



NOTICE OF MEETING AND AGENDA ENVIRONMENTAL ADVISORY COMMITTEE

Wednesday, September 3, 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 Councillor Schweinbenz, Chair.
2. LAND ACKNOWLEDGMENT
Acknowledgement of Sts'ailes traditional territory.
3. INTRODUCTION OF LATE ITEMS
4. APPROVAL OF AGENDA
5. ADOPTION OF MINUTES
(a) THAT the Environmental Advisory Committee Meeting minutes of July 2, 2025 be adopted. Page 1
6. ITEMS FOR DISCUSSION
(a) Presentation by Planning Consultant Page 5 Re: Official Community Plan Bylaw Update
(b) 2025 Project: Hazardous Waste Collection Day
(c) 2025 Project: Tree Planting Project at McCombs Bridge
(d) 2026 Work Plan / Budget Page 13
(e) Next Meeting Date: TBD
7. ADJOURNMENT

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Environmental Advisory Committee
Minutes**

DATE: Wednesday, July 2, 2025
TIME: 3:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Councillor Mark Schweinbenz (Chair)
Susan Galvao
Paul Kandt
Gary Webster

MEMBERS ABSENT: John DeMartin

STAFF PRESENT: Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens (until
3:49 p.m.)

1. CALL TO ORDER

Chair Schweinbenz called the meeting to order at 3:00 p.m.

2. LAND ACKNOWLEDGEMENT

Chair Schweinbenz acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

None.

4. APPROVAL OF THE AGENDA

Moved by Paul Kandt
Seconded by Susan Galvao

THAT the agenda be approved.

CARRIED
EAC-2025-07-01

5. ADOPTION OF MINUTES

Moved by Paul Kandt
Seconded by Gary Webster

THAT the Environmental Advisory Committee Meeting Minutes of June 16, 2025 be adopted.

CARRIED
EAC-2025-07-02

6. ITEMS FOR DISCUSSION

(a) Report to Council from Environmental Advisory Committee dated June 16, 2025

The Corporate Officer advised that the Committee's recommendations were unanimously supported and approved by Council.

(b) FireSmart Messaging

The Community Services Manager reported that the Village has been putting out seasonal FireSmart messaging and sharing resources. She was recently certified as a Wildfire Mitigation Specialist and is conducted free home assessments for residents. The Village has been working on the recommendations in the Community Wildfire Resiliency Plan and recently hired a FireSmart Horticultural Technician who has been conducting FireSmart landscaping throughout the Village.

The Committee discussed the future of provincial wildfire resiliency plans and selective logging around Harrison Hot Springs and partnering with local nurseries who sell FireSmart plants.

(c) Bear Resistant Waste Containers

The Community Services Manager indicated that WildSafeBC has a page on their website regarding waste containers that have been tested with the Interagency Grizzly Bear Committee. Such bins would be compatible with the current waste collection process in the Village provided they are within the required size limit. The Committee discussed the fact that bird feeders are not necessary after March and instead attract bears.

Moved by Susan Galvao
Seconded by Gary Webster

THAT the WildSafe BC Fraser Valley representative be invited to attend as a delegate at an upcoming regular Council meeting to present on ways that the Village can improve its BearSmart practices.

CARRIED
EAC-2025-07-03

The Committee discussed the amount of municipal garbage cans and replacing them as budget allows with more bear-resistant options. There have been some challenges with large amounts of food waste being dumped in garbage bins near trails/wooded areas.

(d) Biodegradable Dog Waste Bags

The Community Services Manager confirmed that the dog waste bags are biodegradable but are then placed into garbage bags that go to the landfill instead of going to a dog waste composting facility. The Committee commented that the bags are very thick, and although a thinner bag does not necessarily mean it will break down faster, staff can investigate the cost.

(e) Hazardous Waste Collection Day

The Community Services Manager reached out to the Solid Waste Action Team contacts and located an organization called Product Care Recycling. This company transports and disposes of certain types of hazardous waste at no cost. The Committee's preference for a date would be a Saturday in late September or early October. Possible locations include the overflow parking lot or Memorial Hall. Staff will investigate the possibility of having two drop off locations.

(f) Annual Work Plan and Budget

The Committee discussed the following ideas for staff to incorporate into a draft work plan and budget:

- Earth Day in May
- Tree Planting Program
- Free Rolloff Bins for Yard Waste
- Miami River Health – partnerships with Sts'ailes, the Miami River Streamkeepers and the District of Kent
- McCombs Bridge Reforestation

(g) Call Out for Committee Member Applications

The Corporate Officer advised that Cheri Norris resigned and that a call out for Committee member applications is currently active, with applications being accepted until July 8.

(h) Next Meeting Date

The next meeting date is scheduled for Wednesday, September 3, 2025 at 10:00 a.m.

7. ADJOURNMENT

Moved by Susan Galvao
Seconded by Gary Webster

THAT the meeting be adjourned at 4:14 p.m.

CARRIED
EAC-2025-07-04

Councillor Mark Schweinbenz, Chair
Environmental Advisory Committee

Amanda Graham
Corporate Officer

DRAFT

Village of Harrison Hot Springs - Review of the Current OCP and the Amendment OCP Bylaw




Ken Cossey, MCIP, RPP
KWC Planning Services
September 3, 2025



1

PRESENTATION FORMAT

- Review Current OCP
- Background Information
- Methodology of the Project
- Key Issues Analyzed
- Summary of Recent Updates
- Expected Outcomes



2

BACKGROUND INFORMATION

WHAT IS AN OFFICIAL COMMUNITY PLAN (OCP)?

- Established under the authority of the *Local Government Act*, specifically section 472

Serves as a declaration of objectives and policies to direct planning and land use management decisions - blueprint for future development.

