HARRISON HOT SPRINGS

Naturally Refreshed

PUBLIC INFORMATION **PACKAGE**

Official Community Plan Amendment Bylaw No. 1229

Public Hearing

Tuesday, October 7, 2025
5:00 P.M.

HARRISON HOT SPRINGS
Naturally Refreshed

Official Community Plan Amendment

Bylaw No. 1229, 2025

TABLE OF CONTENTS

1. Village of Harrison Hot Springs Housing Needs Report dated February 19, 2025
2. Approved Official Community Plan & Zoning Bylaw Consultation Plan Report to Council dated June 2, 2025
3. June 2, 2025 Regular Council Meeting Minutes
4. Report of Planning Consultant dated June 16, 2025
5. June 16, 2025 Regular Council Meeting Minutes
6. Report of Planning Consultant dated August 11, 2025
7. PowerPoint Presentation re: Official Community Plan Amendment Bylaw No. 1229, 2025 dated August 11, 2025
8. August 11, 2025 Regular Council Meeting Minutes
9. Report of Planning Consultant to the Advisory Planning Commission dated August 26, 2025
10. PowerPoint Presentation re: Official Community Plan Amendment Bylaw No. 1229, 2025 dated August 26, 2025
11. Draft September 3, 2025 Environmental Committee Meeting Minutes
12. Official Community Plan Story Boards from the Open House on September 3, 2025
13. Draft September 9, 2025 Advisory Planning Commission Minutes
14. Notice of Public Hearing Notice dated September 29, 2025
15. Consultation Correspondence
16. Public Submissions

HARRISON HOT SPRINGS

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VILLAGE OF HARRISON HOT SPRINGS

INTERIM HOUSING NEEDS REPORT, 2025

LIST OF CONTENTS

Chapter 1: Background — **01 - 03**

1.1 An overview of Housing Needs Report — 01
1.2 Interim Housing Needs Reports — 02
1.3 The Housing Needs Method — 02
1.4 Data Sources — 03

Chapter 2: Community Profile — **04 - 06**

2.1 Location — 04
2.2 Demography — 04-05
2.2.1 Total Population — 04
2.2.2 Age- Sex Composition — 05
2.3 Economy — 05-06
2.3.1 Employment Status — 05
2.3.2 Income of individuals in 2020 — 06

Chapter 3: Existing Housing Stock — **07 - 09**

3.1 Population — 07
3.2 Housing Stock and Housing Type — 07
3.3 Household Size — 08
3.4 Estimated Housing Need — 08
3.3 Household Size — 09

Chapter 4: Transportation Infrastructure — **10 - 13**

4.1 Existing Transport Infrastructure — 10
4.2 Transportation Infrastructure Initiatives — 11-12
4.2.1 Road, Bridge, and Active Transportation Master Plan, 2019 — 11
4.2.2 Active Transportation — 12
4.3 Statement Regarding the Location of Housing in Proximity to Transportation Infrastructure — 13

Chapter 5: Actions Taken to Address Housing Needs — **14 - 15**

5.1 Housing Needs Report 2019 — 14
5.2 Actions Taken Since the 2019 Housing Needs Report — 15

Chapter 6: Next Steps — **16**

References — **17**

LIST OF TABLES

Table 1: HNR Method Data Sources 03
Table 2 : Employment Data 05
Table 3: Median Income of 2020 06
Table 4: Village of Harrison Hot Springs Population, 2016 and 2021 07
Table 5:Occupied private dwellings by structural type of dwellings 07
Table 6: Private households by household size 08
Table 7: Five-year and Twenty-year housing need 09
Table 8: Transportation Infrastructure 10
Table 9: Active Transportation 13
Table 10: Highlights of Housing Needs Report 14
Table 11: Private households by household size 18
Table 12: Total number and proportion of owners with a mortgage and renter households 18
Table 13: Estimated total of owners with a mortgage and renter households in ECHN in 2021 19
Table 14: Estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need 19
Table 15 : Owner and renter households in 2006 by age of the primary household maintainer 20
Table 16 : owner and renter households in 2021 by age of the primary household maintainer 20
Table 17 : Population by age category in 2006 and 2021 21
Table 18: 2006 headship rate of each age category for both renters and owners 22
Table 19 : Potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant 22
Table 20 : Number of suppressed households 23
Table 21 : 20-year population projection and growth rate for your regional district 23
Table 22 :New homes needed in the next 20 years 24
Table 23 :Difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate 24
Table 24: Additional demand for new housing 25
Table 25: Housing Needs Calculator Calculations 26
Table 26: Five-year and Twenty-year housing need sum 27

LIST OF FIGURES

Figure 1: Total Population 2006,2011, 2016, 2021 — 04
Figure 2: Population Pyramid 2021 — 05
igure 3: Labour Force — 06

LIST OF APPENDICES

A.1 Component A: Extreme Core Housing Need
A.2 Component B: Housing Units and Homelessness
A.3 Component C: Housing Units and Suppressed Household Formation
A.4 Component D: Housing Units and Anticipated Growth
A.5 Component E: Housing Units and Rental Vacancy Rate
A.6 COMPONENT F: Housing Units and Demand (the “Demand Buffer”)
A.7 Total Five-year and Twenty-Year Housing Need

LIST OF ABBREVIATIONS

AHG- Anticipated Household Growth
BC - British Columbia
CERB - Canada Emergency Response Benefit
CMHC- Canada Mortgage and Housing Corporation
DTAM - Daily Trips by Active Mode
EA - Electoral Areas
ECHN - Extreme Core Housing Need
FVRD - Fraser Valley Regional District
HNR - Housing Needs Report
HRS - Hot Springs Road
MoTI - Ministry of Transport and Infrastructure
OCP - Official Community Plan
PEH - People Experiencing Homelessness
RBAT - Road, Bridge, and Active Transportation
RVRA - Rental Vacancy Rate Adjustment
SHF- Suppressed Household Formation

EXECUTIVE SUMMARY

In response to the Government of British Columbia's updated legislative requirements for Housing Needs Reports, the Harrison Hot Springs Interim Housing Needs Report 2025 provides an assessment of the Village's current and projected housing needs. These reports are mandated under provincial legislation to ensure municipalities and regional districts address housing gaps and plan for future development in a structured manner.

This report presents an update to the Village of Harrison Hot Springs' 2019 Housing Needs Report, aligning with the latest provincial policies and data-driven housing projections.

The five-year and twenty-year housing needs for Harrison Hot Springs are determined using six key components from the province's Housing Needs Calculator methodology:

a. Supply of units to reduce extreme core housing need (households paying more than 50% of income for housing).

b. Supply of units to reduce homelessness.

c. Supply of units to address suppressed household formation.

d. Supply of units needed to meet household growth over the next five or twenty years.

e. Supply of units needed to meet at least a 3% rental vacancy rate.

f. Supply of units needed to meet local demand.

As required by the Government of British Columbia, this report focuses on the following key areas:

- The number of housing units required to meet both current and anticipated demand for the next five and twenty years, as calculated using the Housing Needs Report (HNR) Method.
- A statement regarding the importance of housing proximity to transportation infrastructure, emphasizing the need for residential development near public transit, walkable areas, and active transportation networks.
- A summary of the actions taken by the Village of Harrison Hot Springs since the 2019 Housing Needs Report to address housing needs and implement changes in zoning and planning regulations.

The report confirms that the housing needs for the Village of Harrison Hot Springs are as follows:

- The five-year housing need (2021–2026) is projected at 185 units.
- The twenty-year housing need (2021–2041) is projected at 637 units.

GLOSSARY

Anticipated Household Growth:

Anticipated household growth (AHG) quantifies the additional households required to accommodate an increasing population over twenty years.

Extreme Core Housing Need:

Extreme core housing need (ECHN), as defined by Statistics Canada, refers to private households falling below set thresholds for housing adequacy, affordability, or suitability that would have to spend 50% (as compared to 30% for core housing need) or more of total pre-tax income to pay the median rent for alternative acceptable local housing.

People Experiencing Homelessness:

People experiencing homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing need quantifies the supply of permanent housing units required for those currently experiencing homelessness.

Suppressed Household Formation:

Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to a lack of available and affordable housing supply.

Rental Vacancy Rate Adjustment:

A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Typically, rates between 3% and 5% are considered healthy rates. These calculations use the more conservative rate of 3%.

The Demand Buffer:

The "demand buffer" is the calculated number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. It is designed to better account for the number of units required to meet "healthy" market demand in different communities. Accounting for additional local demand helps address the needs of households who require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.

CHAPTER 1: BACKGROUND

Municipalities and regional districts are required to complete Interim Housing Needs Reports (HNR) by January 1, 2025, using the new standardized HNR Method. The first "regular" Housing Needs Reports must then be completed by December 31, 2028, and every five years thereafter. These changes will help local governments and the B.C. government better understand and respond to housing needs in communities throughout B.C (Govt. of BC 2024a).
Additionally, the Government of British Columbia has mandated the use of a new standardized Housing Needs Report (HNR) template to ensure uniformity in reporting and compliance with legislative requirements. This template provides a structured format for local governments to present data consistently, aligning with the Housing Needs Reports Regulation and the Vancouver Housing Needs Reports Regulation.

1.1 An overview of Housing Needs Report

The first legislative requirements for Housing Needs Reports were established in 2019, and required local governments to collect data, analyze trends, and present reports that describe current and anticipated housing needs in B.C. communities (Government of BC, 2024 a).
Housing Needs Reports help communities better understand their current and future housing needs. These reports help identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, household incomes, housing stock, and other factors. A Housing Needs Report is critical to developing a housing strategy or action plan and informing land use planning (Government of BC, 2024 a).
As a result of the 2023 amendments to the Local Government Act and Vancouver Charter, changes were made to the timing and requirements for Housing Needs Reports. Municipalities and regional districts must now prepare Interim Housing Needs Reports by January 1, 2025, using the HNR Method to identify the 5- and 20-year housing needs in their communities. Municipalities (but not regional districts) must then update their official community plans and zoning bylaws by December 31, 2025, to accommodate the number of units identified. The first regular Housing Needs Reports are required to be completed by December 31, 2028, and every five years thereafter (Government of BC, 2024 a).
Detailed data collection, report content, and public reporting requirements are summarized in the Summary of Legislative and Regulatory Requirements for Housing Needs Reports (Government of BC, 2024b).

1.2 Interim Housing Needs Reports

All local governments are required to complete an Interim Housing Needs Report by January 1, 2025. The Interim Housing Needs Report must only include three new, additional items (Government of BC, 2024 a).

- The number of housing units required to meet current and anticipated need for the next 5 and 20 years, as calculated using the HNR Method provided in the Regulation;
- A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation; and,
- A description of the actions taken by the local government, since receiving the most recent Housing Needs Report, to reduce housing needs.

Local governments may fulfill this requirement by updating their most recent Housing Needs Report to include these three items, or by completing an entirely new Housing Needs Report. (Government of BC, 2024 a). This report will be included as an appendix to Harrison Hot Springs' most recent Housing Needs Report from 2019.

1.3 The Housing Needs Method

The HNR Method is the methodology that local governments will use to calculate the total number of housing units their communities will need over five and twenty years (Government of BC, 2024a). The HNR Method consists of six components that are added together to provide the total number of housing units needed in a municipality or regional district electoral area.

The six components include:

A.The number of housing units for households in extreme core housing need

B.The number of housing units for individuals experiencing homelessness

C.The number of housing units for suppressed households

D.The number of housing units for anticipated household growth

E.The number of housing units required to increase the rental vacancy rate to 3%

F.The number of housing units that reflects additional local housing demand (the "demand buffer"). This component is only included for municipalities. There is no requirement to apply the demand factor to regional district electoral areas.

1.4 Data Sources

The HNR Method Relies on publicly available data sources. Data sources for each components include:

Components	Data Source
A: Housing units and extreme core housing need	• Government of BC (2024) Custom Census Reports 2021, 2016, 2011, 2006 • Statistics Canada (2022) Core Housing Need by Tenure
B: Housing units and homelessness	• Government of BC (2024) Custom Census Reports 2021, 2016, 2011, 2006 • Government of BC (2024) Preventing and Reducing Homelessness: An Integrated Data Project
C: Housing units and suppressed household formation	• Government of BC (2024) Custom Census Reports 2021, 2016, 2011, 2006
D: Housing units and anticipated household growth	• Government of BC (2024) Custom Census Reports for 2021, 2016, 2011, 2006 • Government of British Columbia (2024) Household Projections
E: Housing units and rental vacancy rate	• Government of BC (2024) Custom Census Reports for 2021, 2016, 2011, 2006 • Canadian Mortgage and Housing Corporation (n.d.) Housing Market Information Portal
F: Housing units and demand (the "demand buffer")	• Government of BC Demand Factor Data

Table 1: HNR Method Data Sources

CHAPTER 2: COMMUNITY PROFILE

2.1 Location

The Village of Harrison Hot Springs is a small community at the southern end of Harrison Lake, and is a member of the Fraser Valley Regional District. It neighbours with the Sts'ailes First Nation, whose traditional territory includes Harrison Lake (Harrison Hot Springs OCP, 2022). From Vancouver, Harrison Hot Springs is accessible in several ways. By car, the journey requires approximately 1 hour and 38 minutes via the Trans-Canada Highway. Alternatively, access is available via the VIA Rail train to Agassiz, which operates twice weekly and takes around 2 hours and 3 minutes, followed by a short taxi ride to Harrison Hot Springs. Public transportation is also an option, beginning with the Fraser Valley Express (Route 66) bus from Carvolth Exchange in Langley to Downtown Chilliwack, with a transfer to the Agassiz-Harrison Route 71 bus, resulting in a total travel time of approximately 3 hours and 49 minutes.

2.2 Demography

2.2.1 Total Population

The total population of Harrison Hot Springs has demonstrated fluctuations between 2006 and 2021. In 2006, the population stood at 1,510, slightly decreasing to 1,500 by 2011. A further decline was observed in 2016, with the population dropping to 1,435. However, by 2021, the population increased significantly to 1,905, reflecting a remarkable recovery with a growth of approximately 32.8% between 2016 and 2021.

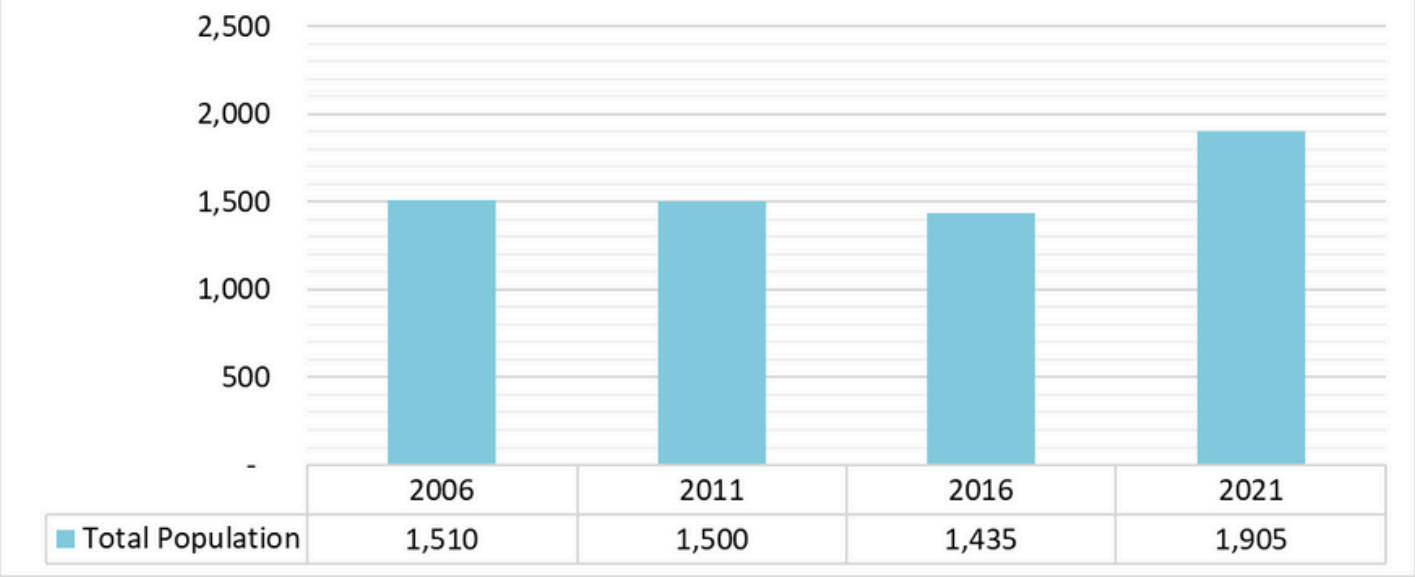

Figure 1: Total Population 2006,2011, 2016, 2021 (Source: Statistics Canada)

2.2.2 Age- Sex Composition

The population pyramid of Harrison Hot Springs shows a total of 935 males and 970 females, with a balanced gender distribution across most age groups. The 60 to 64 years group has the highest concentration, while younger (0 to 14 years) and older (70+ years) age groups are smaller. Overall, the data highlights an aging population with a significant middle-aged and senior presence.

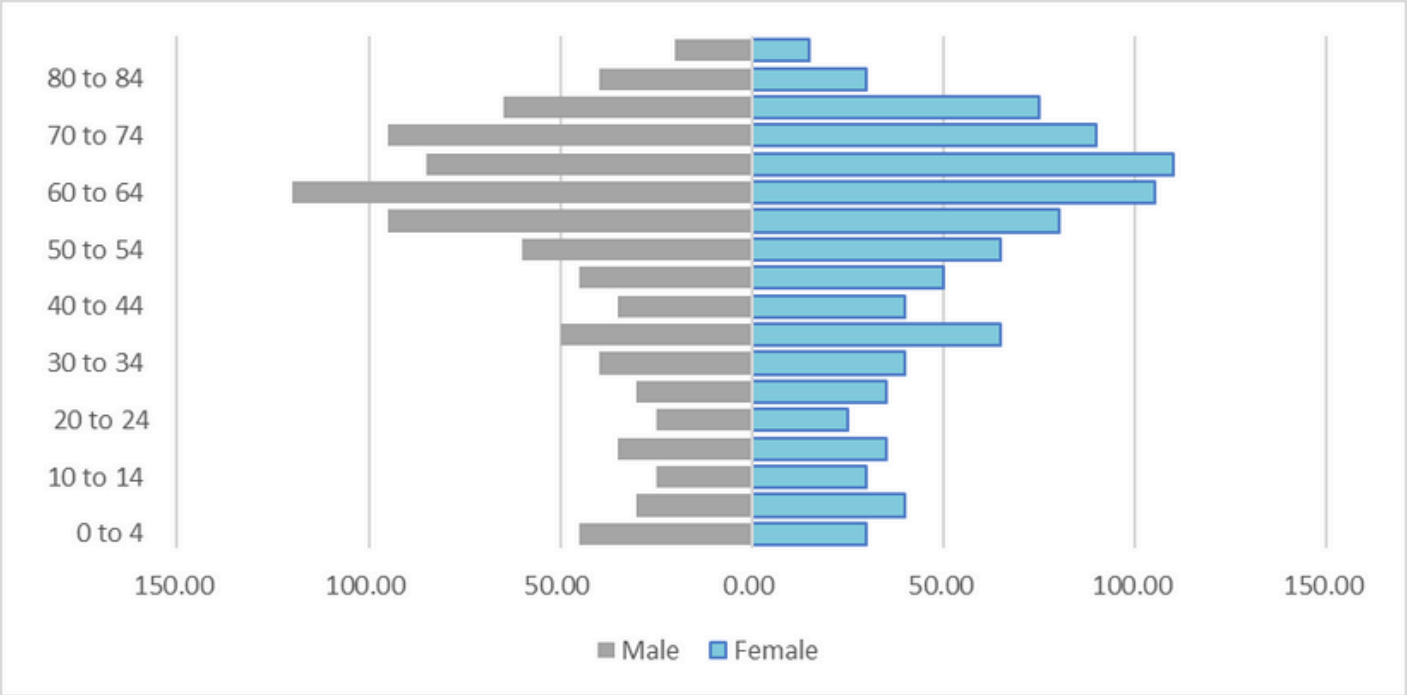

Figure 2: Population Pyramid 2021 (Source: Statistics Canada, 2021)

2.3 Economy

2.3.1 Employment Status

The table 2 shows labor force participation by gender, with 780 individuals in the labor force (420 males, 365 females). Of these, 715 are employed (385 males, 325 females), and 65 are unemployed (30 males, 35 females). Additionally, 840 individuals are not in the labor force (380 males, 460 females).

	Total	Male	Female
In the labour force	780	420	365
Employed	715	385	325
Unemployed	65	30	35
Not in the labour force	840	380	460

Table 2 : Employment Data (Source: Statistics Canada, 2021)

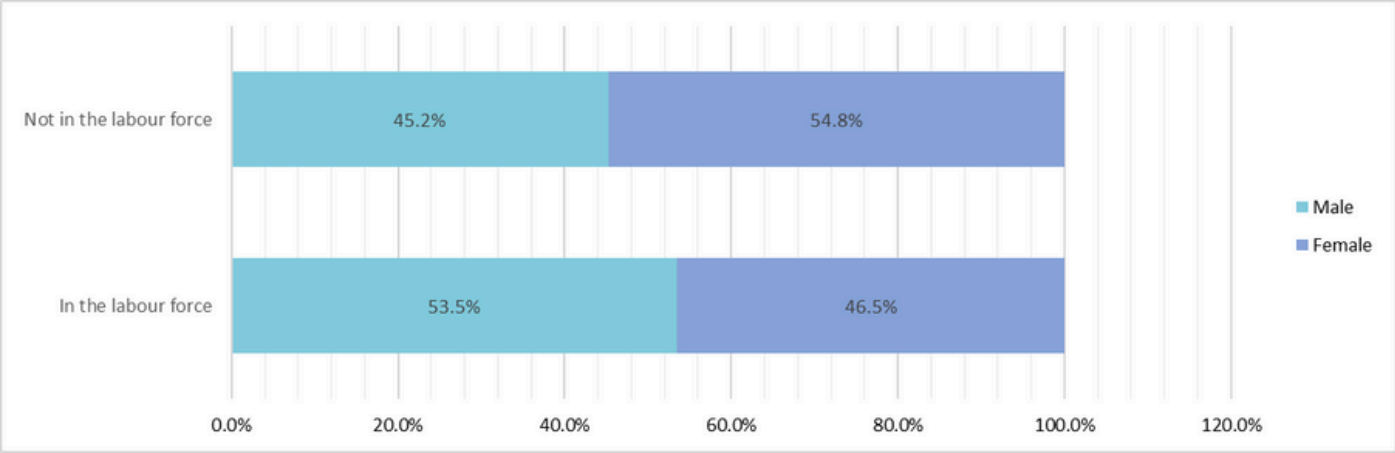

Figure 3: Labour Force (Source: Statistics Canada, 2021)

The chart further illustrates the gender distribution within the labor force and non-labor force categories. Male population make up 53.5% of the labor force, while females account for 46.5%. Conversely, females represent a larger proportion of those not in the labor force at 54.8%, compared to 45.2% for males. This disparity indicates a higher rate of male participation in the workforce.

2.3.2 Income of individuals in 2020

	Total	Male	Female
Median total Income in private households	37,600	46,800	30,000
Median after-tax income	34,800	42,400	28,400

Table 3: Median Income of 2020 (Source: Statistics Canada, 2021)

The table 3 highlights income disparities between genders, showing a median total income in private households of $37,600 overall, with males earning $46,800 and females earning $30,000. After taxes, the median income drops to $34,800, with males at $42,400 and females at $28,400. These figures emphasize a notable gender income gap both before and after taxes.

CHAPTER 3: EXISITING HOUSING STOCK

3.1 Population

In 2021, the population of the Village of Harrison Hot Springs reached 1,905 residents, marking a 0.33% increase from the 2016 population of 1,435 residents (Table 4). In comparison, the provincial population growth rate over the same period was 7.6%.

	Population (2016)	Population (2021)	Growth Rate (2016 - 2021)
Village of Harrison Hot Springs	1,435	1,905	~~0.33%~~ 33% - Corrected September 9, 2025
British Columbia	4,648,055	5,000,879	7.6%

Table 4: Village of Harrison Hot Springs Population, 2016 and 2021 (Source: Statics Canada, 2021)

3.2 Housing Stock and Housing Type

In 2021, there were 885 occupied private dwellings in the Village of Harrison Hot Springs with a total of 1,860 persons in private households. The most common dwelling types in the village were single-detached houses, which accounted for 65%, apartments in buildings with fewer than five storeys, which made up 15.3%, and row houses, which comprised 11.3%.

