



HARRISON HOT SPRINGS

Naturally Refreshed

PUBLIC INFORMATION PACKAGE

**Zoning Amendment Bylaw
No. 1228, 2025**

856 Hot Springs Road
Public Hearing

Monday, September 8, 2025
5:30 P.M.

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DEVELOPMENT PROCEDURES

BYLAW NO. 1214, 2025

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**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1214, 2025**

A Bylaw for the establishment of procedures to amend the Village's *Official Community Plan, Zoning Bylaw* or to issue a permit pursuant to Part 14 of the *Local Government Act*. And a Bylaw that allows for the processing of a Building Conversion Strata Application, as per the *Strata Property Act*.

WHEREAS the Council of the Village of Harrison Hot Springs has adopted an *Official Community Plan* and a *Zoning Bylaw*;

WHEREAS the Council of the Village of Harrison Hot Springs must by Bylaw outline the procedures to amend either or both the *Official Community Plan* and *Zoning Bylaw* or issue a permit, as per Section 460 of the *Local Government Act*;

WHEREAS section 242 of the *Strata Property Act*, requires that the approving authority for the building conversion strata process be the local municipality or in this case the Village of Harrison Hot Springs;

WHEREAS the Council of the Village of Harrison Hot Springs has deemed it advisable to establish a Bylaw to outline the amendment procedures and to outline the procedures to issue a permit and to outline the process and requirements for a Building Conversion Strata Application;

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

CITATION

1.0 This Bylaw may be cited for all purposes as the *Village of Harrison Hot Springs "Development Procedures Bylaw No. 1214, 2025"*.

INTERPRETATION AND DEFINITIONS

2.0 A reference in this Bylaw to any enactment of British Columbia is a reference to the enactment as amended, revised or consolidated from time to time and a reference to any Bylaw of the Village of Harrison Hot Springs is a reference to the Bylaw as amended, revised, consolidated or replaced from time to time.

3.0 Unless otherwise defined below, the definitions in this Bylaw have the same meaning as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*.

3.1 Within this Bylaw the following definitions also apply:

“Advisory Planning Commission” means the Commission established by bylaw pursuant to section 461(1) of the *Local Government Act*.

“Applicant” means the owner of a Lot or an agent authorized in writing to make the application on behalf of the owner.

“Application” means a completed application, and must include the payment of the required fees, as amended from time to time:

- (a) to amend either an Official Community Plan Bylaw, a Zoning Bylaw or both; or
- (b) for the issuance of; a Development Permit, Temporary Use Permit or a Development Variance Permit.

“Building Conversion Strata Application” means a completed application, including the payment of the required fees, for the conversion of a previously occupied building or structure into strata title.

“Occupiers” means the lawful user of a Lot, if it is not the Lot owner.

“Qualified Professional” means a professional engineer, geoscientist, architect, archaeologist, landscape architect, biologist, community planner or other professional licensed to practice in British Columbia with experience relevant to the applicable matter and, who is in good standing with the regulatory body for the individual’s profession.

“Reapplication” means an Application that has been refused/denied by Council that the Applicant has requested in writing that Council reconsider. It must also contain a statement indicating why Council should vary the twelve (12) month waiting period referred to in section 17.2 of this Bylaw. Reapplications may be submitted in their original concept or resubmitted with material changes, modifications or alterations to the original Application. This can include but is not limited to a density change, a Lot layout design change, revision of the setback requirements, adding extensive green space or a change that affects the drainage or other public improvements.

“Works and Services” means any public service, facility or utility which is required or regulated by the Village’s *Subdivision and Development Servicing Bylaw No. 1179, 2022*, as amended from time to time and without restricting the generality of the foregoing includes: the supply and distribution of water; collection and disposal of sanitary sewage and drainage water; street lighting; highways, access roadways, curbs, gutters, and sidewalks; and natural gas, power and telecommunication services.

SEVERABILITY

- 4.0** If any section, subsection, sentence, paragraph, schedule or form forming part of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the section, subsection, sentence, paragraph, schedule or form may be severed from the Bylaw without affecting the validity of the Bylaw or any portion of the Bylaw remaining or any remaining forms.

ADMINISTRATION OF THIS BYLAW

- 5.0 The Village's Chief Administrative Officer or their designate is authorized to administer this Bylaw.

SCHEDULES

- 6.0 The following Schedules attached hereto form part of the requirements of this Bylaw:
- (a) Schedule "A" – Application Processing Flowchart
 - (b) Schedule "B" – Building Conversion Strata Application Processing Flowchart
 - (c) Schedule "C" – Development Application Sign Template

SCOPE

- 7.0 This Bylaw applies to the following Applications within the boundaries of the Village of Harrison Hot Springs:
- (a) an OCP Bylaw amendment or Zoning Bylaw amendment;
 - (b) the issuance of a Development Permit, a Temporary Use Permit or a Development Variance Permit; or
 - (c) a Building Conversion Strata Application.

GENERAL PROVISIONS

- 8.0 If there is a change of ownership of a Lot that is subject to an Application, the Village will require an updated title certificate and written authorization from the new owner indicating that the current Applicant, if applicable, can still proceed with the Application.
- 8.1 The issuance of a permit, approval or review of an Application or Building Conversion Strata Application, review of plans, drawings, specifications or documents, does not in any way:
- (a) relieve the Lot owner from full and sole responsibility to perform *Works and Services* in strict accordance with this Bylaw, and any other applicable Bylaws of the Village; or
 - (b) constitute a representation, warranty, assurance or statement that this Bylaw or other applicable Bylaws have been complied with.
- 8.2 It is the full and sole responsibility of the Lot owner, and where the Lot owner is working through a representative, the representative must carry out the *Works and Services* in respect of which the permit or amendment is issued or adopted in compliance with this Bylaw and other applicable enactments.
- 8.3 Letters of assurance, reports or other correspondence from Qualified Professionals provided under this Bylaw are relied upon by the Village, including its Chief Administrative Officer and the Planning Department, as certification that the design and plans for the development comply with the *Fraser Valley Regional District Building Bylaw No. 1188, 2013*, as amended from time to time, this Bylaw and other applicable enactments, that the natural environment will not be substantially harmed by the

development or the Application and the Lot may be safely used for the use intended, as applicable to the professional's review.

- 8.4** A person must not knowingly submit false or misleading notification in relation to any Application undertaken pursuant to this Bylaw.

APPLICATIONS

- 9.0** All Applications, including Reapplications, must be:

- (a) made by the Lot owner or by a person authorized by the Lot owner in writing;
- (b) made on the prescribed application form as amended from time to time by the Village;
- (c) signed by the Lot owner and accompanied by the Lot owner's acknowledgement of responsibility and undertakings made in the form prescribed as amended from time to time by the Village;
- (d) accompanied by the appropriate fees;
- (e) accompanied by the notification requirements identified in this Bylaw; and
- (f) submitted to the Village Office.

All completed Applications must be processed in accordance with this Bylaw, generally as shown on the flowchart attached as Schedule "A".

- 9.0.1** The Application must also include the following information:

- (a) the certificate of title, dated within 30 days of the Application date;
- (b) a map of the site drawn at a scale of 1:2000 or at a scale of 1:5000 with the approval of the Village. The map must show the following:
 - i. the contours of the site.
 - ii. any environmentally sensitive areas.
 - iii. the proposed building site or sites.
 - iv. the ingress and egress points.
 - v. any proposed landscape plans, parking area or open space area.
 - vi. the current and proposed water and sewer servicing points for the Lot.
 - vii. the location of any steep banks, foreshore areas, water courses, easements or rights-of-way, and if applicable any development permit areas.
 - viii. development permit areas.
- (c) copies of any charges or other interests associated with this Lot.

- 9.1** At any time during the application process, Council may refer the Application to any agency, organization or government body for their comments and recommendations.

Building Conversion Strata Applications

- 10.0** All Building Conversion Strata Applications must be:

- (a) made by the Lot owner or by a person authorized by the owner in writing;
- (b) made on the prescribed application form as amended from time to time by the Village;

- (c) signed by the Lot owner and must be accompanied by the Lot owner's acknowledgement of responsibility and undertakings made in the form prescribed as amended from time to time by the Village;
- (d) accompanied by the appropriate fees;
- (e) accompanied by the notification requirements identified in this Bylaw; and
- (f) submitted to the Village office.

All completed Building Conversion Strata Applications must be processed in accordance with this Bylaw, generally shown on the flowchart attached as Schedule "B".

10.0.1 The Building Conversion Strata Application must also include the following information:

- (a) the certificate of title, dated within 30 days of the Application date;
- (b) a map of the site drawn at a scale of 1:2000 or at a scale of 1:5000 with the approval of the Village. The map must show the following:
 - i. the contours of the site.
 - ii. any environmentally sensitive areas.
 - iii. the proposed building site or sites.
 - iv. the ingress and egress points.
 - v. any proposed landscape plans, parking area or open space area.
 - vi. the current and proposed water and sewer servicing points for the Lot.
 - vii. the location of any steep banks, foreshore areas, water courses, easements or rights-of-way, and if applicable any development permit area.
 - viii. development permit area.
- (c) copies of any charges or other interests associated with this Lot; and
- (d) the number of dwellings units being converted into strata ownership and how many of the current tenants in this, Building or Structure are going to be remaining as owners;
- (e) a copy of the plan to house the current Occupiers who will not become owners; and
- (f) other matters as required by Council.

10.1 At any time during the Building Conversion Strata Application process Council may refer the Building Conversion Strata Application to any agency, organization or government body for their comments and recommendations.

FEES

11.0 At the time of the Application, Building Conversion Strata Application or Reapplication the Applicant must pay the required fees as set out and amended by the Village from time to time.

11.1 Application, Building Conversion Strata Application and Reapplication fees are considered non-refundable.

PUBLIC NOTIFICATION MEETING

- 12.0** Applicants may be required, as directed by Council, to host a public notification meeting for any Application or Building Conversion Strata Application.
- 12.1** When a public notification meeting is required the Applicant must pay all costs associated with this meeting. This may include but not be limited to the following:
- (a) a direct mail out to the registered post office boxes in the Village;
 - (b) any facility rental; and any
 - (c) staff overtime as applicable.
- 12.2** The venue and meeting format must be approved by the Village. This meeting must allow for a question-and-answer session at a minimum.
- 12.3** Within ten (10) Working Days of the actual meeting date, the Applicant must submit a report to the Village. The report must include the following information:
- (a) location of the meeting;
 - (b) start and finish times of the meeting;
 - (c) a copy of the direct mail out used for the meeting;
 - (d) number of attendees and a copy of the sign in sheet;
 - (e) information provided at the meeting, and
 - (f) a summary of any questions or major discussion points raised.
- 12.4** If applicable, the Applicant's report for the public notification meeting must be summarized in a staff report to Council for Council's consideration on the Application or Building Conversion Strata Application.
- 12.5** The public notification meeting is not to be considered a Public Hearing, and it must be held before any Public Hearing can be held. The public notification minutes must be contained within the Public Hearing package.
- 12.6** The meeting must be held not more than 10 days and not less than 3 days after the date of the direct mail out.

AGENCY REFERRAL PROCESS

- 13.1** When Applications or Building Conversion Strata Applications are sent out for comments the various referral agencies:
- (a) have a maximum of twenty-one (21) Working Days, from the date the referral was sent out, to provide comments; or
 - (b) make a written request for additional time.
- 13.1.1** The Village has the authority to extend this time period for a period not to exceed an extra thirty (30) Working Days from the date they receive the written request.
- 13.1.2** If a referral is made to the Advisory Planning Commission, an Applicant may attend the meeting and make a presentation to the Advisory Planning

Commission in accordance with section 461(8) of the *Local Government Act*. Following the Applicant's presentation, the Advisory Planning Commission members may ask the Applicant to provide clarification on any point in their presentation.

