



VILLAGE OF HARRISON HOT SPRINGS REVISED NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, January 16, 2023
Time: 7:00 p.m.
Location: Council Chambers,
Memorial Hall, 290 Esplanade Avenue,
Harrison Hot Springs, British Columbia

THIS MEETING WILL BE CONDUCTED IN-PERSON AND VIA ZOOM VIDEO CONFERENCE

1. CALL TO ORDER

Meeting called to order by Mayor Wood
Acknowledgment of Sts'ailes traditional territory.

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

4. ADOPTION OF COUNCIL MINUTES

(a) THAT the Regular Council Meeting Minutes of December 5, 2022 be adopted.

Item 4(a)
Page 1

(b) THAT the Committee of the Whole Minutes of January 11, 2023 be adopted.

Item 4(b)
Page 5

5. BUSINESS ARISING FROM THE MINUTES

6. CONSENT AGENDA

i. Bylaws

ii. Agreements

iii. Committee/
Commission
Minutes

iv. Correspondence

7. DELEGATIONS/PETITIONS

8. CORRESPONDENCE

(a) Letter dated December 20, 2022 from District of Kent
Re: Request for support of the Lets'emot Regional Aquatic Centre

Item 8(a)
Page 9

9. BUSINESS ARISING FROM CORRESPONDENCE

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

11. REPORTS FROM MAYOR

Presentation of Plaques and Gift Certificates to the winners of the 2022 Holiday Lighting contest.

12. REPORTS FROM STAFF

- (a) Report of Deputy Chief Administrative Office/CO – December 20, 2022
Re: Appointment of Deputy Fire Chief

Item 12(a)
Page 25

Recommendation:

THAT the appointment of Curtis Genest as Deputy Fire Chief be approved.

- (b) Report of Community Services Manager – January 10, 2023
Re: Council Meeting Locations

Item 12(b)
Page 27

13. BYLAWS

- (a) Report of Planning Consultant – January 10, 2023
Re: The Official Community Plan (OCP) Review Process and Adoption

Item 13(a)
Page 29

Recommendation:

THAT Official Community Plan Bylaw No. 1184, 2022 be adopted.

- (c) Report of Planning Consultant – January 11, 2023
Re: Substantially Revised Zoning Amendment Application

Item 13(b)
Page 91

Recommendation:

1. THAT the applicant be required to set up a Public Notification meeting, and;
2. THAT the 30 M notification radius, be increased to 100 M.

14. NEW BUSINESS

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

16. ADJOURNMENT

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

DATE: Monday, December 5, 2022

TIME: 7:00 p.m.

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

IN ATTENDANCE: Mayor Ed Wood
Councillor John Buckley
Councillor Leo Facio
Councillor Allan Jackson
Councillor Michie Vidal

Deputy Chief Administrative Officer/CO, Debra Key
Community Services Manager/Deputy CO, Rhonda Schell
Finance Manager, Scott Schultz
Operations Manager, Tyson Koch

ABSENT:

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Councillor Facio
Seconded by Councillor Buckley

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
RC-2022-12-01

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT the Regular Council Meeting Minutes of November 21, 2022 be adopted.

**CARRIED
UNANIMOUSLY**
RC-2022-12-02

5. BUSINESS ARISING FROM THE MINUTES

None

6. CONSENT AGENDA

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
December 5, 2022*

7. DELEGATIONS/PETITIONS

None

8. CORRESPONDENCE

- (a) Letter dated December 1, 2022 from Tourism Harrison River Valley
Re: Request for Support – Grant Application BC Destination Development Fund

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the letter dated December 1, 2022 from Tourism Harrison River Valley be received.

**CARRIED
UNANIMOUSLY**
RC-2022-12-03

9. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Jackson
Seconded by Councillor Facio

“THAT a letter be forwarded to Tourism Harrison River Valley expressing Council’s support in their application to seek funding under the BC Destination Development Fund to upgrade the electrical grid along the waterfront of Harrison Lake”.

**CARRIED
UNANIMOUSLY**
RC-2022-12-04

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

Councillor Buckley

- Agassiz Harrison Healthy Communities – No Report
- Fraser Valley Regional District Board (Alternate Municipal Director) – No Report
- Harrison Agassiz Chamber of Commerce – No Report
- Attended the Fraser Valley Regional District Region-Wide Elected Officials Orientation session in Chilliwack on November 30, 2022

Councillor Facio

- Fraser Health – No Report
- Fraser Valley Regional District Board (Municipal Director)
 - Attended the Fraser Valley Regional Board meeting on November 24, 2022
 - Attended the Fraser Valley Regional Hospital Board meeting on November 24, 2022
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended the Fraser Valley Regional District Region-Wide Elected Officials Orientation session in Chilliwack on November 30, 2022

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
December 5, 2022*

Councillor Jackson

- Fraser Valley Regional Library Board (Municipal Director) – No Report
- Tourism Harrison – No Report
- Reported on the establishment of the Communities in Bloom Committee

Councillor Vidal

- Community Futures North Fraser Board of Directors
 - Attended a meeting on November 29, 2022
- Corrections Canada Citizen's Advisory Committee – No Report
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended the Fraser Valley Regional District Region-Wide Elected Officials Orientation session in Chilliwack on November 30, 2022

MAYOR'S REPORT

- Reported on the Streamkeepers Society release of chum into the Miami River on November 22, 2022
- Commented on the role of a full time Fire Chief and Manager of Public Safety

Mayor Wood excused himself from Council Chambers at 7:18 p.m. due to a conflict of interest stating that he has confidential reasons

Deputy Mayor Buckley assumed the position of Chair.

11. REPORTS FROM STAFF

- (a) Report of Chief Administrative Officer – November 10, 2022 Re: Code of Conduct Review

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT Council add Code of Conduct Policy No. 1.33 to an upcoming Committee of the Whole Meeting for the purpose of review and reconsideration of the policy in accordance with Section 113 of the Community Charter.

**CARRIED
UNANIMOUSLY**
RC-2022-12-05

Mayor Wood re-entered Council Chambers at 7:26 p.m.

12. BYLAWS

None

13. NEW BUSINESS

None

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
December 5, 2022*

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

Questions from the public were entertained.

15. ADJOURNMENT

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the meeting be adjourned at 7:32 p.m.

**CARRIED
UNANIMOUSLY**
RC-2022-12-06

Ed Wood
Mayor

Debra Key
Corporate Officer

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

DATE: Wednesday, January 11, 2023

TIME: 9:00 a.m.

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

IN ATTENDANCE: Mayor Ed Wood
Councillor John Buckley
Councillor Leo Facio
Councillor Allan Jackson
Councillor Michie Vidal

Deputy Chief Administrative Officer/CO, Debra Key
Finance Manager, Scott Schultz
Operations Manager, Tyson Koch
Community Services Manager, Rhonda Schell

ABSENT: None

1. CALL TO ORDER

Mayor Wood called the meeting to order at 9:09 a.m.
Mayor Wood acknowledged the traditional territory of Sts' allies.

2. INTRODUCTION OF LATE ITEMS

- Memorial Benches

3. APPROVAL OF AGENDA

Moved by Councillor Buckley

THAT the agenda be approved as amended.

**CARRIED
OPPOSED BY COUNCILLOR FACIO
COW-2023-01-01**

4. ITEMS FOR DISCUSSION

- a) Council Code of Conduct Policy No 1.33 Review

Mayor Wood excused himself at 9:18 a.m. due to a conflict of interest stating that he has confidential reasons.

Deputy Mayor Buckley assumed the position of chair.

*Village of Harrison Hot Springs
Minutes of the Committee of the Whole Meeting
January 11, 2023*

Moved by Councillor Vidal

THAT staff review the City of Abbotsford's Council Code of Conduct Policy and revise the current policy to include sanctions to enforce provisions of the policy and report back to Council.

**CARRIED
UNANIMOUSLY**
COW-2023-01-02

Mayor Wood re-entered Council Chambers at 9:28 a.m.

b) Bylaw Enforcement Policy

Moved by Mayor Wood

THAT staff be directed to review the current Bylaw Notice Enforcement Bylaw No. 855 and draft a policy guided by the BC Ombudsperson Bylaw Enforcement: Best Practices Guide for Local Governments.

**CARRIED
UNANIMOUSLY**
COW-2023-01-03

c) Off Leash Dog Park

Moved by Councillor Vidal

THAT staff review the McCombs Drive location and report back to Council with costs to develop an off leash dog park.

MOTION WITHDRAWN

Moved by Councillor Buckley

THAT staff investigate and prepare a report with cost estimates for the creation of a basic off leash dog park to include fencing, gates and separate area for large and small dogs on the land off of McCombs Drive and the vacant land north of the Village Office.

**CARRIED
UNANIMOUSLY**
COW-2023-01-04

*Village of Harrison Hot Springs
Minutes of the Committee of the Whole Meeting
January 11, 2023*

d) Village Office Renovations

Moved by Councillor Jackson

THAT staff investigate and prepare a report outlining the costs to renovate the Village Office to expand the Council Chambers, add 3 additional offices, a lunch room, staff washrooms and a public washroom.

MOTION WITHDRAWN

Moved by Councillor Facio

THAT staff review and investigate costs to build a new standalone building for Village Offices, Council Chambers and washrooms.

MOTION WITHDRAWN

e) Strategic Planning Session

Moved by Councillor Jackson

THAT staff schedule and coordinate a Council Strategic Planning Session to identify priorities for the next 4 years.

**CARRIED
UNANIMOUSLY
COW-2023-01-05**

Moved by Councillor Buckley

THAT the Strategic Planning Session be held at a local venue in March.

**CARRIED
OPPOSED BY COUNCILLORS FACIO AND JACKSON
COW-2023-01-06**

RECESS BREAK AT 11:13 a.m.

RECONVENED AT 11:20 a.m.

f) Waste Water Treatment Plant Operation

Moved by Mayor Wood

THAT staff receive a professional engineering good infrastructure techniques required for new development, and our increased density ensuring our waste water treatment plant is in compliance with the requirements of the Province of BC environmental regulations and report back to Council with recommendations to be included in our draft OCP.

**MOTION FAILED
OPPOSED BY COUNCILLORS FACIO, JACKSON AND VIDAL**

*Village of Harrison Hot Springs
Minutes of the Committee of the Whole Meeting
January 11, 2023*

g) Local Government Climate Action Program

Moved by Mayor Wood

THAT the Local Government Climate Action Program survey to the new Environmental Advisory Committee, and as required by law, to investigate our unique situation that density is not a remedy for Green House Gas reduction but in fact the opposite, and to report back to Council with their recommendations on GHG reduction strategies be included in our draft OCP.

**CARRIED
UNANIMOUSLY**
COW-2023-01-07

h) Coach Houses

Discussion ensued on 2-storey coach houses in residential zones.

Councillor Buckley shared the City of Kelowna's Guide to Residential Suites.

Council provided consensus that Ken Cossey, Planning Consultant, be invited to the next COW meeting on January 27, 2023 to give a presentation on Planning 101.

i) Memorial Benches

Moved by Councillor Buckley

THAT staff review the Memorial Recognition Policy and report back to Council on the current fee structure.

**CARRIED
OPPOSED BY COUNCILLOR VIDAL**
COW-2023-01-08

5. ADJOURNMENT

Moved by Councillor Buckley

THAT the meeting be adjourned at 12:37 p.m.

**CARRIED
UNANIMOUSLY**
COW-2023-01-09

Ed Wood
Mayor

Debra Key
Corporate Officer

8(a)



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Agassiz, British Columbia
Canada V0M 1A0

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Fax: (604) 796-9854
Web: www.kentbc.ca

December 20, 2022

File: 0810-20

VIA EMAIL

Mayor Ed Wood
Village of Harrison Hot Springs
PO Box 160
Harrison Hot Springs, BC V0M 1K0

Dear Mayor Wood:

Re: Financial Funding for Lets'emot Regional Aquatic Centre

As a follow up to our C2C meeting of October 6th, 2022 we shared the fact that the Ferny Coombe Pool is on its last legs and has served all of our communities well in the last 40 plus years. A lot of our families, friends, and children have learned to swim in that pool.

Collectively our communities have all worked hard to help secure the funding from Investing In Canada Infrastructure Program (ICIP) for the proposed Lets'emot Regional Aquatic Centre.