The OCP is a comprehensive **policy** document designed to guide the **physical, environmental, economic, social, and cultural** development of the village.

3


What is an OCP?

Each OCP should have a vision statement to guide the “blueprint”

The village’s current 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 2, Village of Harrison Hot Springs OCP Bylaw 1184



4

Goals of the OCP

- 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

Page 2, Village of Harrison Hot Springs OCP Bylaw 1184

5

Goals of the OCP

- 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 3, Village of Harrison Hot Springs OCP Bylaw 1184

6

Authority of the OCP



- Local Government Act (Sections 471 – 478)
- Outlines:
 - Purpose of the plan
 - The Village may adopt one or more Official Community Plans – an OCP must be adopted as a schedule to a bylaw, and it must designate the area that it covers
 - The content and process requirements
 - Additional policy statements that may be included
 - How the consultation and engagement for the development of the OCP will be addressed
 - Discussions with the local School Board (Fraser Cascade School District)
 - How the OCP bylaw is adopted
 - Effect of the OCP

7

OCP INPUTS



8

Development Permit Tools – s 4 of the OCP

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



9

QUESTIONS?



10

BACKGROUND INFORMATION

TWO MAJOR REASONS FOR CREATING THE AMENDMENT BYLAW

- Municipalities must review and revise their OCPs and zoning bylaws by December 31, 2025, in accordance with the Interim Housing Needs Report
- To update the RCS within the OCP, as the Fraser Valley Regional District (FVRD) has adopted a new Regional Growth Strategy (RGS) plan.



11

PROJECT APPROACH

HOW DID WE CREATE THE OCP UPDATE?


- **GAP ANALYSIS** – conducted a comparison between the existing bylaw and the new legislative requirements
- **BACKGROUND REPORT PREPARED** – presented at a past Council meeting
- **NOTIFICATION LETTERS ISSUED** – previously authorized by Council in accordance with the consultation requirements under section 475
- **DRAFT BYLAW DEVELOPED** – currently under review and discussion
- **PUBLIC HEARING** – authorized



12

ISSUES REVIEWED

- Ensured compliance with the new provincial housing policy requirements
- Updated the RCS – sections 446/447 of the *Local Government Act* (specifically show the relationship between the OCP and the RGS)
- Deleted and updated new Housing policies – waiving fees and reducing land use regulations (Zoning Bylaw update requirement)
- The removal of the CAC section and added the ability to create an ACC Bylaw




HARRISON HOT SPRINGS
Naturally Refreshed

13

SUMMARY POINTS OF THE UPDATES

FIRST UPDATE-RCS (Section A of the Bylaw)

The FVRD has adopted the *Fraser Valley Future 2050: Regional Growth Strategy*. The RGS identifies eight goals, and the Village's OCP and other supplemental plans or policies must address these goals – written proof and shared with FVRD




14

SUMMARY POINTS OF THE UPDATES

RGS Goals (8)


1. Collaboration – pages 1 to 3 of the bylaw
2. Economic Strength – pages 3 to 5 of the bylaw
3. Living Well – pages 5 and 6 of the bylaw
4. Community Building – pages 6 to 8 of the bylaw
5. Ecosystem Health – pages 8 and 9 of the bylaw
6. Transportation and Mobility – page 9 of the bylaw
7. Infrastructure and Services – pages 9 and 10 of the bylaw
8. Climate Change – page 10 of the bylaw



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15

FORMAT OF SECTION A




Under each goal - listed the RGS Goal and the related Policy statements

Listed how the current OCP meets that goal and policy – may have add a supplemental study, plan or bylaw such as but not limited to;

- 1 The Harrison Hot Springs Resort Plan 2019-2021
- 2 Parks and Trails Master Plan
- 3 Civic Lands Master Plan
- 4 Development Approval Information Bylaw 1210

16

SUMMARY POINTS OF THE UPDATES



HOUSING POLICIES – Sections B/C of the Bylaw

Added s 3.2.1 – Council’s suggested approach to addressing housing issues (pages 10 and 11 of the bylaw)

Revised s 3.3 of the current bylaw – specific housing policies (page 11 the bylaw)

17

HOUSING ISSUES?

Please note that this table was generated using the Housing Assessment Resource Tool created by UBC, in 2024 – page 3 of your report

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

18

SUMMARY POINTS OF THE UPDATES

Section D of the Bylaw

Deleted the current CAC policies and replaced it with allowing for the future use of an ACC Bylaw (page 12 of the bylaw)



19

EXPECTED OUTCOMES OF THE OCP AMENDMENT

- Meet the provincial requirements with the updated OCP
- Meet the FVRD RGS requirements with the new RCS
- Change the CAC to the ACC
- Allow for further work on the Zoning Bylaw to address the Housing issues identified in the OCP



20

QUESTIONS?



21

2026 Environmental Advisory Work Plan & Budget					
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Earth Day in May	Environmental awareness/ educational day in the Plaza	May X 2026	15 hours day of exempt	Food, prizes, advertising	Municipal Taxation
			10 hours prep	Prizes	In-Kind Donations
				Total: \$X	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Private Tree Planting Program	Program to encourage people to plant trees on their property		X hours		Staff to continue to look for grant funding to support
				Total: \$X	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Miami River Health	Explore partnerships with Sts'ailes, Miami River Streamkeepers and DOK		X hours		
				Total: \$X	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Public Area Tree Planting			X hours	N/A	
				Total: \$X	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Lillooet Ave West Streetscape Plan	Review landscaping plans	Winter 2026		N/A	
	Volunteer planting	Spring 2026			

				Total: \$X	
Project	Description	Timeframe	Est. Staff Time	Budget	Funding Source
Bear Stewardship Committee			X hours	N/A	
				Total: \$X	

DRAFT