



NOTICE OF MEETING AND AGENDA ADVISORY PLANNING COMMISSION

Tuesday, August 26, 2025, 10:00 AM
Village Office, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

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

1. CALL TO ORDER
Meeting called to order by Chair Strothotte. Acknowledgement of Sts'ailes traditional territory.
2. INTRODUCTION OF LATE ITEMS
3. APPROVAL OF AGENDA
4. ADOPTION OF MINUTES
(a) THAT the Advisory Planning Commission Meeting minutes of April 2, 2025 be adopted. Page 1
5. ITEMS FOR DISCUSSION
(a) Report of Planning Consultant dated August 26, 2025 Re: Official Community Plan Amendment Bylaw No. 1229, 2025 Page 3
6. ADJOURNMENT

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Advisory Planning Commission Minutes**

DATE: Wednesday, April 2, 2025
TIME: 7:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Andy Strothotte, Chair
Judy Duffus
Robert Guimont
Ron Logan
Kimbal Solar (Via Zoom)

STAFF PRESENT: Corporate Officer, Amanda Graham
Planning Consultant, Ken Cossey
Corporate Clerk, Tyler Kafi

1. CALL TO ORDER

Chair Strothotte called the meeting to order at 7:00 p.m.

2. LAND ACKNOWLEDGEMENT

Chair Strothotte acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

None.

4. APPROVAL OF THE AGENDA

Moved by Judy Duffus
Seconded by Chair Strothotte

THAT the agenda be approved.

CARRIED
APC-2025-04-01

5. ADOPTION OF MINUTES

Moved by Judy Duffus
Seconded by Chair Strothotte

THAT the Advisory Planning Commission Meeting Minutes of January 8, 2025 be adopted.

CARRIED
APC-2025-04-02

6. ITEMS FOR DISCUSSION

- (a) Presentation from Planning Consultant
Re: APC Role and Function

The Planning Consultant presented a PowerPoint outlining the following:

- The creation and authority of the APC
- Mandatory and discretionary powers
- Amenity Cost Charges
- Meeting format and expectations
- Staff support and role
- Land use planning and planning tools
- Development approval information
- Recommendations the APC can make

The Planning Consultant and the APC engaged in a question and answer period to further clarify points made during the presentation, summarized as follows:

- Works and Services Agreements to address matters such as curbs, gutters and sidewalks
- Proposals dealt with only by Council and not referred to the APC
- Input from the Commission as a whole versus as a private citizens

7. ADJOURNMENT

Moved by Judy Duffus
Seconded by Dean Robertson

THAT the meeting be adjourned at 8:23 p.m.

CARRIED
APC-2025-04-03

Andy Strothotte, Chair
Advisory Planning Commission

Amanda Graham
Corporate Officer

File No: 3900-001
Date: August 26, 2025

To: Advisory Planning Commission
From: Ken Cossey, Planning Consultant
Subject: Official Community Amendment Bylaw No. 1229, 2025

SUMMARY

Updates to the current Official Community Plan (OCP) Bylaw No. 1184, 2022 are required due to changes to provincial legislation and the FVRD's adoption of a new Regional Growth Strategy (RGS). Attached to this report is a draft Official Community Plan Amendment Bylaw No. 1229, 2025, which was referred to the APC by Council at the August 11, 2025 regular meeting. This draft meets the new provincial requirements and provides Council with additional tools to address future housing issues.

BACKGROUND

With changes to various pieces of provincial legislation, the Village is required to update its current Official Community Plan Bylaw, as outlined below:

- “(4) Without limiting section 473 (2), an official community plan of a local government must include housing policies of the local government respecting each class of housing needs required to be addressed in the most recent housing needs report that is
- (a) received by the local government under section 585.31, and
 - (b) applicable to the area covered by the plan.”

Source: *Local Government Act*, S 473.1

Based upon this requirement, updates to the Village's OCP Bylaw have been drafted in the form of an amendment bylaw. The proposed updates include:

- A Regional Context Statement as required by the FVRD's Regional Growth Strategy
- Housing policies required by provincial legislation
- Replacement of the Community Amenity Contribution section with a section that complements the creation of a new Amenity Cost Charges bylaw

REGIONAL GROWTH STRATEGY DISCUSSION

Recently the FVRD updated their Regional Growth Strategy (RGS). Due to this new RGS the Village is required to outline how the Village's OCP needs to ensure that the RCS are current.