	Village of Harrison Hot Springs		British Columbia	
Structural Type	Count	Proportion	Count	Proportion
Single-detached house	575	65.0%	866,340	42.4%
Semi- Detached house	45	5.1%	62,890	3.1%
Row house	100	11.3%	168,590	8.3%
Apartment or flat in a duplex	5	0.6%	249,835	12.2%
Apartment in a building (less five storeys)	135	15.3%	417,475	20.4%
Apartment in a building (five or more storeys)	0	0.0%	21,845	10.9%
Other single-attached house	0	0.0%	3,760	0.2%
Movable dwelling	15	1.7%	51,100	2.5%
Total occupied private dwellings	885	100%	2,041,835	100%
Persons in private households	1,860	100%	4,915,945	100%

Table 5:Occupied private dwellings by structural type of dwellings, Village of Harrison Hot Springs (Source: Statistics Canada, 2021)

3.3 Household Size

The Village of Harrison Hot Springs had 880 private households in 2021. Most households (50%) had two persons, followed by one-person households (28.4%). The average household size was 2.1, lower than British Columbia's average of 2.4.

	Village of Harrison Hot Springs		British Columbia	
Household Size	**Count**	**Proportion**	**Count**	**Proportion**
1 person	250	28.4%	600,705	29.4%
2 persons	440	50.0%	719,865	35.3%
3 persons	95	10.8%	296,200	14.5%
4 persons	60	6.8%	256,700	12.6%
5 or more persons	35	4.0%	168,355	8.2%
Total	880	100%	2,041,825	100%
Average household size	2.1	n/a	2.4	n/a

Table 6: Private households by household size, Village of Harrison Hot Springs, 2021 (Source: Statistics Canada, 2021)

3.4 Estimated Housing Need

Table 7 presents the five-year and twenty-year housing need projections, with additional details provided in Appendix A. The estimated five-year housing need for the Village of Harrison Hot Springs between 2021 and 2026 is 185 units, representing a growth of approximately 21.0% in the existing stock of 885 occupied private dwellings.

Key drivers of the five-year housing need include:

D. Anticipated Growth, which accounts for 42.22% (137.31 units) of the total new units.

F. Additional Local Demand, contributing 0.37% (0.69 units) of the total new units.

C. Suppressed Household Formation, representing 9.84% (18.2 units) of the total new units.

The five-year housing need estimate for 2021 to 2026 reflects an increase compared to the projections in the Village of Harrison Hot Springs Housing Needs Report 2019. The 2019 report projected a need for 80 additional housing units by 2024, citing slow population growth. It emphasized monitoring housing stocks to ensure market needs are met and building rates align with population trends. The housing needs estimates in the 2019 report were based on historical trends including fertility, mortality, and migration rates within the Fraser Valley Regional District.

The estimated twenty-year housing need in the Village of Harrison Hot Springs is 637 units between 2021 and 2041. The estimated twenty-year housing need would represent a growth of 72.4% on the existing stock of occupied private dwellings in the Village of Harrison Hot Springs. The largest drivers of 20-year housing need are components:

- D. Anticipated Growth - accounts for 72.18% (459.8 units) of total new units
- F. Additional Local Demand - accounts for 11.44% (72.85 units) of total new units
- C. Suppressed Household Formation accounts for 11.48% (73.12 units) of total new units

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	3.8	15.19
B. Persons Experiencing Homelessness	6.62	13.24
C. Suppressed Household Formation	18.28	73.12
D. Anticipated Growth	137.31	459.8
E. Rental Vacancy Rate Adjustment	0.69	2.76
F. Additional Local Demand	18.21	72.85
Total New Units – 5 years	**185**	**n/a**
Total New Units – 20 years	**n/a**	**637**

Table 7: Five-year and Twenty-year housing need (Source: HART 2024)

CHAPTER 4: TRANSPORTATION INFRASTRUCTURE

The Village of Harrison Hot Springs has a well-developed road network, including municipal and Ministry-controlled roads, bridges, and active transportation routes. The 2019 Road, Bridge, and Active Transportation Master Plan guides infrastructure improvements, focusing on road safety, connectivity, and sustainable mobility to support the Village's growth and accessibility needs.

4.1 Existing Transport Infrastructure

An overview of the existing transportation infrastructure in Harrison Hot Springs, which facilitates active transportation and other modes of travel, is provided.

Transportation Infrastructure	Description
Pavements	The Village has a total of 12.3 kilometers of paved roads, with an additional 4.6 kilometers of roadways under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI). In addition to the road network, the Village's municipal infrastructure includes bridges and culverts. The street network comprises 3.62 kilometers of collector roads, 4.81 kilometers of arterial roads, and 8.20 kilometers of local roads, bringing the total road length to 16.63 kilometers.
Bridges	The Village owns two highway bridges that cross the Miami River at two locations along McCombs Drive. The Village also owns and maintains two pedestrian bridges that cross the Miami River. Along Hot Springs Road, the MoTI owns and maintains two more bridges.
Active Transportation	The existing active transportation network consists of a gravel multi-use trail along the Miami River Banks and Harrison Lakefront, along with several informal single-track trails in the East Sector and West of Hot Springs Road.
Major Roads and Highway	The Village has 12.3 km of paved roads and 4.6 km of Ministry-controlled roadways, along with bridges and culverts as part of its infrastructure. Hot Springs Road (HSR, Highway 9), an arterial road under MoTI jurisdiction, serves as the main entry and exit point, extending north into the Village as Lillooet Avenue. Traffic is dispersed via two collector roads, McPherson Road and McCombs Road/Eagle Drive, with a network of local roads and lanes connecting the remaining lots.

Table 8: Transportation Infrastructure (Source: Road, Bridge, and Active Transportation Mater Plan, 2019)

4.2 Transportation Infrastructure Initiatives

The primary initiative undertaken by the Village of Harrison Hot Springs to enhance its transportation system is the 2019 Road, Bridge, and Active Transportation Master Plan, which is detailed in the following section.

4.2.1 Road, Bridge, and Active Transportation Master Plan, 2019

The Road, Bridge, and Active Transportation (RBAT) Master Plan is intended to guide the development and enhancement of the transportation infrastructure within the Village of Harrison Hot Springs. The plan focuses on improving road safety, connectivity, and accessibility while promoting sustainable and active transportation modes such as walking and cycling. It provides a strategic framework for infrastructure investments and outlines recommendations for upgrading existing facilities, incorporating modern transportation principles, and addressing future community growth needs.

The Road, Bridge, and Active Transportation (RBAT) Master Plan outlines some key issues and provides recommendations to address them.

Key Issues:

Aging Infrastructure:

- Many roads within the Village are approaching the end of their service life, requiring significant investment in maintenance and replacement.
- Limited funding resources make it challenging to balance maintenance and the development of new infrastructure.

Safety Concerns:

- Several intersections and roadways present safety risks due to high vehicle speeds and inadequate pedestrian and cyclist protection.
- The lack of protected bike lanes and pedestrian crossings increases vulnerability.

Limited Public Transit Options:

- The Village currently lacks a public transportation system, limiting mobility options for residents and visitors.
- Seasonal tourism fluctuations make it difficult to sustain a cost-effective transit solution.

Connectivity and Accessibility Challenges:

- The current transportation network is primarily designed for automobiles, limiting connectivity and accessibility for pedestrians and cyclists.
- The absence of well-integrated active transportation infrastructure hampers mobility.

Parking Constraints:

- Increased tourist activity creates parking congestion, impacting residents and local businesses.
- Inefficient parking management leads to overcrowding and aesthetic concerns.

Key Recommendations

Infrastructure Upgrades and Maintenance:

- Prioritize road rehabilitation and replacement projects based on a dynamic priority matrix.
- Implement preventative maintenance strategies to extend the lifespan of existing infrastructure.

Enhancing Safety Measures:

- Introduce traffic calming solutions such as speed reductions and intersection improvements.
- Develop protected bike lanes and pedestrian-friendly pathways to enhance safety.

Active Transportation Development:

- Expand the active transportation network by incorporating dedicated pathways and micromobility options.
- Reconfigure existing roadways to better accommodate walking and cycling.

Exploring Transit Opportunities:

- Assess the feasibility of integrating with regional transit systems to improve connectivity.
- Encourage shared mobility options such as ridesharing and seasonal shuttle services.

Parking Management Solutions:

- Develop strategic parking plans to optimize available space and accommodate seasonal demand.
- Introduce smart parking technologies to improve efficiency and convenience.

4.2.2 Active Transportation

The Daily Trips by Active Mode (DTAM) metric measures the proportion of daily trips made by walking and cycling. Nearby municipalities achieve around 10%, with targets set between 15% and 25% by 2030. The Village of Harrison Hot Springs aims for a 15% DTAM goal, which can be achieved by dedicating 30% of transportation infrastructure to active modes and micromobility, such as e-bikes and e-scooters.

The focus is on improving connectivity and accessibility by implementing protected infrastructure on arterial and collector roads and shared spaces on local roads. Measuring infrastructure allocation offers an effective way to track progress. A decision matrix in Table 9 evaluates projects based on cost-benefit to prioritize investments that maximize impact.

Project	Infrastructure Type	Route Volume	Easy Construction	Length (m)	Percentage of Network
McCombs Drive	Separate Two-Way Bike Lane	High	Yes	1777	15%
Eagle Drive	Protected Two-Way Bike Lane	High	No	744	6%
Miami River Drive	Protected Two-Way Bike Lane	Moderate	No	1158	10%
Hadway Avenue	Vehicle Single-Laning, Over-Sized Shoulder Bike Lanes	Low	Yes	252	2%
McPherson Drive	Protected Two-Way Bike Lane	Miami River Drive	Yes	400	3%

Table 9: Active Transportation (Source: Road, Bridge, and Active Transportation Mater Plan, 2019)

4.3 Statement Regarding the Location of Housing in Proximity to Transportation Infrastructure

The Official Community Plan (OCP) 2022 emphasizes the importance of integrating residential development with transportation infrastructure to support accessibility, connectivity, and sustainable community growth.

The OCP states in Section 7.3.1(c) that:

"Medium density residential development (townhouses) will be considered for sites that have good proximity to the Village's amenities, are well serviced with water, sewer, and roads, and are compatible with surrounding lands. Such sites must also be considered part of the Multi-Family Residential DPA, if a rezoning application is approved by Council."

The plan further encourages housing in areas with easy access to infrastructure, stating in Section 7.3.5(a):

"Encouraging residential development in areas that are walkable and have access to existing infrastructure such as roads, transit, and community amenities will help to create a more sustainable and connected community."

It also recommends that future residential growth should focus on areas with strong connectivity to transportation networks. Section 7.3.2(b) states:

"The configuration and density of future development will take into account the capacity of the road system and the available services and encourage compatibility with existing low-density residential land uses."

CHAPTER 5: ACTIONS TAKEN TO ADDRESS HOUSING NEEDS

5.1 Housing Needs Report 2019

The 2019 Housing Needs Report for the Village of Harrison Hot Springs highlights key housing challenges, including an aging population, rising demand for affordable and rental housing, and the need for diverse housing options. The table below outlines the key opportunities and strategies.

Category	Opportunities	Strategies
Affordable Housing	Develop more affordable rental and ownership units	Promote secondary suites and coach houses
	Focus on smaller housing units for low- and middle-income	Partner with non-profits for affordable housing
Seniors' Housing	Increase independent and assisted living options	Develop age-friendly housing policies and services
	Support seniors aging in place	Provide incentives for senior-focused housing projects
Workforce Housing	Attract workers by providing affordable rental options	Encourage employer-sponsored housing programs
	Reduce commuting by offering local housing opportunities	Develop rental units targeted at service industry
Rental Housing Growth	Address lack of long-term purpose-built rentals	Offer financial incentives to developers
	Improve stability for renters	Expedite permitting for rental housing projects
Densification	Encourage row houses and multi-unit developments	Modify zoning to support higher density developments
	Provide more affordable options through densification	Promote mixed-use development
Vacation Home Market	Encourage year-round occupancy	Implement policies to deter speculative purchases
	Reduce empty homes	Introduce regulations on short-term rentals

Table 10: Highlights of Housing Needs Report (Source: 2019 Housing Needs Report)

5.2 Actions Taken Since the 2019 Housing Needs Report

The Housing Needs Report for the Village of Harrison Hot Springs was finalized in November 2019. The following list outlines the actions taken by the Village since the report's finalization to reduce the identified housing needs.

- **Official Community Plan (OCP) Update:** In 2022, the Village adopted a new OCP, Bylaw No. 1184, 2022, which outlines objectives and policies concerning future development and land use.
- **Affordable and Social Housing Inventory:** In collaboration with the District of Kent, the Village contributed to the 2020 Affordable and Social Housing Inventory. This compilation provides information on housing resources in the area, assisting residents in identifying available affordable and social housing options.
- **Village Lands Master Plan Development:** The Village is in the process of creating a Master Plan for a portion of its civic lands. This plan aims to guide the future use and development of these lands, potentially incorporating diverse housing options to meet community needs.
- **Point-in-Time Homeless Count and Survey:** Through collaboration with the Fraser Valley Regional District (FVRD), the Village of Harrison Hot Springs has participated in social and affordable housing surveys to support local housing and homelessness initiatives. These surveys provide valuable data to identify unmet housing needs, address gaps in health services, and enhance funding applications to improve community support systems.
- **Sanitary Sewer and Stormwater Master Plan:** Set for release in 2025, this critical infrastructure initiative is instrumental in supporting future housing development.
- **Fraser Valley Regional Growth Strategy:** The Village of Harrison Hot Springs is reviewing and updating its Official Community Plan (OCP) to align with the Fraser Valley Future 2050 Regional Growth Strategy, focusing on Section 4.4: Ensure Housing Choice and Affordability. The plan includes housing affordability, diverse housing options, agricultural worker housing, seniors and affordable housing, homelessness solutions, mental health advocacy, and energy efficiency.

CHAPTER 6: NEXT STEPS

The Village of Harrison Hot Springs will review and update its Official Community Plan (OCP) to ensure it accommodates and aligns with the projected housing needs for the next 20 years. As per provincial requirements, local governments must ensure their OCPs and zoning bylaws align with projected housing needs determined by the Housing Needs Reports (HNR) methodology. As part of this initiative, the Village will engage in extensive public consultation to gather valuable community input, fostering greater awareness and understanding of the five- and twenty-year housing needs. The feedback collected will help shape policies that address affordability, accessibility, and diverse housing options.

In accordance with provincial legislation, the Village of Harrison Hot Springs is required to produce an updated Housing Needs Report by December 31, 2028. This report will build upon the findings of previous assessments, providing a comprehensive evaluation of ongoing housing needs and identifying emerging trends that may impact the community. The updated report will serve as a guiding document to ensure that housing policies and initiatives are effectively tailored to address the evolving demographic and economic landscape, supporting sustainable growth and enhancing the overall quality of life for residents.

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APPENDIX A.

FIVE-YEAR AND TWENTY- YEAR HOUSING NEED DETAILED BREAKDOWN

A.1 Component A: Extreme Core Housing Need

Extreme Core Housing Need (ECHN), as defined by Statistics Canada, refers to private households falling below-set thresholds for housing adequacy, affordability, or suitability, that would have to spend 50% (as compared to 30% for core housing needs) or more of total pre-tax income to pay the median rent for alternative acceptable local housing (Government of British Columbia 2024c)

To calculate the required new units for ECHN, average ECHN rates (% of households) by tenure, taken from the past four census reports, are multiplied by the total number of households by tenure in the most recent census report. Using the average rate over multiple census years minimizes variations from short-term effects, such as the impact of CERB payments during Covid (Government of British Columbia 2024d)

Total Households	2006	2011	2016	2021
Owner	580	565	575	720
Renter	130	100	140	170

Table 11: Private households by household size, Village of Harrison Hot Springs, 2021 (Source: Statistics Canada, 2021)

	2006		2011		2016		2021		
Extreme Core Housing Need	#	% of total	#	% of total	#	% of total	#	% of total	Harrison Hot Springs VL (CSD, BC)
Owners with a mortgage	n/a		n/a		n/a		n/a		0.00%
Renters	20	15.38%	0	0.00%	30	21.43%	0	0.00%	9.20%

Note: Data for owners with a mortgage is only available for 2021 (2021 value=0). 2006, 2011 and 2016 values were not available for owner with a mortgage (n/a).

Table 12: Total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Component A-Step 2) (Source: HART 2024)

Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owner	720	n/a	n/a
Owners with a mortgage		0.00%	0.00
Renters	165	9.20%	15.19
Total New Units to Meet ECHN - 20 years			**15.19**

Table 13: Estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4) (Source: HART 2024).

A.2 Component B: Housing Units and Homelessness

People Experiencing Homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing needs quantifies the supply of permanent housing units required for those currently experiencing homelessness. (Government of British Columbia 2024c).

To estimate SHF, 2006 census data – the earliest available data for a time when housing supply was less constrained – is used to determine headship rates by tenure and age cohort. Headship rate is calculated by dividing the number of households by population for a given cohort. 2006 headship rates are then applied to population data from the most recent census report to estimate how many additional households might have formed under more favourable housing conditions (Government of British Columbia 2024c).

	Local Population			
Regional Population	**#**	**% of region**	**Regional PEH**	**Proportional Local PEH**
317,670	1,860	0.59%	2,262	13.24
Total New Units to Homelessness Needs - 20 years				**13.24**

Table 14: Estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Component C - Steps 1-3) (Source: HART 2024).

A.3 Component C: Housing Units and Suppressed Household Formation

Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to lack of available and affordable housing supply (Government of British Columbia 2024c).

Calculation:

To estimate SHF, 2006 census data – the earliest available data for a time when housing supply was less constrained – is used to determine headship rates by tenure and age cohort. Headship rate is calculated by dividing the number of households by population for a given cohort. 2006 headship rates are then applied to population data from the most recent census report to estimate how many additional households might have formed under more favourable housing conditions (Government of British Columbia 2024c).

Table 6.5, Table 6.6, Table 6.8, Table 6.9, and Table 6.10 calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

	Local Population	
Age – Primary Household Maintainer 2006 Categories	Owner	Renter
Under 25 years	0	20
25 to 34 years	30	25
35 to 44 years	80	15
45 to 54 years	110	25
55 to 64 years	140	10
65 to 74 years	150	25
75 years and over	70	10

Table 15 : Owner and renter households in 2006 by age of the primary household maintainer (Component C - Step 1) (Source: HART 2024).

	2006 Households	
Age – Primary Household Maintainer 2021 Categories	**Owner**	**Renter**
15 to 24 years	10	0
25 to 34 years	50	15
35 to 44 years	70	30
45 to 54 years	65	40
55 to 64 years	205	35
65 to 74 years	145	25
75 to 84 years	165	15
85 years and over	15	0

Table 16 : owner and renter households in 2021 by age of the primary household maintainer (Component C- Step 1, continued) (Source: HART 2024).

		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	70	130	40	85
	20 to 24 years	60		45	
25 to 34 years	25 to 29 years	35	120	55	130
	30 to 34 years	85		75	
35 to 44 years	35 to 39 years	85	170	120	205
	40 to 44 years	85		85	
45 to 54 years	45 to 49 years	105	225	70	170
	50 to 54 years	120		100	
55 to 64 years	55 to 59 years	105	275	160	410
	60 to 64 years	170		250	
65 to 74 years	65 to 69 years	150	260	145	335
	70 to 74 years	110		190	
75 years and over	75 to 79 years	70	135	175	270
	80 to 84 years	45		75	
	85 years and over	20		20	

Table 17 : Population by age category in 2006 and 2021 (Component C-Step 2) (Source: HART 2024).

	2006 Households		2006 Population	2006 Headship Rate	
Age Categories – Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	20	130	0.00%	15.38%
25 to 34 years	30	25	120	25.00%	20.83%
35 to 44 years	80	15	170	47.06%	8.82%
45 to 54 years	110	25	225	48.89%	11.11%
55 to 64 years	140	10	275	50.91%	3.64%
65 to 74 years	150	25	260	57.69%	9.62%
75 years and over	70	10	135	51.85%	7.41%

Table 18: 2006 headship rate of each age category for both renters and owners (Component C-Step 3) (Source: HART 2024).

	2006 Headship Rate		2021 Population	2021 Potential Households	
Age Categories – Household Maintainers	Owner	Renter	Total	Owner	Renter
15 to 24 years	0.00%	15.38%	85	0	13.08
25 to 34 years	25.00%	20.83%	130	32.5	27.08
35 to 44 years	47.06%	8.82%	205	96.47	18.09
45 to 54 years	48.89%	11.11%	170	83.11	18.89
55 to 64 years	50.91%	3.64%	410	208.73	14.91
65 to 74 years	57.69%	9.62%	335	193.27	32.21
75 years and over	51.85%	7.41%	270	140	20

Table 19 : Potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Component C- Step 4) (Source: HART 2024).

	2021 Potential Households		2021 Households		2021 Suppressed Households		
Age Categories – Household Maintainers	**Owner**	**Renter**	**Owner**	**Renter**	**Owner**	**Renter**	**Total**
15 to 24 years	0	13.08	10	0	-10	13.08	3.08
25 to 34 years	32.5	27.08	50	15	-17.5	12.08	0
35 to 44 years	96.47	18.09	70	30	26.47	-11.91	14.56
45 to 54 years	83.11	18.89	65	40	18.11	-21.11	0
55 to 64 years	208.73	14.91	205	35	3.73	-20.09	0
65 to 74 years	193.27	32.21	145	25	48.27	7.21	55.48
75 years and over	140	20	180	15	-40	5	0
Total New Units to Meet Suppressed Housing Need - 20 years							**73.12**

Table 20 : Number of suppressed households (Component C-Steps 5 and 6) (Source: HART 2024).

A.4 Component D: Housing Units and Anticipated Growth

Anticipated Household Growth (AHG) quantifies the additional households required to accommodate an increasing population over twenty years.

Calculation:

To estimate AHG, data is drawn from the recently updated BC Stats household projections. Two 20-year growth scenarios are developed:

- The Local Household Growth scenario uses household growth projections for the applicable municipality to determine the number of housing units needed.
- The Regionally Based Household Growth scenario takes the applicable municipality's or EA's number of households from the most recent census report, and applies the projected 20-year regional household growth rate (%), to determine the number of housing units needed.

The average of the two scenarios is taken as the new units required for AHG for housing needs calculations. Regional district EAs will only calculate a Regionally Based Household Growth scenario, due to data availability, and no average will be taken.

Regional District Projections	2021	2041	Regional Growth Rate
Households	118,220	177,611	50.24%

Table 21 : 20-year population projection and growth rate for your regional district (Component D -Steps 1) (Source: HART 2024).

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	885	1,360.00	475.00
Regionally Based Household Growth	50.24%	885	1,329.60	444.60
Scenario Average				459.80
Total New Units to Meet Household Growth Needs - 20 years				459.80

Table 22 :New homes needed in the next 20 years (Component D -Steps 2-5) (Source: HART 2024).

A.5 Component E: Housing Units and Rental Vacancy Rate

A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Including a RVRA in calculations of housing need has been recommended by multiple sources, including the Expert Panel on Housing Supply and Affordability (BC/Canada) and CMHC. Typically, rates between 3% and 5% are considered healthy rates. These calculations use the more conservative rate of 3%. (Government of British Columbia 2024c).

Calculation:

The RVRA calculation uses Primary Rental Market Vacancy Rate data from CMHC for each applicable municipality or EA. The difference between the units required to reach a healthy vacancy rate of 3% and the estimated existing number of rental units is taken as the additional number of new units required (Government of British Columbia 2024c). The calculations are shown in Table 23.

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	165	170.10
Local Vacancy Rate	1.40%	98.60%		167.34
Total New Units to Achieve 3% Vacancy Rate - 20 years				2.76

Table 23 :Difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Component E - Steps 1-4) (Source: HART 2024).

A.6 COMPONENT F: Housing Units and Demand (the "Demand Buffer")

The final component included in the HNR Method is a calculated number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the "demand buffer" and is designed to better account for the number of units required to meet "healthy" market demand in different communities. Accounting for additional local demand helps address the needs of households who require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities (Government of British Columbia 2024c).

For the purposes of HNRs, a demand factor based on a ratio of housing price to housing density is calculated for each applicable municipality. This factor is then multiplied by the sum of the housing units calculated for Components A (housing units to address extreme core housing need), B (housing units for persons experiencing homelessness), C (housing units to address suppressed household formation), and E (housing units to increase the rental vacancy rate) to determine the additional local housing demand. The calculations are shown in Table 24.

