

Village Of Harrison Hot Springs OCP Bylaw No. 1229, 2025

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PRESENTATION FORMAT

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



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

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.



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



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



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



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



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

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)

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

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)



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



QUESTIONS