The requirements for doing this are outlined below:

- “446 (1) If a regional growth strategy applies to all or part of the same area of a municipality as an official community plan, the official community plan must include a regional context statement that is accepted in accordance with this Division by the board of the regional district for which the regional growth strategy is adopted.
- (2) After a regional growth strategy is adopted, the requirement under subsection (1) must be fulfilled by the applicable council submitting a proposed regional context statement to the board within 2 years after the regional growth strategy is adopted.”

Source: *Local Government Act*, S. 446(1) and (2)

GENERAL SUMMARY ON THE VARIOUS SECTIONS OF THE AMENDMENT BYLAW

Section A

There are eight (8) goals associated with the RGS, and they are addressed in sequence, as per the RGS, in the attached amendment bylaw.

Sections B and C

The updated Housing Policies are outlined in Sections B and C. In this section, policy 3.2.1 was added, and is entitled “Council’s Approach to Addressing Housing Issues Within Harrison Hot Springs”.

In section C, there are some possible recommendations on how to speed up and reduce the approval requirements and the cost for the development of this type of housing. This includes exempting the related housing types from any DCC or future ACC requirements, not requiring any Development Approval Information reports, and reducing various zoning regulations.

Section D

In this section the current Community Amenity Contributions (CAC) policy has been deleted and replaced with the possible creation of an Amenity Cost Charges (ACC) bylaw. This last update is required as a result of changes to provincial legislation, as outlined below.

- 570.2** (1) A local government may, by bylaw, for the purpose described in subsection (2), impose amenity cost charges on every person who obtains
 - (a) approval of a subdivision, or
 - (b) a building permit authorizing the construction, alteration or extension of a building or structure.
- (2) Amenity cost charges may be imposed under subsection (1) for the purpose of providing funds to assist the local government to pay the capital costs of providing, constructing, altering, or expanding amenities to benefit, directly or indirectly,
 - (a) the development, and

(b) the increased population of residents or workers that results from the development for which the charge is being imposed.

- (3) An amenity referred to in subsection (2) must
 - (a) be owned by a municipality or regional district, or
 - (b) be owned or operated by a person or public authority that has entered into a partnering agreement with a municipality or regional district in respect of the amenity.

Source: *Local Government Act*, s. 570.2

HOUSING DEMAND NUMBERS

The new OCP policies were created to address the potential demand for the different types of housing, as identified below. If adopted the next step is to amend the Village’s Zoning Bylaw.

Five-year and Twenty-year housing need sum broken down by component

Component	5-Year Need	20-Year Need
Extreme Core Housing Need	3.8	15.19
People Experiencing Homelessness	6.62	13.24
Suppressed Household formation	18.28	73.12
Anticipated Growth	137.31	459.8
Rental adjustment rate	0.69	2.76
Additional Local Demand	18.21	72.85
5-year overall requirements	185	N/A
20-year overall requirements	N/A	637

(Source: Harrison Hot Springs interim Housing Report 2025)

Please note that this table was generated using the Housing Assessment Resource Tool created by UBC, in 2024. [Housing Assessment Resource Tools \(HART\)](#)

Attachment: August 11, 2025 Report to Council and Draft Official Community Plan Bylaw No. 1229, 2025

File No: 3900-001
Date: August 11, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Official Community Amendment Bylaw 1229, 2025

RECOMMENDATIONS

THAT Official Community Plan Amendment Bylaw 1229, 2025, be introduced and given first reading; and

THAT Official Community Plan Amendment Bylaw 1229, 2025, be given second reading; and

THAT staff be authorized to schedule a public hearing for Official Community Plan Amendment Bylaw 1229, 2025, and

THAT Official Community Plan Amendment Bylaw 1229, 2025 be referred to the Village's Fire Department, the Ministry of Transportation and Transit, the Village's Advisory Planning Commission, and the Planning and Development Department of the Fraser Valley Regional District.

SUMMARY

The updates to the current Official Community Plan (OCP) Bylaw, 1184, 2022 are required due to changes to the provincial legislation.

