proceed. A public survey was released online and in paper form of which the deadline to respond was March 27, 2020.

In light of the current Provincial State of Emergency with respect to the Coronavirus (COVID-19) pandemic, ongoing concerns with the disease and the uncertainty of the future for communities everywhere, it is recommended that the Official Community Plan process be postponed.

#### **RECOMMENDATION:**

THAT the Official Community Plan Review process be deferred until 2021.

Respectfully submitted:

REVIEWED BY:

Debra Key

Debra Key  
Deputy Chief Administrative Officer/CO

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, April 20, 2020*

- (c) Report of Community Services Coordinator – April 9, 2020  
Re: Pay Parking Program

**Moved by Councillor Palmer**  
**Seconded by Councillor Piper**

THAT the Report of the Community Services Coordinator regarding Pay Parking Program be postponed to the Regular Council Meeting of May 4, 2020.

**CARRIED**  
**UNANIMOUSLY**  
*RC-2020-04-06*

- (d) Report from Deputy Chief Administrative Officer/Corporate Officer – April 1, 2020  
Re: Official Community Plan Review

**Moved by Councillor Vidal**  
**Seconded by Councillor Hooper**

THAT the Official Community Plan Review process be deferred until 2021.

**CARRIED**  
**UNANIMOUSLY**  
*RC-2020-04-07*

- (e) Report from Community Services Coordinator – March 19, 2020  
Re: 2019 Grants to Groups

**Moved by Councillor Hooper**  
**Seconded by Councillor Piper**

THAT the following community groups be provided with funding under the Grants to Groups program:

|                                      |             |
|--------------------------------------|-------------|
| Agassiz-Harrison Aquanauts Swim Club | \$1,500.00  |
| Agassiz Baseball Association         | \$ 500.00   |
| Storytime in the Park                | \$1,000.00  |
| Agassiz-Harrison Community Services  | \$1,500.00  |
| Kent-Harrison Arts Council           | \$ 2,000.00 |
| Miami River Streamkeepers Society    | \$ 600.00   |

**CARRIED**  
**UNANIMOUSLY**  
*RC-2020-04-08*

- (f) Report of Chief Administrative Officer – April 15, 2020  
Re: Funding for Sanitary Sewer Lift Station #7

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT the Village apply to the Investing in Canada Infrastructure – Green Infrastructure Program for up to \$1,100,000 to fund the construction of Sanitary Sewer Lift Station #7 and the replacement of the sanitary sewer line which crosses the Miami River along Hot Springs Road; and



## Village of Harrison Hot Springs

Published by Rhonda Lynne Schell · June 26, 2020 ·



We thank everyone who completed the Village Vision 2020, Official Community Plan Survey in February and March. Due to COVID-19, this project has been deferred to 2021. We look forward to continuing the conversation with you.

Congratulations to Ewa Chang who won the prize for completing the survey.



# VILLAGE VISION

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## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** March 10, 2021

**FROM:** Rhonda Schell **FILE:** 6520-20-OCP01/19  
Community Services Manager

**SUBJECT:** Land Use Planning Community Engagement

---

#### ISSUE:

Update on the status for the designated use of the lands located at Miami River Drive and Hot Springs Road.

#### BACKGROUND:

On August 12, 2019, Official Community Plan Bylaw No. 1142 and Zoning Amendment Bylaw No. 1143 were given first and second readings but did not go to a public hearing. Rather, Council directed staff to conduct a placemaking exercise, which took the form of a Land Use Planning Survey.

At the December 21, 2020 Regular Council Meeting, Council received the Land Use Planning Survey Summary for the uses of the vacant lands located north of the Village Office. This consultation process was driven by Council's desire to determine if the proposed change in land use, to commercial-residential development, was in keeping with the public's vision for the ultimate use of the lands. The fourteen undeveloped lots in question are located between Hot Springs Road and Poplar Street and bordered by Miami River Drive and are currently zoned P-1.

#### DISCUSSION:

A total of 78 responded to the Land Use Planning Survey (73-Residents, 1-Business Operator, 2-Property Owners, 1-Pres, 1-Other). The survey summary identified that the majority of respondents (72%) would like to see a park on at least some of the lots.

When asked about housing, 6 people indicated they would like to see at least one or more lots used for seniors housing, and only 2 showed any interest in affordable housing for seasonal workers. However, the Harrison Hot Springs Housing Needs Assessment completed in 2019 states:

*“Many of the current workers in Harrison Hot Springs are seasonal, and the workers that reside here long-term struggle to find reliable, appropriate affordable housing. As tourism is the largest economic driver in Harrison, it is imperative that Harrison finds a balance between the needs of long-term residents and vacation visitors...Seniors residing in Harrison Hot Springs currently need a diversity of housing options to accommodate the existing population, especially the 21.2% of seniors who are in core housing need”.*

Further, the Economic Recovery Task Force identified that affordable housing for seasonal workers is a major challenge for businesses when securing enough staff for the peak tourism season.

While the use of overflow parking was not included as a question in the survey, 47% of respondents added that they felt this was a valid use of the vacant lands. Other common comments for the use of the land included a recreational facility and community gathering space.

It is possible that the best end use of the lands will be a mixed use including park amenities combined with public, commercial and/or residential development. This type of high level designation is typically described in a community's official community plan (OCP). A revision of the Village OCP is in the early stages, with a revised schedule for the public process to be brought forward in April.

#### **RECOMMENDATION:**

THAT the future consideration of land use options concerning the lands located at the intersection of Hot Springs Road and Miami River Drive be deferred for further discussion during the OCP consultation process.

Respectfully submitted:

Rhonda Schell

Rhonda Schell  
Community Services Coordinator

REVIEWED BY:

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

*Village of Harrison Hot Springs  
Minutes of the Council Meeting  
March 15, 2021*

- Thanked Council and staff for their support during her bereavement leave

**11. MAYOR'S REPORT**

**Moved by Mayor Facio**

**Seconded by Councillor Piper**

THAT Councillor Michie Vidal be appointed to the Fraser Valley Indigenous Relations Committee and Councillor Gerry Palmer be appointed as alternate to the Fraser Valley Indigenous Relations Committee

**CARRIED  
UNANIMOUSLY**

*RC-2021-03-13*

- March 9, 2021 attended a Resort Municipality Initiative Meeting via Zoom, with Minister Josie Osborne, Minister Melanie Mark and Dr. Bonnie Henry regarding pandemic related health and safety measures in advance of Spring Break in tourism communities
- Staff will continue to ensure that proper safety protocols are in place to protect the Village from COVID-19
- Attended a Fraser Valley Regional District Board meeting and discussed parks and protocols in place for COVID-19

**12. REPORTS FROM STAFF**

- (a) Report of Community Services Manager – March 10, 2021  
Re: Land Use Planning Community Engagement

**Moved by Councillor Vidal**

**Seconded by Councillor Piper**

THAT the future consideration of land use options concerning the lands located at the intersection of Hot Springs Road and Miami River Drive be deferred for further discussion during the OCP consultation process.

**CARRIED  
UNANIMOUSLY**

*RC-2021-03-14*

- (b) Report of Chief Administrative Officer – March 11, 2021  
Re: LMLGA Resolution re: Elimination of BC Sales Tax on Non-Medical Personal Protective Equipment (PPE)

**Moved by Councillor Piper**

**Seconded by Councillor Vidal**

THAT the following resolution be forwarded to the Lower Mainland Local Government Association for consideration at their 2021 Annual Conference:

**Eliminating the BC Provincial Sales Tax on Non-Medical Personal Protective Equipment (PPE)**



# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COMMITTEE OF THE WHOLE

**TO:** Mayor and Council **DATE:** March 22, 2021

**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3900-01  
Planning Consultant

**SUBJECT:** The Official Community Plan Review process

---

### ISSUE:

Outlining the Official Community Plan review process.

### BACKGROUND:

#### Purpose and function of an OCP

This is an updated report that was first presented to Council in late 2019, prior to the pandemic situation. While small parts of the earlier OCP review project have been started, due to the pandemic situation the project ground to a halt for public health and safety issues. As the province has started their vaccination component for BC, it is time to contemplate reactivating the Village's OCP update program.

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. Whether you are a large or small municipality, the OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals.

#### Current Official Community Plan (OCP) – Village of Harrison Hot Springs OCP Bylaw 864

The current OCP was adopted in 2007 and today is 14 years old. While there is no specific regulatory requirement that stipulates how long an OCP should be in place, it is recommended that periodic reviews take place to ensure that the vision and goals of the plan are still applicable today. An OCP lays out the long-term vision for the community. Within section 2.3 of the Village's current Bylaw is the following vision:

“A residential and resort community with an attractive and inviting Village core of shops and services. A strong commitment to maintaining the scenic qualities, the environment, the quality of life and the vibrant and cultural life combined with a high standard of development.”

Page 10, Village of Harrison Hot Springs OCP Bylaw #864

It is important that any new emerging trends and issues are captured in the OCP review, so that the revised OCP can address any trends effectively.

Ensuring the successful implementation of the OCP requires a commitment that extends well beyond the date of adoption. A robust monitoring and evaluation program are a central part of this effort and is vital in equipping staff and elected officials with the information needed to respond to the evolving context of the community and to determine whether OCP objectives are being achieved.

The above referenced long-term vision is complemented by the following 10 goals:

- “Goal 1: Provide efficient, equitable and affordable public services.
- Goal 2: Establish a distinct, pedestrian-oriented Village centre with a range of commercial services.
- Goal 3: Develop tourism and recreation features and activities for the benefit of residents and visitors.
- Goal 4: Protect views of the lake and the surrounding mountains.
- Goal 5: Protect and maintain air and water quality and biodiversity.
- Goal 6: Promote compatible residential and tourism development and community relationships.
- Goal 7: Manage traffic and parking and promote transportation alternatives.
- Goal 8: Provide for a mix of housing types for all ages and incomes.
- Goal 9: Restore and protect Miami River and related aquatic systems.
- Goal 10: Reduce community greenhouse gas emissions.”

Page 10, Village of Harrison Hot Springs OCP Bylaw #864

### Authority to create an OCP

The authority to create an OCP is found within Part 14, Division 4 of the *Local Government Act*. Sections 471 - 478 applies to the creation of the OCP. These sections address the following:

- Purpose of the plan
- The Village may adopt one or more Official Community Plans – if you decide to bring in an OCP it must be adopted as a schedule to a bylaw, and it must designate the area that it covers
- The content and process requirements
- Additional policy statements that may be included
- How the consultation and engagement for the development of the OCP will be addressed

- Discussions with the Fraser Cascade School District
- How the OCP bylaw is adopted
- Effect of the OCP

Overall an OCP bylaw should be viewed within the context that it is a planning tool that helps to guide council decisions on planning and land use management within the area covered by the plan. While every OCP will be slightly different in each municipality or regional district, the core aspects of the review include:

1. The use of land use and any other community related research,
2. The use of a technical analysis,
3. The preparation of a draft bylaw,
4. Community Consultation, and
5. The formal adoption process.

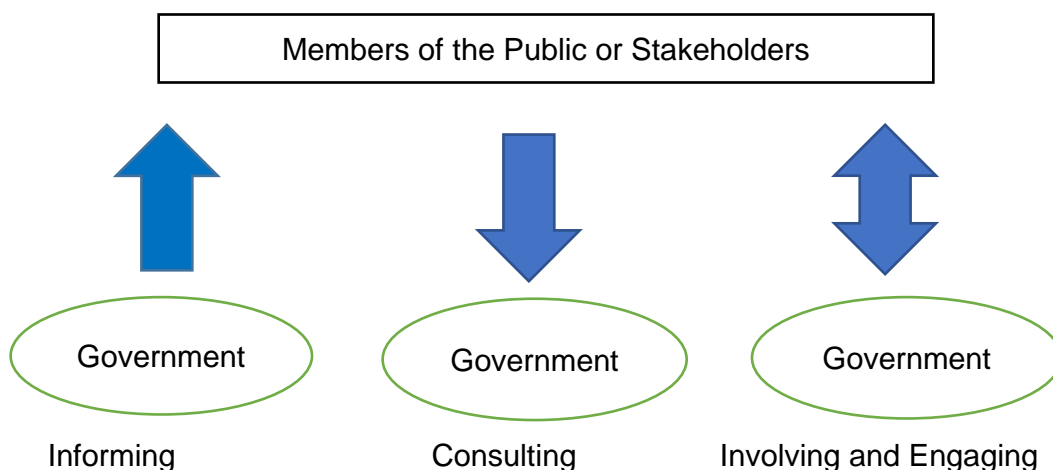
#### Effect of an Official Community Plan on Village Operations

The creation of an OCP is a discretionary power of Council, however once an OCP is adopted all bylaws enacted or works and services provided must be consistent with the plan. Regardless of this point, the OCP does not commit the Village to proceed with any works or other projects outlined or mentioned in the plan.

#### Consultation and Engagement requirements

Consultation is an important factor on the development of the OCP, and Council must provide one or more opportunities for consultation, as per section 475 of the *Local Government Act*.

While there are many definitions on what consultation is, as outlined in the model below, the better approach is to set up a system that involves and engages the community. Please note the direction of the arrow is the information flow.



This can include the use of:

- Open Houses

- World Cafes/Design charrettes
- Town Hall meetings
- Focus groups/specific stakeholder meetings
- Presentations at community events
- Surveys and newsletters
- The use of engagement platforms – Bang the Table, Lime Survey , and Survey Monkey
- The use of Zoom meetings

#### Steps on the development of an Official Community Plan

Speaking in very general terms the steps for the creation of an OCP includes the following process:

- Send letters out to the required First Nations, as directed by Council, informing the nation that the Village is working on an OCP update.
- Research – OCP 2021 Background information report - meeting the current OCP requirements, gap analysis, transportation, land uses, environmental, review of the regulatory requirements, quality of life survey and what issues need to be addressed.
- The technical analysis – what type of use makes senses for that area and what sort of planning tools can be used.
- Prepare the draft bylaw.
- 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.
- Revision of the plan – it may be required as a result of the community input received.
- Start the formal adoption process.
- Referral of the Bylaw to various external agencies, for their comments.
- Public hearing.
- Adoption of the Bylaw – fourth and final reading of the bylaw

#### Preliminary result on the review of the current OCP

Based upon a preliminary review of Bylaw 864, the following issues are recommended to be incorporated into the updated bylaw:

- Consolidation of the bylaw – have all the maps consolidated onto one map, as there have been some mapping amendments to the bylaw since it was adopted.
- The addition of a Wildfire Development Permit Area – as per section 9.3.1 Areas Exposed to Interface Fire Potential
- The addition of a Community Amenity Contribution policy – this will add to the transparency of the policy.
- Need to update some of the Development Permit requirements – an example of this is the Miami River requirements, the province has

repealed the requirements under the old Riparian Area Regulations and replaced them with the Riparian Area Protection Regulations effective November 1, 2019.

- Revise the Special Planning Area – structured like a Development Permit Area within a Development Permit Area
- Update the population projections.
- Create a Development Permit checklist concept.
- Incorporation of the civic lands Placemaking sessions.
- Look at setting up a Flood Hazard Development Permit Area.
- The creation of new Housing Policies.
- Updating the Greenhouse Gas reduction policies.

#### Time frame to review and update the OCP

From start to finish the review will take approximately 18-20 months, broken out as follows:

Research – review and coordinate the collection of the background materials and release the community survey – May 2021 to July 2021

Technical analysis – July 2021 to November 2021

Draft Bylaw – Dec 2021 to January 2022

Consultation and Engagement – February 2022 – October 2022

Start the Formal Adoption process - December 2022.

#### **Creating a tentative Official Community Plan consultation strategy**

##### Consultation and Engagement requirements

Consultation is an important factor on the development of the OCP, and Council must provide one or more opportunities for consultation, as per section 475 and 476 of the *Local Government Act*. Please note that this is required outside of the public hearing process. As per section 475, the Village must consider what consultation must take place with persons, organizations, and authorities it considers will be affected by the revised OCP.

With respect to the Village residents, staff will be using various methods to conduct various engagement processes. Subject to the pandemic situation this could include an initial community survey, the hosting of open houses, a world café concept and attending various community events. These will be done outside of the required public hearing.

In addition, input should be provided from the following agencies of governments through the following suggested process:

Letter and the suggestion on a follow up stakeholder meeting

1. Tourism Harrison
2. Harrison Agassiz Chamber of Commerce

Government to Government meeting

1. Sts'ailes First Nation - initial letter and the request for a follow up meeting with staff and Council. The letter will also outline what an OCP is and what the expected result will be when the project is finished.

Letter only – this will include but not be limited to the following

1. Agricultural Land Commission
2. District of Kent
3. Fraser Cascade School District
4. Fraser Valley Regional District
5. Fraser Health
6. The Dept of Fisheries and Oceans and the provincial RAPR section
7. The Ministry of Transportation and Infrastructure

Presentation to the APC

1. As directed by Council, staff will prepare a presentation for the APC, as and when required. A report will be presented to Council outlining what will be presented before any APC meeting has been set up.

Website

The use of the Village's website to update the residents on the progress of the project and to inform, consult and involve the public with various engagement tools.

At a later stage, a detailed community consultation strategy will be prepared for Council and it will need to be approved by the Council, as per s. 475 of the *Local Government Act*.

**RECOMMENDATION:**

THAT the Official Community Plan review process be restarted in May 2021.

**Respectfully submitted:**

**REVIEWED BY and Concurrence  
with the RECOMMENDATIONS**

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer



**VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING**

**DATE:** Friday, April 9, 2021

**TIME:** 9:00 a.m.

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

**IN ATTENDANCE:** Mayor Leo Facio  
Councillor Samantha Piper  
Councillor Ray Hooper  
Councillor Gerry Palmer  
Councillor Michie Vidal

Chief Administrative Officer, Madeline McDonald  
Deputy Chief Administrative Officer/Corporate Officer, Debra Key  
Community Services Manager, Rhonda Schell  
Planning Consultant, Ken Cossey

**ABSENT:** None

*Recording Secretary: Jaclyn Bhatti*

**1. CALL TO ORDER**

Mayor Facio called the meeting to order at 9:02 a.m.  
Mayor Facio acknowledged the traditional territory of Sts'ailes.

**2. INTRODUCTION OF LATE ITEMS**

None

**3. APPROVAL OF AGENDA**

**Moved by Councillor Vidal**

THAT the agenda be approved.

**CARRIED  
UNANIMOUSLY**  
COW-2021-04-01

**4. ITEMS FOR DISCUSSION**

(a) Report of Planning Consultant – March 22, 2021  
Re: The Official Community Plan Review Process

**Moved by Councillor Vidal**

THAT the Official Community Plan review process be restarted in May 2021.

**CARRIED  
OPPOSED BY COUNCILLOR PIPER**  
COW-2021-04-02

*Mr. Cossey left the meeting at 9:34 a.m.*

# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO:** Mayor and Council

**DATE:** November 25, 2021

**FROM:** Ken Cossey, MCIP, RPP  
Planning Consultant

**FILE:** 3900-001

**SUBJECT:** The Official Community Plan Review Consultation Strategy

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### ISSUE:

Review of the Building Awareness Report and the outlining of the Official Community Plan consultation strategy.

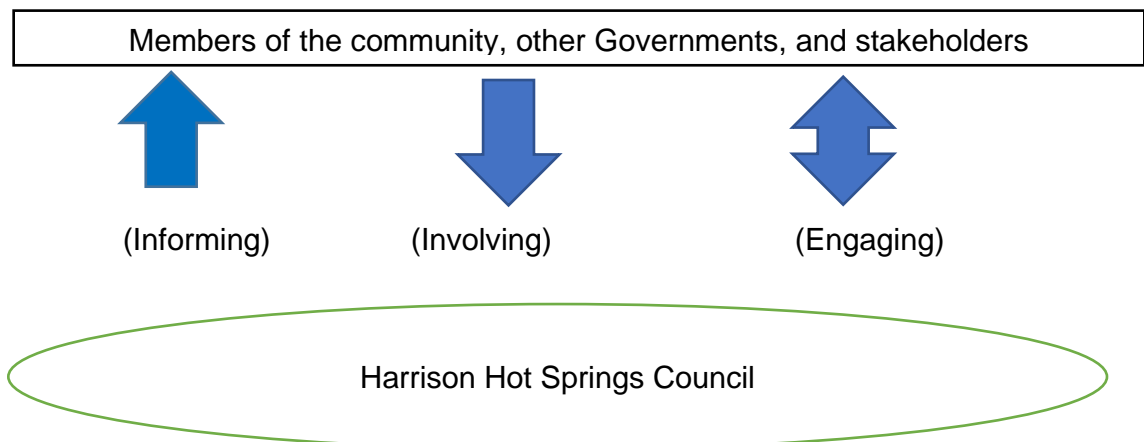
### BACKGROUND:

#### Purpose and function of an OCP

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social and cultural development of the Village. Whether you are a large or small municipality, the OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals.

#### Consultation models

While there are many definitions on what consultation is, as outlined in the model below, the better approach is to set up a system that involves and engages the participants. Please note the direction of the arrow is the information flow.



## OVERALL ENGAGEMENT APPROACH

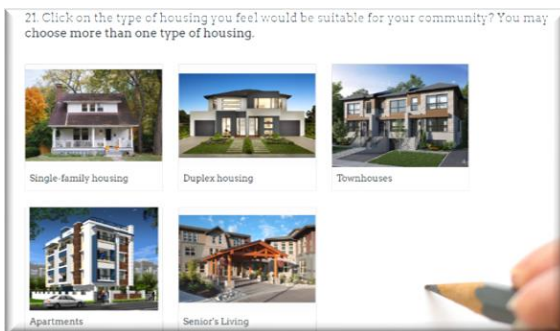


Understanding that the world is currently in a state of transformation and uncertainty as we move through this COVID-19 experience, we have devised preliminary engagement strategy options that considers opportunities for both face-to-face and online engagement programming. The option to convert face-to-face engagement with online techniques where social distancing is a necessity has been included. While we intend to work closely with the Village's project manager to finalize the engagement strategy, we suggest utilizing a combination of engagement techniques to educate, and engage, and excite the citizens of Harrison Hot Springs:

- ✓ **Village's Website** - To build awareness, inform the community about the process, demonstrate the ease of participation, and update community on various project stages, results, and engagement opportunities, as well as to maintain project excitement, momentum, and transparency.
- ✓ **Advertising** - To create awareness and promote the project and engagement events. This could include the local newsletter in addition to direct mail to the members, and local businesses.
- ✓ **In-person Pop-Up Events** (Online Version Possible) – At key stages in the engagement process we will set up a booth at various locations around the community to raise awareness about the project, the process and engage members on what they value about the community, their hopes for Harrison Hot Spring's future and other important input driven components of the project. These events would have to be carefully considered and comply with all health requirements around COVID-19.



- ✓ **Displays** - To be set-up as directed by the Villages' project team. Handouts can also be made available to accompany these displays and direct citizens to online engagement information and opportunities.



**Online Survey** - To engage citizens on what they value about the community and their hopes for the future of the Harrison Hot Springs and to explore big picture ideas.

- ✓ **Workshops** (Online or in person) - to engage in targeted discussions and identify issues and opportunities.

- ✓ **Workbooks** (Online or in person) - To encourage members to consider policy directive options.

### Consultation and Engagement requirements

Consultation is an important factor on the development of the OCP, and Council must provide one or more opportunities for consultation, as per sections 475 and 476 of the *Local Government Act*. Please note that this is required outside of the public hearing process. As per section 475, the Village must also consider what consultation must take place with persons, organizations and authorities it considers will be affected by the updated OCP.

In addition to the above suggested consultation strategy, input should be provided from the following agencies or governments through the following process:

### Letter and the suggestion for a follow up stakeholder meeting and presentation

1. Tourism Harrison River Valley
2. Harrison Agassiz Chamber of Commerce

### Letter and a suggestion for follow up government to government meetings and presentations, at key points throughout the process

1. Sts'ailes First Nation – this would also include a presentation on what an Official Community Plan is and the sharing of the Village's Building Awareness Report. The first draft of the OCP will be shared with Sts'ailes First Nation and the Planning Consultant will make a presentation to the Council and answer questions.

### Letter only

1. Agricultural Land Commission
2. District of Kent
3. Fraser Cascade School District
4. Fraser Valley Regional District
5. Fraser Health
6. Ministry of Transportation and Infrastructure
7. Harrison Hot Springs Fire Department
8. RCMP

### Presentation to the APC

- 1/. As directed by Council, staff will prepare a presentation for the APC, as and when required. A report will be presented to Council outlining what will be presented before any APC meeting has been set up.

The Council can add or delete to this list as required.

**RECOMMENDATIONS:**

1. That Council adopt the above referenced OCP consultation plan, and
2. That Council authorize the release of the Building Awareness Report.

**Respectfully submitted:**

**REVIEWED BY and Concurrence  
with the RECOMMENDATIONS**

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
December 6, 2021*

**11. MAYOR'S REPORT**

- Extended his support and best wishes to all communities in the Fraser Valley affected by the November floods and complemented the Chair and CAO of the FVRD for their outstanding work during the emergency
- Confirmed that the Miami River flood gates and pumps were operating properly throughout the recent high water emergency event and that the Village crew kept all utility systems operational under extraordinarily challenging circumstances. Thanked all Village staff for their work during the emergency event.
- Reported on a November 24, 2021 letter sent to the Honorable Ravi Kahlon, Minister of Jobs, Economic Recovery and Innovation advocating financial assistance for the business community and reminded anyone who was affected by the floods to apply for Disaster Financial Assistance through the Province.
- Reported on the ongoing conversation with Fraser Health regarding Rural Cooling Centers
- Reported on the November 12, 2021 Fraser Valley Regional and Corporate Services Committee meeting and the November 25, 2021 Fraser Valley Board of Directors and Hospital Board Meeting
- Recognized Agassiz Ready-Mix for their recent donation of gravel for sandbags
- Attended a meeting with Minister of Municipal Affairs, Josie Osbourne, Minister of Transportation and Infrastructure, Rob Fleming, Minister of Public Safety and Solicitor General, Mike Farnsworth and FVRD Chair Jason Lum, on roads in the area east of Agassiz to Hope on November 18, 2021

**12. REPORTS FROM STAFF**

- (a) Report of Planning Consultant – November 25, 2021  
Re: Official Community Plan Review Consultation Strategy

**Moved by Councillor Hooper**  
**Seconded by Councillor Vidal**

THAT Council adopt the above referenced OCP consultation plan, and

THAT Council authorize the release of the Building Awareness Report.

**CARRIED  
UNANIMOUSLY**  
*RC-2021-12-05*

- (b) Report of Financial Officer – November 30, 2021  
Re: 2021 Audit Plan

Report received and filed.





1966



2021

# Harrison Hot Springs Village Vision (Official COMMUNITY PLAN 2021) Background Report – Phase 1 Awareness Building



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.



# 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

3



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

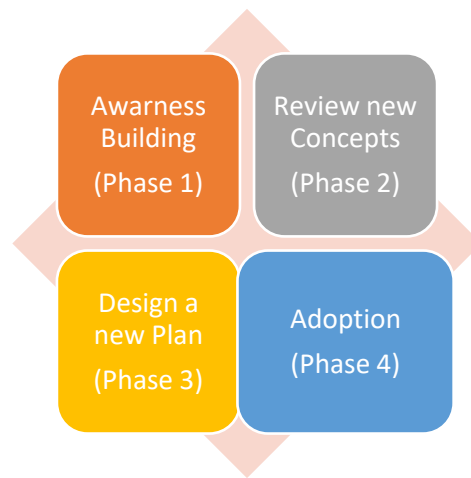
- Open House - Revision of the plan may result based upon the community input received
- Start the formal adoption process
- Referral of the Bylaw to various agencies

### 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.





Purpose of the respective phases.

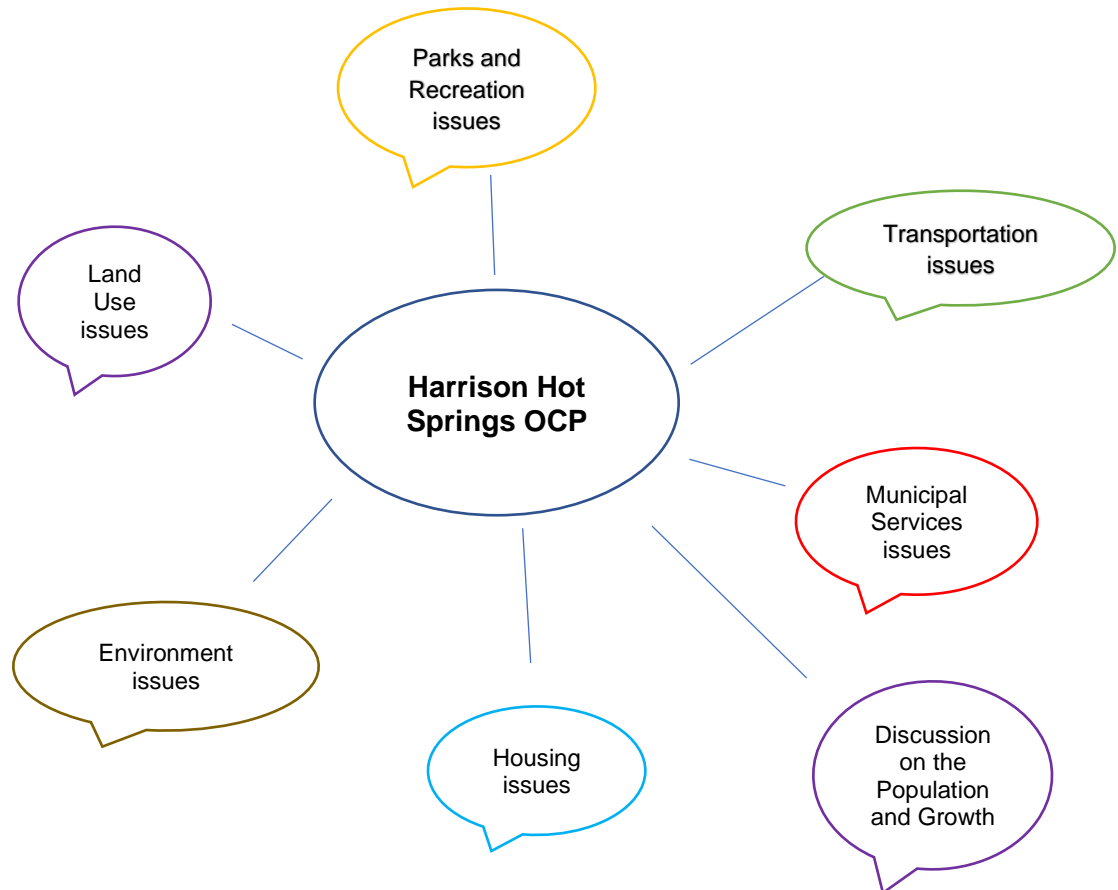
- |         |                                                                                                                                                                                                                                                                                                                        |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Phase 1 | the Awareness Building phase. This phase is about informing, educating, and collecting the required background technical information. <b>We are currently in this phase -Dec 2021</b>                                                                                                                                  |
| 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 <i>Local Government Act</i> 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

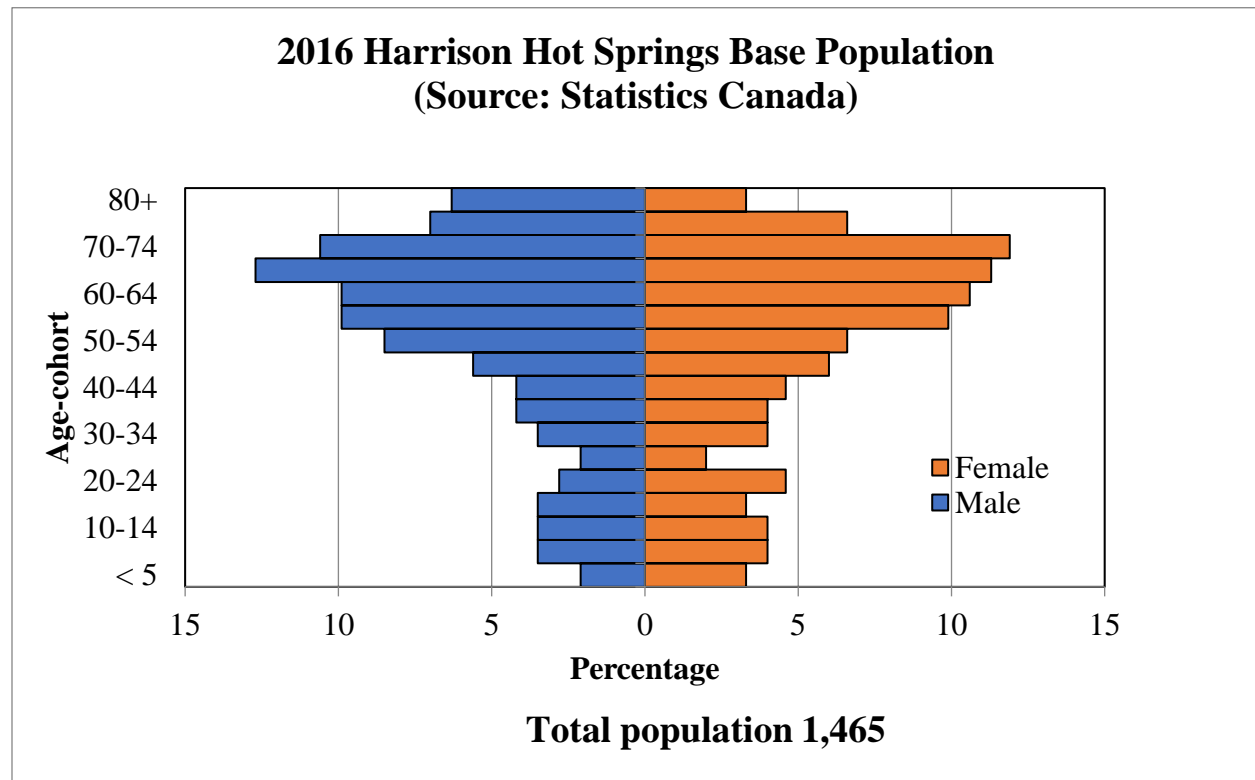
- The population of Harrison Hot Springs in 2016 was 1,465. The projection for 2021 is estimated to be in the range of 1476 to 1636 people. While the population projection for



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.

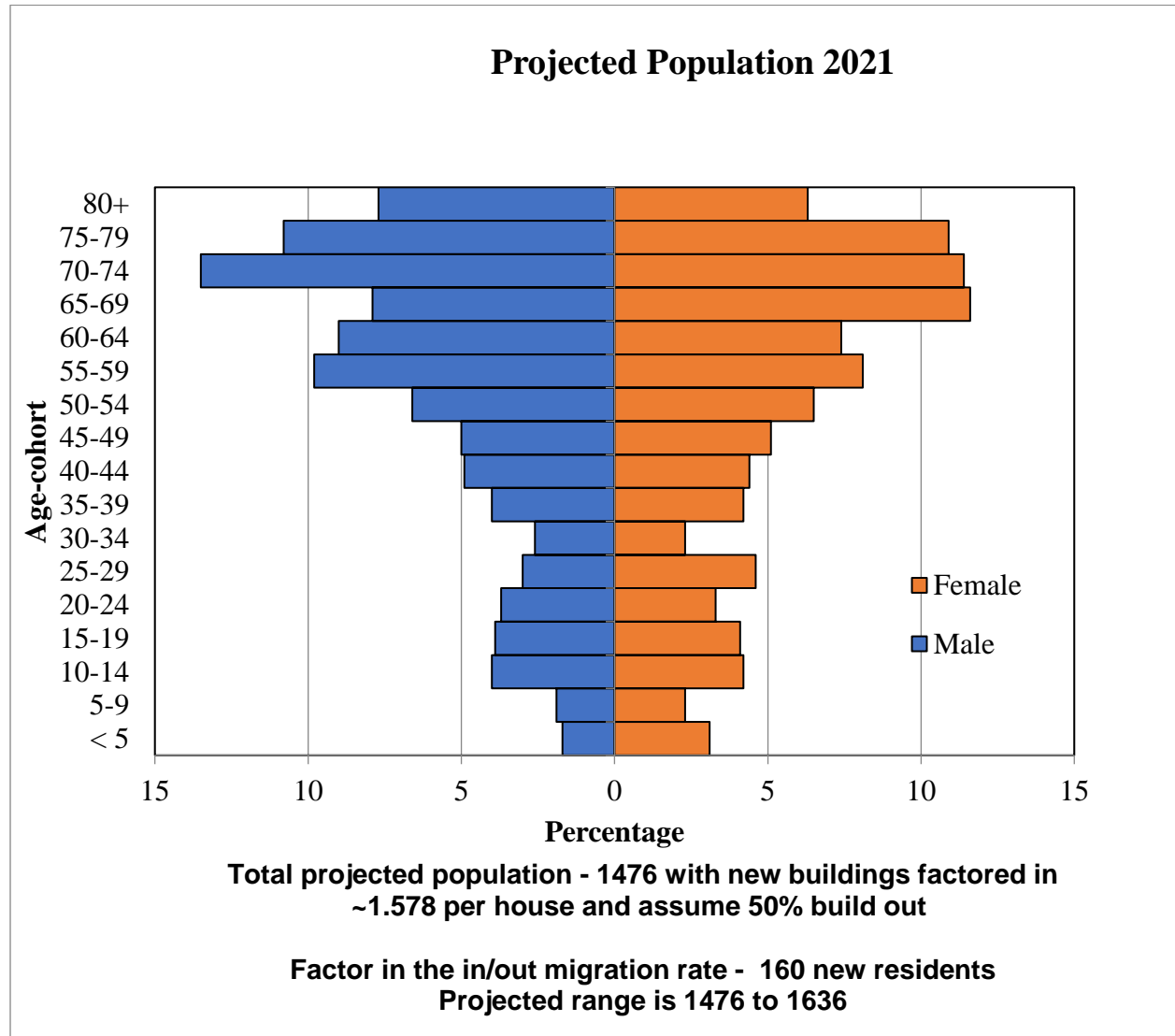
Overall, the average age is 52 for the Village and the overall age breakdown, based upon the Census Profile of Statistics Canada is as follows:

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

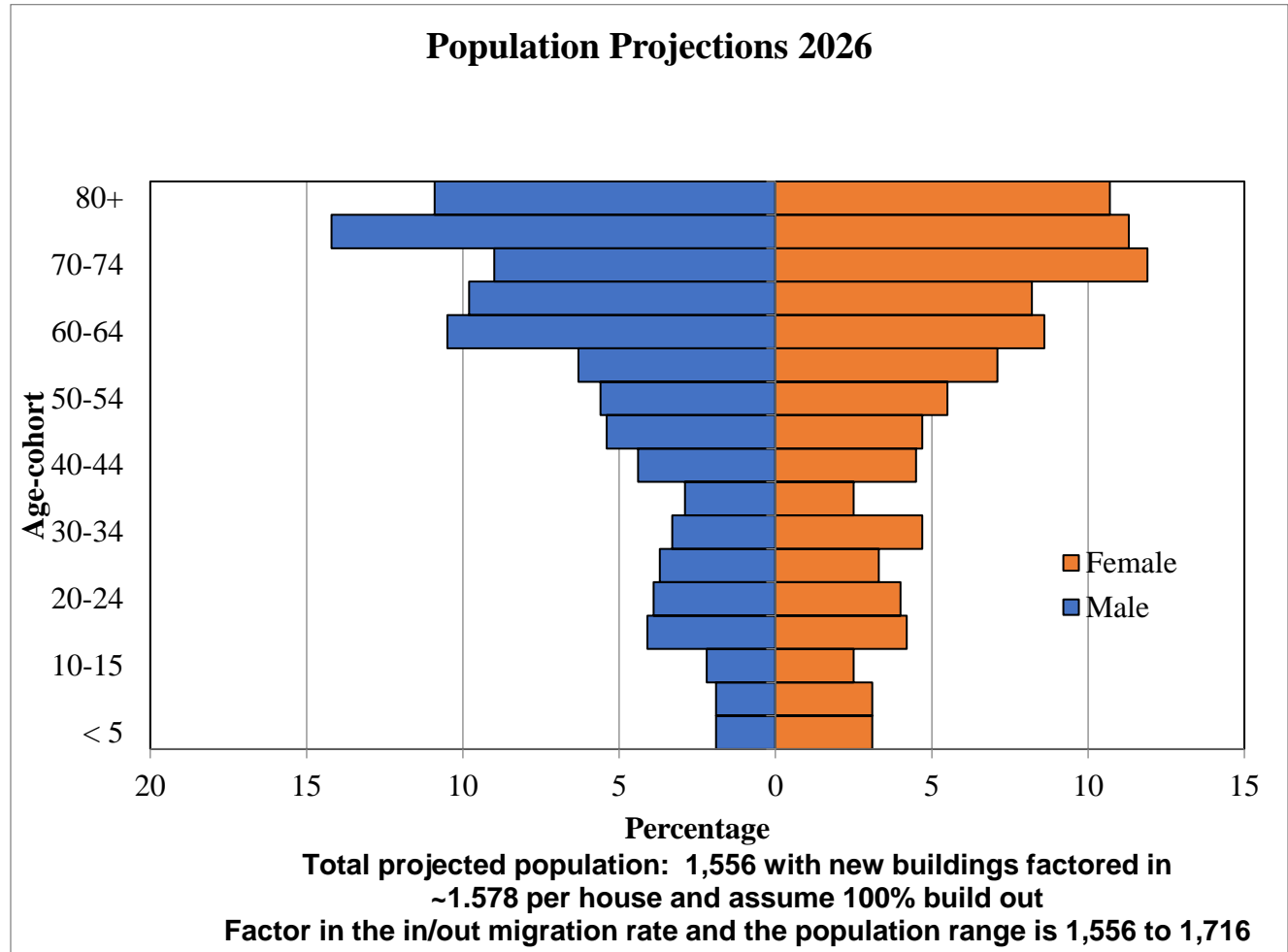


Please note that the new census data collected in 2021 will be released over a period ranging from February 9, 2022, to November 30, 2022.