- 13.2** Following receipt of either the comments or a time extension request, Council may;
- (a) defer consideration of any Application or Building Conversion Strata Applications;
 - or
 - (b) request additional information from the Applicant.
- 13.3** Any agency referral comments must make part of the Public Hearing package.

STAFF REPORTS AND PRESENTATIONS TO COUNCIL

- 14.0** After an Application or Building Conversion Strata Application has been received including the payment of fees, it will be processed. A staff report must contain the following information:
- (a) a copy of any supporting documentation;
 - (b) staff's recommendation on whether the Application or Building Conversion Strata Application should proceed or be returned to the Applicant for additional information;
 - (c) staff's recommendation on the referral agencies, if any;
 - (d) staff recommendation for a public notification meeting, if applicable;
 - (e) staff recommendation to set up a public hearing, if applicable, and any additional relevant information provided by the Planning Department, including any potential impacts that the development may have on the neighbourhood or on the operations of the current services provided by the Village.
- 14.1** Staff reports must also be provided at key points throughout the approvals process, as outlined on the approvals flow chart as outlined on Schedule "A", which is attached to and forming a part of this Bylaw.
- 14.2** Once an Application, Reapplication or Building Conversion Strata Application has been received, the Village must either deem it to be complete or incomplete. If deemed complete, it will be processed as required by this Bylaw or if deemed incomplete, the Village must send a letter to the Applicant indicating that it cannot be processed until the additional information requested has been received.
- 14.3** The Applicant may present their Application or Building Conversion Strata Application to Council, during the first meeting that Council will be reviewing the respective staff report on this matter.

PUBLIC HEARINGS

- 15.0** Public Hearings will be administered in accordance with the provisions as set out in Council Procedure Bylaw No. 1216, 2025 as amended or replaced from time to time.

SECURITY

- 16.0** The amount of security required will be based upon a cost report prepared by a Qualified Professional, as outlined in Table 1 below:

Table 1

Works or Services Required	Type of Professional designation required	Amount of Security required
Landscaping	BCLSA	150% of the accepted report
Civil Engineering	P. Eng	150% of the accepted report
Traffic Engineering	P. Eng	150% of the accepted report
Works or Services Required	Type of Professional designation required	Amount of Security required
Freshwater/Foreshore issues	RP Bio	150% of the accepted report
Form and Character issue	AIBC	150% of the accepted report
Environmental issues	RP Bio	150% of the accepted report
Geo Technical or Hazardous issues	P.Eng	150% of the accepted report

- 16.2** The required cost estimate report must be provided by the Applicant, at no cost to the Village, and must be accepted by the Village.
- 16.3** Security may be required as a condition of permit issuance for the following:
- (a) the *Works and Services* under the permit; including but not limited to hard and soft landscaping requirements;
 - (b) environmental monitoring;
 - (c) in relation to repairing or replacement of any Highway including sidewalks and boulevards, public work or any other Village property altered or damaged by any activity related to the subject matter of the permit;
 - (d) to guarantee the performance of a temporary use permit;
 - (e) such other reasons as identified in the conditions associated with the permit.
- 16.4** For the form of security refer to section 502 of the *Local Government Act*, as amended from time to time.
- 16.5** Funds taken under the security provision will be used to the extent that they are required by the Village to carry out such Works and Services, repair or replacement as determined necessary by the Village.
- 16.6** The cost of any works, repair or replacement or other expenditure which exceeds the amount of the security is the responsibility of the Applicant, who upon notification of

the outstanding amount must pay it in full, or obtain the agreement of the Village in writing, before receiving its approval or where such approval has been issued, using or continuing to use the Lot for the development approved under the Application.

APPLICATION DECISIONS

- 17.0** With respect to any Application or Building Conversion Strata Application, Council may:
- (a) approve the Application or Building Conversion Strata Application with or without conditions;
 - (b) postpone the Application or Building Conversion Strata Application process pending additional information required from the Applicant; or
 - (c) refuse/deny the Application or Building Conversion Strata Application.

Rejected Applications

- 17.1** Even if the Applicant is present at the meeting in which the Council decision was made, to refuse/deny the Application, Reapplication or Building Conversion Strata Application, the Village must inform the Applicant in writing, within ten (10) Working Days from the date of the refusal.

Reapplications

- 17.2** Where an Application has been refused/denied under subsection 17.0(c), any Application for the same type of permit or approval for the same Lot will be considered a Reapplication. A Reapplication will not be accepted within a twelve (12) month period following the date of refusal/denial, except where the Council accepts the Application by varying the time limit for the Reapplication by an affirmative vote of at least two-thirds of the Council.
- 17.3** Where an Applicant applies to the Council to accept the Reapplication, the Applicant must submit, in writing, a detailed statement as to why the time limit stated above should be varied.
- 17.4** Council has the same authority with respect to Reapplications as for Applications generally and the same procedures apply.
- 17.5** Upon receipt of the Reapplication, including the payment of the required fees, the Village will process the Reapplication in accordance with the process flowchart set out in Schedule 'A' of this Bylaw.

BUILDING CONVERSION STRATA APPLICATIONS

- 18.0** With respect to the decision-making criteria that Council must follow with respect to Building Conversion Strata Applications, refer to section 242(6) of the *Strata Property Act* as amended from time to time.
- 18.1** Reapplications are not applicable if Council refuses/denies a Building Conversion Strata Application.

REVOCACTION OF ANY APPROVAL

- 19.0** The Village may revoke an approval and post a stop work order on a Lot, other than an amendment of a Bylaw, if:
- (a) there is a violation of a condition under which the approval was issued;
 - (b) there is a breach of any provision of this Bylaw and other applicable Bylaws or enactments;
 - (c) the Village determines that any information based on which the approval was issued is incorrect; or
 - (d) construction activity on the Lot, subject to approval, otherwise threatens the health, safety, or protection of the public.
- 19.1** Notice of revocation of the approval must be in writing and transmitted to the Applicant and the owner of the Lot by mail or courier and deemed served at the expiration of three (3) business days from the date of sending, or such other means to effect service.
- 19.2** A person who has been notified that an Approval has been revoked must immediately cease work related to the Application and remedy the cause for the revocation to the satisfaction of the Village. Once satisfied the Village may then reinstate the Approval.

DEVELOPMENT APPROVAL INFORMATION REQUIREMENTS

- 20.0** The Village has designated areas within the Village as Development Approval Information (DAI) areas, as outlined in the *Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022*, as amended from time to time. Where the DAI is applicable, the procedures for the required reports and studies are set out in *Village of Harrison Hot Springs Development Approval Information Bylaw No. 1210, 2024*, as amended from time to time.

REQUIREMENTS TO POST A DEVELOPMENT APPLICATION SIGN

- 21.0** All Applicants pursuing an Application, Reapplication or Building Conversion Strata Application are required to install a development application sign on the proposed Lot.
- 21.1** Applicants must review and comply with the *Village of Harrison Hot Springs Sign Bylaw No. 1126, 2018*, as amended from time to time, for the Freestanding Sign specifications. All signs placed in accordance with this section must be at least 4 feet by 8 feet and all text must be clearly legible.
- 21.2** The sign must be posted on the Applicant's Lot within three (3) Working Days of the Village's receipt of the initial Application, Reapplication or Building Conversion Strata Application. The sign must be taken down within 14 Working Days of Council's final decision on the matter.
- 21.3** The Lot owner or their authorized agent must provide the Village with photographic evidence that the required sign has been posted.
- 21.4** Where one Highway abuts a Lot a minimum of one sign must be erected in a location that provides an unobstructed view from that Highway.

- 21.5 Where one or more Highways abuts a Lot, a minimum of one sign for each Highway frontage must be erected in locations that provide unobstructed views from each Highway.
- 21.6 The Lot owner or their authorized agent must ensure that the required sign or signs are clearly visible to all individuals that wish to review the sign without interfering with either pedestrian or vehicular traffic.
- 21.7 The Applicant is responsible for preparing, posting, and removing the sign in accordance with the specifications set by the Village. The design of the sign must follow the diagram template attached as Schedule "C" and forming part of this Bylaw.
- 21.8 Failure to post the sign for an Application, Reapplication or Building Conversion Strata Application under this Bylaw will result in the Application, Reapplication or Building Conversion Strata Application being held in abeyance. Once the required sign has been reposted or posted, staff will begin to process the Application, Reapplication or Building Conversion Strata Application again.
- 21.9 The sign must be made of weather resistant materials.

REPEAL

- 22.0 The *Village of Harrison Hot Springs Development Procedures Bylaw No. 1090, 2016* and all amendments thereto are hereby repealed in their entirety.

READ A FIRST TIME THIS 3rd DAY OF MARCH, 2025

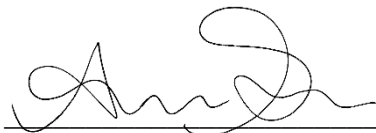
READ A SECOND TIME THIS 3rd DAY OF MARCH, 2025