BACKGROUND

With changes to various pieces of provincial legislation, the Village is required to update its current Official Community Plan Bylaw, as outlined below.

- “(4) Without limiting section 473 (2), an official community plan of a local government must include housing policies of the local government respecting each class of housing needs required to be addressed in the most recent housing needs report that is
- (a) received by the local government under section 585.31, and
 - (b) applicable to the area covered by the plan.”

Source: *Local Government Act*, S 473.1

Based upon this requirement, the Village's OCP bylaw has been updated. In addition to the new Housing policies, the current OCP bylaw has been updated by including the new Regional Context

Statements that need to be updated, and the Community Amenity Contributions section needed to be removed and updated.

DISCUSSION

Recently the Fraser Valley Regional District updated their Regional Growth Strategy (RGS). Due to this new RGS the Village is required to outline how the Village's OCP needs to ensure that the RCS are current. The requirements for doing this are outlined below.

- "446 (1) If a regional growth strategy applies to all or part of the same area of a municipality as an official community plan, the official community plan must include a regional context statement that is accepted in accordance with this Division by the board of the regional district for which the regional growth strategy is adopted.
- (2) After a regional growth strategy is adopted, the requirement under subsection (1) must be fulfilled by the applicable council submitting a proposed regional context statement to the board within 2 years after the regional growth strategy is adopted."

Source: *Local Government Act*, S. 446(1) and (2)

There are eight (8) Goals associated with the RGS, and they are addressed in sequence, as per the RGS, in the attached amendment bylaw. They can be found in Section A, of the attached bylaw.

The updated Housing Policies are outlined in Sections B and C. In section B, policy 3.2.1 was added, and is titled: "Council's Approach to Addressing Housing Issues Within Harrison Hot Springs,".

In section C, there are some possible recommendations on how to speed up and reduce the approval requirements and the cost for the development of this type of housing. This includes exempting the related housing types from any DCC or future ACC requirements, not requiring any Development Approval Information reports, and reducing various zoning regulations.

Section D deletes the Community Amenity Contributions (CAC) policies and replaces it with the possible creation of an Amenity Cost Charges (ACC) bylaw. This last update is required as a result of changes to provincial legislation, as outlined below.

- 570.2** (1) A local government may, by bylaw, for the purpose described in subsection (2), impose amenity cost charges on every person who obtains
- (a) approval of a subdivision, or
 - (b) a building permit authorizing the construction, alteration or extension of a building or structure.
- (2) Amenity cost charges may be imposed under subsection (1) for the purpose of providing funds to assist the local government to pay the capital costs of providing, constructing, altering, or expanding amenities to benefit, directly or indirectly,

- (a) the development, and
- (b) the increased population of residents or workers that results from the development for which the charge is being imposed.

(3) An amenity referred to in subsection (2) must

- (a) be owned by a municipality or regional district, or
- (b) be owned or operated by a person or public authority that has entered into a partnering agreement with a municipality or regional district in respect of the amenity.

Source: *Local Government Act*, s. 570.2

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP Bylaw 1184, 2022
Zoning Bylaw 1115, 2017
Local Government Act

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

Attachment: (1) OCP Amendment Bylaw 1229, 2025



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1229, 2025

A bylaw to amend Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Official Community Plan Bylaw 1184, 2022, the Official Community Plan Bylaw for the Village of Harrison Hot Springs, as adopted April 3, 2024;

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

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025**".

2. **TEXT AMENDMENT**

A. That Section 2.4 is deleted in its entirety, and the following is inserted;

“2.4 Regional Context Statement

To support the Regional Growth Strategy of the Fraser Valley Regional District (FVRD), and the vision statement of a "the Fraser Valley Regional District will be a network of healthy, 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 through the *Fraser Valley Future 2050: Regional Growth Strategy*, 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 and other supplemental plans or policies have addressed these goals in the following manner:

1.0 Collaboration

Goal: To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures and neighbours.