#### 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                |



## 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:

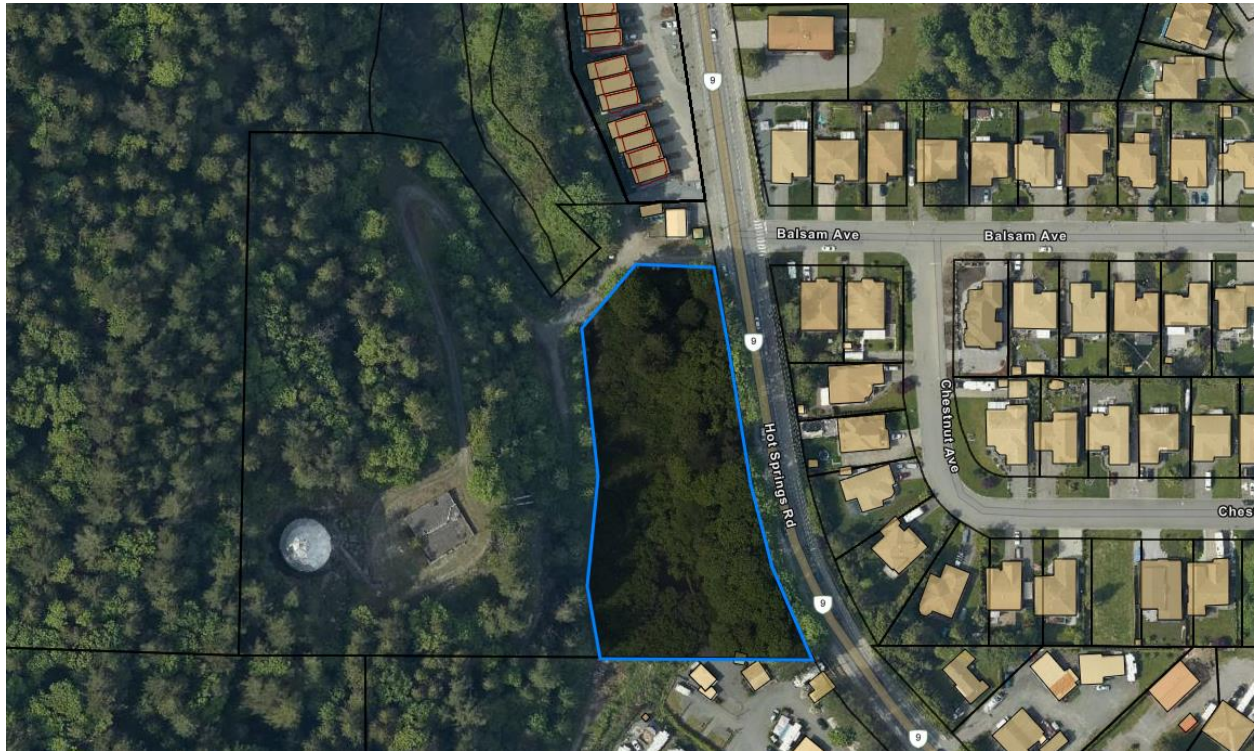
- Benches, Bike racks, flag poles
- Arts and interpretive signage
- Sports fields, tennis courts and playgrounds
- Showers, park signs, kiosks, fencing, shelters
- Picnic tables and BBQ stands

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**

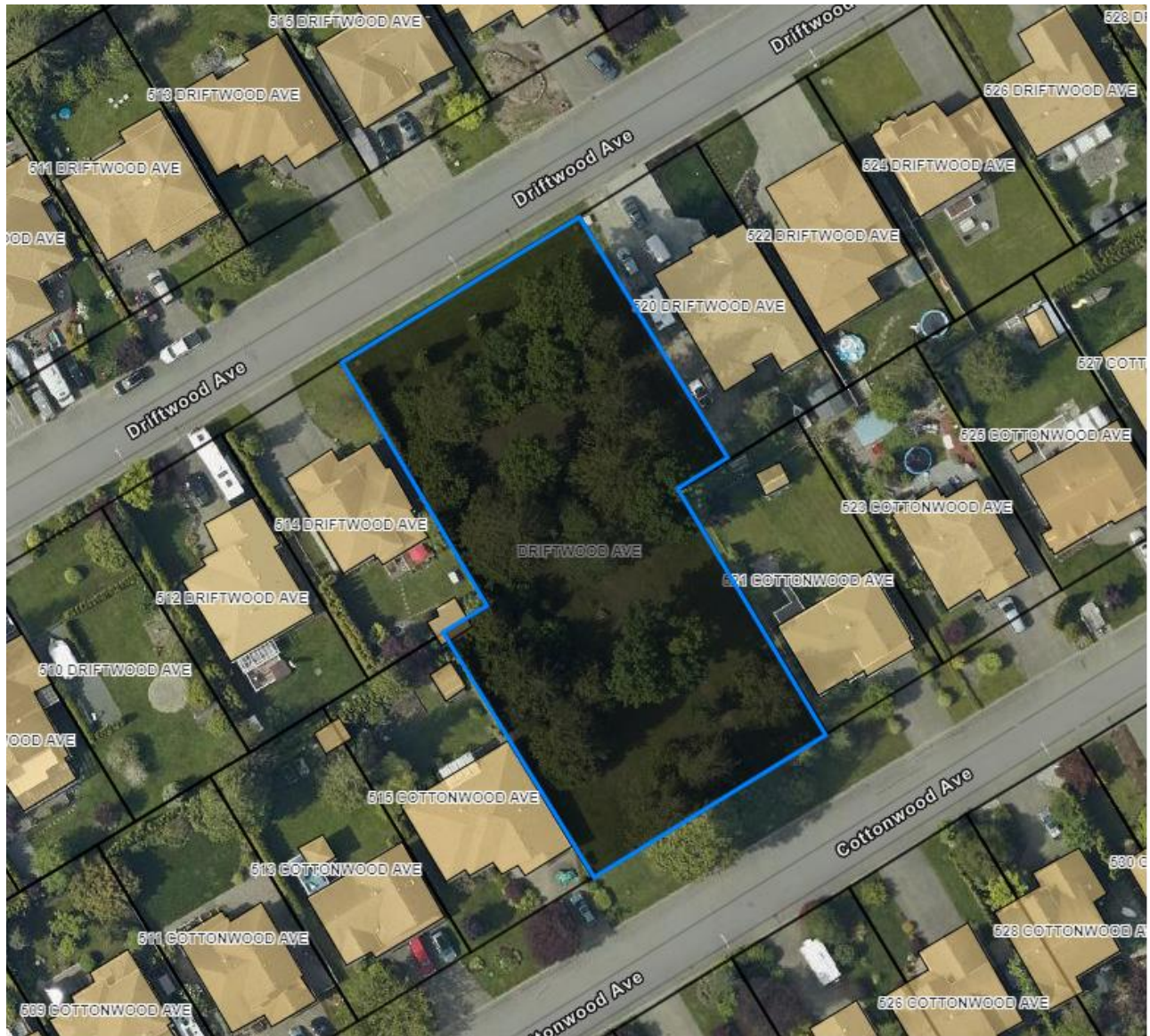
- Amenities offered – Tot Playground, Playground, Tennis Court, Multi-Use Court, Walking Path, Picnic Tables, Benches, Lawn Bowling





## Woods Park – 0.28Ha

- Amenities – Picnic Benches





**Rendall Park – 1.04Ha**

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



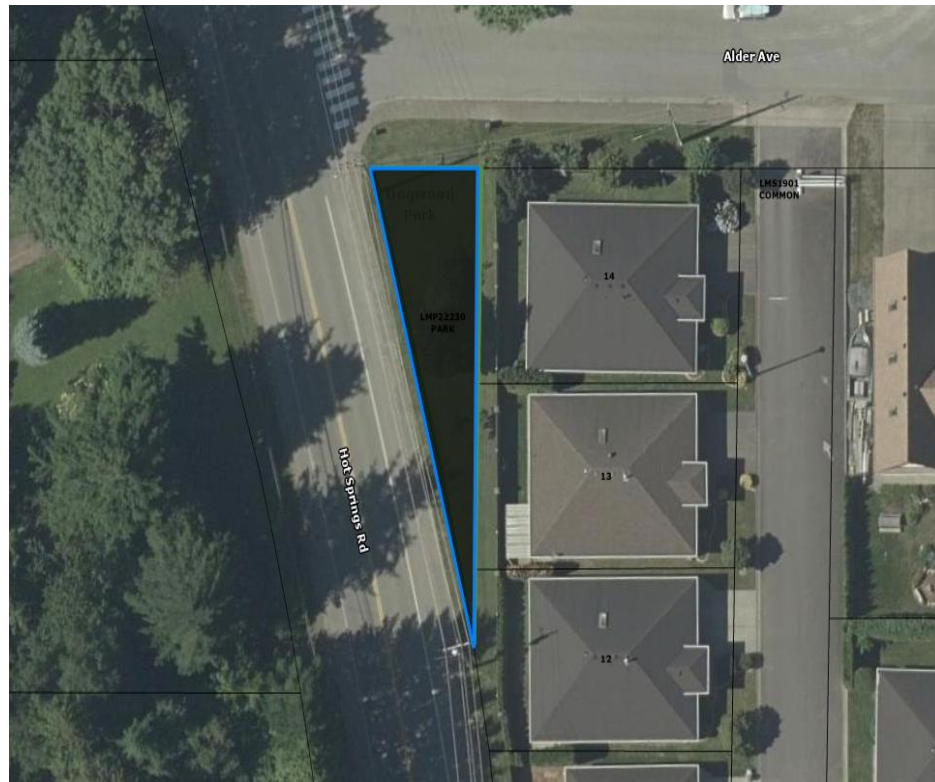
### **Beachfront – 13.4Ha**

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 than 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 Ecosession. 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 ecosession 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.

| <b>Soil Unit Name</b> | <b>Drainage rating</b>  | <b>Texture</b>  | <b>Deposition Method</b>  | <b>Unit Number and (% value)</b> |
|-----------------------|-------------------------|-----------------|---------------------------|----------------------------------|
| 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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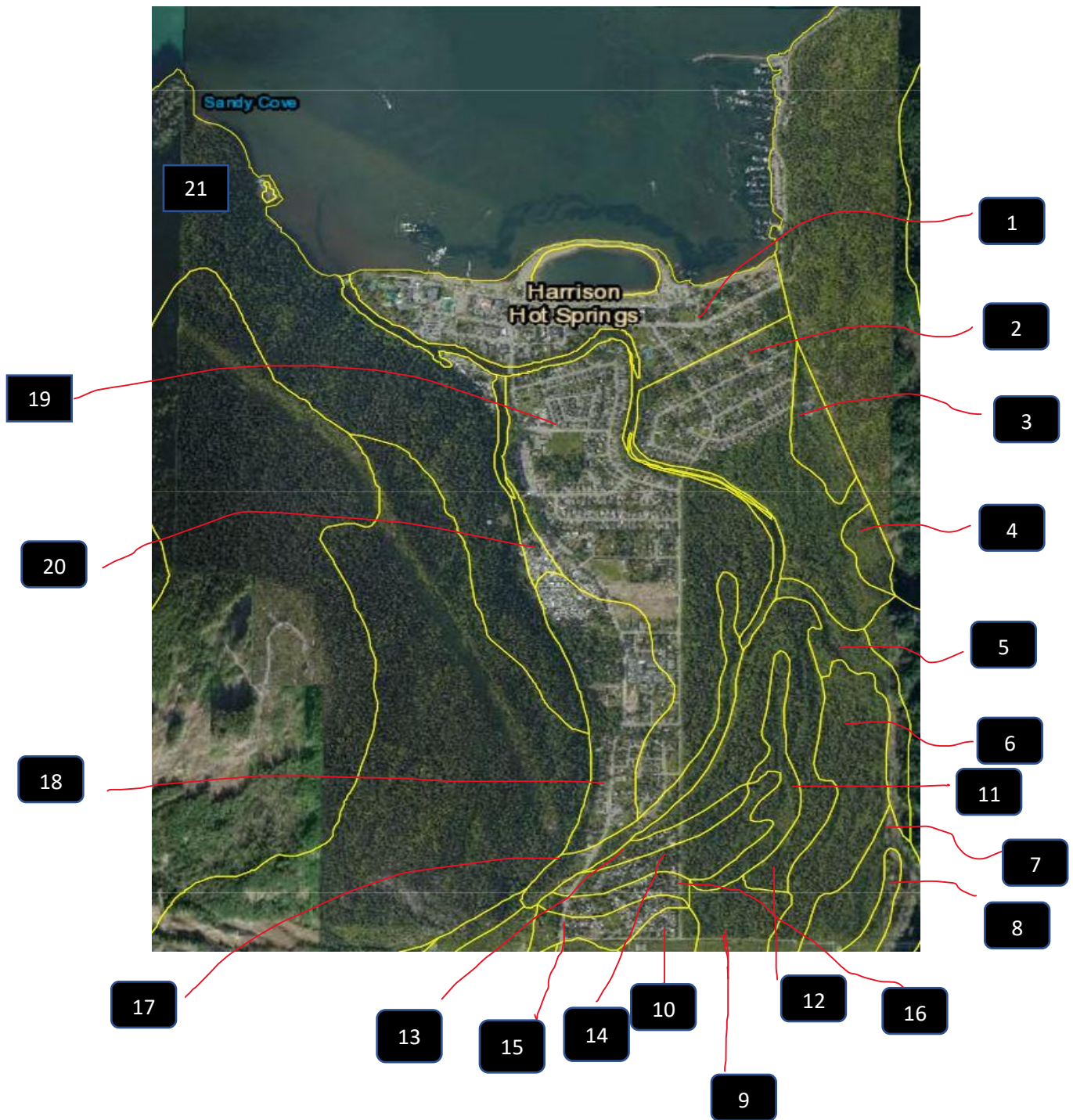


|           |                         |                 |                             |          |
|-----------|-------------------------|-----------------|-----------------------------|----------|
| Annis     | Poorly drained          | Silty Clay Loam | Fen Peat                    | 8 (30)   |
| Hatzic    | 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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Harrison Hot Springs  
Official Community Plan Update – Awareness Building Report





## 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



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<br>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><br><br>Need to create a wildfire interface Development Permit area |



|                                                                                                |                                                        |                                                                                                 |                                                                                       |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 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

1. An Introduction to the Ecoregions of British Columbia, BC Government, 1996 (updated 2010)
2. BC Transit website, [BC Transit - Welcome to Agassiz-Harrison](#)
3. BC Parks website, [Sasquatch Provincial Park - BC Parks](#)
4. BC Soil Survey Map website, [B.C. Soil Survey Map \(arctis.com\)](#)
5. Census Profile 2016 Census; Harrison Hot Springs, Statistics Canada
6. Fraser Valley Regional District website, [East Sector Lands | Fraser Valley Regional District \(fvr.d.ca\)](#)
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](mailto:planning@harrisonhotsprings.ca)



2  
*Village of Harrison Hot Springs  
Minutes of the Advisory Planning Commission  
January 13, 2022*

**5. ITEMS FOR DISCUSSION**

**(a) Official Community Plan Update 2022**

The Planning Consultant provided a powerpoint presentation of the Official Community Plan Update 2022 which included general information of what an Official Community Plan is, the Consultation Strategy Plan and a review of the Building Awareness Report

Discussion ensued on the following points

- Clarification of why Hicks Lake was included in the report as a tourist attraction as the report looks at outside stimuli that may affect the growth and development of the Village
- data used for the report with regards to number of dwellings and the inclusion of suites.
- Inclusion of Firesmart issues which will be included as a new Development Permit for Wildfire Interface areas
- Commented on the small turnout of the original survey before the use of the Bang the Table platform. Another survey will be released.
- Commented that the numbers for housing in the Village were taken from Statistics Canada in 2016 and 2019 and may not reflect the most up to date numbers
- inclusion for an emergency evacuation route
- Municipal services and available growth
- Comparisons of 2021 house prices with 2016 average house income in the report
- affordable housing being addressed at some capacity in the Village
- minimum requirements for electric vehicle charging on new developments
- Rezoning of the vacant Village lands currently used as overflow parking in to commercial and how the idea would be more well-received if there was an alternative parking area close to the core of the Village.

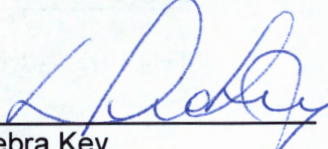
**6. ADJOURNMENT**

**Moved by Ken Gisborne**  
**Seconded by Donna Cooney**

THAT the meeting be adjourned at 2:52 p.m.

**CARRIED  
UNANIMOUSLY**  
*APC-2022-01-03*

  
Sonja Fleysse  
Chair

  
Debra Key  
Corporate Officer

# Official Community Plan *Survey*



Jan. 28 - Feb. 28

[GetIntoltHarrison.ca](http://GetIntoltHarrison.ca)



## OFFICIAL COMMUNITY PLAN (OCP) UPDATE

### Share your vision!

We need your **feedback and ideas**  
for the future of our village ...

1. Pin your ideas on the Village map using the Places tool. **Start mapping your ideas today!**
2. Take our first **survey** by **February 28, 2022**.  
If you do not have internet access, please request a paper survey at the Village Office.

Follow the OCP Village Vision page for updates and opportunities to get involved.

Register or log in:

[getintoitharrison.ca/ocp-village-vision](https://getintoitharrison.ca/ocp-village-vision)





## Village of Harrison Hot Springs

Published by Rhonda Lynne Schell · February 1 ·



Share your vision! We need your feedback and ideas for the future of our village.

1. Pin your ideas on the Village map using the places tool.
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Register or log in at <https://getintoitharrison.ca/ocp-village-vision>



See insights and ads

Boost post



1

4 Shares





## Village of Harrison Hot Springs

Published by Rhonda Lynne Schell · February 14 ·

...

Happy Valentine's Day! You can show your love for our village by contributing ideas and feedback that will help shape and inform Harrison's OCP.

<https://getintoitharrison.ca/ocp-village-vision>



See insights and ads

Boost post



2

2 Shares

# OCP UPDATE

We're updating the Official Community Plan and need your input to help shape the future of Harrison Hot Springs.

**Surveys**

**Ideas**

**Key Dates**

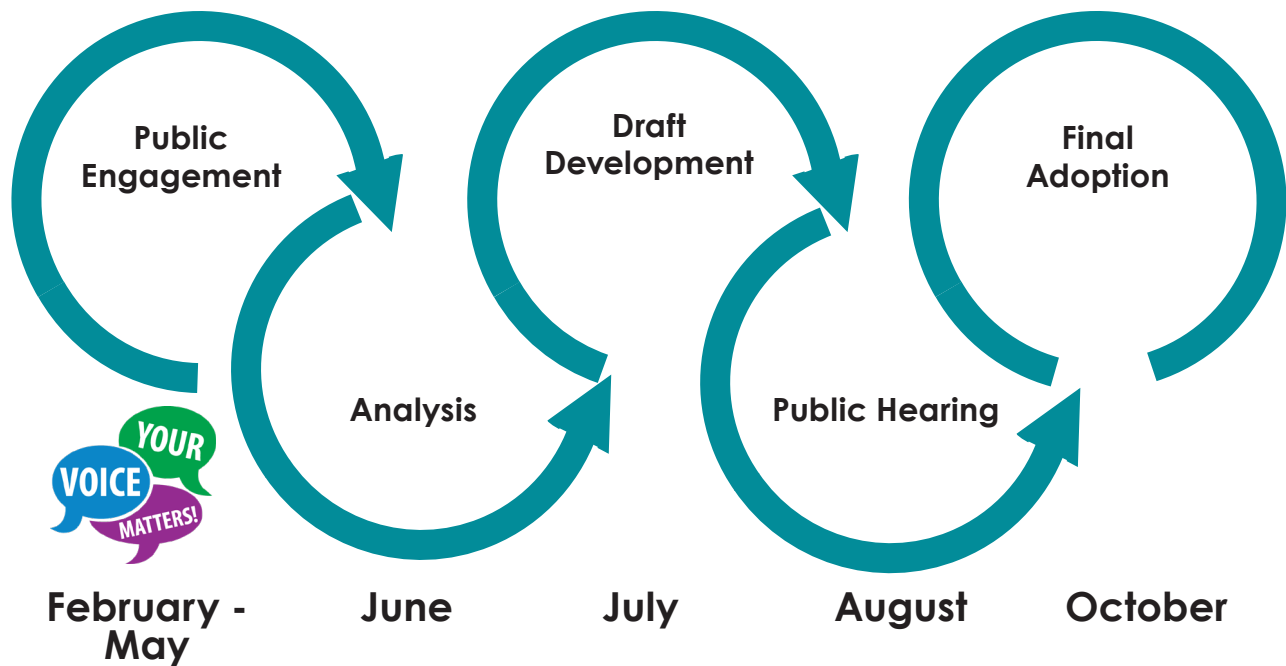
[www.getintoitharrison.ca](http://www.getintoitharrison.ca)

**Take the 1st Survey by February 28, 2022.**

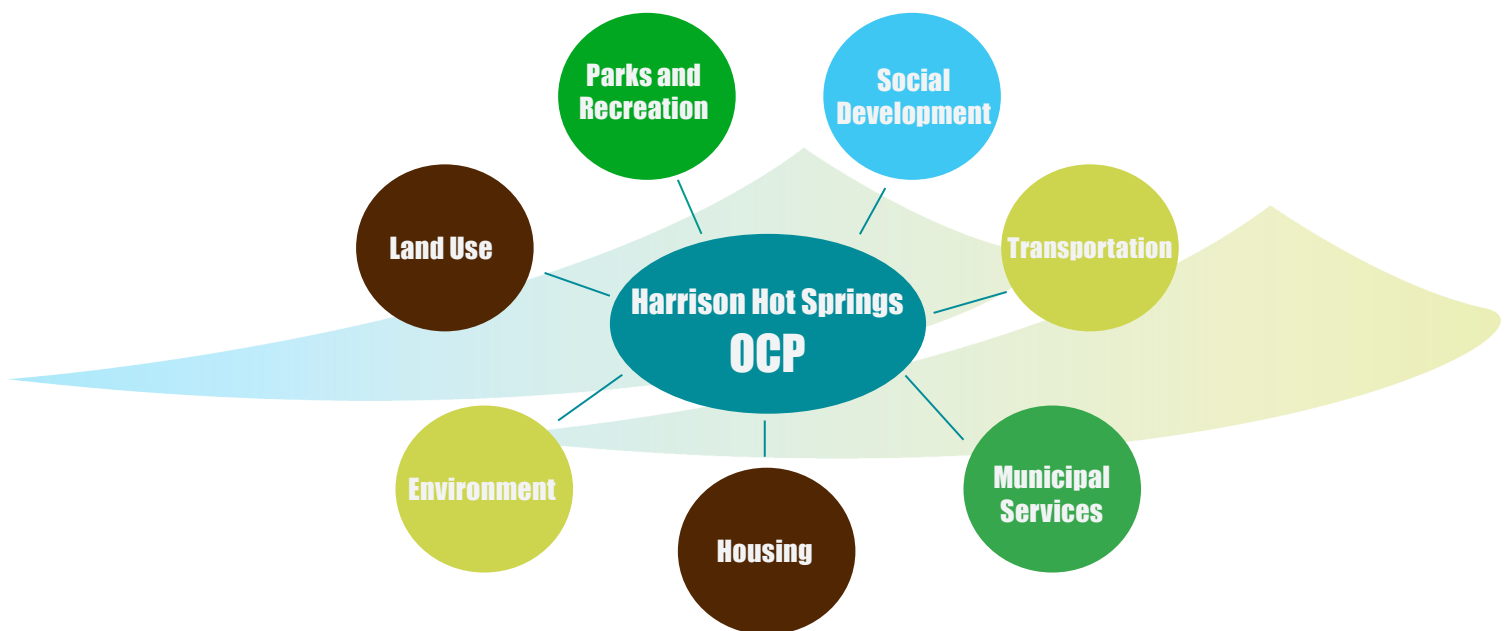
**No Internet? No Problem!**

Information is posted on the community bulletin boards and paper surveys are available at the Village Office.

## The OCP Update Process



Your input will help Council make important decisions on issues that affect the future of our community.



Village of Harrison Hot Springs  
[www.getintoitharrison.ca](http://www.getintoitharrison.ca)  
604-796-2171



## Village of Harrison Hot Springs

Published by Rhonda Lynne Schell · February 24 ·



Have you taken the Official Community Plan Update Survey yet? Register or log in at <https://getintoitharrison.ca/ocp-village-vision>


Your input will help Council make important decisions on issues that affect the future of our community.



**SURVEY DEADLINE: FEBRUARY 28, 2022**

[HARRISONHOTSPRINGS.CA](https://www.harrisonhotsprings.ca)

[Home](#) | [Harrison Hot Springs](#)

 [Learn more](#)

[See insights and ads](#)

[Boost again](#)



4

4 Shares





## Village of Harrison Hot Springs

Published by Rhonda Lynne Schell · February 28 ·



Today is the last day to complete the OCP Update survey.



[GETINTOITHARRISON.CA](https://getintoitharrison.ca)

### Official Community Plan Update

The Village of Harrison Hot Springs is undertaking a complete review of its current Official Co...



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# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO:** Mayor and Council

**DATE:** March 16, 2022

**FROM:** Ken Cossey, MCIP, RPP  
Planning Consultant

**FILE:** 3900-001

**SUBJECT:** The Official Community Plan Review Update

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### ISSUE:

Updating council on the work completed to date on the OCP review project and to present the survey results.

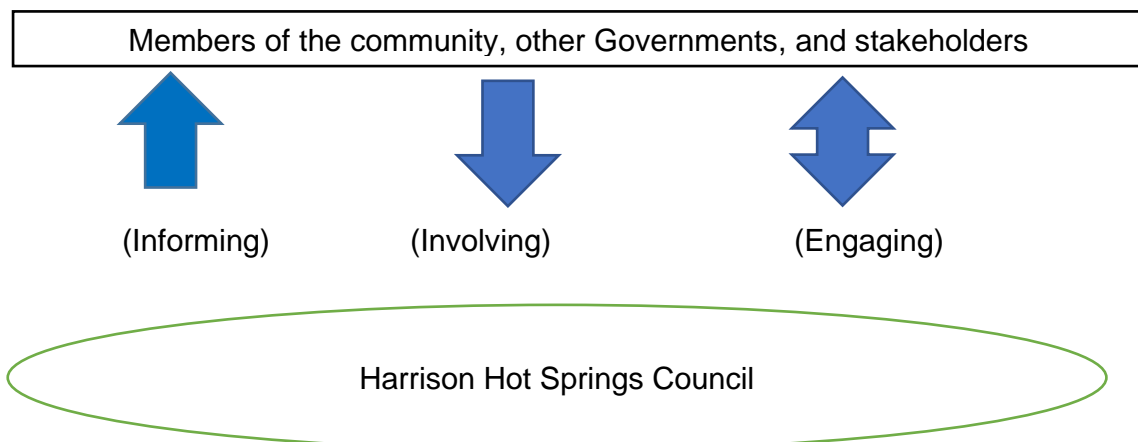
### BACKGROUND:

#### Purpose and function of an OCP

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. Whether you are a large or small municipality, the OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals.

#### Consultation models

While there are many definitions on what consultation is, as outlined in the model below, the better approach is to set up a system that involves and engages the participants. Please note the direction of the arrow is the information flow.





## OVERALL ENGAGEMENT APPROACH UPDATE



**Village's Website** – the site has been created and is live. The address for the site is outlined below  
[OCP Village Vision | Harrison Hot Springs](#)

**In-person Pop-Up Events** – We are currently working on the locations and the format for these events which will be held in April. The focus will be to get the village's citizens input instead of any visitor comments, so we will be looking for locations where the citizens will be.



**Displays** – To be set-up as directed by the Villages' project team. Handouts can also be made available to accompany these displays and direct citizens to online engagement information and opportunities. Nothing has been set up yet.



**Online Survey** – the first survey has been completed and the second one is being set up. We are aiming for an April start date for the second survey.

**World Café** – (Online or in person). No dates have been set up yet, but we are aiming at setting it up for mid-May.

**Stakeholders and other Governments** – A letter with the offer of a follow up stakeholder meeting and presentation was sent to:

1. Tourism Harrison River Valley, and the
2. Harrison Agassiz Chamber of Commerce

A follow up meeting was held with the Chamber of Commerce on February 8, 2022.

Letter and the offer of a follow up government to government meeting and presentations, at key points throughout the process

1. Sts'ailes First Nation – this would also include a presentation on what an Official Community Plan is and the sharing of the Village's Building Awareness Report. The first draft of the OCP will be shared with the Sts'ailes First Nation and the Planning Consultant will make a presentation to the Chief and Council, if requested.

The letter has been sent, and as of the date of this report no meeting has been requested.

An introductory letter on the project has been sent to the following.

1. Agricultural Land Commission
2. District of Kent
3. Fraser Cascade School District
4. Fraser Valley Regional District
5. Fraser Health
6. Ministry of Transportation and Infrastructure – The email received back indicated the following, “looking forward to reviewing the draft updated OCP Bylaw.”
7. Harrison Hot Springs Fire Department
8. RCMP

#### Presentation to the APC

- 1/. A power point presentation was provided to the APC on January 13, 2022.

#### **SURVEY RESULTS FROM THE BANG THE TABLE PLATFORM**

While the first survey was completed prior to the COVID-19 pandemic, the result of that survey has limited value as only fifty-six residents responded to the survey. Utilizing the same questions with one minor change, the survey was relaunched on the Bang the Table platform. This survey was active from Feb 1 to Feb 28, 2022, and we had 140 responses (130 residing in Harrison Hot Springs and 10 residing away from Harrison Hot Springs). In addition to the 140 responses, we had on the survey, the following statistics on this survey are provided for your information.

- A. Aware of the survey (defined as visiting at least one page) – 302
- B. Informed (defined as downloading a document, visiting multiple pages, or responded to the survey) – 231
- C. Engaged (defined as responding to the survey or placing a pin on places) – 142. Please note that we had 218 visitors to the survey section and 140 responded.

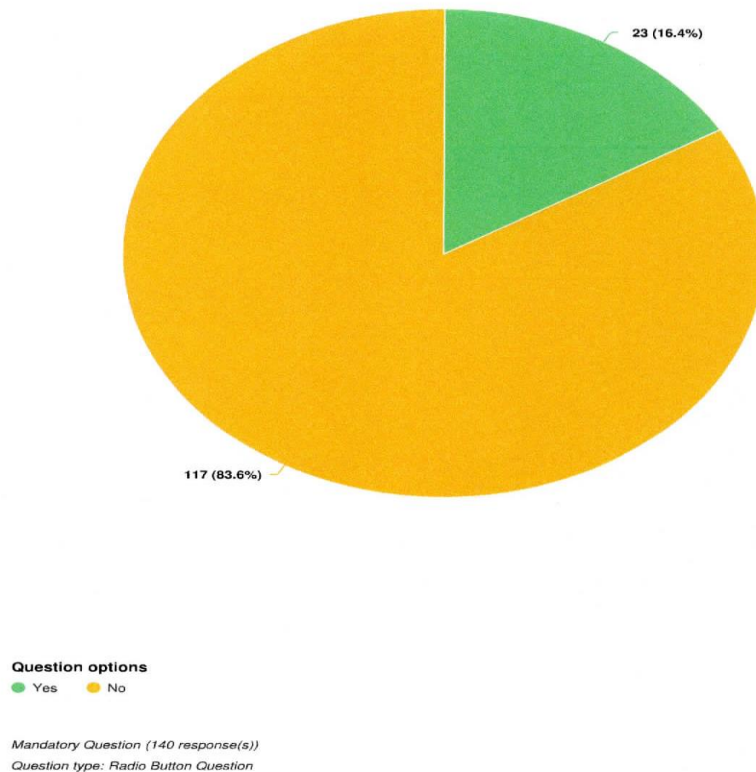
The pin comments are summarized below in no special order. Please note that eight pins generated fifty-seven comments.

1. Dog Park
2. Clean out the river on a frequent basis – prevent flooding
3. Water Park/Kids Spray Park in the Town square area
4. More trees and parks – trails that are safe, managed and interconnected
5. Safety plan for residents to access medical services
6. Village office and a Village operated swimming pool
7. BMX and Bike Friendly trails
8. Senior's programs
9. Protect all the trees
10. Invasive weed – general clean up needed
11. Safe walkway from Rendall Park to the Art Gallery
12. Sidewalks – safer pathways for pedestrians

13. Put a Noise Bylaw in Place
14. More protection of trees and natural resources

One of the questions that we added to the Bang the Table Survey was whether the respondent owned/operated a business in Harrison Hot Springs. As outlined in the survey below, just over 16% (16.4%) of the respondents own or operate a business in Harrison Hot Springs.

Do you own and/or operate a business in Harrison Hot Springs?



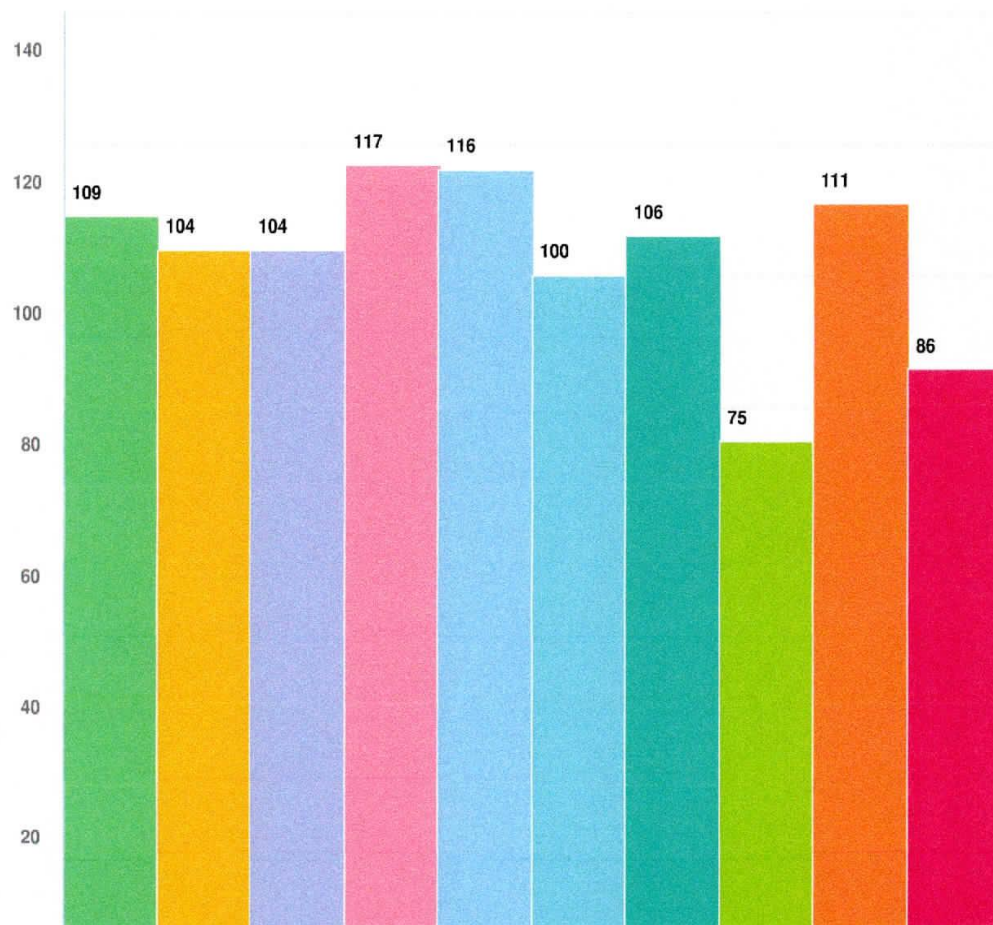
In addition to generating a general profile of the residents, this survey asked which current OCP goal is still relevant to you today. There are currently ten goals in the Village's OCP, as outlined below.

- |         |                                                                                                   |
|---------|---------------------------------------------------------------------------------------------------|
| Goal 1: | Provide efficient, equitable and affordable public services.                                      |
| Goal 2: | Establish a distinct, pedestrian-oriented Village centre with a range of commercial services.     |
| Goal 3: | Develop tourism and recreation features and activities for the benefit of residents and visitors. |
| Goal 4: | Protect views of the lake and the surrounding mountains.                                          |
| Goal 5: | Protect and maintain air and water quality and biodiversity.                                      |
| Goal 6: | Promote compatible residential and tourism development and community relationships.               |

- Goal 7: Manage traffic and parking and promote transportation alternatives.  
 Goal 8: Provide for a mix of housing types for all ages and incomes.  
 Goal 9: Restore and protect Miami River and related aquatic systems.  
 Goal 10: Reduce community greenhouse gas emissions.

The result of this question is provided below.

From the list of goals below, which ones are still relevant to you today? Check as many as you feel are still relevant today.

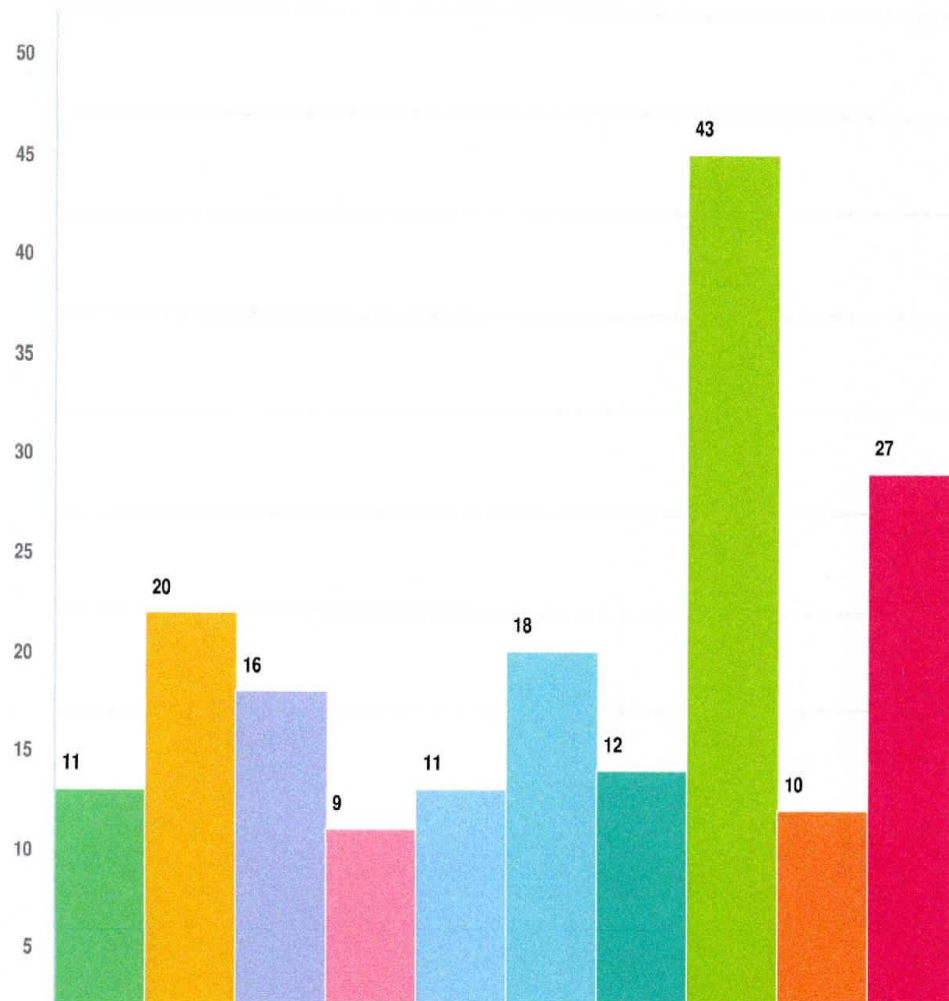


#### Question options

- Goal 1: Provide efficient, equitable and affordable public services
- Goal 2: Establish a distinct, pedestrian-oriented Village centre with a range of commercial services
- Goal 3: Develop tourism and recreation features and activities for the benefit of residents and visitors
- Goal 4: Protect views of the lake and the surrounding mountains
- Goal 5: Protect and maintain air and water quality and biodiversity
- Goal 6: Promote compatible residential and tourism development and community relationships.
- Goal 7: Manage traffic and parking and promote transportation alternatives
- Goal 8: Provide for a mix of housing types for all ages and incomes
- Goal 9: Restore and protect Miami River and related aquatic systems
- Goal 10: Reduce community greenhouse gas emissions.

In addition to the question of what is relevant to you today we also asked the question of what is not relevant to you today. Listed below are the results.

From the list of goals below, which ones are not relevant to you today? Check as many as you feel are not relevant today.



#### Question options

- Goal 1: Provide efficient, equitable and affordable public services
- Goal 2: Establish a distinct, pedestrian-oriented Village centre with a range of commercial services
- Goal 3: Develop tourism and recreation features and activities for the benefit of residents and visitors
- Goal 4: Protect views of the lake and the surrounding mountains
- Goal 5: Protect and maintain air and water quality and biodiversity
- Goal 6: Promote compatible residential and tourism development and community relationships.
- Goal 7: Manage traffic and parking and promote transportation alternatives
- Goal 8: Provide for a mix of housing types for all ages and incomes
- Goal 9: Restore and protect Miami River and related aquatic systems
- Goal 10: Reduce community greenhouse gas emissions.

Taking both responses into consideration suggest that there is broad support for Goals 1 to 7 and 9, but there seems to be mild support for both Goals 8 and 10. Please note that the same trend for Goals 8 and 10 were also identified in the pre-pandemic survey.

The issue that staff have is that both these requirements are mandated by provincial legislation through the Local Government Act. As we progress through the updating process, we will need to be cognizant of this and work on getting additional information out to the residents about these two goals.

**RECOMMENDATION:**

THAT the Official Community Plan Review Update report be received for information.

**Respectfully submitted:**

**REVIEWED BY and Concurrence  
with the RECOMMENDATIONS:**

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer



*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
March 21, 2022*

- Reported on the Lets'emot Community to Community meeting on March 9, 2022
- Reported on the Fraser Valley Regional District Board meeting March 17, 2022
- Reported that the Abbotsford Senior Games is being hosted in 2023. To participate, please contact the Abbotsford Parks & Recreation Department.
- Reported that Council Meetings will be held at the Village Office during the summer months and that there will be no Zoom capabilities available at that time

**11. REPORTS FROM STAFF**

- (a) Report of Operations Manager – March 14, 2022  
Re: Water Treatment Plant – Membrane Module Replacement

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT Aslan Technologies be retained to undertake the purchase, installation and related works for the WTP membrane module replacement for up to \$220,000.00 to be funded from water utility reserves.

**CARRIED  
UNANIMOUSLY**  
RC-2022-03-13

**Moved by Councillor Hooper**  
**Seconded by Councillor Palmer**

THAT staff prepare a report to determine the expansion capacity of the Water Treatment Plant on buildout projections for the community.

**CARRIED  
UNANIMOUSLY**  
RC-2022-03-14

- (b) Report of Planning Consultant – March 16, 2022  
Re: The Official Community Plan Review Update

**Moved by Councillor Palmer**  
**Seconded by Councillor Vidal**

THAT the Official Community Plan Review Update report be received for information.

**CARRIED  
UNANIMOUSLY**  
RC-2022-03-15

# Get Into It Harrison! YOUR VOICE MATTERS

## Here's how you can get involved ...

### Pop-Up Events

**What:** Come out and learn more about the OCP update process and tell us what is important to you for the future of Harrison Hot Springs.

**When:** April 5, 2022                      April 6, 2022  
3:00 PM - 5:00 PM                      10:00 AM - 12:00 PM

**Where:** Spring Park (Memorial Hall if it's raining)

### Survey

If these are not good times for you to come talk to us, please take our survey at your convenience.

OCP Update Survey #2 [getintoitharrison.ca](https://getintoitharrison.ca)

**Submissions accepted April 4 - 30, 2022**

Village of Harrison Hot Springs 604-796-2171



# **OCP Update Event**

**April 5 - 3pm - 5pm**

**&**

**April 6 - 10am - 12pm**

**See website for details**





Village of Harrison Hot Springs created an event.

April 1 · 🌐



WED, APR 6

## OCP Pop-Up Event and Survey

Spring Park (Memorial Hall if it's raining)

1 Went · 3 Interested

Insights unavailable for this post ⓘ

Boost a post

# Official Community Plan *Survey*



**Apr. 1 - Apr. 30**

**GetIntoltHarrison.ca**





## Village of Harrison Hot Springs

Published by Rhonda Lynne Schell · April 5 ·



We're at Memorial Hall today to answer your questions about the OCP update and hear what's important to you.



TUE, APR 5

### OCP Pop-Up Event and Survey

Spring Park (Memorial Hall if it's raining)

2 Went · 2 Interested

Insights unavailable for this post

Boost a post





## Village of Harrison Hot Springs

Published by Rhonda Lynne Schell · April 6 ·



We're at Memorial Hall again this morning and looking forward to hearing from you! We'll be here until noon.





## Village of Harrison Hot Springs

Published by Debra Key · April 13 ·



What are your priorities for our community's future? Tell us in the OCP Update survey by April 30, 2022. <https://bit.ly/37eVb2w>



# OFFICIAL COMMUNITY PLAN REVIEW



Get involved in the future of Harrison Hot Springs!

[getintoitharrison.ca/ocp-village-vision](https://www.villageofharrison.ca/ocp-village-vision)



## OCP UPDATE SURVEY #2

If you moved here, why did you do so?  
If you grew up here, what makes you stay?  
What are your priorities for our community's future?

Tell us in the **OCP Update survey** by **April 30, 2022**.

If you do not have internet access, please  
request a paper survey at the Village Office.

Follow the OCP Village Vision page for updates  
and opportunities to get involved.

Register or log in:

[getintoitharrison.ca/ocp-village-vision](https://getintoitharrison.ca/ocp-village-vision)



## OCP UPDATE EVENT

**We will be hosting two facilitated events  
to continue awareness building.**

The goal of this next phase is to uncover:

- How participants perceive the community
- What amenities and services are designated as valuable
- The inherent challenges and roadblocks in attaining a healthier and more vibrant community

**Please plan to attend one of the following sessions,  
at Memorial Hall, 290 Esplanade Ave:**

**May 25 – 6:30 pm until 8:30 pm**

**May 26 – 6:30 pm until 8:30 pm**

Seating is limited. RSVPs are appreciated but not necessary.

RSVP to Ken Cossey at [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca)

**Visit for more  
information:**

**[getintoitharrison.ca/ocp-village-vision](http://getintoitharrison.ca/ocp-village-vision)**





## Village of Harrison Hot Springs

Published by Debra Key · April 28 ·



There are two days left to submit your response for the OCP Update survey. Let us know what your priorities are for our community's future at <https://bit.ly/37eVb2w>.



GETINTOITHARRISON.CA

### Official Community Plan Update

The Village of Harrison Hot Springs is undertaking a complete review of its current Official Co...



[See insights and ads](#)

[Boost post](#)



1

1 Comment 2 Shares



# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO:** Mayor and Council

**DATE:** May 11, 2022

**FROM:** Ken Cossey, MCIP, RPP  
Planning Consultant

**FILE:** 3900-001

**SUBJECT:** The Official Community Plan Review Update

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### ISSUE:

Updating Council on the work completed to date on the OCP review project and to present the second survey results.

### BACKGROUND:

Earlier Council approved the community consultation program that consists of the following elements.

### OVERALL ENGAGEMENT APPROACH UPDATE



**Village's Website** – the site has been created and is live. The address for the site is outlined below  
[OCP Village Vision | Harrison Hot Springs](#)

**In-person Pop-Up Events** – held on April 5 and 6. This event attracted 35 people over the two days and with our discussions on various issues we directed the residents to the second survey site. We are looking to setting a second pop-up event over the summer.



**Displays** – To be set-up as directed by the Villages' project team. Handouts can also be made available to accompany these displays and direct citizens to online engagement information and opportunities. Nothing has been set up yet.



**Online Survey** – the first survey has been completed and the second survey is also completed. The results of this survey are attached to this report for your information.

**World Café** – it will be an in-person event that will be held on May 25 and May 26 from 6:30pm to 8:30 pm, in Memorial Hall.

**Stakeholders and other Governments** – A Letter with the offer of a follow up stakeholder meeting and presentation was sent to:

1. Tourism Harrison River Valley, and the
2. Harrison Agassiz Chamber of Commerce

A follow up meeting was held with the Chamber of Commerce on February 8, 2022.

Letter and the offer of a follow up government to government meeting and presentations, at key points throughout the process

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The letter has been sent, and as of the date of this report no follow up meeting has been requested.

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1. Agricultural Land Commission
2. District of Kent
3. Fraser Cascade School District
4. Fraser Valley Regional District
5. Fraser Health
6. Ministry of Transportation and Infrastructure – The email received back indicated the following, "looking forward to reviewing the draft updated OCP Bylaw."
7. Harrison Hot Springs Fire Department
8. RCMP

Presentation to the APC

- 1/. A power point presentation was provided to the APC on January 13, 2022.

## **SUMMARY COMMENTS ON THE TWO SURVEYS**

### First Survey Summary results

This survey was active from Feb 1 to Feb 28, 2022, and we had 140 responses (130 residing in Harrison Hot Springs and 10 residing away from Harrison Hot Springs). In addition to the 140 responses, we had on the survey, the following statistics on this survey are provided for your information.

- A. Aware of the survey (defined as visiting at least one page) – 302
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The pin comments are summarized below in no special order. Please note that eight pins generated fifty-seven comments.

- 1. Dog Park
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- 7. BMX and Bike Friendly trails
- 8. Senior's programs
- 9. Protect all the trees
- 10. Invasive weed – general clean up needed
- 11. Safe walkway from Rendall Park to the Art Gallery
- 12. Sidewalks – safer pathways for pedestrians
- 13. Put a Noise Bylaw in Place
- 14. More protection of trees and natural resources

### Second Survey Summary Results

This survey was active from April 4 to April 29, 2022, and we had 84 responses. In addition to the 84 responses, we had on the survey, the following statistics on this survey are provided for your information.

- A. Aware of the survey (defined as visiting at least one page) – 181
- B. Informed (defined as downloading a document, visiting multiple pages, or responded to the survey) – 103
- C. Engaged (defined as responding to the survey) - 84

Attached to this report are two reports, one dealing with the responses that could be quantified and the second is the write-in comments of the survey. I draw your attention to page 13 of 16 of the quantified responses. This question has been cut off, in the project report only, but asked the following;

“The provincially created Community Wildfire Protection Plan process was started as a result of the devastating fires in Kelowna in 2003. In this plan, a toolbox of options is recommended to help reduce the threat of wildfires coming into and away from a community. One of these local tools is the use of a development permit, as outlined in the *Local Government Act*. This allows the Village to require additional information before the development may proceed. Do you think that the Village should set up a Wildfire Interface Development Permit tool?”

The results of this question indicate overwhelming support for the creation of a new Wildfire Interface Development Permit tool for the Village.

Attached for your review and information are the summary results of the write-in comments. Please note that the comments provided appeared at least once and are not listed in any order. In addition to this the comments provided are not always OCP specific, but it is important that Council, staff, and residents can review the comments provided.

The review team will be reviewing the comments provided for further discussion at the World Café sessions.

## **OVERALL COMMUNITY PARTICIPATION STATISTICS TO DATE**

The breakdown for the community involvement to date is as follows;

- A. Aware of the survey (defined as visiting at least one page) – 483
- B. Informed (defined as downloading a document, visiting multiple pages, or responded to the survey) – 334
- C. Engaged (defined as responding to the survey) - 224
- D. Pop-up event - 35

For the World Café we are setting up for 48 participants for each session. For a total of 96 participants over the two days.

## **OVERALL COMMENTS ON THE COMMUNITY INPUT RECEIVED TO DATE**

Looking at the comments received to date suggests so far that there is still considerable support for the current vision and the goals of the current OCP. After the World Café session, we will be in a better position to determine if we need to revise the current vision statement and the supporting ten goals.

**RECOMMENDATION:**

THAT the Official Community Plan Review Update dated May 11, 2022 and attachments be received for information.