READ A THIRD TIME THIS 3rd DAY OF MARCH, 2025

ADOPTED THIS 17th DAY OF MARCH, 2025



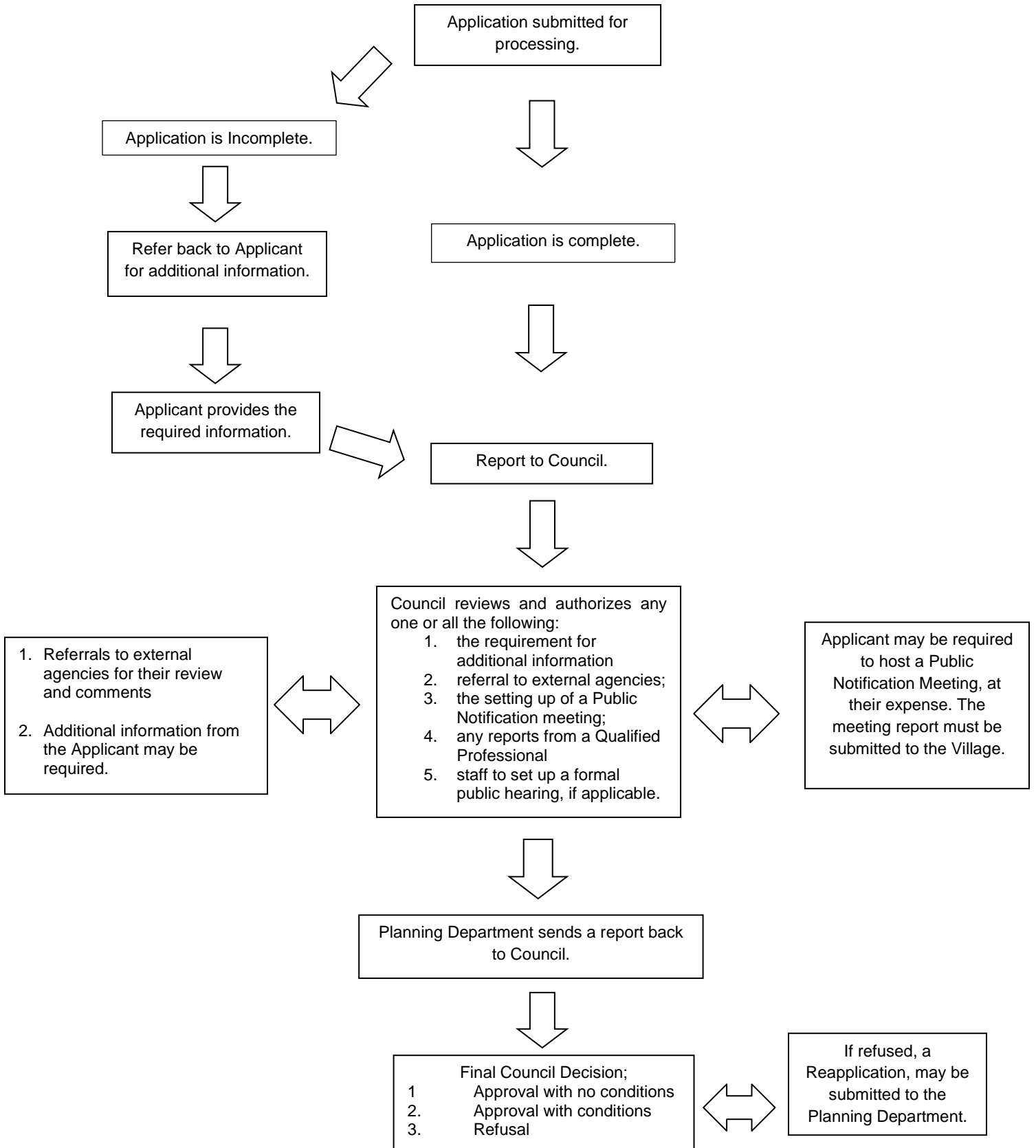
Fred Talen
Mayor



Amanda Graham
Corporate Officer

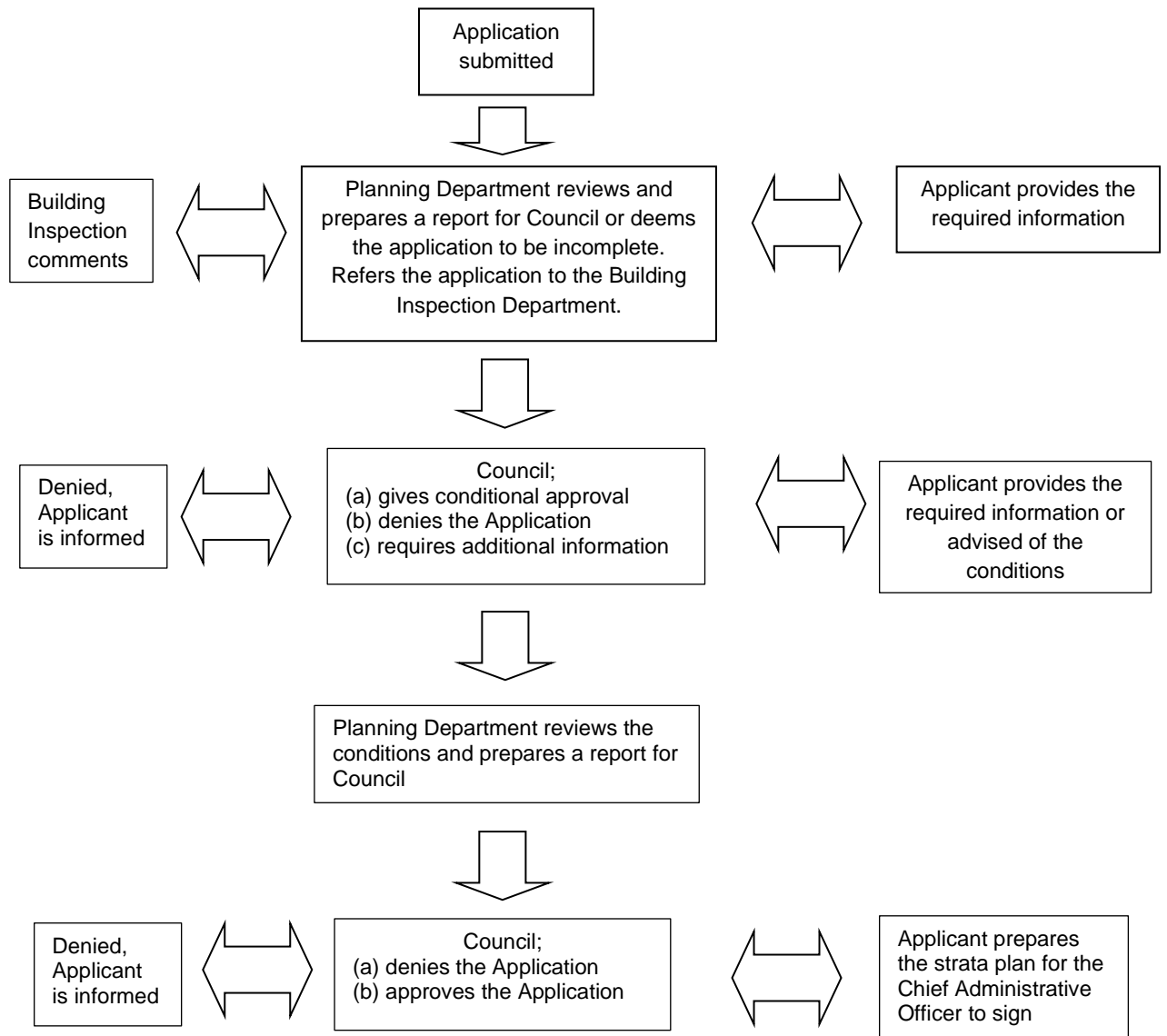
“SCHEDULE “A”

APPLICATION PROCESSING FLOWCHART




SCHEDULE "B"

BUILDING CONVERSION STRATA APPLICATION PROCESSING FLOWCHART



SCHEDULE "C"

DEVELOPMENT APPLICATION SIGN TEMPLATE

 <p>HARRISON HOT SPRINGS <i>Naturally Refreshed</i></p>	<h1>DEVELOPMENT PROPOSAL</h1>	ADDRESS FILE NO.
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PROPOSAL

MAP/RENDERING

FOR MORE INFORMATION: Contact the following for additional details	VILLAGE CONTACT	 604-796-2171
DEVELOPER CONTACT	VILLAGE OF HARRISON HOT SPRINGS	 info@harrisonhotsprings.ca
AGENT NAME:	 PO Box 160 495 Hot Springs Road Harrison Hot Springs, BC V0M 1K0	 www.harrisonhotsprings.ca
PHONE NUMBER:		
EMAIL:		

File No: 3360-20-Z03/25

Date: July 14, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Zoning Amendment Bylaw No. 1228, 2025 - 856 Hot Springs Road

RECOMMENDATIONS

THAT Zoning Amendment Bylaw No. 1228, 2025, be introduced and be given first reading; and

THAT Zoning Amendment Bylaw No. 1228, 2025, be given second reading; and

THAT staff be authorized to schedule a public hearing for Zoning Amendment Bylaw No.1228, 2025; and

THAT Zoning Amendment Bylaw No. 1228, 2025 be referred to the Village's Fire Department and the Ministry of Transportation and Transit.

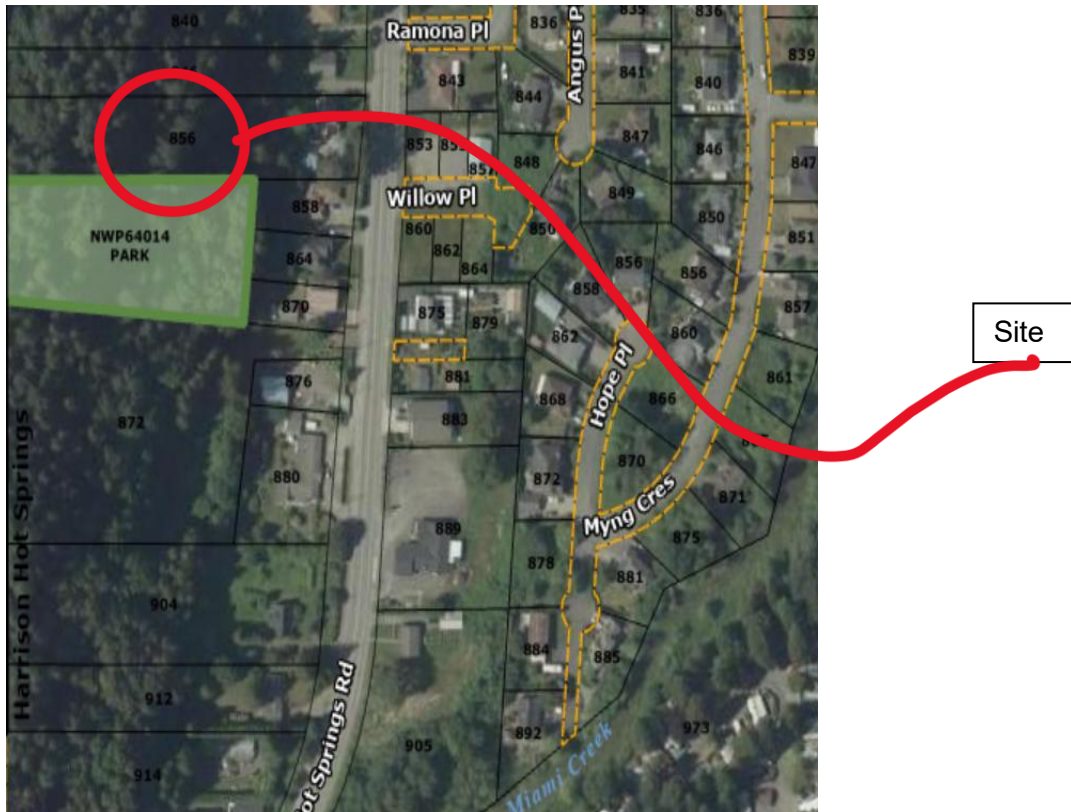
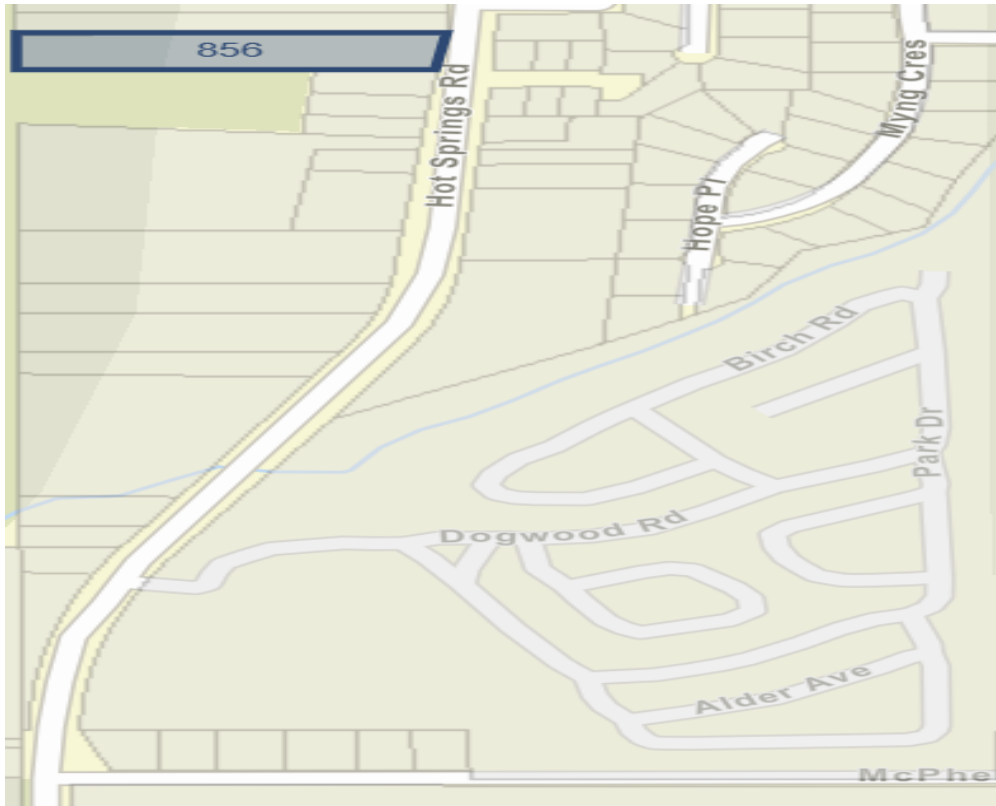
SUMMARY

This applicant is looking to rezone their Lot at 856 Hot Springs Road from R-2 (Residential 2 - Duplex) to C-2 (Neighbourhood Commercial).