Component	Result
A. Extreme Core Housing Need	15.19
B. Persons Experiencing Homelessness	13.24
C. Suppressed Household Formation	73.12
E. Rental Vacancy Rate Adjustment	2.76
Total	104.31
None	None
Demand Factor	0.7
Total New Units to Address Demand Buffer - 20 years	72.85

Table 24: Additional demand for new housing (Component F - Steps 1 & 2) (Source: HART 2024).

A.7 Total Five-year and Twenty-Year Housing Need

To determine the total 20-year housing need, the total new units calculated for each of the six components (i.e., Components A-F) are summed and rounded to the nearest whole number for the applicable municipality or regional district electoral area (Government of British Columbia 2024c).

The 5-year total number of new housing units for the applicable municipality or regional district electoral area (EA) is the sum of the six components below, rounded to the nearest whole number (Government of British Columbia 2024c).

Component		Calculation
A	Extreme Core Housing Need	The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.
B	Persons Experiencing Homelessness	The total number of housing units for this component is distributed over 10 years, recognizing the urgent needs of this population, therefore the twenty-year result is divided by 2 to calculate the five-year number.
C	Suppressed Household Formation	The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.
D	Anticipated Growth	The total number of housing units for this component is calculated using the same method as the one described for Component D for the 20-year calculation above, except the references to 20 years will be changed to 5 years. In other words, it uses BC Stats household projection data for the applicable municipality and regional district, for the 5 years after the most recent census report (e.g., 2026 for the 2021 census).
E	Rental Vacancy Rate Adjustment	The total number of housing units for this component is considered over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.
F	Additional Local Demand	The total number of housing units for this component is distributed over 20 years, therefore the twenty-year result is divided by 4 to calculate the five-year number.

Table 25: Housing Needs Calculator Calculations (Source: HART 2024)

The sum of six components is calculated in table 6.

Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	3.8	15.19
B. Persons Experiencing Homelessness	6.62	13.24
C. Suppressed Household Formation	18.28	73.12
D. Anticipated Growth	137.31	459.8
E. Rental Vacancy Rate Adjustment	0.69	2.76
F. Additional Local Demand	18.21	72.85
Total New Units – 5 years	**185**	**n/a**
Total New Units – 20 years	**n/a**	**637**

Table 26: Five-year and Twenty-year housing need sum (Source: HART 2024)

HARRISON HOT SPRINGS
Naturally Refreshed

COUNCIL REPORT

Regular Council

File No: 3900-02
Date: June 2, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: The Official Community Plan and Zoning Bylaw Update Consultation Plan

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RECOMMENDATION:

THAT Council adopt the below referenced OCP and Zoning Bylaw consultation plan.

SUMMARY:

To provide details and a recommendation on the consultation plan for the updated Village Official Community Plan and Zoning Bylaws.

BACKGROUND:

The Provincial legislative framework has shifted within the past few years. Municipalities are now required to align Zoning Bylaws with Official Community Plans (OCPs) with a focus upon incorporating the Village's Interim Housing Report Housing Needs Report (HNRs). In this case we need to accommodate the total number of housing units needed over at least 20 years.

<u>OCP Updates</u>

The existing OCP was adopted in 2024. The update will focus on:

- Incorporating the Village's Interim Housing Report into the OCP – by creating new housing policies for the updated OCP. This includes the following; affordable housing, rental housing, and special needs housing;
- Incorporating the Regional Growth Strategy goals into the OCP – with the creation of the required Regional Context Statements (RCS); and
- Some minor administrative changes.

<u>Zoning Updates</u>

The Zoning Bylaw was adopted in 2017. The update will focus on:

- An administrative update has been slated by an earlier Council motion; and
- To ensure that it is compatible with the updated OCP.

Purpose and function of an OCP

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. Whether you are a large or small municipality, the OCP provides the big picture, in that it expresses the community's vision and is a blueprint for future development. The OCP should highlight the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success can be measured at some point in the future, to see if the OCP is achieving its goals.

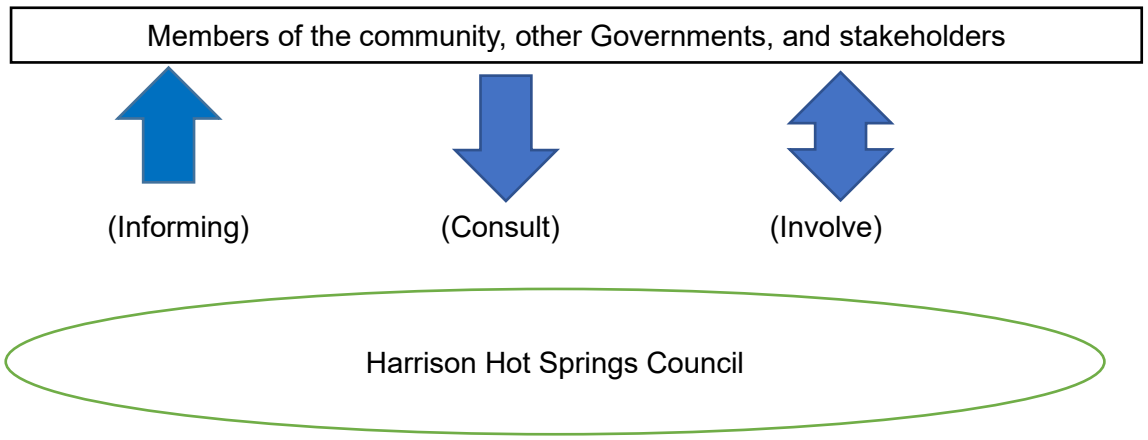
Purpose and Function of a Zoning Bylaw

The Zoning Bylaw is a key regulatory document that translates the long-term vision and policies of the Official Community Plan (OCP) into enforceable land use regulations of the Village. It governs how land may be used and developed within the Village by specifying permitted uses, densities, building heights, setbacks, lot coverage, and other development standards. In doing so, the Bylaw provides clarity and predictability for residents, property owners, developers, and decision-makers, supporting orderly growth and the efficient use of land and infrastructure.

While the OCP outlines the community's aspirations and policy direction, the Zoning Bylaw is the primary legal mechanism through which those goals are implemented on a day-to-day basis. It should ensure that new development aligns with the character of the Village, minimizes land use conflicts, and supports community well-being. Regular updates to the Zoning Bylaw are essential to reflect changing needs, provincial requirements, and emerging best practices in planning and development.

Consultation model

A desired public participation goal is generally made based upon the principles of either informing, consulting, or involving. Generally, the purpose of the engagement program is to raise awareness, share background information, and inform the public and stakeholders about the proposed OCP or Zoning Bylaws. Outlined below is a model of the suggested program. Please note the direction of the arrow is the flow of information. The recommended approach is to involve the community. The level of engagement will fluctuate depending on the stage of the project and the stakeholder group.



Overall Engagement Strategy

The purpose of any OCP or Zoning Bylaw engagement activity is to raise awareness, share background information, and inform the public and stakeholders about the proposed updates.

The primary tool for public engagement will be an Open House, which will provide an opportunity for community members to learn about the intent and scope of the updates, review background reports (such as the Housing Report and the population projections), and ask questions. The Open House will be supported by information made available through the Village's website and other communication channels to ensure transparency and accessibility.

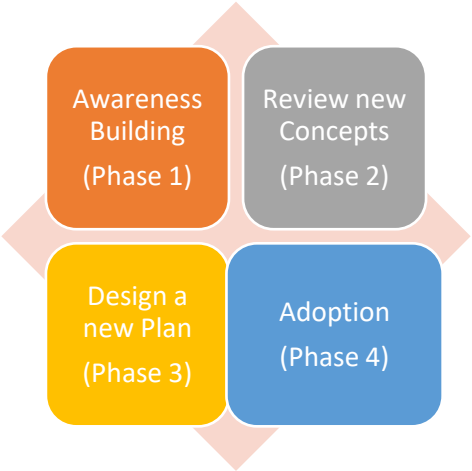
Given that the project scope is limited to incorporating the Housing Report and addressing minor administrative changes, broader engagement activities such as focus groups or surveys are not suggested. However, the process will remain open to feedback from key stakeholders and the general public as required.

Engagement Goals & Tools	**Level of Public Participation**		
	Inform	**Consult**	**Involve**
Participation Goal	To provide balanced and objective information that will: 1. Keep key stakeholders and the public up to date 2. Raise awareness of the Program 3. Share data and other information; and 4. Advertise public engagement opportunities	To obtain key stakeholder and public feedback on options, alternative solutions, and the draft Program	To collaborate directly with key stakeholders and the public throughout the process on the discussion of housing needs

Proposed Engagement Tools	1. Village website 2. Email Updates 3. Media (Online & Offline) 4. Community Bulletin Boards and the electronic board	Open House	
Communicating Feedback	Summary of inputs received to be share online via the project webpage	Summary of inputs received to be share online via the project webpage	Sharing summary documents directly (i.e., What we Heard Reports)

OVERALL PROJECT UPDATE APPROACH

The project update will have four key phases that are outlined below and at each of these phases the project team will engage with both internal and external groups as outlined below. The input received will be used to help shape the update to the OCP and in-turn the Zoning Bylaw.



High level consultation approach on the project's four (4) phases.

	Project Initiation	OCP Framework & Zoning Bylaw Report	Draft OCP & Zoning Bylaw	Final OCP & Zoning Bylaw
Overview	We will raise awareness of the OCP and Zoning Bylaw Updates, by launching an announcement of the Village's website and electronic board	We will engage on future land use scenarios and policy directions to inform the Draft OCP and Zoning Bylaw	We will inform the community about the required Zoning Bylaw updates and the Draft OCP by hosting open houses	We will support the completion and formal adoption of the OCP and Zoning Bylaw.
Internal Audiences		• Staff discussions • Council Check-in	• Council Check-in • Advisory Planning Commission presentation	• Staff discussion
External Audiences	• Referral Letters	• First Nation Consultation • One-on-one Meetings • Referral Letters • Outreach • Community Events	• One-on-one Meetings (if required) • In-person and Online (Open Houses and online chats)	• Public Hearing

<u>Consultation requirements</u>

In accordance with the *Local Government Act*, Council must consider whether consultation should be early and ongoing throughout the OCP update process. This also means considering the inclusion of, but not be limited to, the following in the consultation process:

i The Fraser Valley Regional District Board
ii Any adjacent regional district board
iii Adjacent municipal councils
iv First Nations
v Local School Board (Fraser Cascade) or any local improvement districts
vi Federal or provincial governments departments or agencies
vii ALC – affects agricultural lands
viii Persons and other organizations

DISCUSSION

Outside of the use of the Open House concept and the other items identified above, the suggested external consultation approach is outlined below. Please note that Council can change this as required.

Letter and the suggestion for a follow-up stakeholder meeting or presentation

1. Harrison Tourism Society
2. Harrison Agassiz Chamber of Commerce

Letter and a suggestion for follow up government to government meeting and or a presentation

1. Sts'ailes – this would also include an offer to make a presentation on what an Official Community Plan and Zoning Bylaws are. This initial presentation could be offered to either the Chief and Council, staff or both groups. The first draft of the updated OCP and Zoning Bylaws will be shared with Sts'ailes and the Planning Consultant will make a presentation to the Sts'ailes Chief and Council and be available to answer questions, if required as well.

Letter only

1. Agricultural Land Commission
2. District of Kent
3. Fraser Cascade School District
4. Fraser Valley Regional District
5. Fraser Health
6. Ministry of Transportation and Infrastructure
7. Harrison Hot Springs Fire Department
8. RCMP

FINANCIAL CONSIDERATIONS

There are no financial changes to the approved budget and contract for this project associated with this report.

POLICY CONSIDERATIONS

The new provincial regulations.

Respectfully submitted:

Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:

Tyson Koch
Chief Administrative Officer

VILLAGE OF HARRISON HOT SPRINGS
Regular Council Meeting Minutes

DATE: Monday, June 2, 2025
TIME: 5:30 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

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

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Chief Financial Officer/Deputy CAO, Scott Schultz
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

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

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. PUBLIC HEARING (If required)

Mayor Talen read the statement and procedures for conducting the public hearing pursuant to sections 464 and 465 of the *Local Government Act*.

Zoning Amendment Bylaw No. 1225, 2025 – 285 Spruce Street

The Public Hearing was opened at 5:30 p.m.

Proposed Bylaw and Background Information

Planning Consultant Ken Cossey provided an overview of Zoning amendment Bylaw No. 1225, 2025 in general terms.

Applicant Presentation

The applicant provided a PowerPoint presentation on the proposed development project.

Related Written Correspondence Received During the Notice Period

Mayor Talen reported that no written submissions were received.

Public Input

Mayor Talen invited the public to provide public input regarding Zoning Amendment Bylaw No. 1225, 2025.

John Allen, 398 Hot Springs Road, Harrison Hot Springs

- Asked if the rezoned lots would conform with the minimum lot size.
- Asked if a duplex or triplex could be built on the lots and requested clarification on the density of an R-3 lot.

The Planning Consultant stated that the proposed project does conform with the lot sizes as set out in the Zoning Bylaw and that the R-3 Zone is a single-family dwelling zone.

Mayor Talen called a second time for public input regarding Zoning Amendment Bylaw No. 1225, 2025.

Mayor Talen called a third time for public input regarding Zoning Amendment Bylaw No. 1225, 2025.

The Public Hearing for Zoning Amendment Bylaw No. 1225, 2025 was closed at 5:44 p.m.

4. INTRODUCTION OF LATE ITEMS

Moved by Councillor Facio
Seconded by Councillor Jackson

That "Additional Signage for Smoking Products in the Village Core" be added as New Business item 17(a) to the agenda.

MOTION NOT VOTED ON

5. APPROVAL OF THE AGENDA

Moved by Councillor Vidal
Seconded by Councilor Jackson

THAT the agenda be approved as amended.

CARRIED
RC-2025-06-01

6. DECLARATIONS OF CONFLICT OF INTEREST

None.

7. ADOPTION OF MINUTES

Moved by Councillor Facio
Seconded by Councilor Schweinbenz

THAT the Regular Council Meeting Minutes of May 20, 2025 be adopted.

CARRIED
RC-2025-06-02

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

None.

10. CORRESPONDENCE

(a) Letter dated May 15, 2025 from the Union of BC Municipalities (UBCM)
Re: Receipt of Endorsed Resolutions by Council

(b) Letter dated May 16, 2025 from North Coast Regional District to the BC Utilities Commission
Re: Pacific Northern Gas Proposed Increase of Natural Gas Delivery Rates

(c) Email dated May 27, 2025 from Agassiz-Harrison Community Services
Re: AHCS Board of Directors – Broadening Collaboration with Municipal Governments

Moved by Councillor Schweinbenz
Seconded by Councillor Vidal

THAT all correspondence be received.

CARRIED
RC-2025-06-03

11. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT Mayor Talen be appointed as liaison to the Agassiz Harrison Community Services Board of Directors.

CARRIED
RC-2025-06-04

12. REPORTS FROM COUNCILLORS

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
  - Attended a meeting on May 22, 2025
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Reported on the Communities in Bloom Beach Clean Up event on May 26, 2025

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities – No Report
- Kent Harrison Joint Emergency Program Committee – No Report
- The annual Terry Fox Run will take place on September 14, 2025

Councillor Jackson

- Fraser Valley Regional Library Board
  - Attended a meeting on May 21, 2025
- Tourism Harrison
  - Attended a meeting on May 21, 2025
- Attended a Communities in Bloom meeting on May 22, 2025
- Reported on the Communities in Bloom Beach Clean Up event on May 26, 2025

Councillor Schweinbenz

- Agassiz-Harrison Historical Society
  - Attended the Annual General Meeting on May 21, 2025
- Community Futures North Fraser Board of Directors – No Report

13. REPORTS FROM MAYOR

- Acknowledged all the support from Councilors and staff regarding the fence and remediation work at the Hot Springs Source
- Reported on the Communities in Bloom Beach Clean Up event on May 26, 2025
- Reported on the Reflections on Belonging event on May 28, 2025
- Reported on being a judge at the Idea-x event with Walnut Grove Secondary School on May 29, 2025

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

(a) Age-Friendly Committee Meeting Minutes of March 20, 2025

(b) Age-Friendly Committee Meeting Minutes of April 17, 2025

(c) Communities in Bloom Committee Meeting Minutes of May 8, 2025

Moved by Councillor Facio
Seconded by Councilor Vidal

THAT the adopted Committee Meeting Minutes be received for information.

CARRIED
RC-2025-06-05

(d) Report of Corporate Officer dated June 2, 2025
Re: Report from Age-Friendly Committee

Moved by Councillor Vidal
Seconded by Councilor Jackson

THAT Council approve the Age-Friendly Committee's Terms of Reference.

CARRIED
RC-2025-06-06

15. REPORTS FROM STAFF

(a) Report of Planning Consultant dated June 2, 2025
Re: 511 Lillooet Avenue – Zoning Amendment Bylaw No. 1193, 2025

Moved by Councillor Schweinbenz
Seconded by Councilor Jackson

THAT from point #5 of the following sentence, highlighted in yellow, from an earlier motion be rescinded

> "5. Entering into a works and services agreement with the inclusion of the recommended CTS additions, on the use of a zebra crosswalk be installed across Lillooet Avenue," and the new bus stop location have both a shelter and bench installed. This agreement must also address the placement of sidewalks along both Spruce Street and Lillooet Avenue, that the development abuts against.

And replaced with the following:

> 5. Entering into a works and services agreement with the inclusion of the recommended CTS revision, dated April 15, 2025, that the marked crosswalk be placed across Spruce Street, on the north side of Lillooet Avenue, ……

CARRIED
RC-2025-06-07

(b) Report of Planning Consultant dated June 2, 2025
Re: The Official Community Plan and Zoning Bylaw Update Consultation Plan

Moved by Councillor Facio
Seconded by Councilor Schweinbenz

THAT Council adopt the below referenced OCP and Zoning Bylaw Consultation Plan.

CARRIED
RC-2025-06-08

(c) Report of Chief Financial Officer dated June 2, 2025
Re: 2024 Statement of Financial Information

Moved by Councillor Vidal
Seconded by Councilor Jackson

THAT the 2024 Statement of Financial Information be approved.

CARRIED
RC-2025-06-09

(d) Report of Community Services Manager dated June 2, 2025
Re: 2025 Grants to Groups

Mayor Talen and Councillor Schweinbenz declared a conflict of interest due to being members of the Fraser Valley Paddling Club and Agassiz-Harrison Community Services. Mayor Talen and Councilor Schweinbenz left the meeting at 6:34 p.m. and Deputy Mayor Vidal assumed the chair.

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the following community groups be provided with funding under the Grants to Groups program:

Agassiz Baseball Association	$800
Agassiz-Harrison Community Services	$1,250
AHA Swim Club	$800
Fraser Valley Paddling Club	$1,250
Harrison Community Garden	$750
Harrison Hot Springs Elementary School PAC	$800
Hope Mountain Centre for Outdoor Learning	$750
Kent Harrison Arts Council	$1,250

CARRIED
RC-2025-06-10

Mayor Talen and Councillor Schweinbenz returned to the meeting at 6:35 pm.

16. BYLAWS

None.

17. NEW BUSINESS

(a) New Business from Councillor Facio
Re: Additional Signage for Smoking Products in the Village Core

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT staff be directed to review existing signage along the beach and Esplanade Avenue regarding the prohibition of smoking tobacco and marijuana products in public areas and update/increase signage as required.

CARRIED
RC-2025-06-11

18. NOTICES OF MOTION

None.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

20. ADJOURNMENT

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the meeting be adjourned at 6:45 p.m.

CARRIED
RC-2025-06-12

Fred Talen
Mayor

Amanda Graham
Corporate Officer

COUNCIL REPORT

Regular Council

File No: 3900-02 / 6480-20
Date: June 16, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: The Official Community Plan and Zoning Bylaw Update Background Report

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RECOMMENDATION:

THAT the Planning Consultant's report dated June 16, 2025 regarding the Official Community Plan and Zoning Bylaw Update Background Report be received for information.

SUMMARY:

To provide details on the background report for the updated Official Community Plan and Zoning Bylaws.

BACKGROUND:

The Provincial legislative framework has shifted within the past few years. Municipalities are now required to align Zoning Bylaws with Official Community Plans (OCPs) with a focus upon incorporating the Village's Interim Housing Report Housing Needs Report (HNRs). In this case we need to accommodate the total number of housing units needed over at least 20 years.

<u>OCP Updates</u>

The existing OCP was adopted in 2024. The update will focus on:

- Incorporating the Village's Interim Housing Report into the OCP – by creating new housing policies for the updated OCP. This includes affordable housing, rental housing, and special needs housing;
- Incorporating the Regional Growth Strategy goals into the OCP – with the creation of the required Regional Context Statements (RCS); and
- Some minor administrative changes.

<u>Zoning Updates</u>

The Zoning Bylaw was adopted in 2017. The update will focus on:

- An administrative update has been slated by an earlier Council motion; and
- To ensure that it is compatible with the updated OCP.

Purpose and function of an OCP

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. It should be visual, attractive, and thorough in its presentation of goals, objectives and policies and it must align with provincial interests to foster responsible growth. Finally, the vision and the goals of the OCP should be set up in such a manner that the success of the vision and the goals can be measured at some point in the future, to see if the OCP is achieving its goals.

Purpose and Function of a Zoning Bylaw

The Zoning Bylaw is a key regulatory document that translates the long-term vision and policies of the Official Community Plan (OCP) into enforceable land use regulations of the village. It governs how land may be used and developed within the Village by specifying permitted uses, densities, building heights, setbacks, lot coverage, and other development standards. In doing so, the Bylaw provides clarity and predictability for residents, property owners, developers, and decision-makers, supporting orderly growth and the efficient use of land and infrastructure.

While the OCP outlines the community's aspirations and policy direction, the Zoning Bylaw is the primary legal mechanism through which those goals are implemented on a day-to-day basis.

DISCUSSION

The Background Information section contains a summary of the review process and limited community statistics about the Village. This report also contains some suggested OCP policies, changes to some of the Zoning regulations, suggest some Development Cost Charges (DCC) exemptions and other long-term recommendations.

FINANCIAL CONSIDERATIONS

There are no financial changes to the approved budget and contract for this project associated with this report.

POLICY CONSIDERATIONS

The new provincial regulations.

Respectfully submitted:

Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:

Tyson Koch
Chief Administrative Officer

Attachment: Background Information Report and Preliminary Suggestions on Housing Policy

OFFICIAL COMMUNITY PLAN 2025; Background Information Report and Preliminary Suggestions on Housing Policy

By:

Ken Cossey, RPP, MCIP and Saranya Parthiban, MCP

June 2025

Contents

1.0 INTRODUCTION 3
2.0 REVIEW PROCESS 3
2.1 What is an Official Community Plan? 3
3.0 REVIEW PROCESS TENTATIVE SCHEDULE 4
4.0 INPUTS INTO AN OFFICIAL COMMUNITY PLAN 7
4.1 Population Growth 7
4.1.1 Base Year Breakdown (2021) 8
4.1.2 Projected Population 2026 breakdown 9
4.1.3 Projected Population 2031 breakdown 9
4.2 Labour Force Participation 10
5.0 HOUSING 10
5.1 Household size comparison with British Columbia 11
5.2 Commuting to a place of work 12
6.0 SUGGESTED CHANGES TO VARIOUS PLANNING TOOLS 13
6.1 Supportive Housing 14
6.2 Affordable Housing 15
6.3 Special Needs Housing 16
7.0 REFERENCED REPORTS 18

HARRISON HOT SPRINGS
Naturally Refreshed

1.0 INTRODUCTION

This report provides a summary of information that has been collected to date on what will be used for the update of the Village's new Official Community Plan (OCP). Within this report there are two main sections: the tabulation of the background information reviewed and suggested housing options with policies.

The Background Information section will contain a summary of the review process and contain limited statistics about the Village. This report will also contain some suggested OCP policies, changes to some of the Zoning regulations, suggest some Development Cost Charges (DCC) exemptions and other long-term recommendations.

2.0 REVIEW PROCESS

2.1 What is an Official Community Plan?

The Village's Official Community Plan (OCP) is one of the higher-level planning documents, with respect to providing land use policy guidance. The other high-level document is the Fraser Valley Regional District's Regional Growth Strategy (RGS). The authority to create and adopt an OCP is found within the *Local Government Act*, specifically section 472. Within the *Local Government Act* there are various sections that address the update and adoption process for an OCP. Listed below is the section and summary of that section.

Section	Purpose of this section
471	It outlines the purpose of the OCP
472	It allows for the update of an OCP
473	It outlines the required content and process
474	What policy statements may be included
475	Who is consulted during the development of an OCP
476	Discussions with the local school district
477	How the OCP is to be adopted
478	Once adopted what effect does the OCP have

An OCP is a local government tool that is adopted as a bylaw that provides objectives and policies to guide decisions on planning and land use management within the Village.