**Respectfully submitted:**

**REVIEWED BY and Concurrence  
with the RECOMMENDATIONS**

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

Attachments (2)

Question Number and question asked

**1. Why move here**

Affordability  
Scenery – lake and mountains  
Having the lake as a part of our routine  
Close to the lower mainland  
Moved away from crowded area to be on the lake  
Forests  
Tight knit community  
Moderate weather  
Small town feel

**1. If you grew up here why stay**

Family live here  
So close to nature  
Wonderful place to raise a family

**2. Top three favorite things about living or working in Harrison Hot Springs**

Knowing my neighbours  
Parks and trails – recreation opportunities  
Restaurants and shops  
Lake – so close  
Mountains  
Nature/beauty/views  
Walkable community  
Small town feeling - downtown  
Proximity to Vancouver/Lower Mainland  
No franchise shops  
Well kept public spaces  
The natural environment  
Boating  
Spirit Trail  
Reasonable proximity to goods and services  
The people themselves  
Feel safe  
Easy access to Sasquatch provincial park



### 3. Top three least favorite things

"Rampant development"  
Bylaws that support development  
Treeless subdivisions  
Lack of services  
Lack of activity/cultural events  
No free public access to the hot spring for residents  
Residents have to pay to park by the lake  
Lack of walking connections – not enough crosswalks  
Poorly laid out subdivisions – crowded and not well designed  
Too many multi-family complexes  
Need better public transit service  
Geese  
Floodplain  
No grocery store  
Traffic, noise, and pollution during the tourist season  
No affordable rental housing  
Quarry application  
Lack of services  
Tearing down of old buildings  
No public access to the hot springs  
Too many townhouses popping up  
Less high-rise development along the waterfront  
Lack of a police presence  
The new high-rise downtown  
No amenities  
The Agassiz/Rosedale bridge

### 4. From a community planning perspective what are the top three challenges over the next 20 years

Reduce GHG emissions  
Protect air quality, water quality and biodiversity  
Traffic and parking  
Community planning design  
Maintaining waterway access for residential users  
Maintaining or sourcing new green ways  
Enough parking for the proposed use  
Well planned areas – need to provide stronger direction to the developers  
Need another access road into and out of Harrison Hot Springs  
More houses and visitors – means more cars, traffic, and parking issues  
Protecting the natural beauty of the Village  
Strain on the local infrastructure  
Affordable housing

- Upgrading the flood mitigation systems
- Too many condominiums
- More services
- Revisit and update the downtown design plan
- Focus on seasonal tourism issues and not other development
- Allow seasonal rental of tourist suites – things are getting expensive (cost of living issue)
- New school
- Climate change issues
- Keeping young families in the village
- Managing growth and development – balance the needs of the tourists with the needs of the residents
- Move the Post Office to a new location – dangerous to be backing onto a heavily used road

#### **5. Top three urgent issues to address**

- Traffic light coordination at HS road and Lillooet (unsafe to jay walk)
- Urban forest plan
- Wetland, Riparian, and enhancement plan
- Tree replanting for new development
- Multi-use path development
- Improve streetscapes
- Design review of strata buildings
- Pedestrian and cyclist infrastructure improvements
- Flood mitigation
- Geese fecal pollution
- Visit parking in the summer
- Getting residential access to the hot springs
- Handling the population growth without impacting the green spaces
- Trail and park preservation
- Miami River clean up
- Redo the building at the source of the hot springs
- Incentives to expand local businesses
- Set an upper limit on the amount of population density
- Children's spray park
- Bury overhead lines
- Pedestrian -oriented village

#### **13. If no to parks and trails being a reasonable distance from your home – suggested improvements**

Add a nice park in the south end. Lots of muddy trails

**15. If you think that the parks are not accessible, why not**

Better surfaces for wheelchairs  
Need playground equipment for children with mobility issues  
Need smooth even pathways, level entries and ramps  
Pave the new trail

**16. Top three non-residential development issues**

Wildlife Corridors  
More nature trails  
Riparian enhancement  
Waterpark on the beach for children  
Multi-use pathways  
Snow removal strategy  
Boat launch for non-motorized boats  
Community services/social programming  
Dog park  
Community centre  
Medical office  
Ecofriendly outdoor recreation facilities  
Co-op style grocery store  
Access to the hot springs  
Board walk from Heron's Cove to the Ranger Station  
Local products in the stores  
New hot springs pool  
Recreation centre  
More family activities by the water  
Water quality of the lagoon  
Creative arts programs  
Outside movie theatres  
Expand and improve the pool (private pool not a public pool)  
More restaurant selections  
A community police office  
Part time coordinator for the development/implementation of a senior's program  
Upscale hotel/destination resort  
Better use of the East Sector lands  
Hiking trail along the entire length of the lake  
Outdoor art  
A library  
Skate park  
Fitness Centre  
Community garden  
Dollar store  
Market Garden

Recycling transfer station  
Resident only boat launch  
Year-round community swimming pool  
Foot bridge linking the small boat launch on Cedar to the trails behind Miami Drive  
Light Industrial park  
A business district away from the lakeshore area

**18. If no to meeting your daily needs what is lacking**

Services, shopping, and a grocery store  
Medical and dental offices  
Pharmacy  
Bakery/Deli  
BC government liquor store  
Policing  
Pet store  
Automotive store

**19. Development information sources. List your top three**

Tree retention  
Wetland preservation  
Rainwater gardens  
Use of the CAC/amenities program  
Does the developer have a history of undertaking large scale developments  
Environmental and habitat assessments  
Access to the developer's financial records and development history  
More use of the APC  
Benefit to the village if the development is approved  
Impacts on infrastructure and the community overall  
Preserve the forests  
Development sign posted on the respective property by the Village  
Our local and adjacent First Nation communities

**21. Additional comments of the Wildfire DPA tool**

Mixed forests help to mitigate the problem  
Not enough information - unsure  
Need another way out for emergency situations  
Use fire retardant finishes  
Dead under brush should be removed

### **23. Top three transportation concerns**

Traffic light at HS road and Lillooet not safe place for pedestrians – cars turning right and left at the same time  
Congestion HS road – summertime and no speed monitoring  
Muti-use paths  
Bike routes  
Better quality sidewalks – both sides of Hot Springs Road should have sidewalks  
Use of residential electric golf carts  
Parking  
More buses on Sunday  
Bus shuttle service from the overflow parking area and from Agassiz to Harrison Hot Springs  
Need more than one road in and out  
More road maintenance  
No cabs or uber services  
The Agassiz/Rosedale bridge  
Cross walk from the Campbell Lake trail across the street  
No handiDart service  
Esplanade Ave – pedestrian zone  
Better bus connections – all the way to the Vancouver Airport  
More frequent buses into and out of the Village

### **24. Types of Housing**

Single Family Dwellings  
Townhouses  
Low rise condominiums  
Senior's housing  
Rental and subsidized for low incomes  
Condominiums with commercial on the first floor  
Low-density low-rise cottage style  
Rental housing for workers  
Apartment buildings – first floor commercial and a maximum of two storeys for apartments

### **26. If no to ageing in place why not**

Lack of support services for elders – need to travel to another area for medical services  
No large lots to develop that will support this type of activity  
Homes available in Agassiz and Chilliwack  
Need more information

### **28. If no to seasonal housing for employees why not**

Not Banff, Tofino, or Whistler – if it is a problem, it should be discussed amongst the affected businesses  
Not truly a seasonal resort area – (like a ski hill)  
Promotes illegal suites  
Left vacant after the tourist season is over  
Agassiz or Chilliwack are close by – easy commute  
Additional information – who is paying for this  
Employers should use the money to top up the wages of their employees  
More information needed

### **30. Steps to reduce GHG emissions**

Stop cutting down trees  
Use native plants for landscaping  
Retain riparian areas  
Encourage alternative energy, geothermal, solar, and wind  
EV stations  
Electric powered village fleet  
Developers build to LEED standards and must provide trees  
More bike racks and bike lanes  
Set up a local recycling/transfer station – helps to reduce the number of vehicles on the road  
Look at LNG or hydrogen fuel cell vehicles

### **31. Additional comments**

Development practices are archaic – stop cutting down trees  
Need to use the green bylaws toolkit put out by the provincial government in 2003  
Retain the tree cover canopy  
Stop the issuance of variance permits – especially on Pine Avenue  
Back of the cautionary signs by the lagoon need to be painted  
Lights on the Fred Hardy bridge  
Crosswalk across Hot Springs Road to Balsam Ave  
More sidewalks  
Create socially responsible/sustainable alternatives to the current development process



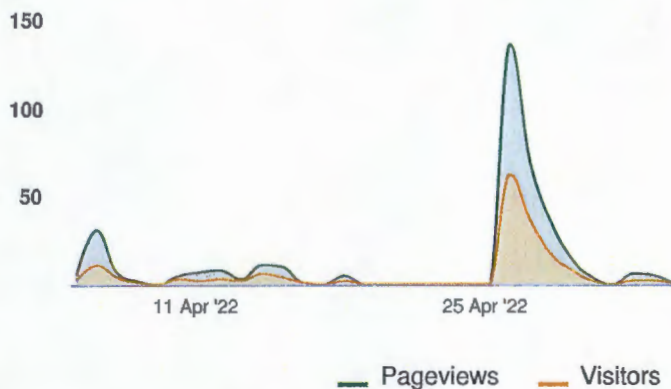
# Project Report

04 April 2022 - 03 May 2022

## Get Into It Harrison! Official Community Plan Update



### Visitors Summary

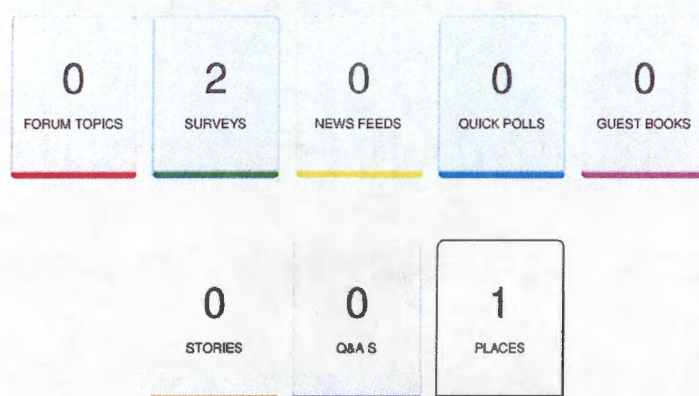


### Highlights

|                   |     |                      |     |
|-------------------|-----|----------------------|-----|
| TOTAL VISITS      | 210 | MAX VISITORS PER DAY | 62  |
| NEW REGISTRATIONS | 6   |                      |     |
| ENGAGED VISITORS  | 84  | INFORMED VISITORS    | 103 |
|                   |     | AWARE VISITORS       | 181 |

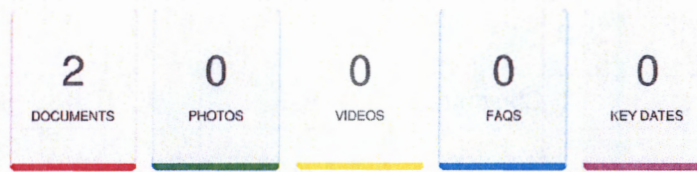
| Aware Participants              |  | 181          | Engaged Participants        |            | 84         |           |
|---------------------------------|--|--------------|-----------------------------|------------|------------|-----------|
| Aware Actions Performed         |  | Participants | Engaged Actions Performed   | Registered | Unverified | Anonymous |
| Visited a Project or Tool Page  |  | 181          |                             |            |            |           |
| Informed Participants           |  | 103          | Contributed on Forums       | 0          | 0          | 0         |
| Informed Actions Performed      |  | Participants | Participated in Surveys     | 84         | 0          | 0         |
| Viewed a video                  |  | 0            | Contributed to Newsfeeds    | 0          | 0          | 0         |
| Viewed a photo                  |  | 0            | Participated in Quick Polls | 0          | 0          | 0         |
| Downloaded a document           |  | 4            | Posted on Guestbooks        | 0          | 0          | 0         |
| Visited the Key Dates page      |  | 0            | Contributed to Stories      | 0          | 0          | 0         |
| Visited an FAQ list Page        |  | 0            | Asked Questions             | 0          | 0          | 0         |
| Visited Instagram Page          |  | 0            | Placed Pins on Places       | 0          | 0          | 0         |
| Visited Multiple Project Pages  |  | 22           | Contributed to Ideas        | 0          | 0          | 0         |
| Contributed to a tool (engaged) |  | 84           |                             |            |            |           |

## ENGAGEMENT TOOLS SUMMARY



| Tool Type   | Engagement Tool Name             | Tool Status | Visitors | Contributors |            |           |
|-------------|----------------------------------|-------------|----------|--------------|------------|-----------|
|             |                                  |             |          | Registered   | Unverified | Anonymous |
| Place       | Village Vision Input Map         | Published   | 11       | 0            | 0          | 0         |
| Survey Tool | Official Community Plan Survey 2 | Archived    | 144      | 84           | 0          | 0         |
| Survey Tool | Official Community Plan Survey 1 | Archived    | 6        | 0            | 0          | 0         |

## INFORMATION WIDGET SUMMARY



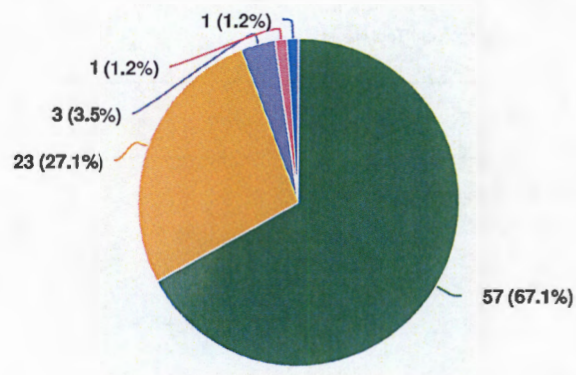
| Widget Type | Engagement Tool Name          | Visitors | Views/Downloads |
|-------------|-------------------------------|----------|-----------------|
| Document    | Official Community Plan FAQ   | 4        | 4               |
| Document    | OCP Awareness Building Report | 0        | 0               |

## ENGAGEMENT TOOL: SURVEY TOOL

### Official Community Plan Survey 2

|          |     |              |    |               |    |
|----------|-----|--------------|----|---------------|----|
| Visitors | 144 | Contributors | 84 | CONTRIBUTIONS | 85 |
|----------|-----|--------------|----|---------------|----|

What level of personal safety do you feel in parks during the day?



#### Question options

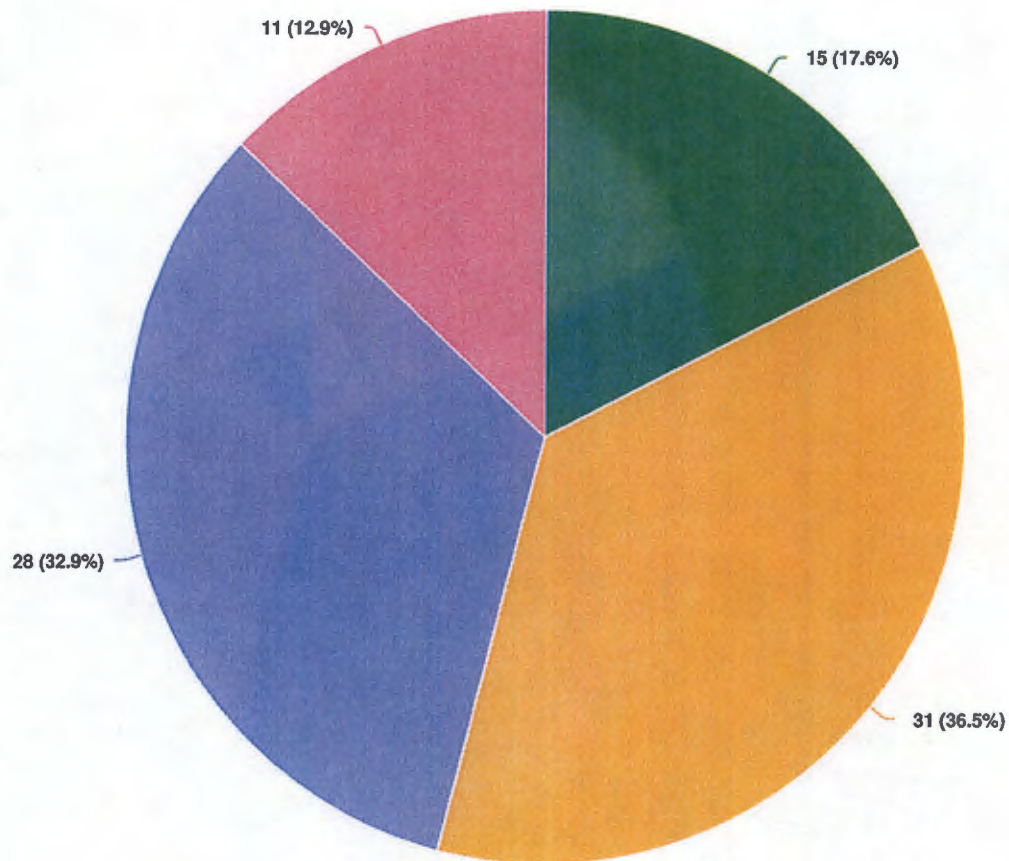
Very safe Safe Somewhat safe Not safe Don't know

Optional question (84 response(s), 1 skipped)

Question type: Radio Button Question



**As a pedestrian, what level of personal safety do you feel on major roads during the day?**



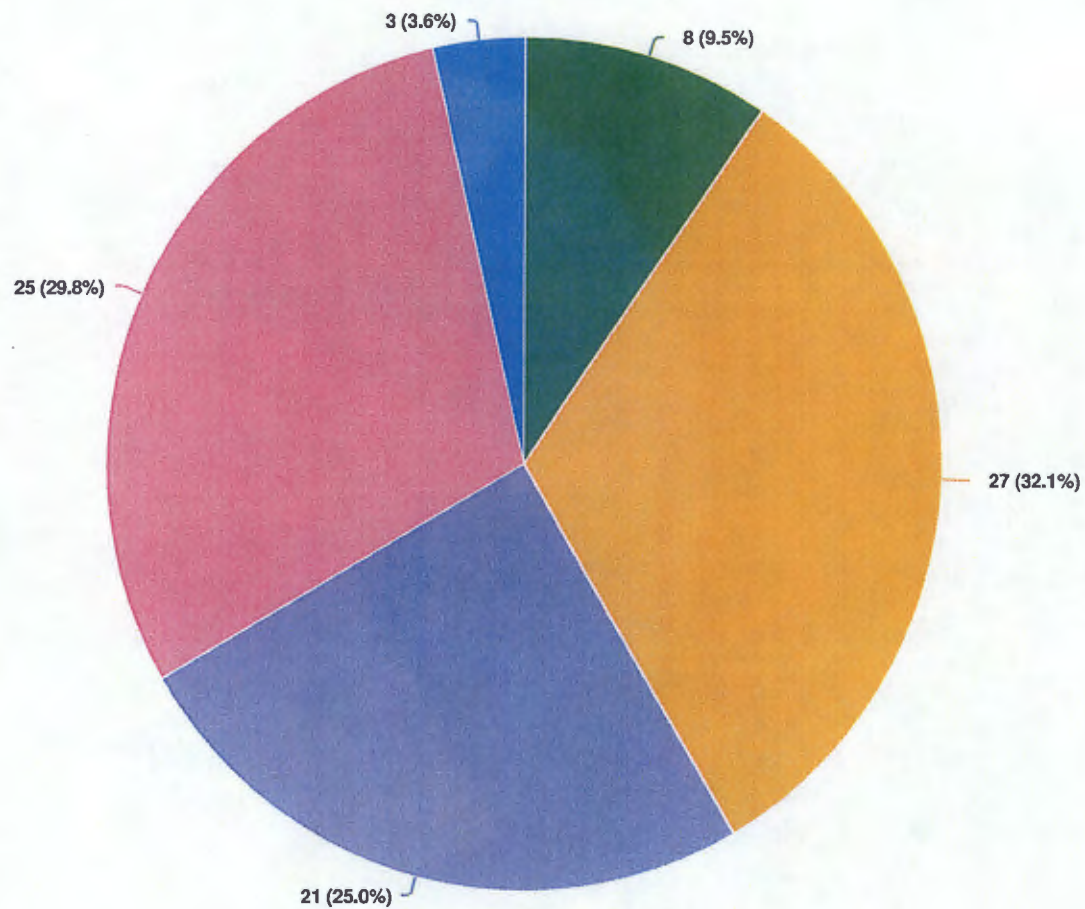
**Question options**

Very safe Safe Somewhat safe Not safe

Optional question (84 response(s), 1 skipped)

Question type: Radio Button Question

As a pedestrian, what level of personal safety do you feel on major roads during the night?



**Question options**

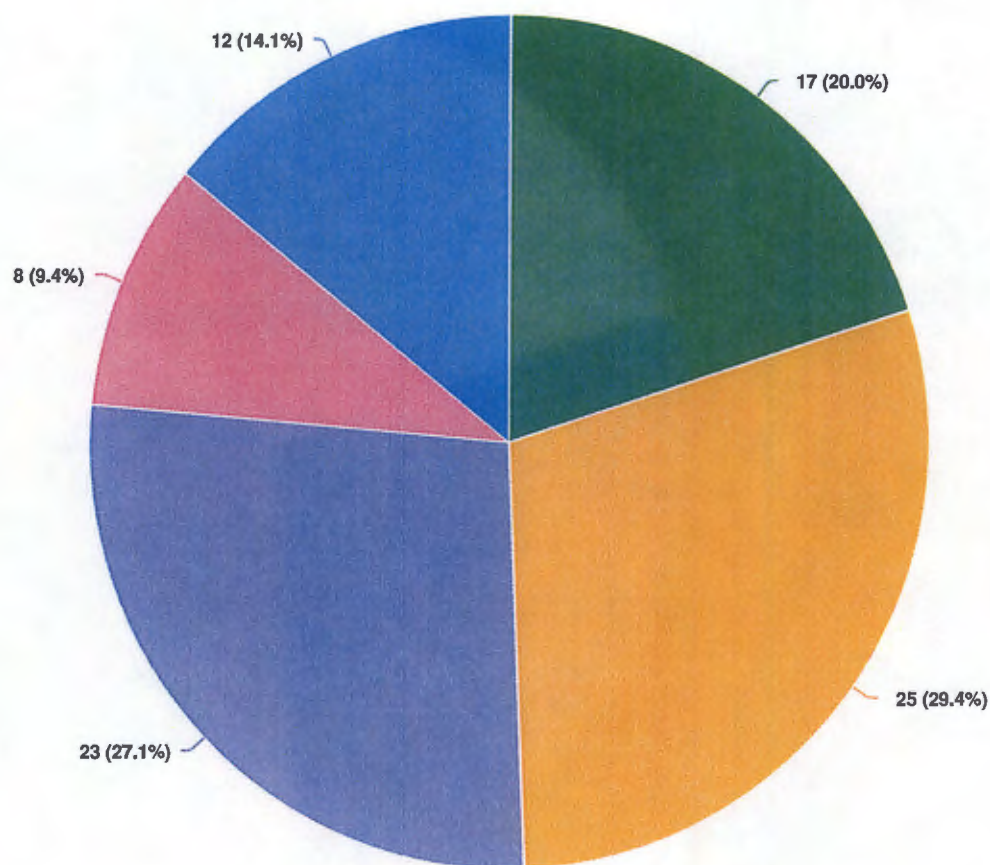
Very safe Safe Somewhat safe Not safe Don't know

Optional question (83 response(s), 2 skipped)

Question type: Radio Button Question



**What level of personal safety do you feel in parks during the night?**



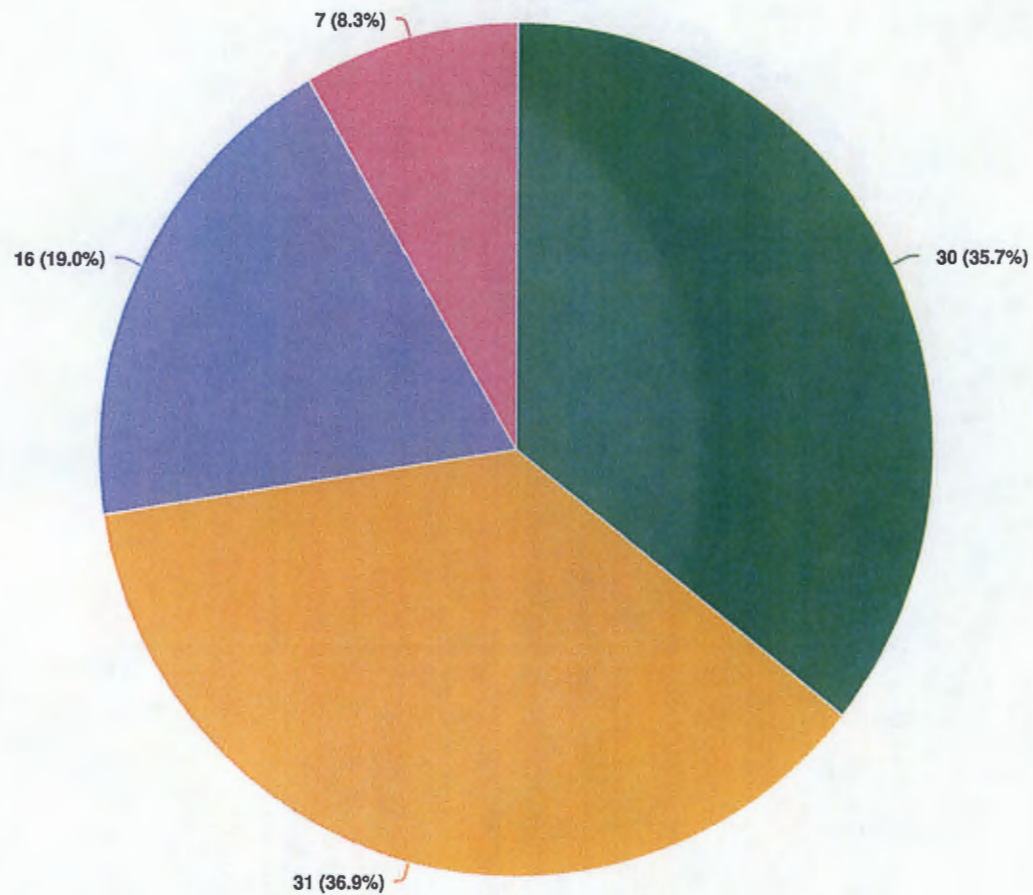
**Question options**

Very safe Safe Somewhat safe Not safe Don't know

Optional question (84 response(s), 1 skipped)

Question type: Radio Button Question

**As a pedestrian, what level of personal safety do you feel on local roads during the day?**



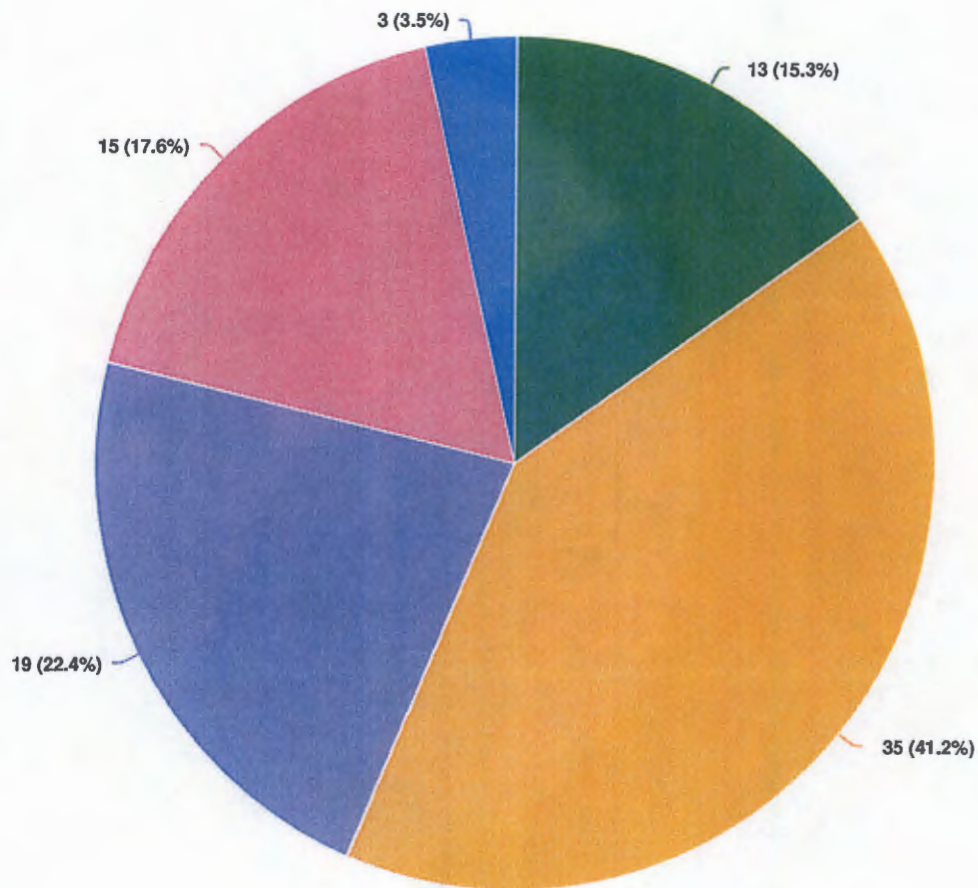
**Question options**

Very safe Safe Somewhat safe Not safe

Optional question (83 response(s), 2 skipped)

Question type: Radio Button Question

**As a pedestrian, what level of personal safety do you feel on local roads during the night?**



**Question options**

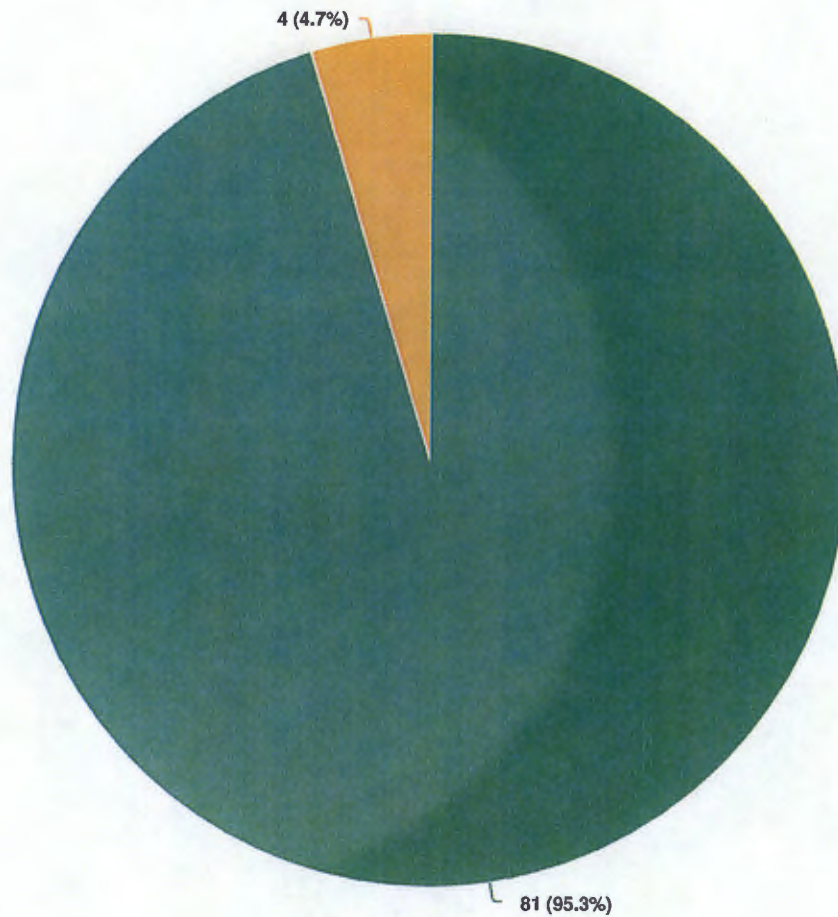
Very safe   Safe   Somewhat safe   Not safe   Don't know

Optional question (84 response(s), 1 skipped)

Question type: Radio Button Question



**Do you feel that the parks, trails, and open spaces are located within a reasonable distance from your home?**



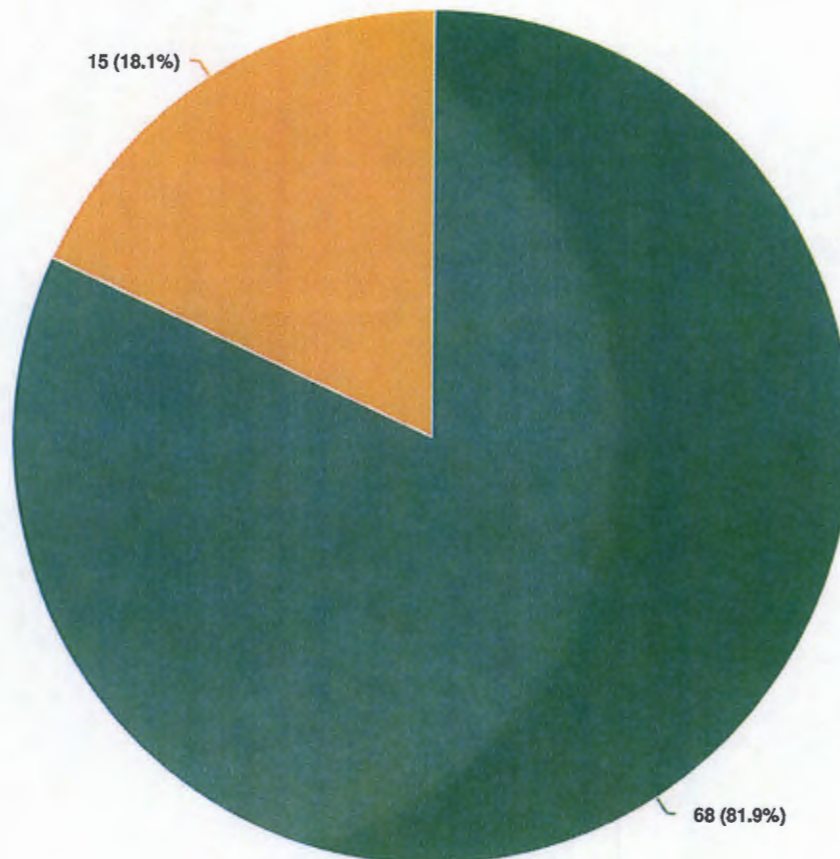
**Question options**

● Yes ● No

*Optional question (84 response(s), 1 skipped)*

*Question type: Radio Button Question*

Do you feel that the parks in Harrison Hot Springs meet accessibility standards?



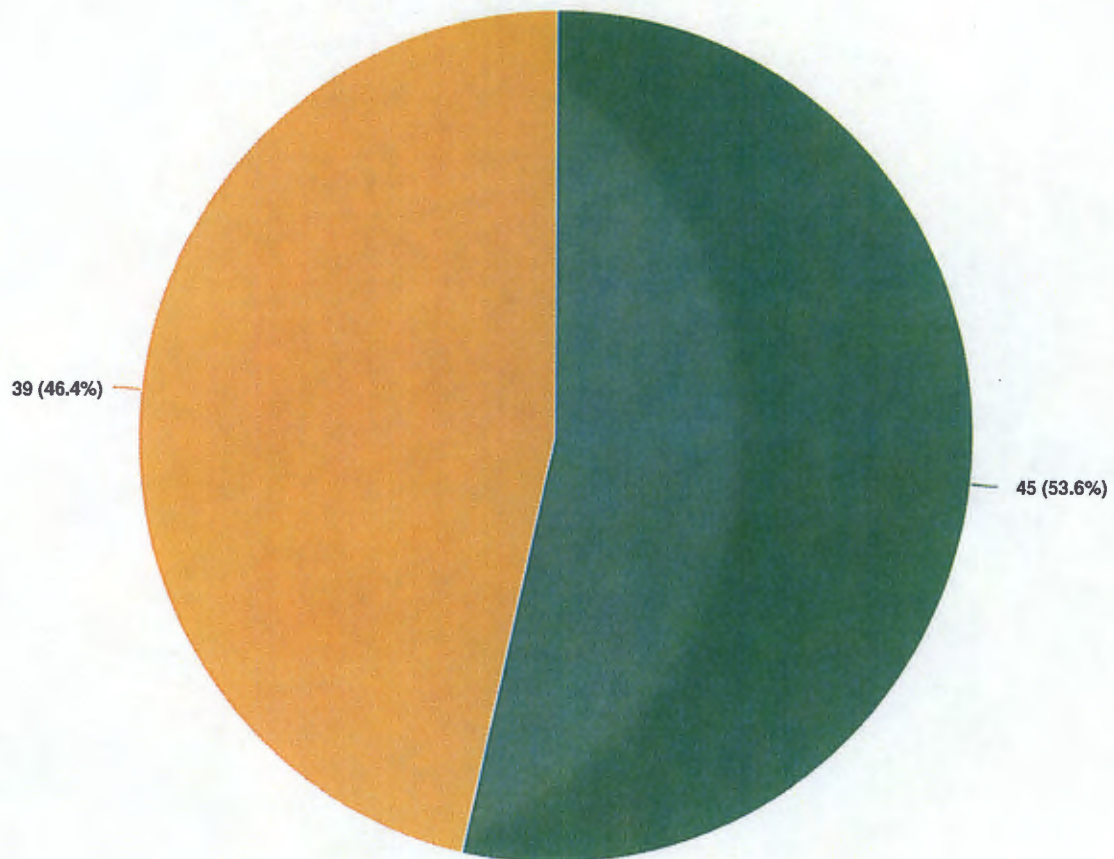
**Question options**

● Yes ● No

Optional question (82 response(s), 3 skipped)

Question type: Radio Button Question

**Do you feel that your daily needs are met by the services in town?**



**Question options**

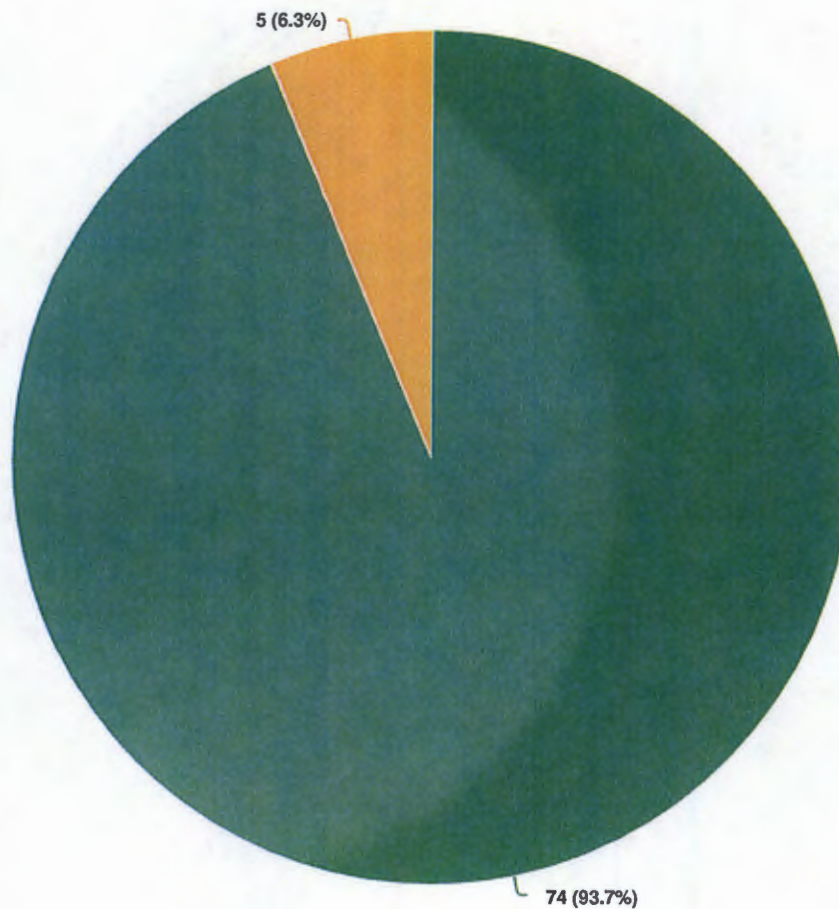
● Yes ● No

*Optional question (83 response(s), 2 skipped)*

*Question type: Radio Button Question*



The provincially created Community Wildfire Protection Plan process was started as a result of the devastating fires in Kelowna in 2003. In this plan, a toolbox of options is recommended to help reduce the threat of wildfires coming into and away f...



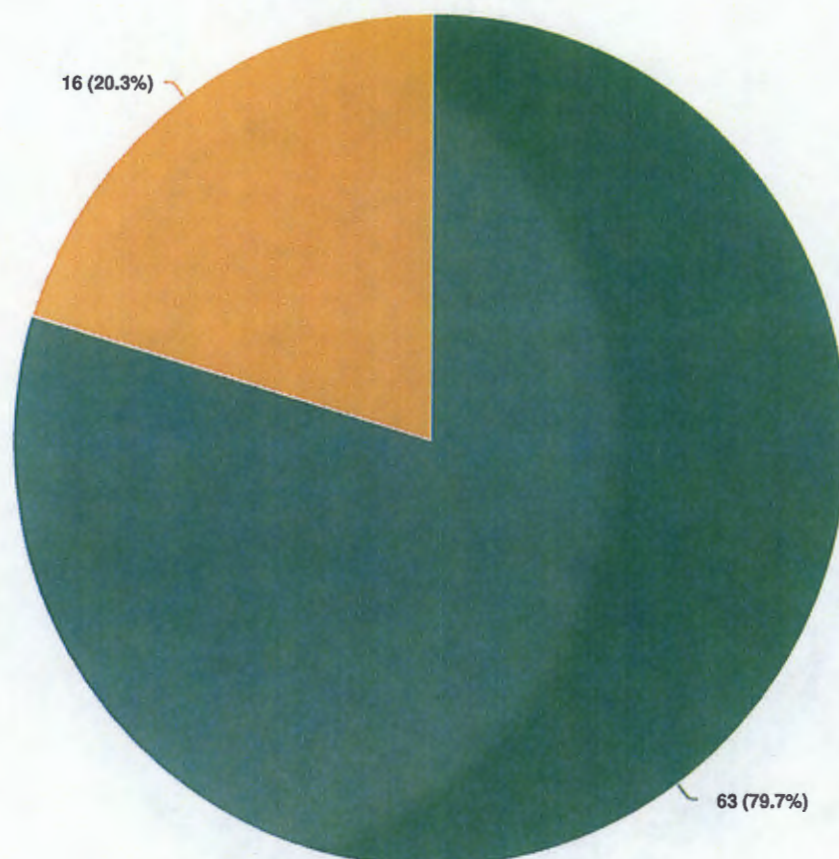
**Question options**

● Yes   ● No

*Optional question (78 response(s), 7 skipped)*

*Question type: Radio Button Question*

Do you believe that ageing in place housing should be considered?



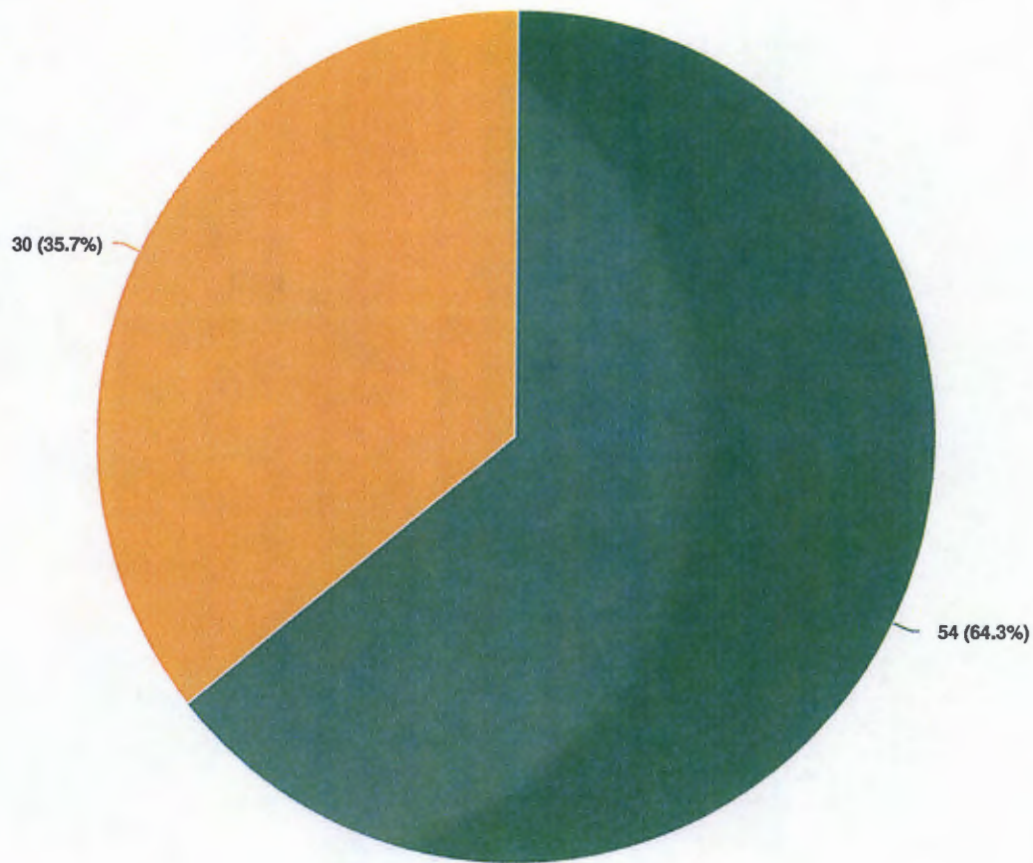
**Question options**

● Yes ● No

Optional question (78 response(s), 7 skipped)

Question type: Radio Button Question

**Do you believe that seasonal employee housing should be considered?**



**Question options**

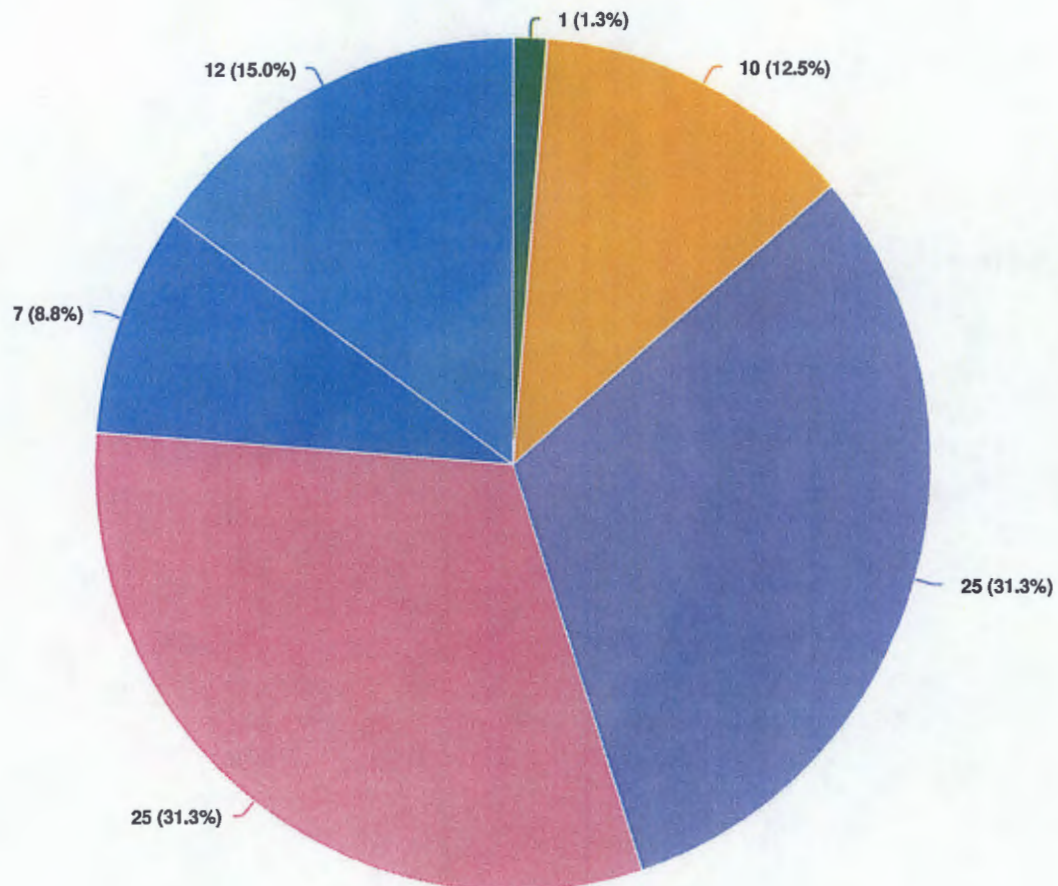
● Yes ● No

*Optional question (83 response(s), 2 skipped)*

*Question type: Radio Button Question*



How would you rate the community's efforts to reduce Green House Gas emissions?