The Province of British Columbia provided \$9,545,888 towards the pool, and we understand the federal government contribution was \$454,112 through ICIP as recommended by the Province. The deliberation took approximately 2 years to adjudicate for the ICIP grant funding to be finalized. During that period COVID occurred and building costs escalated towards 30% based on our quantity/quantitative surveyor projection that was originally set at \$16.2 million to construct the pool. To date, we are looking at \$20.7 million to construct an 8 lane swimming pool as illustrated in the "Draft" brochure for your review.

Capital Funding Summary

Provincial Contribution	\$9,545,888
Federal Contribution	454,112

Lets'emot C2C Potential Partners

District of Kent Contribution	\$4,000,000
District of Kent Fund Raising approximately	100,000
District of Kent Capital Reserve	2,000,000

FILE #	DATE
0700-60 01	2022.12.20
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> INFRA
<input type="checkbox"/> DCAO/CO	<input type="checkbox"/> PW
<input type="checkbox"/> FO	<input type="checkbox"/> OTHER
<input type="checkbox"/> ACCOUNTS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> COMM SERV	<input checked="" type="checkbox"/> COUNCIL
ITEM	A B C
COUNCIL AGENDA	
DATE	Jan 16/23
INITIAL <input type="checkbox"/>	
ITEMS: A-REQ, ACTION:	
B - INFO - W/REP;	
C - INFO ONLY	

- *Cheam First Nation
- *Seabird Island Band
- *Sq'ewlets First Nation
- *Stó:lō Tribal Council
- *Sts'ailes Nation
- *Village of Harrison Hot Springs
- *Fraser Valley Regional District

TO BE

DETERMINED

(*Denotes to be discussed & to be determined in the future)

\$16,100,000

Important to note that the estimated capital project budget is approximately \$20.7 million. The District has secured a \$10 million grant, and has set aside \$6 million in reserves and fundraised approximately \$100,000. We are still shy another \$4.6 million that we are attempting to raise through government and our funding partners.

In addition to the above, the District of Kent has donated land valued at \$4 million for this Lets'emot Regional Aquatic Centre.

We believe in our Community to Community (C2C) Forums in working together to strengthen relationships, and to promote reconciliation in building a Lets'emot Regional Aquatic Centre together that respects the values of the elders and cultural change for resilience. As you know our relationship goes back with some of the above communities for more than 20 years and we want to continue to foster positive economic and community projects together.

We are asking each community to once again write more letter(s) of support to Minister Hajdu to see if there is any potential funding for this project through First Nation Infrastructure Funding (FNIF) or from Pacific Economic Development Canada. We have been successful with ICIP grant with Minister LeBlanc because of your previous support. (Please find a sample letter of support that you can use, or alternatively adjust the letter to your satisfaction).

Despite the inflationary increases to the pool, the District is committed to constructing this facility as part of advancing reconciliation for surrounding first nation communities. We believe it will strengthen economic and health benefits in our region and assist in uniting all children and families without discrimination to our Lets'emot Regional Aquatic Centre. We see the regional pool as an instrument that automatically welcomes diversity, and traditional culture without barriers.

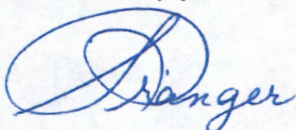
It would mean so much to have some additional federal funding for a Lets'emot Regional Aquatic Centre.

To put things into perspective our municipality of 6,600 people only raises approximately \$75,000 on a 1% tax increase. It would therefore mean so much to have some additional federal funding for the regional pool facility.

We are hoping for more letters of support from our communities to be forwarded to the Minister(s) Hajdu, and LeBlanc prior to any member(s) of the C2C arranging for a delegation meeting to Ottawa to meet with any Ministers(s).

We thank all of you for all your efforts in helping us towards this regional initiative. One heart one mind (Lets'emot) has truly been a blessing to all work together.

Sincerely yours,



Sylvia Pranger
Mayor

Encls.

- c. Council
W. Mah, Chief Administrative Officer
D. Key, Deputy Chief Administrative Officer (via email DKey@harrisonhotsprings.ca)



Lets'emot Regional Aquatic Centre

Executive Summary



Stó:lō Tribal Council



Seabird Island Band



SQ'EWLETS



Sts'ailes



CHEAM
FIRST NATION



Fraser Valley Regional District



Let's Build a Healthier Future Together!

Introduction

The future Lets'emot Regional Aquatic Centre in Agassiz, BC will be an inclusive space providing opportunities for people of all ages and abilities to be physically active while building social connections. Located at Centennial Park next to the existing Community Recreation & Cultural Centre, the Centre will expand the recreational services available in the Eastern Fraser Valley and serve as a vibrant community hub for residents of Agassiz, the Village of Harrison Hot Springs, local First Nations; Seabird Island Band, Cheam, Stó:lō Tribal Council, Sts'ailes, Sq'ewlets, Skawahlook, Popkum and Peters, the Fraser Valley Regional District, and beyond.

Lets'emot Regional Aquatic Centre



History & Community Need

On July 1, 1978 the District of Kent opened the Ferny Coombe Pool. Over the past four decades, local families and visitors from near and far have enjoyed the outdoor pool's amenities, building memories of learning to swim, doing cannon balls off the diving board, slipping down the slide and spending time with friends! Ferny Coombe has become synonymous with summer in Agassiz, a popular spot for everyone young and old to come together, be active, and have some fun.

Ferny Coombe is also the home of the Agassiz-Harrison Aquanauts (AHA) a summer swim club for both competitive and non-competitive swimmers. The AHA have been swimming in Agassiz since 1978!



Lets'emot Regional Aquatic Centre

Ferny Coombe Pool Historical Statistics

Every summer from May through August the District of Kent offers residents and visitors of all ages both registered recreation programs and drop-in activities at Ferny Coombe Pool. In the past ten years alone (since 2012) this has equated to...



65,598 Swim Lessons
(Public/Private/School)



32,645 Public Swims



76 Lifeguards Trained



5,635 Aquafit/Aquacise



9,118 Length Swims



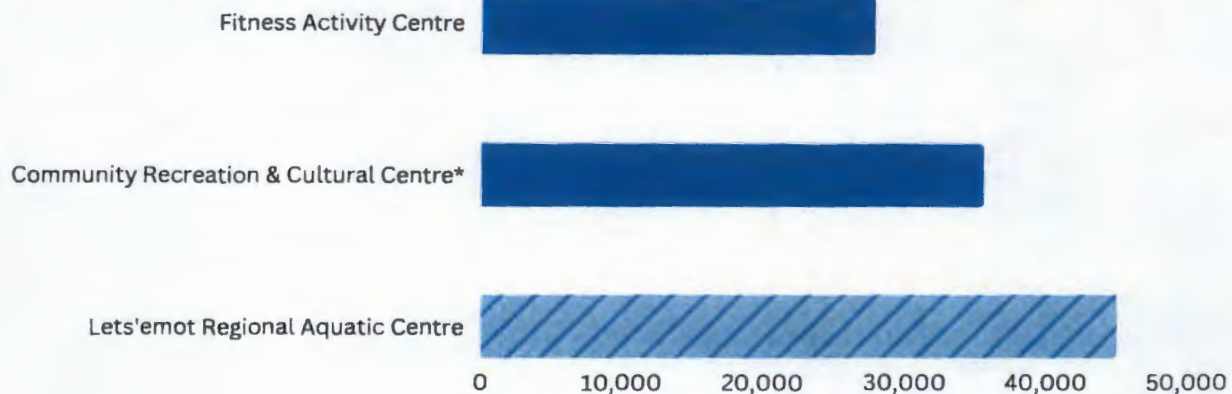
1,799 Aquatic Events
(e.g. End of Summer Splash,
Swim-a-thons, Friday Pool Parties)

*Programs and pool capacity were limited in 2020 and 2021 because of COVID 19

Recreation Facility Historical Statistics

In 2002, the District of Kent built the Fitness Activity Centre. This building consisted of two multipurpose rooms, one fitness room, and a weight room. Since then, the community and facility continued to grow, and in 2014, the facility expanded to become the Community Recreation & Cultural Centre (CRCC). This expansion included one more multipurpose room, fitness room, and full size gymnasium. On average, participation increased by nearly 10,000 users per year.

With the expansion to the Lets'emot Regional Aquatic Centre, we anticipate an increase in participation of at least another 10,000 per year.



*Facility numbers were limited in 2020 and 2021 because of COVID 19, and not included in this graph

**Estimated numbers based on current usage of the Ferny Coombe Pool and previous facility upgrade

Testimonials

Ferny Coombe Pool is a cherished community asset. For generations it has provided people with opportunities to develop physical and social skills, build water safety, and improve their fitness and overall health.



Katherine Wouda
President, Agassiz-Harrison Aquanauts

"Not only is the pool important for learning essential swimming skills, but the values of hard work, dedication, team work, sportsmanship, responsibility and leadership are some of the traits that AHA Swim Club has helped instill in our kids. The many friendships and connections that are made at the pool are long lasting and endure far beyond the pool and the swim season."



Bob Penner
Paralympic Gold Medalist

"The pool became a place of community for me. It was a place where my disability wasn't as visual and I liked that, especially as a little boy. It gave me strength, power, and endurance. But, most of all it gave me confidence and hope for a future that was going to be OK. This was the place that I needed to be."



Angela Hugh
Sel Ya:altenot, Seabird Island Youth Initiatives Supervisor

"For as long as I can remember, the Ferny Coombe Pool has been a part of not just Agassiz but the surrounding communities as well. I come from Sts'ailes and the Ferny Coombe Pool is where I had my first swimming lessons and learned how to swim. When I received my first job as a summer recreation worker, our favorite days were days spent at the Ferny Coombe Pool where we would also see the Seabird Island summer recreation program with their children."

Looking Forward – A Year-Round Regional Aquatic Centre

The Ferny Coombe pool has outlived its initial life expectancy and we anticipate that any significant structural or mechanical failure will unfortunately be beyond repair. This would have a devastating impact, leaving residents in the region without a swimming pool and drastically decrease the recreational services available in the community.

As beloved as the Ferny Coombe pool is, there is also growing demand for year-round access to aquatic programming. The exponential demographic growth in the region over the past five years points to the importance of sustainability planning to meet the recreational needs of current and future generations.

The District of Kent is grateful for the support from the surrounding communities who recognize its role in providing many services and amenities to various residents beyond its jurisdiction, including health, recreation, and social services. Collectively the Lets'emot Regional Aquatic Centre is seen as an amazing asset that will further enhance the centralization of services and the creation of a community hub for culture, sport, and social connection.



LETS'EMOT (HALQ'EME'YLEM) – ONE HEART ONE MIND

The Lets'emot Community to Community Forum (C2C), is comprised of the leadership of various Upper Fraser Valley communities including the Cheam First Nation, Seabird Island Band, Sq'ewlets First Nation, Stó:lō Tribal Council, the Sts'ailes Nation, the District of Kent and the Village of Harrison Hot Springs.



The benefits of a Regional Aquatic Centre include:

- Expansion of year-round recreational programs to meet the growing needs of residents.
- Increased access to water safety skills are a necessity when living near the Fraser River and Harrison Lake.
- Eliminates the need for travel to other aquatic centres which lessens the environmental impact and removes the transportation barrier many residents currently face.
- Supports local businesses and the regional economy by attracting visitors to the area both for leisure purposes and for swimming competitions.
- Enriches community spirit and supports amateur sport and our region's overall health and wellbeing.
- Creates local jobs and opportunities for volunteerism.

Lets'emot Regional Aquatic Centre

Building Site

The Lets'emot Regional Aquatic Centre will be built adjacent to the existing Community Recreation & Cultural Centre (CRCC) (6660 Pioneer Avenue, Agassiz, BC) on land graciously donated by the District of Kent. This supports the centralization of recreational services in the region and also helps to create a hub for residents to enjoy a variety of programming.

Community Involvement

In the early stages of planning for the proposed Lets'emot Regional Aquatic Centre and to meet the grant deadlines, the District of Kent brought together key stakeholders including members of the Agassiz Harrison Aquanauts Swim Club, the Parks, Recreation & Trails Committee and local residents to discuss their wish list for a new indoor pool and what features would most benefit the broader community. From here, conceptual drawings were developed and publicly shared at local community events to support transparency and encourage residents of the region to share their thoughts while details for the Aquatic Centre continue to be finalized.