Policy 1.1 Build and strengthen relationships with Indigenous communities and governments

Policy 1.2 Work together to ensure success

The relevant OCP policies or supplemental policies that support collaboration are identified below:

- a. Within the Village's *Development Procedure Bylaw 1090, 2016*, specifically s 12, allows for the referral of a development tool to various agencies or level of government "Subject to direction from Council, staff may be authorized to refer the Application to other Village Departments, any external agencies, societies, organizations or any level of government. The suggested referral list will be prepared by staff and submitted to the Council for their review. Council may accept, reject, or amend this list as they deem appropriate."
- b. In addition to this the Village leadership and the Sts'ailes' leadership meets on a regular basis through the use of the Community-to-Community communications tool.

Official Community Plan – building relationships with Indigenous communities and other governments policies.

- c. The Village's OCP has a section, s. 2.5 entitled Indigenous History and Context.

This section indicates the following.

"The Village of Harrison Hot Springs is committed to restoring some of Sts'ailes' lost connections and opportunities resulting from being displaced and disposed in their own territory."

- d. Looking at the Housing policies, s 3.3 (a) objectives, "the Village will partner with other government agencies, the private sector, non-profit organizations and service agencies to pursue affordable housing options."
- e. From an environmental perspective the village works with the province on the Riparian Protection process as outlined in, s. 4.7.
- f. Looking at the Commercial Development objective 6.2 (g) requires the village to work with the province and the federal governments to "Encourage the development of boating and fishing activities and related moorage and launching facilities." In addition to this policy 6.3 (b) requires the village to work with the District of Kent, the Ministry of Transportation and Transit and any local community group by "Continue to work on the beautification of the entrance corridor into Harrison Hot Springs."
- g. Looking at the Resources objective 8.2 (a) indicates the following "Recognize the jurisdiction of the Agricultural Land Commission over the ALR lands, as well as the interests of the private and public owners." In addition to this policy 8.3(a) indicates the following "Council recognizes that lands designated within the Agricultural Land Reserve is limited to the specific uses set out in the *Agricultural Land Commission Act*."
- h. Looking at the Infrastructure objective 9.2 © indicates the following "Meet or exceed all Provincial and Federal water and ambient water quality standards."
- i. Looking at the Public Facilities objective 10.2 (b) indicates the following "Work with other governments and private agencies to ensure community services are available at a level appropriate to the needs of the local residents and their ability to pay."

- j. Looking at Parks and Open Spaces Policy 12.3 © indicates the following “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.”

2.0 Economic Strength and Resiliency

Goal: To realize the region’s economic potential by providing opportunities in employment and education that will grow the economy by building on the region’s strengths.

Policy 2.1 To protect and support employment lands

Policy 2.2 Promote growth and development in agriculture

Policy 2.3 Work to attain the region’s full tourism potential

The relevant OCP policies are as follows;

- a. Goal #3 of the Official Community Plan focuses upon developing tourism and recreational activities for the community, with the following statement.

“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.”

- b. Within the Development Framework section, of the OCP, is the following Overall Development Concept directive;

“3.1 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.”

- c. Within the Lakeshore Planning Area, as outlined in s. 5.2 Objectives, is the following;

“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.”

- d. Within the Village Centre Area designation, is the following;

“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.”

- e. Within the Waterfront Commercial Area designation is the following;

“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.”

- f. Within the Lakeshore Marine Tourist Commercial Area designation is the following;

“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.”

- g. Within the Commercial Development policies, specifically section 6.2, the Objectives are the following comments;

“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.”
- h. In addition to the above Council through policies 8.2(a) and 8.3 (a) recognizes the jurisdiction of the Agricultural Land Commission over the Agricultural Land Reserve (ALR) lands.
 - i. ALR lands are identified on Map #1, Land Use designation Map.

Supplemental policies include the following;

- j. The Harrison Hot Springs Resort Strategy 2019-2021.

3.0 Living Well

Goal: To ensure that the region is inclusive where everyone is able to maintain a high quality of life, regardless of age, income, or ability.

Policy 3.1 To promote healthy and inclusive living

Policy 3.2 Supports arts and culture initiatives

Policy 3.3 Protects and enhances parks and recreation lands

The relevant OCP policies are as follows;

- a. Within the Development Framework section, of the OCP, is the following Overall Development Concept directive;

“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.”