An OCP is significant because, after its adoption, all bylaws and works undertaken by the Village must be consistent with the plan. While every OCP will be created slightly different from each other the underlying theme of an OCP, as required by legislation, addresses issues such as:

- Proposed land uses and land development policies
- Municipal Services such as transportation, and infrastructure requirements
- Environmentally sensitive areas, and parks and open spaces
- Housing needs and policies

- Hazardous Area requirements
- Public facilities including schools
- Neighbourhood character
- Social policies
- Green House gas targets, and
- Building and landscape design guidelines

With the changes to the provincial legislation, housing needs reports must now be incorporated into the OCP.

3.0 REVIEW PROCESS TENTATIVE SCHEDULE

Speaking in very general terms the steps for the OCP review will include includes the following process and the tentative start and stop dates are included. **NOTE: THIS SCHEDULE IS SUBJECT TO CHANGE**

June 2025 to August 2025

- Research and the preparation of a background report – which will include population projections and review of the Housing Needs Report
- The technical analysis – create draft policies for the various housing requirements – noted above in the thoughts and the three housing issues

Council report June 2025

- Development of the consultation program – who to consult and how do we collect community input
- Review the Background Report, and the suggested Housing policies
- Implement the consultation plan

August 2025 to September 2025

- Virtual Open House/Workshop – focusing on Housing issues only
- World Café Concept – discussion of Housing issues only
- Prepare the draft bylaw – OCP and Zoning Bylaw
- Revision of the plan – it may be required as a result of the community input received
- Implement the consultation plan

September 2025

- Open House - Revision of the plan may result based upon the community input received
- Start the formal adoption process
- Referral of the Bylaw to various agencies

September 2025 to November 2025

- Public hearing
- Revision of the plan – it may be required as a result of the community input received.
- Adoption of the Bylaw – fourth and final reading of the bylaw

The above referenced work plan has been broken down into the following four (4) phase categories.

Purpose of the respective phases.

Phase 1 Awareness Building. This phase is about informing, educating, and collecting the required background technical information. (Housing Report and Population projections)

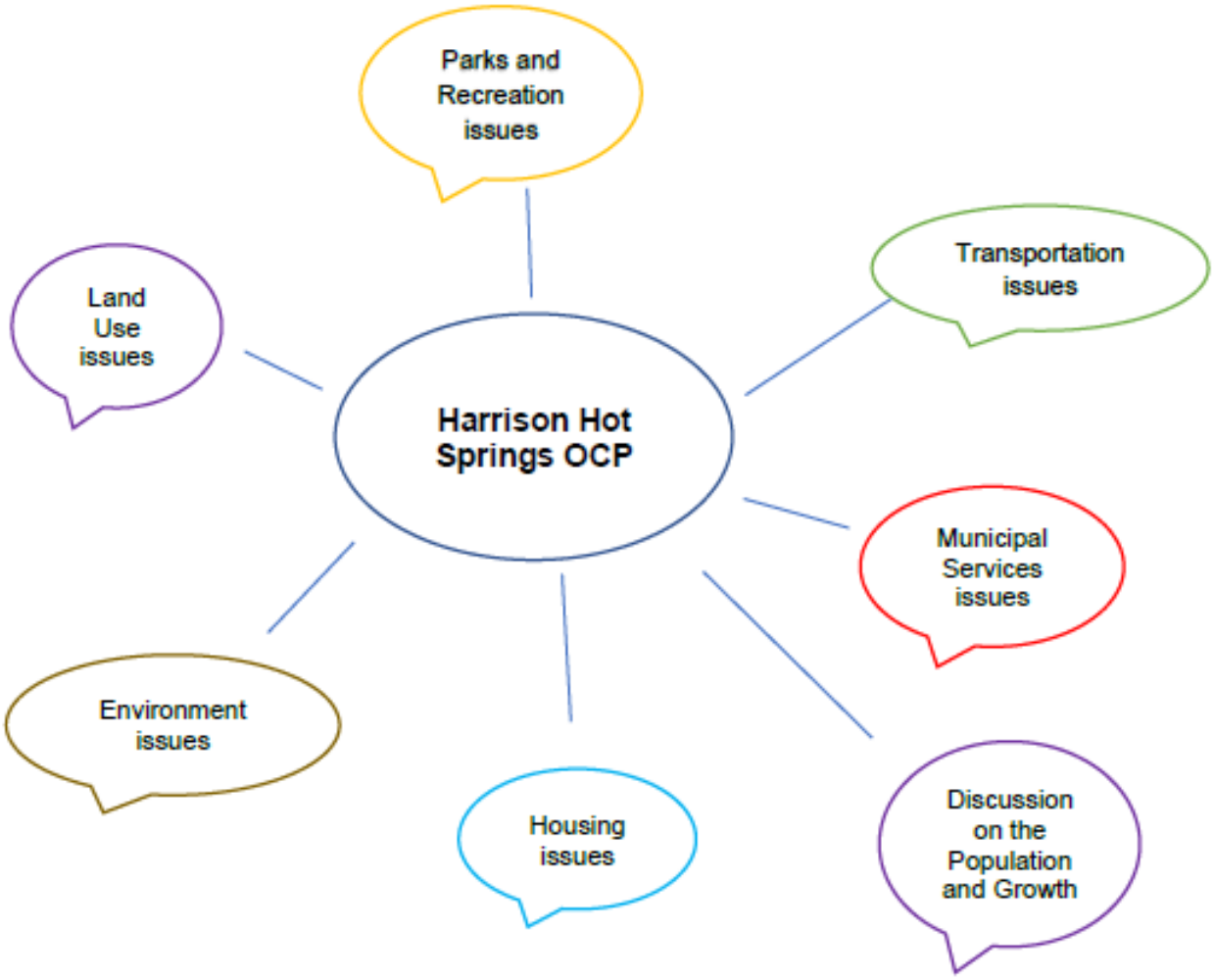
Phase 2 Review new Concepts. To discuss and review new land use concepts, planning tools and other important community values.

Phase 3 Design a new Plan. This phase will bring all the information together in one document. A draft plan will be created and discussed. During this phase the public will have a chance to review the draft plan to ensure that the information collected and the discussions to date have been captured in the draft plan.

Phase 4 Adoption. This will be the formal adoption process as outlined by the *Local Government Act* and will include the formal public hearing process.

4.0 INPUTS INTO AN OFFICIAL COMMUNITY PLAN

Speaking in very general terms the various inputs into an Official Community Plan are outlined below.

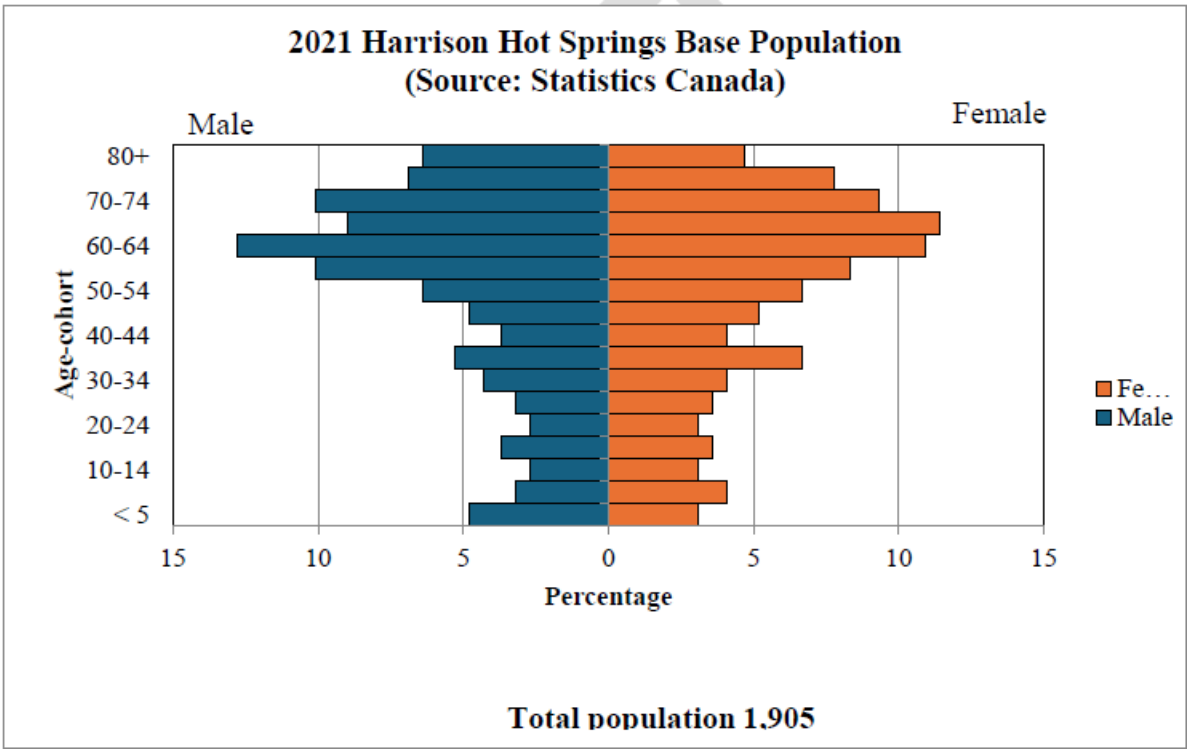


However, this report and the OCP update will primarily focuses on housing issues.

4.1 Population Growth

The population of Harrison Hot Springs in 2021 was 1,905. The projection for 2026 is estimated to be in the range of 1,920 to 2,005 while the population projection for 2031 is estimated to be in the range of 1,865 to 2,240. The projected population breakdowns, 2021 to 2031 are listed below.

4.1.1 Base Year Breakdown (2021)

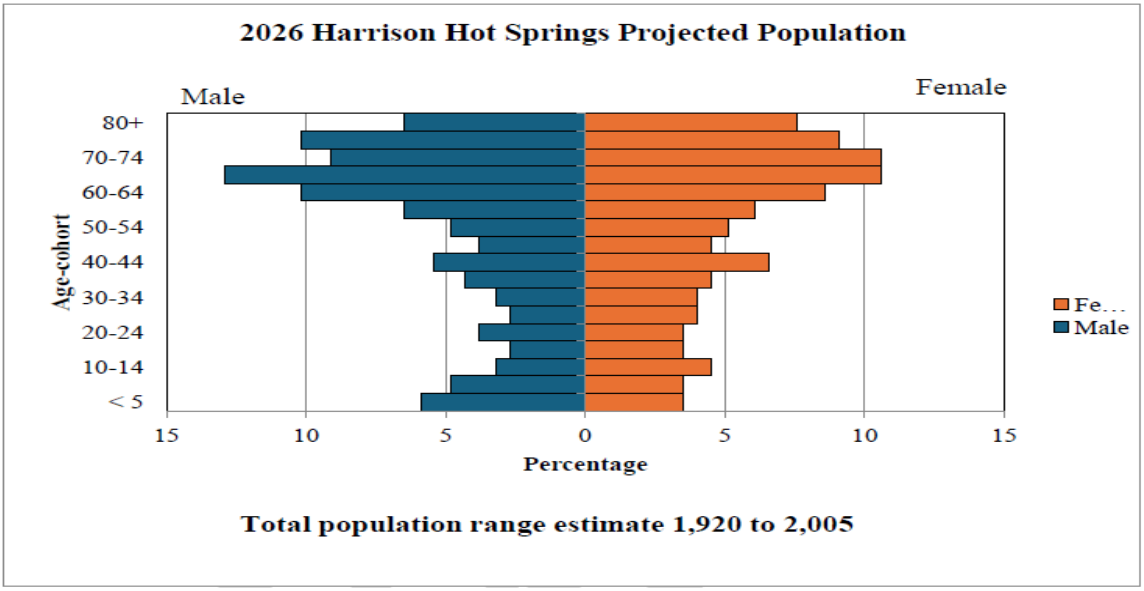


Within the Village the overall median age is 57.2. Overall, the average age is 51.1 for the Village and the overall age breakdown, based upon the Census Profile of Statistics Canada is as follows:

0-14	205 (10.8%)
15-64	1080 (56.7%)
65(+)	620 (32.5%)

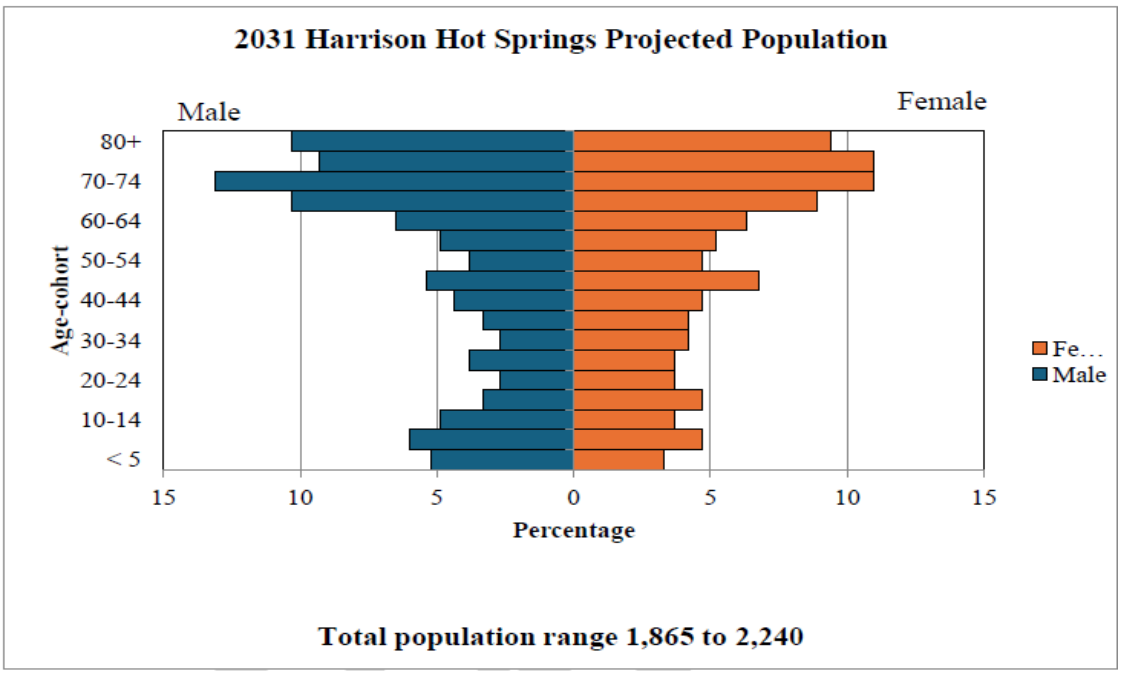
- The average size of a family in Harrison Hot Springs is 2.1 people per household. The provincial average is 2.4 people per household

4.1.2 Projected Population 2026 breakdown



These projections can change subject to the number of individuals that move into Harrison Hot Springs with the potential pending development housing applications and the approved housing development applications.

4.1.3 Projected Population 2031 breakdown



These projections can change subject to the number of individuals that move into Harrison Hot Springs with the potential pending development housing applications and the approved housing development applications.

4.2 Labour Force Participation

Labour Participation Rate (2021); breakdown by sex - Male 52.9 %, Female 46.5%. Total participants 785, with the industry type outlined in the table below.

Employment by Industry - 2021

Industry Type	Count	% of the workforce
Agriculture, forestry, fishing and hunting	40	5.1
Mining, quarrying, and oil and gas extraction	0	0
Utilities	0	0
Construction	65	8.3
Manufacturing	40	5.1
Wholesale trade	20	2.5
Retail trade	85	10.8
Transportation and warehousing	55	7
Information and cultural industries	10	1.3
Finance and insurance	10	1.3
Real estate and rental and leasing	10	1.3
Professional, scientific and technical services	45	5.7
Management of companies and enterprises	0	0
Administrative and support, waste management and remediation services	40	5.10
Educational services	70	8.9
Health care and social assistance	75	9.6
Arts, entertainment and reupdate	15	1.9
Accommodation and food services	80	10.2
Other services (except public administration)	20	2.5
Public administration	75	9.6

5.0 HOUSING

Note - This section took information from both the 2021 Census Profile and the 2025 Harrison Hot Springs Interim Housing Needs and Supply Report.

- Based upon the Interim Housing Report, within the Village there are approximately 1045 (census profile) dwelling units, with approximately 720 are owner - occupied households, and approximately 170 are rental households.
- As per the current Statistics Canada data, the breakdown on the year of construction for
- the dwelling units is as follows.

Year of construction	No. of units
1960 or earlier	60
1961 – 1980	100
1981-1990	90
1991 – 2000	345
2001 – 2005	85
2006 – 2010	50
2011 – 2015	25
2016 – 2021	135

- As per the current Statistics Canada data, the dwelling type breakdown is as follows

Dwelling type	No. of units
Single-detached house	575
Semi-detached house	45
Row	100
Apartment/flat in a duplex	5
Apartment less than 5-storeys	135
Apartment in a building (5 or more storeys)	0
Other single-attached house	0
Movable dwelling	15

- The Village of Harrison Hot Springs had 880 private households in 2021. Most households (50%) had two persons, followed by one-person households (28.4%).

5.1 Household size comparison with British Columbia

Private households by household size, 2021

	Village of Harrison Hot Springs		British Columbia	
Household size	**Count**	**Proportion**	**Count**	**Proportion**
1 Person	250	28.40%	600,705	29.40%
2 Persons	440	50%	719,865	35.30%
3 Persons	95	10.80%	296,200	14.50%
4 Persons	60	6.80%	256,700	12.60%
5 or more Persons	35	4%	168,355	8.20%
Total	880	100%	2,041,825	100%
Average household size	2.1	n/a	2	n/a

Source: Harrison Hot Springs Interim Housing Needs Report (2025)

- In 2020 the median total income for all households was $74,000 while the median total income of individuals in private households was $37,600 with males earning $46,800 and females earning $30,000.
- The average selling price for a house (June 2025 report Zolo.ca) is $521,500 which is a decrease of 24% from one-year ago.
- As per the current Statistics Canada data, the place of work status are as follows

5.2 Commuting to a place of work

As per the current Statistics Canada data, destination, main mode and duration of commuting are as follows.

Place of work	No. of people
Worked at home	125
Worked outside Canada	0
No fixed workplace address	150
Usual place of work	445

Commuting destination	No. of people
Commute within census subdivision (CSD) of residence	120
Commute to a different census subdivision (CSD) within census division (CD) of residence	265
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	55
Commute to a different province or territory	0

Main mode of commuting	No. of people
Car, truck or van	475
Car, truck or van - as a driver	445
Car, truck or van - as a passenger	40
Public transit	10
Walked	55
Bicycle	10
Other method	35

Commuting duration	No. of people
Less than 15 minutes	205
15 to 29 minutes	150
30 to 44 minutes	105
45 to 59 minutes	65
60 minutes and over	65

6.0 SUGGESTED CHANGES TO VARIOUS PLANNING TOOLS

The current OCP bylaw was adopted by Council in 2024, and the Zoning Bylaw in 2017. As per changes to provincial legislation we need to update the Village's OCP Housing policies and ensure that the current Zoning Bylaw is still consistent with the updated OCP.

While the current Housing Policies, as outlined in section 3.3, of the OCP contains the following policy directives.

"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."

Page 12, Harrison Hot Springs Bylaw 1184, 2022.

In response to recent housing challenges across British Columbia, the Province has introduced a set of legislative changes to support the development of Supportive Housing, Affordable Housing, and Special Needs Housing. These changes are designed to ensure that all communities, including small and rural municipalities like Harrison Hot Springs, play an active role in addressing housing needs through updated OCPs and zoning bylaws.

a) **Supportive Housing:** Recent changes to the Residential Tenancy Act also ensure supportive housing residents are afforded the same protections as other tenants, reinforcing the importance of clear guidelines for operations and tenant support.
b) **Affordable and Special Needs Housing:** The Housing Statutes Amendment Act, 2024 (Bill 16) grants municipalities new powers to implement inclusionary zoning, allowing them to require developers to provide a set portion of affordable or special needs housing in new developments.

These provisions can be tailored by tenure (e.g., rental or ownership), income thresholds, and affordability terms. For Harrison Hot Springs, this offers a tool to ensure a mix of housing types is delivered over time, particularly for moderate-income households, seniors, and residents with accessibility needs.

6.1 Supportive Housing

Defined as a form of community housing that includes some sort of on-site living assistance. While it can serve individuals experiencing homelessness, this model can also be adapted to serve older adults. This can be achieved through assisted living, addressing the growing needs of the aging population often referred to as the "grey wave." The Village's Interim Housing Report (2025) estimates that up to fourteen individuals may experience homelessness over the next 20 years. However, population projections suggest that the primary focus of supportive housing in the Village should be on meeting the needs of the "grey wave".

Additionally, Adaptable Housing is another concept with requirements that are modest improvements to accessibility and adaptability in residential buildings that make it easier for people to "remain in place" as they age, and experience illness or injury. Adaptable Housing features follow "universal design" principles, meaning that the housing can appeal to everyone. Adaptable Housing features are visually unnoticeable and allow increased flexibility in selling or renting homes. Including these features at the design stage is inexpensive and greatly reduces the cost of renovation in the future.

Justification

1. The following is based upon a report created in 2023 by the Fraser Valley Regional District; Point-in-time Homeless Count and Survey.

   "To this end, BC Housing, Fraser Health, municipal governments, and community-based service agencies need to rethink the current care and service delivery model to create suitable long-term housing with supports and care designed to meet the specific needs of those experiencing homelessness."

   Page 46, FVRD Point-in-Time (Pit) Homeless Count and Survey Regional Report

2. In addition to the above and through an earlier round of community consultations when creating the 2022 Official Community Plan, we heard often from many residents there was nowhere in the Village to allow for "aging in place".

3. The closest independent housing complexes, to Harrison Hot Springs, are located in Agassiz.

Suggested additions, could include the following:

OCP policies

- Allowing for the use of the Abbey-Field Housing concept (Home Alternate — Abbeyfield Houses Society of Canada™)
- Collaborate with community-housing builders (Community Builders — Affordable and Supportive Housing)

- Allowing for the use of Adaptable housing concept as well (CMHC - Accessible and adaptable housing)
- 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.

Zoning regulations

Set up an inclusionary zoning concept model. This can be achieved by adding the following into section 3.4 Permitted Uses In All Zones.

- Allow for seniors supportive housing or just supportive housing in all residential and commercial zoned areas
- Relax the zoning requirements for any supportive housing project. This could include but not be limited to; lot coverage, building heights, parking requirements and setbacks

DCC Exemptions

- Exempt supportive housing from any applicable DCC charges. The current DCC Bylaw 960, 2011 is silent on the issue. Proposed draft DCC Bylaw 1211, 2024 exempts not-for-profit housing and residential suites and Coach houses.

OTHER THOUGHTS

- Exempting any DP requirement if outside of the Geotech, Riparian or the Interface Wildfire areas
- Not requiring any Development Approval Information reports
- Setting up a Tenant Relocation and Protection policy (Tenant Protection Bylaws – TPB). S 63 of the *Community Charter*, S 484 of the *LGA* (DAI issue) and S 488 *LGA* (DP issue). Please note that TPB do not apply to manufactured home parks (*Residential Tenancy Act* situation)

6.2 Affordable Housing

As defined by Statistics Canada, the expenditure of less than 30% of the total pre-tax income to pay the median rent for alternative acceptable local housing. In the Village's situation it should also include local employee housing projects. According to FVRD PiT Homeless Count and Survey, the unavailability of affordable housing remains the most significant barrier to securing stable housing in the Eastern Fraser Valley. Among respondents who faced housing challenges, over 80% identified lack of affordable housing as the primary issue. Recent data from the 2023 Fraser Valley Regional District (FVRD) Point-in-Time Count indicates that a total of 661 or 64.7% of respondents (individuals surveyed) indicated experiencing at least one barrier in attempting to find housing. The most common barrier stated was a lack of affordable housing, followed by insufficient income, stigma and prejudice, bad credit, lack of references, and having a criminal record. The findings suggest a critical need to diversify housing types and tenure options to meet the needs of low- and moderate-income households, seniors, and individuals at risk of

homelessness. Incorporating affordable housing strategies into the OCP is essential to addressing current gaps and supporting a more inclusive and resilient community. Source: (FVRD, 2023).

Page 26, 44 and 46 FVRD Point-in-Time (Pit) Homeless Count and Survey Regional Report

Justification

1. Based upon the Village's interim Housing Report 2025, the 20-year need is projected to be approximately fifteen units. (Note no employee housing units are within this calculation)

OCP Policies

- Where the need is demonstrated, collaborate and partner with senior governments, 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.