Building Design

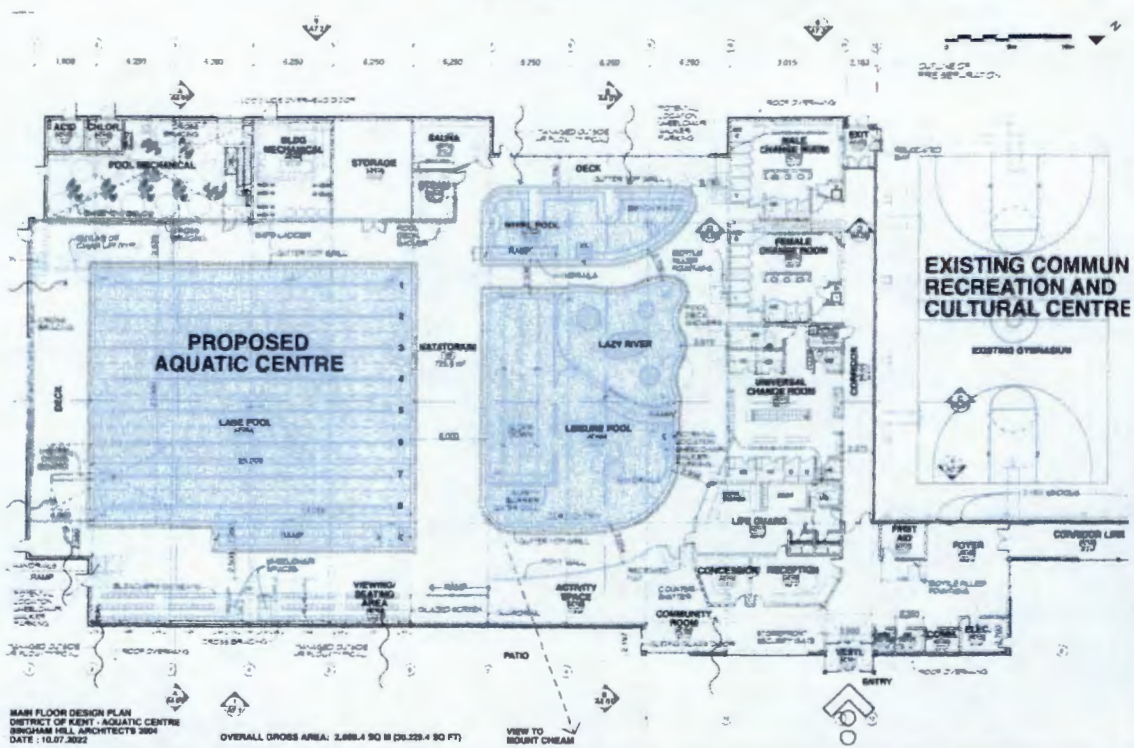
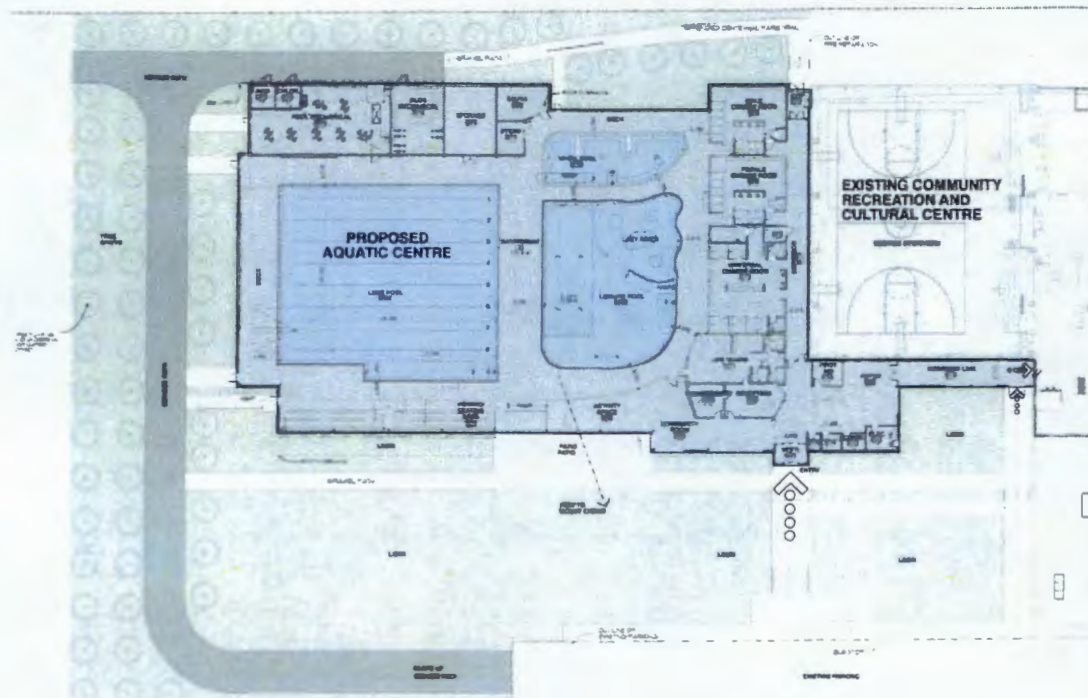
This approximately 30,000 square foot universal facility will have the following design features included:

- Welcoming entrance incorporating local art and simple architectural lines
- Centralized reception area for both the pool and the CRCC to help streamline operational costs
- Floor to ceiling, southeast facing windows, optimizing natural light for an indoor/outdoor atmosphere and providing views of Mount Cheam
- Automatic ventilation system to circulate exterior air into the facility for improved air quality
- Large spectator viewing area
- 8-lane lap pool
- Leisure Pool
- Whirlpool
- Steam and Sauna
- Activity Space
- Lifeguard Station
- Universal and Gender Specific Changerooms



Lets'emot Regional Aquatic Centre

Site Plans & Drawings



Lets'emot Regional Aquatic Centre

Environmental Stewardship

Environmental stewardship is a top priority for the building and ongoing operations of the Lets'emot Regional Aquatic Centre. The LEED (Leadership in Energy and Environmental Design) framework will be used with the most sustainable elements and processes utilized to decrease the environmental impact the project has both now and in the future.

Accessibility & Inclusivity

The Centre's design will meet and exceed the requirements of the highest published accessibility standards in British Columbia and Canada. Some of these features include:

- Main entry door and vestibule on motion sensor sliding glass doors
- Wide doors throughout the building with accessible door handles
- Zero entry access with handrails for the Leisure Pool
- Wheelchair, walker and stroller storage areas by Lane Pool, Leisure Pool and Whirlpool
- Chair lift access into Lane Pool, Leisure Pool and Whirlpool
- Central building location with easy access to parking, public transportation, and bike storage

Timeline



Lets'emot Regional Aquatic Centre

Cost Implications 💰

The total projected building costs as anticipated for the new Lets'emot Regional Aquatic Centre is approximately \$21 million dollars, with inflationary increases.

The District of Kent successfully obtained \$10 million in funding from the federal and provincial governments through the Community, Culture and Recreation stream of Investing in Canada's Infrastructure (ICIP) cost share funding program. Regional partnerships with neighbouring communities are also being pursued to help assist with funding the capital costs of the facility.

Fundraising 🤝

Fundraising efforts for the Lets'emot Regional Aquatic Centre are in full swing! We're looking to raise a total of \$1 million dollars through individual, community, and corporate sponsorships. Big or small, it all helps to get us closer to our goal.

Help us Fill the Pool!



- Donate in person at the District of Kent Municipal Hall (7170 Cheam Ave.) or at the Community Recreation & Cultural Centre (6660 Pioneer Ave.) Online donations are also accepted through the District's website (www.kentbc.ca/RAC).
- Connect with your school class, sports team, business, group of friends, or neighbours to host a community-led fundraising event (e.g. garage sale, bottle drive, BBQ) with proceeds going to the Lets'emot Regional Aquatic Centre. We'd love to hear your ideas and how we can support your efforts!
- Support community fundraising events! There will be lots of opportunities in the coming months to participate in a variety of activities to help Fill the Pool. To stay in-the-know check out the District's website or the Regional Aquatic Centre Facebook page.

Be a corporate sponsor for the Lets'emot Regional Aquatic Centre! See donor levels on the back page. For more information, please email LRAC@kentbc.ca.



LET'S FILL THE POOL

SPONSORSHIPS

*5-year term

Facility Naming Rights



\$10,000/year

Leisure Pool & Lazy River



\$5,000/year

Whirlpool Sponsor



\$5,000/year

8 Lane Sponsor



\$5,000/year/lane

3 Changeroom Sponsor



\$5,000/year

Sauna & Steam Room



\$5,000/year

DONORS



Diamond
\$200,001 +



Platinum
\$100,001 - \$200,000



Gold
\$50,001 - \$100,000



Silver
\$25,001 - \$50,000



Bronze
\$10,001 - \$25,000



Community
\$1,001 - \$10,000

Tax Receipt for donations of \$25 or more

- Plaque Recognition at the new Aquatic Centre for donations of \$1,000 +
- Leisure Guide advertising for donations of \$10,001 - \$50,000
- Branding and marketing for donations of \$50,001 +

**VILLAGE OF HARRISON HOT SPRINGS****REPORT TO COUNCIL**

TO: Mayor and Council **DATE:** December 20, 2022
FROM: Debra Key, **FILE:** 0550-01
Deputy Chief Administrative Officer/CO
SUBJECT: Appointment of Deputy Fire Chief

ISSUE:

To appoint Curtis Genest as Deputy Fire Chief for the Harrison Hot Springs Fire Department.

BACKGROUND:

Attached is a letter from Fire Chief Trevor Todd, recommending appointment of Curtis Genest as Deputy Fire Chief for the Village's Fire Department. Pursuant to the Fire Department Regulation Bylaw, and in consultation with the Fire Chief, I concur with the Chief's recommendation to appoint a new Deputy Fire Chief.

RECOMMENDATION:

THAT the appointment of Curtis Genest as Deputy Fire Chief be approved.

Respectfully submitted:

Debra Key

Debra Key
Deputy Chief Administrative Officer/
Corporate Officer

attachment



HARRISON ^{Hot Springs} Fire Department

Debra Key, Deputy Chief Administrative Officer/ Corporate Officer

Village of Harrison Hot Springs, Resort Municipality
Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC
V0M 1K0

December 14th 2022

Hello Debra,

I am writing to notify you of some changes to the Officer positions at the fire department and to ask that on my behalf, you seek Council's approval of the change to the Deputy Chief's role.

Deputy Chief Alex Maslin is going to be attending school and will be stepping down from his Deputy Chief position, effective January 1, 2023. I am pleased that he has agreed to continue in a Captain's role. Deputy Maslin is our longest serving member with 16 years of service. He is a valuable asset to our department and the community. His decision to serve in a Captain's role allows us to continue to have his expertise and for us to remain with a full complement of Officers.

I am recommending that Captain Curtis Genest be appointed to the Deputy Chief position and I am seeking Council's approval of that recommendation. Captain Genest has been an active member of the firehall since 2018. He is a fully trained Interior NFPA 1001 Fire Fighter and a licensed First Responder. Since joining the department, Captain Genest has taken a leadership role by conducting practices and training; assisting with recruitment; equipment and fleet; and developing and planning several large fundraising events. He has advanced his training, taking courses through Justice Institute of British Columbia and, currently pursuing Fire Officer training.

Captain Genest assumed a Lieutenant position with the department in 2020 and move up to a Captain's role in 2022.

I am pleased he is willing to advance into the Deputy Chief position. I look forward to receiving Council's approval of the change so we can move forward in working with him in the Deputy Chief's role.

Regards,

Trevor Todd

Trevor Todd

Fire Chief, Village of Harrison Hot Springs

Box 160, 555 Hot Springs Road
Harrison Hot Springs, BC
V0M 1K0



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: January 10, 2023
 FROM: Rhonda Schell FILE: 0530-01
 Community Services Manager
 SUBJECT: Council Meeting Location

BACKGROUND:

On May 4, 2020, due to the COVID-19 pandemic and physical distancing requirements, Council resolved that Council meetings and Public Hearings would be held at Memorial Hall until such time as the need for physical distancing is no longer necessary from a public health standpoint. Furthermore, once public health restrictions were lifted, Council resolved on October 18th, 2021 that Council meetings and Public Hearings remain at Memorial Hall until further decision of Council. At the September 19th, 2021 Regular Council Meeting, Council received a delegation from the Harrison Festival Society regarding the use of Memorial Hall for their programming and events. A request was made to change the day of the week Council meetings were held to accommodate weekend use of Memorial Hall by community groups. On November 21, 2022 Council directed that this matter be referred back to staff and report back to Council.