BACKGROUND

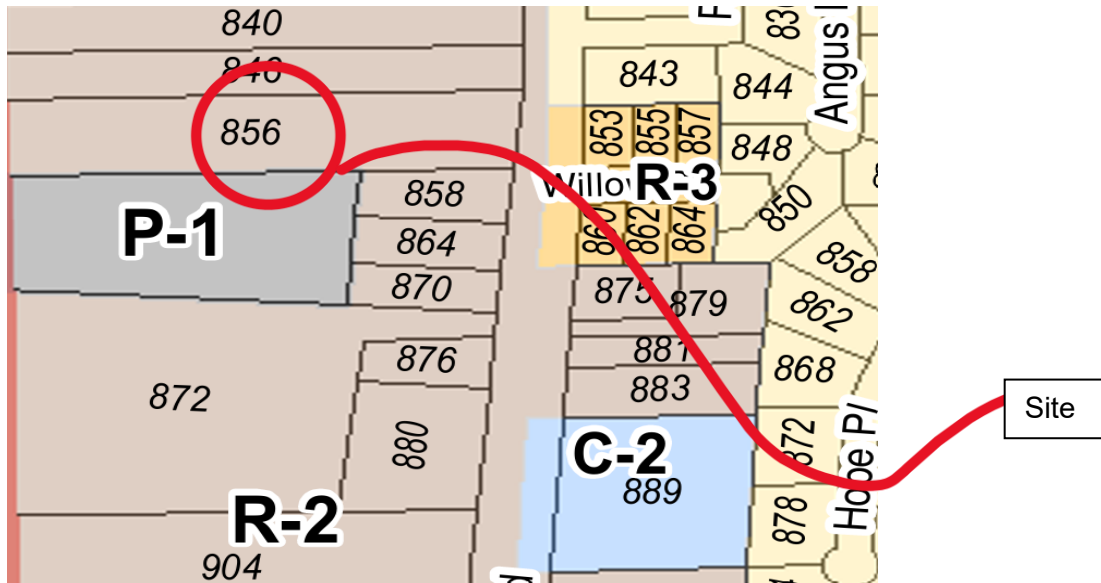
The application is required as the applicant wishes to set up a commercial operation to accommodate an Airbnb, a pottery studio, a tearoom, and a small store. The intent is to bring Chinese cultural elements to this property and proposed development.

Site Location, Zoning, and OCP Information



Zoning

The site is currently zoned R-2 (Residential 2 Duplex) and the immediate northern property adjacent is also Zoned R-2. The southern property boundary is adjacent to a parcel zoned R-2 and one zoned P-1 (Community). Across Hot Springs Road, the properties are zoned R1, R2, R3, and C2.



Looking in towards the property from Hot Springs Road

Located on this site is a single-family dwelling that was constructed in 1955 and is approximately 1.5 storeys in height. The site is fully serviced and is approximately 1.403 Ac (0.567 Ha, 5,677 M² or 61,114 ft²) in size.

Current Official Community Plan (OCP) Designation

As per the Village’s OCP Bylaw, the site is located within the area designated as Low Density Residential. The current designation does work for this type of use within this type of designation, as per 7.2 (f) which indicates the following:

- (f) Consider carefully designed neighbourhood commercial designation in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area.”

Page 35, Harrison Hot Springs OCP Bylaw No. 1184, 2022.

Development Permit Area

The site is also located with the Greenhouse Gas Emissions Development Permit Area, the Geotechnical Hazard area and the Interface Wildfire Development Permit Area. As there will be some renovations and additions to the building, we can implement the Development Permit requirements at either the Building Permit stage or as a condition of final approval of the Zoning Amendment Bylaw, if applicable.

DISCUSSION

There are no potential impacts from this suggested zoning change identified at this point.

On-site Parking

While no actual size of the Gross Floor Area (GFA) for the business portion has been identified within the application, the following regulations will be followed: 1 parking space per every 28M² of GFA of the business area, and 1 space for each Airbnb space. As per section 6.6 of the Zoning Bylaw, the applicant can secure the required parking spaces through the use of an Off-Site Parking Agreement. On their application, the applicant has indicated that they have a space for five cars in the front yard.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP Bylaw No. 1184, 2022
Zoning Bylaw No. 1115, 2017

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1228

**A bylaw to amend the Village of Harrison Hot Springs
Zoning Bylaw No. 1115, 2017**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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 Zoning Amendment Bylaw No. 1228, 2025**".

2. **MAP AMENDMENT**

That:

- (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1115, 2017 be amended by rezoning the lands, legally described as Lot 5, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 60104 (PID 002-353-989), shown in red on Schedule 1 of this Bylaw from **Residential 2 (Duplex) R-2** zone to **Neighborhood Commercial C-2**; and
- (b) The map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

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.

Ministry of Transportation and
Transit Approval provided on the _____ DAY OF _____, 2025.

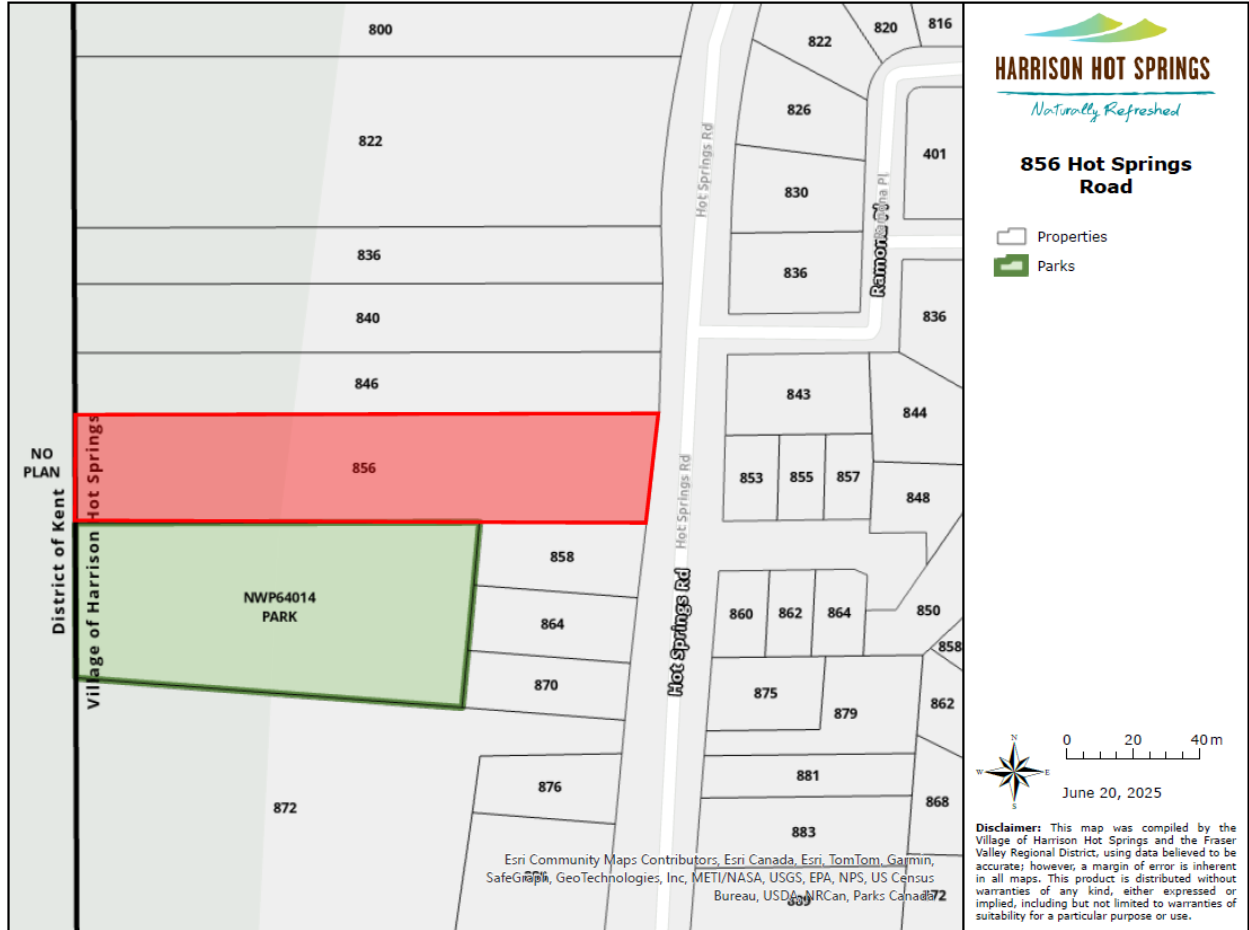
ADOPTED THIS _____ DAY OF _____, 2025.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

Schedule 1 Bylaw No. 1228, 2025



**VILLAGE OF HARRISON HOT SPRINGS
Regular Council Meeting Minutes**

DATE: Monday, July 14, 2025
TIME: 5:30 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

COUNCIL PRESENT: Deputy Mayor Michie Vidal
Councillor Leo Facio
Councillor Allan Jackson
Councillor Mark Schweinbenz

COUNCIL ABSENT: Mayor Fred Talen

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Director of Operations, Jace Hodgson
Community Services Manager, Christy Ovens
Communications & Community Engagement
Coordinator, Kalie Wiechmann
Planning Consultant, Ken Cossey
Corporate Clerk, Tyler Kafi

1. CALL TO ORDER

Deputy Mayor Vidal called the meeting to order at 5:30 p.m.

2. LAND ACKNOWLEDGEMENT

Deputy Mayor Vidal acknowledged the traditional territory of Sts'ailes.

3. PUBLIC HEARING (If required)

None.

4. INTRODUCTION OF LATE ITEMS

None.

5. APPROVAL OF THE AGENDA

Moved by Councillor Schweinbenz
Seconded by Councilor Jackson

THAT the agenda be approved.

CARRIED
RC-2025-07-01

6. DECLARATIONS OF CONFLICT OF INTEREST

None.

7. ADOPTION OF MINUTES

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the Special Pre-Closed Council Meeting Minutes of June 2, 2025, the Special Pre-Closed Council Meeting Minutes of June 16, the Regular Council Meeting Minutes of June 16, 2025, the Committee of the Whole Meeting Minutes of June 18, 2025, and the Special Pre-Closed Council Meeting Minutes of July 8, 2025 be adopted.

CARRIED
RC-2025-07-02

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

None.

10. CORRESPONDENCE

- (a) Letter dated June 12, 2025 from the City of Port Moody
Re: Certified UBCM Resolution – Supporting Housing Affordability Through Taxation
- (b) Email dated June 12, 2025 from Nadine Denis
Re: Wildfires and Evacuation Routes
- (c) Letter dated June 17, 2025 from the District of Coldstream
Re: Modernization of Wastewater Regulations – UBCM Resolution
- (d) Email dated June 20, 2025 from Lori Honey
Re: Closed Meetings and Memorial Hall
- (e) Letter dated June 20, 2025 from Battered Women’s Support Services (BWSS)
Re: Request to Discuss Public Safety
- (f) Letter dated July 2, 2025 from Minister of Housing and Municipal Affairs
Re: Response to Councillor Facio – Housing Needs

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT all correspondence be received.