Zoning regulations

Set up an inclusionary zoning concept model. This can be achieved by adding the following into section 3.4 Permitted Uses In All Zones.

- Allow for affordable housing, including employee housing in all residential and commercial zoned areas
- Relax the zoning requirements for any affordable or employee housing project. This could include but not be limited to; lot coverage, building heights, parking requirements and setbacks. The parking requirements could be relaxed based upon the use of a car share program.

DCC Exemptions

- Exempt supportive housing from any applicable DCC charges. The current DCC Bylaw 960, 2011 is silent on the issue. Proposed draft DCC Bylaw 1211, 2024 exempts not-for-profit housing and residential suites and Coach houses.

OTHER THOUGHTS

- Exempting any DP requirement if outside of the Geotech, Riparian or the Interface Wildfire areas
- Not requiring any Development Approval Information reports
- Over the longer term – looking into setting up a Harrison Hot Springs Housing Authority. This authority will work on getting employee housing into the village.

6.3 Special Needs Housing

Defined as a type of housing that supports people with special needs that are needed to support either their mental or physical requirements. This also includes individuals, generally youth and women, fleeing abuse.

Justification

1. Based upon a 2020 report prepared by the Fraser Valley Regional District, the closest facilities are located in Chilliwack, Mission, and Hope.

OCP Policies

- Where the need is demonstrated, collaborate and partner with senior governments, 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.

Zoning regulations

Set up an inclusionary zoning concept model. This can be achieved by adding the following into section 3.4 Permitted Uses In All Zones.

- Allow for special needs housing, in all residential and commercial zoned areas
- Relax the zoning requirements for any affordable or employee housing project. This could include but not be limited to; lot coverage, building heights, parking requirements and setbacks.

DCC Exemptions

- Exempt supportive housing from any applicable DCC charges. The current DCC Bylaw 960, 2011 is silent on the issue. Proposed draft DCC Bylaw 1211, 2024 exempts not-for-profit housing and residential suites and Coach houses.

OTHER THOUGHTS

- Exempting any DP requirement if outside of the Geotech, Riparian or the Interface Wildfire areas
- Not requiring any Development Approval Information reports

7.0 REFERENCED REPORTS

1. Interim Housing Needs Report (2025) – Harrison Hot Springs
2. Fraser Valley Regional District Point-in-Time (Pit) Homeless Count and Survey Regional Report (2023)
3. Affordable + Social Housing Inventory, 2020 – Fraser Valley Regional District and Anron Consulting
4. Fraser Valley Future 2050 - Regional Growth Strategy, 2024
5. Harrison Hot Springs Official Community Plan Bylaw, 1184, 2022
6. Harrison Hot Springs Zoning Bylaw, 1115, 2017
7. Home Truths; Fixing Canada's Housing Crisis, 2024, Carolyn Whitzman.

VILLAGE OF HARRISON HOT SPRINGS
Regular Council Meeting Minutes

DATE: Monday, June 16, 2025
TIME: 5:30 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

COUNCIL PRESENT: Mayor Fred Talen
Councillor Leo Facio
Councillor Allan Jackson
Councillor Mark Schweinbenz (Via Zoom)
Councillor Michie Vidal

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Corporate Officer, Amanda Graham
Chief Financial Officer/Deputy CAO, Scott Schultz
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

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

2. LAND ACKNOWLEDGEMENT

Mayor Talen 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 Facio
Seconded by Councilor Vidal

THAT the agenda be approved.

CARRIED
RC-2025-06-13

6. DECLARATIONS OF CONFLICT OF INTEREST

None.

7. ADOPTION OF MINUTES

Moved by Councillor Jackson
Seconded by Councilor Vidal

THAT the Regular Council Meeting Minutes of June 2, 2025 be adopted.

CARRIED
RC-2025-06-14

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

(a) Diane Janzen, Agassiz Harrison Community Services, Albert Huang, Terra Social Purpose Real Estate and Chelsea Mueller, The Nerdy Architect
Re: Seniors Housing in the Village

Ms. Janzen, Mr. Huang and Ms. Mueller gave a PowerPoint presentation on Seniors Housing partnerships in the Village and possible funding sources.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT staff work with Agassiz Harrison Community Services and bring options back to Council before the July 31, 2025 Community Housing Fund application due date.

CARRIED
RC-2025-06-15

10. CORRESPONDENCE

(a) Letter dated May 28, 2025 from the Fraser Valley Regional District
Re: Request to Establish a Sub-Regional Service Area – Lets'emot Regional Recreation & Aquatic Centre

(b) Letter dated May 29, 2025 from the Minister of Housing and Municipal Affairs
Re: Small-Scale Multi-Unit Housing (SSMUH) Alignment

(c) Letter dated June 5, 2025 from the City of Campbell River
Re: Resource Communities

(d) Letter dated June 5, 2025 from the Village of Chase
Re: Funding for Public Education

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT all correspondence be received.

CARRIED
RC-2025-06-16

11. BUSINESS ARISING FROM CORRESPONDENCE

None.

12. REPORTS FROM COUNCILLORS

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
  - Attended a Regional and Corporate Services Committee meeting on June 5, 2025
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee
  - Attended a meeting on June 4, 2025
- Agassiz-Harrison Healthy Communities – No Report
- Kent Harrison Joint Emergency Program Committee – No Report
- Toured the ECOMM facility on Pender Street in Vancouver on June 11, 2025
- Attended a webinar on proposed *Community Charter* updates regarding closed meetings on June 12, 2025

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report
- Reported on the Communities in Bloom Committee Garden of the Week program

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors – No Report
- Congratulated Councillor Jackson and the Community in Bloom Committee for the Community Planting Day on June 3, 2025

13. REPORTS FROM MAYOR

- Attended an Environmental Advisory Committee meeting on June 4, 2025
- Attended a Resort Community Collaborative Mayor's meeting on June 5, 2025
- Reported on touring the ECOMM 911 Facility on June 11, 2025

- Reported on an Age-Friendly Committee / Community Garden painting activity with students from the elementary school on June 12, 2025

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

(a) Environmental Advisory Committee Meeting Minutes of April 25, 2025

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the adopted Committee Meeting Minutes be received for information.

CARRIED
RC-2025-06-17

(b) Report of Corporate Officer dated June 2, 2025
Re: Report from Environmental Advisory Committee

Moved by Councillor Jackson
Seconded by Councilor Schweinbenz

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

> THAT staff be directed to investigate opportunities to enhance messaging about cleaning gutters and FireSmarting perimeters and getting information from the knowledgeable organizations and looking for a local example to demonstrate;
>
> THAT staff be directed to investigate whether there are any bear proof or resistant garbage containers that the Village can recommend to residents to better secure their garbage; and
>
> THAT staff be directed to investigate replacing the dog waste bags in the Village with biodegradable dog waste bags.

CARRIED
RC-2025-06-18

15. REPORTS FROM STAFF

(a) Report of Chief Administrative Officer dated June 16, 2025
Re: Occupational Health and Safety Policy 1.43

Moved by Councillor Facio
Seconded by Councilor Vidal

THAT Occupational Health and Safety Policy 1.43 be adopted.

CARRIED
RC-2025-06-19

(b) Report of Chief Financial Officer dated June 16, 2025
Re: 2024 Annual Report

Mayor Talen opened the floor to comments from the public regarding the annual report.

Moved by Councillor Vidal
Seconded by Councilor Facio

THAT the 2024 Annual Report be approved.

CARRIED
RC-2025-06-20

(c) Report of Chief Financial Officer dated June 16, 2025
Re: Council Remuneration Review Update

Moved by Councillor Vidal
Seconded by Councilor Schweinbenz

THAT the Chief Financial Officer's report dated June 16, 2025 regarding Council Remuneration Review Update be received for information.

CARRIED
RC-2025-06-21

(d) Report of Corporate Officer dated June 16, 2025
Re: Liquor License Amendment – Harrison Hot Springs Resort & Spa

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT Council recommend that the Liquor and Cannabis Regulation Board approve the Harrison Hot Springs Resort and Spa's application to increase its in-person capacity.

CARRIED
RC-2025-06-22

(e) Report of Corporate Officer dated June 16, 2025
Re: Liquor License Amendment – Milos Greek Taverna & Black Forest Restaurant

Moved by Councillor Vidal
Seconded by Councilor Jackson

THAT Council recommend that the Liquor and Cannabis Regulation Board approve the applications to extend the hours of service at Milos Greek Taverna and Black Forest Restaurant.

CARRIED
OPPOSED BY COUNCILLOR SCHWEINBENZ
RC-2025-06-23

(f) Report of Corporate Officer dated June 16, 2025
Re: Environmental Advisory Committee Vacancies

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT staff be directed to put out a call for Environmental Advisory Committee applications.

CARRIED
RC-2025-06-24

(g) Report of Corporate Officer dated June 16, 2025
Re: Smoking Debris Disposal

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the Corporate Officer's report dated June 16, 2025 regarding Smoking Debris Disposal be received for information.

CARRIED
RC-2025-06-25

(h) Report of Corporate Officer dated June 16, 2025
Re: 2025 UBCM Convention Provincial Appointments

Moved by Councillor Vidal
Seconded by Councilor Schweinbenz

THAT staff be directed to request meetings at the 2025 UBCM Convention with the following Cabinet Ministers regarding the following topics:

- Minister of Forests regarding the BC Timber Sales Operating Plan consultation process;
- Minister of Health regarding funding for the primary care unit renovation costs and emergency room closure notification;
- Minister of Education regarding a new elementary school;
- Minister of Tourism, Arts, Culture and Sport regarding expanding RMI funding to campgrounds, using RMI funding for non-tourism related improvements, re-scoping projects and the funding formula;
- Minister of Housing regarding potential housing partnerships and the Village Lands Master Plan;
- Minister of Transportation and Transit regarding sidewalks on the east side of Hot Springs Road from McPherson Road to Miami River Drive, crosswalks on Hot Springs Road, bulbs on Lillooet Avenue crosswalks and Agassiz-Mission "North of the Fraser" bus route funding; and
- Minister of State for Local Governments and Rural Communities regarding Community Charter amendments and Provincial ethics commissioner.

THAT staff be directed to request meetings with Ministry staff should the requested meetings with the Cabinet Ministers not be granted.

Amendment moved by Mayor Talen
Seconded by Councillor Facio

THAT a meeting with Minister of Land, Water and Resource Stewardship regarding stewardship of the hot springs source be added to the list of meetings for staff to request.

CARRIED
RC-2025-06-26

Council voted on the main motion as amended.

CARRIED
RC-2025-06-27

(i) Report of Director of Operations dated June 16, 2025
Re: Highway 9 to McCombs Drive Storm Sewer Project Award

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the Director of Operations' report dated June 16, 2025 regarding the Highway 9 to McCombs Drive Storm Sewer Project award be received for information.

CARRIED
RC-2025-06-28

(j) Report of Communications and Community Engagement Coordinator dated June 16, 2025
Re: PlanH Healthy Communities Grant – Healthy Public Policy Stream

Moved by Councillor Vidal
Seconded by Councilor Jackson

THAT staff be authorized to apply to the 2025 PlanH Healthy Communities Grant - Healthy Public Policy stream for up to $15,000.

CARRIED
RC-2025-06-29

(k) Report of Planning Consultant dated June 16, 2025
Re: The Official Community Plan and Zoning Bylaw Update Background Report

Moved by Councillor Facio
Seconded by Councilor Schweinbenz

THAT the Planning Consultant's report dated June 16, 2025 regarding the Official Community Plan and Zoning Bylaw Update Background Report be received for information.

CARRIED
RC-2025-06-30

16. BYLAWS

(a) Report of Planning Consultant dated June 16, 2025
Re: 285 Spruce Street – Zoning Amendment Bylaw No. 1225, 2025

Moved by Councillor Vidal
Seconded by Councilor Schweinbenz

THAT Zoning Amendment Bylaw No. 1225, 2025 be given third reading; and

THAT Zoning Amendment Bylaw No. 1224, 2025 be adopted.

CARRIED
RC-2025-06-31

Moved by Mayor Talen
Seconded by Councillor Vidal

THAT the above motion be accepted by Council with the corrected bylaw number, as "THAT Zoning Amendment Bylaw No. 1225, 2025 be adopted."

CARRIED
RC-2025-06-32

17. NEW BUSINESS

None.

18. NOTICES OF MOTION

(a) Notice of Motion from Councillor Vidal
Re: Commissioned Art

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.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

20. ADJOURNMENT

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the meeting be adjourned at 7:36 p.m.

CARRIED
RC-2025-06-33

Fred Talen
Mayor

Amanda Graham
Corporate Officer

HARRISON HOT SPRINGS
Naturally Refreshed

COUNCIL REPORT

Regular Council

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,

DRAFT

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

DRAFT

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.

DRAFT

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

DRAFT

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

HARRISON HOT SPRINGS

Naturally Refreshed

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.

HARRISON HOT SPRINGS

Naturally Refreshed

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

HARRISON HOT SPRINGS

Naturally Refreshed

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 70-71of 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

HARRISON HOT SPRINGS

Naturally Refreshed

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 1st reading
2. Bylaw # 1229, 2025 be given 2nd 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

VILLAGE OF HARRISON HOT SPRINGS
Regular Council Meeting Minutes

DATE: Monday, August 11, 2025
TIME: 5:30 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

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

COUNCIL ABSENT:

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

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

2. LAND ACKNOWLEDGEMENT

Mayor Talen acknowledged the traditional territory of Sts'ailes.

3. PUBLIC HEARING (If required)

None.

4. INTRODUCTION OF LATE ITEMS

Councillor Vidal advised that an additional Notice of Motion would be presented.

5. APPROVAL OF THE AGENDA

Moved by Councillor Jackson
Seconded by Councilor Schweinbenz

THAT the agenda be approved.

CARRIED
RC-2025-08-01

6. DECLARATIONS OF CONFLICT OF INTEREST

None.

7. ADOPTION OF MINUTES

(a) Regular Council Meeting Minutes of July 14, 2025

(b) Special Council Meeting Minutes of July 25, 2025

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the Regular Council Meeting Minutes of July 14, 2025 and the Special Council Meeting Minutes of July 25, 2025 be adopted.

CARRIED
RC-2025-08-02

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

(a) Supt. Darren Pankratz, Upper Fraser Valley Regional RCMP Detachment,
S/Sgt. Darryl Peppler and Sgt. Alex Mulvihill, Agassiz RCMP Detachment
Re: Introductions

Sgt. Mulvihill was unable to attend. Outgoing Agassiz Detachment Officer in Charge, S/Sgt. Mike Sargent attended. Supt. Pankratz introduced himself as the new Officer in Charge for the UFVRD RCMP and introduced as S/Sgt. Darryl Peppler as the new Officer in Charge for the Agassiz Detachment. Council thanked S/Sgt. Sargent for his service in Agassiz, and congratulated Supt. Pankratz and S/Sgt. Peppler on their new roles.

(b) Lori Roberts, WildSafe BC Fraser Valley Coordinator, WildSafe BC
Re: BearSmart

Lori Roberts provided a PowerPoint presentation on her BearSmart findings around the Village and provided recommendations to Council on next steps.

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT staff research establishing a BearSmart stewardship committee and bring back recommendations to Council.

CARRIED
RC-2025-08-03

10. CORRESPONDENCE

(a) Letter dated July 14, 2025 from Ministry of Transportation and Transit
Re: North of Fraser Transit Service

(b) Letter dated July 30, 2025 from Ivan Scott to the Canadian Judicial Council
Re: Judicial Accountability and Revolving-Door Justice in British Columbia

(c) Public Comments/Concern Form dated July 29, 2025 from Morgan Anderson
Re: Overflow Parking Lot Developing

(d) Email dated July 31, 2025 from Julie Chamberlain
Re: Things to do in HHS

(e) Letter dated August 1, 2025 from Shirley Dishon
Re: Proposed Senior Housing

(f) Email dated August 4, 2025 from Jean Bereti
Re: 55+ Social Housing on Overflow Parking

(g) Letter dated August 4, 2025 from Gary Webster
Re: Proposed Seniors Housing Project

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT all correspondence be received.

CARRIED
RC-2025-08-04

11. BUSINESS ARISING FROM CORRESPONDENCE

None.

12. REPORTS FROM COUNCILLORS

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Reported on the opening of the Village Health Centre on July 29, 2025

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities
    - Attended a meeting on July 30, 2025

- Kent Harrison Joint Emergency Program Committee – No Report
- Attended the opening of the Village Health Centre on July 29, 2025

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report
- Reported on the Communities in Bloom Garden Tour on July 19

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors – No Report
- Reported on the annual Dragonboat Festival
- Attended the Harrison Hot Springs Fire Department Charity Golf Tournament

13. REPORTS FROM MAYOR

- Attended an Age-Friendly Committee meeting on July 24, 2025
- Reported on the opening of the Village Health Centre on July 29, 2025
- Attended a Resort Community Collaborative Mayor's Meeting on August 7, 2025

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

Due to an error in the agenda, the June 19, 2025 Age-Friendly Committee Meeting minutes were included twice. The June 19, 2025 Communities in Bloom Committee Meeting minutes will be added to the next regular Council meeting agenda.

(a) Age-Friendly Committee Meeting Minutes of June 19, 2025

Moved by Councillor Vidal
Seconded by Councilor Facio

THAT the Age-Friendly Committee Meeting Minutes of June 19, 2025 be received.

CARRIED
RC-2025-08-05

15. REPORTS FROM STAFF

(a) Report of Corporate Officer dated August 11, 2025
Re: Request for Statutory Municipal Consent for Proposed Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025

Moved by Councillor Facio
Seconded by Councilor Jackson

THAT the Village of Harrison Hot Springs Council give its consent, by way of formal resolution, to *Fraser Valley Regional District Sub-Regional Animal Control Service Area Amendment Bylaw No. 1797, 2025.*

CARRIED
RC-2025-08-06

(b) Report of Community Services Manager dated August 11, 2025
Re: Strategic Priorities Fund

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT Council support an application to the Strategic Priorities Fund for up to $2,000,000 for the proposed brownfield redevelopment project; and

THAT staff be authorized to apply for and manage the grant funding on behalf of the Village.

CARRIED
RC-2025-08-07

16. BYLAWS

(a) Report of Planning Consultant dated August 11, 2025
Re: Official Community Plan Amendment Bylaw No. 1129, 2025

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Official Community Plan Amendment Bylaw No. 1229, 2025 be introduced and given first reading.

CARRIED
RC-2025-08-08

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Official Community Plan Amendment Bylaw No. 1229, 2025 be given second reading.

CARRIED
RC-2025-08-09

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT staff be authorized to schedule a public hearing for Official Community Plan Amendment Bylaw No. 1229 2025.

CARRIED
RC-2025-08-10

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Official Community Plan Amendment Bylaw No. 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.

Amendment moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT the motion be amended to include a referral to the Village's Environmental Advisory Committee.

CARRIED
RC-2025-08-11

Amendment moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the motion be amended to include a referral to Sts'ailes.

CARRIED
RC-2025-08-12

Council voted on the main motion as amended.

CARRIED
RC-2025-08-13

17. NEW BUSINESS

(a) New Business from Councillor Schweinbenz
Re: EV Charging Stations and Pay Parking

Moved by Councillor Schweinbenz
Seconded by Councillor Vidal

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.

CARRIED
RC-2025-08-14

18. NOTICES OF MOTION

(a) Notice of Motion from Councillor Facio
Re: Regular Council Meeting Location

THAT Regular Council Meetings be moved from Memorial Hall to Council Chambers at the Village Office.

(b) Notice of Motion from Councillor Vidal
Re: Electric Single Occupancy Motorized Modes of Transportation Safety

WHEREAS the use of electric scooters, electric unicycles and other single occupancy motorized modes of transportation is becoming an increasing safety issue for residents and visitors in Harrison Hot Springs;

THEREFORE, BE IT RESOLVED THAT staff be directed to review and report back on the legal framework for the operation of these within the Village including:

- Applicable provisions under the BC Motor Vehicle Act and any provincial pilot projects;
- Bylaw options for regulating their use on streets, sidewalks and public pathways; and
- Safety, liability and insurance considerations

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

20. ADJOURNMENT

Moved by Councillor Jackson
Seconded by Councillor Facio

THAT the meeting be adjourned at 7:45 p.m.

CARRIED
RC-2025-08-15

Fred Talen
Mayor

Amanda Graham
Corporate Officer

HARRISON HOT SPRINGS
Naturally Refreshed

COUNCIL REPORT

Regular Council

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,

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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:

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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

DRAFT

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;

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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

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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.

DRAFT

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

DRAFT

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

Ken Cossey, MCIP, RPP
KWC Planning Services
August 26, 2025

PRESENTATION FORMAT

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

HARRISON HOT SPRINGS

Naturally Refreshed

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.

HARRISON HOT SPRINGS

Naturally Refreshed

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

HARRISON HOT SPRINGS

Naturally Refreshed

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

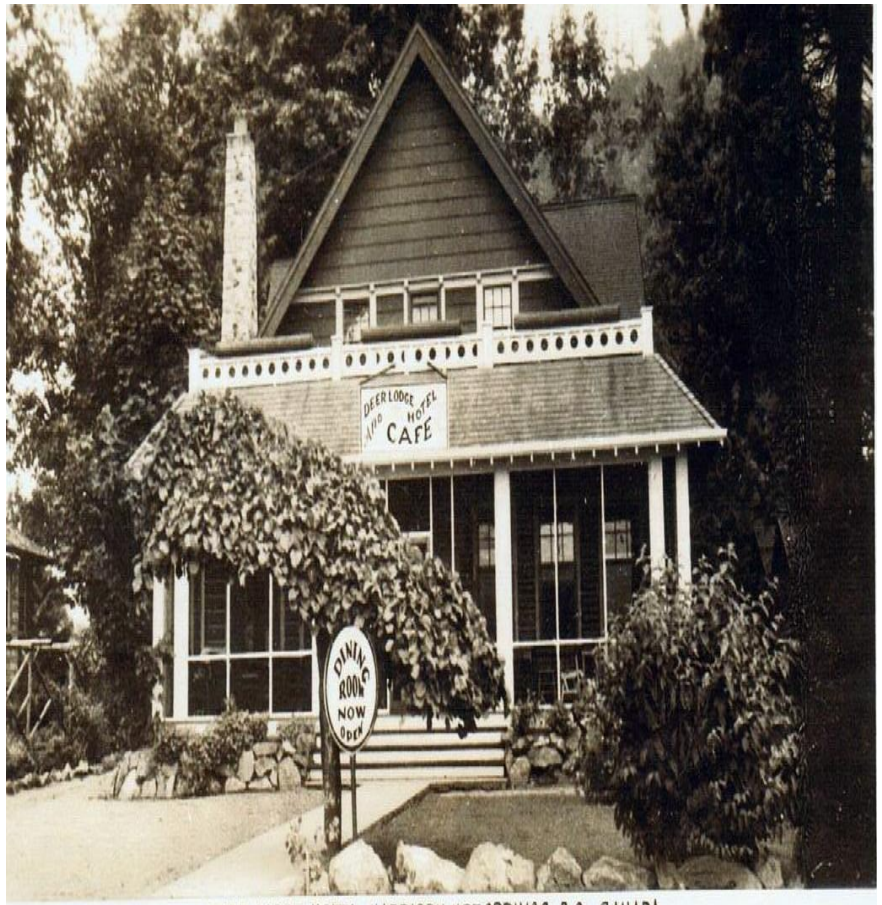
RGS Goals (8)

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

HARRISON HOT SPRINGS

Naturally Refreshed

FORMAT OF SECTION A



DEER LODGE HOTEL, HARRISON HOT SPRINGS, B.C., CANADA.

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

VILLAGE OF HARRISON HOT SPRINGS
Environmental Advisory Committee
Minutes

DATE: Wednesday, September 3, 2025
TIME: 10:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road, Harrison Hot Springs, BC

MEMBERS PRESENT: Councillor Mark Schweinbenz (Chair)
John DeMartin
Paul Kandt
Gary Webster

MEMBERS ABSENT: Susan Galvao

STAFF PRESENT: Corporate Officer, Amanda Graham
Director of Operations, Jace Hodgson (at 11:21 a.m.)
Planning Consultant, Ken Cossey (until 11:20 a.m.)

DRAFT

1. CALL TO ORDER

Chair Schweinbenz called the meeting to order at 10:00 a.m.

2. LAND ACKNOWLEDGEMENT

Chair Schweinbenz acknowledged the traditional territory of Sts'ailes.

3. INTRODUCTION OF LATE ITEMS

John DeMartin requested to add "Garbage Collection and Waste on Lagoon Area and Front Street" as an Item for Discussion.

Gary Webster requested to add "Wetlands Project Update" as an Item for Discussion.