DISCUSSION:

Memorial Hall as a Council Chambers

Continued use of Memorial Hall as Council Chambers is reducing the availability for community groups. Because staff needs one full day to set up for a Council Meeting, this takes place on a Friday and therefore the weekend prior to a Council Meeting leaves the hall unavailable. Changing the day of the week that meetings are held would require an amendment to the Council Procedure Bylaw, No. 1164, including public notice requirements in accordance with section 94 of the *Community Charter*. A change in day would also have implications on staff scheduling.

Village Office as Council Chambers for Summer Months

In 2022, Council temporarily relocated to the Village Office for 3 council meetings held in July, August, and September to allow for community groups to have full access to Memorial Hall. This relocation did not include moving equipment to allow for public electronic participation in meetings. Gallery seating for 25 people remained available for the public. There would be no financial implications to repeat this practice in current and subsequent years.

Village Office as Council Chambers

To permanently relocate Council Meetings back to the Village Office with capability for electronic participation would cost approximately \$5,000 to be funded by taxation. In

addition, staff is recommending that the furnishings be replaced by removing the boardroom table and staff desk and purchasing several smaller tables that will allow for an improved configuration and create a multi-functional space. Furnishings are estimated at approximately \$15,000 and could be funded by office equipment reserves.

Public Hearings

As there is no legislative requirement to provide electronic means for participation, public hearings may continue to be held in person at Memorial Hall.

FINANCIAL:

Having the Hall function as a Council Chambers and also be open on a limited basis for community events, resulted in lost Hall rental revenue of approximately \$6,000 in 2020, approximately \$9,500 in 2021, \$1,000 in 2022 and similar losses can be anticipated in 2023. In previous years, these losses were offset with the COVID-19 Restart Grant funds which have now been depleted.

The annual software cost to conduct and host electronic meetings via Zoom Video Conferencing is approximately \$500. The viewers on electronic meetings averages less than three participants per meeting and electronic participation during question period is rarely utilized.

It should be noted that converting Memorial Hall between the use of Council Chambers and other events takes approximately 6 hours of staff time per event (one hour for two people to take down equipment and tables, one hour to clean, one hour for two people to set up, and one hour of admin time to reconnect and test IT and Audio/Visual equipment).

OPTIONS

1. Maintain status quo.
2. Change the day of the week Regular Council Meetings are held.
3. Temporarily relocate Council Meetings to the Village Office annually from July to September.
4. Permanently relocate Council Meetings to the Village Office as soon as possible with up to \$5,000 allocated to relocate audio visual equipment to the Village Office to be funded from taxation and up to \$15,000 to purchase furnishings for Council Chambers, to be funded from office equipment reserves.

Respectfully submitted:

Rhonda Schell

Rhonda Schell
Community Services Manager/
Deputy Corporate Officer

REVIEWED BY:

Debra Key

Debra Key
Deputy Chief Administrative Officer/
Corporate Officer

REVIEWED BY:

Scott Schultz

Scott Schultz
Finance Manager

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council **DATE:** January 10, 2023

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

SUBJECT: The Official Community Plan (OCP) Review process and Adoption

ISSUE:

Providing Council with some general background information on the creation and review process of the new OCP Bylaw No. 1184, 2022 and to adopt Bylaw No. 1184.

BACKGROUND:

Timeframe

Council authorized the start date on the development of an updated OCP in 2020, prior to the COVID-19 pandemic. As a result of this pandemic the project was put on hold and was restarted in May 2021.

Project Methodology

For the purpose of updating the current OCP, the review was broken into four phases as noted below.



The first report released was the Building Awareness Report, in 2021. This report outlined various issues land use issues, environmental issues, a gap analysis,

population and growth issues, municipal service issues, housing issues, transportation issues, public spaces and park issues associated with the village.

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.

Current Official Community Plan (OCP)

The current OCP was adopted in 2007 and today is 16 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 statement:

"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.

The above referenced long-term vision is complemented by the following ten 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 apply to the creation of the OCP. These sections address the following:

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

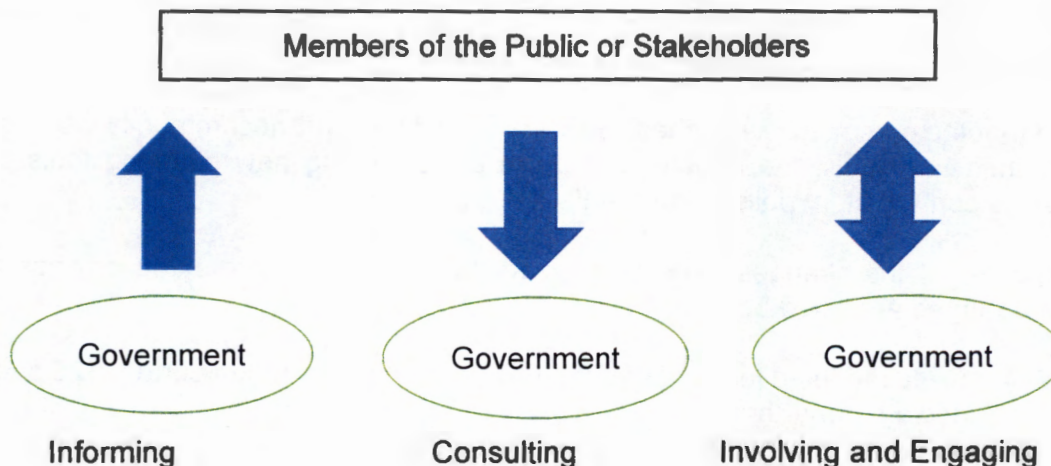
Effect of an Official Community Plan on Village Operations

The creation of an OCP is a discretionary power of the 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 a key 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 included the use of:

- World Cafes – two events spread over two days
- Pop up Events - two events spread over four days
- Focus groups/specific stakeholder meetings – APC two meetings, and the Chamber meeting
- Survey - the use of engagement platforms; Bang the Table, and Survey Monkey
- The Public Hearing

OVERALL ENGAGEMENT APPROACH RECAP



Village's Website – the site was created. The address for the site was

[OCP Village Vision | Harrison Hot Springs](#)

Two In-person Pop-Up Events – held on April 5 and 6 and again on June 22 and 23. Collectively these two events attracted fifty people.



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

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

Public Hearing – this event was held on September 20th, and we had 30 to 35 participants.

Collectively thorough out the above referenced community input process, we received input from 316 individuals.

In addition to the above referenced process, we also involved stakeholders, and involved various government agencies.

MAJOR CHANGES TO THE UPDATED BYLAW

Given that the community wholeheartedly supported the current community vision and the related ten goals, the update was more about adding new planning tools and removing contradictory policy statements.

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 forty-three.
2. Changed shall and should to must.

3. Added in the required Housing Need requirement of *the Local Government Act*.
4. Added a Community Amenity Contributions section, and a Development Approval Information section.
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*.
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 is 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.

Two additional planning tools added;

1. Green House Gas (GHG) Development Permit – although Goal #10 states the Village will reduce the amount of greenhouses gas emissions, there were no tools in place to do this. The proposed OCP Bylaw has a new GHG Development Permit Area.
2. The creation of an Interface Wildfire Development Permit area. This new Development Permit area was created to reduce the potential fuel for a wildfire to either enter a forested area or enter into the village. The current bylaw does not have this tool.

FOLLOW UP REQUIRED WHEN THE OCP IS ADOPTED

In order to ensure that the requirements of the new OCP are implemented there are two issues that need to be addressed immediately.

Development Approval Information (DAI)

The first one is the creation of the DAI Bylaw. This new Bylaw will help the Village residents understand what the impacts may be with a new development. The additional information is requested by Council and paid for by the developer. The impacts can include any or all of the following issues;

1. The Environment
2. Traffic issues
3. The provision community services
4. Public facilities
5. Infrastructure issues

The authority to create this Bylaw is found with s 484 of the *Local Government Act*. If there are any impact issues, the developer is required to develop and fund a mitigation strategy.

Design Guidelines

The second one is the creation of a new Design Guideline policy. This will be easily done as the entire Guideline will become the new policy.

ADOPTION PROCESS, TO DATE

The Official Community Plan Bylaw was before Council at a Special Council meeting on September 23, 2022. The Bylaw received third reading and Council approved a motion to postpone final adoption until the first Regular Council meeting in 2023. Accordingly, the Official Community Plan Bylaw No. 1184, 2022 is presented for Council's consideration.

RECOMMENDATION:

THAT Official Community Plan Bylaw 1184, 2022 be adopted.

Respectfully submitted:

**REVIEWED BY and Concurrence
with the RECOMMENDATION**

Ken Cossey

Ken Cossey, MCIP, RPP,
Planning Consultant

Debra Key

Debra Key
Deputy Chief Administrative Officer

Attachment (1) OCP Changes Flowchart

What's new and different with OCP 1184, 2022?

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*

4

Added a Community Amenity Contribution section and a Development Approval Information section.

5

Took out the Tree Protection section. This issue is better addressed through the Urban Forest Master Plan review and the Tree Protection Bylaw.

6

Added a Sand and Gravel section, as per requirements of the *Local Government Act*.

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

Remove issues that are better addressed in a Council's Strategic Plan, like creating a Tourism Development Strategy.



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;

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 24TH DAY OF AUGUST, 2022

AMENDED AND READ A SECOND TIME THIS 24TH DAY OF AUGUST, 2022

PUBLIC HEARING HELD THIS 20TH DAY OF SEPTEMBER, 2022

RECONSIDERED, AMENDED AND READ A THIRD TIME, THIS 23RD DAY OF SEPTEMBER, 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.

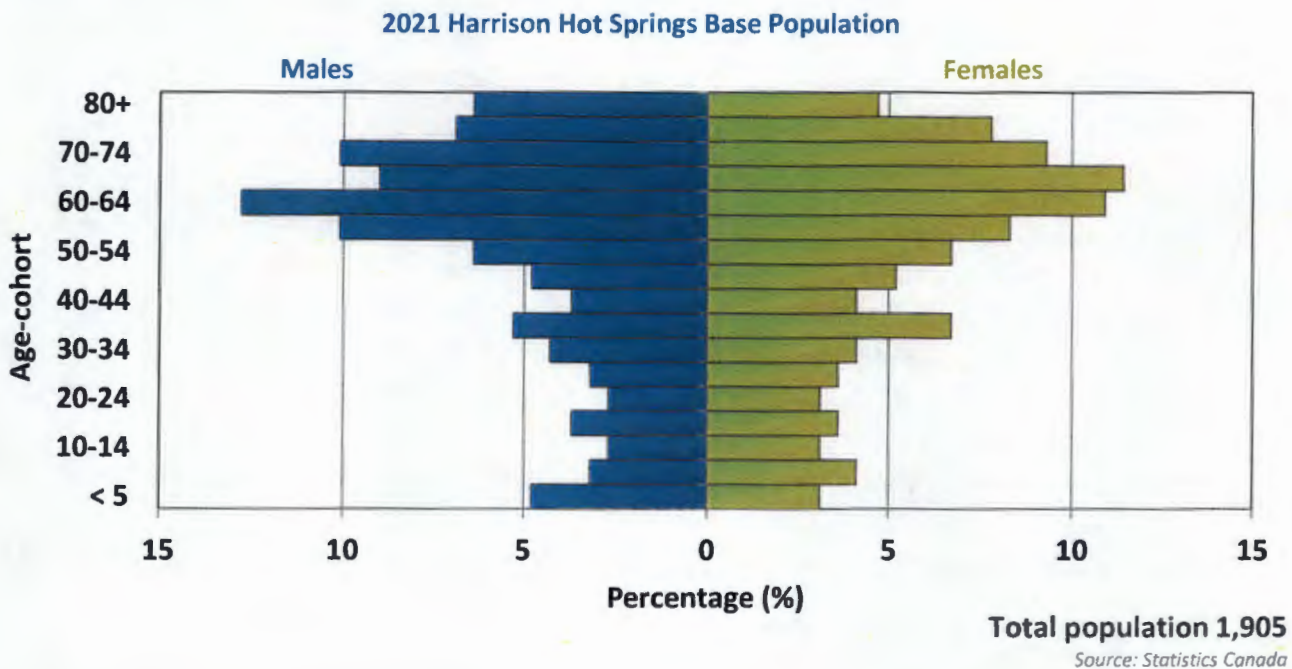
Source:

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
Totals	78	81	83	97	110	121	141	144

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.

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*).