CARRIED
RC-2025-07-03

11. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT staff reply to Battered Women's Support Services asking them to provide recommendations and inviting them to attend as a delegation.

Amendment moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT staff also be directed to write a letter to MP Vis encouraging stronger sentencing and greater protection for women.

CARRIED
RC-2025-07-04

Council voted on the main motion as amended.

CARRIED
RC-2025-07-05

12. REPORTS FROM COUNCILLORS

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report
- Reported on the July 1, 2025 Canada Day Parade
- Reported on the July 8 and 9, 2025 Communities in Bloom Judges' Tour

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors
 - Attended the Annual General Meeting on June 23, 2025
- Attended the July 1, 2025 Canada Day events
- Attended the July 8 and 9, 2025 Communities in Bloom Judges' Tour
- Attended a Lets'emot C2C meeting on July 9, 2025
- Reported that Councillor Facio was awarded the King Charles III Coronation medal on June 25, 2025 and congratulated him on his years of service

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on June 26, 2025
 - Attended a Regional and Corporate Services Committee meeting on July 10, 2025
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended a zoom meeting with Accessible BC on June 26, 2025
- Attended the July 8 and 9, 2025 Communities in Bloom Judges' Tour
- Attended the opening reception for the Festival of the Arts on July 11, 2025

13. REPORTS FROM MAYOR

- Reported on a presentation on fraud for seniors hosted by the RCMP on June 17, 2025
- Attended an Agassiz-Harrison Healthy Communities meeting on June 19, 2025
- Reported on the King Charles III Coronation Medal awarded to Councillor Facio for over 30 years' service to the community
- Reported on the opening ceremony of Sasquatch Days on June 28, 2025
- Attended the July 1, 2025 Canada Day events
- Attended the July 8 and 9, 2025 Communities in Bloom Judges' Tour
- Reported on the Festival of the Arts
- Attended the 100th anniversary of the Agassiz Legion on July 12, 2025

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

- (a) Age-Friendly Committee Meeting Minutes of May 15, 2025
- (b) Communities in Bloom Committee Meeting Minutes of May 22, 2025
- (c) Environmental Advisory Committee Meeting Minutes of June 4, 2025

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the adopted Committee Meeting Minutes be received for information.

CARRIED
RC-2025-07-06

- (d) Report of Corporate Officer dated July 14, 2025
Re: Report from Environmental Advisory Committee

Moved by Councillor Jackson
Seconded by Councilor Schweinbenz

THAT Council approve the following recommendation from the Environmental Advisory Committee:

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
RC-2025-07-07

- (e) Report of Corporate Officer dated July 14, 2025
Re: Committee of the Whole Recommendations

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Council adopt the report of the Committee of the Whole.

CARRIED
RC-2025-07-08

15. REPORTS FROM STAFF

- (a) Report of Chief Administrative Officer dated July 14, 2025
Re: CAO 2025 Second Quarter Update

Moved by Councillor Facio
Seconded by Councilor Schweinbenz

THAT the Chief Administrative Officer's 2025 Second Quarter Update report dated July 14, 2025 be received for information.

CARRIED
RC-2025-07-09

- (b) Report of Corporate Officer dated July 14, 2025
Re: Downloading Costs on Municipalities

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT the Corporate Officer's report dated July 14, 2025 regarding Downloading Costs on Municipalities be received for information.

CARRIED
RC-2025-07-10

- (c) Report of Corporate Officer dated July 14, 2025
Re: Relocation of the Public Works Yard

Moved by Councillor Facio

Seconded by Councillor Jackson

THAT staff be authorized to submit an application for an Investigative Use License to the Province for the land described as that part of the East ½ of the South East ¼ of Section 12, Township 4, Range 29, West of the 6th Meridian, New Westminster District that is not part of the Harrison Recreation Site to pursue the possibility of moving the Village's Public Works Yard to that location.

CARRIED
RC-2025-07-11

- (d) Report of Community Services Manager dated July 14, 2025
Re: Village Office Exterior

Moved by Councillor Jackson
Seconded by Councilor Schweinbenz

THAT Council issue a Heritage Alteration Permit pursuant to section 617 of the *Local Government Act* to the Village of Harrison Hot Springs to remove and replace the existing siding and soffits, and to supply and install new exterior stairs and aluminum railing at the Village Office located at 495 Hot Springs Road, legally described as Lot 8, Block 2 of Fractional Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 9786; and

THAT changes to the exterior of the Village Office be completed with a focus on increasing wildfire resiliency through FireSmart principles; and

THAT staff be authorized to increase the Capital Expenditures - Village Office Renovations budget for 2025 by an additional \$20,000 to be funded by the FireSmart grant, to complete the exterior office renovations to FireSmart standards.

CARRIED
RC-2025-07-12

16. BYLAWS

- (a) Report of Planning Consultant dated July 14, 2025
Re: 442 Lillooet Ave – Rezoning/Redesignation Amendments

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT Council not approve the full C1 commercial uses at 442 Lillooet Avenue, due to the following concerns:

- (a) On-site parking and access to the site is currently by the use of an easement;
- (b) Potential changes to the neighbourhood dynamics; and
- (c) The site is serviced for residential purposes and not for large scale commercial uses.

NOT VOTED ON

Prior to voting on the motion, the applicant who was present in the gallery was invited to speak to the application and clarify the proposed commercial uses of the property.

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the application be referred back to staff to work with the applicant and bring an updated report to Council.

CARRIED
RC-2025-07-13

- (b) Report of Planning Consultant dated July 14, 2025
Re: Zoning Amendment Bylaw No. 1228, 2025 – 856 Hot Springs Road

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT Zoning Amendment Bylaw No. 1228, 2025, be introduced and given first reading.

CARRIED
RC-2025-07-14

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT Zoning Amendment Bylaw No. 1228, 2025, be given second reading; and

THAT staff be authorized to schedule a public hearing for Zoning Amendment Bylaw No.1228, 2025; and

THAT Zoning Amendment Bylaw No. 1228, 2025 be referred to the Village's Fire Department and the Ministry of Transportation and Transit.

CARRIED
RC-2025-07-15

17. NEW BUSINESS

- (a) New Business from Councillor Vidal
Re: Commissioned Art

Moved by Councillor Facio
Seconded by Councillor Jackson

WHEREAS the Village of Harrison Hot Springs is committed to advancing reconciliation with our neighboring community Sts'ailes;

AND WHEREAS art is a meaningful way to contribute to reconciliation, restorative justice and community building;

THEREFORE BE IT RESOLVED THAT Council direct staff to engage elders incarcerated in Mountain Institution to explore the feasibility of commissioning a piece of art work created by a Sts'ailes inmate;

AND THAT staff report back to Council with recommendations including a proposed location and estimated costs.

CARRIED
RC-2025-07-16

18. NOTICES OF MOTION

- (a) Notice of Motion from Councillor Schweinbenz
Re: EV Charging Stations and Pay Parking

WHEREAS the Village Bylaw No. 1191, 2023 outlines parking rates at certain times of the day at designated pay parking areas, with free parking available during the evening; and

WHEREAS residents who use the Village supplied EV charging stations are charged \$5.00 (the maximum parking rate) plus \$2.00 (the cost for Hydro Power), totalling \$7.00 each hour at all hours of the day;

THEREFORE IT BE RESOLVED THAT Council direct staff to investigate EV charging rates which both encourage the uses of EVs and are economical for the Village to operate on a cost recovery basis.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

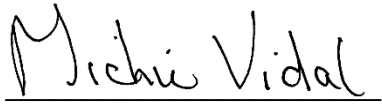
Questions from the public were entertained.

20. ADJOURNMENT

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT the meeting be adjourned at 7:53 p.m.

CARRIED
RC-2025-07-17



Michie Vidal
Deputy Mayor



Amanda Graham
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1228

A bylaw to amend the Village of Harrison Hot Springs
Zoning Bylaw No. 1115, 2017

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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 Zoning Amendment Bylaw No. 1228, 2025".

2. MAP AMENDMENT

That:

- (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1115, 2017 be amended by rezoning the lands, legally described as Lot 5, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 60104 (PID 002-353-989), shown in red on Schedule 1 of this Bylaw from Residential 2 (Duplex) R-2 zone to Neighborhood Commercial C-2; and
(b) The map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS 14th DAY OF JULY 2025.

READ A SECOND TIME THIS 14th DAY OF JULY 2025.

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

READ A THIRD TIME THIS _____ DAY OF _____, 2025.

Ministry of Transportation and Transit Approval provided on the _____ DAY OF _____, 2025.

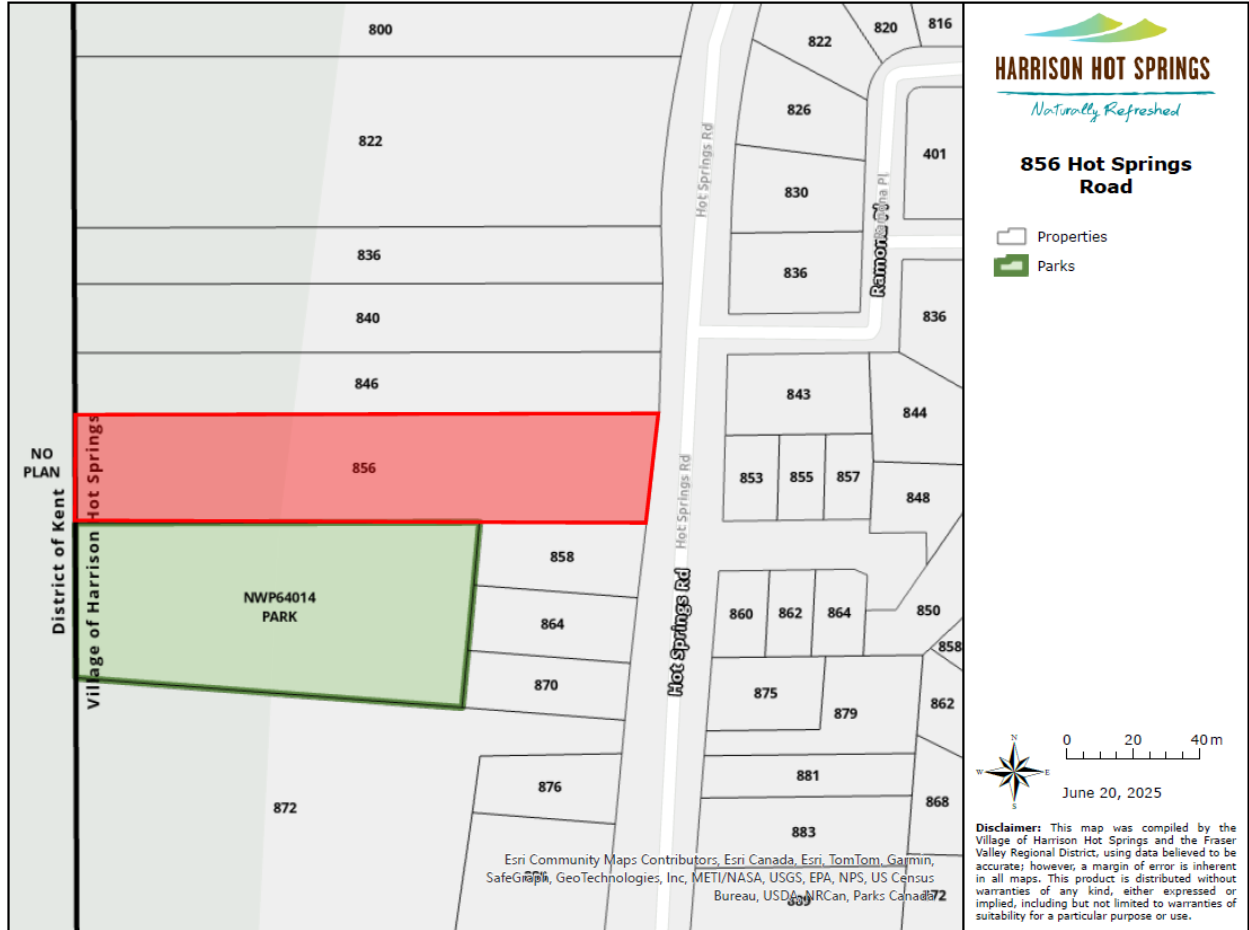
ADOPTED THIS _____ DAY OF _____, 2025.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

Schedule 1 Bylaw No. 1228, 2025



Date: July 18, 2025

File No: 3360-20-Z01/25

Your File: 2025-01885

Via email to: Jon.Crump@gov.bc.ca

Attention: Jon Crump
Development Services Officer, Chilliwack Area
Ministry of Transportation and Transit
45890 Victoria Avenue, Chilliwack, BC V2P 2T1

Dear Jon Crump:

Subject: Proposed Rezoning Application – 856 Hot Springs Road

The Village of Harrison Hot Springs received an application to rezone 856 Hot Springs Road from R-2 (Duplex) to C-2 (Neighbourhood Commercial). The intent of Zoning Amendment Bylaw No. 1228, 2025 is to facilitate a commercial operation including an Airbnb, a pottery studio, a tearoom and a small store at this location.