**Question options**

Excellent Very good Good Satisfactory Poor Almost non-existent

Optional question (79 response(s), 6 skipped)

Question type: Radio Button Question

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
May 16, 2022*

*Councillor Hooper excused himself from Council Chambers at 7:53 pm due to a conflict of interest stating that he is a member of the Miami River Streamkeepers Society.*

**Moved by Councillor Piper**  
**Seconded by Councillor Palmer**

THAT the following community groups be provided with funding, under the Grants to Groups program:

|                                      |            |
|--------------------------------------|------------|
| Agassiz-Harrison Community Services  | \$2,000.00 |
| Miami River Streamkeepers Society    | \$1,000.00 |
| Agassiz-Harrison Aquanauts Swim Club | \$1,350.00 |
| Storytime in the Park                | \$1,000.00 |
| Kent-Harrison Arts Council           | \$2,000.00 |

**CARRIED**  
RC-2022-05-09

*Councillor Hooper re-entered the Council Chambers at 7:55 pm.*

- (d) Report of Planning Consultant – May 11, 2022  
Re: The Official Community Plan Review Update

**Moved by Councillor Palmer**  
**Seconded by Councillor Piper**

THAT the Official Community Plan Review Update dated May 11, 2022 and attachments be received for information.

**CARRIED**  
**UNANIMOUSLY**  
RC-2022-05-10

- (e) Report of Operations Manager – May 11, 2022  
Re: Water Reservoir Maintenance

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT Greaterio Services be retained to undertake the purchase, installation and related works for the reservoir anode replacement and reservoir maintenance project for up to \$88,000.00 to be funded from water utility reserves.

**CARRIED**  
**UNANIMOUSLY**  
RC-2022-05-11

## **12. BYLAWS**

None



# OCP UPDATE EVENT

## Pop-Up Events

|                    |                      |
|--------------------|----------------------|
| <b>June 22</b>     | <b>June 23</b>       |
| <b>3 PM - 5 PM</b> | <b>10 PM - 12 PM</b> |

**See Website for details**  
**[harrisonhot springs.ca](http://harrisonhot springs.ca)**





**Village of Harrison Hot Springs** created an event.

May 17 · 🌐



THU, MAY 26

## OCP Update Event

Harrison Hot Springs

1 Went · 2 Interested

# Get Into It Harrison! YOUR VOICE MATTERS

## Here's how you can get involved ...

### Pop-Up Events

**What:** We will be hosting two facilitated events to continue awareness building

**The goal of this next phase is to uncover:**

- How participants perceive the community
- What amenities and services are designated as valuable
- The inherent challenges and roadblocks in attaining a healthier and more vibrant community

|                            |                     |
|----------------------------|---------------------|
| <b>When:</b> June 22, 2022 | June 23, 2022       |
| 3:00 PM - 5:00 PM          | 10:00 AM - 12:00 PM |

**Where:** Spring Park (Memorial Hall if it's raining)

**[getintoitharrison.ca](http://getintoitharrison.ca)**

Village of Harrison Hot Springs 604-796-2171



We will be hosting two facilitated events to continue awareness building.

The goal of this next phase is to uncover:

- How participants perceive the community
- What amenities and services are designated as valuable
- The inherent challenges and roadblocks in attaining a healthier and more vibrant community

Please plan to attend one of the following sessions, at Spring Park, Harrison Hot Springs (Memorial Hall if it's raining).

June 22 - 3:00 pm to 5:00 pm

June 23 - 10:00 am to 12:00 pm

Visit [getintoitharrison.ca](http://getintoitharrison.ca) for more Information.



## OCP Update Event

Location: Memorial Hall, Harrison Hot Springs  
June 22 - 3:00-5:00pm

Location: Spring Park, Harrison Hot Springs  
(Memorial Hall if it is raining)  
June 23 - 10:00am-12 noon

# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO:** Mayor and Council

**DATE:** August 17, 2022

**FROM:** Ken Cossey, MCIP, RPP  
Planning Consultant

**FILE:** 3900-001

**SUBJECT:** The Official Community Plan Bylaw No. 1184, 2022

---

### ISSUE:

Starting of the formal adoption process for the updated Official Community Plan (OCP) Bylaw, 1184, 2022.

### BACKGROUND:

Earlier Council approved the community consultation program that consisted of the following elements.

### OVERALL ENGAGEMENT APPROACH RECAP



**Village's Website** – the site was created. The address for the site is outlined below  
[OCP Village Vision | Harrison Hot Springs](#)

**In-person Pop-Up Events** – held on April 5 and 6 and again on June 22 and 23. These two events attracted 50 people.



**Online Survey** – two on-line surveys were held. We had 214 individuals that participated in the on-line surveys.

**World Café** – This in-person event was held on May 25 and May 26. We had 17 participants for this event.

Collectively thorough the above referenced community input process, we received input from 281 individuals.

In addition to the above referenced process, we also involved stakeholders, looked into setting up government to government meetings and involved various government agencies. Listed below is a breakdown of the process utilized.

### **Stakeholders**

A Letter with the offer of a follow up stakeholder meeting and presentation was sent to:

1. Tourism Harrison River Valley, and the
2. Harrison Agassiz Chamber of Commerce

A follow up meeting was held with the Chamber of Commerce on February 8, 2022.

### **Government to Government meeting**

Letter and the offer of a follow up government to government meeting and presentations, at key points throughout the process

1. Sts'ailes First Nation – this would also include a presentation on what an Official Community Plan is and the sharing of the Village's Building Awareness Report. The first draft of the OCP will be shared with the Sts'ailes First Nation and with the offer that the Planning Consultant will make a presentation to the Chief and Council, if requested.

### **Government Agencies**

An introductory letter on the project was sent to the following.

1. Agricultural Land Commission
2. District of Kent
3. Fraser Cascade School District
4. Fraser Valley Regional District
5. Fraser Health
6. Ministry of Transportation and Infrastructure – The email received back indicated the following, "looking forward to reviewing the draft updated OCP Bylaw."
7. Harrison Hot Springs Fire Department
8. RCMP
9. APC - A power point presentation was provided to the APC on January 13, 2022.

### **OVERALL COMMENTS ON THE COMMUNITY INPUT RECEIVED**

Looking at the comments received suggests that there is still considerable support for the current vision and the goals of the current OCP. There was also support for the inclusion of the two new Development Permit areas into the OCP; the Interface Wildfire Development Permit and the Greenhouse Gas Emissions Development Permit.



## MAJOR CHANGES TO THE ATTACHED UPDATED BYLAW

While most of the changes were addressed through a new formatting process the major changes are listed below

1. Reduced the overall size of the OCP document from the current 125 pages down to 43.
2. Changed shall and should to must.
3. Added in the required Housing Need requirement of *the Local Government Act*. This is in s. 3.2 of the attached bylaw.
4. Added a Community Amenity Contributions section, s 3.4 of the attached bylaw, and a Development Approval Information section, s 3.5 of the attached bylaw.
5. Took out the Tree Protection section. This issue is better addressed through your Urban Forest Master Plan review and the Tree Protection Bylaw.
6. Added a Sand and Gravel section, as per the requirements of the *Local Government Act*. The new section number is 3.7 of the attached bylaw.
7. Made the OCP more user-friendly, in that we created section headings and moved all the policies associated with that section into this section. That way the policies associated with the issue are found in one section as opposed to being scattered throughout the OCP. This update project also allowed the review team to remove contradictory policy statements.
8. Took out the Design Guidelines as a part of the current OCP. Recommending that they be set up as a policy. In the proposed updated OCP Bylaw the suggested Design Guideline policy are tied to the new OCP.
9. Updated the Maps.
10. Removed the sign policies in the current OCP, as the Village now has a Sign Bylaw. (Bylaw No. 1126, 2018)
11. Deleted various sections of the current OCP, as these policies are actual regulatory requirements outlined in the Village's Zoning Bylaw. This includes density issues and parking requirements.
12. Removed issues that are better addressed in a Council's Strategic Plan, like creating a Tourism Development Strategy.

## NEXT STEPS IF FIRST AND SECOND READING PROVIDED

As per s 477 of the *Local Government Act*, the following happens:

1. Review the draft OCP with the Village's Financial Plan,
2. Review the draft OCP with an approved Waste Management Plan,
3. Refer the draft OCP to the Agricultural Land Commission, if the proposed plan affects any ALR land, and
4. Hold a Public Hearing.

## RECOMMENDATIONS:

1. That Bylaw 1184, 2022 be given 1<sup>st</sup> and 2<sup>nd</sup> reading, and
2. That the Bylaw be referred to the following:
  - a. The Village's Advisory Planning Commission,

- b. The Village's Fire Department,
  - c. The Ministry of Transportation and Infrastructure,
  - d. The Fraser Valley Regional District, and
  - e. The Sts'ailes First Nation, with an offer to attend a Chief and Council meeting and or a staff meeting to explain what this bylaw is about,
3. That staff be authorized to set up a Public Hearing.

**Respectfully submitted:**

**REVIEWED BY and Concurrence  
with the RECOMMENDATIONS**

Ken Cossey

Madeline McDonald

Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald  
Chief Administrative Officer

Attachments (1) Bylaw 1184, 2022.



**HARRISON HOT SPRINGS**

*Naturally Refreshed*

**OFFICIAL COMMUNITY PLAN**

**BYLAW NO. 1184, 2022**

## **VILLAGE OF HARRISON HOT SPRINGS OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022**

---

**WHEREAS** section 472 of the *Local Government Act* authorizes a local government to enact an Official Community Plan Bylaw;

**AND WHEREAS** section 485 of the *Local Government Act* authorizes a local government to designate a Development Approval Information area;

**AND WHEREAS** section 488 of the *Local Government Act* authorizes a local government to designate a Development Permit area;

**AND WHEREAS** the *Village of Harrison Hot Springs Official Community Plan Bylaw No. 864*, and all amendments thereto are hereby repealed;

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

---

### **TITLE, PURPOSE, APPLICATION, SEVERABILITY, DEFINITIONS, AND EFFECTIVE DATE**

---

#### **Title**

- a) This Bylaw may be cited for all purposes as the "*Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022*".

#### **Purpose**

- a) The purpose of this Bylaw is to assist the Village Council, residents, businesses, and landowners by establishing objectives and policies concerning the form and character of future development and land uses in the community.

#### **Application of the Bylaw**

- a) This Bylaw applies to all Lands, including the surface of water, and all uses, Buildings and other Structures located within the boundaries of the Village of Harrison Hot Springs, as amended from time to time, and as shown on Map "1", the Land Use Designation Map, which is attached to and forms part of this Bylaw.

#### **Severability and Definitions**

- a) If any 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 whole.

Unless otherwise defined here the definitions contained within this Bylaw have the same definition, as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*, as amended from time to time.

### **Repeal Date**

The *Village of Harrison Hot Springs Official Community Plan Bylaw 864, 2007* and all amendments thereto are hereby repealed, effective the date of the adoption of this Bylaw.

**READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022**

**READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022**

**PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022**

**READ A THIRD TIME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022**

**ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



SCHEDULE "A"  
VILLAGE OF HARRISON HOT SPRINGS  
OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022

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## 1.0 INTRODUCTION

### 1.1 Purpose of the Official Community Plan

An Official Community Plan (OCP), as defined in the *Local Government Act*, is a statement of objectives and policies to guide decisions on planning and land use management. The Village of Harrison Hot Springs OCP sets out the vision and framework for future development of the community. This Plan provides the policy framework for development and infrastructure decisions by the Village Council. It may be updated periodically to ensure that it continues to reflect the long-range community Vision and the Goals of the Plan.

The Official Community Plan is intended to provide a degree of certainty to the Village Council, residents, businesses, and landowners by establishing objectives and policies concerning the form and character of future development and land uses in the community.

The Village's 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                                  |
|------------|----------------------------------------------------------|
| <b>471</b> | <i>It outlines the purpose of the OCP</i>                |
| <b>472</b> | <i>It allows for the creation of an OCP</i>              |
| <b>473</b> | <i>It outlines the required content and process</i>      |
| <b>474</b> | <i>What policy statements may be included</i>            |
| <b>475</b> | <i>Who is consulted during the development of an OCP</i> |
| <b>476</b> | <i>Discussions with the local school district</i>        |
| <b>477</b> | <i>How the OCP is to be adopted</i>                      |
| <b>478</b> | <i>Once adopted what effect does the OCP have</i>        |

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
- Greenhouse Gas (GHG) targets, and
- Building and landscape design guidelines

## 2.0 COMMUNITY VISION AND GOALS OF THE PLAN

The principles outlined below are an important philosophical statement on how the Village wishes to evolve over the life of this plan and in turn this provides the framework for future land development.

### 2.1 Vision of the Plan

The overall goal of the OCP is the continued implementation of a pattern of settlement and land use in accordance with the OCP's objectives. Recognizing that communities are dynamic in nature, the underlying principle of the OCP is to ensure that if changes happen within the Village, they respect both man-made and natural attributes and be sustainable. Development must be responsive to the opportunities and constraints offered by the unique geography of each site, respect the past and be compatible with the current values of the community, as expressed through this OCP. The long-term vision for the development of this plan is as follows;

**A residential and resort community with an attractive and inviting Village core of shops and services. A strong commitment to maintaining the scenic qualities, the environment, the quality of life and the vibrant and cultural life combined with a high standard of development.**

### 2.2 Goals of the OCP

The following goals are derived from the vision statement which was shared with the community and reinforced during the public participation process. To achieve the OCP's vision, the following ten (10) goals expand and sets the framework for this OCP.

*Goal 1: Provide efficient, equitable and affordable public services*

The strategy to achieve this goal is to ensure that water supply, wastewater treatment and other services meet acceptable standards throughout the Village, that they are coordinated with long-term development growth and that they are equitably financed. New development is expected to pay its fair share of infrastructure and public services expansion costs.

*Goal 2: Establish a distinct, pedestrian-oriented Village centre with a range of commercial services*

The strategy to achieve this goal is to encourage Village centre development for a variety of commercial and tourism uses and to provide public works and traffic and parking management that facilitate a pedestrian-friendly environment. The Design Guidelines policy will provide a framework for downtown lakeshore revitalization of private and public spaces in an integrated manner.

*Goal 3: Develop tourism and recreation features and activities for the benefit of residents and visitors*

The strategy to achieve this goal is to support the development of and the expansion of the parks, trails, and pathway system, enhance the image and identity of the Village, and encourage high quality development in the lakeshore and tourist commercial areas. The aim is to expand the destination resort qualities and recreational opportunities.

*Goal 4: Protect views of the lake and the surrounding mountains*

The strategy to achieve this goal will focus on protecting and enhancing the views to the lake from key sites on Lillooet Avenue and encouraging future lakeshore development that takes account of the need to protect views of the mountains and lake. It will also support measures to prevent adverse effects of logging on scenic values.

*Goal 5: Protect and maintain air and water quality and biodiversity*

The strategy to achieve this goal involves upgrading wastewater management systems, managing stormwater drainage and runoff, limiting campfires, and protecting important natural habitats and ecosystem functions. The development of a substantial park and trail system and conservation and restoration of the Miami River will also assist in this goal.

*Goal 6: Promote compatible residential and tourism development and community relationships*

The strategy to achieve this goal is to protect residential neighbourhood quality, manage traffic impacts and encourage community collaboration in addressing visitor-resident issues. A major challenge is to provide for increased residential and tourism growth and a coordinated approach to land use and transportation issues that serves the needs of both sectors. This includes wherever possible, separating incompatible land uses and controlling traffic and parking.

*Goal 7: Manage traffic and parking and promote transportation alternatives*

The strategy to achieve this goal is to manage traffic flows and parking so as to minimize congestion and disturbance of residential areas, and to provide a bicycle and walking path network. Visitor parking is a key issue. The livability and attractiveness of the community will depend upon the ability to manage summer traffic volumes.

*Goal 8: Provide for a mix of housing types for all ages and incomes*

The strategy to achieve this goal is to designate lands for a variety of housing types and to provide density bonus incentives for affordable and special groups housing. A diverse supply of housing, including seniors housing is important to the future character of the community.

*Goal 9: Restore and protect Miami River and related aquatic systems*

The strategy to achieve this goal is to continue support either the federal or provincial agencies that are looking to restore the natural flows, improve water quality and protect riparian and watershed functions. Miami River is a key feature in managing drainage and flooding, enhancing the quality of the environment, and implementing the tourism development strategy of the Village.

*Goal 10: Reduce community greenhouse gas emissions*

Recognizing the importance of long-term emission reductions and the significance of the Provincial government's targets. The strategy to achieve this goal is to encourage a compact and complete Village centre, facilitate and re-design transportation infrastructure and services that increase alternative transportation and reduce private vehicle use, encourage more energy-efficient buildings and renewable, low-carbon energy sources, and reduce waste generation and landfill disposal.

## 2.3 Village Profile

The Village is located within the Fraser Valley Regional District and is a destination community that offers residents and visitors, scenic surroundings, a natural hot springs, and a developed tourism industry. All of these attributes make Harrison Hot Springs a great place to stay over both the short and long terms. With respect to the developed tourism industry the following labour statistics indicate that the tourism industry is the main driver of the local economy.

The 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                |

Source: Census Profile 2016 Census; Harrison Hot Springs, Statistics Canada

In addition to the developed tourism industry the Village has experienced a growth in the number of business licenses issued since 2015 has grown by almost 85% over the past seven (7) years, as outlined in the chart below.

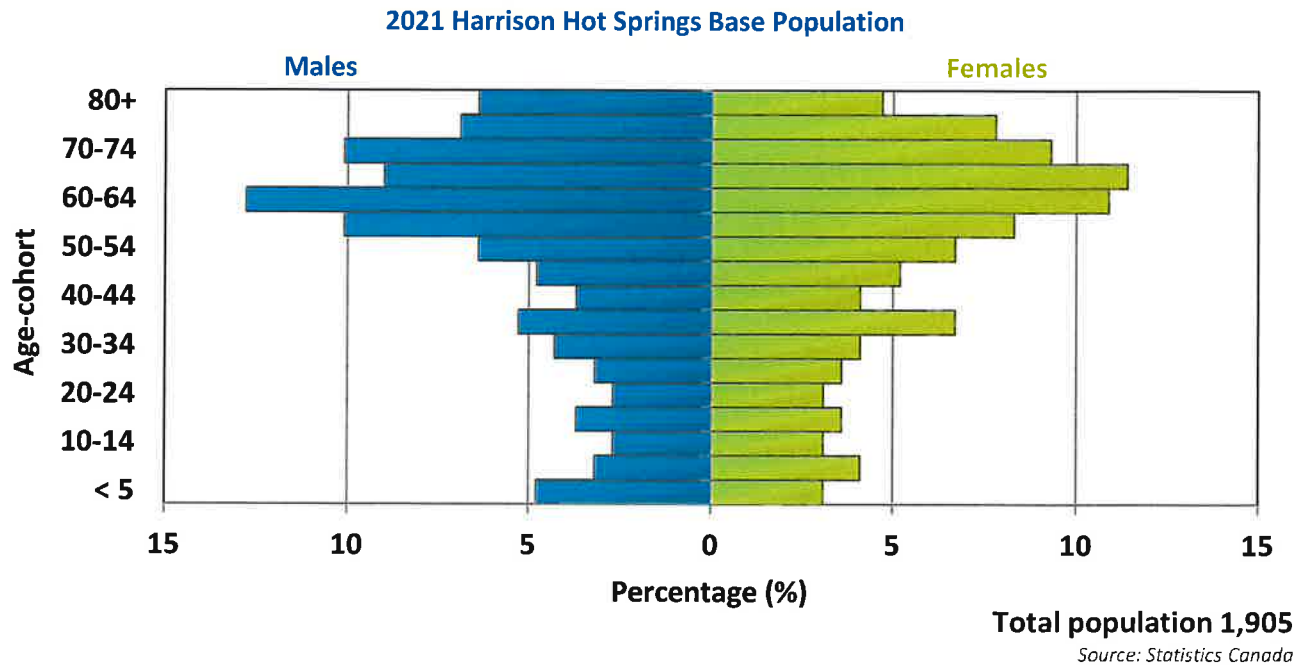
Source:

### Business Licenses Issued (2015-2022)

Source: Village Office, 2022

| Business Type            | 2015      | 2016      | 2017      | 2018      | 2019       | 2020       | 2021       | 2022       |
|--------------------------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|
| Amusement/Recreation     | 18        | 18        | 18        | 18        | 18         | 19         | 19         | 19         |
| Contractor               | 2         | 2         | 2         | 2         | 2          | 2          | 3          | 3          |
| Non-resident Contractor  | 12        | 12        | 13        | 15        | 16         | 20         | 22         | 22         |
| Home Occupation          | 14        | 15        | 15        | 17        | 22         | 22         | 25         | 26         |
| Lodging                  | 5         | 5         | 5         | 8         | 10         | 10         | 10         | 10         |
| Miscellaneous            | 3         | 3         | 3         | 5         | 6          | 6          | 9          | 10         |
| Personal Services        | 1         | 2         | 2         | 2         | 2          | 2          | 4          | 4          |
| Restaurant/Food Services | 13        | 14        | 15        | 19        | 22         | 23         | 26         | 26         |
| Retail                   | 8         | 8         | 8         | 9         | 10         | 10         | 11         | 11         |
| Service Station          | 1         | 1         | 1         | 1         | 1          | 1          | 1          | 1          |
| Suite Rentals            | 1         | 1         | 1         | 1         | 1          | 3          | 8          | 8          |
| Inter-Municipal          |           |           |           |           |            | 3          | 3          | 4          |
| <b>Totals</b>            | <b>78</b> | <b>81</b> | <b>83</b> | <b>97</b> | <b>110</b> | <b>121</b> | <b>141</b> | <b>144</b> |

The population of Harrison Hot Springs grew during the period from 1996 to 2006, when the Statistics Canada Census reported 655 people in 1991, 898 in 1996, 1,343 in 2001, and 1,573 in 2006. The population receded slightly to 1,468 in 2011 and 2016. Today the 2021 census indicates the village has a population of 1,905 which is a change of almost 30% (29.8%) from its 2016 population of 1,468. Listed below is the breakdown of the 2021 population.



## 2.4 Regional Context Statement

To support the Regional Growth Strategy of the Fraser Valley Regional District (FVRD), and the vision of a “vibrant, distinct and sustainable communities that accept responsibly managed growth while being committed to protecting the land resource and the natural environment to ensure that a high quality of life is accessible to all.”

The *FVRD Choices for our Future, Regional Growth Strategy for the Fraser Valley Regional District*, sets out a framework to guide member communities, jointly and individually, in pursuing the vision described above. The Regional Growth Strategy (RGS) identifies eight goals, and the Village of Harrison Hot Springs OCP address these goals in the following manner:

### *Increase Transportation Choice and Efficiency*

The RGS Regional Transportation Improvement Priorities identify Hot Springs Road as a medium to long term priority for upgrading to accommodate increased population growth in Harrison Hot Springs. The RGS also promotes settlement patterns that minimize the use of automobiles and encourages walking, bicycling, and the efficient use of public transit, where practical. The relevant OCP policies are to:

- a. Concentrate higher density residential land uses within and near the Village Centre, reducing the need for local car dependency (*policies 5.4.2(b) and 7.3.1*).
- b. Develop an integrated parks and trail system for the community and a pedestrian-bicycle path along Hot Springs Road (*policy 12.3*).
- c. Promote direct bus service from Chilliwack (*policy 3.5 Transportation*).
- d. Work with Ministry of Transportation and Infrastructure on mutual transportation issues (*policy 7.3.5*).

### *Support and Enhance the Agriculture Sector*

The RGS encourages the development of a long-term strategy that will balance the need for stable, long-term Agricultural Land Reserve boundaries with the need for additional land to support employment growth in all sectors, including agriculture, and the need for contiguous urban development. Portions of the East Sector are recognized as under negotiation with the Provincial Agricultural Land Commission. The relevant OCP policies are to:

- a. Recognize the jurisdiction of the Agricultural Land Commission over the Agricultural Land Reserve (ALR). Accommodate residential growth through infill and higher densities in the developed area and maintain Resource and Public Use designations on ALR lands (*policies 8.2(a) and 8.3(a)*).
- b. ALR lands are noted on Map #1, Land Use designation Map.

### *Manage Urban Land Responsibly*

The RGS supports Official Community Plans policies that encourage infill, redevelopment, densification, and mixed use as a means of creating more compact development patterns. The relevant OCP policies are to:

- a. Manage growth within the Fraser Valley Regional District's Urban Growth Boundary by directing it toward existing developed areas and by increasing residential densities (*policies 5.4.2 (b), 5.4.5, and 7.3.1*).
- b. Increase density and mixed uses in the Village Centre for a more compact urban structure (*policies 5.4.2, 5.4.3, 5.4.4, and 5.4.5*).
- c. Promote commercial services in the Village Centre in support of a more complete community (*policy 5.4.2*).
- d. Avoid urban development into the lake and within the geotechnical hazard areas (*policies 5.2, and 4.4*).

### *Develop a Network of Sustainable Communities*

The RGS supports official community plans and other plans that incorporate sustainable planning principles as a means to becoming more sustainable and self-sufficient. The relevant OCP policies are to:

- a. Increase the range of services and amenities available within the Village Centre (*policies 3.3*).
- b. Provide incentives for affordable housing (*policy 3.2(g)*).
- c. Upgrade wastewater treatment facilities to protect water quality (*policy 9.2*).
- d. Upgrade water supply infrastructure and management to improve the efficiency and effectiveness of water systems (*policy 9.2*).
- e. Promote waste reduction and recycling (*policy 10.2*).

### *Protect the Natural Environment and Promote Environmental Stewardship*

The RGS aims to protect air quality, water quality and natural environment, and proposes various regional initiatives for environmental stewardship. The relevant OCP policies are to:

- a. Protect environmental values through development permit areas that achieve specific environmental objectives (*policies 4.6, and 4.7*).
- b. Promote Miami River protection and rehabilitation (*policy 4.7*).
- c. Undertake environmental sensitive areas inventory (*policies 3.4, 3.8, and 3.10*).
- d. Upgrade wastewater treatment facilities to protect water quality (*policy 9.2*).
- e. Promote the "reduce, reuse and recycle" approach to waste management (*policy 10.2(b)*).

### *Protect and Manage Rural and Recreational Lands*

The RGS supports the development of a regional park system in context with federal, provincial, municipal and FVRD regional park systems and greenway initiatives, and encourages the development and coordination of municipal and rural walking and bicycle path plans and seeks cooperation on the management of land use on Crown Lands. The relevant OCP policies are to:

- a. Protect forest cover on resource lands (*policy 8.3*).



### *Achieve Sustainable Economic Growth*

The RGS encourages the development of a strong employment base and a favourable investment climate that will support economic growth and diversity. Tourism is the primary economic driver for Harrison Hot Springs. The relevant OCP policies are to:

- a. Facilitate economic change in the evolution of the tourism economy toward high-value, more diverse tourism opportunities (*policy 5.2*).
- b. Provide for artisan workshops on large lots adjacent to Hot Springs Road (*policy 4.2*).

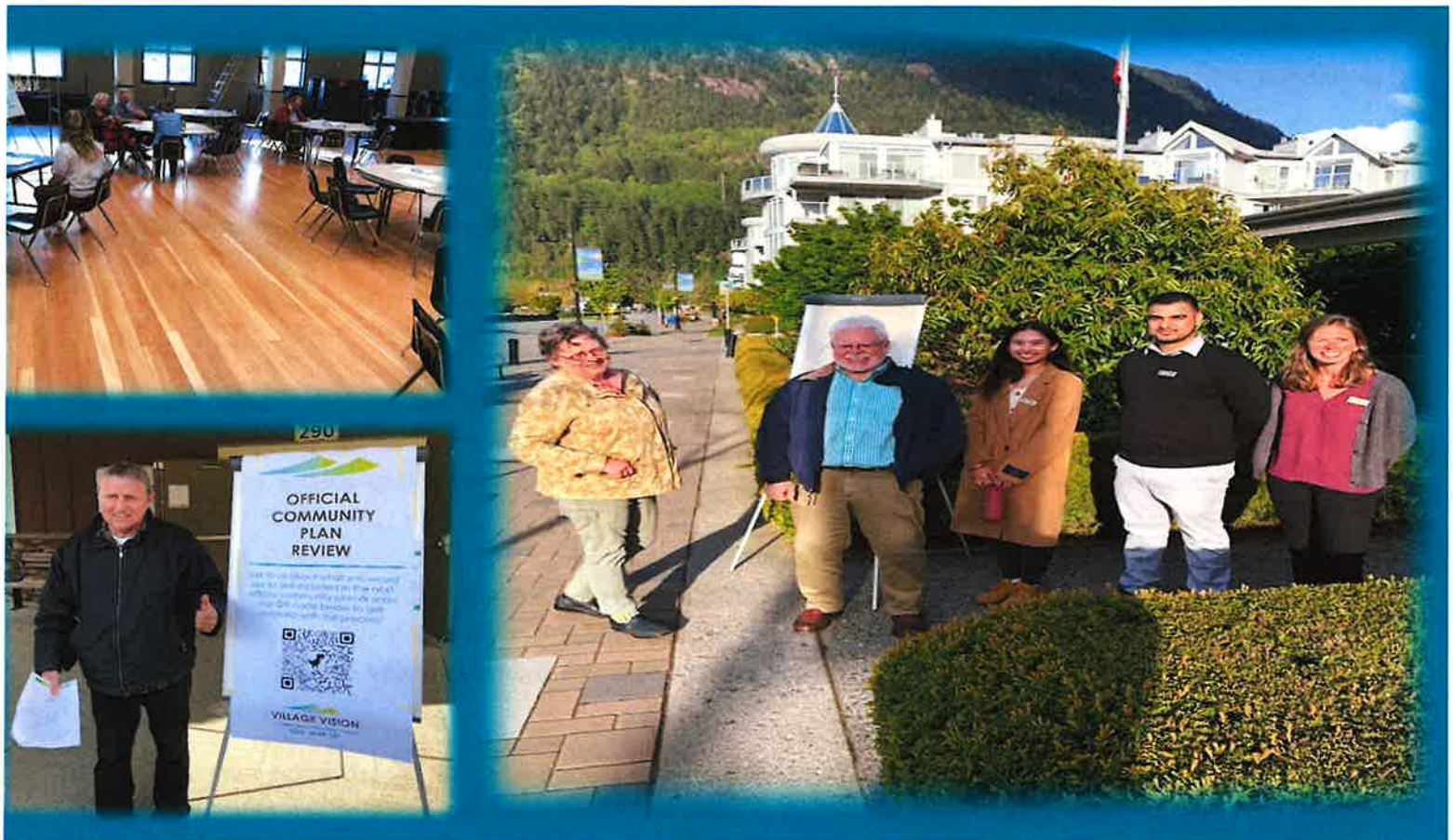
### *Manage Water, Energy Resources and Waste Responsibly*

The RGS highlights the challenge to ensure that future development takes place only where adequate infrastructure and community facilities exist or can be provided in a timely, economic, and environmentally sound manner. (*policies 9.2, 10.2 and 10.3*)

## 2.5 Public process utilized for the development of this OCP

Various tools were utilized to solicit and include public input into this OCP. The tools utilized are listed below;

- i. Community surveys,
- ii. Pop-up events,
- iii. World café, and a
- iv. Public Hearing.



## 3.0 DEVELOPMENT FRAMEWORK

### 3.1 Overall Development Concept

The overall development concept is a broad summary of the general land use priorities for the future of Harrison Hot Springs, consistent with the Goals of the OCP. The elements of this concept are as follows:

#### *Village Centre:*

Development of a compact, pedestrian-oriented town centre with mixed use commercial and residential development, a range of services and a comprehensive design theme for buildings and streetscape; to be guided by the Village Design Guidelines.

#### *Lakeshore Development:*

Enhancement and extension of the lakeshore park and walkway from the hot springs source site on the west to the marinas on the east, protection of the views of the lake, development of the hot springs source site, and review of parking and road system.

#### *Residential Development:*

Expansion of multi-family residential uses in the Village Centre, townhouse development near Lillooet Avenue east, and low-density residential development in central/south Harrison, with appropriate traffic management to protect residential quality.

#### *Tourism Development:*

Increased economic opportunities for tourism growth and outdoor recreation activities compatible with adjacent residential land uses; to be guided by a long-term Tourism Development Strategy that focuses on the future of tourism in Harrison Hot Springs.

#### *Park and Trail System Development:*

An integrated system of parks and trails that expands the outdoor recreation and tourism activities, linking Hot Springs Road, Miami River, the East Sector, the lakeshore, the Harrison River, and other features.

The community has expressed continued support for managed growth that emphasizes protection of the natural environment and scenic values, development of the Village Centre, and improved streetscapes, and features that support a high-quality tourism destination and community.

### 3.2 Village Housing

The Council undertook a Housing Needs Assessment in 2019. Listed below is a summary of the anticipated housing needs, as identified in this report for the next five years.





## Future Housing Needs

excerpts from *Harrison Hot Springs Housing Needs and Supply Report*, November 27, 2019, below.

### General

- It is anticipated that in the next five years, the addition of several units of 1–2-bedroom housing will adequately service the community as its demographics shift. There may be a limited need for new 3-bedroom units for families.
- There is not an anticipated need for a significant housing stock increase, as the population increase will be slow. Instead, there is a need to continue to monitor housing stocks to ensure that market housing needs are being met and the rate of building reflects the population increase.
- The 2020 anticipated housing need projection shows an increase in bachelor, 1- and 2-bedroom dwellings to support a wider variety of family and lifestyle needs.
- From 2022 onwards, the need for additional bachelor units will decrease; instead, an anticipated need for more 1–2-bedroom units are indicated, reflecting a community that currently chooses a majority of detached homes, but may need to transition into smaller accommodations as the community ages.

### Seniors

- Though the population is not projected to increase to levels that would require large increases in housing stock, an ageing population and shift towards seniors ageing in place will require more housing units for fixed or low-income seniors.
- An ageing population and an average household size of 2.0 demonstrates a potential need for smaller housing typologies in the future as those currently living in detached homes look to downsize.

### Workforce

- Given the dependency on workers from the neighbouring community and greater region it might be worth understanding opportunities and needs for housing more of the workforce within Harrison or at least in Kent.
- Ensuring the right balance between vacation homes and workforce homes means that part-time vacationers actually have someone to serve them when they are in Harrison.
- A mix of accommodation types targeted at the workforce might include purpose-built market rental dwellings and potentially more affordable ownership dwellings restricted to employees.

Source: *Harrison Hot Springs Housing Needs and Supply Report*, November 27, 2019, prepared by the Centre for Sustainability and M'akola Development Services, pages 26-27.

As per the summary above and s. 473(2) of the *Local Government Act* as amended from time to time, the Council will continue to work with developers and other non-profit groups on securing affordable rental, and special needs housing, as outlined in the policy below.

### 3.3 Objective:

Recognition of the importance of housing as a fundamental part of individual and community health and ensure that all residents have an affordable and adequate place to live.

Progress can be measured by:

- An increase in number of non-market housing units created, as a percentage of total units; and or
- A healthy and stable vacancy rate.



The Village policies include but are not limited to the following:

- a. Protect existing affordable rental housing stock.
- b. Require any affordable housing amenity to be supported by appropriate legal and enforceable instruments, such as Housing Agreements.
- c. Investigate the use of inclusionary zoning to require any potential density increase to incorporate a proportion of affordable units.
- d. Investigate zoning bylaw amendments to apply residential rental tenure zoning in appropriate locations.
- e. Amend the zoning on parcels to provide for additional density for purpose-built rental and affordable housing.
- f. Consider opportunities to incentivize new affordable housing.
- g. Consider implications on housing costs and affordability when developing or amending land use and development policy and regulation.
- h. Support subsidized housing, supportive housing, and non-market housing for vulnerable populations such as seniors, and or low-income.

In addition to the above the Village will work with others to:

- a. Partner with other government agencies, the private sector, non-profit organizations, and service agencies to pursue affordable housing opportunities.
- b. Explore governance options for delivering and managing affordable housing.
- c. Identify and engage key stakeholders and service providers in the delivery of affordable housing.

### 3.4 Community Amenity Contributions (CAC)

Community amenities are contributions agreed to by an applicant/developer and the Village of Harrison Hot Springs, as a part of a rezoning review and process. The offer of a CAC is strictly voluntary, and if the applicant/developer and the Village agree to use the CAC then the CAC will be obtained when the Village decides to adopt the rezoning bylaw. The use of the CAC cannot be delegated to either a building official or the Approving Officer.

The following list provides examples of CACs that may be appropriate, depending on the circumstances:

- a. Contribution of land for a civic or institutional use;
- b. Contribution to any community safety infrastructure and equipment;
- c. Contribution of land for special needs housing or affordable housing;
- d. Improvements to public facilities or public buildings;
- e. Heritage conservation;
- f. Provision of park improvements or park land (beyond statutory requirements);
- g. Protection of environmentally significant areas beyond minimum requirements;
- h. Public realm improvements beyond statutory requirements (i.e., public plaza, pedestrian and cycling linkages, community art);
- i. Contribution of land for the purpose of watershed protection;
- j. Viewscape protection;
- k. Neighbourhood enhancement project; and
- l. Provision of cash to the Village of Harrison Hot Springs Amenity Fund (i.e., recommended contribution of \$1,000 per residential unit to be constructed in the development, or as adjusted periodically) for a future Community Amenity.

### 3.3.1. Council policies:

- a. Council may choose to accept CACs where it considers that the Village's future budgets will be able to support the estimated lifecycle costs of operating, maintaining, and repairing the Community Amenity.
- b. If applicable, CACs will be negotiated on a case specific basis as each Development proposal is unique.
- c. Staff are hereby authorized to negotiate with an applicant, as and when required. The final decision on the CAC offer rests with the Council.

## 3.5 Development Approval Information Areas

### 3.4.1 Areas Designated

- a. This OCP has designated all Development Permit areas as Development Approval Information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.
- b. This OCP also designates all areas that may be rezoned in any of the following designated areas, the Lakeshore, the Marine Tourist Commercial, the Waterfront Commercial, Village Centre, and the Tourist Commercial areas, as Development Approval Information areas in accordance with provincial legislation in order to assist the residents understand what, if any, the impacts on the Village that may result if the application is approved.
- c. The East Sector Special Planning Area.
- d. The rezoning of any lands that results in ten (10) or more residential dwelling units.

## 3.6 Greenhouse Gas Emission Reduction Policies and Actions

The Village will undertake the following actions with the aim of achieving the community emissions reduction. In many cases, these actions will build upon actions already planned, commenced, or undertaken by the Village.

### *Cross-Cutting, Strategic Actions*

Continue to participate in regional discussions and plans relating to energy, climate change and sustainability, and continue to work with other jurisdictions to learn from their experience.

### *Land Use Actions*

- i. Continue the process of updating the zoning bylaw to incorporate provisions that encourage compact, complete community development.
- ii. Explore density incentives where appropriate – for example, density for cash contributions to off-site parking.
- iii. Continue to identify opportunities for tourism tax-funded infrastructure improvements that support emissions reductions and tourism, such as walkability.
- iv. Continue to encourage the development of local services such as grocery stores, which can service many of the day-to-day needs of residents and visitors; consider the accessibility of regional services in this work.

### *Transportation Actions*

- i. Continue to advocate and work with partners to develop transit solutions to/from Harrison Hot Springs and major destinations, also aimed at reducing fossil fuel consumption.
- ii. Continue setting up electric car charging stations.

### *Buildings Actions*

- i. Develop a green building/energy efficiency standard or checklist with the Fraser Valley Regional District Building Inspection Department.
- ii. Develop and promote incentives aimed at improving energy efficiency and utilizing renewable energy in new construction and existing buildings.

### *Energy Supply Actions*

- i. Pursue utilization of alternative, low carbon energy sources and systems including geothermal/waste heat and district energy for the Village Centre and engage community partners in this process.

### *Waste and Resource Management Actions*

- i. Continue to pursue expansion and/or enhancement of services that will reduce waste disposal and landfilling, particularly organic food waste that contributes to landfill gas emissions.
- ii. Expand waste reduction education efforts widely in the Village and use this as an avenue for broader greenhouse gas emissions reduction education.

### *Energy and Climate Change*

- i. Promote energy conservation, transportation efficiency and public transit in public infrastructure investments and development planning.
- ii. Encourage energy conservation and efficiency and other green building measures in proposals for new tourist accommodation facilities and major public facilities, including future redevelopment of the Memorial Hall.

## 3.7 Sand and Gravel Deposits

There are no active or known sand and gravel pits located within the Village boundaries.

## 3.8 The East Sector Special Planning Area

### 3.7.1 Land tenure and environmental information

#### *Background*

The East Sector Special Planning Area consists of about 162 hectares of land east of McCombs Drive, including the western slopes of Bear Mountain. The area is undeveloped and heavily wooded, and much of it lies within the Agricultural Land Reserve. A portion of the area is held by the Village (34 ha), with a portion of the area privately held (29 ha) and the balance under provincial crown land designation (99 ha).

The East Sector contains a major section of the Miami River and its eastern tributaries, Hot Springs Slough, and various remnant wetlands and bogs. Complex drainage patterns exist in the area and affect the lowland water management and flood protection of the residential areas. The majority of the area is covered by mixed coniferous/ deciduous forest. Portions of the area are inundated with water during certain periods.

Several designated rare and endangered species and threatened species of plants and animals occur in the East Sector Area, including the extremely rare Pacific water shrew. Future planning of the area must provide for the protection of:

- a. two rare plant communities (black cottonwood/red-osier dogwood and black cottonwood/sitka willow) associated with wetland and lowland habitat on the northern portion of the East Sector;
- b. a sphagnum bog on private lands containing locally rare vegetation and an adjacent trembling aspen stand;
- c. various stands of mature Douglas fir and big leaf maple found throughout western portions of the East Sector that have significant wildlife trees; and
- d. the aquatic and riparian habitats of the Miami River watershed.

### 3.7.2 Land Development Policies

The primary community interest lies in protecting the important ecological values in this area, managing the drainage regime, providing for recreation/nature trails linked to the overall trail system for the Village, and ensuring any future development, if at all, is coordinated with the phased expansion of services. Future planning, including the crownland area once the designation has been removed, must address the environmental, hazard protection and drainage management requirements, along with the conservation and recreation opportunities in the area. The focus of future planning is to determine the capacity of the area to accommodate residential and other development in a manner that is compatible with the goals of the OCP.

#### *Objectives*

- a. Provide clear direction for the ecological protection and future use of the East Sector in a manner consistent with the Goals of this OCP and based on thorough knowledge of the physical and natural resource features of the area - both opportunities and constraints, and on thorough consultation with the community, the Agricultural Land Commission and the Ministry of Agriculture and Lands.
- b. Ensure that public amenity values in this area, such as the Miami River corridor and trail systems, are preserved and enhanced for the future use and enjoyment of the entire community.

## 3.9 Areas Subject to Hazardous Conditions

#### *Background*

The Village contains some known areas that are subject to hazardous conditions. These areas include the steep slopes at both the eastern and western boundaries of the Village. Significant portions of the Village are located within the floodplain, and new development is subject to flood proofing requirements. Details of the geotechnical and flooding hazard assessment are provided by Thurber Engineering Ltd. in a report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. report entitled, 'Hazard Lands - Secondary Study'. Other hazards include the potential for interface fires in the forested areas on the east and west sides of the Village.

#### *Objectives*

- a. Identify known areas that are subject to hazardous conditions.
- b. Control development in areas that are subject to hazardous conditions and ensure that measures have been taken to address the hazards.
- c. Set out the requirements or standards for developments within these areas subject to hazardous conditions, primarily through floodplain designation and Development Permit Areas.

## Policies

### *Steeply Sloped Areas*

- a. New Developments within these areas will require a Development Permit in accordance with the provisions of this OCP.

### *Areas Subject to Flooding*

- a. To protect development from flooding, the areas within the Village, the Flood Construction Level will be set at 14.55 metres elevation above sea level.
- b. The use of a floodplain covenant may be utilized.
- c. Developers are encouraged to review the Flood Control Requirements section of the *Village's Zoning Bylaw, 1115, 2017*, as amended from time to time.

### *Areas Exposed to Interface Fire Potential*

- a. New Developments within this area will require a Development Permit issued in accordance with the provisions of this OCP, as amended from time to time.

## 3.10 Environmentally Sensitive Areas

### *Background*

Continuation on the protection of the natural environment is one of the major priorities expressed by residents during the community input process. Environmentally sensitive areas are special natural areas in Harrison Hot Springs that have particular ecological values or functions and that are generally sensitive to the impacts of development. This includes the Miami River and their watersheds, the various natural habitats in the East Sector, and other natural resource values associated with the steep slopes and with Harrison River.

### *Objectives*

- a. Protect the natural beauty and environmental integrity of the community by paying particular attention to the forested areas, Miami River, Harrison Lake, and Harrison River.
- b. Identify the environmentally sensitive areas of the community through a comprehensive inventory of important natural areas and features, including natural areas that affect the drainage and ecological functions of the Miami River.
- c. Ensure environmentally sensitive areas identified are protected through development controls such as the use of Development Permit Areas and other mechanisms.
- d. Encourage the protection and rehabilitation of Miami River through community initiatives and drainage management.

### *Policies*

- a. To develop an inventory of environmentally sensitive areas in the community and to identify conservation requirements for important natural areas and features.
- b. To actively support the community efforts to protect and rehabilitate the Miami River, and to implement the provincial and federal governments' requirements for streamside protection.
- c. To designate environmentally sensitive areas as Development Permit Areas that recognize the special natural features that require appropriate protection and enhancement measures.



## 4.0 DEVELOPMENT PERMIT AREAS

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### i. Development Permit Requirements

Development Permit Areas will be established under s.488 of the *Local Government Act*, as amended from time to time. The purpose of these areas is to provide flexibility to accommodate development while meeting certain specified development, hazard protection or environmental objectives on the site. Development permits may vary aspects of a regulatory bylaw, excluding the permitted land use and density requirements.

This Official Community Plan has designated all development permit areas as development approval information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.

### ii. Conditions Where Development Permits Are Not Required

Development Permits are not required within the specified development permit areas under the following conditions:

- a. for an internal alteration which does not affect the outer appearance of the building;
- b. excluding development within the Lakeshore Development Permit Area, for the replacement, upgrading or repair of the external covering of existing buildings (i.e., roofing or siding) with similar materials
- c. within the Riparian Protection Development Permit Area as per the Riparian Area Protection Regulations, as amended from time to time.

### iii. Emergency or Municipal works

A development permit is not required:

For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors. Emergency procedures to prevent, control or reduce erosion, or other immediate threats to life and property including:

- i. Emergency actions for flood protection, wildfire protection and erosion protection;
- ii. Clearing of an obstruction from bridge, culvert, or drainage flow; repairs to bridges and safety fences in accordance with any federal or provincial act;
- iii. Removal of hazardous trees that present a danger to the safety of persons or are likely to damage public or private property;
- iv. For restoration works under the supervision of a qualified professional.

### iv. Wildfire development permit areas

A permit is not required:

- i. For internal alterations of a building.
- ii. For the removal of trees or other plant materials.
- iii. For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors.

## 4.1 Lakeshore Development Permit Area



### 4.1.1 Category

The Lakeshore Development area is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* as amended from time to time, to establish objectives and guidelines for the form and character of commercial and multi-family residential development.