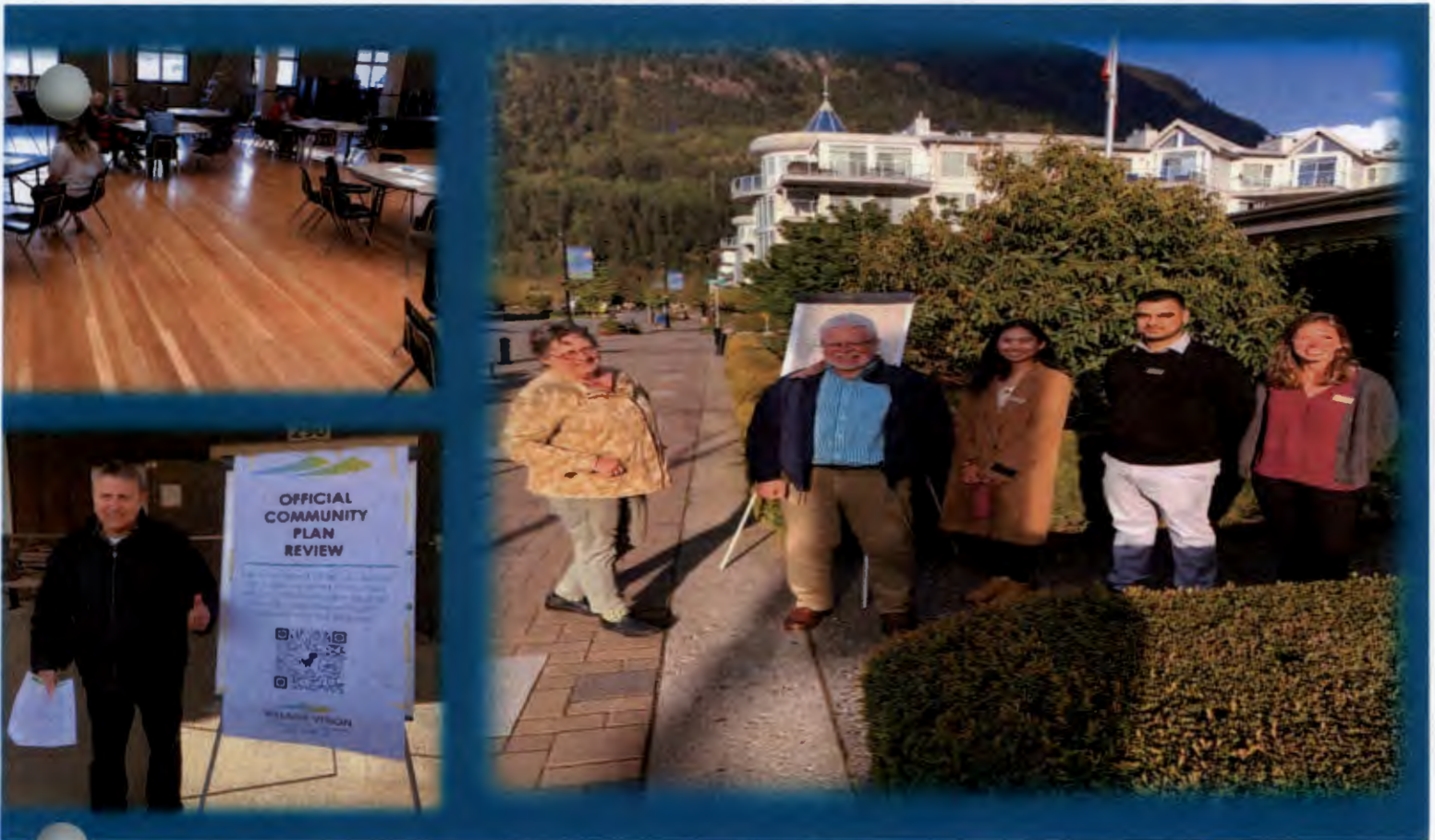
Manage Water, Energy Resources and Waste Responsibly

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 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

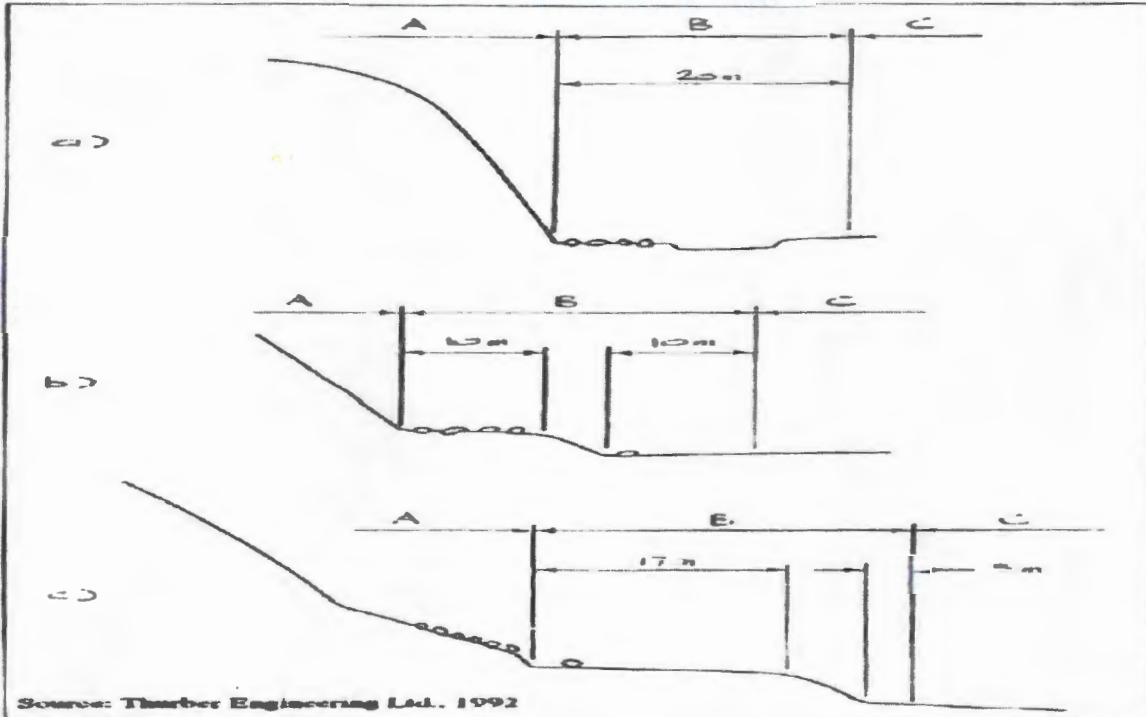
This area covers the mountain slope, including cliffs and benches, wherever the ground surface inclination exceeds 3H:1V. Excluded from area A are low benches whose surface slopes at less than 18 degrees over the width of at least 10 m and lies less than 10 m above the general elevation of the adjacent 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

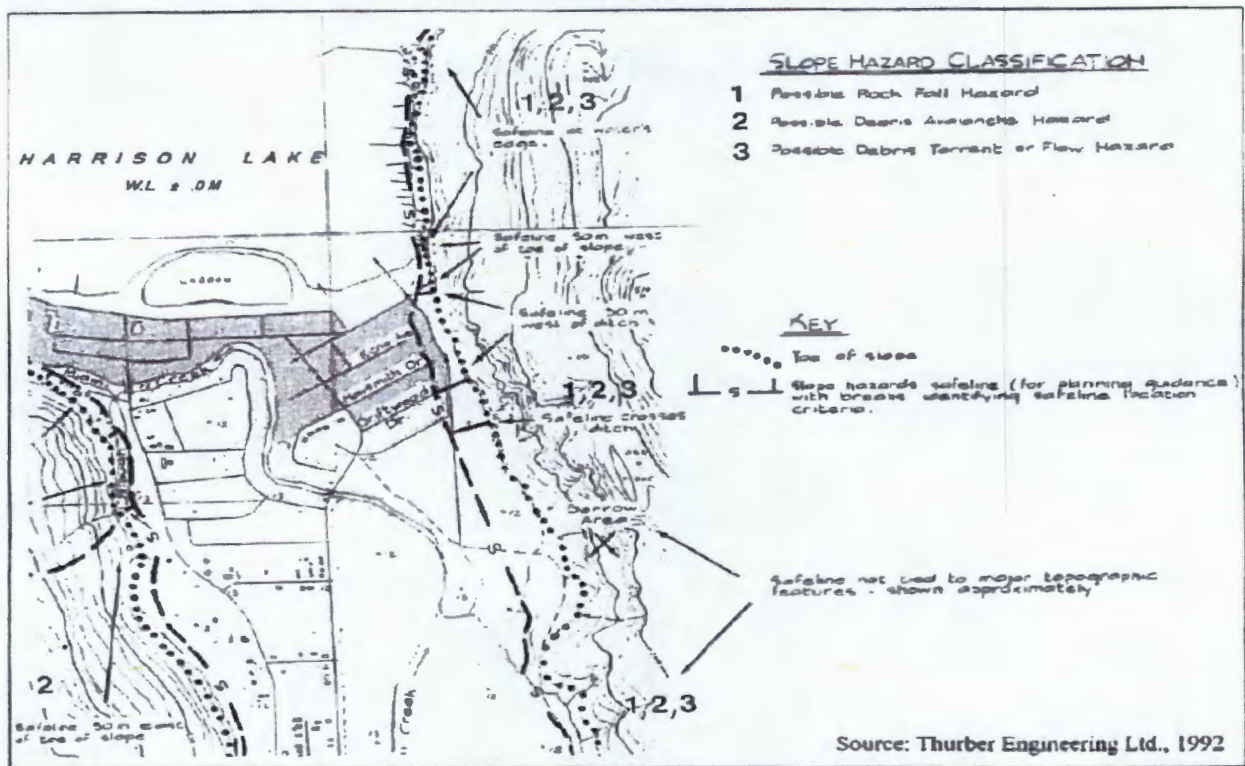
including the widths of any terraces, steps, or bench fronts steeper than 3H:1V (see examples b and c in Figure 1).

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

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 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.

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.

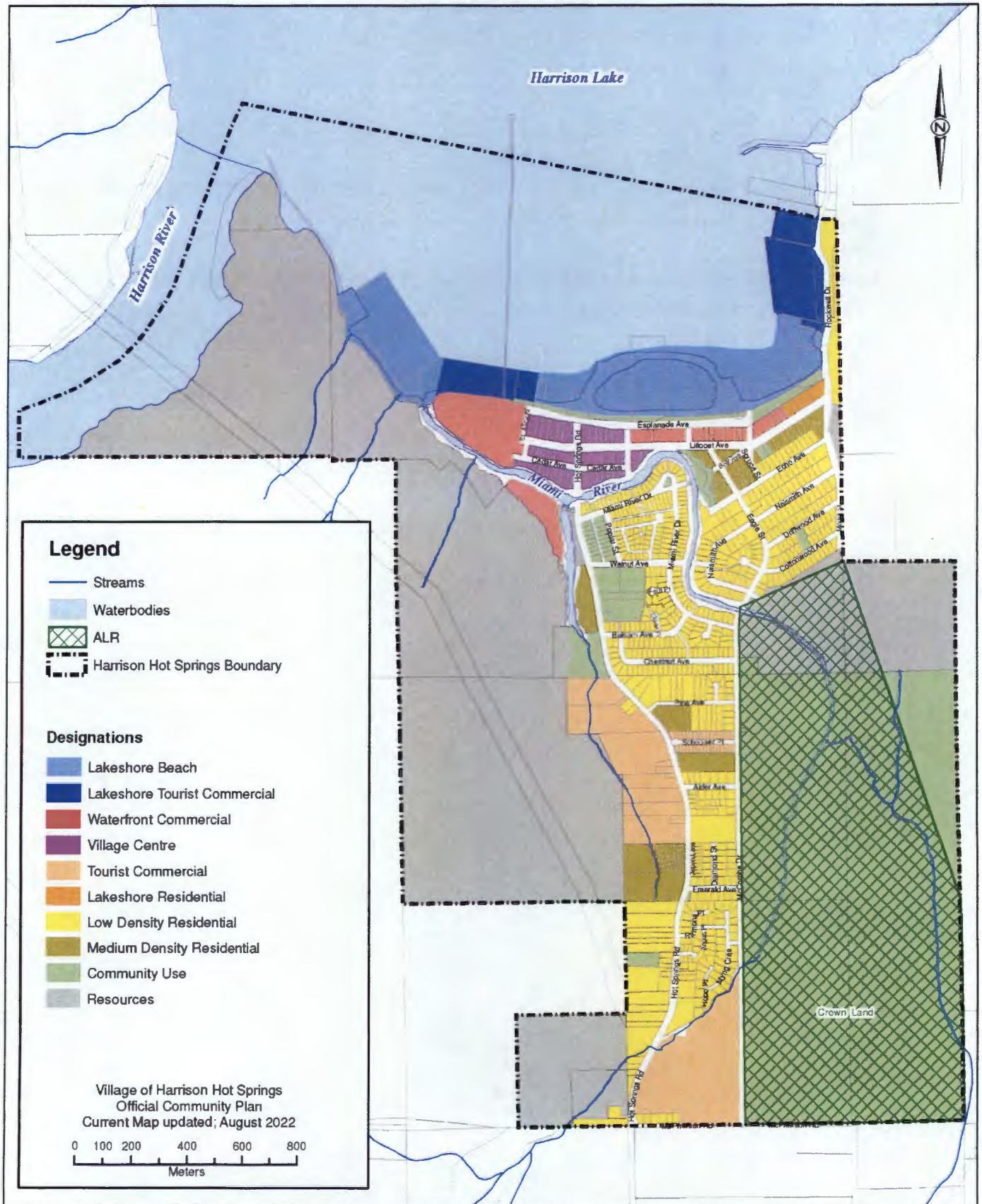
12.2 Objectives

- 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*.