Paul Kandt requested to add "Invasive Species Workshop" as an Item for Discussion.

Moved by Gary Webster

THAT Item for Discussion 6(a) – Presentation by Planning Consultant re: Official Community Plan Update be removed from the agenda.

MOTION FAILED
LACK OF SECONDER

4. APPROVAL OF THE AGENDA

Moved by Paul Kandt
Seconded by John DeMartin

THAT the agenda be approved as amended with the addition of the late items.

CARRIED
GARY WEBSTER OPPOSED
EAC-2025-09-01

5. ADOPTION OF MINUTES

Moved by Chair Schweinbenz
Seconded by Gary Webster

THAT the Environmental Advisory Committee Meeting Minutes of July 2, 2025 be adopted.

CARRIED
EAC-2025-09-02

6. ITEMS FOR DISCUSSION

(a) Presentation by Planning Consultant
Re: Official Community Plan Bylaw Update

The Planning Consultant presented a PowerPoint regarding the current OCP and proposed updates. The Committee discussed the need for environmental protection initiatives within the OCP, and associated bylaws and practices that can facilitate the implementation of those policies.

Moved by Chair Schweinbenz
Seconded by Paul Kandt

THAT the Environmental Advisory Committee provide no comment on Official Community Plan Amendment Bylaw No. 1229, 2025.

CARRIED
EAC-2025-09-03

Moved by Chair Schweinbenz
Seconded by Paul Kandt

THAT Council direct staff to review the current Official Community Plan from an environmental perspective to determine how policies regarding water conservation, energy conservation, protection of the Miami River, waste reduction and tree canopy improvement and renewal can be strengthened.

CARRIED
EAC-2025-09-04

DRAFT

The Committee discussed challenges surrounding the need for balancing new plantings with FireSmart principles, the Tree Management and Preservation Bylaw and Water Conservation Policy.

(b) 2025 Project: Hazardous Waste Collection Day

The Corporate Officer circulated information on a Hazardous Waste Collection Day taking place in Chilliwack on October 4, 2025 that is free for Harrison Hot Springs residents and a list of accepted products from Product Care Recycling. The Committee agreed to move forward with a Hazardous Waste Collection Day in the overflow parking lot on Thursday, October 16 from 11:00 am – 7:00 pm and on Saturday, October 18 from 10:00 am – 2:00 pm. Product Care Recycling provides the tubs and transportation, but they do not staff the event. The Committee agreed to attend in shifts to assist people in dropping off their waste. The Committee requested that opportunities for public education surrounding household hazardous waste be considered when planning the event.

(c) 2025 Project: Tree Planting Project at McCombs Bridge

The Director of Operations advised that part of the restoration plan at the McCombs Bridge involves planting 20 red alder, 20 big leaf maples and 580 willow plugs. The Committee agreed to defer to the Miami River Streamkeepers regarding a suitable date for planting the trees on a weekday at the end of September and requested that the Committee be advised once the date has been selected.

(d) Garbage Collection and Waste on Lagoon Area and Front Street

John DeMartin commended Village staff for emptying the garbage cans on the beachfront, however, there is a lot of waste early in the morning that makes its way down the shoreline and eventually into the lake. The Committee discussed replacing current garbage cans with bear proof garbage receptacles, which would have to be replaced over time due to the high cost.

Moved by John DeMartin
Seconded by Gary Webster

THAT staff be directed to research an Adopt a Trail or Shoreline program to address littering along the lagoon pathway.

CARRIED
EAC-2025-09-04

(e) Wetlands Project Update

Gary Webster provided information regarding a recent project by Sts'ailes with floating islands in the Miami River. The islands are anchored and pull nutrients out of the water because there is an abundance of nutrients flowing overland into the water. In time, plant samples will be sent to a laboratory to see what type of nutrients are in the water.

DRAFT

(f) Invasive Species Workshop

Gary Webster advised that the Invasive Species Workshop is on September 29, 2025 from 10:00 am – 2:00 pm in Memorial Hall and requested that the Village share information regarding the event.

(g) 2026 Work Plan / Budget

Moved by Chair Schweinbenz
Seconded by John DeMartin

THAT the 2026 Work Plan / Budget be tabled for discussion at the next meeting.

(h) Next Meeting Date:

The next meeting date is scheduled for Wednesday, October 8, 2025 at 9:00 a.m.

7. ADJOURNMENT

Moved by Paul Kandt
Seconded by Gary Webster

THAT the meeting be adjourned at 11:48 a.m.

CARRIED
EAC-2025-09-05

Councillor Mark Schweinbenz, Chair
Environmental Advisory Committee

Amanda Graham
Corporate Officer

DRAFT

Official Community Plan

HARRISON HOT SPRINGS
Naturally Refreshed

What is an OCP?

An Official Community Plan (OCP), as defined in the Local Government Act, is a statement of objectives and policies to guide decisions on planning and land use management. The Village of Harrison Hot Springs OCP sets out the vision and framework for future development of the community. This Plan provides the policy framework for development and infrastructure decisions by the Village Council. It may be updated periodically to ensure that it continues to reflect the long-range community Vision and the Goals of the Plan.

The OCP was adopted in 2024 - why is it being updated again?

The Village is required to update the OCP for 2 reasons:

1. Changes to provincial legislation that require municipalities to review and revise their OCP and zoning bylaws by December 31, 2025 in accordance with their Interim Housing Needs Reports. Scan the QR code to view the Village's **January 2025 Interim Housing Needs Report**

2. The Fraser Valley Regional District recently adopted a new Regional Growth Strategy. S.446 of the Local Government Act requires that the Village's OCP contain a regional context statement.

Vision of the OCP

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.

Goals of the OCP

To achieve the OCP's Vision, the following ten (10) goals expand and set the framework for 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
- **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

Regional Growth Strategies and Regional Context Statements

What is a Regional Growth Strategy?

The goal of a Regional Growth Strategy (RGS) is to "promote human settlement that it socially, economically, and environmentally healthy and that makes efficient use of public facilities and services, land and other resources" (Local Government Act s. 428)

What is a Regional Context Statement?

Regional Context Statements are incorporated into a municipality's OCP 2 years after the RGS is adopted. They must identify the relationship between the OCP and the RGS, and demonstrate how the OCP is made to be consistent with the RGS over time (Local Government Act s. 447). They must also be consistent with the rest of the OCP itself.

April 2024 Adoption of RGS by FVRD

VHHS must include a regional context statement in the OCP by April 2026 **April 2026**

View the Regional Growth Strategy

Regional Vision Growth can mean many different things depending on the context. One of the roles of the RGS is to understand the different growth patterns occurring within the region and to ensure that growth and development is appropriate within the larger regional context. It's then up to each municipality's official community plan (OCP) to ensure that growth is appropriate for each community and neighbourhood.

The FVRD Regional Growth Strategy outlines 8 goals:

1. Collaboration
2. Economic Strength
3. Living Well
4. Community Building
5. Ecosystem Health
6. Transportation & Mobility
7. Infrastructure Services
8. Climate Change

Fraser Valley Future 2050

REGIONAL GROWTH STRATEGY

Fraser Valley Regional District

Housing Needs

HARRISON HOT SPRINGS
Naturally Refreshed

The 5-Year Housing Need

The estimated five-year housing need for the Village of Harrison Hot Springs between 2021 and 2026 is 185 units, representing a growth of approximately 21.0% in the existing stock of 885 occupied private dwellings. Key drivers of the 5-year housing need include:

- **Anticipated Growth** - accounts for 42.22% (137.31 units) of the total new units.
- **Additional Local Demand** - contributing 0.37% (0.69 units) of the total new units.
- **Suppressed Household Formation** - representing 9.84% (18.2 units) of the total new units.

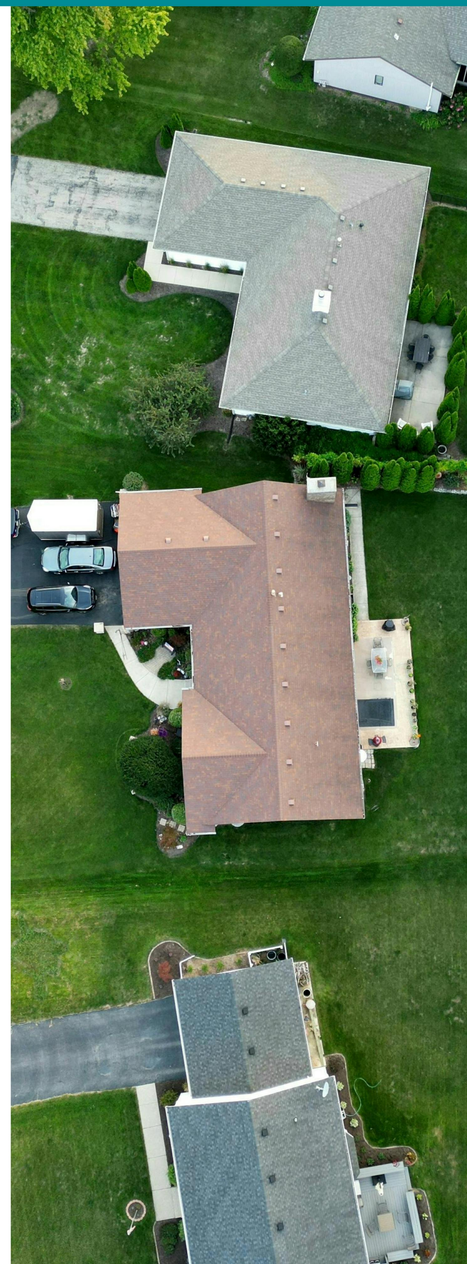
The 20-Year Housing Need

The estimated twenty-year housing need in the Village of Harrison Hot Springs is 637 units between 2021 and 2041. The estimated twenty-year housing need would represent a growth of 72.4% on the existing stock of occupied private dwellings in the Village of Harrison Hot Springs. The largest drivers of 20-year housing need are:

- **Anticipated Growth** - accounts for 72.18% (459.8 units) of total new units
- **Additional Local Demand** - accounts for 11.44% (72.85 units) of total new units
- **Suppressed Household Formation** - accounts for 11.48% (73.12 units) of total new units

Component	5-Year Need	20-Year Need
Extreme Core Housing Need (50% of income spent on housing)	3.8	15.19
People Experiencing Homelessness	6.62	13.24
Rental Adjustment Rate	0.69	2.76
Anticipated Growth	137.31	459.8
Suppressed Household Formation (unable to form due to constrained housing)	18.28	73.12
Additional Local Demand	18.21	72.85
Housing Units Needed	185	637

Calculated using the 2024 UBC Housing Assessment Resource Tool



Updates & Outcomes

HARRISON HOT SPRINGS
Naturally Refreshed

Housing Needs Updates

- **Added section 3.2.1** – Council's suggested approach to addressing housing issues which is to collaborate with partners too facilitate the development of projects across the housing spectrum including flexible housing, shelters, supportive housing
- **Updated section 3.3** – specific housing policies to encourage development applications that address housing gaps, prioritize the use of Village-owned lands and continue the exploration of uses for underutilized parcels

Regional Growth Strategy (RGS) Updates

- **Update section 2.4** – Regional Context Statement to reflect the FVRD's RGS goals and highlight how the OCP aligns with them, and incorporate newly adopted plans and policies including:
- **Parks and Trails Master Plan** (still in draft form)
- **Resort Development Strategy**
- **Civic Lands Master Plan**
- **Development Approval Information Bylaw**

Community Amenity Contributions vs. Amenity Cost Charges

- **Updated section 3.4** – Replace Community Amenity Contributions provisions with Amenity Cost Charges provisions

Expected Outcomes

- **Ensure compliance with the new provincial housing policy requirements**
- **Update the Regional Context Statement to show the relationship between the OCP and the FVRD's Regional Growth Strategy**
- **Allow for further work on the Zoning Bylaw to address the housing needs identified in the OCP**
- **Amend housing policies by waiving fees and reducing land use regulations in the Zoning Bylaw**
- **Remove Community Amenity Contributions and replace it with the ability to create an Amenity Cost Charges Bylaw**

Next Steps

HARRISON HOT SPRINGS
Naturally Refreshed

Community Engagement

The next opportunity for engagement will be at the Public Hearing on October 6, 2025, during the Regular Council Meeting. Stay tuned for more information!

In the meantime, stay up to date on OCP updates by visiting the project page at: **www.getintoitharrison.ca**

Get Into It HARRISON

Helpful Resources

April 2024
Fraser Valley Regional District's Regional Growth Strategy

January 2025
Interim Housing Needs Report

June 2, 2025 - Report to Council
The Official Community Plan and Zoning Bylaw Update Consultation Plan

June 16, 2025 - Report to Council
Background Information Report and Preliminary Suggestions on Housing Policy

August 11, 2025 - Report to Council
Draft Official Community Amendment Bylaw 1229, 2025

VILLAGE OF HARRISON HOT SPRINGS
Advisory Planning Commission Minutes

DATE: Tuesday, September 9, 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
Dennis Hill
Kimbal Solar

MEMBERS ABSENT: Robert Guimont
Ron Logan
Dean Robertson

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

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-2025-09-01

5. ADOPTION OF MINUTES

Moved by Judy Duffus
Seconded by Chair Strothotte

THAT the Advisory Planning Commission Meeting Minutes of April 2, 2025 be adopted.

DRAFT

CARRIED
APC-2025-09-02

6. ITEMS FOR DISCUSSION

(a) Presentation from Planning Consultant
Re: Official Community Plan Amendment Bylaw No. 1229, 2025

The Planning Consultant presented a PowerPoint outlining the following:

- The proposed changes, showing alignment with the FVRD's Regional Growth Strategy, updated housing policies as required, and the replacement of Community Amenity Charges with Amenity Cost Charges
- Process to date and gap analysis
- Expected outcomes of the amendment

Moved by Chair Strothotte
Seconded by Judy Duffus

THAT the Advisory Planning Commission recommend that section A of Official Community Plan Amendment Bylaw No. 1229, 2025 be amended under "Supplemental Policies" at the bottom of page 7 with the following wording "Recently adopted a Village Lands Master Plan, which supports the Village exploring partnerships to support affordable, rental and special needs housing."

CARRIED
APC-2025-09-03

7. ADJOURNMENT

Moved by Judy Duffus
Seconded by Dean Robertson

THAT the meeting be adjourned at 7:40 p.m.

CARRIED
APC-2025-09-04

DRAFT

Andy Strothotte, Chair Advisory Planning Commission	Amanda Graham Corporate Officer

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0
September 29, 2025

NOTICE OF PUBLIC HEARING

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW

Tuesday, October 7, 2025 at 5:00 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:

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1229, 2025

Property: The Subject lands affected by the proposed Official Community Plan Amendment and its attachments include the entire Village of Harrison Hot Springs

Purpose: The bylaw proposes an amendment to Official Community Plan Bylaw No. 1184, 2022 to demonstrate how the bylaw aligns with the FVRD's Regional Growth Strategy, establish an approach for addressing housing issues and expand on specific housing policies, and replace Community Amenity Contributions with provisions for an Amenity Cost Charges bylaw.

All persons who believe their interest in property is affected by the proposed amendment bylaw will be given a reasonable opportunity to be heard. You may indicate your support or opposition to the proposed Bylaw 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 Tuesday, October 7, 2025
- Attend the meeting and provide an oral submission in person
- Attend through a Zoom link – Meeting ID: 861 3626 7505 and provide an oral submission via Zoom

All oral and written submissions, including names and addresses, will become part of the public record which includes being made available for public inspection on the Village's website.

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. **The office will be closed on Tuesday, September 30, 2025 for the National Day of Truth and Reconciliation.**

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

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

June 10, 2025

File:3900-01/6480-20
Via email to: info@harrison.ca

Ed Stenson, Secretary
Harrison Agassiz Chamber of Commerce
PO Box 429
Harrison Hot Springs, BC V0M 1K0

Dear Ed Stenson:

Subject: Harrison Hot Springs Official Community Plan Update

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. The OCP expresses the community's vision and is a blueprint for future development. It showcases the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. The OCP contains goals, objectives and policies and it must align with provincial interests to foster responsible growth.

The Village's current OCP was adopted by Council in 2024. Since its adoption, provincial legislation regarding housing needs has changed. Additionally, the FVRD adopted its Regional Growth Strategy in April 2024. As a result of these two things, the Village's OCP now requires an update.

As a part of the updating process, we would like to hear from the Harrison Agassiz Chamber of Commerce regarding any comments that the Board would like to draw our attention to as we begin to undertake the process of updating the OCP. If you think it is useful, we can have our Planning Consultant available to make a presentation to the Board.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or planning@harrisonhotsprings.ca.

Yours sincerely,

Amanda Graham
Corporate Officer

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

June 10, 2025

File:3900-01/6480-20
Via email to: andy.lot@rcmp-grc.gc.ca

Sgt. Andy Lot, NCO i/c
Agassiz RCMP Detachment
6869 Lougheed Highway
Agassiz, BC V0M 1A1

Dear Sgt. Lot,

Subject: Harrison Hot Springs Official Community Plan Update

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. The OCP expresses the community's vision and is a blueprint for future development. It showcases the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. The OCP contains goals, objectives and policies and it must align with provincial interests to foster responsible growth.

The Village's current OCP was adopted by Council in 2024. Since its adoption, provincial legislation regarding housing needs has changed. Additionally, the FVRD adopted its Regional Growth Strategy in April 2024. As a result of these two things, the Village's OCP now requires an update.

As a part of the updating process, we would like to hear from the Agassiz RCMP on any comments or suggestions that needs to be drawn to our attention as we as we begin to undertake the process of updating the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or planning@harrisonhotsprings.ca.

Yours sincerely,

Amanda Graham
Corporate Officer

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

June 10, 2025

File:3900-01/6480-20
Via email to: ALC.Referrals@gov.bc.ca

Mike Bandy, Regional Planner
Provincial Agricultural Land Commission
201-4940 Canada Way
Burnaby, BC V5G 4K6

Dear Mike Bandy:

Subject: Harrison Hot Springs Official Community Plan Update

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. The OCP expresses the community's vision and is a blueprint for future development. It showcases the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. The OCP contains goals, objectives and policies and it must align with provincial interests to foster responsible growth.

The Village's current OCP was adopted by Council in 2024. Since its adoption, provincial legislation regarding housing needs has changed. Additionally, the FVRD adopted its Regional Growth Strategy in April 2024. As a result of these two things, the Village's OCP now requires an update.

As part of the updating process, we would like to hear from the Agricultural Land Commission regarding any comments that you would like to draw our attention to as we begin to undertake the process of updating the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or planning@harrisonhotsprings.ca.

Sincerely,

Amanda Graham
Corporate Officer

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

June 10, 2025

File:3900-01/6480-20
Via email to: syilmaz@kentbc.ca

Sean Yilmaz, Manager of Planning
District of Kent
PO Box 70, 7170 Cheam Avenue
Agassiz, BC V0M 1A0

Dear Sean Yilmaz:

Subject: Harrison Hot Springs Official Community Plan Update

The Village of Harrison Hot Springs' current Official Community Plan Bylaw No. 1184, 2022 (OCP) was adopted by our Council in 2024. Since its adoption, provincial legislation regarding housing needs has changed. Additionally, the FVRD adopted its Regional Growth Strategy in April 2024. As a result of these two things, the Village's OCP now requires an update.

As a part of the updating process, we would like to hear from you regarding any comments or suggestions you may have. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604-796 -2171 or planning@harrisonhotsprings.ca.

Sincerely,

Amanda Graham
Corporate Officer

From: Sean Yilmaz syilmaz@kentbc.ca
Sent: June 17, 2025 9:42 AM
To: Amanda Graham agraham@harrisonhotsprings.ca
Subject: RE: Harrison Hot Springs - OCP Update

Hi Amanda,

Thank you for your letter regarding the upcoming Official Community Plan (OCP) update for the Village of Harrison Hot Springs.

We appreciate the opportunity to provide input early in your process. At this time, the District of Kent is supportive of efforts to align local OCPs with recent changes to provincial housing legislation and the FVRD's Regional Growth Strategy. We are also in the process of initiating our own OCP update shortly and see this as a great opportunity to align on key regional priorities where possible.

We look forward to reviewing a draft when it becomes available and providing more detailed comments at that stage.

Please keep us informed as the process progresses. We're happy to participate in any discussions related to the OCP.

Kindly,
Sean Yilmaz

Sean Yilmaz, Manager of Planning
(604) 796-4319
syilmaz@kentbc.ca
www.kentbc.ca
PO Box 70, Agassiz BC V0M 1A0

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

June 10, 2025

File:3900-01/6480-20
Via email to: balan.moorthy@sd78.bc.ca

Balan Moorthy, Superintendent of Schools
Fraser Cascade School District
650 Kawkawa Lake Road
Hope, BC V0X 1L4

Dear Superintendent Moorthy:

Subject: Harrison Hot Springs Official Community Plan Update

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. The OCP expresses the community's vision and is a blueprint for future development. It showcases the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. The OCP contains goals, objectives and policies and it must align with provincial interests to foster responsible growth.

The Village's current OCP was adopted by Council in 2024. Since its adoption, provincial legislation regarding housing needs has changed. Additionally, the FVRD adopted its Regional Growth Strategy in April 2024. As a result of these two things, the Village's OCP now requires an update.

As a part of the updating process, we would like to hear from the Fraser Cascade School District on any comments or suggestions that needs to be drawn to our attention as we begin to undertake the process of updating the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or planning@harrisonhotsprings.ca.

Yours sincerely,

Amanda Graham
Corporate Officer

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

June 10, 2025

File:3900-01/6480-20
Via email to: Petra.Pardy@fraserhealth.ca

Petra Pardy, Executive Director
Fraser Health
45600 Menholm Road
Chilliwack, BC V2P 1P7

Dear Petra Pardy:

Subject: Harrison Hot Springs Official Community Plan Update

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. The OCP expresses the community's vision and is a blueprint for future development. It showcases the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. The OCP contains goals, objectives and policies and it must align with provincial interests to foster responsible growth.

The Village's current OCP was adopted by Council in 2024. Since its adoption, provincial legislation regarding housing needs has changed. Additionally, the FVRD adopted its Regional Growth Strategy in April 2024. As a result of these two things, the Village's OCP now requires an update.

As a part of the updating process, we would like to hear from Fraser Health regarding any comments that the Board would like to draw our attention to as we begin to undertake the process of updating the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or planning@harrisonhotsprings.ca.

Sincerely,

Amanda Graham
Corporate Officer

Population and Public Health
400-13450 102nd Ave
Surrey, BC V3T 0H1
604-930-5404

September 29, 2025

Amanda Graham, Corporate Officer
Village of Harrison Hot Springs
Resort Municipality
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

Re: Harrison Hot Springs Official Community Plan – Fraser Health Feedback

Dear Ms. Graham:

Thank you for the opportunity to provide feedback on the Village of Harrison Hot Springs' current Official Community Plan (OCP) to support the development of its updated version. The design of communities plays a vital role in shaping the health and well-being of residents through impacting the social, physical, and environmental determinants of health.[1] The existing OCP (2022) offers a strong foundation for sustainable development through its vision for land use, infrastructure and environmental stewardship. Fraser Health is committed to collaborating with the Village to support planning and policy decisions that promote positive population and public health outcomes. Through a comprehensive review conducted by the Healthy Built Environment (HBE) and Wellness Promotion teams, we have identified opportunities to strengthen the OCP's impact on housing, transportation, neighborhood design, food systems, natural environments and climate action. Our recommendations, summarized in the attached Supplemental Content, aim to enhance the plan's contribution to community health and resilience.

Diverse Housing

Healthy housing is a key determinant of health and supports physical, mental, and social wellness, increasing quality of life through the prevention of disease.[2] As a small community that attracts year-round tourism, the Village of Harrison Hot Springs has a long-term vision to be a vibrant, livable community that is safe, inclusive, and supportive of its residents across the lifespan. According to the 2021 census[3], the Village has a total population of 1,552, a 25% increase from 2016. Seniors (65 years and older) are the largest age group, making up 33.8% of the total population. The population for the wider Agassiz-Harrison area is expected to reach 12,290 by 2033, with seniors (65 and older) projected to become the largest age group by 2027 and comprise 37.3% of residents by 2033.[4] The region has one of the largest percentages (14.9%) of lower income residents in Fraser Health, of which 18.8% are young children (aged 5 and under) and 15.3% are seniors.[5] The latest Interim Housing Needs Report (2025) for the Village of Harrison Hot Springs noted a significant number of households spending more than 50% of their incomes on housing. Seniors with fixed or modest incomes will require affordable and accessible housing, including social housing options. Given these demographic trends, we are pleased that the current OCP demonstrates a strong commitment to diverse housing options for residents and visitors, seasonal staff and tourists, including affordable rentals, subsidized, supportive and non-market housing. With the Village Centre and Waterfront Commercial Areas expected to see more multi-family residential development, sustainable growth strategies that integrate universally accessible design are essential to achieving the long-term vision to be a vibrant, safe and inclusive community.