### 4.1.2 Area

The Lakeshore Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.1.3 Justification

Commercial and multi-family residential development in the Lakeshore Area is designated within a Development Permit Area in response to the following objectives:

- a. Recognize the Lakeshore Area as a critical area due, in part, to its high potential for major new development and redevelopment.
- b. Ensure a high quality of both tourist-oriented commercial development and new residential development.
- c. Encourage uses, building design and landscaping which build on the unique opportunities presented by Harrison Lake, the beach, and the surrounding area.
- d. The use of the design guidelines for development within the Lakeshore Area to will help to maintain the Village character, promote compatibility and architectural integrity with existing development, and help to preserve views.

### 4.1.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

- a. Architecture responsive to the medium density mixed-use context and integrated with neighbouring buildings of various ages.
- b. Site planning based on creating continuous street-oriented edges and intensifying pedestrian activity within the Lakeshore Special Planning Area.
- c. Protection of view corridors within the Village towards Harrison Lake and the surrounding mountains.
- d. Respect for the natural setting which should continue to dominate along the lakeshore.

- e. Variation on themes to result in a balance between continuity and a healthy diversity, both within a commercial, residential, or mixed-use development and throughout the Village.

#### 4.1.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Lakeshore Development Permit must include:

- a. *Site Plan*

A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.

- b. *Concept Plan*

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

- c. *Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

- d. *An On-Site Parking Plan*

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

## 4.2 Tourist Commercial Development Permit Area

### 4.2.1 Category

The Commercial area is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* as amended from time to time, to establish the objectives and guidelines for the form and character of any commercial development.

### 4.2.2 Area

The Tourist Commercial Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.2.3 Justification

Commercial development is designated within a Development Permit Area in response to the following objectives:

- The design of the Commercial uses must be in a manner that complements the visual character of the Hot Springs Road corridor and avoids conflicts with adjacent land uses.

### 4.2.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design guidelines also include the following:

- a. Creation of a "commercial strip" image must be avoided by encouraging:
  - innovative building design and configuration;
  - siting of buildings near the front of a parcels with landscaped areas rather than paved parking areas between the building and the adjacent roadway;

- adequate on-site parking at the rear, side or within buildings rather than the front; and
  - significant landscaping adjacent to public rights-of-way and integrated within the site.
- b. All Developments must allow for the maximum sun penetration to pedestrian levels. Important view corridors must be preserved.
  - c. The Building and Structure, and site design must strive to reduce the apparent mass of structures and to integrate the development within its site and locality;
  - d. Context, variety, continuity, and pedestrian interest must be expressed in the design of buildings, especially at ground level.
  - e. Landscape screening requirements must be utilized to separate parking clusters and to mask storage and service areas from adjacent residential uses and pedestrian view.
  - f. Commercial uses must be sited to afford maximum privacy to any adjacent Residential uses.
  - g. Natural landscape areas must be retained and incorporated into site development plans when feasible.

#### 4.2.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Tourist Commercial Development Permit must include:

##### a. Site Plan

A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.

##### b. Concept Plan

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

##### c. Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

##### d. An on-site Parking Plan

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

### 4.3 Multi-Family Residential Development Permit Area

#### 4.3.1 Category

Lakeshore Residential development is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* to establish objectives and guidelines for the form and character of multi-family residential development.

#### 4.3.2 Area

The Multi-Family Residential Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

#### 4.3.3 Justification

Multi-family Residential Development in the Lakeshore Residential Area is designated within a Development Permit Area in response to the following objectives:



- Promote compatibility of new Residential Development with existing developments and with the overall character of the Village.

#### 4.3.4 Guidelines

Development Permits issued in this area shall be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

- a. Architecture responsive to the small-scale residential context and the integration of the site in terms of the Building or Structure's form and massing, rooflines and orientation and relationships to streetscape, must be demonstrated.
- b. Emphasis on the natural scenic setting, and the need to complement the scenic and environmental values.
- c. Variation on the Building or Structure themes must result in a balance between continuity and a healthy diversity, both within multi-family residential and the adjacent Development.
- d. Sensitivity to the pedestrian experience, must be demonstrated.

#### 4.3.5 Required Reports

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Multi-Family Residential Development Permit must include:

*a. Site Plan*

A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.

*b. Concept Plan*

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

*c. Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

## 4.4 Geotechnical Hazard Development Permit Area





#### 4.4.1 Category

The Geotechnical Hazard Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

#### 4.4.2 Area

The Geotechnical Hazard Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

#### 4.4.3 Justification

Research and analysis supporting the identification of the Geotechnical Hazard Development Permit Area as a hazardous area is set out by Thurber Engineering Ltd. in the October 11, 1988, letter report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. April 23, 1992, letter report entitled, 'Hazard Lands - Secondary Study'. The 1988 report notes that "current guidelines for geotechnical practice suggest that a 1/500-year probability of occurrence for land sliding should be the basis for evaluating the acceptability of landslide hazards on residential properties." The report identifies areas where this 1/500-year probability of occurrence of combined slope hazards (rockfalls, debris, avalanches, debris torrents) may be exceeded.

The 1992 report provides a more precise delineation of the general hazard zones west of Hot Springs Road. It analyzed the potential runout distance of large falling rock fragments. Based on this analysis, the report established three hazard zones and recommended that these be recognized in land use decisions concerning the study area. These zones are:

**Hazard Zone A:** Steep land Zone

**Hazard Zone B:** Rockfall Runout Zone

**Hazard Zone C:** Negligible Hazard Zone

The report notes that "areas within **Zone A** should be considered subject to rockfall and debris avalanche hazard of moderate probability, meaning that a significant damage incident should be expected within the design life of a Building or Structure. **Zone B** should be considered subject to rockfall and debris avalanche of moderate to low probability meaning that, although not very likely, a damage incident can still occur within the design life of the Building or Structure." **Zone C** "is considered to have negligible exposure to geotechnical hazard."

It is the objective of this Development Permit Area (DPA) to protect development from the geotechnical hazards noted above.

##### *Hazard Area A: Steep land Zone*

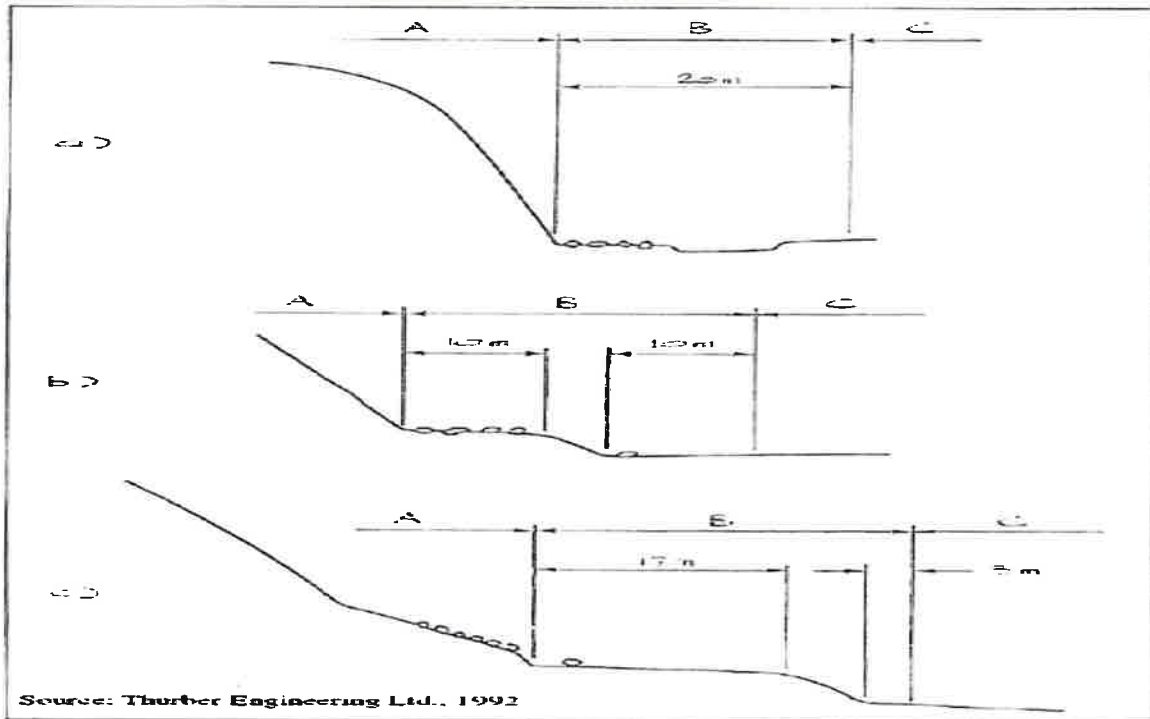
This area covers the mountain slope, including cliffs and benches, wherever the ground surface inclination exceeds 3H:1V. Excluded from area A are low benches whose surface slopes at less than 18 degrees over the width of at least 10 m and lies less than 10 m above the general elevation of the adjacent Miami River floodplain. Sites located within area A must be considered subject to any rockfall and debris avalanche hazard of moderate possibility.

##### *Hazard Area B: Rockfall Runout Zone*

This rockfall runout area is a band 20 m wide, measures from the east (downslope) boundary of area A, as defined above, towards the east. The 20 m width must be measured only as a flat-lying surface, not

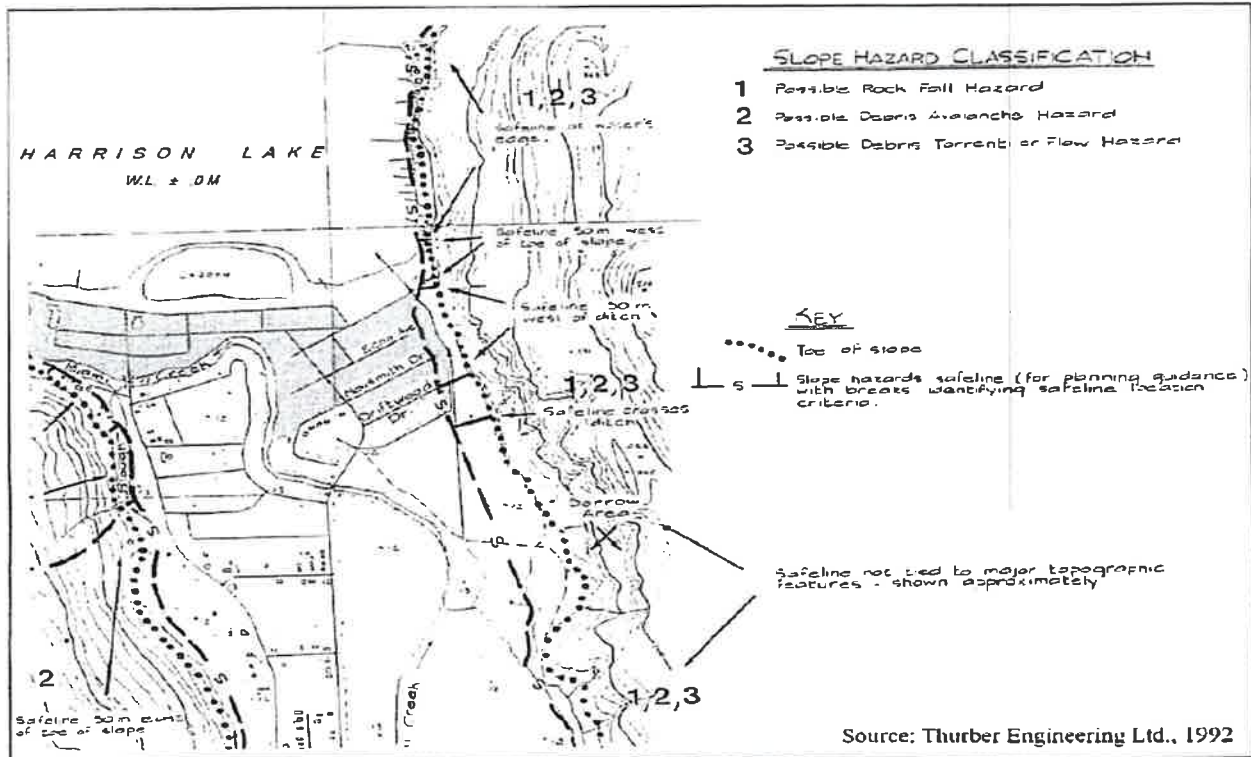
including the widths of any terraces, steps, or bench fronts steeper than 3H:1V (see examples b and c in Figure 1).

**Figure 1: Geotechnical Hazard Zones**



- a. Notwithstanding the uses permitted in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time, within Hazard Zones A or B, as illustrated on **Figure 1**, no Buildings or Structures or other uses must not be permitted which involves any overnight accommodation, Tourist Accommodation, or the assembly of people on, or the attraction of people to the site.
- b. The hazard area restrictions may be relaxed based on a detailed inspection and with the use of protective measures prescribed by a certified professional engineer or geologist with experience in geotechnical engineering.
- c. Where the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time, permits Residential use and where the site-specific inspection or the Geotechnical Report identifies safe Building or Structure sites, all new Lots created must include suitable Building or Structure sites in areas not subject to hazard. Clustering of Lots away from the hazard area may happen and the regulations respecting the minimum size of parcels of land that may be created by subdivision may be varied to facilitate the optimum uses of the land.
- d. Land uses may be restricted in areas of geological hazard and landowners may be required to ensure that the land can be safely used for the use intended and that appropriate mitigative and protective conditions may be implemented. The areas of geologic hazard are the areas outside of the "safeline" and towards the toe of the slope, identified in the *Thurber Engineering 1988 report (Dwg. 14-75-0-1)*, portions of which are illustrated on **Figure 2**, which estimates the 1/500-year probability of combined slope hazards.

### Figure 2: Estimated Slope Hazards Safeline



#### 4.4.4 Guidelines

Development Permits issued in these areas must be in accordance with the following guidelines:

- a. Within the Geotechnical Hazard DPA Buildings or Structures must have a site-specific Geotechnical Report, prepared by a certified professional engineer with experience in geotechnical engineering. The report which the Village will use to determine the conditions and requirements of the Development Permit must certify that the land may be used safely for the use intended.
- b. Within this Development Permit Area, a land survey prepared by a qualified BCLS Land surveyor, may be required to determine the correct hazard zone boundary.
- c. On the basis of the site-specific Geotechnical Report referred to in these Guidelines, conditions may be imposed restricting the uses and densities permitted in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time. This can include but not be limited to, the sequence and timing of construction, areas to remain free of development, vegetation, or trees to be planted or retained, natural drainage to be maintained or enhanced.
- d. There must be no alterations to the natural drainage of the site, and the Development or excavation permitted must not cause or contribute to hazardous conditions on the site or on any adjacent lands.

#### 4.4.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for this Development Permit must include:

a. *Site Plan*

A detailed, professionally-prepared Site Plan showing all existing and proposed development, site grading, topography, slopes, and water courses.

*b. Geotechnical Hazard Assessment*

A Geotechnical Hazard Assessment report prepared by a Qualified Professional, that identifies all hazard areas or risks associated with the proposed development and includes details on the protection and mitigation measures required for the proposed development. The report must indicate that the property can be safely used as intended. The report will be used to identify areas of land that should remain free of Development. Those areas identified as not suitable for development will be set out in the development permit and may be protected by a *Section 219* covenant restricting the future use of specific areas of the property.

The report must include the following information:

- i. A topographic and geomorphic description of the site and a statement as to which type of natural hazards may affect it.
- ii. A review of previous geotechnical studies affecting the site and/or of engineering work in the vicinity.
- iii. An assessment of the nature, extent, frequency (probability) and potential effect of the hazard including a description of the scientific methodology used to define these parameters. The methodology should be described in sufficient detail to facilitate a professional review of the study if necessary.
- iv. Proposed mitigative works - if any, including construction and maintenance programs for such works and/or actions designed to prevent hazardous occurrences.
- v. An assessment of the effect of the mitigative work in terms of its ability to reduce the potential impact of the hazard.
- vi. A certification that the land may be used safely for the use intended.
- vii. Any other recommendations which the engineer believes appropriate.
- viii. The signature and seal of a B.C. registered P.Eng. or P.Geo. with experience in the specialized field appropriate to the study.

*c. Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.

## 4.5 Interface Wildfire Development Permit Area



### 4.5.1 Category

The Wildfire Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

### 4.5.2 Area

The Wildfire Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.5.3 Justification

The *Local Government Act* allows for Development Permits for the establishment of objectives and guidelines for the protection of development from hazardous conditions. A portion of the community has been identified as being subject to wildfire hazards. Such conditions can be hazards to development. The Village completed a study in 2017 which recommended the Wildland Fire Development Permit process be used to ensure that development in potentially hazardous areas is conducted safely. The study identified areas of the community that are exposed to a high-risk of wildland fire. The Village will continue to review the efficacy of these guidelines in mitigating wildfire risk. Additional studies may be required as development forms in the Village changes overtime. These guidelines aim to balance tree retention with wildfire protection, particularly on large lots abutting natural areas. While the Village does not encourage tree removal, for areas where wildland for areas, tree management strategies must be prepared.

### 4.5.4 Guidelines

- a. Development within areas at risk of wildfire should be sited on lots accordingly away from thick vegetation and tree clusters to reduce potential for wildfire damage.
- b. No vegetation which supports fire spread may be planted within 10 m of any proposed structure in order to create a clear area around the building.
- c. Only small shrubbery or garden plants are permitted within 10m of any proposed structure.
- d. Vegetation within 30 m of all proposed structures should be pruned and thinned. Deadfall and other flammable materials should be removed.
- e. Remaining trees within 30 m of proposed structures should be spaced a minimum of 3 m to 6 m to prevent the fire from moving from crown to crown.
- f. Lower branches should be trimmed up to a minimum 2.5 m in height.



- g. Vegetation should be cleared 3 m back from power lines and propane tanks.
- h. Where sensitive environmental features are identified, the importance of features should be weighed against the risk of wildfire prevention.
- i. Buildings and Structures within the Wildland Fire Development Permit Area should be constructed with fire-resistant materials.
- j. Fire-resistant roofing materials such as metal, clay tile, asphalt shingles and treated wood should be used on all buildings.
- k. Roofs should have a steep pitch in order to prevent the collection of tree debris or other combustible materials.
- l. Exterior wall materials should be constructed of fire-resistant materials, such as metal, brick, stucco, rock, and concrete. Although less effective, heavy timbers or logs may also be used.
- m. Any Accessory Building or Structures used to store wood should not be constructed within 10 m of a dwelling unit. If the Accessory Building or Structure must be located within 10 m for a dwelling unit, it should also be constructed utilizing fire-resistant materials for the roof and exterior walls.
- n. Chimneys should have spark arrestors and be closed with 3 mm non-combustible wire.
- o. Eaves and attic vents should be screened using 3mm non-combustible wire to prevent entry of windblown embers.
- p. Outside stairways, decks, porches, or balconies should be constructed with, or sheathed in, fire-resistant materials.
- q. Landscaping on lots at risk of wildfire should occur in a manner that does not further contribute to the existing risk through the appropriate siting of vegetation and type of species planted.
- r. Trees, shrub, herbs, and grass species that are drought tolerant and not highly combustible should be used in site landscaping.

#### 4.5.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Interface Wildland Fire Development Permit must include:

##### a. *Fire Mitigation Report*

A Fire Mitigation Report prepared by a Registered Professional Forester.

##### b. *Site Plan*

A detailed, professionally-prepared Site Plan showing all existing and proposed development, site grading and existing vegetated areas.

##### c. *Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and any vegetation or trees that will be removed.

## 4.6 Greenhouse Gas (GHG) Emissions Development Permit Area

### 4.6.1 Category

The Development Permit Area is designated under s. 488(1)(j) of the *Local Government Act* to assist on the reduction of greenhouse gases.

#### 4.6.2 Area

The Greenhouse Gas Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

#### 4.6.3 Justification

The purpose of the Greenhouse Gas Reduction and Resource Conservation Development Permit Area is to provide the community with a development tool that will aid in the reduction of greenhouse gases in the community.

#### 4.6.4 Guidelines

- a. Site density for subdivisions should be maximized.
- b. Building footprint should be minimized in order to allow for maximum green space.
- c. Lots should be oriented to maximize solar orientation of building envelopes.
- d. Buildings should be oriented to maximize solar gain.
- e. Subdivisions should be laid out to minimize the length and amount of infrastructure such as sewer lines, water lines and roads.
- f. Subdivisions should be laid out to maximize site connectivity to nearby amenities and services.
- g. Whenever possible, alternative energy sources should be used in large-scale structures.
- h. Buildings should have a south-oriented roof to allow for future use of solar panels.
- i. Opportunities for natural ventilation and airflow should be incorporated into the building.
- j. Building materials should encourage thermal massing and seasonal thermal energy storage.

#### 4.6.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Greenhouse Gas Development Permit must include:

##### a. Sustainability Checklist

A completed Sustainability Checklist, on how your Development has meet the above guidelines.

##### b. Site Plan

A detailed, professionally-prepared Site Plan showing all existing and proposed development.

##### c. Landscape Plan

A detailed Landscape Plan indicating existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

## 4.7 Riparian Protection Development Permit Areas



### 4.7.1 Category

The Development Permit Area is designated under s. 488(1)(a) of the *Local Government Act* to protect the biodiversity and the areas ecosystem.

### 4.7.2 Area

The Riparian Protection Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.7.3 Justification

Development should not cause any negative impacts to riparian areas and their species.

### 4.7.4 Guidelines

A Riparian Protection Area Development Permit must not be issued until the Village has been provided with a copy of an assessment report, prepared by a Qualified Environmental Professional who has carried out an assessment, that:

- a. Certifies that the Qualified Environmental Professional is qualified to carry out the assessment.
- b. Certifies that the provincial assessment methods have been followed.
- c. Provides the professional opinion of the Qualified Environmental Professional that:
  - i. if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or
  - ii. if the width of the streamside protection and enhancement area identified in the report is protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the Riparian Assessment Area.

The Village may include, as conditions of approval of a Development Permit application, the measures identified by a Qualified Environmental Professional in the riparian assessment report necessary to protect both the streamside area and the enhancement area.

#### 4.7.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Riparian Protection Development Permit must include:

*a. Riparian Assessment*

Reviewed and approved by the provincial process Assessment - prepared by a Qualified Environmental Professional.

*b. Site Plan*

A detailed, professionally-prepared Site Plan showing all existing and proposed development, site grading, environmental features, buffer strips and water courses.

*c. Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.

*d. Environmental Monitoring Plan*

A detailed Environmental Monitoring Plan, describing the proposed monitoring program to be used during Development.

## 5.0 LAKESHORE PLANNING AREA

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### 5.1 Background

The lakeshore is a critical area of Harrison Hot Springs with a high potential for major new development and redevelopment. This area is part of the Village's commercial, and tourism focus and requires special attention. Its development must be managed carefully to ensure the "small Village" character of Harrison is maintained while building on the opportunities that this area provides.

Specific policies and future land use designations that apply only to the Lakeshore Area have been developed. These are aimed at optimizing the potential of this area for the shared benefit of present and future Village residents, property owners and visitors.

### 5.2 Objectives

Encourage private investment in a range of tourist accommodation facilities and other complementary tourist-oriented facilities to take full advantage of the natural features of this area, including proximity to the beach and lake, recreation opportunities and scenic views, in a manner that contributes to the quality of the built environment.

### 5.3 General Policies

- a. Apply the Design Guidelines, to create commercial streetscapes within the Village Centre Area which will be appealing and inviting to tourists and residents
- b. Promote development in the lakeshore area which recognizes the need to achieve a balance of sensitively as it applies to, taking full advantage of the magnificent views of Harrison Lake and the mountains without blocking these views for the enjoyment of others and /or capitalizing on the area's high development potential without compromising the small Village character and charm of the community.
- c. Improve the visual and physical connection between Harrison Lake (including the beach), and development area south of the dyke (i.e., Esplanade Avenue, Lillooet Avenue areas).
  - i. Protect the natural scenery and vistas of Harrison Lake by avoiding major physical structures within the lake.
  - ii. Provide for some condominium-type residential development, but not at the expense of using up developable land suitable for tourist accommodation and other tourist commercial development.
  - iii. Through the use of appropriate mechanisms, and assisted by the Design Guidelines, ensure that the form and character (e.g. building mass, siting, and landscaping) of new development is consistent with the broad goals of:
    - preserving views of the lake and mountains;
    - compatibility with existing development and the "Village character" of the community; and
    - eliminating the "rear yard" syndrome where a parcel has front and rear parcel lines on separate streets.



## 5.4 Land Use Designations in this Area

Within the Lakeshore Planning Area, provide for a variety of uses in locations designated on the Future Land Use Map, as follows:

- Lakeshore Beach and Public Use
- Village Centre
- Waterfront Commercial
- Lakeshore Marine Tourist Commercial
- Lakeshore Residential

Council intends to address the traffic and parking related issues in the Lakeshore area during peak demand periods, including special events and the peak tourism period.

Policies for each of these separate land use designations are set forth below and identified on Map #1 which is attached to and forms a part of this bylaw.

### 5.4.1 Lakeshore Beach and Public Use Area

- a. Council intends to pursue the following initiatives aimed at improving the beach and foreshore area for the use and enjoyment of residents and visitors, subject to technical feasibility, securing of necessary approvals from government authorities and availability of funding. They are not set out in order of priority:
  - a beach promenade, extending along the entire foreshore area from the source of the hot springs to the marinas;
  - measures to improve the visual and physical connection between Harrison Lake, the beach area, and the areas south of the dyke; and
  - provision of better pedestrian linkages from the beach promenade to the Miami River Greenway Trail.
- b. Council will consider making provision for a limited number of tourism commercial activities in this area

### 5.4.2 Village Centre Area

Within this area, a range of commercial, residential, and public uses are promoted, with emphasis on encouraging commercial facilities and mixed commercial – residential developments that maintain public views of the lake at key locations. A diverse range of uses will be supported, including personal service establishments, banks, business, and professional offices, as well as retail and grocery stores that support a complete community.

In addition to the policies noted above in s. 5.3, within the Village Centre Area, the following land use policies will also apply:

- a. Only commercial developments or developments with a strong commercial focus will be supported on properties fronting Esplanade Avenue and Lillooet Avenue between St. Alice Street and Maple Street.
- b. Multi-family residential developments and mixed-use developments - commercial use in combination with residential use, will be encouraged on properties fronting Cedar Avenue and the south end of Maple Street.

#### *Development Density*

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants and must provide the following as a part of the application;

- a. Dwelling units catering to special groups and offer affordable dwelling units.

#### 5.4.3 Waterfront Commercial Area

Within this area, the preferred form of Development is tourist-oriented commercial uses such as hotels, motels, resorts, restaurants, and specialty retail stores. As illustrated on Map #1, Council encourages hotel resort development at the east end of Esplanade Avenue, and along the Miami River. New multi-unit residential Development may be permitted, but only if the Development includes a commercial component, with preference given to tourist-oriented commercial uses. The commercial component of a mixed-use Development is to be at ground level and oriented to the abutting street in such a manner as to accommodate safe and convenient pedestrian access.

#### *Development Density*

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants. and must provide the following as a part of the application;

- a. Dwelling units catering to special groups and offer affordable dwelling units.

#### 5.4.4 Lakeshore Marine Tourist Commercial Area

Within this area, a range of marine-oriented tourism uses such as marinas, restaurants, retail services, small hotels or residential developments are permitted. This development provides for 'marina accommodation' that caters to the boating tourist, boating residential tourist, and recreational development. Hotels or residential developments integrated with marina operations may be considered. Public community space and a public community facility are to be encouraged within this area.

Developments within this area are required to consult, and obtain all applicable approvals, with appropriate Provincial and Federal Government Agencies.

#### 5.4.5 Lakeshore Residential Area

Within this area, medium density multifamily residential uses will be permitted.

## 6.0 COMMERCIAL DEVELOPMENT

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### 6.1 Background

The issues related to commercial development is a two-prong issue, in that Harrison Hot Springs needs to continue developing an attractive and distinct tourist destination area and expanding the range of commercial services available for a growing residential population.

Tourism is the economic base of the community, supporting most of these businesses and local employment. The number of overnight visitors to Harrison has fluctuated with global and regional tourism trends, while the number of local day visitors has likely increased with population growth in the Fraser Valley and local festival activities. The tourism market is shifting towards destinations with a wider array of outdoor activities and night life, and higher quality facilities and experiences. The objectives and policies of the OCP support new investment and commitment to growth of the tourism industry. The focus is on developing a tourism destination of regional and international significance.

### 6.2 Objectives

- a. Encourage the development of a distinct Village Centre with a full range of commercial services.
- b. Encourage the development of year-round tourism facilities and activities compatible with the natural setting and environment of the community and surrounding area, including development of a parks and trail system.
- c. Encourage the development of a distinct Village Centre with a full range of commercial services.
- d. Encourage the development of a distinct Village Centre with a full range of commercial services.
- e. Encourage the development of year-round tourism commercial development in Harrison Hot Springs as a key element of the Village's strategy for maintaining and strengthening the economic base of the community.
- f. Ensure sufficient land for various forms of tourism commercial development suitably located in the community, recognizing the changing nature of tourism demand.
- g. Ensure a high standard of commercial development, emphasizing compatibility with existing land uses nearby and the overall character of the community.
- h. Encourage the development of boating and fishing activities and related moorage and launching facilities.
- i. Encourage artisan, craft, and culturally oriented accessory uses in appropriate land use zones with a focus on Hot Springs Road.

### 6.3 Policies

- a. Continue developing an attractive, visitor-friendly Village Centre that provides a wide range of accommodation and services. In this regard, Council will discourage a strip of service commercial developments along Hot Springs Road in order to strengthen the prospects for Village Centre redevelopment.
- b. Continue working on the beautification of the entrance corridor into Harrison Hot Springs.

## 7.0 RESIDENTIAL DEVELOPMENT

### 7.1 Background

This section was created with information taken from both the 2016 Census Profile and the 2019 Harrison Hot Springs Housing Needs and Supply Report.

The significant growth in residential development has led to increased interest in maintaining the quality of the residential environment. Older and large lot residences are being replaced by more compact subdivisions. The general pattern that has emerged is multi-family residential in the lakeshore area and single-family residential in the remainder of the Village. Some of the residential development in the southern areas has inadequate community water supply and future subdivisions will need to be coordinated with investments in development services.

Based upon the *Housing Needs and Supply Report (2019)* there are 928 dwelling units in Harrison Hot Springs. This is a 27% increase since the last OCP adopted in 2007. A large majority of the dwellings, 72%, continues to be single family detached housing. This compares to a provincial rate of 44%. The OCP provides for future expansion of residential land use, in accordance with the Growth Management Strategy. As per the 2016 Statistics Canada data, the breakdown on the year of construction for the dwelling units is as follows:

| Date Range      | Dwelling Units |
|-----------------|----------------|
| 1960 or Earlier | 35             |
| 1961 – 1980     | 155            |
| 1981 – 1990     | 45             |
| 1991 – 2000     | 295            |
| 2001 – 2005     | 125            |
| 2006 – 2010     | 45             |
| 2011 – 2016     | 20             |

The general concept for residential development is to focus high-density residential units in the Village Centre and Waterfront Commercial areas, medium-density multi-family residential in the eastern Lillooet Avenue area and low-density residential in the areas to the south and east of Hot Springs Road. There is also an interest in; providing land for various forms of housing for special groups where it is compatible with adjacent residential uses, and a local commercial use in the southern portion of the municipality.

### 7.2 Objectives

- a. Protect and promote high quality residential neighbourhoods.
- b. Encourage the provision of an adequate supply of affordable housing, rental housing, and special needs housing, with emphasis on meeting the needs of seniors and special needs groups.
- c. Promote compatibility of new residential development with existing developments and with the overall character of Harrison Hot Springs.
- d. Ensure a high quality, appropriate scale, and massing of multi-family residential Developments;
- e. Provide for appropriate setbacks and protection of aquatic habitat, other environmentally sensitive areas, and hazardous areas if applicable.
- f. Consider carefully designed neighbourhood commercial development in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area.
- g. Encourage the provision of amenities through density bonusing.

## 7.3 Policies

### 7.3.1 Multi-Family Residential Development

- a. Higher density residential development will be permitted in the Village Centre Commercial Area and Waterfront Commercial Area
- b. Medium density residential development – townhouses and multiple unit attached housing, will be permitted in the Lakeshore Residential Area. Emphasis will be placed on ensuring compatibility of new developments with existing residential developments nearby and the overall character of the community. Medium density residential development in this area will be required to have good access to Lillooet Avenue and appropriate setbacks from the geotechnical hazard area.
- c. Medium density residential development (townhouses) will be considered for sites that have good proximity to the Village's amenities, are well served 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.

### 7.3.2 Low Density Residential Area

- a. Single family and two-family (duplex) residential development will be permitted in the low-density Residential Area as shown on Map #1, which is attached to and forms a part of this Bylaw. The low-density Residential designation provides for the continuation of existing multi-family residential and commercial uses existing at the date of adoption of this bylaw.
- b. 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.
- c. Future expansion of low-density residential development will be considered on a case-by-case basis.

### 7.3.3 Resort Residential Use

- a. Consider the use of smaller Lots for higher density Residential Development.
- b. Ensure usable green space and amenity areas are provided.

### 7.3.4 Affordable, Rental and Special Groups Housing

- a. Council will encourage the provision of affordable, rental, and special needs housing as part of new housing Developments provided by the private sector, non-profit societies, or any agency of the Provincial or Federal governments, with the emphasis on providing housing oriented to the special needs of senior citizens.
- b. The Zoning Bylaw will provide for the use of density bonusing in as a means of encouraging the development industry to incorporate the provision of affordable or special needs housing in their residential developments.

### 7.3.5 Parking and Traffic in Residential Areas

- a. Council's policy is to discourage non-residential through traffic from the low-density Residential area and avoid parking of heavy equipment and large commercial vehicles in these areas, in order to protect the quality of the residential environment.



## 8.0 RESOURCE LANDS

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### 8.1 Background

This area encompasses major portions of land on the east and west sides of the Village. They consist of the bulk of undeveloped land in Harrison Hot Springs. Council is designating these areas as Resource with the intention of maintaining these lands in a substantially natural state by limiting permitted uses to private and public recreation, public use, and agriculture.

### 8.2 Objectives

- a. Recognize the jurisdiction of the Agricultural Land Commission over the ALR lands, as well as the interests of the private and public owners;
- b. Maintain the lands designated as Resource in a substantially natural state in order to minimize natural hazards and to protect environmental values.
- c. Recognize inherent constraints to development which may exist in certain Resource areas and the need to direct development elsewhere toward more suitable lands.

### 8.3 Policies

- a. Council recognizes that land within the Agricultural Land Reserve is limited to the specific uses set out in the *Agricultural Land Commission Act*.
- b. Discourage timber harvesting within the Resource Areas, except for fire protection purposes, and maintain the scenic values of the forested landscapes.
- c. Resource land designations will be reviewed and amended to respond to current information or changing condition.

## 9.0 INFRASTRUCTURE

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### 9.1 Background

The physical infrastructure of Harrison Hot Springs - roads, sidewalks, street lighting, sanitary sewer, storm sewer/drainage controls, water systems and solid waste, will require ongoing improvements to accommodate a growing community. Please see Map #3 for the location of the current locations of the respective infrastructure. Map #3 is attached to and forms a part of this Bylaw.

The infrastructure needs over the next five years can be generally listed in any or all of the following categories:

#### *Water Supply*

The Village's Water Utility Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this utility over the duration of this OCP.

#### *Wastewater Management*

The Village's Liquid Waste Management Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this service over the duration of this OCP.

#### *Stormwater Management*

Will continue to be utilized in the Village.

#### *Solid Waste Management*

Promotion of the "reduce, reuse and recycle" approach to waste management.

### *Road System*

The Village's Road, Bridge, and Active Transportation Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of the Village's Transportation network over the duration of this OCP.

The current **Community Infrastructure Summary Breakdown (2022)**

### *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 – 8.1 kilometres, Collector roads - 3.7 kilometres and Arterial roads – 4.7 kilometres

## 9.2 Objectives

- a. Provide development services such as water, sewer, roads, and drainage as required to accommodate new development.
- b. Meet or exceed all Provincial and Federal drinking water and ambient water quality standards.
- c. Ensure that new development pays for the cost of extending or expanding infrastructure required to accommodate growth through development cost charges.

## 9.3 Policies

- a. Update Development Cost Charges Bylaw, on a regular basis to ensure that the value charged is reflective of the current day development costs, to help finance the capital costs of providing works and service to new development.

## 10.0 PUBLIC FACILITIES

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### 10.1 Background

The Village has the following public facilities, as of (2022):

- Harrison Hot Springs Elementary School
- Village office
- Fire Hall
- Memorial (Community) Hall
- Art Gallery/Cultural Centre
- Beach/Parks/Trails
- Boat Launch
- Float Plane Dock
- Post Office
- Church

These facilities may require upgrading or expansion to accommodate the additional population and visitors projected in this OCP. The elementary school serves students from kindergarten through grade 6. Students from grades 7 through 12 attend a high school in Agassiz. Policing (R.C.M.P.) and Ambulance services are also provided out of Agassiz.

### 10.2 Objectives

- a. Ensure that public uses are located where they will best serve the needs of both area residents and visitors.
- b. Work with other government and private agencies to ensure community services are available at a level appropriate to the needs of local residents and their ability to pay.

### 10.3 Policies

- a. Encourage the School District to consult with Council regarding the need to maintain and, as required, to expand school facilities.
- b. Recognize existing public, institutional and utility uses, and direct such uses to locations where they can best serve the community.

## 11.0 COMMUNITY LAND USES

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### 11.1 Background

Based upon a review of the past 2007 OCP the community workshops indicated that parks, recreation, and festivals are an important part of the community and the local economy. These values were reinforced through the current OCP update process. Many of the tourism businesses depend on recreational opportunities. The Village has also been successful in establishing itself as a centre for the arts and cultural activities.

### 11.2 Objectives

- a. Expand the range of recreational facilities and opportunities for the residents.
- b. Encourage the promotion of the Village as a centre for cultural events including fine and performing arts, and as a destination with opportunities for day trips to surrounding attractions and cultural and natural history.

### 11.3 Policies

#### *Recreation*

- a. Encourage the provision of additional recreational facilities in the community by the private sector, including commercial facilities catering both to tourists and residents, as well as recreation facilities in conjunction with new residential developments

#### *Cultural*

- a. Work with the arts community to encourage cultural opportunities and to promote Harrison as a base for cultural events such as fine arts and performing arts festivals.
- b. Work with the cultural community toward strengthening heritage conservation and public awareness of the history of the community.

## 12.0 PARKS AND OPEN SPACE

### 12.1 Background

A review of the current eight (8) community parks reveals that the current park system offers any or all of the following:

- 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 the eight (8) 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*





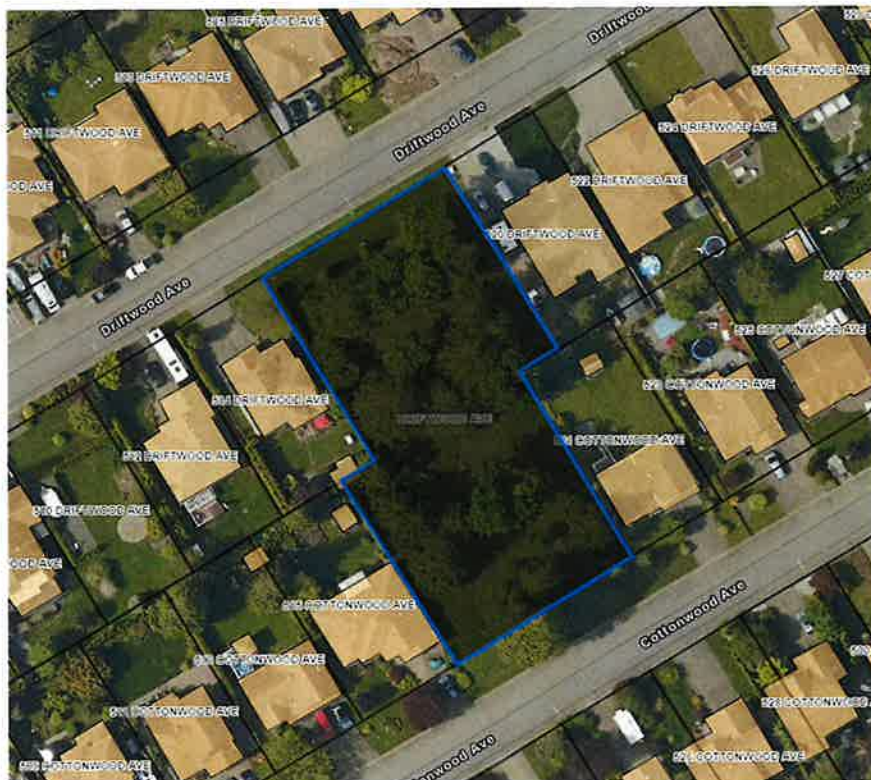
### Spring Park – 1.04Ha

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.



Neighbourhood Parks are used by residents of a neighbourhood, usually within a 500 -800 metre radius, and primarily for active play. Neighbourhood Parks may contain a Tot lot which is a small area, approximately the size of a residential lot, containing play equipment and other facilities for children.

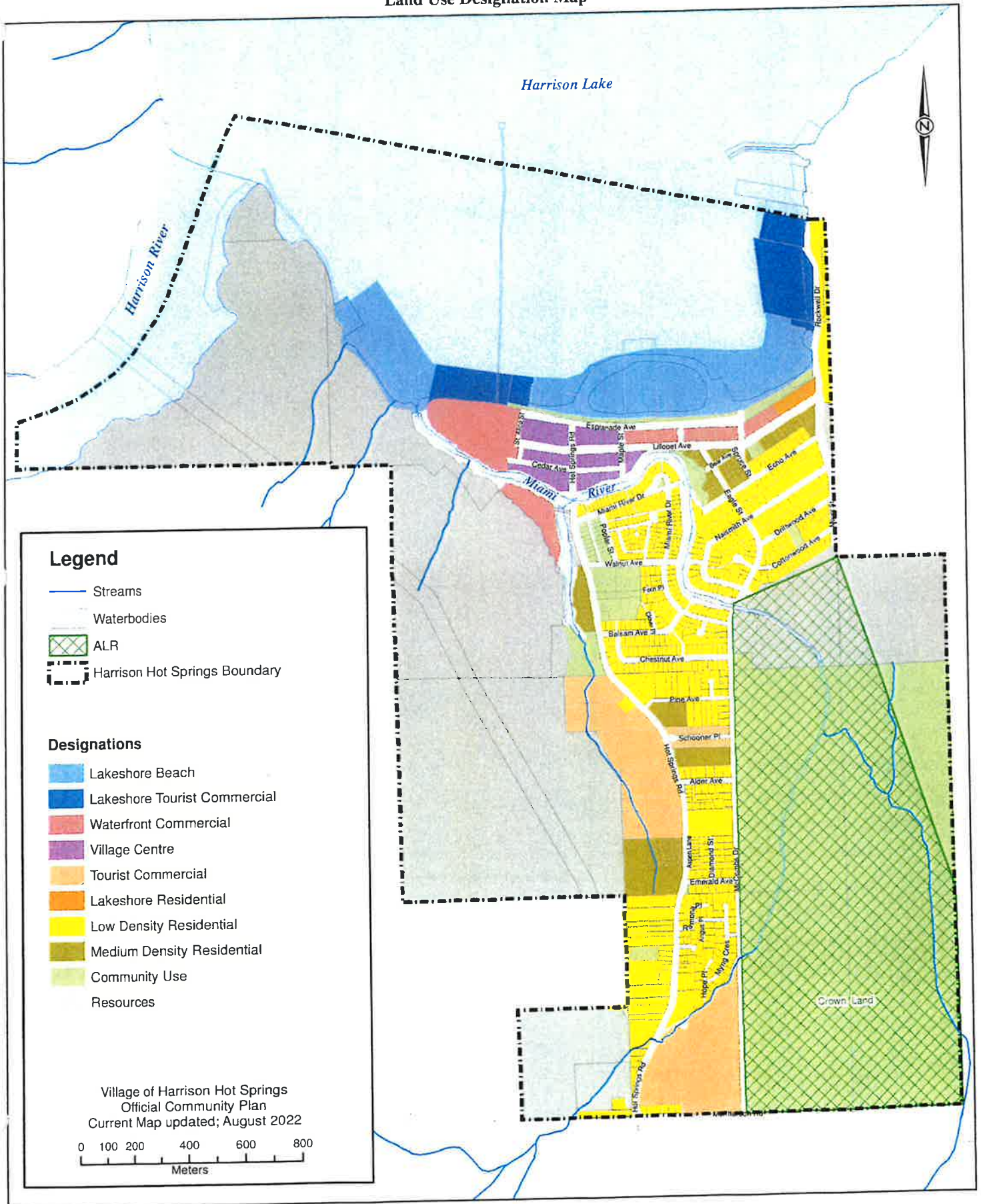
## 12.2 Objectives

- a. Develop a system of parks, open space and trails that will meet the need residents as well as visitors.
- b. Look to acquiring additional crown land for park purposes.
- c. Establish a significant nature park in the East Sector that will serve as a legacy for future generations.
- d. Ensure subdivision parkland dedication as per the *Local Government Act*.

## 12.3 Policies

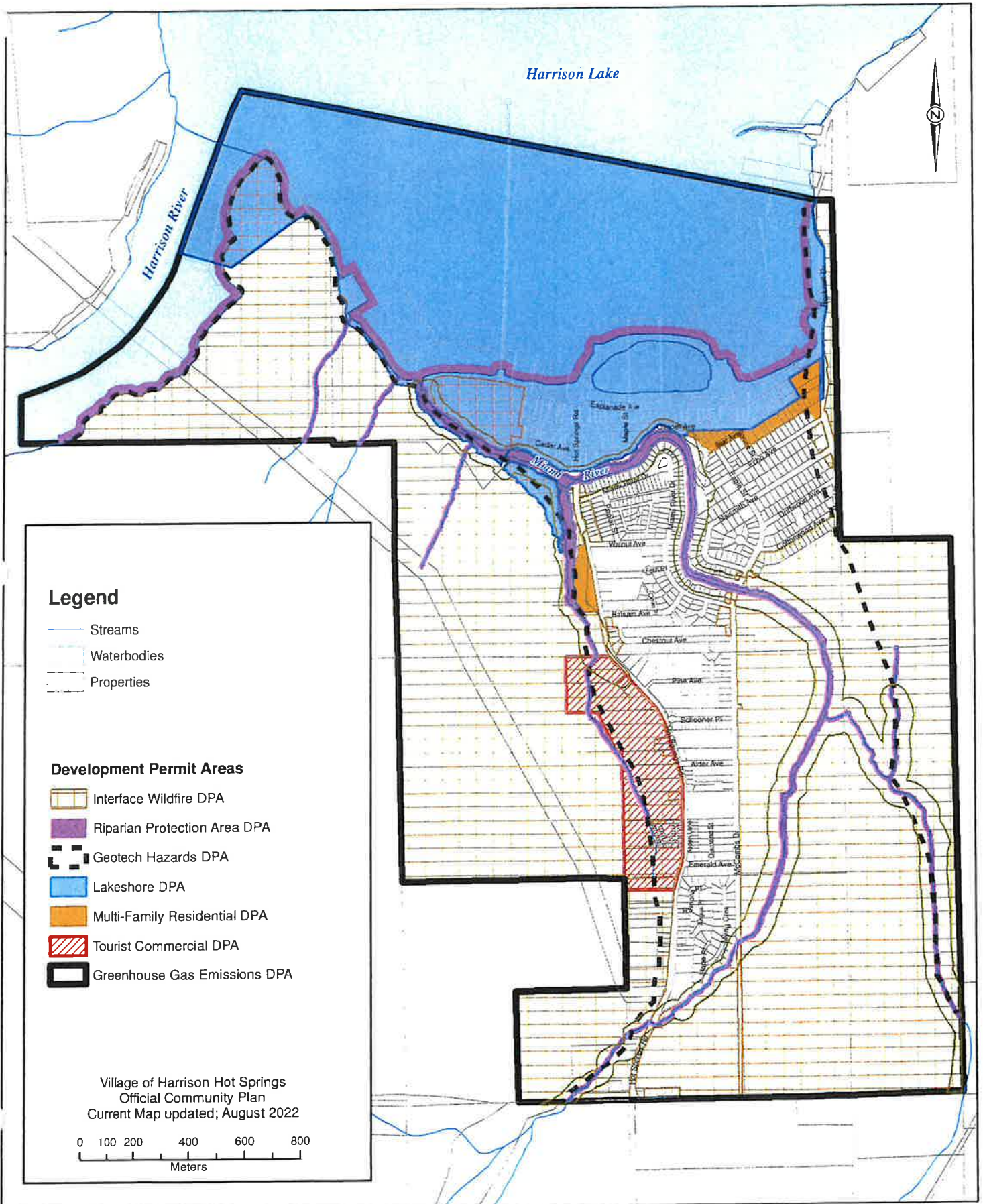
- a. Community lands used as parks and open space, both developed and undeveloped are designated as Park on the Future Land Use Designation Map.
- b. The Village must request either cash in lieu or the parkland dedication option during the subdivision process, to meet the requirements of s.510 of the *Local Government Act*, as amended from time to time.
- c. Council intends to work co-operatively with the District of Kent and the Fraser Valley Regional District on a number of initiatives of mutual benefit.