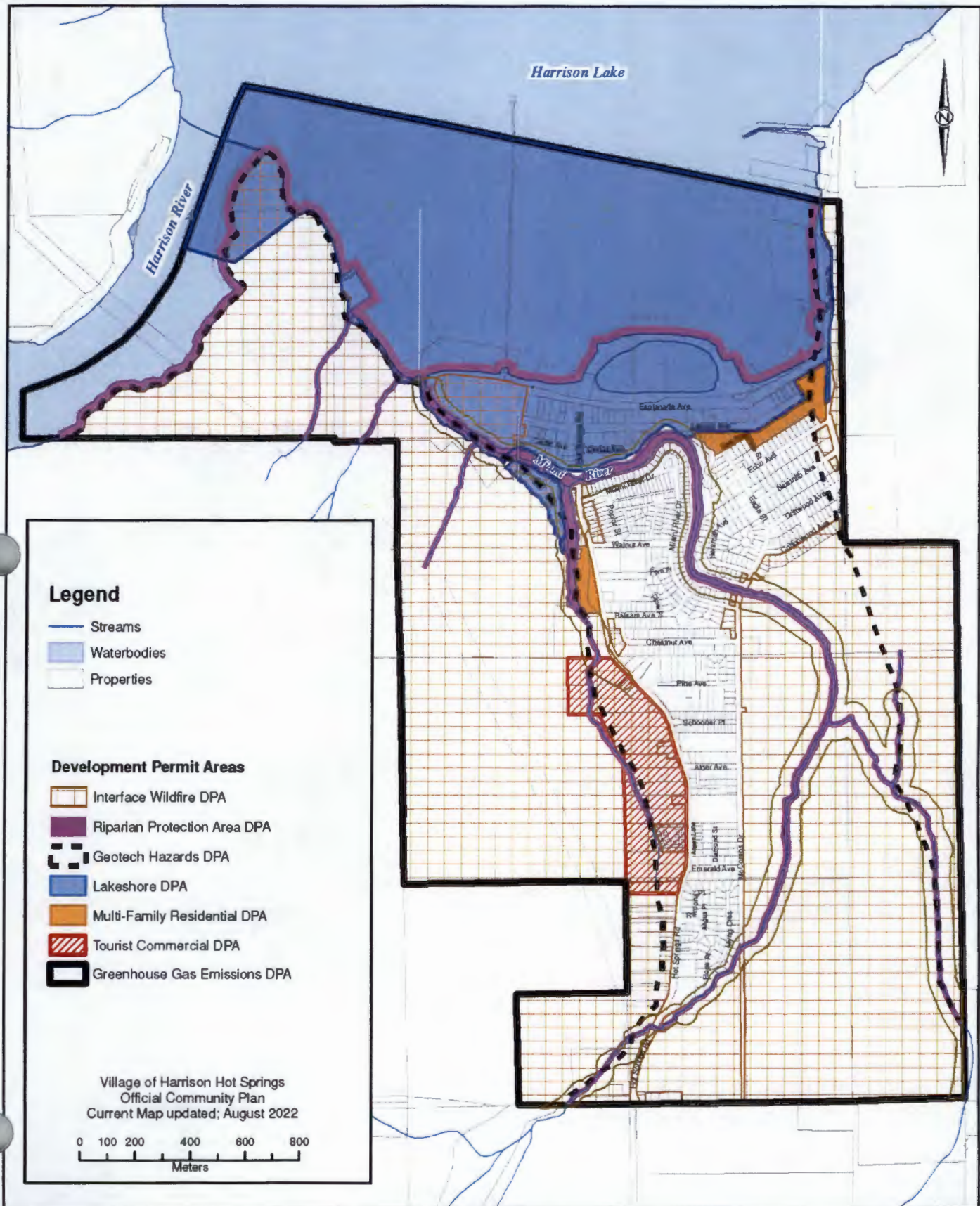
12.3 Policies

- 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.

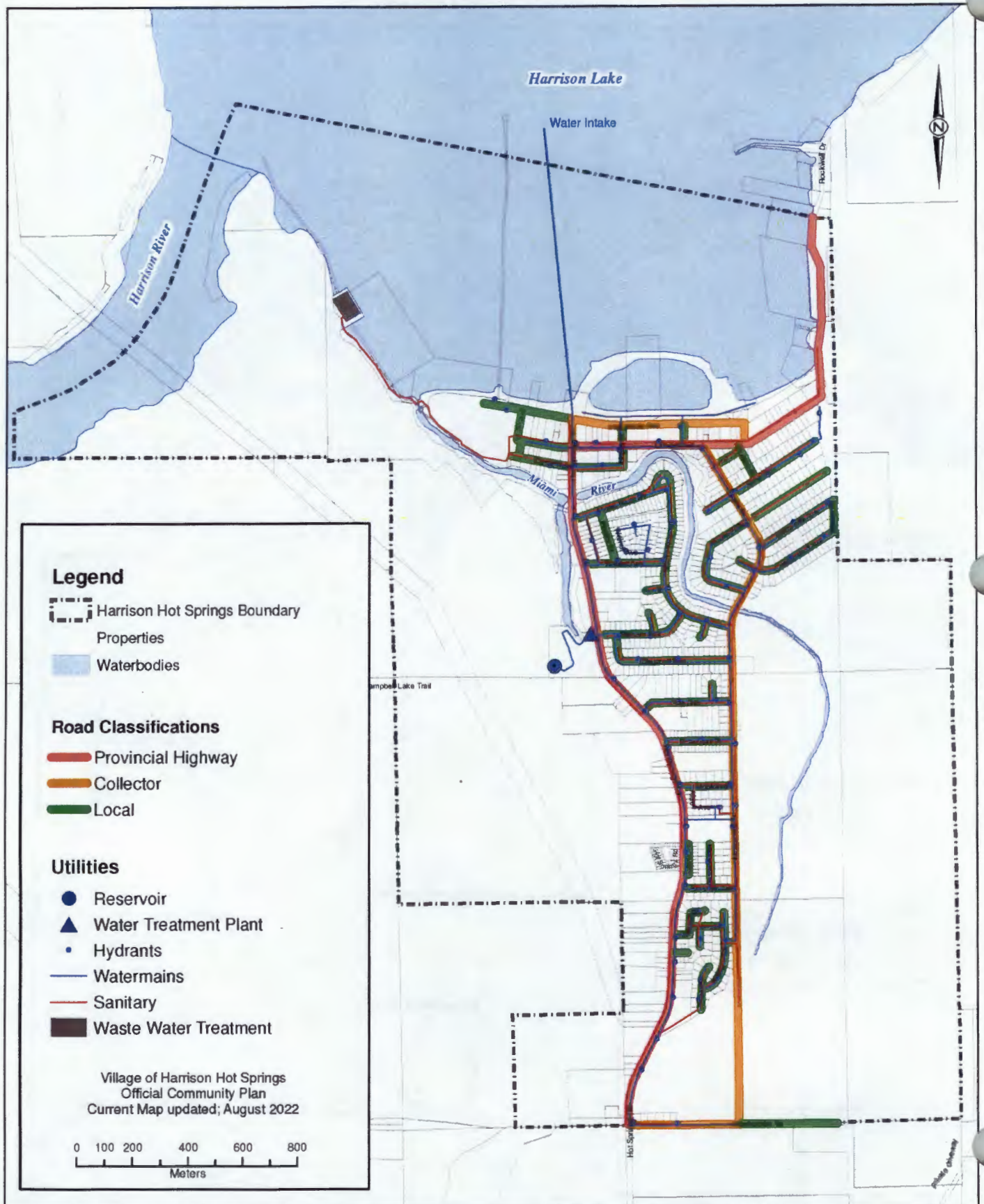
Village of Harrison Hot Springs
Official Community Plan Bylaw No. 1184, 2022
Map 1
Land Use Designation Map



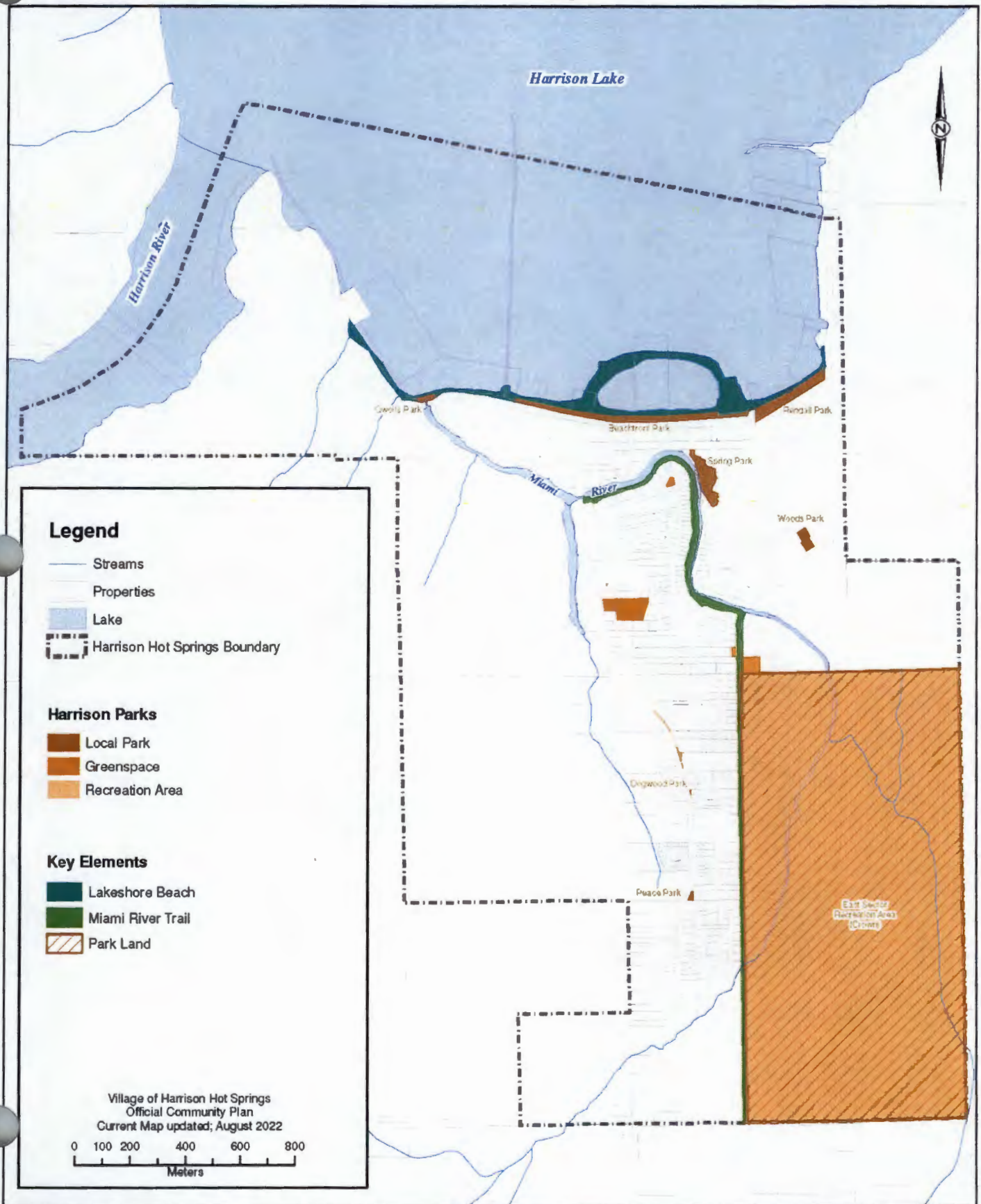
Village of Harrison Hot Springs
Official Community Plan Bylaw No. 1184, 2022
Map 2
Development Permit Areas Map