- b. Section 3.4 addresses Community Amenity Contributions, which are no longer applicable. In-lieu of this the Village will be setting up an Amenity Cost Contribution Bylaw as allowed by the current provincial legislation.
- c. Promotion of waste reduction, reuse and recycling (policy 9.1).
- d. Upgrade wastewater treatment facilities and water distribution, as and when required (policy 9.2).
- e. Section 10.3 (c) indicates the following;

“c. Encourage the Health Authority to consult with Council regarding the need to maintain, and, as required to expand the health facilities.”

- Supplemental activities include the following;
- f. Creating a Parks and Trail Master Plan. This plan identifies eight (8) new goals and recommendations. This updated plan replaces the plan created in 2008.

4.0 Community Building

Goal: To create compact, complete communities that strengthen urban centres, maintain rural character, and offer choice and affordability in housing.

Policy 4.1 Concentrate growth in urban centres

Policy 4.2 Maintain the character of rural communities in electoral areas (not applicable to Harrison Hot Springs)

Policy 4.3 Promote sustainable regionally scaled resort development (not applicable to Harrison Hot Springs)

Policy 4.4 Ensuring housing choice and affordability

The relevant OCP policies are:

- a. Goal #8 indicates the following;

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

- a. 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.”

- b. Section 3.2 indicates the following;

“... 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,”

- c. Section 3.3 outlines the Village’s Housing Objectives, as noted 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.”
- d. Section 5.4.2, under the heading of Village Centre Area, is the following statement;
- “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.”
- e. Section 7.2 (b), Objectives, states the following;
- b. “Encourage the provision of an adequate supply of affordable housing, rental housing, and special groups housing, with an emphasis on meeting the needs of seniors and special needs groups.”
- f. Section 7.3.4 under the heading of Affordable, Rental and Special Groups Housing, is the following;
- 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.”

Supplemental policies

- g. Just adopted a Civic Lands Master Plan. The development of these lands, adjacent to the Village office includes the use of a housing partnership arrangement with

Agassiz-Harrison Community Services (AHCS) to submit a housing proposal, that if approved will allow AHCS to build a Senior's Housing Project on the site.

5.0 Ecosystem Health

Goal: To protect the air, water, and biodiversity on which we depend.

Policy 5.1 Monitor, study, protect and improve air quality

Policy 5.2 Protect watershed health

Policy 5.3 Protect biodiversity

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. Goal # 5, under the heading of Protect and maintain air, water quality and biodiversity, is the following;

“Goal 5: Protect and maintain air, 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. In order to ensure the protection or appropriate replacement in the urban forest canopy, all development must be guided by and subject to the Village's Tree Protection Bylaws and the Urban Forest Master Plan, as amended from time to time.”

- b. Goal # 9, under the heading Restore and protect the Miami River and related aquatic systems, is the following;

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

The strategy to achieve this goal is to continue supporting 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.”

- c. Promote Miami River protection and rehabilitation (*policy 4.7*).
- d. Undertake environmental sensitive areas inventory (*policies 3.8.2, and 3.10*).
- e. Protect forest cover on lands designated as Resource Lands (*policy 8.2(b)*).
- f. Promote the "reduce, reuse and recycle" approach to waste management (*policy 10.2(b)*).

Supplemental policies or Bylaws

- g. Protect environmental values through the designation of development approval information areas that achieve specific environmental objectives, as outlined in section 3.5 and followed up through the adoption of the *Village of Harrison Hot*

Springs Development Approval Information Bylaw, 1210, 2024, Schedule A, Natural Environment.

6.0 Transportation and mobility

Goal: To develop an integrated, safe and efficient transportation system for the people and goods that promotes transit, walking, and cycling, and minimizes the transportation system's impact on air quality.

Policy 6.1 Create a region-wide network of affordable and convenient transportation options that safely and efficiently facilitates the movement of people and goods

Policy 6.2 Promote active and alternative forms of transportation that prioritizes pedestrians and cyclists

The relevant OCP policies are as follows;

a. Goals # 2 and # 7 both state the following;

“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 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.”

Supplement plans

b. The creation of the Road, Bridge, and Active Transportation Plan in 2019.

7.0 Infrastructure and Services

Goal: To provide efficient, sustainable and cost-effective services that contribute to compact sustainable growth.