Village of Harrison Hot Springs  
 Official Community Plan  
 Map 1  
 Land Use Designation Map

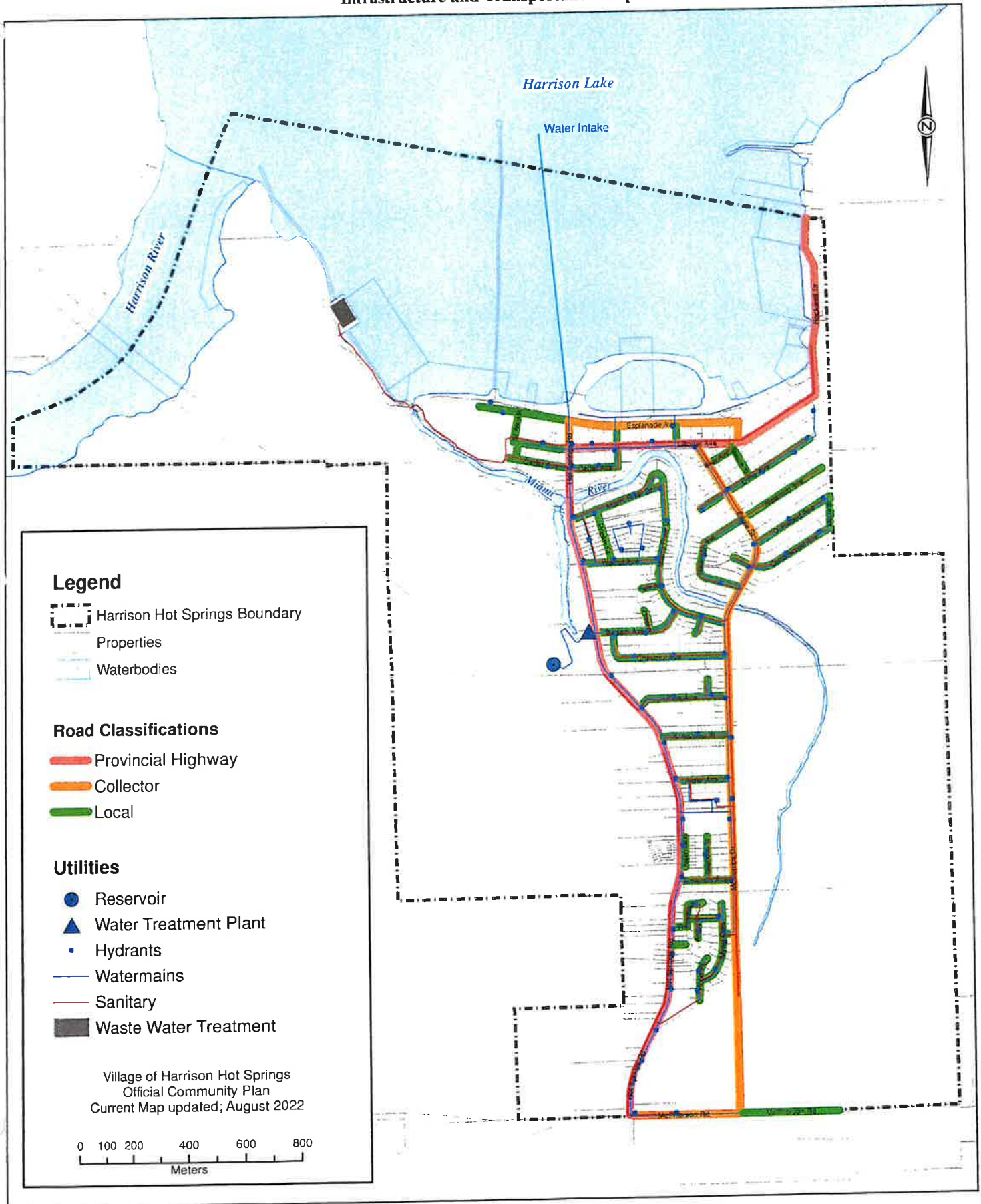




Village of Harrison Hot Springs  
 Official Community Plan  
 Map 2  
 Development Permit Areas Map

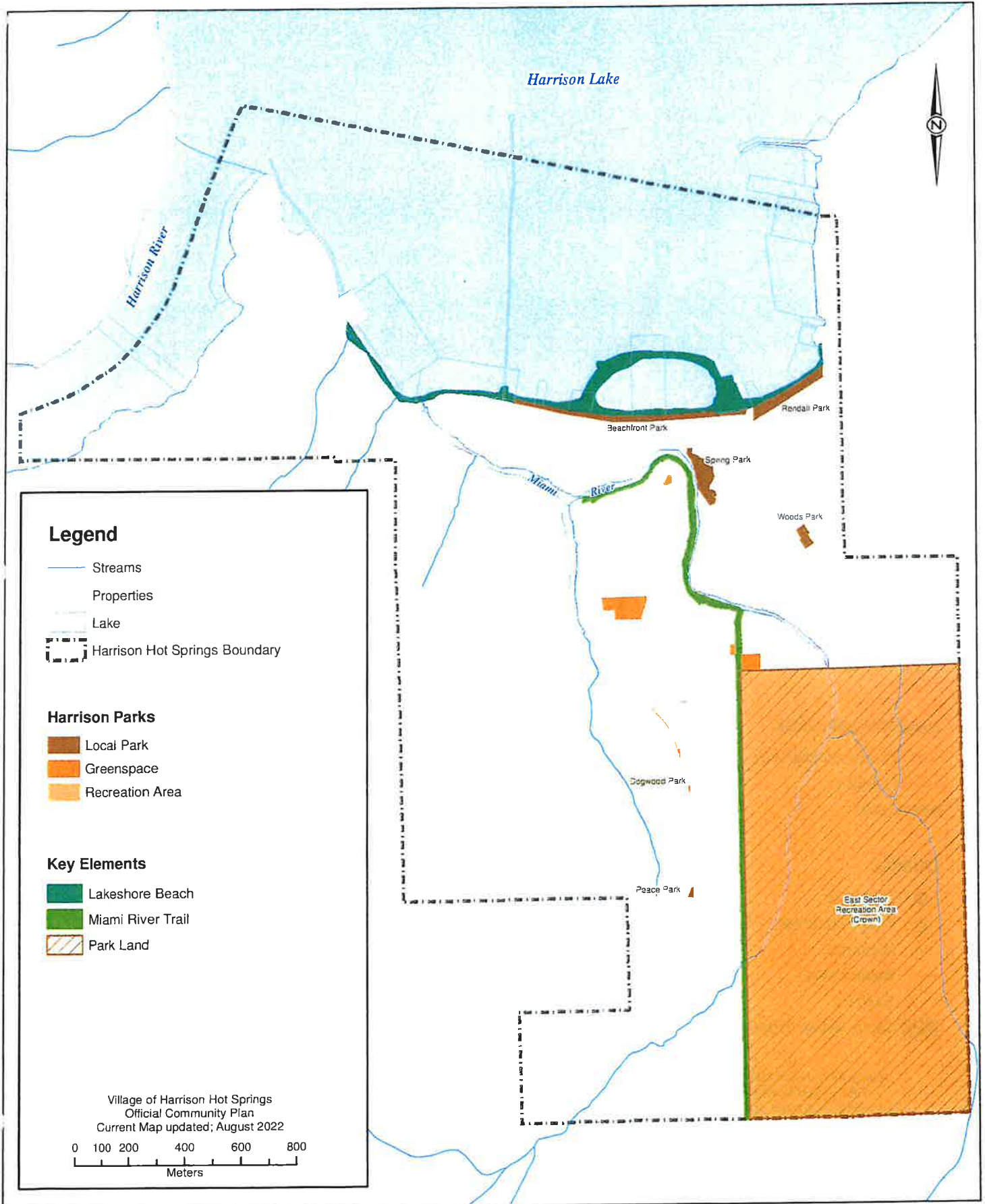


Village of Harrison Hot Springs  
Official Community Plan  
Map 3  
Infrastructure and Transportation Map





Village of Harrison Hot Springs  
Official Community Plan  
Map 4  
Parks and Trails Map



*Village of Harrison Hot Springs  
Minutes of the Special Council Meeting  
August 24, 2022*

**6. BYLAWS**

- (a) Report of Planning Consultant – August 18, 2022  
Re: Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT the Official Community Plan Bylaw 1184, 2022 be given 1<sup>st</sup> and 2<sup>nd</sup> reading as amended, and

THAT the Bylaw be referred to the following:

- a. The Village's Advisory Planning Commission,
- b. The Village's Fire Department,
- c. The Ministry of Transportation and Infrastructure,
- d. The Fraser Valley Regional District, and
- e. The Sts'ailes First Nation, with an offer to attend a Chief and Council meeting and or a staff meeting to explain what this bylaw is about, and

FURTHER THAT staff be authorized staff to set up a Public Hearing.

**CARRIED  
UNANIMOUSLY**  
SC-2022-08-03

**Moved by Mayor Facio**  
**Seconded by Councillor Palmer**

THAT on page 13, under Section 3.7.2, first paragraph, the last sentence be deleted.

**CARRIED  
UNANIMOUSLY**  
SC-2022-08-04

**Moved by Mayor Facio**  
**Seconded by Councillor Vidal**

THAT on page 37, under Section 10.3 add section (c) as follows:

- (c) Encourage the Health Authority to consult with Council regarding the need to maintain, and, as required, to expand health facilities.

**CARRIED  
UNANIMOUSLY**  
SC-2022-08-05

**Moved by Mayor Facio**

*Village of Harrison Hot Springs  
Minutes of the Special Council Meeting  
August 24, 2022*

**Seconded by Councillor Vidal**

THAT on page 38, under Section 11.2 add section (c) as follows:

(b) Encourage the development of a new community facility.

**CARRIED  
UNANIMOUSLY**  
*SC-2022-08-06*

**Moved by Councillor Piper  
Seconded by Councillor Palmer**

THAT on page 33, under Section 7.1, second paragraph, the last sentence be deleted.

**CARRIED  
OPPOSED BY COUNCILLOR HOOPER**  
*SC-2022-08-07*

**Moved by Councillor Palmer  
Seconded by Councillor Piper**

THAT on page 37, under Section 10.1, first paragraph, add “municipal wharf” and delete bullets “Post Office” and “Church”.

**CARRIED  
UNANIMOUSLY**  
*SC-2022-08-08*

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

No questions from the public.

**8. ADJOURNMENT**

**Moved by Councillor Palmer  
Seconded by Councillor Piper**

THAT the meeting be adjourned at 11:22 a.m.

**CARRIED  
UNANIMOUSLY**  
*SC-2022-08-09*

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Leo Facio  
Mayor

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Debra Key  
Corporate Officer



# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO ADVISORY PLANNING COMMISSION

**TO:** Advisory Planning Commission (APC) **DATE:** August 25, 2022

**FROM:** Ken Cossey, MCIP, RPP  
Planning Consultant

**FILE:** 3900-001

**SUBJECT:** The Official Community Plan (OCP) Bylaw No. 1184, 2022

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### ISSUE:

Seeking input from the APC on the revised and updated OCP.

### BACKGROUND:

Council approved the community consultation program that consisted of the following elements.

#### OVERALL ENGAGEMENT APPROACH RECAP



**Village's Website** – the site was created. The address for the site is outlined below

[OCP Village Vision | Harrison Hot Springs](#)

**In-person Pop-Up Events** – held on April 5 and 6 and again on June 22 and 23. These two events attracted 50 people.



**Online Survey** – two on-line surveys were held. We had 214 individuals that participated in the on-line surveys.

**World Café** – This in-person event was held on May 25 and May 26. We had 17 participants for this event.

Collectively thorough the above referenced community input process, we received input from 281 individuals.

In addition to the above referenced process, we also involved stakeholders, looked into setting up government to government meetings and involved various government agencies. Listed below is a breakdown of the process utilized.

### **Stakeholders**

A Letter with the offer of a follow up stakeholder meeting and presentation was sent to:

1. Tourism Harrison River Valley, and the
2. Harrison Agassiz Chamber of Commerce

A follow up meeting was held with the Chamber of Commerce on February 8, 2022.

### **Government to Government meeting**

Letter and the offer of a follow up government to government meeting and presentations, at key points throughout the process

1. Sts'ailes First Nation – this would also include a presentation on what an Official Community Plan is and the sharing of the Village's Building Awareness Report. The first draft of the OCP will be shared with the Sts'ailes First Nation and with the offer that the Planning Consultant will make a presentation to the Chief and Council, if requested.

### **Government Agencies**

An introductory letter on the project was sent to the following.

1. Agricultural Land Commission
2. District of Kent
3. Fraser Cascade School District
4. Fraser Valley Regional District
5. Fraser Health
6. Ministry of Transportation and Infrastructure – The email received back indicated the following, "looking forward to reviewing the draft updated OCP Bylaw."
7. Harrison Hot Springs Fire Department
8. RCMP
9. APC - A power point presentation was provided to the APC on January 13, 2022.

### **OVERALL COMMENTS ON THE COMMUNITY INPUT RECEIVED**

Looking at the comments received suggests that there is still considerable support for the current vision and the goals of the current OCP. There was also support for the inclusion of the two new Development Permit areas into the OCP; the Interface Wildfire Development Permit and the Greenhouse Gas Emissions Development Permit.

## **MAJOR CHANGES TO THE ATTACHED UPDATED BYLAW**

While most of the changes were addressed through a new formatting process the major changes are listed below

1. Reduced the overall size of the OCP document from the current 125 pages down to 43.
2. Changed shall and should to must.
3. Added in the required Housing Need requirement of *the Local Government Act*. This is in s. 3.2 of the attached bylaw.
4. Added a Community Amenity Contributions section, s 3.4 of the attached bylaw, and a Development Approval Information section, s 3.5 of the attached bylaw.
5. Took out the Tree Protection section. This issue is better addressed through your Urban Forest Master Plan review and the Tree Protection Bylaw.
6. Added a Sand and Gravel section, as per the requirements of the *Local Government Act*. The new section number is 3.7 of the attached bylaw.
7. Made the OCP more user-friendly, in that we created section headings and moved all the policies associated with that section into this section. That way the policies associated with the issue are found in one section as opposed to being scattered throughout the OCP. This update project also allowed the review team to remove contradictory policy statements.
8. Took out the Design Guidelines as a part of the current OCP. Recommending that they be set up as a policy. In the proposed updated OCP Bylaw the suggested Design Guideline policy are tied to the new OCP.
9. Updated the Maps.
10. Removed the sign policies in the current OCP, as the Village now has a Sign Bylaw. (Bylaw No. 1126, 2018)
11. Deleted various sections of the current OCP, as these policies are actual regulatory requirements outlined in the Village's Zoning Bylaw. This includes density issues and parking requirements.
12. Removed issues that are better addressed in a Council's Strategic Plan, like creating a Tourism Development Strategy.

### **Additional changes to the Bylaw during the Council meeting held on August 24, 2022.**

1. On page 13 under section 3.7.2, first paragraph, the last sentence to be deleted. (Deleted on August 24)
2. On page 33, under Section 7.1, second paragraph, the last sentence be deleted. (Deleted August 24)
3. On page 37, under section 10.3 add section (c) as follows:  
“(c) Encourage the Health Authority to consult with Council regarding the need to maintain, and, as required, to expand health facilities.” (Added August 24)
4. On page 37, under Section 10.1, first paragraph add municipal wharf and delete bullets Post Office and Church. (Done August 24)
5. On Page 38, under Section 11.2 add section (c) as follows:  
“(c) Encourage the development of a new community facility.” (Added August 24)

## **NEXT STEPS AFTER FIRST AND SECOND READING PROVIDED**

As per s 477 of the *Local Government Act*, the following happens:

1. Review the draft OCP with the Village's Financial Plan,
2. Review the draft OCP with an approved Waste Management Plan,
3. Refer the draft OCP to the Agricultural Land Commission, if the proposed plan affects any ALR land, and
4. Hold a Public Hearing.

**Respectfully submitted:**

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

Attachments (1)      Official Community Plan Bylaw 1184, 2022



# **HARRISON HOT SPRINGS**

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*Naturally Refreshed*

## **OFFICIAL COMMUNITY PLAN**

**BYLAW NO. 1184, 2022**



## VILLAGE OF HARRISON HOT SPRINGS OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022

---

**WHEREAS** section 472 of the *Local Government Act* authorizes a local government to enact an Official Community Plan Bylaw;

**AND WHEREAS** section 485 of the *Local Government Act* authorizes a local government to designate a Development Approval Information area;

**AND WHEREAS** section 488 of the *Local Government Act* authorizes a local government to designate a Development Permit area;

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

### TITLE, PURPOSE, APPLICATION, SEVERABILITY, DEFINITIONS, AND EFFECTIVE DATE

#### **Title**

- a) This Bylaw may be cited for all purposes as the "*Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022*".

#### **Purpose**

- b) The purpose of this Bylaw is to assist the Village Council, residents, businesses, and landowners by establishing objectives and policies concerning the form and character of future development and land uses in the community.

#### **Application of the Bylaw**

- c) This Bylaw applies to all Lands, including the surface of water, and all uses, Buildings and other Structures located within the boundaries of the Village of Harrison Hot Springs, as amended from time to time, and as shown on Map "1", the Land Use Designation Map, which is attached hereto and forms part of this Bylaw.

#### **Severability and Definitions**

- d) If any 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 whole.

- e) Unless otherwise defined here the definitions contained within this Bylaw have the same definition, as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*, as amended from time to time.
- f) Schedule "A" Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022 which is attached hereto and forms part of this Bylaw.

#### REPEAL

The *Village of Harrison Hot Springs Official Community Plan Bylaw 864, 2007* and all amendments thereto are hereby repealed, effective the date of the adoption of this Bylaw.

#### READINGS AND ADOPTION

READ A FIRST TIME THIS 24<sup>TH</sup> DAY OF AUGUST, 2022

AMENDED AND READ A SECOND TIME THIS 24<sup>TH</sup> DAY OF AUGUST, 2022

PUBLIC HEARING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

READ A THIRD TIME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



SCHEDULE "A"  
VILLAGE OF HARRISON HOT SPRINGS  
OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022

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## 1.0 INTRODUCTION

### 1.1 Purpose of the Official Community Plan

An Official Community Plan (OCP), as defined in the *Local Government Act*, is a statement of objectives and policies to guide decisions on planning and land use management. The Village of Harrison Hot Springs OCP sets out the vision and framework for future development of the community. This Plan provides the policy framework for development and infrastructure decisions by the Village Council. It may be updated periodically to ensure that it continues to reflect the long-range community Vision and the Goals of the Plan.

The Official Community Plan is intended to provide a degree of certainty to the Village Council, residents, businesses, and landowners by establishing objectives and policies concerning the form and character of future development and land uses in the community.

The Village's 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     | <i>It outlines the purpose of the OCP</i>                |
| 472     | <i>It allows for the creation of an OCP</i>              |
| 473     | <i>It outlines the required content and process</i>      |
| 474     | <i>What policy statements may be included</i>            |
| 475     | <i>Who is consulted during the development of an OCP</i> |
| 476     | <i>Discussions with the local school district</i>        |
| 477     | <i>How the OCP is to be adopted</i>                      |
| 478     | <i>Once adopted what effect does the OCP have</i>        |

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
- Greenhouse Gas (GHG) targets, and
- Building and landscape design guidelines



## 2.0 COMMUNITY VISION AND GOALS OF THE PLAN

The principles outlined below are an important philosophical statement on how the Village wishes to evolve over the life of this plan and in turn this provides the framework for future land development.

### 2.1 Vision of the Plan

The overall goal of the OCP is the continued implementation of a pattern of settlement and land use in accordance with the OCP's objectives. Recognizing that communities are dynamic in nature, the underlying principle of the OCP is to ensure that if changes happen within the Village, they respect both man-made and natural attributes and be sustainable. Development must be responsive to the opportunities and constraints offered by the unique geography of each site, respect the past and be compatible with the current values of the community, as expressed through this OCP. The long-term vision for the development of this plan is as follows;

**A residential and resort community with an attractive and inviting Village core of shops and services. A strong commitment to maintaining the scenic qualities, the environment, the quality of life and the vibrant and cultural life combined with a high standard of development.**

### 2.2 Goals of the OCP

The following goals are derived from the vision statement which was shared with the community and reinforced during the public participation process. To achieve the OCP's vision, the following ten (10) goals expand and sets the framework for this OCP.

*Goal 1: Provide efficient, equitable and affordable public services*

The strategy to achieve this goal is to ensure that water supply, wastewater treatment and other services meet acceptable standards throughout the Village, that they are coordinated with long-term development growth and that they are equitably financed. New development is expected to pay its fair share of infrastructure and public services expansion costs.

*Goal 2: Establish a distinct, pedestrian-oriented Village centre with a range of commercial services*

The strategy to achieve this goal is to encourage Village centre development for a variety of commercial and tourism uses and to provide public works and traffic and parking management that facilitate a pedestrian-friendly environment. The Design Guidelines policy will provide a framework for downtown lakeshore revitalization of private and public spaces in an integrated manner.

*Goal 3: Develop tourism and recreation features and activities for the benefit of residents and visitors*

The strategy to achieve this goal is to support the development of and the expansion of the parks, trails, and pathway system, enhance the image and identity of the Village, and encourage high quality development in the lakeshore and tourist commercial areas. The aim is to expand the destination resort qualities and recreational opportunities.

*Goal 4: Protect views of the lake and the surrounding mountains*

The strategy to achieve this goal will focus on protecting and enhancing the views to the lake from key sites on Lillooet Avenue and encouraging future lakeshore development that takes account of the need to protect views of the mountains and lake. It will also support measures to prevent adverse effects of logging on scenic values.



*Goal 5: Protect and maintain air and water quality and biodiversity*

The strategy to achieve this goal involves upgrading wastewater management systems, managing stormwater drainage and runoff, limiting campfires, and protecting important natural habitats and ecosystem functions. The development of a substantial park and trail system and conservation and restoration of the Miami River will also assist in this goal.

*Goal 6: Promote compatible residential and tourism development and community relationships*

The strategy to achieve this goal is to protect residential neighbourhood quality, manage traffic impacts and encourage community collaboration in addressing visitor-resident issues. A major challenge is to provide for increased residential and tourism growth and a coordinated approach to land use and transportation issues that serves the needs of both sectors. This includes wherever possible, separating incompatible land uses and controlling traffic and parking.

*Goal 7: Manage traffic and parking and promote transportation alternatives*

The strategy to achieve this goal is to manage traffic flows and parking so as to minimize congestion and disturbance of residential areas, and to provide a bicycle and walking path network. Visitor parking is a key issue. The livability and attractiveness of the community will depend upon the ability to manage seasonal traffic volumes.

*Goal 8: Provide for a mix of housing types for all ages and incomes*

The strategy to achieve this goal is to designate lands for a variety of housing types and to provide density bonus incentives for affordable and special groups housing. A diverse supply of housing, including seniors housing is important to the future character of the community.

*Goal 9: Restore and protect Miami River and related aquatic systems*

The strategy to achieve this goal is to continue support either the federal or provincial agencies that are looking to restore the natural flows, improve water quality and protect riparian and watershed functions. Miami River is a key feature in managing drainage and flooding, enhancing the quality of the environment, and implementing the tourism development strategy of the Village.

*Goal 10: Reduce community greenhouse gas emissions*

Recognizing the importance of long-term emission reductions and the significance of the Provincial government's targets. The strategy to achieve this goal is to encourage a compact and complete Village centre, facilitate and re-design transportation infrastructure and services that increase alternative transportation and reduce private vehicle use, encourage more energy-efficient buildings and renewable, low-carbon energy sources, and reduce waste generation and landfill disposal.

## 2.3 Village Profile

The Village is located within the Fraser Valley Regional District and is a destination community that offers residents and visitors, scenic surroundings, a natural hot springs, and a developed tourism industry. All of these attributes make Harrison Hot Springs a great place to stay over both the short and long terms. With respect to the developed tourism industry the following labour statistics indicate that the tourism industry is the main driver of the local economy.

The 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                |

Source: Census Profile 2016 Census; Harrison Hot Springs, Statistics Canada

In addition to the developed tourism industry the Village has experienced a growth in the number of business licenses issued since 2015 has grown by almost 85% over the past seven (7) years, as outlined in the chart below.

Source:

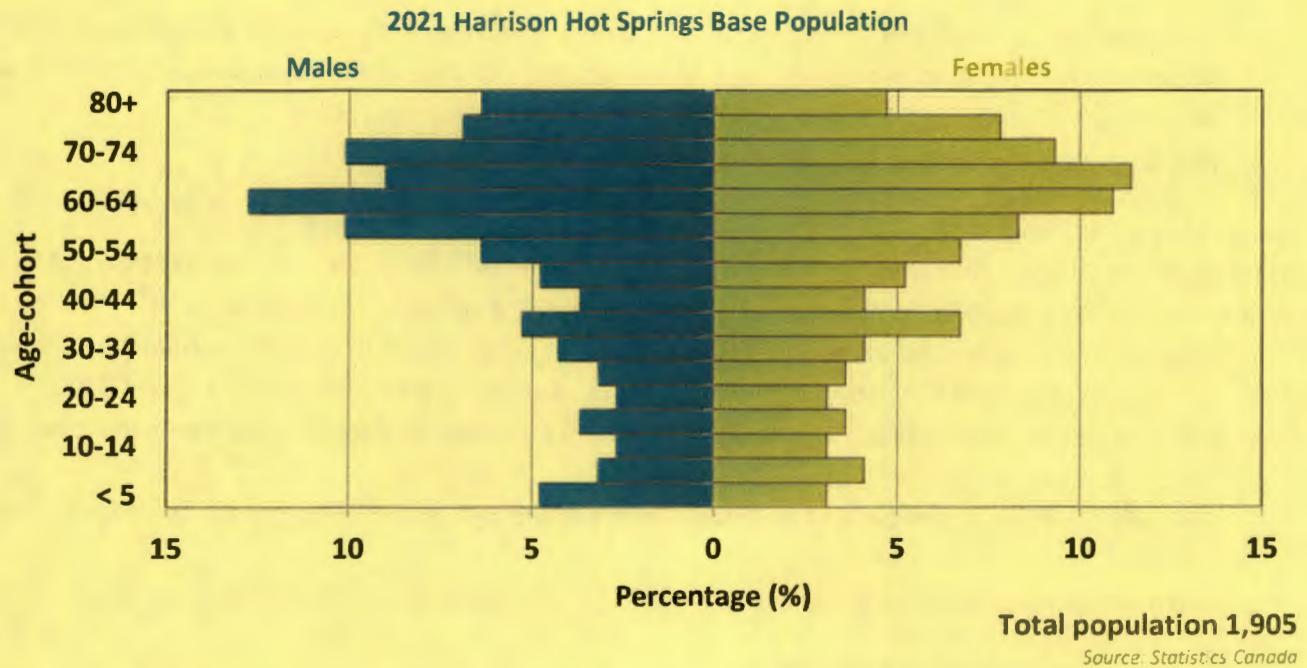
## Business Licenses Issued (2015-2022)

Source: Village Office, 2022

| Business Type            | 2015      | 2016      | 2017      | 2018      | 2019       | 2020       | 2021       | 2022       |
|--------------------------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|
| Amusement/Recreation     | 18        | 18        | 18        | 18        | 18         | 19         | 19         | 19         |
| Contractor               | 2         | 2         | 2         | 2         | 2          | 2          | 3          | 3          |
| Non-resident Contractor  | 12        | 12        | 13        | 15        | 16         | 20         | 22         | 22         |
| Home Occupation          | 14        | 15        | 15        | 17        | 22         | 22         | 25         | 26         |
| Lodging                  | 5         | 5         | 5         | 8         | 10         | 10         | 10         | 10         |
| Miscellaneous            | 3         | 3         | 3         | 5         | 6          | 6          | 9          | 10         |
| Personal Services        | 1         | 2         | 2         | 2         | 2          | 2          | 4          | 4          |
| Restaurant/Food Services | 13        | 14        | 15        | 19        | 22         | 23         | 26         | 26         |
| Retail                   | 8         | 8         | 8         | 9         | 10         | 10         | 11         | 11         |
| Service Station          | 1         | 1         | 1         | 1         | 1          | 1          | 1          | 1          |
| Suite Rentals            | 1         | 1         | 1         | 1         | 1          | 3          | 8          | 8          |
| Inter-Municipal          |           |           |           |           |            | 3          | 3          | 4          |
| <b>Totals</b>            | <b>78</b> | <b>81</b> | <b>83</b> | <b>97</b> | <b>110</b> | <b>121</b> | <b>141</b> | <b>144</b> |



The population of Harrison Hot Springs grew during the period from 1996 to 2006, when the Statistics Canada Census reported 655 people in 1991, 898 in 1996, 1,343 in 2001, and 1,573 in 2006. The population receded slightly to 1,468 in 2011 and 2016. Today the 2021 census indicates the village has a population of 1,905 which is a change of almost 30% (29.8%) from its 2016 population of 1,468. Listed below is the current population breakdown.



## 2.4 Regional Context Statement

To support the Regional Growth Strategy of the Fraser Valley Regional District (FVRD), and the vision of a “vibrant, distinct and sustainable communities that accept responsibly managed growth while being committed to protecting the land resource and the natural environment to ensure that a high quality of life is accessible to all.”

The *FVRD Choices for our Future, Regional Growth Strategy for the Fraser Valley Regional District*, sets out a framework to guide member communities, jointly and individually, in pursuing the vision described above. The Regional Growth Strategy (RGS) identifies eight goals, and the Village of Harrison Hot Springs OCP address these goals in the following manner:

### *Increase Transportation Choice and Efficiency*

The RGS Regional Transportation Improvement Priorities identify Hot Springs Road as a medium to long term priority for upgrading to accommodate increased population growth in Harrison Hot Springs. The RGS also promotes settlement patterns that minimize the use of automobiles and encourages walking, bicycling, and the efficient use of public transit, where practical. The relevant OCP policies are to:

- Concentrate higher density residential land uses within and near the Village Centre, reducing the need for local car dependency (*policies 5.4.2(b) and 7.3.1*).
- Develop an integrated parks and trail system for the community and a pedestrian-bicycle path along Hot Springs Road (*policy 12.3*).
- Promote direct bus service from Chilliwack (*policy 3.5 Transportation*).
- Work with Ministry of Transportation and Infrastructure on mutual transportation issues (*policy 7.3.5*).



### *Support and Enhance the Agriculture Sector*

The RGS encourages the development of a long-term strategy that will balance the need for stable, long-term Agricultural Land Reserve boundaries with the need for additional land to support employment growth in all sectors, including agriculture, and the need for contiguous urban development. Portions of the East Sector are recognized as under negotiation with the Provincial Agricultural Land Commission. The relevant OCP policies are to:

- a. Recognize the jurisdiction of the Agricultural Land Commission over the Agricultural Land Reserve (ALR). Accommodate residential growth through infill and higher densities in the developed area and maintain Resource and Public Use designations on ALR lands *{policies 8.2(a) and 8.3(a)}*
- b. ALR lands are noted on Map #1, Land Use designation Map.

### *Manage Urban Land Responsibly*

The RGS supports Official Community Plans policies that encourage infill, redevelopment, densification, and mixed use as a means of creating more compact development patterns. The relevant OCP policies are to:

- a. Manage growth within the Fraser Valley Regional District's Urban Growth Boundary by directing it toward existing developed areas and by increasing residential densities *(policies 5.4.2 (b), 5.4.5, and 7.3.1)*.
- b. Increase density and mixed uses in the Village Centre for a more compact urban structure *(policies 5.4.2, 5.4.3, 5.4.4, and 5.4.5)*.
- c. Promote commercial services in the Village Centre in support of a more complete community *(policy 5.4.2)*.
- d. Avoid urban development into the lake and within the geotechnical hazard areas *(policies 5.2, and 4.4)*.

### *Develop a Network of Sustainable Communities*

The RGS supports official community plans and other plans that incorporate sustainable planning principles as a means to becoming more sustainable and self-sufficient. The relevant OCP policies are to:

- a. Increase the range of services and amenities available within the Village Centre *(policies 3.3)*.
- b. Provide incentives for affordable housing *{policy 3.2(g)}*.
- c. Upgrade wastewater treatment facilities to protect water quality *(policy 9.2)*.
- d. Upgrade water supply infrastructure and management to improve the efficiency and effectiveness of water systems *(policy 9.2)*.
- e. Promote waste reduction and recycling *(policy 10.2)*.

### *Protect the Natural Environment and Promote Environmental Stewardship*

The RGS aims to protect air quality, water quality and natural environment, and proposes various regional initiatives for environmental stewardship. The relevant OCP policies are to:

- a. Protect environmental values through development permit areas that achieve specific environmental objectives *(policies 4.6, and 4.7)*.
- b. Promote Miami River protection and rehabilitation *(policy 4.7)*.
- c. Undertake environmental sensitive areas inventory *(policies 3.4, 3.8, and 3.10)*.
- d. Upgrade wastewater treatment facilities to protect water quality *(policy 9.2)*.
- e. Promote the "reduce, reuse and recycle" approach to waste management *{policy 10.2(b)}*.

### *Protect and Manage Rural and Recreational Lands*

The RGS supports the development of a regional park system in context with federal, provincial, municipal and FVRD regional park systems and greenway initiatives, and encourages the development and coordination of municipal and rural walking and bicycle path plans and seeks cooperation on the management of land use on Crown Lands. The relevant OCP policies are to:

- a. Protect forest cover on resource lands *(policy 8.3)*.



### *Achieve Sustainable Economic Growth*

The RGS encourages the development of a strong employment base and a favourable investment climate that will support economic growth and diversity. Tourism is the primary economic driver for Harrison Hot Springs. The relevant OCP policies are to:

- a. Facilitate economic change in the evolution of the tourism economy toward high-value, more diverse tourism opportunities (*policy 5.2*).
- b. Provide for artisan workshops on large lots adjacent to Hot Springs Road (*policy 4.2*).

### *Manage Water, Energy Resources and Waste Responsibly*

The RGS highlights the challenge to ensure that future development takes place only where adequate infrastructure and community facilities exist or can be provided in a timely, economic, and environmentally sound manner. (*policies 9.2, 10.2 and 10.3*)

## 2.5 Public process utilized for the development of this OCP

Various tools were utilized to solicit and include public input into this OCP. The tools utilized are listed below;

- i. Community surveys,
- ii. Pop-up events,
- iii. World café, and a
- iv. Public Hearing.





### 3.0 DEVELOPMENT FRAMEWORK

#### 3.1 Overall Development Concept

The overall development concept is a broad summary of the general land use priorities for the future of Harrison Hot Springs, consistent with the Goals of the OCP. The elements of this concept are as follows:

##### *Village Centre:*

Development of a compact, pedestrian-oriented town centre with mixed use commercial and residential development, a range of services and a comprehensive design theme for buildings and streetscape; to be guided by the Village Design Guidelines.

##### *Lakeshore Development:*

Enhancement and extension of the lakeshore park and walkway from the hot springs source site on the west to the marinas on the east, protection of the views of the lake, development of the hot springs source site, and review of parking and road system.

##### *Residential Development:*

Expansion of multi-family residential uses in the Village Centre, townhouse development near Lillooet Avenue east, and low-density residential development in central/south Harrison, with appropriate traffic management to protect residential quality.

##### *Tourism Development:*

Increased economic opportunities for tourism growth and outdoor recreation activities compatible with adjacent residential land uses; to be guided by a long-term Tourism Development Strategy that focuses on the future of tourism in Harrison Hot Springs.

##### *Park and Trail System Development:*

An integrated system of parks and trails that expands the outdoor recreation and tourism activities, linking Hot Springs Road, Miami River, the East Sector, the lakeshore, the Harrison River, and other features.

The community has expressed continued support for managed growth that emphasizes protection of the natural environment and scenic values, development of the Village Centre, and improved streetscapes, and features that support a high-quality tourism destination and community.

#### 3.2 Village Housing

The Council undertook a Housing Needs Assessment in 2019. Listed below is a summary of the anticipated housing needs, as identified in this report for the next five years.





## Future Housing Needs

excerpts from Harrison Hot Springs Housing Needs and Supply Report, November 27, 2019, below.

### General

It is anticipated that in the next five years, the addition of several units of 1–2-bedroom housing will adequately service the community as its demographics shift. There may be a limited need for new 3-bedroom units for families.

There is not an anticipated need for a significant housing stock increase, as the population increase will be slow. Instead, there is a need to continue to monitor housing stocks to ensure that market housing needs are being met and the rate of building reflects the population increase.

The 2020 anticipated housing need projection shows an increase in bachelor, 1- and 2-bedroom dwellings to support a wider variety of family and lifestyle needs.

From 2022 onwards, the need for additional bachelor units will decrease; instead, an anticipated need for more 1–2-bedroom units are indicated, reflecting a community that currently chooses a majority of detached homes, but may need to transition into smaller accommodations as the community ages.

### Seniors

Though the population is not projected to increase to levels that would require large increases in housing stock, an ageing population and shift towards seniors ageing in place will require more housing units for fixed or low-income seniors.

An ageing population and an average household size of 2.0 demonstrates a potential need for smaller housing typologies in the future as those currently living in detached homes look to downsize.

### Workforce

Given the dependency on workers from the neighbouring community and greater region it might be worth understanding opportunities and needs for housing more of the workforce within Harrison or at least in Kent.

Ensuring the right balance between vacation homes and workforce homes means that part-time vacationers actually have someone to serve them when they are in Harrison.

A mix of accommodation types targeted at the workforce might include purpose-built market rental dwellings and potentially more affordable ownership dwellings restricted to employees.

Source: Harrison Hot Springs Housing Needs and Supply Report, November 27, 2019, prepared by the Centre for Sustainability and M'akola Development Services, pages 26-27

As per the summary above and s. 473(2) of the *Local Government Act* as amended from time to time, the Council will continue to work with developers and other non-profit groups on securing affordable rental, and special groups housing, as outlined in the policy below.

### 3.3 Objective:

Recognition of the importance of housing as a fundamental part of individual and community health and ensure that all residents have an affordable and adequate place to live.

Progress can be measured by:

- a. An increase in number of non-market housing units created, as a percentage of total units; and or
- b. A healthy and stable vacancy rate.



The Village policies include but are not limited to the following:

- a. Protect existing affordable rental housing stock.
- b. Require any affordable housing amenity to be supported by appropriate legal and enforceable instruments, such as Housing Agreements.
- c. Investigate the use of inclusionary zoning to require any potential density increase to incorporate a proportion of affordable units.
- d. Investigate zoning bylaw amendments to apply residential rental tenure zoning in appropriate locations.
- e. Amend the zoning on parcels to provide for additional density for purpose-built rental and affordable housing.
- f. Consider opportunities to incentivize new affordable housing.
- g. Consider implications on housing costs and affordability when developing or amending land use and development policy and regulation.
- h. Support subsidized housing, supportive housing, and non-market housing for vulnerable populations such as seniors, and or low-income.

In addition to the above the Village will work with others to:

- a. Partner with other government agencies, the private sector, non-profit organizations, and service agencies to pursue affordable housing opportunities.
- b. Explore governance options for delivering and managing affordable housing.
- c. Identify and engage key stakeholders and service providers in the delivery of affordable housing.

### 3.4 Community Amenity Contributions (CAC)

Community amenities are contributions agreed to by an applicant/developer and the Village of Harrison Hot Springs, as a part of a rezoning review and process. The offer of a CAC is strictly voluntary, and if the applicant/developer and the Village agree to use the CAC then the CAC will be obtained when the Village decides to adopt the rezoning bylaw. The use of the CAC cannot be delegated to either a building official or the Approving Officer.

The following list provides examples of CACs that may be appropriate, depending on the circumstances:

- a. Contribution of land for a civic or institutional use;
- b. Contribution to any community safety infrastructure and equipment;
- c. Contribution of land for special groups housing or affordable housing;
- d. Improvements to public facilities or public buildings;
- e. Heritage conservation;
- f. Provision of park improvements or park land (beyond statutory requirements);
- g. Protection of environmentally significant areas beyond minimum requirements;
- h. Public realm improvements beyond statutory requirements (i.e., public plaza, pedestrian and cycling linkages, community art);
- i. Contribution of land for the purpose of watershed protection;
- j. Viewscape protection;
- k. Neighbourhood enhancement project; and
- l. Provision of cash to the Village of Harrison Hot Springs Amenity Fund (i.e., recommended contribution of \$1,000 per residential unit to be constructed in the development, or as adjusted periodically) for a future Community Amenity.



### 3.4.1 Council policies:

- a. Council may choose to accept CACs where it considers that the Village's future budgets will be able to support the estimated lifecycle costs of operating, maintaining, and repairing the Community Amenity.
- b. If applicable, CACs will be negotiated on a case specific basis as each Development proposal is unique.
- c. Staff are hereby authorized to negotiate with an applicant, as and when required. The final decision on the CAC offer rests with the Council.

## 3.5 Development Approval Information Areas

### 3.5.1 Areas Designated

- a. This OCP has designated all Development Permit areas as Development Approval Information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.
- b. This OCP also designates all areas that may be rezoned in any of the following designated areas, the Lakeshore, the Marine Tourist Commercial, the Waterfront Commercial, Village Centre, and the Tourist Commercial areas, as Development Approval Information areas in accordance with provincial legislation in order to assist the residents understand what, if any, the impacts on the Village that may result if the application is approved.
- c. The East Sector Special Planning Area.
- d. The rezoning of any lands that results in ten (10) or more residential dwelling units.

## 3.6 Greenhouse Gas Emission Reduction Policies and Actions

The Village will undertake the following actions with the aim of achieving the community emissions reduction. In many cases, these actions will build upon actions already planned, commenced, or undertaken by the Village.

### *Cross-Cutting, Strategic Actions*

Continue to participate in regional discussions and plans relating to energy, climate change and sustainability, and continue to work with other jurisdictions to learn from their experience.

### *Land Use Actions*

- i. Continue the process of updating the zoning bylaw to incorporate provisions that encourage compact, complete community development.
- ii. Explore density incentives where appropriate – for example, density for cash contributions to off-site parking.
- iii. Continue to identify opportunities for tourism tax-funded infrastructure improvements that support emissions reductions and tourism, such as walkability.
- iv. Continue to encourage the development of local services such as grocery stores, which can service many of the day-to-day needs of residents and visitors; consider the accessibility of regional services in this work.

### *Transportation Actions*

- i. Continue to advocate and work with partners to develop transit solutions to/from Harrison Hot Springs and major destinations, also aimed at reducing fossil fuel consumption.
- ii. Continue setting up electric car charging stations.



*Buildings Actions*

- i. Develop a green building/energy efficiency standard or checklist with the Fraser Valley Regional District Building Inspection Department.
- ii. Develop and promote incentives aimed at improving energy efficiency and utilizing renewable energy in new construction and existing buildings.

*Energy Supply Actions*

- i. Pursue utilization of alternative, low carbon energy sources and systems including geothermal/waste heat and district energy for the Village Centre and engage community partners in this process.

*Waste and Resource Management Actions*

- i. Continue to pursue expansion and/or enhancement of services that will reduce waste disposal and landfilling, particularly organic food waste that contributes to landfill gas emissions.
- ii. Expand waste reduction education efforts widely in the Village and use this as an avenue for broader greenhouse gas emissions reduction education.

*Energy and Climate Change*

- i. Promote energy conservation, transportation efficiency and public transit in public infrastructure investments and development planning.
- ii. Encourage energy conservation and efficiency and other green building measures in proposals for new tourist accommodation facilities and major public facilities, including future redevelopment of the Memorial Hall.

### 3.7 Sand and Gravel Deposits

There are no active or known sand and gravel pits located within the Village boundaries.

### 3.8 The East Sector Special Planning Area

#### 3.8.1 Land tenure and environmental information

*Background*

The East Sector Special Planning Area consists of about 162 hectares of land east of McCombs Drive, including the western slopes of Bear Mountain. The area is undeveloped and heavily wooded, and much of it lies within the Agricultural Land Reserve. A portion of the area is held by the Village (34 ha), with a portion of the area privately held (29 ha) and the balance under provincial crown land designation (99 ha).

The East Sector contains a major section of the Miami River and its eastern tributaries and various remnant wetlands and bogs. Complex drainage patterns exist in the area and affect the lowland water management and flood protection of the residential areas. The majority of the area is covered by mixed coniferous/ deciduous forest. Portions of the area are inundated with water during certain periods.

Several designated rare and endangered species and threatened species of plants and animals occur in the East Sector Area, including the extremely rare Pacific water shrew. Future planning of the area must provide for the protection of:



- a. two rare plant communities (black cottonwood/red-osier dogwood and black cottonwood/sitka willow) associated with wetland and lowland habitat on the northern portion of the East Sector;
- b. a sphagnum bog on private lands containing locally rare vegetation and an adjacent trembling aspen stand;
- c. various stands of mature Douglas fir and big leaf maple found throughout western portions of the East Sector that have significant wildlife trees; and
- d. the aquatic and riparian habitats of the Miami River watershed.

### 3.8.2 Land Development Policies

The primary community interest lies in protecting the important ecological values in this area, managing the drainage regime, providing for recreation/nature trails linked to the overall trail system for the Village, and ensuring any future development, if at all, is coordinated with the phased expansion of services. Future planning, including the crownland area once the designation has been removed, must address the environmental, hazard protection and drainage management requirements, along with the conservation and recreation opportunities in the area.

#### *Objectives*

- a. Provide clear direction for the ecological protection and future use of the East Sector in a manner consistent with the Goals of this OCP and based on thorough knowledge of the physical and natural resource features of the area - both opportunities and constraints, and on thorough consultation with the community, the Agricultural Land Commission and the Ministry of Agriculture and Lands.
- b. Ensure that public amenity values in this area, such as the Miami River corridor and trail systems, are preserved and enhanced for the future use and enjoyment of the entire community.