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





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council

DATE: January 11, 2023

FROM: Ken Cossey MCIP, RPP
Planning Consultant

FILE: 3360-20-Z02/21
(511 Lillooet Ave)

SUBJECT: Substantially revised Zoning Amendment application

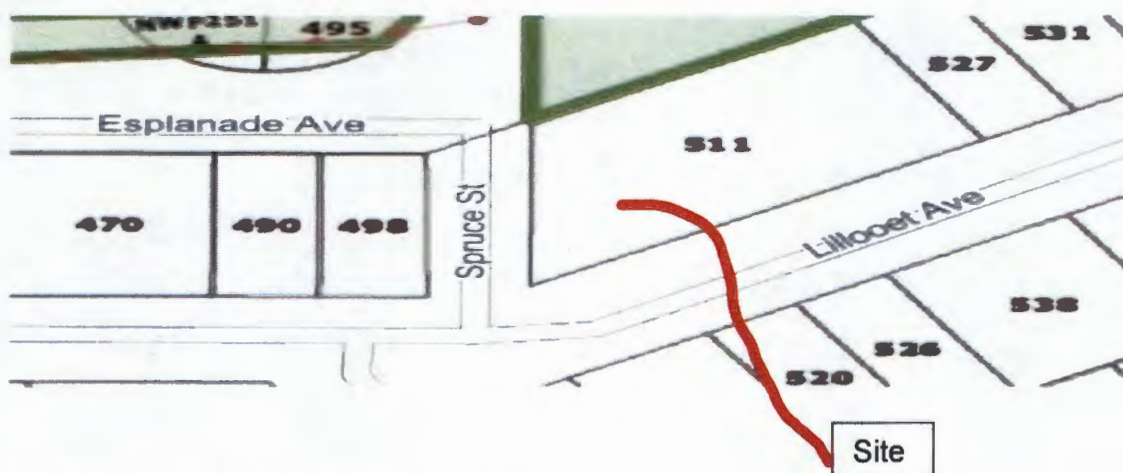
ISSUE:

Council reviewed Zoning Amendment Bylaw No. 1168, 2021 on August 8, 2022. During this meeting Council did not give this bylaw 3rd reading. As a result of this the project could not proceed. Based upon the Village's *Development Procedures Bylaw*, specifically s 16.2 of this Bylaw, the developer opted to substantially revise the application and resubmit their application.

BACKGROUND INFORMATION:

Based upon a review of the Village's Official Community Plan (OCP), the site is within the Lakeshore Beach Area designation, the Waterfront Commercial Area and within the Lakeshore Special Planning Area.

As per the Village's Zoning Bylaw, the site is zoned as Village Commercial (C-1) and is bounded by Lillooet Avenue to the south, Spruce Street to the west, and Rendall Park to the north.



Development History for this application

The original application for this project was received in 2021. Public and external agency input into this project was through the use of the following:

1. The developer hosting an open house in August 2021,

2. Referring the proposed bylaw to the APC, the MoTI, the Village's Fire Department, and the FVRD, and
3. The setting up of a public hearing in October 2021.

Based upon a report dated February 16th, 2022, Council passed the following motion;
 "THAT Zoning Amendment Bylaw 1168, 2021 not be given any further readings until the following have been provided.

- a. A View Study
- b. A Sun/Shade review
- c. A tree survey
- d. How the applicant will be addressing the parking issue
- e. Local Traffic Impact report
- f. Complete a Crime Prevention Through Environmental Design review
- g. Complete negotiations as per the Community Amenity Contributions policy
- h. Information outlining how has the application addressed the reduction of their carbon imprint for this project.
- i. All the on-site parking requirements have been met or arrangements have been made to address the issue that are satisfactory to Council"

On June 8, 2022, the village received the requested information. During the Council meeting of August 8, 2022, the amendment bylaw did not receive 3rd reading.

The developer's agent was advised of the refusal and staff indicated that they had three options to follow, as outlined below;

1. Wait a year and reapply with no changes to the application,
2. Substantially revise and resubmit, or
3. Follow the current Zoning Bylaw requirements.

The developer opted for substantially revising the application and resubmitting.

COMPARISON OF THE REJECTED PROPOSAL AND THE REVISED PROPOSAL

Listed below in a chart is a comparison of the two proposals.

Issue of consideration	Past Application	Variance required	Revised Application	Variance required
Floor Area Ratio (1.75 – with density bonusing)	2.31	Yes	1.78	Yes
Lot Coverage (75%)	83.9%	Yes	76.9%	Yes
Building Height (15 M) (possible to go to 18 M)	22.8 M	Yes	22.8 M	Yes
Storeys	6		5	
Commercial Space	587.8 M ² (6327 ft ²)		522.09 M ² (5620 ft ²)	

Issue of consideration	Past Application	Variance requested	Revised Application	Variance requested
Number of Dwellings	108		80	
Bike stalls	50		26	
Electric Vehicle Chargers	126		Unknown	
Parking stalls required	169	Yes	132	No
Accessibility Parking Stalls	10	Yes	10	No
Community Amenity Contributions	\$30,000		\$20,000 ^(*)	
Off-site parking	Proposed agreement required		N/A	
Disability/Affordable housing offer	10%		Adaptable only 10%	
Trees	Retain 6 out of 33		Retain 19 out of 33	
View Corridor	Off setting above ground floor; 2 M on the 1 st floor and 3 M from the 2 nd floor to the 6 th floor		Off setting above the ground floor; 4.3 M from the 1 st floor to the 5 th floor	
Roof top amenity area	Available to the users only		Available to the residents and users	
Washroom upgrade Rendall Park	One year warranty		Two-year warranty	
Landscaping maintenance	One year warranty		Two-year warranty	
Public Plaza area	No		Corner of Lillooet Avenue and Spruce Street	

Notes (*)

1. Reduced as they are including public realm and streetscape improvements as a part of the Community Amenity Contribution. Generally, these are considered a part of any development costs.

DEVELOPMENT PROCEDURES BYLAW

If Council determines that the above changes can be considered as substantial, then the applicant is required to follow the process as outlined in this bylaw. One of these issues is the requirement that the applicant host a public notification meeting, as outlined in sections 11.0 to 11.6.

RECOMMENDATION:

1. **THAT** the applicant be required to set up a Public Notification meeting, and
2. **THAT** the 30 M notification radius, be increased to 100 M.

Respectfully submitted:

**Reviewed by and Concurrence
with the RECOMMENDATIONS:**

Ken Cossey

Ken Cossey, MCIP, RPP
Planning Consultant

Debra Key

Debra Key
Deputy Chief Administrative Officer

Attachments (1) Letter from OTG Developments – dated November 17, 2022

November 17, 2022

Our File No. 22-383

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

Re: 511 Lillooet Avenue – Revised Zoning Amendment and Development Permit Application

Mr. Cossey,

Please accept this letter as a supplement to the above noted Revised Zoning Amendment application for the property located at 511 Lillooet Avenue (the "Subject Property").

This letter will describe the original proposal (file 3360-20-Z02/21), which went before Council on August 8th, 2022, as well as the revisions which shape our current proposal defined within.

As per Section 16.2 of the Harrison Hot Springs Development Procedures Bylaw No 1090, 2016, we have substantially amended this application and wish to proceed with the submission of a revised application to enable the development of a 5-storey mixed use commercial and residential development.

+++

"A plan without action is a dream,
an action without a plan is a nightmare."

BACKGROUND

The original application for this project was submitted to the Village in 2021 and has gone through a few iterations. The most recent application, Zoning Amendment Bylaw 1168, 2021, was inclusive of a 6-storey mixed use commercial / residential building with 108 units that proposed to vary several aspects of the C-1 zone and zoning bylaw, including multiple variances to parking, Floor Area Ratio (FAR), Building Height, and Maximum Lot Coverage. On August 8th, 2022 the motion to give the above noted bylaw final reading failed. The applicant was presented with two options to proceed, reapplication, or to make substantial changes and submit a revised application. The applicant chose to proceed with the latter.

DESCRIPTION OF SUBJECT PROPERTY

The Subject Property is located within the Lakeshore Beach Area, Waterfront Commercial Area and the Lakeshore Special Planning Area within the Official Community Plan (OCP). The property is currently zoned Commercial (C-1) and is approximately 4,295² (1.06 acres) in area. The site is currently vacant but was the former location of the Bungalow Hotel which was demolished in 2021. To the north, the subject property shares a boundary with Rendall Park. To the west is Spruce Street, which is under the jurisdiction of the Village and to the south is Lillooet Ave, which is under the jurisdiction of the Ministry of Transportation and Infrastructure.



Figure 1. Location of the Subject Property

TECHNICAL ISSUES

Floodplain:	The Subject Property is located within the floodplain and as such proposed buildings will be constructed in accordance with the Village's Floodplain Bylaw.
Watercourses:	There are no known watercourses within, or in the immediate vicinity of, the Subject Property.
Geotechnical Issues:	The property is not subject to any known geotechnical hazards.
DPA:	The property is subject to the Lakeshore Development Permit Area.

PROPOSAL

The application has been revised and is now seeking support to amend the text of the Harrison Hot Springs Zoning Bylaw No. 1115, 2017, to permit the following on a site-specific basis for the above noted property:

- An increase in permitted FAR from 1.75 (including bonuses) to 1.78
- An increase in the maximum allowed Building Height from 15m to 22.8m
- An increase in the permitted lot coverage from 75% to 76.9%

OTG will defer to city staff how best to incorporate the amendment into the bylaw. These allowances are site specific and should not apply to the entire zone which would impact all properties with a C-1 zoning.

The above noted text amendments are to facilitate the construction of a 5-storey mixed use commercial and residential building which includes:

- 84,180 ft² of residential space (80 dwelling units)
- 4061ft² of indoor amenity space
- 13,952 ft² outdoor amenity space inclusive of a rooftop lounge, public plaza and outdoor courtyard
- 5620 ft² commercial space comprised of a 60 seat, 2290 ft² restaurant and 3330 ft² of personal service space.

The commercial space will be retained by the developer who is a local resident of Harrison Hot Springs. It is the intention for the residential units to be marketed and sold to private owners. Currently the developer is in discussions with potential tenants and it is envisioned

that a micro-brewery would occupy the restaurant portion of the commercial space. For information a copy of the revised Architectural Plans have been included with this letter.

Revisions to Original Proposal

The original proposal sought approval for increases in density (FAR and Lot Coverage) as well as variances to parking, building height, and the removal of several existing trees. This revised application includes substantial changes, shown in Table 1 below, that have drastically impacted the proposal. The current design includes the following:

- removal of 28 units
- reduction of the proposed FAR from 2.31 to 1.78 (an overall reduction of 0.53)
- reduction of the proposed lot coverage from 83.8% to 76.9% (an overall reduction of 6.9%)
- drastic remodeling and reduction of the proposed building bulk and scale by removing the top floor in all but three localized projections
- view corridors to the lake have been improved with the reduction in bulk
- removal of all requests for variance to parking as the proposal is now compliant with Part 6.0 of the Village's Zoning Bylaw.
- Retention of all trees along the northern property line

Categories	Initial	Revised
FAR	2.31	1.78
Lot Coverage	83.8%	73.9%
Tree Retention	6	19
Parking	Major Variance	Compliant
Dwelling Units	108	80
Storeys	6	5

Table 1. Comparison of applications

Although variances are still being sought, they are significantly less obtrusive and fit within the confines of the Village's goals and plans for community development. The changes are discussed in greater detail below and delineate the changes made to the initial application:

Parking and Traffic

Initial:

The initial proposal for parking intended to waive all commercial parking requirements, reduce accessibility stalls (from 10 spaces down to 4 spaces) and also to reduce overall parking (from 155 spaces down to 136 spaces). The original design utilized a neighbouring lot as offsite parking to meet the requirement for the added density.