Policy 7.1 Provide safe and efficient access to basic utilities

Policy 7.2 Ensure responsible management of solid waste

The relevant OCP policies are as follows;

- a. Goal #1 indicates the following;

“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.”

- b. Promote the "reduce, reuse and recycle" approach to waste management {policy 10.2(b)}.

8.0 Climate Change

Goal: To mitigate the region’s impact on global climate change and adapt to the impacts of climate change on the region.

Policy 8.1 Mitigate the region’s impact on global climate change

Policy 8.2 Adapt to the impacts of climate change

The relevant OCP policies are as follows;

- a. Goal #10 indicates the following;

“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.”

- b. The use of a Greenhouse Gas (GHG) emissions Development Permit Area tool, as outlined in section 4.6.”

- B. The following wording, on page 9, located after the General Table and before “3.3 Objective” is hereby deleted in its entirety.

“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 group housing, as outlined in the policy below.”

The following is inserted in its place.

“3.2.1 Council’s approach to addressing Housing issues in Harrison Hot Springs

Where the need is demonstrated, collaborate and partner with senior governments, Fraser Health, the non-profit housing sector and the development community to facilitate the retention and development and operation of projects across the housing spectrum including shelters, transitional housing, Abbyfield housing, flexible housing sharing and cohousing, complex care, supportive housing, non-market housing, co-op housing, and affordable rental and ownership housing for singles, families, youth and seniors with the goal of expanding the amount of non-market units in the village.

In addition, council will exempt these types of developments from the payment of any Development Cost Charges, the requirement for any Development Approval Information requirements, the payment of any Amenity Cost Charges, and various Land Use Zoning regulations.

C. The following section 3.3 (c) is deleted in its entirety,

“Identify and engage key stakeholders and service providers in the delivery of affordable housing.”

and the following is inserted in its place.

- c. Identify and prioritize village-owned or underutilized sites for potential subsidized housing projects.
- d. Use Housing Agreements and long-term covenants to secure affordability in subsidized housing units.
- e. Advocate for provincial and federal funding to support the capital and operational costs of subsidized housing in the Village.
- f. Consider rezoning or density bonusing for developments that include Rent Geared to Income (RGI) units secured by legal agreements.
- g. Promote small-scale supportive housing models, such as but not limited to Abbeyfield Homes and other transitional housing styles that are compatible with the Village’s residential character and demographic needs.
- h. Encourage development applications that address identified housing gaps.
- i. Prioritize the use of Village-owned lands for initiatives that advance social well-being, with a focus on affordable and supportive housing.
- j. Permit affordable and supportive housing in all land use designations that allow for residential or mixed-use development.
- k. Encourage inclusive design standards that enable aging in place and accommodate people with varying physical or cognitive abilities.
- l. Explore opportunities to secure a proportion of housing units through the rezoning process.
- m. Continue to encourage and facilitate investment from senior levels of government to enhance access to affordable and supportive housing through the provision of dedicated units, income assistance, and related supports.
- n. Encourage the development of alternative tenure forms such as housing cooperatives, co-housing, a possible Harrison Hot Springs Housing Authority, and community land trusts to expand non-market housing choices and provide housing stability for diverse households
- o. Explore the use of publicly owned land, including underutilized parcels or surplus Village property, for non-market housing development through long-term leases, partnerships, or land donations. The Village may also consider land banking for future affordable housing opportunities.

D. Section 3.4 Community Amenity Contributions (CAC), is deleted in its entirety and the following is inserted;

3.4 Amenity Cost Charges

Amenity Cost Charges (ACCs) are a new development financing tool that enables the Village of Harrison Hot Springs to collect funds for amenities such as but not limited to community centres, recreation facilities, libraries, daycares, public murals, and public spaces. The use of the amenities within Harrison Hot Springs plays a vital role in helping to create a livable and a complete community. While creating the new ACC Bylaw, the Village will consult the following publication, Amenity Cost Charges Best Practices Guide.”

READ A FIRST TIME THIS _____ DAY OF _____ 2025

READ A SECOND TIME THIS _____ DAY OF _____, 2025

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2025

READ A THIRD TIME THIS _____ DAY OF _____, 2025

ADOPTED THIS _____ DAY OF _____, 2025

Mayor
Fred Tallen

Corporate Officer
Amanda Graham