## 3.9 Areas Subject to Hazardous Conditions

#### *Background*

The Village contains some known areas that are subject to hazardous conditions. These areas include the steep slopes at both the eastern and western boundaries of the Village. Significant portions of the Village are located within the floodplain, and new development is subject to flood proofing requirements. Details of the geotechnical and flooding hazard assessment are provided by Thurber Engineering Ltd. in a report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. report entitled, 'Hazard Lands - Secondary Study'. Other hazards include the potential for interface fires in the forested areas on the east and west sides of the Village.

#### *Objectives*

- a. Identify known areas that are subject to hazardous conditions.
- b. Control development in areas that are subject to hazardous conditions and ensure that measures have been taken to address the hazards.
- c. Set out the requirements or standards for developments within these areas subject to hazardous conditions, primarily through floodplain designation and Development Permit Areas.

#### *Policies*

##### *Steeply Sloped Areas*

- a. New Developments within these areas will require a Development Permit in accordance with the provisions of this OCP.



*Areas Subject to Flooding*

- a. To protect development from flooding, the areas within the Village, the Flood Construction Level will be set at 14.55 metres elevation above sea level.
- b. The use of a floodplain covenant may be utilized.
- c. Developers are encouraged to review the Flood Control Requirements section of the *Village's Zoning Bylaw, 1115, 2017*, as amended from time to time.

*Areas Exposed to Interface Fire Potential*

- a. New Developments within this area will require a Development Permit issued in accordance with the provisions of this OCP, as amended from time to time.

### 3.10 Environmentally Sensitive Areas

*Background*

Continuation on the protection of the natural environment is one of the major priorities expressed by residents during the community input process. Environmentally sensitive areas are special natural areas in Harrison Hot Springs that have particular ecological values or functions and that are generally sensitive to the impacts of development. This includes the Miami River and their watersheds, the various natural habitats in the East Sector, and other natural resource values associated with the steep slopes and with Harrison River.

*Objectives*

- a. Protect the natural beauty and environmental integrity of the community by paying particular attention to the forested areas, Miami River, Harrison Lake, and Harrison River.
- b. Identify the environmentally sensitive areas of the community through a comprehensive inventory of important natural areas and features, including natural areas that affect the drainage and ecological functions of the Miami River.
- c. Ensure environmentally sensitive areas identified are protected through development controls such as the use of Development Permit Areas and other mechanisms.
- d. Encourage the protection and rehabilitation of Miami River through community initiatives and drainage management.

*Policies*

- a. To develop an inventory of environmentally sensitive areas in the community and to identify conservation requirements for important natural areas and features.
- b. To actively support the community efforts to protect and rehabilitate the Miami River, and to implement the provincial and federal governments' requirements for streamside protection.
- c. To designate environmentally sensitive areas as Development Permit Areas that recognize the special natural features that require appropriate protection and enhancement measures.



## 4.0 DEVELOPMENT PERMIT AREAS

### i. Development Permit Requirements

Development Permit Areas will be established under s.488 of the *Local Government Act*, as amended from time to time. The purpose of these areas is to provide flexibility to accommodate development while meeting certain specified development, hazard protection or environmental objectives on the site. Development permits may vary aspects of a regulatory bylaw, excluding the permitted land use and density requirements.

This Official Community Plan has designated all development permit areas as development approval information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.

### ii. Conditions Where Development Permits Are Not Required

Development Permits are not required within the specified development permit areas under the following conditions:

- a. for an internal alteration which does not affect the outer appearance of the building;
- b. excluding development within the Lakeshore Development Permit Area, for the replacement, upgrading or repair of the external covering of existing buildings (i.e., roofing or siding) with similar materials
- c. within the Riparian Protection Development Permit Area as per the Riparian Area Protection Regulations, as amended from time to time.

### iii. Emergency or Municipal works

A development permit is not required:

For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors. Emergency procedures to prevent, control or reduce erosion, or other immediate threats to life and property including:

- i. Emergency actions for flood protection, wildfire protection and erosion protection;
- ii. Clearing of an obstruction from bridge, culvert, or drainage flow; repairs to bridges and safety fences in accordance with any federal or provincial act;
- iii. Removal of hazardous trees that present a danger to the safety of persons or are likely to damage public or private property;
- iv. For restoration works under the supervision of a qualified professional.

### iv. Wildfire development permit areas

A permit is not required:

- i. For internal alterations of a building.
- ii. For the removal of trees of other plant materials.
- iii. For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors.



## 4.1 Lakeshore Development Permit Area



### 4.1.1 Category

The Lakeshore Development area is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* as amended from time to time, to establish objectives and guidelines for the form and character of commercial and multi-family residential development.

### 4.1.2 Area

The Lakeshore Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.1.3 Justification

Commercial and multi-family residential development in the Lakeshore Area is designated within a Development Permit Area in response to the following objectives:

- a. Recognize the Lakeshore Area as a critical area due, in part, to its high potential for major new development and redevelopment.
- b. Ensure a high quality of both tourist-oriented commercial development and new residential development.
- c. Encourage uses, building design and landscaping which build on the unique opportunities presented by Harrison Lake, the beach, and the surrounding area.
- d. The use of the design guidelines for development within the Lakeshore Area to will help to maintain the Village character, promote compatibility and architectural integrity with existing development, and help to preserve views.

### 4.1.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

- a. Architecture responsive to the medium density mixed-use context and integrated with neighbouring buildings of various ages.
- b. Site planning based on creating continuous street-oriented edges and intensifying pedestrian activity within the Lakeshore Special Planning Area.
- c. Protection of view corridors within the Village towards Harrison Lake and the surrounding mountains.



- d. Respect for the natural setting which should continue to dominate along the lakeshore.
- e. Variation on themes to result in a balance between continuity and a healthy diversity, both within a commercial, residential, or mixed-use development and throughout the Village.

#### 4.1.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Lakeshore Development Permit must include:

a. *Site Plan*

A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.

b. *Concept Plan*

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

c. *Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

d. *An On-Site Parking Plan*

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

## 4.2 Tourist Commercial Development Permit Area

### 4.2.1 Category

The Commercial area is designated a Development Permit Area under *s. 488(1)(f) of the Local Government Act* as amended from time to time, to establish the objectives and guidelines for the form and character of any commercial development.

### 4.2.2 Area

The Tourist Commercial Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.2.3 Justification

Commercial development is designated within a Development Permit Area in response to the following objectives:

- The design of the Commercial uses must be in a manner that complements the visual character of the Hot Springs Road corridor and avoids conflicts with adjacent land uses.

### 4.2.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design guidelines also include the following:

- a. Creation of a "commercial strip" image must be avoided by encouraging:
  - innovative building design and configuration;



- siting of buildings near the front of a parcels with landscaped areas rather than paved parking areas between the building and the adjacent roadway;
  - adequate on-site parking at the rear, side or within buildings rather than the front; and
  - significant landscaping adjacent to public rights-of-way and integrated within the site.
- b. All Developments must allow for the maximum sun penetration to pedestrian levels. Important view corridors must be preserved.
  - c. The Building and Structure, and site design must strive to reduce the apparent mass of structures and to integrate the development within its site and locality;
  - d. Context, variety, continuity, and pedestrian interest must be expressed in the design of buildings, especially at ground level.
  - e. Landscape screening requirements must be utilized to separate parking clusters and to mask storage and service areas from adjacent residential uses and pedestrian view.
  - f. Commercial uses must be sited to afford maximum privacy to any adjacent Residential uses.
  - g. Natural landscape areas must be retained and incorporated into site development plans when feasible.

#### 4.2.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Tourist Commercial Development Permit must include:

##### a. Site Plan

A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.

##### b. Concept Plan

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

##### c. Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

##### d. An on-site Parking Plan

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

### 4.3 Multi-Family Residential Development Permit Area

#### 4.3.1 Category

Lakeshore Residential development is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* to establish objectives and guidelines for the form and character of multi-family residential development.

#### 4.3.2 Area

The Multi-Family Residential Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.



#### 4.3.3 Justification

Multi-family Residential Development in the Lakeshore Residential Area is designated within a Development Permit Area in response to the following objectives:

- Promote compatibility of new Residential Development with existing developments and with the overall character of the Village.

#### 4.3.4 Guidelines

Development Permits issued in this area shall be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

- a. Architecture responsive to the small-scale residential context and the integration of the site in terms of the Building or Structure's form and massing, rooflines and orientation and relationships to streetscape, must be demonstrated.
- b. Emphasis on the natural scenic setting, and the need to complement the scenic and environmental values.
- c. Variation on the Building or Structure themes must result in a balance between continuity and a healthy diversity, both within multi-family residential and the adjacent Development.
- d. Sensitivity to the pedestrian experience, must be demonstrated.

#### 4.3.5 Required Reports

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Multi-Family Residential Development Permit must include:

*a. Site Plan*

A detailed, professionally-prepared Site Plan showing parking layouts, all existing and proposed development.

*b. Concept Plan*

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

*c. Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

### 4.4 Geotechnical Hazard Development Permit Area





#### 4.4.1 Category

The Geotechnical Hazard Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

#### 4.4.2 Area

The Geotechnical Hazard Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

#### 4.4.3 Justification

Research and analysis supporting the identification of the Geotechnical Hazard Development Permit Area as a hazardous area is set out by Thurber Engineering Ltd. in the October 11, 1988, letter report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. April 23, 1992, letter report entitled, 'Hazard Lands - Secondary Study'. The 1988 report notes that "current guidelines for geotechnical practice suggest that a 1/500-year probability of occurrence for land sliding should be the basis for evaluating the acceptability of landslide hazards on residential properties." The report identifies areas where this 1/500-year probability of occurrence of combined slope hazards (rockfalls, debris, avalanches, debris torrents) may be exceeded.

The 1992 report provides a more precise delineation of the general hazard zones west of Hot Springs Road. It analyzed the potential runout distance of large falling rock fragments. Based on this analysis, the report established three hazard zones and recommended that these be recognized in land use decisions concerning the study area. These zones are:

**Hazard Zone A:** Steep land Zone

**Hazard Zone B:** Rockfall Runout Zone

**Hazard Zone C:** Negligible Hazard Zone

The report notes that "areas within **Zone A** should be considered subject to rockfall and debris avalanche hazard of moderate probability, meaning that a significant damage incident should be expected within the design life of a Building or Structure. **Zone B** should be considered subject to rockfall and debris avalanche of moderate to low probability meaning that, although not very likely, a damage incident can still occur within the design life of the Building or Structure." **Zone C** "is considered to have negligible exposure to geotechnical hazard."

It is the objective of this Development Permit Area (DPA) to protect development from the geotechnical hazards noted above.

#### *Hazard Area A: Steep land Zone*

This area covers the mountain slope, including cliffs and benches, wherever the ground surface inclination exceeds 3H:1V. Excluded from area A are low benches whose surface slopes at less than 18 degrees over the width of at least 10 m and lies less than 10 m above the general elevation of the adjacent Miami River floodplain. Sites located within area A must be considered subject to any rockfall and debris avalanche hazard of moderate possibility.

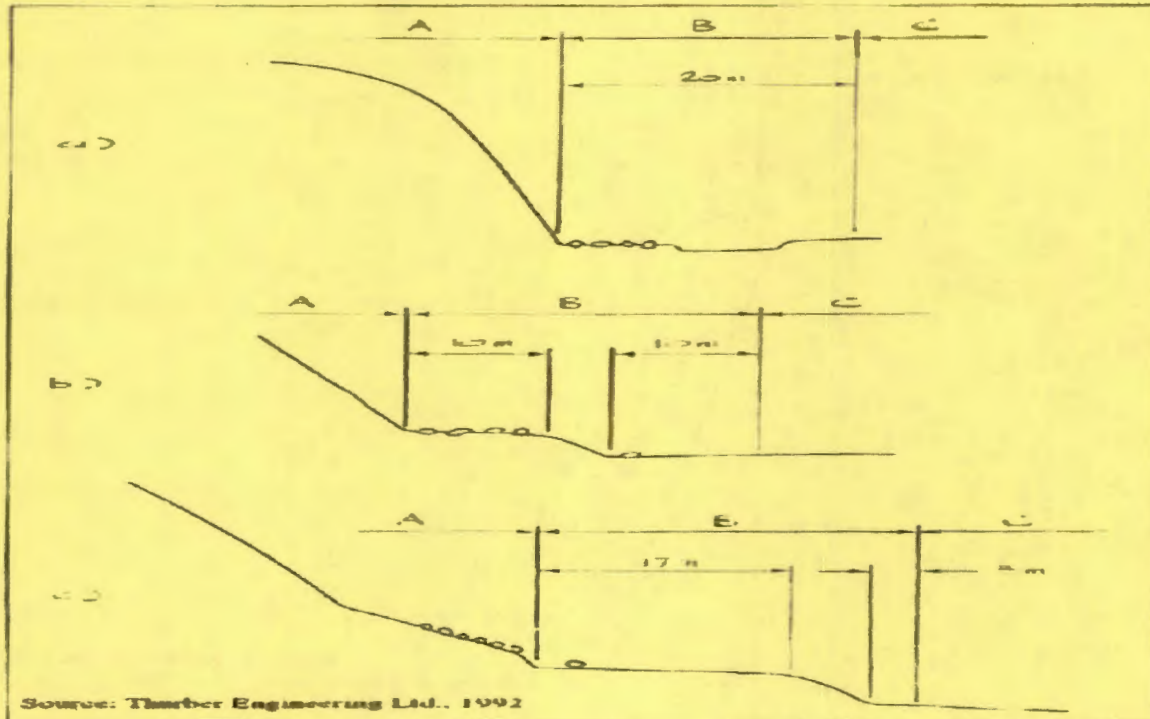


### Hazard Area B: Rockfall Runout Zone

This rockfall runout area is a band 20 m wide, measures from the east (downslope) boundary of area A, as defined above, towards the east. The 20 m width must be measured only as a flat-lying surface, not

including the widths of any terraces, steps, or bench fronts steeper than 3H:1V (see examples b and c in Figure 1).

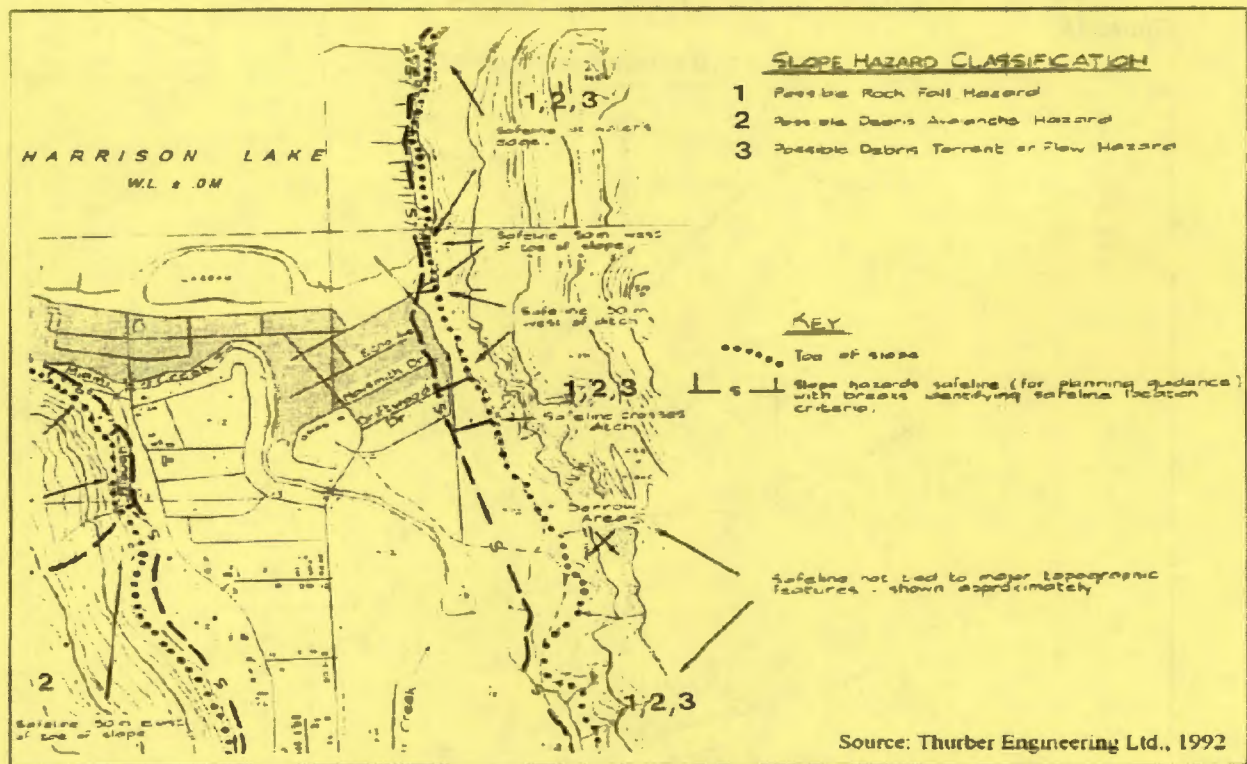
Figure 1: Geotechnical Hazard Zones



- a. Notwithstanding the uses permitted in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time, within Hazard Zones A or B, as illustrated on Figure 1, no Buildings or Structures or other uses must not be permitted which involves any overnight accommodation, Tourist Accommodation, or the assembly of people on, or the attraction of people to the site.
- b. The hazard area restrictions may be relaxed based on a detailed inspection and with the use of protective measures prescribed by a certified professional engineer or geologist with experience in geotechnical engineering.
- c. Where the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time, permits Residential use and where the site-specific inspection or the Geotechnical Report identifies safe Building or Structure sites, all new Lots created must include suitable Building or Structure sites in areas not subject to hazard. Clustering of Lots away from the hazard area may happen and the regulations respecting the minimum size of parcels of land that may be created by subdivision may be varied to facilitate the optimum uses of the land.
- d. Land uses may be restricted in areas of geological hazard and landowners may be required to ensure that the land can be safely used for the use intended and that appropriate mitigative and protective conditions may be implemented. The areas of geologic hazard are the areas outside of the "safeline" and towards the toe of the slope, identified in the *Thurber Engineering 1988 report (Dwg. 14-75-0-1)*, portions of which are illustrated on Figure 2, which estimates the 1/500-year probability of combined slope hazards.



Figure 2: Estimated Slope Hazards Safeline



#### 4.4.4 Guidelines

Development Permits issued in these areas must be in accordance with the following guidelines:

- a. Within the Geotechnical Hazard DPA Buildings or Structures must have a site-specific Geotechnical Report, prepared by a certified professional engineer with experience in geotechnical engineering. The report which the Village will use to determine the conditions and requirements of the Development Permit must certify that the land may be used safely for the use intended.
- b. Within this Development Permit Area, a land survey prepared by a qualified BCLS Land surveyor, may be required to determine the correct hazard zone boundary.
- c. On the basis of the site-specific Geotechnical Report referred to in these Guidelines, conditions may be imposed restricting the uses and densities permitted in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time. This can include but not be limited to, the sequence and timing of construction, areas to remain free of development, vegetation, or trees to be planted or retained, natural drainage to be maintained or enhanced.
- d. There must be no alterations to the natural drainage of the site, and the Development or excavation permitted must not cause or contribute to hazardous conditions on the site or on any adjacent lands.

#### 4.4.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for this Development Permit must include:



a. *Site Plan*

A detailed, professionally-prepared Site Plan showing all existing and proposed development, site grading, topography, slopes, and water courses.

b. *Geotechnical Hazard Assessment*

A Geotechnical Hazard Assessment report prepared by a Qualified Professional, that identifies all hazard areas or risks associated with the proposed development and includes details on the protection and mitigation measures required for the proposed development. The report must indicate that the property can be safely used as intended. The report will be used to identify areas of land that should remain free of Development. Those areas identified as not suitable for development will be set out in the development permit and may be protected by a *Section 219* covenant restricting the future use of specific areas of the property.

The report must include the following information:

- i. A topographic and geomorphic description of the site and a statement as to which type of natural hazards may affect it.
- ii. A review of previous geotechnical studies affecting the site and/or of engineering work in the vicinity.
- iii. An assessment of the nature, extent, frequency (probability) and potential effect of the hazard including a description of the scientific methodology used to define these parameters. The methodology should be described in sufficient detail to facilitate a professional review of the study if necessary.
- iv. Proposed mitigative works - if any, including construction and maintenance programs for such works and/or actions designed to prevent hazardous occurrences.
- v. An assessment of the effect of the mitigative work in terms of its ability to reduce the potential impact of the hazard.
- vi. A certification that the land may be used safely for the use intended.
- vii. Any other recommendations which the engineer believes appropriate.
- viii. The signature and seal of a B.C. registered P.Eng. or P.Geo. with experience in the specialized field appropriate to the study.

c. *Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.



## 4.5 Interface Wildfire Development Permit Area



### 4.5.1 Category

The Wildfire Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

### 4.5.2 Area

The Wildfire Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.5.3 Justification

The *Local Government Act* allows for Development Permits for the establishment of objectives and guidelines for the protection of development from hazardous conditions. A portion of the community has been identified as being subject to wildfire hazards. Such conditions can be hazards to development. The Village completed a study in 2017 which recommended the Wildland Fire Development Permit process be used to ensure that development in potentially hazardous areas is conducted safely. The study identified areas of the community that are exposed to a high-risk of wildland fire. The Village will continue to review the efficacy of these guidelines in mitigating wildfire risk. Additional studies may be required as development forms in the Village changes overtime. These guidelines aim to balance tree retention with wildfire protection, particularly on large lots abutting natural areas. While the Village does not encourage tree removal, for areas where wildland for areas, tree management strategies must be prepared.

### 4.5.4 Guidelines

- a. Development within areas at risk of wildfire should be sited on lots accordingly away from thick vegetation and tree clusters to reduce potential for wildfire damage.
- b. No vegetation which supports fire spread may be planted within 10 m of any proposed structure in order to create a clear area around the building.
- c. Only small shrubbery or garden plants are permitted within 10m of any proposed structure.
- d. Vegetation within 30 m of all proposed structures should be pruned and thinned. Deadfall and other flammable materials should be removed.
- e. Remaining trees within 30 m of proposed structures should be spaced a minimum of 3 m to 6 m to prevent the fire from moving from crown to crown.



- f. Lower branches should be trimmed up to a minimum 2.5 m in height.
- g. Vegetation should be cleared 3 m back from power lines and propane tanks.
- h. Where sensitive environmental features are identified, the importance of features should be weighed against the risk of wildfire prevention.
- i. Buildings and Structures within the Wildland Fire Development Permit Area should be constructed with fire-resistant materials.
- j. Fire-resistant roofing materials such as metal, clay tile, asphalt shingles and treated wood should be used on all buildings.
- k. Roofs should have a steep pitch in order to prevent the collection of tree debris or other combustible materials.
- l. Exterior wall materials should be constructed of fire-resistant materials, such as metal, brick, stucco, rock, and concrete. Although less effective, heavy timbers or logs may also be used.
- m. Any Accessory Building or Structures used to store wood should not be constructed within 10 m of a dwelling unit. If the Accessory Building or Structure must be located within 10 m for a dwelling unit, it should also be constructed utilizing fire-resistant materials for the roof and exterior walls.
- n. Chimneys should have spark arrestors and be closed with 3 mm non-combustible wire.
- o. Eaves and attic vents should be screened using 3mm non-combustible wire to prevent entry of windblown embers.
- p. Outside stairways, decks, porches, or balconies should be constructed with, or sheathed in, fire-resistant materials.
- q. Landscaping on lots at risk of wildfire should occur in a manner that does not further contribute to the existing risk through the appropriate siting of vegetation and type of species planted.
- r. Trees, shrub, herbs, and grass species that are drought tolerant and not highly combustible should be used in site landscaping.

#### 4.5.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Interface Wildland Fire Development Permit must include:

##### a. *Fire Mitigation Report*

A Fire Mitigation Report prepared by a Registered Professional Forester.

##### b. *Site Plan*

A detailed, professionally-prepared Site Plan showing all existing and proposed development, site grading and existing vegetated areas.

##### c. *Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and any vegetation or trees that will be removed.

## 4.6 Greenhouse Gas (GHG) Emissions Development Permit Area

### 4.6.1 Category

The Development Permit Area is designated under s. 488(1)(j) of the *Local Government Act* to assist on the reduction of greenhouse gases.



#### 4.6.2 Area

The Greenhouse Gas Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

#### 4.6.3 Justification

The purpose of the Greenhouse Gas Reduction and Resource Conservation Development Permit Area is to provide the community with a development tool that will aid in the reduction of greenhouse gases in the community.

#### 4.6.4 Guidelines

- a. Site density for subdivisions should be maximized.
- b. Building footprint should be minimized in order to allow for maximum green space.
- c. Lots should be oriented to maximize solar orientation of building envelopes.
- d. Buildings should be oriented to maximize solar gain.
- e. Subdivisions should be laid out to minimize the length and amount of infrastructure such as sewer lines, water lines and roads.
- f. Subdivisions should be laid out to maximize site connectivity to nearby amenities and services.
- g. Whenever possible, alternative energy sources should be used in large-scale structures.
- h. Buildings should have a south-oriented roof to allow for future use of solar panels.
- i. Opportunities for natural ventilation and airflow should be incorporated into the building.
- j. Building materials should encourage thermal massing and seasonal thermal energy storage.

#### 4.6.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Greenhouse Gas Development Permit must include:

*a. Sustainability Checklist*

A completed Sustainability Checklist, on how your Development has meet the above guidelines.

*b. Site Plan*

A detailed, professionally-prepared Site Plan showing all existing and proposed development.

*c. Landscape Plan*

A detailed Landscape Plan indicating existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.



## 4.7 Riparian Protection Development Permit Areas



### 4.7.1 Category

The Development Permit Area is designated under s. 488(1)(a) of the *Local Government Act* to protect the biodiversity and the areas ecosystem.

### 4.7.2 Area

The Riparian Protection Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

### 4.7.3 Justification

Development should not cause any negative impacts to riparian areas and their species.

### 4.7.4 Guidelines

A Riparian Protection Area Development Permit must not be issued until the Village has been provided with a copy of an assessment report, prepared by a Qualified Environmental Professional who has carried out an assessment, that:

- a. Certifies that the Qualified Environmental Professional is qualified to carry out the assessment.
- b. Certifies that the provincial assessment methods have been followed.
- c. Provides the professional opinion of the Qualified Environmental Professional that:
  - i. if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or
  - ii. if the width of the streamside protection and enhancement area identified in the report is protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the Riparian Assessment Area.



The Village may include, as conditions of approval of a Development Permit application, the measures identified by a Qualified Environmental Professional in the riparian assessment report necessary to protect both the streamside area and the enhancement area.

#### 4.7.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Riparian Protection Development Permit must include:

*a. Riparian Assessment*

Reviewed and approved by the provincial process Assessment - prepared by a Qualified Environmental Professional.

*b. Site Plan*

A detailed, professionally-prepared Site Plan showing all existing and proposed development, site grading, environmental features, buffer strips and water courses.

*c. Landscape Plan*

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.

*d. Environmental Monitoring Plan*

A detailed Environmental Monitoring Plan, describing the proposed monitoring program to be used during Development.



## 5.0 LAKESHORE PLANNING AREA

### 5.1 Background

The lakeshore is a critical area of Harrison Hot Springs with a high potential for major new development and redevelopment. This area is part of the Village's commercial, and tourism focus and requires special attention. Its development must be managed carefully to ensure the "small Village" character of Harrison is maintained while building on the opportunities that this area provides.

Specific policies and future land use designations that apply only to the Lakeshore Area have been developed. These are aimed at optimizing the potential of this area for the shared benefit of present and future Village residents, property owners and visitors.

### 5.2 Objectives

Encourage private investment in a range of tourist accommodation facilities and other complementary tourist-oriented facilities to take full advantage of the natural features of this area, including proximity to the beach and lake, recreation opportunities and scenic views, in a manner that contributes to the quality of the built environment.

### 5.3 General Policies

- a. Apply the Design Guidelines, to create commercial streetscapes within the Village Centre Area which will be appealing and inviting to tourists and residents
- b. Promote development in the lakeshore area which recognizes the need to achieve a balance of sensitively as it applies to, taking full advantage of the magnificent views of Harrison Lake and the mountains without blocking these views for the enjoyment of others and /or capitalizing on the area's high development potential without compromising the small Village character and charm of the community.
- c. Improve the visual and physical connection between Harrison Lake (including the beach), and development area south of the dyke (i.e., Esplanade Avenue, Lillooet Avenue areas).
  - i. Protect the natural scenery and vistas of Harrison Lake by avoiding major physical structures within the lake.
  - ii. Provide for some condominium-type residential development, but not at the expense of using up developable land suitable for tourist accommodation and other tourist commercial development.
  - iii. Through the use of appropriate mechanisms, and assisted by the Design Guidelines, ensure that the form and character (e.g. building mass, siting, and landscaping) of new development is consistent with the broad goals of:
    - preserving views of the lake and mountains;
    - compatibility with existing development and the "Village character" of the community; and
    - eliminating the "rear yard" syndrome where a parcel has front and rear parcel lines on separate streets.



## 5.4 Land Use Designations in this Area

Within the Lakeshore Planning Area, provide for a variety of uses in locations designated on the Future Land Use Map, as follows:

- Lakeshore Beach and Public Use
- Village Centre
- Waterfront Commercial
- Lakeshore Marine Tourist Commercial
- Lakeshore Residential

Council intends to address the traffic and parking related issues in the Lakeshore area during peak demand periods, including special events and the peak tourism period.

Policies for each of these separate land use designations are set forth below and identified on Map #1 which is attached to and forms a part of this bylaw.

### 5.4.1 Lakeshore Beach and Public Use Area

- a. Council intends to pursue the following initiatives aimed at improving the beach and foreshore area for the use and enjoyment of residents and visitors, subject to technical feasibility, securing of necessary approvals from government authorities and availability of funding. They are not set out in order of priority:
  - a beach promenade, extending along the entire foreshore area from the source of the hot springs to the marinas;
  - measures to improve the visual and physical connection between Harrison Lake, the beach area, and the areas south of the dyke; and
  - provision of better pedestrian linkages from the beach promenade to the Miami River Greenway Trail.
- b. Council will consider making provision for a limited number of tourism commercial activities in this area

### 5.4.2 Village Centre Area

Within this area, a range of commercial, residential, and public uses are promoted, with emphasis on encouraging commercial facilities and mixed commercial – residential developments that maintain public views of the lake at key locations. A diverse range of uses will be supported, including personal service establishments, banks, business, and professional offices, as well as retail and grocery stores that support a complete community.

In addition to the policies noted above in s. 5.3, within the Village Centre Area, the following land use policies will also apply:

- a. Only commercial developments or developments with a strong commercial focus will be supported on properties fronting Esplanade Avenue and Lillooet Avenue between St. Alice Street and Maple Street.
- b. Multi-family residential developments and mixed-use developments - commercial use in combination with residential use, will be encouraged on properties fronting Cedar Avenue and the south end of Maple Street.



#### *Development Density*

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants and must provide the following as a part of the application;

- a. Dwelling units catering to special groups and offer affordable dwelling units.

#### **5.4.3 Waterfront Commercial Area**

Within this area, the preferred form of Development is tourist-oriented commercial uses such as hotels, motels, resorts, restaurants, and specialty retail stores. As illustrated on Map #1, Council encourages hotel resort development at the east end of Esplanade Avenue, and along the Miami River. New multi-unit residential Development may be permitted, but only if the Development includes a commercial component, with preference given to tourist-oriented commercial uses. The commercial component of a mixed-use Development is to be at ground level and oriented to the abutting street in such a manner as to accommodate safe and convenient pedestrian access.

#### *Development Density*

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants. and must provide the following as a part of the application;

- a. Dwelling units catering to special groups and offer affordable dwelling units.

#### **5.4.4 Lakeshore Marine Tourist Commercial Area**

Within this area, a range of marine-oriented tourism uses such as marinas, restaurants, retail services, small hotels or residential developments are permitted. This development provides for 'marina accommodation' that caters to the boating tourist, boating residential tourist, and recreational development. Hotels or residential developments integrated with marina operations may be considered. Public community space and a public community facility are to be encouraged within this area.

Developments within this area are required to consult, and obtain all applicable approvals, with appropriate Provincial and Federal Government Agencies.

#### **5.4.5 Lakeshore Residential Area**

Within this area, medium density multifamily residential uses will be permitted.



## 6.0 COMMERCIAL DEVELOPMENT

### 6.1 Background

The issues related to commercial development is a two-prong issue, in that Harrison Hot Springs needs to continue developing an attractive and distinct tourist destination area and expanding the range of commercial services available for a growing residential population.

Tourism is the economic base of the community, supporting most of these businesses and local employment. The number of overnight visitors to Harrison has fluctuated with global and regional tourism trends, while the number of local day visitors has likely increased with population growth in the Fraser Valley and local festival activities. The tourism market is shifting towards destinations with a wider array of outdoor activities and night life, and higher quality facilities and experiences. The objectives and policies of the OCP support new investment and commitment to growth of the tourism industry. The focus is on developing a tourism destination of regional and international significance.

### 6.2 Objectives

- a. Encourage the development of a distinct Village Centre with a full range of commercial services.
- b. Encourage the development of year-round tourism facilities and activities compatible with the natural setting and environment of the community and surrounding area, including development of a parks and trail system.
- c. Encourage the development of a distinct Village Centre with a full range of commercial services.
- d. Encourage the development of year-round tourism commercial development in Harrison Hot Springs as a key element of the Village's strategy for maintaining and strengthening the economic base of the community.
- e. Ensure sufficient land for various forms of tourism commercial development suitably located in the community, recognizing the changing nature of tourism demand.
- f. Ensure a high standard of commercial development, emphasizing compatibility with existing land uses nearby and the overall character of the community.
- g. Encourage the development of boating and fishing activities and related moorage and launching facilities.
- h. Encourage artisan, craft, and culturally oriented accessory uses in appropriate land use zones with a focus on Hot Springs Road.

### 6.3 Policies

- a. Continue developing an attractive, visitor-friendly Village Centre that provides a wide range of accommodation and services. In this regard, Council will discourage a strip of service commercial developments along Hot Springs Road in order to strengthen the prospects for Village Centre redevelopment.
- b. Continue working on the beautification of the entrance corridor into Harrison Hot Springs.



## 7.0 RESIDENTIAL DEVELOPMENT

### 7.1 Background

This section was created with information taken from both the 2016 Census Profile and the 2019 Harrison Hot Springs Housing Needs and Supply Report.

The significant growth in residential development has led to increased interest in maintaining the quality of the residential environment. Older and large lot residences are being replaced by more compact subdivisions. The general pattern that has emerged is multi-family residential in the lakeshore area and single-family residential in the remainder of the Village.

Based upon the *Housing Needs and Supply Report (2019)* there are 928 dwelling units in Harrison Hot Springs. This is a 27% increase since the last OCP adopted in 2007. A large majority of the dwellings, 72%, continues to be single family detached housing. This compares to a provincial rate of 44%. The OCP provides for future expansion of residential land use, in accordance with the Growth Management Strategy. As per the 2016 Statistics Canada data, the breakdown on the year of construction for the dwelling units is as follows:

| Date Range      | Dwelling Units |
|-----------------|----------------|
| 1960 or Earlier | 35             |
| 1961 – 1980     | 155            |
| 1981 – 1990     | 45             |
| 1991 – 2000     | 295            |
| 2001 – 2005     | 125            |
| 2006 – 2010     | 45             |
| 2011 – 2016     | 20             |

The general concept for residential development is to focus high-density residential units in the Village Centre and Waterfront Commercial areas, medium-density multi-family residential in the eastern Lillooet Avenue area and low-density residential in the areas to the south and east of Hot Springs Road. There is also an interest in; providing land for various forms of housing for special groups where it is compatible with adjacent residential uses, and a local commercial use in the southern portion of the municipality.

### 7.2 Objectives

- Protect and promote high quality residential neighbourhoods.
- Encourage the provision of an adequate supply of affordable housing, rental housing, and special groups housing, with emphasis on meeting the needs of seniors and special needs groups.
- Promote compatibility of new residential development with existing developments and with the overall character of Harrison Hot Springs.
- Ensure a high quality, appropriate scale, and massing of multi-family residential Developments;
- Provide for appropriate setbacks and protection of aquatic habitat, other environmentally sensitive areas, and hazardous areas if applicable.
- Consider carefully designed neighbourhood commercial development in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area.
- Encourage the provision of amenities through density bonusing.



## 7.3 Policies

### 7.3.1 Multi-Family Residential Development

- a. Higher density residential development will be permitted in the Village Centre Commercial Area and Waterfront Commercial Area
- b. Medium density residential development – townhouses and multiple unit attached housing, will be permitted in the Lakeshore Residential Area. Emphasis will be placed on ensuring compatibility of new developments with existing residential developments nearby and the overall character of the community. Medium density residential development in this area will be required to have good access to Lillooet Avenue and appropriate setbacks from the geotechnical hazard area.
- c. 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.

### 7.3.2 Low Density Residential Area

- a. Single family and two-family (duplex) residential development will be permitted in the low-density Residential Area as shown on Map #1, which is attached to and forms a part of this Bylaw. The low-density Residential designation provides for the continuation of existing multi-family residential and commercial uses existing at the date of adoption of this bylaw.
- b. 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.
- c. Future expansion of low-density residential development will be considered on a case-by-case basis.

### 7.3.3 Resort Residential Use

- a. Consider the use of smaller Lots for higher density Residential Development.
- b. Ensure usable green space and amenity areas are provided.

### 7.3.4 Affordable, Rental and Special Groups Housing

- a. Council will encourage the provision of affordable, rental, and special groups housing as part of new housing Developments provided by the private sector, non-profit societies, or any agency of the Provincial or Federal governments, with the emphasis on providing housing oriented to the special needs of senior citizens.
- b. The Zoning Bylaw will provide for the use of density bonusing in as a means of encouraging the development industry to incorporate the provision of affordable or special groups housing in their residential developments.

### 7.3.5 Parking and Traffic in Residential Areas

- a. Council's policy is to discourage non-residential through traffic from the low-density Residential area and avoid parking of heavy equipment and large commercial vehicles in these areas, in order to protect the quality of the residential environment.



## 8.0 RESOURCE LANDS

### 8.1 Background

This area encompasses major portions of land on the east and west sides of the Village. They consist of the bulk of undeveloped land in Harrison Hot Springs. Council is designating these areas as Resource with the intention of maintaining these lands in a substantially natural state by limiting permitted uses to private and public recreation, public use, and agriculture.

### 8.2 Objectives

- a. Recognize the jurisdiction of the Agricultural Land Commission over the ALR lands, as well as the interests of the private and public owners;
- b. Maintain the lands designated as Resource in a substantially natural state in order to minimize natural hazards and to protect environmental values.
- c. Recognize inherent constraints to development which may exist in certain Resource areas and the need to direct development elsewhere toward more suitable lands.

### 8.3 Policies

- a. Council recognizes that land within the Agricultural Land Reserve is limited to the specific uses set out in the *Agricultural Land Commission Act*.
- b. Discourage timber harvesting within the Resource Areas, except for fire protection purposes, and maintain the scenic values of the forested landscapes.
- c. Resource land designations will be reviewed and amended to respond to current information or changing condition.

## 9.0 INFRASTRUCTURE

### 9.1 Background

The physical infrastructure of Harrison Hot Springs - roads, sidewalks, street lighting, sanitary sewer, storm sewer/drainage controls, water systems and solid waste, will require ongoing improvements to accommodate a growing community. Please see Map #3 for the location of the current locations of the respective infrastructure. Map #3 is attached to and forms a part of this Bylaw.

The infrastructure needs over the next five years can be generally listed in any or all of the following categories:

#### *Water Supply*

The Village's Water Utility Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this utility over the duration of this OCP.

#### *Wastewater Management*

The Village's Liquid Waste Management Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this service over the duration of this OCP.

#### *Stormwater Management*

Will continue to be utilized in the Village.

#### *Solid Waste Management*

Promotion of the "reduce, reuse and recycle" approach to waste management.



### *Road System*

The Village's Road, Bridge, and Active Transportation Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of the Village's Transportation network over the duration of this OCP.

### The current **Community Infrastructure Summary Breakdown (2022)**

#### *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 – 8.1 kilometres, Collector roads - 3.7 kilometres and Arterial roads – 4.7 kilometres

## 9.2 Objectives

- Provide development services such as water, sewer, roads, and drainage as required to accommodate new development.
- Meet or exceed all Provincial and Federal drinking water and ambient water quality standards.
- Ensure that new development pays for the cost of extending or expanding infrastructure required to accommodate growth through development cost charges.

## 9.3 Policies

- Update Development Cost Charges Bylaw, on a regular basis to ensure that the value charged is reflective of the current day development costs, to help finance the capital costs of providing works and service to new development.

## 10.0 PUBLIC FACILITIES

### 10.1 Background

The Village has the following public facilities, as of (2022):

- Harrison Hot Springs Elementary School
- Village office
- Fire Hall
- Memorial (Community) Hall
- Art Gallery/Cultural Centre
- Beach/Parks/Trails
- Boat Launch
- Float Plane Dock
- Municipal Wharf

These facilities may require upgrading or expansion to accommodate the additional population and visitors projected in this OCP. The elementary school serves students from kindergarten through grade 6. Students from grades 7 through 12 attend a high school in Agassiz. Policing (R.C.M.P.) and Ambulance services are also provided out of Agassiz.

### 10.2 Objectives

- a. Ensure that public uses are located where they will best serve the needs of both area residents and visitors.
- b. Work with other government and private agencies to ensure community services are available at a level appropriate to the needs of local residents and their ability to pay.

### 10.3 Policies

- a. Encourage the School District to consult with Council regarding the need to maintain and, as required, to expand school facilities.
- b. Recognize existing public, institutional and utility uses, and direct such uses to locations where they can best serve the community.
- c. Encourage the Health Authority to consult with Council regarding the need to maintain, and, as required to expand the health facilities.



## 11.0 COMMUNITY LAND USES

### 11.1 Background

Based upon a review of the past 2007 OCP the community workshops indicated that parks, recreation, and festivals are an important part of the community and the local economy. These values were reinforced through the current OCP update process. Many of the tourism businesses depend on recreational opportunities. The Village has also been successful in establishing itself as a centre for the arts and cultural activities.

### 11.2 Objectives

- a. Expand the range of recreational facilities and opportunities for the residents.
- b. Encourage the promotion of the Village as a centre for cultural events including fine and performing arts, and as a destination with opportunities for day trips to surrounding attractions and cultural and natural history.
- c. Encourage the development of a new community facility.

### 11.3 Policies

#### *Recreation*

- a. Encourage the provision of additional recreational facilities in the community by the private sector, including commercial facilities catering both to tourists and residents, as well as recreation facilities in conjunction with new residential developments

#### *Cultural*

- a. Work with the arts community to encourage cultural opportunities and to promote Harrison as a base for cultural events such as fine arts and performing arts festivals.
- b. Work with the cultural community toward strengthening heritage conservation and public awareness of the history of the community.



## 12.0 PARKS AND OPEN SPACE

### 12.1 Background

A review of the current eight (8) community parks reveals that the current park system offers any or all of the following:

- 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 the eight (8) 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. New amenities planned for 2023; washroom, covered sitting area, water bottle filling station/water fountain, ping pong table/table tennis, and horseshoe pits.

*Woods Park – 0.28Ha*

Amenities – Picnic Benches



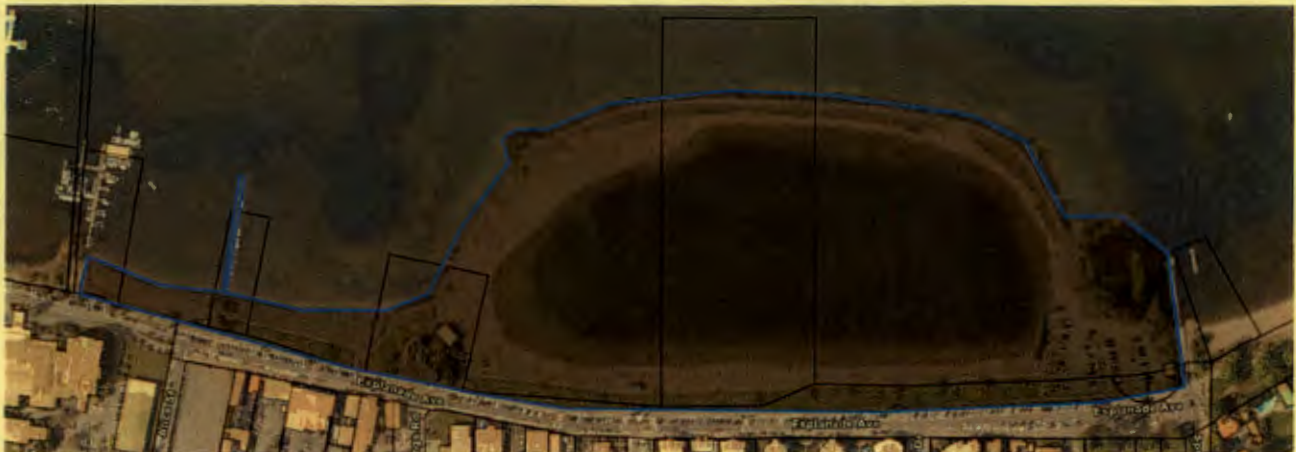


**Rendall Park – 1.04Ha**

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.



Neighbourhood Parks are used by residents of a neighbourhood, usually within a 500 -800 metre radius, and primarily for active play. Neighbourhood Parks may contain a Tot lot which is a small area, approximately the size of a residential lot, containing play equipment and other facilities for children.

## 12.2 Objectives

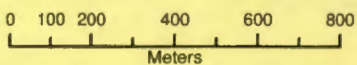
- a. Develop a system of parks, open space and trails that will meet the need residents as well as visitors.
- b. Look to acquiring additional crown land for park purposes.
- c. Establish a significant nature park in the East Sector that will serve as a legacy for future generations.
- d. Ensure subdivision parkland dedication as per the *Local Government Act*.

## 12.3 Policies

- a. Community lands used as parks and open space, both developed and undeveloped are designated as Park on the Future Land Use Designation Map.
- b. The Village must request either cash in lieu or the parkland dedication option during the subdivision process, to meet the requirements of s.510 of the *Local Government Act*, as amended from time to time.
- c. Council intends to work co-operatively with the District of Kent and the Fraser Valley Regional District on a number of initiatives of mutual benefit.