At the July 14, 2025 Regular Council Meeting, Council resolved to refer this rezoning application to the Ministry of Transportation and Transit for comment.

Please find enclosed a copy of our Planning Consultant, Ken Cossey's, report to Council and a copy of the draft Zoning Amendment Bylaw No. 1228, 2025. If you have any questions or wish to discuss this application further, please contact our Ken Cossey directly at planning@harrisonhotsprings.ca.

Sincerely,



Amanda Graham
Corporate Officer

Enclosures: 1. Planning Consultant Report to Council dated July 14, 2025
2. Draft Zoning Amendment Bylaw No. 1228, 2025

File No: 3360-20-Z03/25

Date: July 14, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Zoning Amendment Bylaw No. 1228, 2025 - 856 Hot Springs Road

RECOMMENDATIONS

THAT Zoning Amendment Bylaw No. 1228, 2025, be introduced and be given first reading; and

THAT Zoning Amendment Bylaw No. 1228, 2025, be given second reading; and

THAT staff be authorized to schedule a public hearing for Zoning Amendment Bylaw No.1228, 2025; and

THAT Zoning Amendment Bylaw No. 1228, 2025 be referred to the Village's Fire Department and the Ministry of Transportation and Transit.

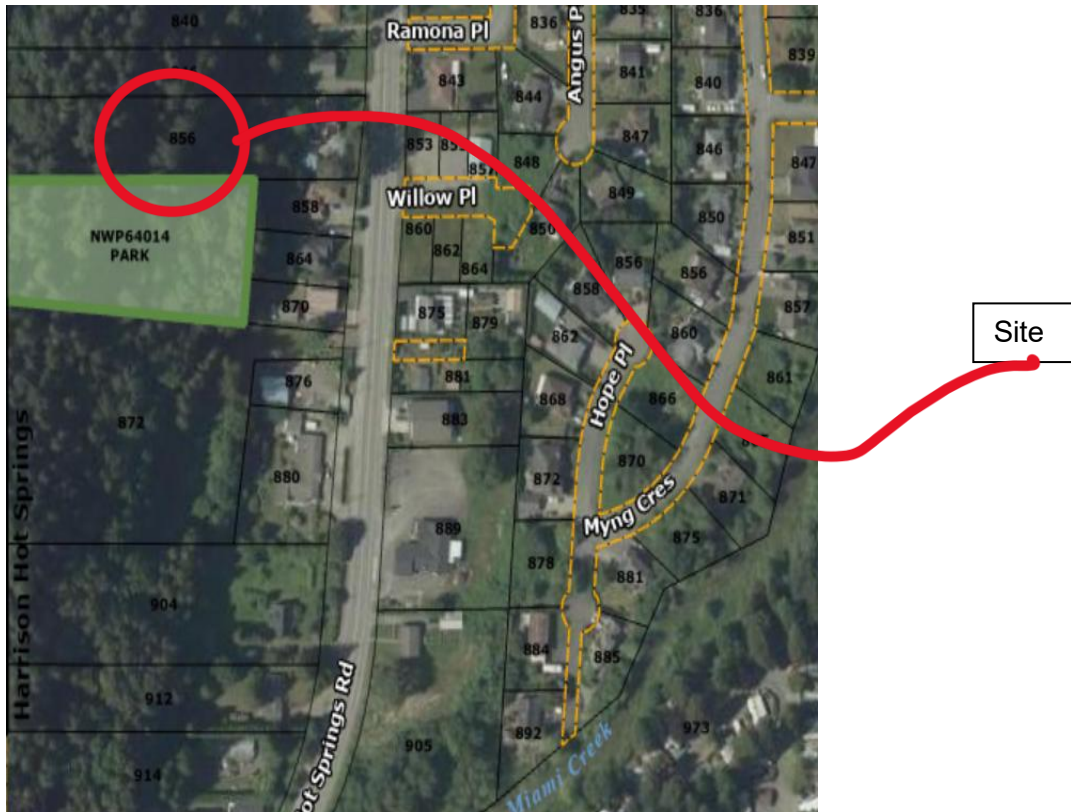
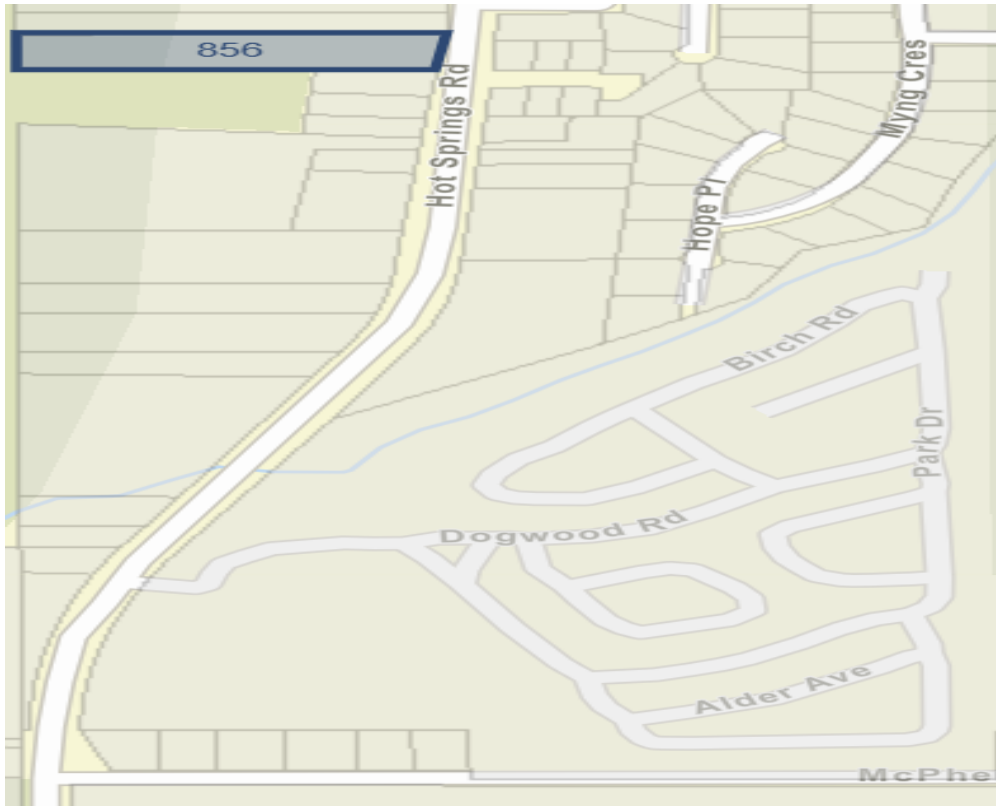
SUMMARY

This applicant is looking to rezone their Lot at 856 Hot Springs Road from R-2 (Residential 2 - Duplex) to C-2 (Neighbourhood Commercial).

BACKGROUND

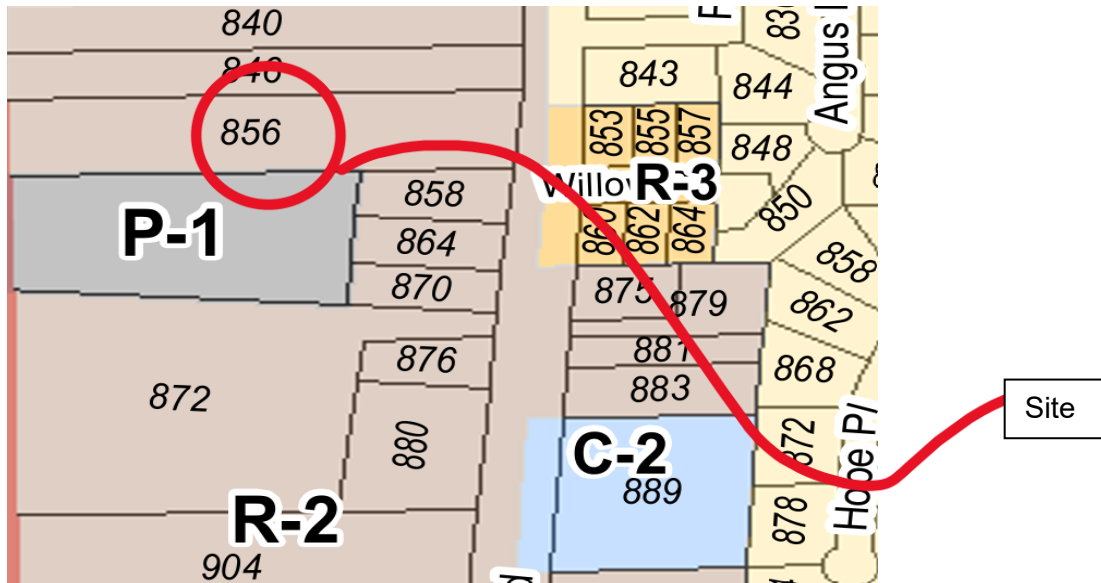
The application is required as the applicant wishes to set up a commercial operation to accommodate an Airbnb, a pottery studio, a tearoom, and a small store. The intent is to bring Chinese cultural elements to this property and proposed development.

Site Location, Zoning, and OCP Information



Zoning

The site is currently zoned R-2 (Residential 2 Duplex) and the immediate northern property adjacent is also Zoned R-2. The southern property boundary is adjacent to a parcel zoned R-2 and one zoned P-1 (Community). Across Hot Springs Road, the properties are zoned R1, R2, R3, and C2.



Looking in towards the property from Hot Springs Road

Located on this site is a single-family dwelling that was constructed in 1955 and is approximately 1.5 storeys in height. The site is fully serviced and is approximately 1.403 Ac (0.567 Ha, 5,677 M² or 61,114 ft²) in size.

Current Official Community Plan (OCP) Designation

As per the Village’s OCP Bylaw, the site is located within the area designated as Low Density Residential. The current designation does work for this type of use within this type of designation, as per 7.2 (f) which indicates the following:

- (f) Consider carefully designed neighbourhood commercial designation in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area.”

Page 35, Harrison Hot Springs OCP Bylaw No. 1184, 2022.