Revised:

The revised proposal contains all parking on site and meets all parking requirements outlined within the Harrison Hot Springs Zoning Bylaw No. 1115, 2017. Concessions for parking are no longer necessary.

Access to the proposed development will be via Lillooet Avenue to a 2-story underground parkade. As shown in Figure 2 and 3, 132 vehicle parking stalls and 26 bicycle parking stalls are provided. Additional existing street parking is also available. It is understood that Lillooet Avenue is under the jurisdiction of the Ministry of Transportation and Infrastructure and that an access permit will be required.

As part of the initial application a Traffic and Parking Study, dated July 27, 2022, was completed by CTS Traffic Engineering Specialists. The study was based on a higher density of the same use and thus the findings will still apply to the development, however, it can be assumed that the impacts of this revised proposal will be even less. The report estimated that the site would generate approximately 48 peak hour trips. For comparison the Provincial requirement for a traffic impact study is 100 or more peak hour trips; thus, the proposed development does not meet the provincial requirement for a formal traffic impact study at 48% of the threshold. Furthermore, intersection capacities were analyzed and it was determined that the added traffic from the proposed development would be negligible as performance and Levels of Service were maintained.

Bulk and Scale / Lot Coverage

Initial:

The initial proposal included a 6-story building design with a greater overall footprint that extended into potential lake view corridors. An additional 4 units (on average) per floor were part of the initial application.

The maximum Lot Coverage initially proposed was 83.8%.

Revised:

The overall massing of the proposed building has been significantly reduced which subsequently impacts lot coverage and density as well as lake views and shading. The 6th story has almost entirely been removed which reduces the overall unit count from 108 to 80, as noted above. The reduced proposed building footprint has a maximum lot coverage of 76.9%, which is much *closer to the permitted 75%*.

Building Height

The revised plans are still proposing a maximum building height of 22.8 meters in three places which utilize localized projections accessible by internal stairs. Two corner units on the 5th floor as well as a large indoor amenity room have a 2nd floor which utilizes the localized increase in building height. The reduction in bulk and scale achieved with the current revised proposal will aid in the preservation of lake views as well as sunshine for neighbouring properties

Within the OCP it is noted that exceptions to maximum building height can be made which will permit up to 6 stories for buildings located at the village edge near the base of the mountain. The subject property is consistent with that description and the site plan demonstrates a 5-story building with a main roof height of 17.95 m which includes 3 localized areas projecting to a maximum of 22.8 meters.

Tree Retention

Initial:

The initial proposal required the removal of several existing trees along the northern property line. Overall, 6 of the 33 identified trees were able to be retained within the initial proposal.

Revised:

Due to the scaling back of the north side of the building, existing trees located along the property line adjacent Rendall Park were able to be retained. Overall, the revised application demonstrates the retention of 19 of the 33 identified trees, as shown in Figure 3 below.

Confirmation of the viability of the trees following the revisions has been received from an Arborist and is noted within the attached Arborist Report prepared by Central Valley Arborist Consulting, dated November 10, 2022. The retention of trees will protect the highly valued natural environment that provides an attractive esthetic, encouraging tourism and maintaining a strong sense of place for residents.

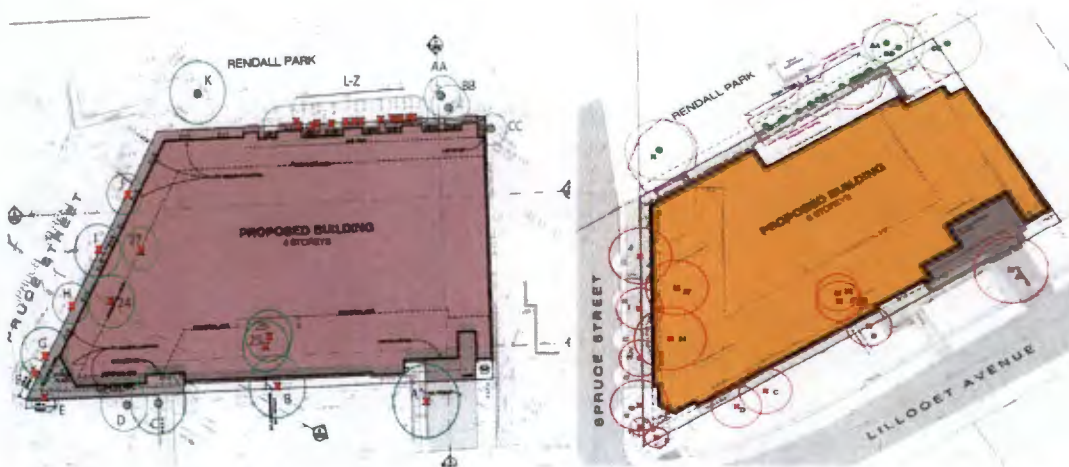


Figure.3 Comparison of Trees retained, original proposal 6 trees retained (left) current proposal 19 trees retained (right)

FAR and Density

Initial:

The initial submission proposed 108 units with an FAR of 2.31.

The permitted density for the C-1 zone is 1.5 plus an addition 0.25 of bonusing for a total FAR of 1.75.

Revised:

The revised application proposes 80 units and a FAR of 1.78, a significant reduction.

The permitted FAR for the C-1 zone is 1.5 and an increase to 1.75 is possible with density bonusing. The applicant is seeking a permitted FAR of 1.78. As noted in the Feb 16, 2022 Staff Report, as a general rule the guiding concept for increases to FAR is the adjacent road which leads to the development. It was stated the based on the 30 meter road width of Lillooet Avenue that the previous proposal could accommodate the expected increase. Since we are now proposing a significant reduction from what was previously proposed it can be assumed that the proposal remains supportable with this concept in mind.

Density Bonusing

It is stated within the OCP that increases to density are possible with the provision of public realm improvements as per the amenity bonusing provisions defined in part 5.1 of the zoning bylaw. The development proposal has addressed the following relevant functions of the above noted bylaw:

View Preservation Strategy Implementation

The proposed building and landscaping design revisions were completed with lake view preservation in mind. The massing has been reduced to increase sight lines to the lake and preserve the view protection nodes identified in Figure 3 below. The proposed site plan allows for unobstructed views along Spruce Street and the added 2-meter front

setback further increases the available line of site. Along the east side of the development a view corridor has been optimized by increasing the setback of all floors above ground by a minimum of 4.3 meters. Within the Village of Harrison's View Preservation Strategy it is noted that public views of the lake should be maintained at regular intervals not less than every 100 meters in conjunction with development. The east and west view corridors are within 100 meters of each other, which is in keeping with the OCP.

The location of the public plaza respects the scenic value and provides an opportunity to maximize lake views for the public and residents. The building was intentionally cut back at the corner of Spruce and Lillooet, where the plaza is sited, to allow for increased views of the lake.

Another opportunity to enjoy the views of Harrison Lake is provided by the development's central courtyard. The U-shape of the upper floors of the building provide a large central courtyard that is heavily landscaped and filled with amenity areas for the residents and visitors of the development area. This courtyard has incredible views, overlooking the park to Harrison Lake.

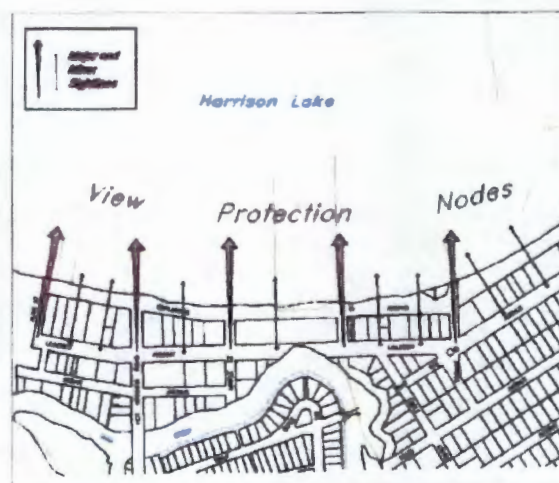


Figure 2. Lakeview Protection Nodes (Source: Village of Harrison Hot Springs OCP)

Parking and Streetscape Improvements

The proposal provides significant contributions to parking and streetscape improvements that meet the objectives laid out within the Villages OCP. The creation of 132 parking spaces and the placement of strategic pedestrian access locations improve the connectivity between downtown, the development, and Harrison Lake. A pedestrian walkway extends along the entire frontage with Rendall Park, south down Spruce Street where it connects with a public plaza and then continues east along Lillooet Avenue to the building's front entrance. Walking paths are provided throughout the property creating ease and accessibility to both the lakeshore area, Rendall Park, the Miami River Greenway trail system as well as the village commercial establishments in the vicinity. The walkways promote alternate methods of transportation and healthy living. The site proposal also includes attractive landscaping and building furnishings to enrich the pedestrian realm.

A public plaza is proposed at the corner of Lillooet Ave. and Spruce St. which will provide an area for tourists and residents to enjoy lake views while they are interacting with the public and commercial sphere. This will encourage increased social interaction and contribute to a positive community feeling. The plaza will consist of a walking deck around the perimeter of the plaza, a pergola with a seating area, patio seating with lounge chairs, sitting tables, and extensive plantings with native species and sod lawn areas. Also proposed are frontage improvements along Spruce Street and Lillooet Avenue which consist of new 1.6 meter wide public sidewalks, curbs and storm drainage.

In addition to the above the applicant is proposing improvements to the public realm including public benches, public BBQ stands, bike rack, and a children's play area up to a value of \$10,000 as well as a Public Art contribution up to a value of \$10,000. The location of these amenities would be coordinated with Village Staff, but we would propose they could provide improvements to the Miami River area, beach promenade, Village Centre

and/or other locations that Village staff see fit. As a further gesture of good will to the community, the owner is willing to enhance the existing public washroom building in the adjacent Rendall Park with new landscaping on three sides of the building, including a new arbour screen with trellis, a new tree and other plantings. The owner will also provide a financial commitment to cover the landscape maintenance for 24 months.

Dwelling Units Catering Towards the Disabled

The owner is willing to commit to providing a minimum of 10% of the units to be "adaptable" units, meeting the BC Building Code requirements for these types of units. These adaptable units allow people with limited mobility due to age, disability, or illness to function in their homes with relative independence. They will have accessible doors with extra clearances into the suite entry, washroom, and bedroom. They will also have extra clearances in the washroom and kitchen area. There will be extra reinforcing in the appropriate walls for potential future grab bar installation, as well as easy-to-use handles and fixtures.

Supporting density bonusing in this location enables a more efficient use of land and supports infill development where it is intended. As land suitable for this type of development is scarce within the village, the added density is an excellent opportunity to increase available housing stock, the tax base, and to attract tourism to by way of available short-term rentals while keeping the price point more affordable.

Summary of Supporting Rationale

The following are summarized points of rationale for the support of the proposal:

- The proposal is considered to be in keeping with the intended land use defined within the OCP and the policies outlined in the Fraser Valley Regional Districts Regional Growth Strategy (RGS).
- The proposed design is consistent with Village objectives and Design Guidelines in Schedule 1-D of the OCP as a range of street fronting, commercial businesses at ground level are proposed along with attractive streetscape esthetics that contribute to the appearance of a high quality lakeside resort community.
- The OCP identifies multi-family residential development in the Lakeshore area as an approach to accommodation growth, particularly in revitalizing the Village Centre through mixed use development.
- The site design is in accordance with the View Preservation Strategy and will enhance lakeshore viewing opportunities through the addition of outdoor public amenity space.
- Due to the limited available land, commercial and residential growth must take place largely through densification. This proposal contributes to growth through densification and supports the expansion of the local economy by strengthening the community core through available employment and shopping opportunities and high quality residential options to support a viable tourism economy and local area growth.
- The development will improve pedestrian connections to the Lake shore area and other public amenities. Streetscape improvements and the addition of a public plaza will encourage walking and social interaction within the village core. The subject property is also located within 150 meters of a bus route which will further promote alternate modes of transportation.



- The proposed increased density allows for a more efficient design that will enable the price point of the condominium units to be significantly lower and affordable.

APPLICATION SUBMISSION

Please find the following attached in support of this application:

- Application Forms;
- Letter of Agency;
- Title
- Architectural Package and Site Plan
- Revised Arborist Report
- CTS Traffic and Parking Study
- Civil Servicing Design package
- DP1 Checklist

CLOSING

Thank you for your time and consideration. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Best Regards,

A handwritten signature in black ink, appearing to read "J Powers", is written over a horizontal line.

Jennifer Powers, Project Manager
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