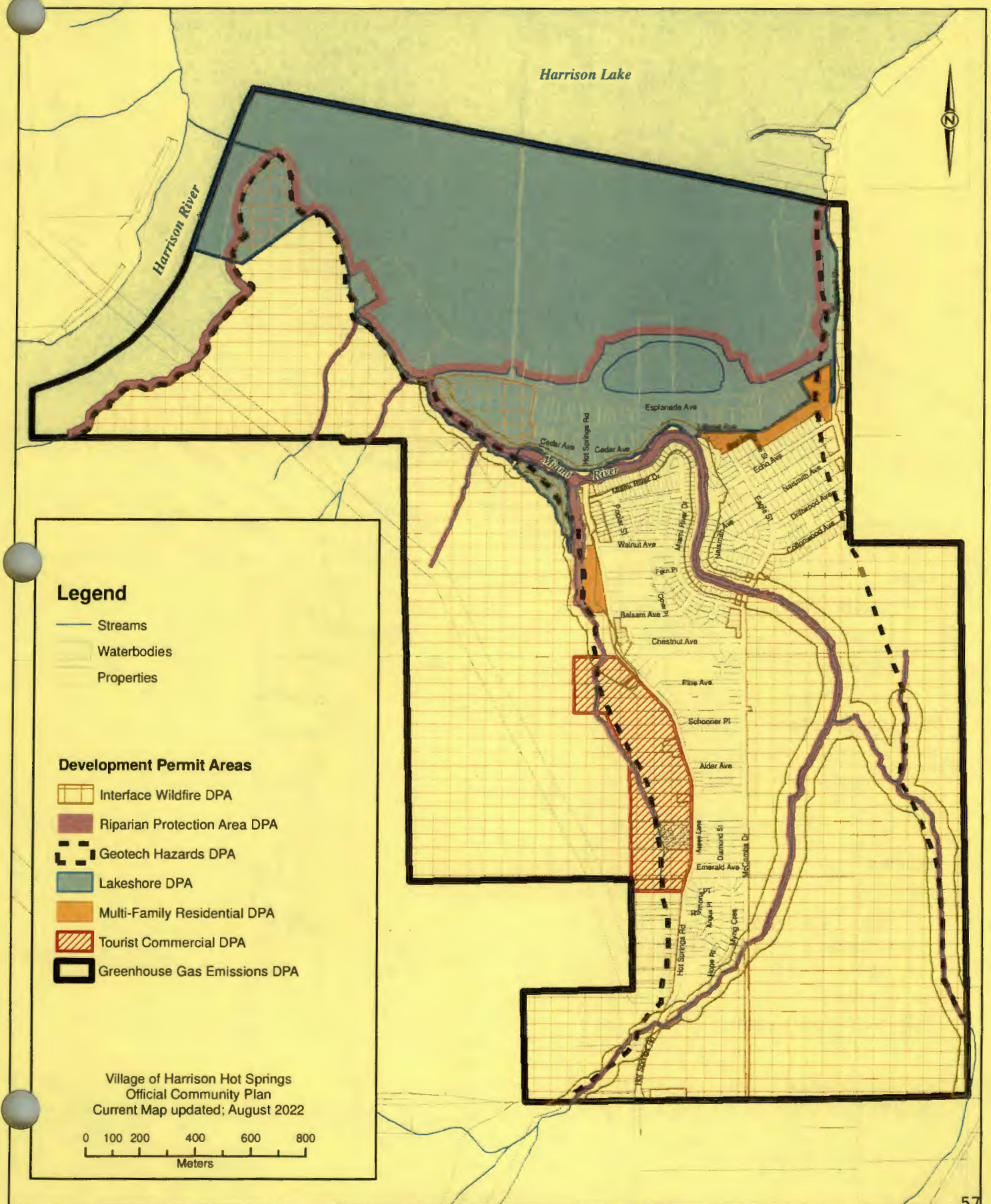


## Land Use Designation Map



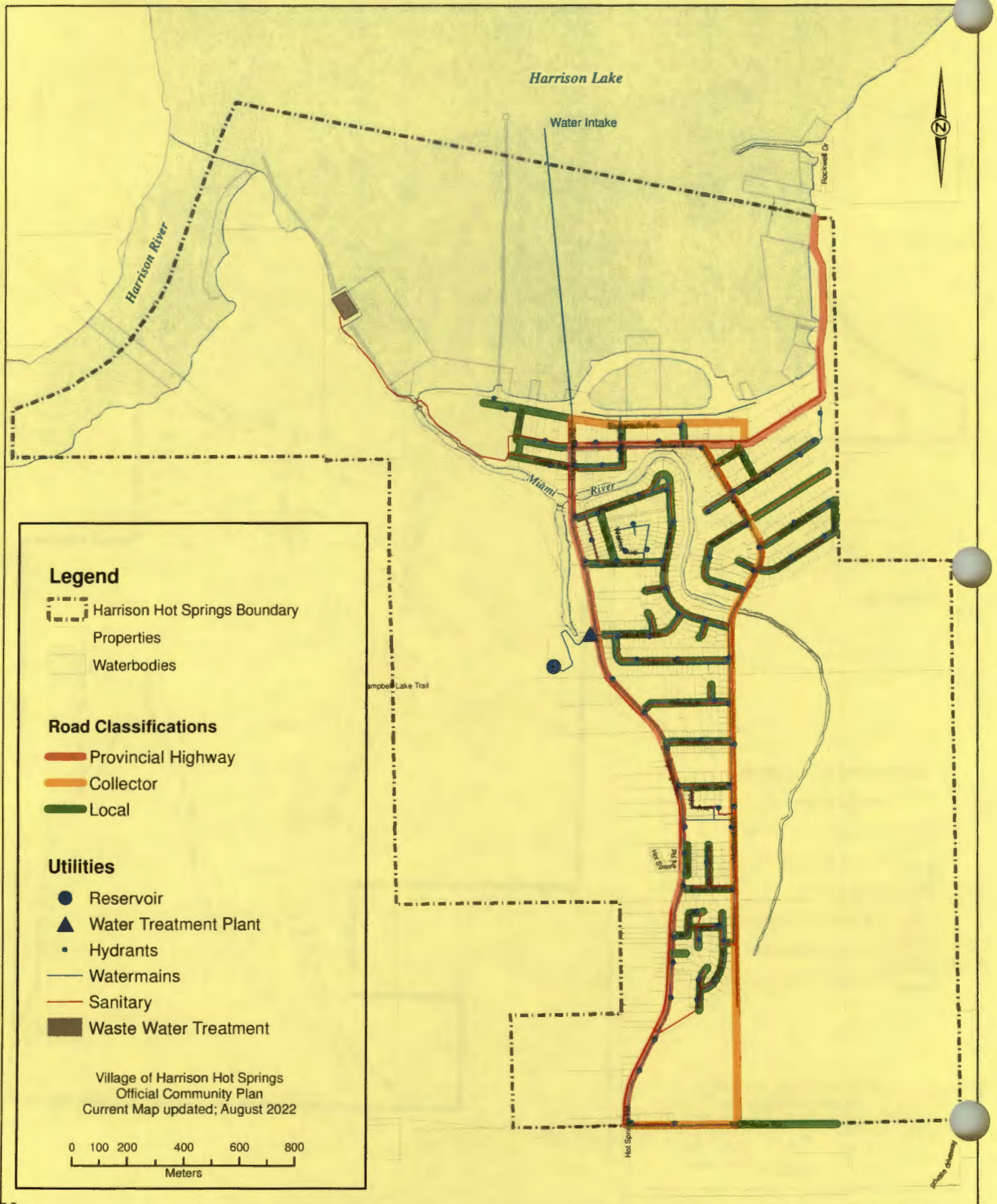


**Village of Harrison Hot Springs  
Official Community Plan Bylaw No. 1184, 2022  
Map 2  
Development Permit Areas Map**



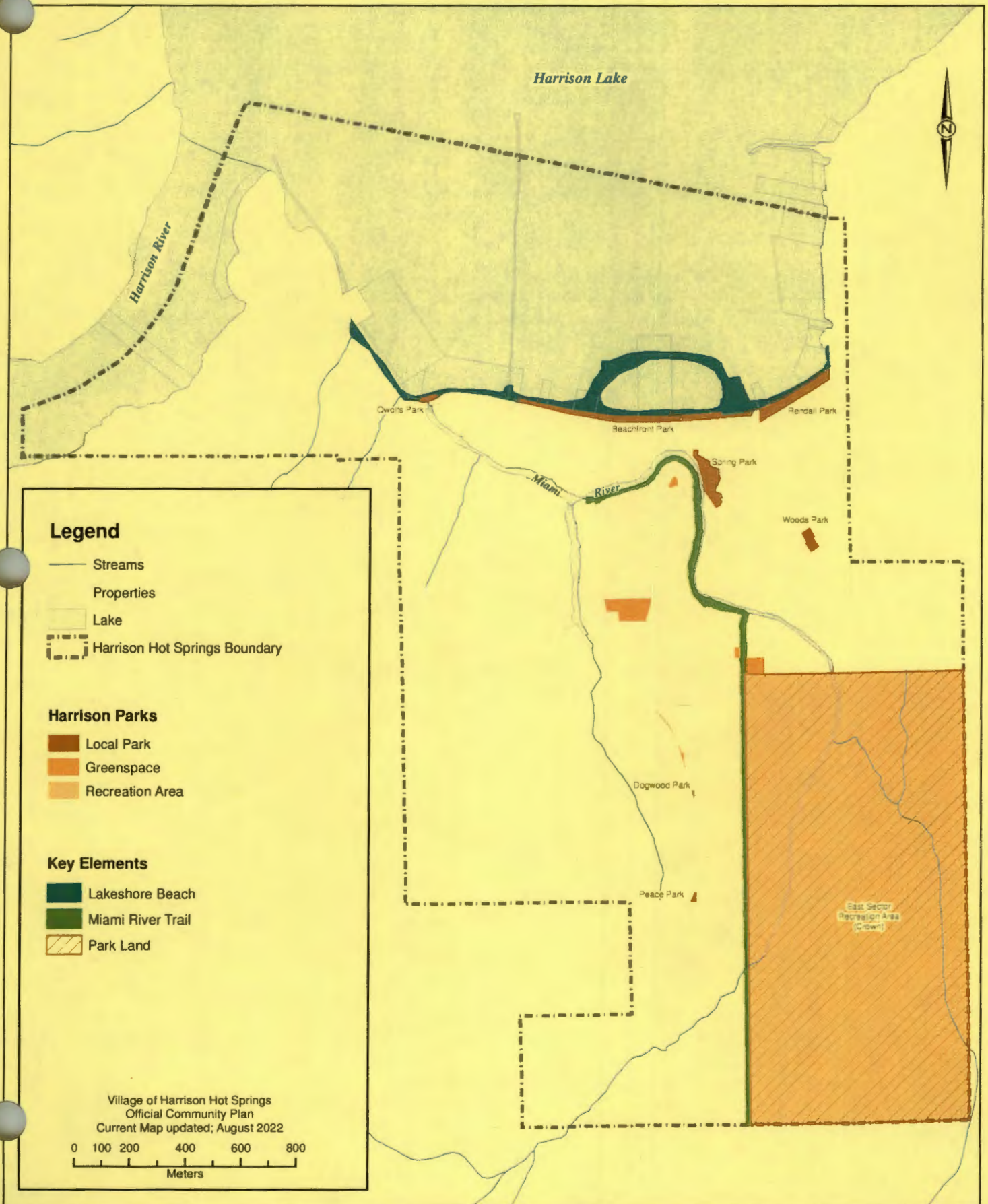


**Village of Harrison Hot Springs**  
**Official Community Plan Bylaw No. 1184, 2022**  
**Map 3**  
**Infrastructure and Transportation Map**





Village of Harrison Hot Springs  
 Official Community Plan Bylaw No. 1184, 2022  
 Map 4  
 Parks and Trails Map





2  
Village of Harrison Hot Springs  
Minutes of the Advisory Planning Commission  
August 30, 2022

**5. ITEMS FOR DISCUSSION**

- (a) Report of Planning Consultant- August 25, 2022  
Re: The Official Community Plan (OCP) Bylaw No. 1184, 2022

The Planning Consultant provided a powerpoint presentation of the Official Community Plan update which included general information on what an Official Community Plan is, as well as a review of the OCP technical topics, the community consultation strategy and major changes to the current OCP

**Moved by Ken Gisborne**  
**Seconded by Andy Strothotte**

THAT on page 3, Section 2.2 under Goal 5 the following sentence be added: "In order to ensure the protection or appropriate replacement in the urban forest canopy, all development shall be guided by and be subject to the Village's Tree Protection Bylaws and the Urban Forest Master Plan, as amended from time to time".

**CARRIED**  
**UNANIMOUSLY**  
APC-2022-08-03

**Moved by Andy Strothotte**  
**Seconded by Donna Cooney**

THAT on page 35, Section 9.1 under the heading "Wastewater Management", be amended to read "Wastewater Management – including Sanitary Sewer and Stormwater Management" and delete the entry with the heading "Stormwater Management" in its entirety

**CARRIED**  
**UNANIMOUSLY**  
APC-2022-08-04

**6. ADJOURNMENT**

**Moved by Brian Williams**  
**Seconded by Donna Cooney**

THAT the meeting be adjourned at 11:01 a.m.

**CARRIED**  
**UNANIMOUSLY**  
APC-2022-08-05

\_\_\_\_\_  
Sonja Reyerse  
Chair

\_\_\_\_\_  
Debra Key  
Corporate Officer

**TAB 3**



File: 3900-01/6480-20

December 15, 2021

Harrison Agassiz Chamber of Commerce  
Box 429  
Harrison Hot Springs, BC V0M 1K0

**Attention: Ed Stenson, Secretary**

Dear Mr. Stenson:

**Subject: Harrison Hot Springs Official Community Plan Update**

As we are both aware an Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. An OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals. The current OCP was adopted by Council in 2007 and today is 14 years old. It is important to keep the OCP update with the community values, as an OCP is not meant to be a static document, as a result Council has determined that an updated OCP is required.

As a part of the updating process, we would like to hear from the Harrison Agassiz Chamber of Commerce on any comments that the Board would like to draw our attention to as we move down the path of upgrading the OCP. If you think it is useful, we can have our Planning Consultant available to make a presentation to the Board.

In the meantime, please find included with this letter a copy of the Awareness Building report for your review and reference. If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca)

Yours sincerely,

Debra Key  
Deputy Chief Administrative Officer/Corporate Officer

Attachment (1) Building Awareness report

Municipal Office: P.O. Box 160, 495 Hot Springs Road, Harrison Hot Springs, BC V0M 1K0  
E [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca) W [www.harrisonhotsprings.ca](http://www.harrisonhotsprings.ca)  
T 604 796 2171 F 604 796 2192



File: 3900-01/6480-20

December 15, 2021

District of Kent  
Box 70, 7170 Cheam Avenue  
Agassiz, BC V0M 1A0

**Attention: Lisa Beaulieu, Director of Development Services**

Dear Ms. Beaulieu:

**Subject: Harrison Hot Springs Official Community Plan Update**

As we are both aware an Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. An OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals. The current OCP was adopted by Council in 2007 and today is 14 years old. It is important to keep the OCP update with the community values, as an OCP is not meant to be a static document, as a result Council has determined that an updated OCP is required.

As a part of the updating process, we would like to hear from the District of Kent on any comments that needs to be drawn to our attention as we move down the path of upgrading the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca).

Yours sincerely,

Debra Key  
Deputy Chief Administrative Officer/Corporate Officer





File: 3900-01/6480-20

December 15, 2021

Fraser Cascade School District  
650 Kawkawa Lake Road  
Hope, BC V0X 1L4

**Attention: Balan Moorthy, Superintendent of Schools**

Dear Mr. Moorthy:

**Subject: Harrison Hot Springs Official Community Plan Update**

As we are both aware an Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. An OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals. The current OCP was adopted by Council in 2007 and today is 14 years old. It is important to keep the OCP update with the community values, as an OCP is not meant to be a static document, as a result Council has determined that an updated OCP is required.

As a part of the updating process, we would like to hear from the Fraser Cascade School District on any comments or suggestions that needs to be drawn to our attention as we move down the path of upgrading the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca).

Yours sincerely,



Debra Key  
Deputy Chief Administrative Officer/Corporate Officer

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

**E** [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca) **W** [www.harrisonhotsprings.ca](http://www.harrisonhotsprings.ca)

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



File: 3900-01/6480-20

December 15, 2021

Fraser Heath  
45600 Menholm Road  
Chilliwack, BC V2P 1P7

**Attention: Petra Pardy, Executive Director**  
**Chilliwack, Hope, and Agassiz Health Services**

---

Dear Ms. Pardy:

**Subject: Harrison Hot Springs Official Community Plan Update**

As we are both aware an Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. An OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals. The current OCP was adopted by Council in 2007 and today is 14 years old. It is important to keep the OCP update with the community values, as an OCP is not meant to be a static document, as a result Council has determined that an updated OCP is required.

As a part of the updating process, we would like to hear from Fraser Health on any comments or suggestions that needs to be drawn to our attention as we move down the path of upgrading the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca).

Yours sincerely,

Debra Key  
Deputy Chief Administrative Officer/Corporate Officer

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

**E** [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca) **W** [www.harrisonhotsprings.ca](http://www.harrisonhotsprings.ca)

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



File: 3900-01/6480-20

December 15, 2021

Fraser Valley Regional District  
1-45950 Cheam Avenue  
Chilliwack, BC V2P 1N6

**Attention: Graham Daneluz, Director of Planning and Development**

Dear Mr. Daneluz:

**Subject: Harrison Hot Springs Official Community Plan Update**

As we are both aware an Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. An OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals. The current OCP was adopted by Council in 2007 and today is 14 years old. It is important to keep the OCP update with the community values, as an OCP is not meant to be a static document, as a result Council has determined that an updated OCP is required.

As a part of the updating process, we would like to hear from the Fraser Valley Regional District on any comments or suggestions that needs to be drawn to our attention as we move down the path of upgrading the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca).

Yours sincerely,

Debra Key  
Deputy Chief Administrative Officer/Corporate Officer

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

**E** [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca) **W** [www.harrisonhotsprings.ca](http://www.harrisonhotsprings.ca)

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



September 15, 2022

File: 6935-15-17645

Village of Harrison Hot Springs  
c/o Debra Key, Deputy CAO  
495 Hot Springs Road  
Harrison Hot Springs, B.C. V0M 1K0  
[DKey@harrisonhotsprings.ca](mailto:DKey@harrisonhotsprings.ca)

Dear Ms. Key:

**Re: Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022**

Thank you for the opportunity to review and provide information with respect to the Village of Harrison Hot Springs Draft Official Community Plan (Draft OCP).

The Fraser Valley Regional District (FVRD) has considered and provided comments on the Draft OCP in relation to the FVRD's Regional Growth Strategy. Due to the short time frame for the referral, the FVRD Board has not reviewed staff comments.

#### **STAFF COMMENTS:**

The Village of Harrison Hot Springs Draft Official Community Plan is consistent with the FVRD's current Regional Growth Strategy (RGS) *Choices for our Future*, as well as the draft, *Fraser Valley Future 2050* RGS currently under development.

Included in the Draft OCP is a regional context statement outlining how the Draft OCP aligns with the FVRD's current RGS *Choices for our Future*. Per s. 446 of the Local Government Act (LGA), once the updated RGS is adopted a municipality will have two years in which to amend the regional context statement within its OCP to reflect the updated plan.

The Draft Regional Growth Strategy, *Fraser Valley Future 2050*, is a high-level policy plan to help guide long-term growth in the Region. The plan considers a wide range of interconnected topics from a regional perspective, including transit, housing, parks, and natural areas, economic development, and environmental issues. The plan builds upon the policies of the original RGS *Choices for our Future*, which has guided growth in the Region since its adoption in 2004.

The Draft OCP considers and respects the need for sustainable and effectively managed regional growth by proposing a complete and sustainable community that acknowledges the designated Regional Growth Boundaries within the FVRD.

The Draft OCP helps to advance the regional vision, goals, and policy objectives within the draft Fraser Valley Future 2050 RGS. The attached table summarizes how the Draft OCP supports the following Draft RGS goals:

- 1.0 Collaboration;



- 2.0 Economic Strength & Resiliency;
- 3.0 Living Well;
- 4.0 Community Building;
- 5.0 Ecosystem Health;
- 6.0 Transportation and Mobility;
- 8.0 Energy & Climate Change.

If you have any questions about the above and attached comments, please contact me at [astewart@fvrd.ca](mailto:astewart@fvrd.ca) or 604-702-5054.

Yours truly,

A handwritten signature in black ink, appearing to read 'A. Stewart', is positioned above the printed name.

Alison Stewart MCIP, RPP  
Manager of Strategic Planning

Attached: Draft Fraser Valley Future 2050 RGS

**Draft Harrison Hot Springs Official Community Plan & Draft Fraser Valley Future 2050 RGS****1.0 Collaboration**

*Goal: To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures, and neighbours.*

**Policy 1.2 Work together to ensure success**

- Included in the Draft OCP is a regional context statement outlining how the Draft OCP will work towards regional goals.
- The Draft OCP mentions working co-operatively with the FVRD on a number of initiatives.

**2.0 Economic Strength and Resilience**

*Goal: To realize the region's economic potential by providing opportunities in employment and education that will grow the economy by building on the region's strengths.*

**Policy 2.1 Create Opportunities for Employment and Education**

- The Draft OCP supports further commercial development and the enhancement of tourism in the community, including the development of year-round tourism facilities and activities to strengthen the local economy.

**Policy 2.4 Work to attain the Region's full tourism potential**

- The Draft OCP aims to further develop tourism and recreation features in Harrison Hot Springs, and acknowledges that Harrison Hot Springs is a destination community.

**3.0 Living Well**

*Goal: To ensure everyone is able to maintain a high quality of life, regardless of age, income, or ability.*

**Policy 3.2 Support arts and culture initiatives**

- The Draft OCP encourages promoting the Village of Harrison Hot Springs as a centre for arts and cultural events.

**Policy 3.3 Protect and Enhance Parks and Recreation**

- The Draft OCP includes continuing to build an integrated parks and trails system that connects local and regional park assets.

**4.0 Community Building**

*Goal: To create compact, complete communities that strengthen urban cores, maintain rural character and offer choice and affordability in housing.*

|                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy 4.1 Concentrate Growth in Urban Centres                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>Higher density developments are concentrated in the village centre and waterfront areas, with a focus on creating a pedestrian friendly environment with a range of amenities in close proximity.</li> <li>Several development permit areas ensure that development is sensitive to the existing character of the community.</li> <li>Includes policies and development permit areas to protect new development from natural hazards.</li> </ul> |
| Policy 4.4 Ensure Housing Choice and Affordability                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>The draft OCP promotes the provision of a mix of housing types for all ages and incomes, including non-market housing.</li> <li>The draft OCP includes findings from the Housing Needs Assessment completed in 2019.</li> </ul>                                                                                                                                                                                                                  |
| <b>5.0 Ecosystem Health</b><br>Goal: To protect the air, water, and biodiversity on which we depend.                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Policy 5.2 Protect watershed health                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>The Draft OCP recognizes the importance of protecting aquatic and riparian habitat in Harrison Lake, Harrison River, and the Miami River watershed.</li> <li>Riparian Protection Development Permit Area helps to protect riparian areas throughout the community.</li> </ul>                                                                                                                                                                    |
| Policy 5.3 Protect biodiversity                                                                                                                                                                                                         | <ul style="list-style-type: none"> <li>The Draft OCP recognizes the importance of protection natural areas, including forests, Harrison, Lake, Harrison River, and the Miami River.</li> <li>Also includes ecological protection for the East Sector Special Planning Area, home to a number of rare species of plants and animals.</li> </ul>                                                                                                                                          |
| <b>6.0 Transportation and Mobility</b><br>Goal: To develop a safe and efficient transportation system for people and goods that promotes transit, walking and cycling, and minimizes the transportation system's impact on air quality. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Policy 6.1 Create a region-wide network of affordable and convenient transportation options that safely and                                                                                                                             | <ul style="list-style-type: none"> <li>The Draft OCP includes a policy to continue working with partners to develop transit solutions to and from Harrison Hot Springs and major destinations.</li> <li>Includes a policy to consider transportation efficiency and public transit in public infrastructure and development planning.</li> </ul>                                                                                                                                        |

|                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| efficiently facilitates the movement of people and goods                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy 6.2 Promote active and alternative forms of transportation that prioritize pedestrians and cyclists.                                                                                                                                                      | <ul style="list-style-type: none"> <li>• Draft OCP promotes a pedestrian oriented commercial village centre and waterfront area with a range of amenities.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>8.0 Energy and Climate Change</b><br>Goal: To increase energy efficiency, lower energy costs, and reduce greenhouse gas emissions in order to minimize the region's impact on global climate change, and to mitigate impacts of climate change on our Region. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy 8.2 Reduce the region's impact on climate change                                                                                                                                                                                                          | <ul style="list-style-type: none"> <li>• The Draft OCP contains policies to reduce GHG emissions including land use actions, transportation actions, building actions, energy supply actions, water and resource management actions, and energy efficiency.</li> <li>• New GHG development permit area aims to reduce GHG emissions.</li> <li>• It is assumed that the Village will be updating the Draft OCP GHG reduction target as per the LGA requirement. The Draft RGS will include a policy to update the FVRD's GHG reduction target, and there may be opportunities to collaborate on this work.</li> </ul> |





File: 3900-01/6480-20

December 15, 2021

Harrison Hot Springs Fire Department  
PO Box 160, 495 Hot Springs Road  
Harrison Hot Springs, BC V0M 1K0

**Attention: Trevor Todd, Fire Chief**

Dear Chief Todd:

**Subject: Harrison Hot Springs Official Community Plan Update**

As we are both aware an Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. An OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals. The current OCP was adopted by Council in 2007 and today is 14 years old. It is important to keep the OCP update with the community values, as an OCP is not meant to be a static document, as a result Council has determined that an updated OCP is required.

As a part of the updating process, we would like to hear from the Fire Department on any comments or suggestions that needs to be drawn to our attention as we move down the path of upgrading the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca).

Yours sincerely,

Debra Key  
Deputy Chief Administrative Officer/Corporate Officer

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

**E** [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca) **W** [www.harrisonhotsprings.ca](http://www.harrisonhotsprings.ca)

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



File: 3900-01/6480-20

December 15, 2021

Ministry of Transportation and Infrastructure  
Chilliwack Office  
45890 Victoria Avenue  
Chilliwack, BC V2P 2T1

**Attention: Ikponmwosa Moses, Development Officer - Fraser Valley**

Dear Mr. Moses,

**Subject: Harrison Hot Springs Official Community Plan Update**

As we are both aware an Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. An OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals. The current OCP was adopted by Council in 2007 and today is 14 years old. It is important to keep the OCP update with the community values, as an OCP is not meant to be a static document, as a result Council has determined that an updated OCP is required.

As a part of the updating process, we would like to hear from the Ministry on any comments or suggestions that needs to be drawn to our attention as we move down the path of upgrading the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca).

Yours sincerely,

Debra Key  
Deputy Chief Administrative Officer/Corporate Officer

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

**E** [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca) **W** [www.harrisonhotsprings.ca](http://www.harrisonhotsprings.ca)

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



eDAS File #: 2022-04531

Date: Sep/13/2022

Village of Harrison Hot Springs  
495 Hot Springs Road  
Village of Harrison Hot Springs, British Columbia  
V0M 1K0  
Canada

**Re: Draft Official Community Plan**

Thank you for the referral of the Draft Official Community Plan (OCP) for the Village of Harrison Hot Springs. The Ministry has no legislative jurisdiction over OCP's albeit, we appreciate the opportunity to provide comments. After review of the draft OCP, the Ministry has no comments in regard to Highway 9/Hot Springs Road besides making note that an access to Highway 9/Hot Springs Road will require an access permit from the Ministry of Transportation and Infrastructure.

If you have any questions please feel free to call Samantha Lewis at (778) 943-0142.

Yours truly,

Samantha Lewis  
Development Services Officer

| Local District Address                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------|
| Chilliwack Area Office<br>45890 Victoria Avenue<br>Chilliwack, BC V2P 2T1<br>Canada<br>Phone: (604) 795-8211 Fax: (604) 795-8214 |



File: 3900-01/6480-20

December 15, 2021

Provincial Agricultural Land Commission  
201-4940 Canada Way  
Burnaby, BC V5G 4K6

**Attention: Shannon Lambie, Regional Planning Officer**

Dear Ms. Lambie:

**Subject: Harrison Hot Springs Official Community Plan update**

As we are both aware an Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. An OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals. The current OCP was adopted by Council in 2007 and today is 14 years old. It is important to keep the OCP update with the community values, as an OCP is not meant to be a static document, as a result Council has determined that an updated OCP is required.

As a part of the updating process, we would like to hear from the Provincial Agricultural Land Commission on any comments or suggestions that needs to be drawn to our attention as we move down the path of upgrading the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca) .

Yours sincerely,

Debra Key  
Deputy Chief Administrative Officer/Corporate Officer





File: 3900-01/6480-020

December 15, 2021

Royal Canadian Mounted Police  
Agassiz Detachment  
6869 Lougheed Highway  
Agassiz, BC V0M 1A1

**Attention: Mike Sargent, NCO i/c**

Dear Sergeant Sargent:

**Subject: Harrison Hot Springs Official Community Plan update**

As we are both aware an Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. An OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals. The current OCP was adopted by Council in 2007 and today is 14 years old. It is important to keep the OCP update with the community values, as an OCP is not meant to be a static document, as a result Council has determined that an updated OCP is required.

As a part of the updating process, we would like to hear from the Agassiz RCMP detachment on any comments or suggestions that needs to be drawn to our attention as we move down the path of upgrading the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca).

Yours sincerely,

Debra Key  
Deputy Chief Administrative Officer/Corporate Officer



File: 3900-01/6480-20

December 15, 2021

Sts'ailes First Nation  
4690 Salish Way  
Agassiz, BC V0M 1A1

**Attention: Willie Charlie, Chief Administrative Officer**

Dear Mr. Charlie:

**Subject: Harrison Hot Springs Official Community Plan Update**

As we are both aware an Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. An OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals. The current OCP was adopted by Council in 2007 and today is 14 years old. It is important to keep the OCP update with the community values, as an OCP is not meant to be a static document, as a result Council has determined that an updated OCP is required.

As a part of the updating process, we would like to hear from the Sta'ailes First Nation on any comments that the Chief and Council would like to draw our attention to as we move down the path of upgrading the OCP. If you think it is useful, we can have our Planning Consultant available to make a presentation to the Chief and Council to explain what an Official Community Plan is. As this is just the start of the plan update, there will be other opportunities to review and discuss the plan with either Chief and Council or with your senior staff.

In the meantime, please find included with this letter a copy of the Awareness Building report for your review and reference. If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca).

Yours sincerely,

Debra Key  
Deputy Chief Administrative Officer/Corporate Officer

Attachment (1) Building Awareness report

## Debra Key

---

**From:** Madeline McDonald  
**Sent:** Tuesday, September 20, 2022 2:12 PM  
**To:** Debra Key  
**Subject:** FW: Official Community Plan  
**Attachments:** Sts'ailes Context Text for OCP.docx

To Debra Key, Corporate Officer:

I received the attached document from Morgan Ritchie, PhD, Xwilexmet Heritage & Environment Manager, who reviewed Draft OCP, Bylaw 1184, 2022 on behalf of Sts'ailes. He requests that this information be included in the OCP under Section 2, being *Community Vision and Goals of the Plan*. I have reviewed the submission and find it to be in consistent with Council's commitment to reconciliation and close working relationship with Sts'ailes leadership. Kind regards,



**Madeline McDonald**, Chief Administrative Officer  
Village of Harrison Hot Springs  
Resort Municipality  
P.O. Box 160, 495 Hot Springs Road  
Harrison Hot Springs, BC V0M 1K0  
**P:** 604-796-2171

**W:** [harrisonhotsprings.ca](http://harrisonhotsprings.ca)

*The information transmitted herein is confidential and may be privileged. It is intended solely for the person to whom it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies. Thank you.*

## 2.6 Indigenous Context and History

The Village of Harrison Hot Springs is located in Sts'ailes territory and the Village is committed to working with Sts'ailes leadership now and in the future, in the spirit of reconciliation, and for the betterment of both communities. A strengthened relationship between the Village and Sts'ailes will contribute to the successful alignment and implementation of both community's values and visions, particularly with respect to stewarding the natural environment, promoting sustainable eco-tourism opportunities, and ensuring controlled growth in the Village and surrounding areas.

Sts'ailes is a Coast Salish Halkomelem speaking tribe linked with surrounding Indigenous Peoples through kinship, language, trade, intermarriage, ceremonies, and stories. Before Europeans arrived, Sts'ailes households lived near the hot springs in a village known as Qwó:íls. . Besides the cultural and healing properties of the hot springs, the Sts'ailes and their neighbours valued and utilized abundant local resources including a tall grass (mats'el or th'a:xey), stone outcrops for tools, and all species of salmon. Qwó:íls was also an important nexus for movement between Harrison Lake, Harrison River, and the Fraser River. The overland Whippoorwill Point trail has great antiquity, being commonly used by Sts'ailes people who stowed their canoes in order to bypass strong winds on Harrison Lake. Today the Village of Harrison Hot Springs is home to Qwóltz Park.

Since time immemorial, the ancestors of the Sts'ailes people lived in dozens of settlements like Qwó:íls along the shorelines of the lakes and rivers of their Xaxa Temexw (Sacred Earth). Sts'ailes histories tell how the first ancestors came from the sky, made lives for themselves in the Harrison Watershed, forged powerful kinship bonds with other living plants and animals, and developed the skills, practices, and respect to live and thrive. The Village of Harrison Hot Springs is committed to restoring some of Sts'ailes' lost connections and opportunities resulting from being displaced and disposed in their own territory.





File: 3900-01/6480-20

December 15, 2021

Tourism Harrison River Valley  
PO Box 255, 499 Hot Springs Road  
Harrison Hot Springs, BC V0M 1K0

**Attention: Robert Reyerse, Executive Director**

Dear Mr. Reyerse:

**Subject: Harrison Hot Springs Official Community Plan Update**

As we are both aware an Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. An OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should showcase the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals. The current OCP was adopted by Council in 2007 and today is 14 years old. It is important to keep the OCP update with the community values, as an OCP is not meant to be a static document, as a result Council has determined that an updated OCP is required.

As a part of the updating process, we would like to hear from Tourism Harrison River Valley on any comments that the Board would like to draw our attention to as we move down the path of upgrading the OCP. If you think it is useful, we can have our Planning Consultant available to make a presentation to the Board.

In the meantime, please find included with this letter a copy of the Awareness Building report for your review and reference. If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca).

Yours sincerely,

Debra Key  
Deputy Chief Administrative Officer/Corporate Officer

Attachment (1) Building Awareness report

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

**E** [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca) **W** [www.harrisonhotsprings.ca](http://www.harrisonhotsprings.ca)

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

**TAB 4**

**TAB 5**

# NOTICE OF PUBLIC HEARING



TAKE NOTICE that the Council of the Village of Harrison Hot Springs will hold a Public Hearing, pursuant to **Section 464** and **466** of the **Local Government Act** of British Columbia.

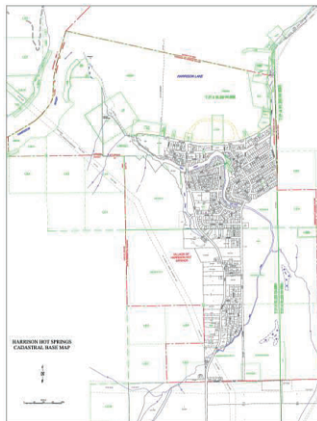
## OFFICIAL COMMUNITY PLAN BYLAW NO. 1164, 2022

**Property:** The subject lands affected by the new Official Community Plan and its appendices include the entire village of Harrison Hot Springs

**Purpose:** Bylaw No. 1184, 2022 proposes to repeal the Official Community Plan No. 864, 2007 and replace it with a new Official Community Plan for the Village of Harrison Hot Springs

**When:** Tuesday, September 20, 2022 at 6:00 p.m.

**Where:** Memorial Hall, 290 Esplanade Avenue Harrison Hot Springs, BC



You may indicate your support or opposition to the proposed Bylaw in one of the following ways:

- Forward written submission by email to [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca) with PUBLIC HEARING COMMENTS in the subject line or by mail or delivery to the Village Office, PO Box 160, Harrison Hot Springs, BC V0M 1K0. All written submissions must be received by 12:00 noon on, Tuesday, September 20, 2022.
- Attend the hearing and provide an oral submission in person.

Please note that the opinions you express orally and any presentations you submit will form part of the public record. Copies of the relevant documents, the proposed bylaw, and information about this application will be published and available for public inspection at the Village Office, 495 Hot Springs Road, Harrison Hot Springs, BC, Monday to Friday, excluding holidays from 8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:30 p.m. and on the Village's website.

**Please direct your enquiries to Ken Cossey, Planning Consultant by calling 604-796-2171 or emailing [planning@harrisonhotsprings.ca](mailto:planning@harrisonhotsprings.ca)**

**Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.**

Contact us: ☎ 604-796-2171

✉ [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)

🌐 [harrisonhotsprings.ca](http://harrisonhotsprings.ca)

📍 [getintoitharrison.ca](https://www.getintoitharrison.ca)



**TAB 6**

## Admin

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-----Original Message-----

From: John Serginson <[serginson@shaw.ca](mailto:serginson@shaw.ca)>

Sent: September 15, 2022 3:07 PM

To: Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>

Cc: Planning <[Planning@harrisonhotsprings.ca](mailto:Planning@harrisonhotsprings.ca)>

Subject: PUBLIC HEARING COMMENTS

In reference to the ocp draft -: section 7. 3. 2 a,b,c. Low density residential area.

The wording is to vague and open to manipulation by counsel.

Also coach houses are not fair to surrounding neighbourhoods when there is no fire lane at the back of the property. So then developers have been building two level homes with minimum set backs from back of neighbours property making this unacceptable. Also they are concreting most of their lot from front to back to satisfy fire access services leaving leaving very little green space on lot to soak up rain potentially causing flooding in village.

Sent from my iPad

## Admin

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**From:** Kim Shier <[kimshier@hotmail.com](mailto:kimshier@hotmail.com)>  
**Sent:** September 20, 2022 8:19 AM  
**To:** Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>  
**Subject:** PUBLIC HEARING COMMENTS

To Whom it May Concern:

I am writing to indicate my **OPPOSITION** to the proposed Official Community Plan Bylaw No. 1164, 2022.

Regards,



K. Shier  
#15 - 349 Walnut Avenue.  
P.O. Box 525

## Admin

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From: Linda L. <[llangille@telus.net](mailto:llangille@telus.net)>  
Sent: September 20, 2022 8:19 AM  
To: Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>  
Subject: Public Hearings Comments

I would like to submit my opposition to the enactment of Bylaw No. 1184-2022.

Linda And Bruce



## Admin

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**From:** Kelly C <[vixenscloud@yahoo.ca](mailto:vixenscloud@yahoo.ca)>

**Sent:** September 20, 2022 7:58 AM

**To:** Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>

**Subject:** Public hearing coments

I am opposed to the changing of the bylaw 1184,2022 to repeal the official community plan 864,2007 and I am opposed to replacing it with anything new Signed Kelly Cielanga

## Admin

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**From:** Doug and Tania Hart <[dthart@telus.net](mailto:dthart@telus.net)>

**Sent:** September 20, 2022 10:52 AM

**To:** Doug and Tania Hart <[dthart@telus.net](mailto:dthart@telus.net)>; Michie Vidal <[MVidal@harrisonhotsprings.ca](mailto:MVidal@harrisonhotsprings.ca)>; Ray Hooper <[RHooper@harrisonhotsprings.ca](mailto:RHooper@harrisonhotsprings.ca)>; Gerry Palmer <[GPalmer@harrisonhotsprings.ca](mailto:GPalmer@harrisonhotsprings.ca)>; Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>; Leo Facio <[LFacio@harrisonhotsprings.ca](mailto:LFacio@harrisonhotsprings.ca)>; Planning <[Planning@harrisonhotsprings.ca](mailto:Planning@harrisonhotsprings.ca)>; Samantha Piper <[SPiper@harrisonhotsprings.ca](mailto:SPiper@harrisonhotsprings.ca)>

**Subject:** Public Hearing Comments OCP Bylaw 1164

We would like to voice our opposition to the adoption of Bylaw 1164, 2022. There appears to be a rush to pass this bylaw before the Municipal election in October and we feel it would be prudent to allow for more time for public discussion of the new OCP including the ramifications of the proposed changes.

Based on the information provided, we would appreciate a clear explanation of what will be changing from the previous OCP, especially with regards to allowing coach houses, etc in R-1 zoned areas. The integrity of R-1 zoning should remain as is. If the proposed changes move ahead, what steps are required for a resident to apply for a coach house and what steps do the neighbours have to follow to oppose the coach house? Would the opposition of a single neighbour be enough to stop the proposal?

Harrison's population growth is increasing at the incredibly fast rate of 29.8% (stats can 2016 - 2021), compared to most other communities in the lower mainland increasing in the 8% - 12% range. The District of Kent increased by 3.8%, Mission by 7.7%, Hope by 8.2%, Abbotsford by 8.6% and Chilliwack by 11.2%. Why is council allowing such an incredibly high growth rate compared to most of the lower mainland when it is negatively changing the character of the Village?

The Village council should be looking at ways to slow growth down to 10% over 5 years, as the rest of the lower mainland is. Adding high density housing and coach houses is not a good idea at this time.

We recognize our issue regarding R-1 zoning is only a very small piece of this document and that there are many more concerns.

The OCP is a very important document and should be given the time required to ensure it outlines what is best for the integrity of the Village. As such, we respectfully ask that council not adopt Bylaw 1165, 2022 as it is currently written.

Doug & Tania Hart  
227 Balsam Avenue  
Harrison Hot Springs

## Admin

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-----Original Message-----

From: Bill Sivak <[bill.sivak@icloud.com](mailto:bill.sivak@icloud.com)>

Sent: September 20, 2022 11:10 AM

To: Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>

Subject: Public Hearing comments

We Bill and Judy Sivak oppose the new proposed bylaw .

Sent from my iPad

## Admin

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**From:** FXTW <[79fxtw@gmail.com](mailto:79fxtw@gmail.com)>

**Sent:** September 20, 2022 11:43 AM

**To:** Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>

**Subject:** Fwd:

I am a resident of HHS at 637 schooner place and I am opposed to repealing the community plan attached , thanks



## Admin

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**From:** Jim Larsen <[a7a08665@telus.net](mailto:a7a08665@telus.net)>  
**Sent:** September 20, 2022 11:43 AM  
**To:** Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>  
**Subject:** PUBLIC HEARING COMMENTS

Greetings Mayor and Council members,

I am sending this email in opposition of the proposed OCP. I would prefer to attend this public hearing face to face, but cannot as I am severely immunocompromised. As well, attending remotely via Zoom is no longer supported by the Council, therefore this email will have to suffice.

On the basis of privacy, public safety, property value decrease and the loss of green space, I believe the new OCP is inadequate and should not be implemented as it is.

Allowing two story carriage houses which loom over neighbours' back yards is indeed an invasion of privacy. Keeping to a single story would allow a property owner to expand their occupancy, but not impose on their neighbours.

In the area of public safety, the increase in population density and structural density supported by the proposed OCP increases our vulnerability of community fire spread in the Village. Our small volunteer Fire Department could be quickly overwhelmed if wildfire occurred here and nearby assistance from the Agassiz FD is also on a volunteer basis. As well, they could be significantly delayed if they encountered a train at the Agassiz crossing. That and our single escape route, Hot Springs Road, only adds to the distinct possibility of a potential disaster and I therefore believe a Community Risk Assessment would be prudent in order to accurately evaluate our vulnerability and hopefully avoid said disaster. Ignoring this huge fire risk, by hastily passing this OCP, could also impact property insurance rates as well as property values.

Please reconsider green lighting this OCP without the due diligence of a Community Risk Assessment and also, consider limiting infilling options to single level garden homes and residential suites to preserve residents privacy.

Regards,

Jim Larsen

## Admin

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**From:** Ross Buchanan <[ross@srigroup.net](mailto:ross@srigroup.net)>

**Sent:** Tuesday, September 20, 2022 9:58 AM

**To:** Reception <[info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca)>

**Cc:** Debra Key <[DKey@harrisonhotsprings.ca](mailto:DKey@harrisonhotsprings.ca)>

**Subject:** PUBLIC HEARING COMMENTS...OFFICIAL COMMUNITY PLAN BYLAW NO. 1164, 2022

Mayor and Council...

The purpose of this communications is to register my objection to the proposed OCP that is being considered before the Public Hearing on September 20<sup>th</sup>. Please do not approve this flawed OCP that shows such disrespect to the current residents of the village.

The reason for my objection is that the proposed OCP has significant negative impact on the quality of life, the property values, and the Public Safety of those who currently reside in the Single-Family Residential Zone. By eliminating the restrictions on Secondary Suites and Secondary Residences in the SFRZ the proposed OCP....

1. Removes the privacy of some in their own back yards. This would be a result of a two-level workshop with a secondary residence mounted on the second level looking down from above into their backyard. The loss of privacy can have a significant impact on the quality of life of some residents.

2. From a Public Safety perspective it is alarming that this OCP is being considered without the benefit of a Community Risk Assessment including a review of the Fire Department capacities and capabilities. The increase in Population Density and Structural Density supported by the proposed OCP increases the likelihood of Community Fire Spread in the village. With the limited capacity of a NFPA 1720 FD the village is not adequately prepared to respond to suppress fire within the first 4 critical minutes to limit damage to the room of origin and to eliminate the possibility of Community Fire Spread. Until such time as the FD can provide adequate Fire Suppression Response it is not reasonable for the council to increase the risk to the residents of the village. We already have a near metropolitan urban-like population density approaching 1000 people per square mile. The last thing we need is to increase Structural Density and Population Density without updating the fire response model in the community. The current model may have been adequate 20 or 30 years ago, but much has changed since then including Climate Change, Population, Population Density, Visitor Counts and at the same time the single evacuation route and the old model of a volunteer fire department that must muster a crew to the fire hall before being able to respond remains unchanged. What makes it even worse is that as a volunteer FD we are backed up by a volunteer FD whose response time could be impacted by a train on the tracks.

3. Reduces the property values of current residents for those who find themselves in the shadows of a two-level Secondary Residence towering over them only 1.5 m from their lot line. The potential loss of value could be as much as \$100,000 or more.

4. Loss of trees and green space to accommodate the increased Structural Density provided for in the proposed OCP which erodes the special nature of the village.

Rather than gutting their OCP at the expense of current residents' other communities such as Kamloops have placed their emphasis on providing Infill Housing through Residential Suites and single level Garden Homes. This approach reduces the risk of Community Fire Spread, eliminates the loss of privacy and at the same time preserves the property values of the current residents.

[https://www.kamloops.ca/sites/default/files/docs/ckam3360\\_residential\\_suites\\_guide\\_final\\_links\\_april28\\_2020.pdf](https://www.kamloops.ca/sites/default/files/docs/ckam3360_residential_suites_guide_final_links_april28_2020.pdf)

Providing Infilling solutions through the utilization of Residential Suites and Garden Homes would respect the rights of the residents and reduce the risks to residents already here in the village. My hope would be that an amendment is put forward to alter the proposed OCP so that current residents are not sacrificed. At the same time, I do not think that it is reasonable for the village to proceed with such significant changes without conducting a Community Risk Assessment including a Fire Department Review especially given the relationship between Structural Density, Increased Population Density and Community Fire Spread. High density areas such as the village has become over the years requires a fire department model based on quick fire suppression to avoid Community Fire Spread...especially in a High-Risk Fire Zone that is frequented by large crowds, known for gusty winds and has only a single evacuation route.

While single level Garden Homes are a more reasonable and respectful option without elevating risks to residents, before a new OCP is authorized, I would encourage council to act in the best interests of the residents and in support of Public Safety and conduct a Community Risk Assessment including a review of the FD prior to authorizing any changes.

As a local authority under the British Columbia Local Authority Emergency Management Regulation, the village is required to reflect... The potential emergencies and disasters that could affect all or any part of the jurisdictional area for which the local authority has responsibility, and the local authority's assessment of the relative risk of occurrence and the potential impact on people and property of the emergencies or disasters. While a Community Risk Assessment is not mandatory it certainly would be reasonable and wise given the magnitude of the proposed changes to Structural and Population Densities, the heightened Fire Risk including Community Fire Spread and the limited capacity (NFPA 1720) of the HHS Fire Department.

Two recommendations prior to approving a new OCP....

1. Limit Infilling options to single level Garden Homes and Residential Suites.

2. Prior to enacting any new OCP, act in the best interest of the residents with Public Safety in mind and conduct a Community Risk Assessment.

Thank you for your consideration.

Could you please acknowledge receipt of my submission.

Ross Buchanan

Harrison Hot Springs BC