Development Permit Area

The site is also located with the Greenhouse Gas Emissions Development Permit Area, the Geotechnical Hazard area and the Interface Wildfire Development Permit Area. As there will be some renovations and additions to the building, we can implement the Development Permit requirements at either the Building Permit stage or as a condition of final approval of the Zoning Amendment Bylaw, if applicable.

DISCUSSION

There are no potential impacts from this suggested zoning change identified at this point.

On-site Parking

While no actual size of the Gross Floor Area (GFA) for the business portion has been identified within the application, the following regulations will be followed: 1 parking space per every 28M² of GFA of the business area, and 1 space for each Airbnb space. As per section 6.6 of the Zoning Bylaw, the applicant can secure the required parking spaces through the use of an Off-Site Parking Agreement. On their application, the applicant has indicated that they have a space for five cars in the front yard.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

OCP Bylaw No. 1184, 2022
Zoning Bylaw No. 1115, 2017

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1228

**A bylaw to amend the Village of Harrison Hot Springs
Zoning Bylaw No. 1115, 2017**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1228, 2025**".

2. **MAP AMENDMENT**

That:

- (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1115, 2017 be amended by rezoning the lands, legally described as Lot 5, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 60104 (PID 002-353-989), shown in red on Schedule 1 of this Bylaw from **Residential 2 (Duplex) R-2** zone to **Neighborhood Commercial C-2**; and
- (b) The map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

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.

Ministry of Transportation and
Transit Approval provided on the _____ DAY OF _____, 2025.

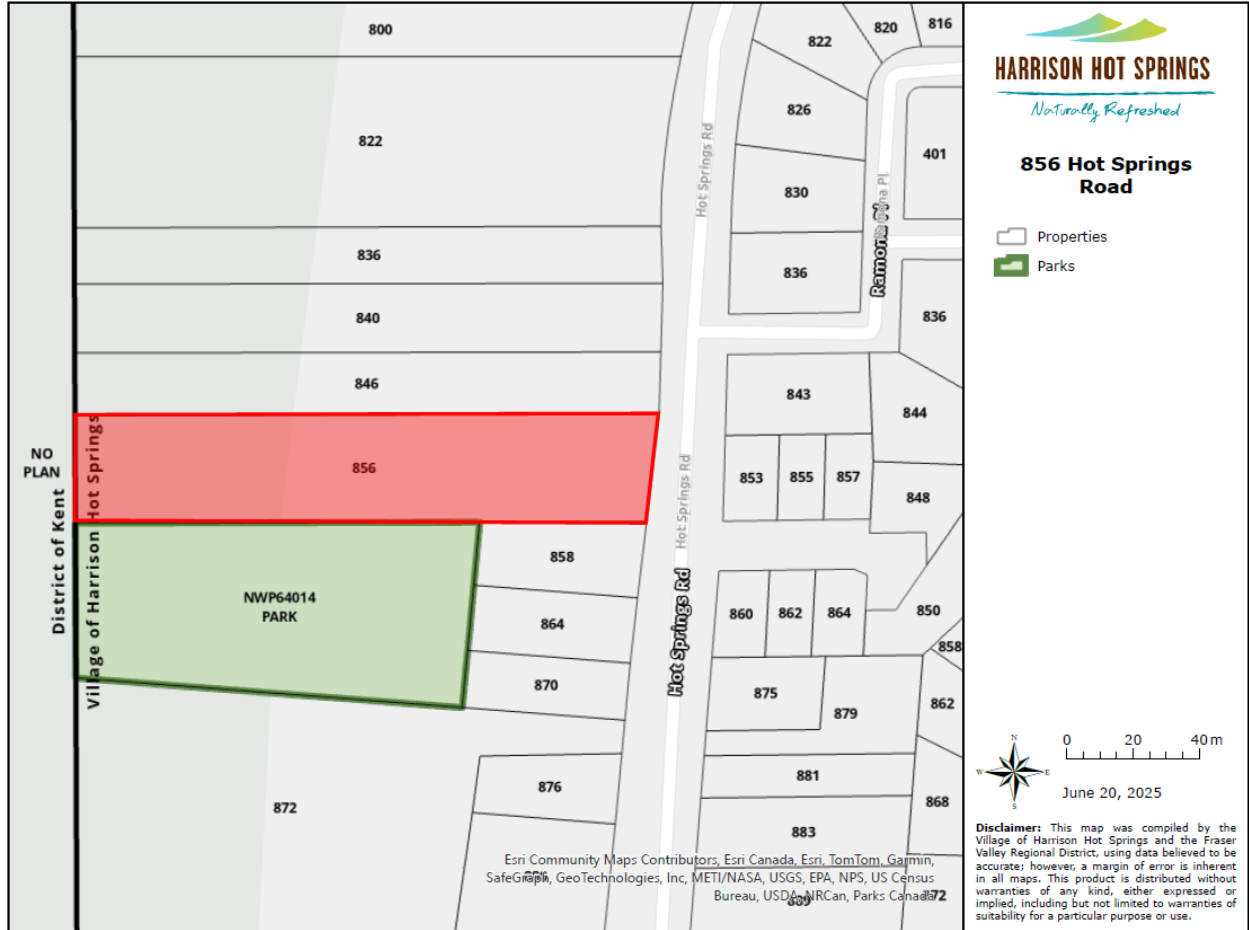
ADOPTED THIS _____ DAY OF _____, 2025.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

DRAFT

Schedule 1 Bylaw No. 1228, 2025



From: Crump, Jon TT:EX <Jon.Crump@gov.bc.ca>
Sent: August 19, 2025 8:23 AM
To: Jianming <j68511699@gmail.com>
Cc: Ken Cossey <Planning@harrisonhotsprings.ca>; Amanda Graham <agraham@harrisonhotsprings.ca>
Subject: RE: 856 Hot Springs Road, Harrison Hot Springs - Rezoning Plan BC MoTI edas File: 2025-03434

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Hi Jian,

The Ministry of Transportation and Transit has no further concerns. The rezoning is supported. I'll issue an access permit and forward to you.

Thanks,

Jon Crump

Development Services Officer, Chilliwack Area
Ministry of Transportation and Transit
45890 Victoria Ave. Chilliwack BC V2P 2T1
604-798-0891

From: Jianming <j68511699@gmail.com>
Sent: Monday, August 18, 2025 9:04 PM
To: Crump, Jon TT:EX <Jon.Crump@gov.bc.ca>
Cc: Ken Cossey <Planning@harrisonhotsprings.ca>; Amanda Graham <agraham@harrisonhotsprings.ca>
Subject: 856 Hot Springs Road, Harrison Hot Springs - Rezoning Plan

You don't often get email from j68511699@gmail.com. [Learn why this is important](#)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Dear Jon,

I am the owner of the property at 856 Hot Spring road. Thank you for your review and feedback regarding our rezoning application.

In response to your requirements, we have revised and prepared the following documents, which are attached for your review:

- Updated Site Plan
- Frontage Plan showing parking, ingress/egress, and throat length
- Drainage Plan for the property frontage, including measures to ensure drainage does not spill onto the highway and to accommodate future frontage and pedestrian improvements

We hope these revised plans address the concerns raised and meet the Ministry's requirements. Please let us know if any further information or adjustments are needed.

We appreciate your guidance and support throughout this process and look forward to your feedback.

Best regards,
Jian Ming Xu
856 Hot Springs Road, Harrison Hot Springs. BC. V0M 1K0
P.O.Box:1047
T:604-787-7634
[Mail:j68511699@gmail.com](mailto:j68511699@gmail.com)

From: Amanda Graham agraham@harrisonhotsprings.ca
Sent: July 25, 2025 2:12 PM
To: Jianming j68511699@gmail.com
Cc: Ken Cossey Planning@harrisonhotsprings.ca; Tyler Kafi Admin@harrisonhotsprings.ca; Tyson Koch tkoch@harrisonhotsprings.ca
Subject: FW: 856 Hot Springs Road, Harrison Hot Springs - Rezoning - MOTT File 2025-03434

Hello Jian Ming,

As part of your rezoning application process, your application was sent to the Ministry of Transportation and Transit who reviewed the proposal and responded below outlining a number of requirements that they have given that you are applying for a commercial zone. Please contact the Ministry directly to determine how to proceed with their requirements – please note that their requirements are separate from any Village requirements as part of this process. In the meantime, we plan to proceed with your Public Hearing at the September 8, 2025 Regular Council Meeting starting at 5:30 p.m. to be held at Memorial Hall, 290 Esplanade Avenue. Please confirm whether you are available that day. During the hearing, you can speak to your application and present your proposal – you are welcome to use PowerPoint or bring any other presentation materials.

Thank you,
Amanda

Amanda Graham
Corporate Officer
Village of Harrison Hot Springs
Resort Municipality
T: 604-796-2171
W: harrisonhotsprings.ca
P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0



From: Crump, Jon TT:EX

Sent: July 22, 2025 9:34 AM

To: Amanda Graham ; Ken Cossey

Subject: RE: 856 Hot Springs Road, Harrison Hot Springs - Rezoning - MOTT File 2025-03434

Caution! This message was sent from outside your organization.

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Hi Amanda and Ken,

Although I have no concerns for the proposed zoning in principal, as it is a commercial proposal, the applicant is required to provide a site plan and frontage plan showing sufficient parking and ingress/egress to determine if there is sufficient parking and throat length to allow unobstructed access to the site.

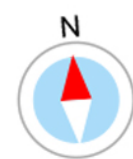
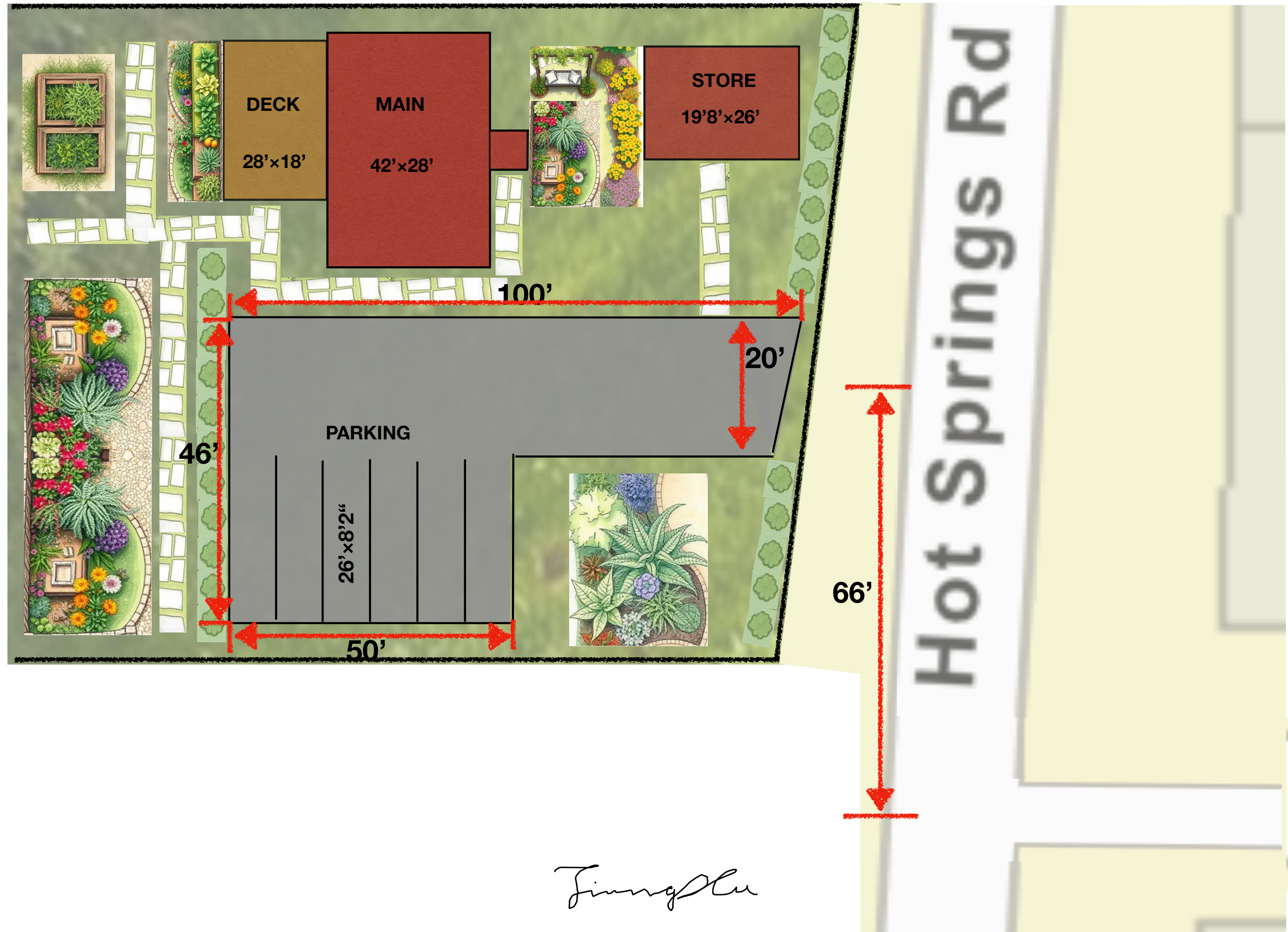
I will also need a drainage plan showing what is planned for the frontage of the property to ensure that site drainage does not spill onto the highway along with the future frontage and pedestrian accomodations.