To enhance the Village's commitment to delivering diverse housing options and tenures that support health and well-being, we recommend the following:

- For multi-family residential development, consider shared and accessible spaces such as courtyards and gardens to foster social connection, reduce isolation, and improve physical activity and mental health. *7.3.1 Multi-Family Development*

- For commercial and residential premises, consider a Standards of Maintenance Bylaw to regulate indoor temperatures and ensure housing quality and safety. This includes provisions for maximum and minimum indoor temperatures, and other measures to maintain healthy living conditions. *7.3.4 Affordable Rental and Special Groups Housing*

Active Transportation Networks

A robust, active, and public transportation network is an important contributor to community health and well-being. Reducing reliance on fossil fuels and private vehicle use has several co-benefits such as supporting physical activity, reducing greenhouse gas (GHG) emissions, and contributing to a more sustainable local economy. As a waterfront community, the Village of Harrison Hot Springs is a recreational destination for residents and visitors in the region and beyond. Community health data for the Agassiz-Harrison area shows that 64.2% of adults engage in at least 150 minutes of moderate to vigorous physical activity per week – exceeding the provincial average.[6] However, many also reported a lack of local amenities and indicated a strong need for active transportation infrastructure such as cycling and pedestrian paths. We are pleased that the current OCP outlines a commitment to developing connected transportation networks that can enhance social connections and healthy behaviours for all ages and abilities, as well as mitigate GHG emissions.

To support the Village's alignment with the Regional Growth Strategy (RGS) and investments in energy conservation and coordinated public transit improvements, we make the following recommendations:

- Consider applying a transit-oriented development principle to promote active transportation by enhancing connectivity between trail networks, greenways, existing infrastructure, and new pedestrian and cycling routes. Consider road safety designs and better wayfinding for multimodal and trail pathways and enhance bus frequency and community driving services for better transit access. *3.6 Greenhouse Gas Emission Reduction Policies and Action*

- Consider a framework that supports active transportation and school zone safety. This includes infrastructure improvements to support community members of all ages and abilities; consider creating a "School Street" in front of the school to allow for a car-free zone, utilizing traffic calming measures, prioritizing walking, cycling, and transit over cars, and ensuring enhanced pedestrian crossings and sidewalk improvements. *3.6 Greenhouse Gas Emission Reduction Policies and Action*

Inclusive Neighbourhood Design

Neighbourhood design has the potential to enhance climate resilience and social connection through mixed-use concepts, natural landscaping, and gathering spaces that encourage more physical activity and engagement with the community. Healthy design features, such as accessible streetscapes enriched with public art and green infrastructure, support physical and mental health, and provide the co-benefit of improving air quality and climate resilience. As an active and attractive tourism destination and home to a growing resident population, the Village of Harrison Hot Springs is an inclusive and wellness-oriented

community that values its natural assets. Residents in the Village of Harrison Hot Springs reported stronger community belonging and family connections compared with the British Columbia (BC) average.[7] As the population continues to grow, providing universally accessible spaces for all ages and abilities would allow the Village to better support health across the lifespan and accommodate an aging resident population. Adapting built infrastructure for seniors allows for increased accessibility for all age groups, fostering improved physical and mental health as well as strong social connections.[8] Designing complete and compact neighbourhoods, especially in the Village Centre and Waterfront Areas, encourages social connection in public spaces and increases walkability, promoting a more active and lively commercial area. Further, the increased density helps attract small businesses, tourism and services, and supports increased foot traffic among commercial areas. We are pleased that the current OCP aims to continue supporting an age-friendly community through clustering of housing, services and amenities near transit while maintaining a rural and small-town character.

To enhance the current OCP's focus on creating visually appealing and inclusive public spaces that encourage intergenerational connection, promote physical activity, and support health and emotional well-being, we offer the following recommendations:

- Support inclusive neighbourhood design principles that promote community resilience. This includes creating shared and accessible spaces such as courtyards and gardens to foster social connection, reduce isolation, and improve physical and mental health. *7.3.1 Multi-Family Residential Development*

- Include provisions for shade and covered areas that meet walkability and accessible requirements in design guidelines for mixed-use residential development. This will assist with meeting the goal of accommodating safe and convenient pedestrian access. *5.4 Land Use Designations in this Area*

- Consider revising zoning bylaws and development standards to limit the use of artificial turf and consider natural landscaping, where applicable, in new developments and retrofits. This would result in augmenting biodiversity, reducing urban heat, improving stormwater infiltration, and minimizing exposure to microplastics and surface heat risks associated with synthetic materials. *4.0 Development Permit Areas*

Resilient Food System

Resilient food system planning is essential for ensuring long-term food security, reducing vulnerability to climate change and supply chain disruptions, and supporting local economies and population health. By integrating sustainability, equity, and adaptability into food system design, communities can better withstand adverse climate-related events, recover more quickly, and maintain access to nutritious, culturally appropriate food for all residents. Across BC, food insecurity continues to rise and remains a significant concern, particularly in rural and remote communities.[9] Key factors contributing to food insecurity include rising food costs, climate-related disruptions, and systemic inequities. According to the BC Centre for Disease Control, food insecurity is linked to poor physical and mental health outcomes, including increased risk of chronic diseases and emotional distress. In rural and remote areas, limited access to grocery stores and transportation barriers further restrict food availability and affordability. Having access to fresh vegetables and fruits is an essential part of healthy living for all individuals. We are pleased that the current OCP protects agricultural lands, conserves natural ecosystems, and enables development practices that reduce emissions and safeguard biodiversity – laying the groundwork for sustainable local food production.

There is an opportunity for the Village to improve conditions for healthy food retail in mixed-use environments and contribute to the development of compact, complete communities that align with health

and sustainability objectives. To support the Village in achieving a resilient local food system, we offer the following recommendations:

- Engage in collaborative food asset mapping to ensure access to nutritious, culturally appropriate, and affordable food. This includes mapping and protecting community food assets such as grocers, farmers' markets, community gardens, and traditional foraging sites. This helps ensure equitable food access and preserves cultural practices that contribute to health and resilience. *2.3 Village Profile*

- Strengthen local food networks through partnerships with farmers, schools and institutions. This includes creating an inventory of agricultural land and guidelines to protect and support local, sustainable farms, as well as food distribution and storage infrastructure critical to community and regional food security. Collaborate with community food organizations to understand the impacts of climate change on agriculture and develop a Community Food Charter. Support Indigenous food systems to align with provincial reconciliation efforts and promote climate resilience, biodiversity, and Indigenous food sovereignty. *3.1 Overall Development Concept: Food System Development*

- Consider implementing a local food purchasing policy to increase the share of locally and sustainably produced food procurement for public institutions and programs. This can improve access to fresh, nutritious, and culturally appropriate foods, particularly in public settings such as schools and community centres. *10.0 Public Facilities*

- Support the sale or sharing of nutritious foods and beverages in recreation facilities. This includes vending machines, cafeterias, concessions, and food services offered during programs and events. Providing affordable and nutritious food options can contribute to the health and well-being of the community. *11.0 Community Land Uses*

Collectively Managed Natural Environments

Environmental planning integrates ecological considerations into land use and infrastructure decisions, resulting in reduced environmental degradation, enhanced climate adaptation, more efficient resource management, and improved public health outcomes. It supports biodiversity, safeguards natural assets, and ensures that development aligns with long-term sustainability goals. For instance, better integration of green infrastructure within existing and future developments supports equitable access to greenspaces, which improves community physical and mental health. Engaging the public in environmental educational tours and endorsing community stewardship initiatives, particularly those that integrate Indigenous knowledge, can strengthen ecological health and conservation efforts. The Village of Harrison Hot Springs is surrounded by natural beauty, located in a unique geographical area in the Eastern Fraser Valley, it connects residents and visitors from around the province and beyond to rich natural environments, including Harrison Lake and the Miami River. Protecting the Village's natural landscapes through greenway initiatives such as integrated parks and trail systems that enhance recreational access to natural spaces has lasting health benefits.

We are pleased that the current OCP aims to balance natural area enhancement with sustainable growth, and offer the following recommendations to support these efforts:

- Aim to achieve a minimum of 30% urban forest canopy. Preferred tree species could be selected based on considerations of mature size, root systems, drought resistance, windthrow, wildlife values and aesthetics. Trees with air cleaning properties could be included, particularly near schools, high traffic areas, and along protected bike and alternative transportation paths. *2.2 Goals of the OCP: Goal 5*

- Consider rephrasing Goal 9 to also include collaborating with Indigenous and other community partners on ecosystem restoration projects and policies that incorporate flood mitigation strategies and best practices. During flood planning, incorporate psychosocial support into emergency planning and recovery efforts. *2.2 Goals of the OCP: Goal 9*

- Engage with Indigenous and other community partners to inventory and classify environmentally sensitive areas using associated guidelines. Include information on species and ecosystems at risk, wildlife habitat and migration patterns, as well as wildlife trees and ecological buffers. Consider integrating educational opportunities regarding traditional ecological knowledge and practices. *3.10 Environmentally Sensitive Areas, 8.0 Resource Lands*

- Consider augmenting permeable surfaces and developing policies that require rain gardens and other green infrastructure in new developments and established neighbourhoods. Integrate green infrastructure as a strategy for achieving GHG emission goals. This includes the use of green stormwater infrastructure to better protect against flooding hazards. *2.2 Goals of the OCP: Goal 10, 4.0 Development Permit Areas*

Health authorities are key partners in delivering health services and promoting healthy living. Municipal and First Nations governments, along with community organizations, play a vital role in shaping the social and built environments that influence health outcomes. By working with Health Authorities on integrating health considerations into planning, infrastructure, and policy decisions, local governments can help create conditions that support healthier choices and enhance community well-being.[10] Through coordinated efforts that leverage such partnerships, we can collectively build inclusive, vibrant communities where all residents have the opportunity to thrive—physically, mentally and socially.

Thank you for the opportunity to ensure that the OCP continues to meet the diverse and changing needs of all residents—now and into the future. Please do not hesitate to reach out to Amber Heckelman at HealthyBuiltEnvironment@fraserhealth.ca should you have questions or would like to discuss any aspect of the feedback further.

Sincerely,

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Supplementary Content

This section provides targeted feedback on Sections 2 through 12 of the Harrison Hot Springs Official Community Plan (No 1184, 2022). The HBE and Wellness Promotion teams outline opportunities for improvement, present health-based rationales, offer policy recommendations in alignment with Regional and Provincial commitments, and when available, provide promising examples or resources. Our analysis is grounded in the latest research and evidence cited and listed in the **References**.

2.0 COMMUNITY VISION AND GOALS OF THE PLAN

2.1 Vision of the Plan

Opportunity	Integrate "health" into the Vision of the Plan and include explicit health language in its objectives
Context/Condition(s)	Although 'quality of life' is a concept that often encompasses health, the current vision does not explicitly articulate a commitment to health.
Latest health evidence	When health is prioritized in community planning, it creates greater opportunities to achieve shared benefits across environmental sustainability, economic development and overall community well-being.[11]
Recommendation(s) to consider	Consider adding "health" in the 2.1 Vision of the Plan – i.e. "A strong commitment to maintaining the scenic qualities, the environment, the ***health of residents and visitors as a foundation of*** quality of life, and the vibrant and cultural life combined with a high standard of development."
Regional alignment	FVRD Regional Growth Strategy – *Goals 1.0 to 8.0*
Provincial alignment	BC's Population and Public Health Framework, 2024
Example(s)/Resource(s)	District of North Vancouver – Official Community Plan, 2021

2.2 Goals of the OCP

Goal 5: Protect and maintain air and water quality and biodiversity

Opportunity	Improve urban forest canopy to mitigate heat and air pollution
Context/Condition(s)	Extreme heat is one of the most significant health hazards in BC. During the 2021 heat dome, Harrison Hot Springs experienced temperatures of up to 41°C with no nighttime cooling. Currently, there is not a target for tree

	canopy in the urban areas of the Village nor explicit consideration of tree species that may provide air cleaning properties.
Latest health evidence	Temperature reductions resulting from increasing tree canopy to 30% could significantly reduce urban temperatures and heat-related illness and mortality.[12] A multi-city study estimated the potential for improved air quality and reduction in premature death for each 5% increase in tree canopy.[13] Certain trees are better able to act as shields from pollution and more resilient to climate change.[14] Increasing tree canopy would have the added benefit of increasing permeable surfaces important to filtration, flood prevention and ecological health.[15]
Recommendation(s) to consider	Rephrase Goal 5 and the strategy to achieve this goal to integrate a commitment to achieving a minimum of 30% urban forest canopy. Preferred tree species could also be selected based on considerations of mature size, root systems, drought resistance, windthrow, wildlife values, and aesthetics that would make them appropriate and be able to thrive in their assigned locations. Given the desire for maintaining and improving air quality, there are opportunities to include trees with air cleaning properties near schools, high traffic areas, and along protected bike and alternative transportation paths with the co-benefit of promoting active transportation.
Regional alignment	FVRD Regional Growth Strategy – *5.0 Ecosystem Health, 8.0 Climate Change*
Provincial alignment	British Columbia Climate Action Charter, 2007
Example(s)/Resource(s)	Metro Vancouver Tree Guide, 2025 Green Design for Climate Resilience & Well-being, 2020 Soak Up the Rain: Trees Help Reduce Runoff, 2025

Goals 9: Restore and protect Miami River and related aquatic systems

Opportunity	Support community-led climate adaptation and mitigation efforts
Context/Condition(s)	Climate adaptation and mitigation are critical given the Harrison Hot Spring's geographic location and potential susceptibility to climate-related natural disasters, including the severe flooding experienced in 2021. Addressing the mental health impacts of such emergencies should also be a key consideration.
Latest health evidence	A recent UBC study found that across Canada, key ecosystems safeguard 54% of built environments and 74% of cropland in floodplains.[16] Wetlands, forests, and grass lands upstream of flood areas are important for incorporation of nature-based solutions to climate adaption and mitigation. The benefits of healthy watersheds include improved water quality, carbon storage opportunities, increased resilience to climate threats, and reduced risks of non-native species establishment.[17]
Recommendation(s) to consider	Rephrase Goal 9 and the strategy to achieve this goal to include a commitment to engaging with Indigenous communities and other partners on broader ecosystem restoration projects (e.g. wetlands, forests, and grasslands upstream of flood areas). Co-create policies that incorporate flood mitigation strategies and best practices, including emergency planning that incorporates psychosocial supports into recovery efforts.
Regional alignment	FVRD Regional Growth Strategy – *1.0 Collaboration, 5.0 Ecosystem Health, 7.0 Infrastructure & Services, 8.0 Climate Change*
Provincial alignment	Preparing for Climate Change: An Implementation Guide for Local Governments in BC, 2012

Example(s)/Resource(s)	Rivershed Society of British Columbia The Alouette River Management Society Sumas River Watershed Flood Mitigation Planning Initiative, 2024 NCCEH - Floods: Prevention, preparedness, response and recovery, 2023 NCCEH - A guide to post-flooding community-level psychosocial response and recovery in Canada, 2023

Goal 10: Reduce greenhouse gas emissions

Opportunity	Integrate "green infrastructure" under Goal 10
Context/Condition(s)	Green infrastructure refers to a network of natural and semi-natural systems that provide ecological, economic, and social benefits by mimicking natural processes. It includes parks, urban forests, green roofs, wetlands, and other vegetated areas that improve air and water quality, support biodiversity, and enhance community well-being. Green stormwater infrastructure (GSI) is a subset of green infrastructure specifically designed to manage rainwater and runoff. It uses natural systems like rain gardens, permeable pavements, bioswales, and green roofs to absorb, filter, and slow down stormwater, reducing flooding and improving water quality.
Latest health evidence	Green infrastructure reduces urban flooding, improves water quality, mitigates pollution,[18] as well as supports biodiversity, enhances community resilience, and contributes to placemaking and green job creation. Integrating tree canopy coverage over sidewalks and having benches or rest areas available every 100 meters support walkability and reduce heat exposure.[19] These features are particularly beneficial for under-resourced populations and older adults. When integrated into transportation corridors, GSI provides advantages such as reducing repaving costs and cost-effectiveness of infrastructure systems while also supporting flood management, healthy watersheds, and protecting communities against extreme climate events.[20]
Recommendation(s) to consider	Include "green infrastructure" as a strategy for achieving Goal 10. Consider the use of GSI to better protect against flooding hazards and support climate change mitigation and adaptation.
Regional alignment	FVRD Regional Growth Strategy – *5.0 Ecosystem Health, 7.0 Infrastructure & Services, 8.0 Climate Change*
Provincial alignment	Provincial Bill 16
Example(s)/Resource(s)	A Guide to Understanding & Quantifying the Transportation-Related Benefits of GSI, 2025 Developing Truly Complete Communities, 2020 HBE Linkages Toolkit: Making the links between design, planning and health, 2018

2.3 Village Profile

Opportunity	Include a food asset map
Context/Condition(s)	Access to nutritious, culturally appropriate, and affordable food is a foundational determinant of health.
Latest health evidence	Community food assets—including grocers, farmers' markets, community gardens, and traditional foraging sites[21]—play a critical role in supporting food security and overall well-being. Mapping and protecting these

	assets, including Indigenous food systems, helps ensure equitable food access[22] and preserves cultural practices that contribute to community health and resilience.[23] [24]
Recommendation(s) to consider	Include a food asset map that monitors the quantity and location of food access programs, distribution and storage sites, local markets, foraging areas, and social eating spaces.
Regional alignment	FVRD Regional Growth Strategy – *2.0 Economic Strength & Resiliency*
Provincial alignment	Ministry of Agriculture and Food 2025-2028 Service Plan The Future of BC's Food System, 2020
Example(s)/Resource(s)	Squamish-Lillooet Food Asset Map Vancouver Food Asset Map Sunshine Coast Farm & Food Map

3.0 DEVELOPMENT FRAMEWORK

3.1 Overall Development Concept

Essential Services Development

Opportunity	Integrate a service delivery plan for essential services
Context/Condition(s)	Access to essential services and amenities —such as healthcare, childcare, affordable housing, greenspace, cultural amenities, and food—are key determinants of health.[25]
Latest health evidence	The "complete communities" framework emphasizes the importance of locating essential services within walkable distances to reduce transportation barriers, support daily needs, and promote regular physical activity. Embedding these services into land use planning frameworks can support community livability, reduce transportation burdens, promote health equity across communities, and reduce reliance on private vehicles, thereby improving air quality and reducing emissions.[26]
Recommendation(s) to consider	Create an Essential Services Development subsection and include a commitment to equitable access to essential services by prioritizing proximity to key amenities, including childcare, healthcare, greenspace, cultural facilities, grocery stores, and affordable housing.
Regional alignment	FVRD Regional Growth Strategy – *3.0 Living Well, 7.0 Infrastructure & Services*
Provincial alignment	HBE Linkages Toolkit: Making the links between design, planning and health, 2018
Example(s)/Resource(s)	Guide to Planning Healthy Cities, 2022

Food System Development

Opportunity	Support a vibrant regional food system and community food security
Context/Condition(s)	Local and sustainable food systems are increasingly important in the context of climate change. Agricultural land preservation and climate impact assessments contribute to efforts to maintain food production capacity and infrastructure.
Latest health evidence	Strengthening local food networks—through partnerships with local farmers, schools,[27] and institutions—supports nutrition, reduces food miles,[28] and enhances community resilience.[29] Programs such as farm-to-school initiatives have been shown to improve dietary outcomes, support local economies, and foster food literacy among youth.[30] Availability and accessibility of food outlets that sell fresh produce and healthy foods affect healthy eating habits and are linked to decreased instances of chronic conditions (e.g. diabetes, high blood pressure, heart disease, obesity).[31] Food charters are also effective mechanisms for collaboration and working with community and across sectors to create local/ regional food systems that underscore equity, sustainability, and local economic development.[32] [33]
Recommendation(s) to consider	Include a subsection on Food System Development and create an inventory of agricultural lands (including lands not zoned for agriculture) and guidelines that protect and support community and home gardens, as well as food distribution and storage infrastructure critical to community and regional food security. Work collaboratively with community food organizations, food knowledge hubs, nurseries, and growers to understand the impacts of climate change on agriculture and food infrastructure at a regional scale and develop a Community Food Charter.
Regional alignment	FVRD Regional Growth Strategy – *2.0 Economic Strength & Resiliency, 5.0 Ecosystem Health*
Provincial alignment	Ministry of Agriculture and Food 2025-2028 Service Plan
Example(s)/Resource(s)	District of Squamish - Official Community Plan, 2017 Squamish Food Charter, 2016 City of Calgary Food Resilience Strategy, 2023

Opportunity	Support Indigenous food systems
Context/Condition(s)	Supporting Indigenous food systems are also essential to promoting food traditions and stewardship that are adaptive to changing environmental conditions and align with provincial-led reconciliation efforts that underscore contributions of First Nations to sustainable food and land stewardship.[34]
Latest health evidence	Recent research highlights that Indigenous food systems in BC, including the Fraser Valley, are vital for climate resilience, biodiversity, and cultural continuity, offering sustainable models rooted in traditional ecological knowledge and land stewardship.[35] [36] These studies emphasize that restoring and supporting Indigenous food sovereignty through community-led planning and policy integration is essential for advancing environmental justice and reconciliation.
Recommendation(s) to consider	Implement policies that recognize, protect, and invest in Indigenous food systems through community-led planning, land stewardship agreements, and integration of traditional ecological knowledge into local food and climate strategies.
Regional alignment	FVRD Regional Growth Strategy - *2.0 Economic Strength & Resiliency, 5.0 Ecosystem Health, 8.0 Climate Change*

Provincial alignment	The Future of BC's Food System, 2020 Indigenous Food Sovereignty and Food Security in a Changing Climate, 2022
Example(s)/Resource(s)	K'nmalka? Senqualten (Kalamalka Garden) in Coldstream, BC Traditional Use and Access Agreement with T'Sou-ke Nation in the Capital Region District Neskonlith Indian Band is working toward an Indigenous Plant Stewardship Strategy

3.6 Greenhouse Gas Emission Reduction Policies and Actions

Transportation-focused Actions

Opportunity	Support complete and compact neighbourhoods to create conditions for effective active transportation networks
Context/Condition(s)	As the Village of Harrison Hot Springs continues to grow and accommodate additional residents and commercial spaces, developing walkable neighbourhoods is critical to supporting safe, inclusive, and active communities.
Latest health evidence	The adoption of Transit-Oriented Development (TOD) principles[37] improves equitable access to active transportation in both urban and rural settings, accommodating a range of ages and abilities including those without vehicles. The health benefits of active transit include increased mental health and social connectivity, and decreased instances of chronic diseases.[38]
Recommendation(s) to consider	Integrate a policy that commits to transit-oriented development principles to encourage active transportation through better connections between trail pathways and greenways, existing infrastructure, and new pedestrian and cycling facilities. Implement road safety designs and better wayfinding for multimodal and trail pathways. Increase bus frequency and enhance community driving services for better transit access, strengthening corridors between Harrison Hot Springs and Agassiz (e.g. Hot Springs Road), and neighbouring areas such as Chilliwack.
Regional alignment	FVRD Regional Growth Strategy – *6.0 Transportation & Mobility*
Provincial alignment	British Columbia Climate Action Charter, 2007 BC Active Transportation and Transit-Oriented Development Design Guide, 2021
Example(s)/Resource(s)	Transportation-Related Benefits of Green Stormwater Infrastructure, 2025 Village of Harrison Hot Springs Age-Friendly Action Plan, 2015 HBE Linkages Toolkit: Making the links between design, planning and health, 2018

Opportunity	Support Active School Travel (AST)
Context/Condition(s)	Many youths in the region are not meeting recommended physical activity guidelines.[39] [40] Additionally, increased use of vehicles can make school zones polluted and less safe.[41] Active school travel is an effective approach to support healthier youth and communities.

