

# Village Of Harrison Hot Springs Zoning Bylaw No. 1229, 2025

Ken Cossey, MCIP, RPP  
KWC Planning Services  
August 11, 2025



# PRESENTATION FORMAT

- Contextual Background
- Methodology of the Project
- Key Issues Analyzed
- Summary of Recent Updates
- Proposed Recommendations



# 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
- Outlines the vision and framework for the community's future growth, offering the policy foundation for development and infrastructure decisions made by the Village Council

# BACKGROUND INFORMATION

## REASONS FOR CREATING AN AMENDMENT BYLAW

There are two reasons:

- 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.



# 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** – reviewed previous documentation.
- **NOTIFICATION LETTERS ISSUED** – previously authorized by Council in accordance with consultation requirements under section 475
- **DRAFT BYLAW DEVELOPED** – currently under review and discussion.
- **PUBLIC HEARING** – presently ongoing and being addressed.



# ISSUES REVIEWED

- Ensured compliance with the new 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
- The removal of the CAC section and added the ability to create an ACC Bylaw



# SUMMARY POINTS ON 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.



# SUMMARY POINTS OF THE UPDATES

## **RGS Goals – Section A of the Bylaw**

1. Collaboration – pages 66 to 68 of the agenda
2. Economic Strength – pages 70-71 of the agenda
3. Living Well – pages 70 to 71 of the agenda
4. Community Building – pages 71 to 73 of the agenda
5. Ecosystem Health – pages 73 to 74 of the agenda
6. Transportation and Mobility – page 74 of the agenda
7. Infrastructure and Services – pages 74 to 75 of the agenda
8. Climate Change – page 75 of the agenda



# SUMMARY POINTS OF THE UPDATES



## **HOUSING POLICIES – Sections B/C of the Bylaw**

Added s 3.2.1 – Council’s approach to addressing housing issues in Harrison Hot Springs (pages 75 to 76 of the agenda)

Revised s 3.3 of the current bylaw – specific housing policies (pages 76 to 77 the agenda)

# SUMMARY POINTS OF THE UPDATES

## **ACC addition – Section D of the Bylaw**

Deleted the CAC policies and replaced it with the future use of an ACC Bylaw (page 77 of the agenda)



# RECOMMENDATIONS

That

1. Bylaw # 1229, 2025 be introduced and given 1<sup>st</sup> reading
2. Bylaw # 1229, 2025 be given 2<sup>nd</sup> reading
3. Authorize staff to refer the bylaw to the:
  - APC
  - FVRD
  - Ministry of Transportation and Transit,
4. Authorize staff be authorized to set up a public hearing