If you or the owner have any questions, please feel free to reach out.

Take care,

Jon Crump
Development Services Officer, Chilliwack Area
Ministry of Transportation and Transit
45890 Victoria Ave. Chilliwack BC V2P 2T1
604-798-0891

Site Plan & Frontage Plan

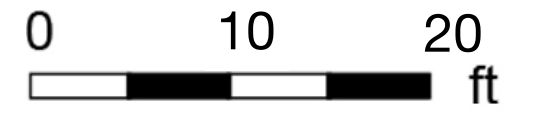
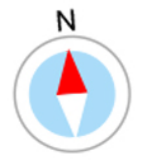
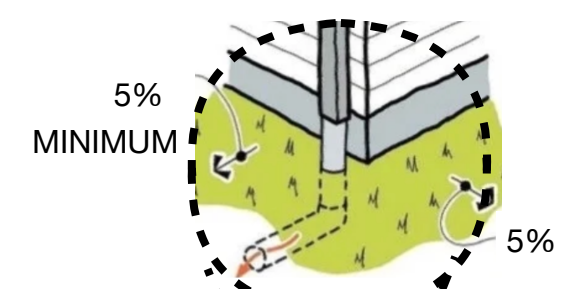


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ft

All dimensions & floor plan must be considered approximate & subject to independent verification. Outdoor measurements may be less accurate than indoor measurements and their accuracy is not guaranteed.

Junglu

DRAINAGE PLAN



2% MINIMUM SLOPE

2% MINIMUM SLOPE



SHEET FLOW

Jimmy Xu

All dimensions & floor plan must be considered approximate & subject to independent verification. Outdoor measurements may be less accurate than indoor measurements and their accuracy is not guaranteed.

From: Curtis Genest
Sent: July 23, 2025 9:43 PM
To: Amanda Graham
Cc: Ken Cossey
Subject: Re: 856 Hot Springs Road - Rezoning Application

Hi Amanda

After review of this purposed rezoning application located at 856 Hot Springs Road, I believe that input from the fire department at this time is not necessary. Once the proposed building drawings have been obtain, the fire department can make a true assessment of the application.

Thank you

Curtis

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Curtis Genest

Fire Chief

Village of Harrison Hot Springs
Resort Municipality

T: 604-796-9966

W: harrisonhotsprings.ca

P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0



From: Amanda Graham <agraham@harrisonhotsprings.ca>

Sent: Friday, July 18, 2025 10:34

To: Curtis Genest <FireChief@harrisonhotsprings.ca>

Cc: Ken Cossey <Planning@harrisonhotsprings.ca>

Subject: 856 Hot Springs Road - Rezoning Application

Good morning Curtis,

Please see attached correspondence.

Thank you,
Amanda

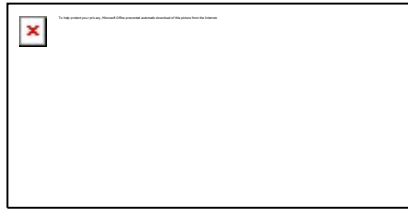
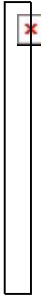
Amanda Graham
Corporate Officer

Village of Harrison Hot Springs
Resort Municipality

T: 604-796-2171

W: harrisonhotsprings.ca

P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0



NOTICE OF PUBLIC HEARING

REZONING – 856 HOT SPRINGS ROAD

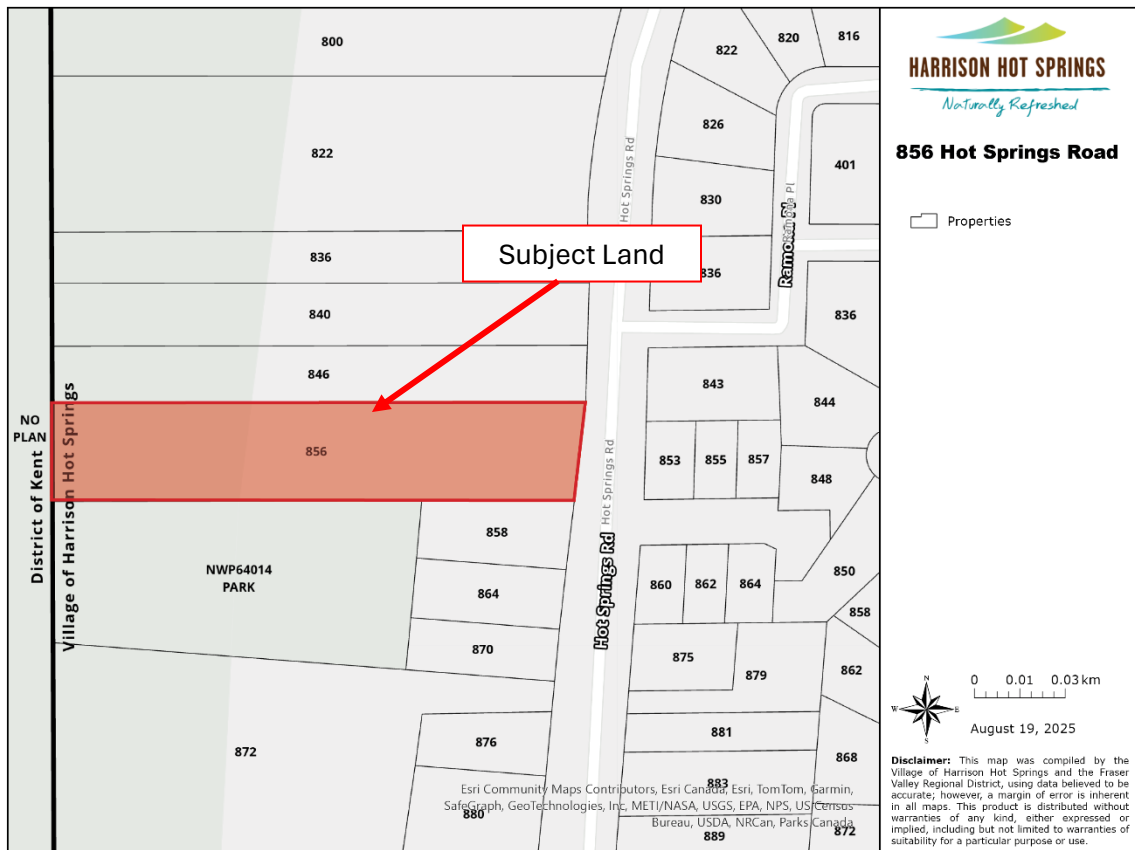
Monday, September 8, 2025 at 5:30 p.m.
Memorial Hall, 290 Esplanade Avenue, Harrison Hot Springs, BC

TAKE NOTICE that the Council of the Village of Harison Hot Springs will hold a Public Hearing pursuant to Section 464 of the **Local Government Act** of British Columbia, as noted above, on the following item:

ZONING AMENDMENT BYLAW NO.1228, 2025

Property: 856 Hot Springs Road, Harrison Hot Springs, BC, legally described as Lot 5, Section 12, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 60104, PID: 002-353-989

Purpose: The bylaw proposes an amendment to Zoning Bylaw No. 1115, 2017 to change the current zoning for the above property from R-2 (Duplex) to C-2 (Neighbourhood Commercial)



All persons who believe their interest in property is affected by the proposed application will be given a reasonable opportunity to be heard. Please note that the opinions you express orally and any presentations you submit will form a part of the public record.

You may indicate your support or opposition to the proposed bylaws in one of the following ways:

- Forward written submissions by email to info@harrisonhotsprings.ca with PUBLIC HEARING COMMENTS in the subject line or deliver to the Village Office at PO Box 160, Harrison Hot Springs, BC V0M 1K0. All written submissions must be received by **4:00 pm on Monday, September 8, 2025**
- Attend the meeting and provide an oral submission in person
- Attend through a Zoom link – Meeting ID: 861 3626 7505

Relevant documents, the proposed bylaw, and information about this application will be published and available for public inspection on the Village’s website at www.harrisonhotsprings.ca or at the Village Office located at 495 Hot Springs Road, Harrison Hot Springs, during business hours Monday – Friday, 8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:30 p.m.

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

For more information, please contact Ken Cossey, Planning Consultant at **604-796-2171** or by email planning@harrisonhotsprings.ca

From: Norm Olynuk
Sent: September 4, 2025 11:56 AM
To: Vivian Li <info@harrisonhotsprings.ca>
Subject: PUBLIC HEARING COMMENTS

In reference to property @ 856 hot springs road.

I am AGAINST proposed zoning change on this property.

Needs to stay residential.

My address is 864 Willow place.

Regards,
Norm Olynuk

From: alana hamilton
Sent: September 4, 2025 12:04 PM
To: Vivian Li <info@harrisonhotsprings.ca>
Subject: Public hearing comments

In reference to property @ 856 hot springs road.

I am AGAINST proposed zoning change on this property. This is a residential neighborhood, and it should stay that way.

My address is 864 Willow place.

Regards

Alana.

From: Ingrid T
Sent: September 5, 2025 4:49 PM
To: Vivian Li <info@harrisonhotsprings.ca>
Subject: Re: Zoning Amendment bylaw no1228,2025

I am writing to express my concern about the rezoning bylaw as stated in the subject line of this email.

I am concerned for other businesses in our town that will be affected by this proposal. We already have a tea house and a pottery (Karen's Tea House)/ceramics store(KoKo-Lu Painting), a small store (again in competition with the store on Esplanade) and AirBnB's in our village.

Please correct me if I am wrong but we have multiple vacation home/AirBnB's in Harrison as well as under utilized hotels.

I also feel that knowing the struggles that the Tea House started with as well as the new ceramics store we have that I don't see open very often even this summer, how the application for rezoning will make a difference to whomever is applying for this.

Also, given that we already have road congestion and possible commercial potential at The Front (again correct me if I am wrong as this has been from discussions with other residents) how can the village contemplate duplicate businesses when the other businesses in this town struggle during the off season.

At this time, I believe the village needs to do more research regarding our existing businesses before it approves this amendment.

Thank you for considering my concerns with this issue
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