Latest health evidence	AST is shown to have benefits for the health and well-being of students, families and the community.[42] [43] It fosters healthier children by improving moods, sleep, and focus as well as supports healthy hearts, lungs, and bones. AST creates safer school zones by reducing traffic and pollution from vehicle emissions, promoting youth development, awareness, confidence, and independence while also creating opportunities for social connection for all ages and abilities.
Recommendation(s) to consider	Consider adding an active school travel policy to create a framework that supports active transportation and school zone safety. Infrastructure improvements should be built to support community members of all ages and abilities. Consider a 'School Street' in front of the school to allow for a car-free zone.[44] Other AST features include:[45] a) utilizing traffic calming measures; b) prioritizing walking, cycling and transit over cars; c) being prioritized for snow clearance, enhanced pedestrian crossings and sidewalk improvements as well as cycling infrastructure improvements; d) having wayfinding signage, 'Drive to 5' drop-off locations within a 5-minute, safe and accessible walk to the school, and low vehicle speeds; e) not being a truck route; and f) having a published Best Routes to School map.
Regional alignment	FVRD Regional Growth Strategy – *3.0 Living Well, 4.0 Community Building, 6.0 Transportation & Mobility*
Provincial alignment	British Columbia Physical Activity Strategy, 2015 BC's Population and Public Health Framework, 2024
Example(s)/Resource(s)	School Streets, Green Communities Canada City of Vancouver - School Streets, 2024 Quick Guide: Active School Travel The Canadian STP (School Travel Planning) Toolkit: Guide for Regional Stakeholders, 2018 Promoting walking and cycling: A toolkit of policy options, 2025

Buildings-focused Actions

Opportunity	Enhance existing and new buildings to reduce GHG emission and improve air quality
Context/Condition(s)	Although recent data is unavailable, a 2010 report indicated that building emissions comprise 55% of emissions for the Village of Harrison Hot Springs.[46] Capping building emissions and transitioning to zero carbon in new buildings will be critical to meeting climate change goals. Additionally, fuel-based heating and cooking systems contribute to indoor air pollution exposure for residents. There are co-benefits for initiating/ accelerating policies that reduce indoor and outdoor emissions in addition to lowering GHGs. Harrison Hot Springs is also in an area with potential for higher soil radon, which is the second leading cause of lung cancer.[47] Estimates suggest 2-5% of homes in the area surrounding the Village of Harrison Hot Springs have moderate or high levels of radon.[48] There will also be co-benefits to integrating radon mitigation into emission reduction planning.[49]
Latest health evidence	Fuel-based heating generates significant amounts of local emissions of air pollutants that contribute to cardiovascular disease, respiratory disease, cancer, and other impacts. Gas burning can release carbon monoxide and other harmful pollutants into the air, such as particulate matter, nitrogen dioxide, formaldehyde, and benzene.[50] [51] Use of gas appliances in homes is associated with increased asthma symptoms in children and worsening of symptoms for those with pre-existing lung and heart conditions, such as chronic obstructive

	pulmonary disease (COPD), particularly in the absence of adequate ventilation.[52] [53] Gas appliances may also leak chemicals, such as methane, even when they are turned off.[54] Switching to zero-emission technologies will help us continue to improve the air quality in our region, particularly in reduction of nitrogen oxide emissions. Some zero-emission technologies are important interventions that can reduce heat and wildfire smoke-related health impacts. For example, heat pumps provide both heating and cooling, enabling residents to remain cool during heat events in summer without need for additional interventions, such as air conditioners, air filtration units, or space heaters. Heat pumps also allow people to keep windows closed on hot, smoky days, thus reducing their exposure to harmful wildfire smoke. Zero-emission appliances do not generate indoor air pollution associated with gas appliances.
Recommendation(s) to consider	Implement policies to limit building emissions and invest in initiatives that improve indoor air quality in existing buildings, especially in response to climate change impacts. Focus on strategies that prepare buildings for more frequent and severe wildfire smoke events, while also enhancing energy efficiency. Key actions include: • Expediting the adoption of the Zero Carbon step code. • Promoting commercial and DIY air cleaners to homeowners and renters. • Supporting retrofit programs that improve ventilation and transition to low-carbon energy systems—such as CleanBC's multi-unit residential retrofit programs—for stratas and landlords in your community. • Identifying opportunities for radon testing and mitigation.
Regional alignment	FVRD Regional Growth Strategy – *7.0 Infrastructure & Services, 8.0 Climate Change* Metro Vancouver Climate 2050 Strategic Framework, 2019
Provincial alignment	BC Energy Step Code and Zero Carbon Step Code: A Best Practices Guide for Local Governments, 2024
Example(s)/Resource(s)	BC Energy Step Code and Zero Carbon Step Code: A Best Practices Guide for Local Governments, 2024 Government of Canada - Radon Resources Government of Canada - Radon action guide for municipalities

Waste and Resource Management Actions + Energy and Climate Change

Opportunity	Implement guidelines for sustainable land use practices to reduce green waste
Context/Condition(s)	Sustainable land use practices, such as reusing plant materials and native soils from demolition sites, contribute to environmental health and reduce landfill waste.
Latest health evidence	Globally, the average annual generation of green waste is estimated at 47 kilograms per person.[55] Improper disposal or mismanagement of this waste significantly contributes to carbon emissions, particularly from construction-related activities, thereby exacerbating the health impacts associated with climate change.
Recommendation(s) to consider	Guidelines for reusing plant materials and native soil from demolition sites.
Regional alignment	Metro Vancouver Tree Guide, 2025
Provincial alignment	Preparing for Climate Change: An Implementation Guide for Local Governments in BC, 2012
Example(s)/Resource(s)	Land use planning tools for local adaptation to climate change, 2012

	Toolkit: Making sustainable land use decision in your municipality

3.10 Environmentally Sensitive Areas

Opportunity	Collaborate with local Indigenous communities to integrate traditional ecological knowledge and practices
Context/Condition(s)	The Miami River is an integral part of the community's health, acting as an ecological drainage water body that also supports the aquatic and riparian habitats of the river's watershed. In addition, the Miami River supports trail systems (e.g. Miami Greenway Trail) used for recreational activities such physical activity and engagement with natural environments. As the Village grows with increased residential, commercial, and tourism opportunities, the ecosystem health of the Miami River will continue to influence the health of the Village.
Latest health evidence	Integrating traditional ecological knowledge and practices from local Indigenous communities fosters a One Health approach for sustaining growth while prioritizing protection and maintenance of the surrounding natural environment.[56] [57]
Recommendation(s) to consider	Include policies to foster strong relationships with local Indigenous communities to support the overall health of the Miami River and its surrounding water bodies in the lowlands, including integrated management of the East Sector and its wetlands and bogs. Engage with local Indigenous communities on existing and future Village policies such as the Village of Harrison Hot Springs – Tree Protection Bylaws and Urban Forest Master Plan to better integrate Indigenous health and One Health principles. Increase educational opportunities to engage the public and youth regarding traditional ecological knowledge and practices.
Regional alignment	FVRD Regional Growth Strategy – *1.0 Collaboration, 5.0 Ecosystem Health*
Provincial alignment	Preparing for Climate Change: An Implementation Guide for Local Governments in BC, 2012
Example(s)/Resource(s)	Floating Wetland Project by the Miami River Streamkeepers Society

4.0 DEVELOPMENT PERMIT AREAS

Opportunity	Support green infrastructure and nature-based solutions
Context/Condition(s)	As communities densify, permeable surfaces can be lost, which could be concerning in some areas with set housing targets. Permeable surfaces are important for filtration of rainwater, increasing water quality, mitigation of overland flooding, and can provide beautification co-benefits for residents and tourists alike.
Latest health evidence	Green stormwater infrastructure (GSI) offers nature-based solutions to mitigate impacts of climate change (e.g. extreme rain and flooding) while delivering co-benefits for environmental sustainability and human well-being. By integrating GSI—such as bioswales, rain gardens, and permeable pavements—municipalities can enhance climate resilience, promote equitable access to nature, and address interconnected health and environmental challenges.

Recommendation(s) to consider	Develop policies, where possible, in development permit areas that require rain gardens and other green infrastructure in new developments and in the re-development of established neighbourhoods. Consider permeable surfaces in residential, commercial, and industrial areas to support climate resilience.
Regional alignment	FVRD Regional Growth Strategy – *5.0 Ecosystem Health, 8.0 Climate Change* Metro Vancouver Climate 2050 Strategic Framework, 2019
Provincial alignment	Preparing for Climate Change: An Implementation Guide for Local Governments in BC, 2012
Example(s)/Resource(s)	Metro Vancouver Policy Backgrounder: Green Infrastructure NCCEH Webinar: From Rainwater to Resilience: Green stormwater Infrastructure for healthy cities C40 Cities - Flooding: How to increase your city's permeability, 2022

Opportunity	Consider limiting artificial turf and prioritizing natural turf in zoning bylaw and development standards
Context/Condition(s)	Natural landscaping containing native plant species enhances biodiversity, reduces urban heat, improves stormwater infiltration, and minimizes exposure to microplastics and surface heat risks associated with synthetic materials.[58]
Latest health evidence	Artificial turf[59] contributes to urban heat[60] and the release of harmful microplastics and chemicals.[61] [62] [63] Recent systematic reviews have found potentially hazardous concentrations of polycyclic aromatic hydrocarbons (PAHs), heavy metals, and rubber additives in turf infill and fibers.[64] [65]
Recommendation(s) to consider	Amend zoning bylaw and development standards to limit the use of artificial turf and prioritize natural turf where applicable, in new developments and retrofits.
Regional alignment	Metro Vancouver Climate 2050 Strategic Framework, 2019
Provincial alignment	Preparing for Climate Change: An Implementation Guide for Local Governments in BC, 2012
Example(s)/Resource(s)	City of Toronto - Turfgrass & Prohibited Plants

5.0 LAKESHORE PLANNING AREA

5.4 Land Use Designations in this Area

Opportunity	Promote equitable shade design
Context/Condition(s)	The Village Centre and Waterfront Commercial Area are likely to see increased mixed use development, including multi-unit mixed-used residential spaces. Natural and built structures that protect tourists and residents from extreme heat, precipitation, including increased rain and snow, are important considerations, for example, increased tree canopy, covered walkways and awnings in developments, and outdoor covered spaces for gathering. Such universally accessible resting places provide protection against extreme weather conditions for both residents and visitors.

Latest health evidence	Seeking shade is a primary way to reduce UV exposures by up to 90% and shade is also linked to preventing heat-related illnesses (e.g. heat exhaustion, heat stroke)[66]. BC is also experiencing more intense periods of rainfall, while connected and complete community planning encourages exercise and social connections, inclement weather, particularly rain, can reduce physical activity levels and increase isolation[67]. In addition, older adults in particular are more susceptible to slipping on wet ground[68]. Healthy shade designs that support equitable access to the outdoors can protect against heat-related chronic illnesses and encourage active lifestyles and a vibrant community.
Recommendation(s) to consider	In design guidelines for mixed-use residential development, include provision of covered areas that meet walkability and accessible requirements. This will assist with meeting the goal of Mixed-use Development while also accommodating safe and convenient pedestrian access.
Regional alignment	FVRD Regional Growth Strategy – *4.0 Community Building, 5.0 Ecosystem Health, 6.0 Transportation & Mobility, 8.0 Climate Change*
Provincial alignment	BC Cancer – Shade Lookbook, 2024
Example(s)/Resource(s)	Protect Spaces from Weather Conditions, Sustainable Development Code City of Toronto – Accessibility Guidelines, 2021 Village of Harrison Hot Springs Age-Friendly Action Plan, 2015 Fundamentals for Thermal Comfort and Safety, 2025

6.0 COMMERCIAL DEVELOPMENT

Opportunity	Consider limiting retail density of Vape, Tobacco, and Cannabis retailers
Context/Condition(s)	There is a proposed cannabis store location in the District of Kent near the border of Harrison Hot Springs (approximately 5 km). The District of Kent amended their zoning bylaw for cannabis retailers, allowing only 1 location in the District. The District of Kent received an application for a cannabis store license (August 2025). The proposed location is 6446 Lougheed Hwy – en route to Harrison Hot Springs. There are currently a liquor store and a Vape Shop across the street there.
Latest health evidence	Research shows that the density and proximity of vape, tobacco, and cannabis retailers are strong predictors of increased use in youth and adults.[69] [70] [71] Adolescents are highly influenced by availability, advertising, and environmental cues.[72]
Recommendation(s) to consider	Amend zoning bylaws to include a minimum distance between vape, tobacco, and cannabis outlets, including across municipal boudaries, and limit proximity to schools, parks, and other sensitive areas.
Regional alignment	N/A
Provincial alignment	The recommendation goes beyond the restrictions set by the current provincial regulations: Tobacco and Vapour Products Control Regulation, 2007 E-Substances Regulation, 2020 Cannabis Control and Licensing Act

Example(s)/Resource(s)	Langley Township and Maple Ridge prohibit the opening of additional age-restricted vape retailers Langley City require 400 m buffer between vape retailers and bans near schools and parks Port Coquitlam enforced a 2.5 km minimum distance between vape retailers

7.0 RESIDENTIAL DEVELOPMENT

7.3.1 Multi-Family Residential Development

Opportunity	Support inclusive neighbourhood design principles that promote community resilience
Context/Condition(s)	As the population continues to age, it is important to create inclusive neighbourhoods to support residents of all ages and abilities. Further, socially connected communities are resilient to climate-related hazards.[73] Improving social connectedness is important for social capital and emergency preparedness.
Latest health evidence	Research shows that incorporating shared spaces—such as barrier-free courtyards, garden rooms, community gardens, and play areas[74]—enhances social connectedness[75] and psychological well-being. These features also support physical activity and provide opportunities for intergenerational engagement.[76] Regular physical activity also reduces frailty among older adults and can help prevent chronic diseases, including cardiovascular disease, diabetes and some types of cancer.[77] [78] Being physically active also benefits mental and social well-being. Furthermore, having a supportive social environment improves mental health, community resilience, and civic participation[79]. Overall, social connectedness is also critical for community mental health and an integral consideration for community planning decisions.[80]
Recommendation(s) to consider	Integrating inclusive housing guidelines, bylaws, and co-designed (with residents) retrofits can foster social connection, reduce isolation, and support physical activity, mental health, and community resilience. The Socially Active Neighbourhoods (SAN) framework offers a useful lens for aging in place by emphasizing walkable land use, accessible infrastructure, and psychosocial supports—particularly for older adults with physical or cognitive limitations. Applying SAN principles through play opportunities, outdoor exercise equipment, green spaces, and community hubs (e.g. services, shops, volunteer spaces) along accessible routes can promote physical activity, social engagement, and active transportation.
Regional alignment	FVRD 2023-2026 Strategic Plan – Wellness and Prosperity FVRD Regional Growth Strategy – *3.0 Living Well, 4.0 Community Building* Village of Harrison Hot Springs Age-Friendly Action Plan, 2015
Provincial alignment	Age Forward, BC's 50+ Health Strategy, 2024 British Columbia Physical Activity Strategy, 2015 BC's Population and Public Health Framework, 2024
Example(s)/Resource(s)	Town of Sidney, BC - Community Wellness Park Healthy Social Environments Framework – BCCDC, 2020 Port Moody social well-being design guidelines – Happy Cities

	Healthy High Streets – Public Health England, 2018 Building social connections: Housing design policies to support well-being for all

7.3.4 Affordable, Rental and Special Groups Housing

Opportunity	Develop and implement Standards of Maintenance Bylaw
Context/Condition(s)	In a changing climate, the Fraser Health region is projected to experience more extreme hot and increasingly cold weather. Protecting and expanding rental stock, as well as ensuring new and upgraded buildings are in healthy condition, align with the policy updates in the OCP and goals for providing suitable housing for all residents.
Latest health evidence	Standards of Maintenance Bylaws that regulate indoor temperatures—both maximum of 26°C and minimum 20-23°C (winter/summer)[81] — have demonstrated measurable health benefits, particularly for vulnerable populations.[82] Exposure to extreme heat is associated with increased respiratory issues, cardiovascular stress, and other chronic health conditions, particularly among seniors, children, and individuals with pre-existing mental health vulnerabilities. Insulin absorption is increased by heat exposure for people with type one diabetes, impacting medication regimes.[83] Energy access is an important determinant of health for Canadians.[84] Home energy retrofits have positive impact on health, well-being, and reaching net-zero goals.[85] Further, standardizing window safety guards can prevent falls among children.
Recommendation(s) to consider	Consider developing a Standards of Maintenance Bylaw that includes provisions for maximum and minimum indoor temperatures (min 20–23°C in winter, max 26°C in summer) in both commercial and residential units. Include permission for tenants to install window safety guards and bathroom grab bars. Consider developing, expanding, or promoting programs and policies that decrease heating/cooling bills, such as rent banks. Particular health considerations for a Standards of Maintenance bylaw include: • Heating is provided and is in good repair, able to continuously provide heat in all rooms to 22°C • At least one room in a rental dwelling can maintain and not exceed a safe temperature of 26°C during the hottest months of the year • Exterior walls and their components should be maintained: a) in good repair, b) be weather tight, c) free from loose or unsecured objects and materials, and d) in a manner to prevent deterioration due to weather • Detectors for carbon monoxide and radon (not a current requirement for all tenancies) • Maintenance to prevent injuries due to disrepair – e.g. handrails and accessibility measures • Sufficient ventilation and elimination of hazardous sources of indoor pollutants, including radon • Require the provision of hot water • Consideration may also be given to limits on noise • Window safety – e.g. window stops or locks to prevent windows from opening more than 10 cm
Regional alignment	FVRD Regional Growth Strategy – *4.0 Community Building, 8.0 Climate Change*
Provincial alignment	British Columbia Building Code, 2024

Example(s)/Resource(s)	City of New Westminster - Business Regulations and Licensing Bylaw, 2004 Realizing Resilient Buildings in BC - A toolkit for local governments, 2024 Clean Air Partnership Model Maximum Temperature Bylaw City of New York Window Guards City of Montgomery Window Guards

8.0 RESOURCE LANDS

Opportunity	Collectively manage natural assets to improve the ecological health and aesthetics of green and blue spaces
Context/Condition(s)	Indigenous knowledge systems offer deep, place-based understanding of the land and water, and their inclusion strengthens ecological stewardship, supports reconciliation, and ensures that management practices reflect shared values of respect, responsibility, and long-term sustainability.[86] [87] Integrating natural asset management into local policy and planning, through collaborative governance, builds resilience, supports climate adaptation, and preserves the unique environmental and cultural character of the region.[88]
Latest Health Evidence	Natural asset management strategies that integrate ecosystem health into infrastructure planning are increasingly recognized as aligned with overall health goals.[89] [90] [91]These strategies support biodiversity, climate adaptation, and contribute to community health through benefits such as nutrition, microbiome gut health, ability to combat infectious diseases,[92] [93] and resilience to natural disasters when led by Indigenous land stewards.[94] [95]
Recommendation(s) to consider	Work with local Indigenous and other community partners to inventory environmentally sensitive areas and associated environmental guidelines as new information and best practices are available, including information on species and ecosystems at risk, wildlife habitat and migration patterns, as well as wildlife trees and ecological buffers that augment the Village's environmentally sensitive area designations.
Regional alignment	FVRD Regional Growth Strategy – *2.0 Economic Strength & Resiliency, 3.0 Living Well, 5.0 Ecosystem Health*
Provincial alignment	Collaborative Stewardship Framework - Province of British Columbia, 2021 Living Water Smart - Province of British Columbia
Example(s)/Resource(s)	Little Shuswap Lake Indian Band – Asset Management Program Lake Babine Nation – Wetland Stewardship Project DNR planning more green space equity opportunities along Michigan waterways Green Infrastructure: Cities around the Great Lakes plan for a changing future Lower Fraser River Fisheries: Restoration projects

10.0 PUBLIC FACILITIES

Opportunity	Plan and prepare for climate-related emergencies

Context/Condition(s)	It is predicted that there will be an increase in extremely hot days, and worsening air quality. Currently only approximately 32% of BC residents have air conditioners. The Village of Harrison Hot springs is located at the end of the Fraser Canyon within the Fraser Valley, which has some of the most significant air quality and heat events in the region. Best practice recommendations include local governments and partners to open community facilities as cooling spaces, as well as clean air spaces, when BC Heat Emergency Action Toolkit criteria are reached and/or air quality becomes poor. It is acknowledged that not all community spaces in the region were built with cooling or clean air capabilities in consideration.
Latest health evidence	According to Health Canada, poor air quality exposure can be attributed to 8% of all-cause non-accidental mortality.[96] This is of particular concern for individuals with pre-existing conditions, including heart, lung, and kidney diseases. Public spaces for priority and vulnerable populations can support the community as emergency shelters – incorporating development features in existing and new infrastructure to reduce harmful effects of climate change allow for facilities to also serve as cooling and clean air stations.[97]
Recommendation(s) to consider	When upgrading community facilities, include universally accessible spaces for all ages and abilities that can serve as gathering places and provide protection during extreme weather and emergencies. Allow such sites to have the highest filtration capacity achievable and consider upgrading HVAC systems to include MERV13. Maintain minimum building standards for health and safety and also consider food storage and access during public emergencies.
Regional alignment	Metro Vancouver Cooler and Cleaner Air Centres Project Report, 2023[98]
Provincial alignment	BC Heat Alert and Response System
Example(s)/Resource(s)	Creating Cooling Spaces During Hot Weather, 2023 Guidance for Cleaner Air Spaces during Wildfire Smoke Events, 2020 Ventilation & Indoor Air Quality: Schools & Childcare Facilities

Opportunity	Implement a local food purchasing policy
Context/Condition(s)	A local food purchasing policy can improve access to fresh, nutritious, and culturally appropriate foods, particularly in public settings such as schools, community centers, and municipal facilities.
Latest Health Evidence	By sourcing food locally and sustainably, municipalities can help shift dietary patterns toward healthier options, reduce the prevalence of diet-related chronic diseases, and address health disparities—especially in underserved communities.[99] [100] Such policies also support food literacy and awareness, encouraging healthier eating behaviours, and can reduce preventable healthcare costs by promoting better nutrition across the population. Through prioritizing locally grown and harvested foods, the Village can foster economic resilience, promote sustainable agricultural practices, and celebrate the cultural and ecological richness of the region—including partnerships with Indigenous communities whose traditional food systems and stewardship practices contribute to a healthier and more connected local food landscape.
Recommendation(s) to consider	A local food purchasing policy to increase the share of locally and sustainably produced food procured for public institutions and programs.
Regional alignment	FVRD Regional Growth Strategy – *2.0 Economic Strength & Resiliency* Metro Vancouver Climate 2050 Strategic Framework, 2019

Provincial alignment	Ministry of Agriculture and Food 2025-2028 Service Plan
Example(s)/Resource(s)	Municipal policy enabling regional food systems in BC, 2018 City of Richmond Community Wellness Strategy 2018-2023

11.0 COMMUNITY LAND USES

a) Recreation

Opportunity	Improve access to fruits, vegetables, and other nutritious foods and beverages
Context/Condition(s)	Fruit and vegetable consumption is used as an indicator of dietary patterns at a population level. Only 17.3% of residents in the region consume 5 or more servings of fruits and vegetables a day compared to the BC average of 34%.[101] As the Village of Harrison is located in a rural area of the region, availability and access to nutritious foods may be further challenged.[102]
Latest health evidence	On average, BC households spend 30% of their total food budget on food and beverages purchased from food outlets.[103] Recreation facilities can increase opportunities for residents to access fruits, vegetables, and other nutritious foods and beverages. Approximately only one-third of Canadians 12 years and older consume the recommended intake of fruits and vegetables, and as a result, many Canadians may not be meeting the recommendations for several essential nutrients. A high prevalence of inadequate intakes of vitamins A, D, C, magnesium, and calcium has been found in Canadian adults.[104] Providing foods and beverages that are nutritious, affordable, and culturally preferable can make an important contribution to the health and well-being of the community.[105]
Recommendation(s) to consider	Support the sale or sharing of food and beverages in recreation facilities (e.g. vending machines, cafeterias, concessions, and food services offered during programs and events, etc.) that are nutritious, affordable, and aligned with provincial guidelines.
Regional alignment	FVRD Regional Growth Strategy – *3.0 Living Well*
Provincial alignment	BC Healthy Communities - Healthy Eating & Food Security BC's Population and Public Health Framework, 2024
Example(s)/Resource(s)	BC School Food Toolkit – Healthy Schools BC, 2023 Canada's food guide – Tips for healthy eating, 2025

b) Cultural

Opportunity	Celebrate public art, storytelling, and cultural diversity in community spaces

Context/Condition(s)	Initiatives aimed at improving the attractiveness of the neighborhood environment (e.g. art displays) together with functional landscape performance, are associated with improved use for activities such as walking, cycling, and social connection.[106] This recommendation supports the policy action "3.2 Supports arts and culture initiatives" outlined in the VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1229, 2025 presented at the August 11, 2025 council meeting.
Latest health evidence	Research suggests a positive association between engagement with interactive art displays in public settings and increased self-reported sense of belonging in the community as well as social connectedness.[107] Potential benefits of public art that is accessible to all include [108,109] increased civic engagement in community spaces where art is present; employment opportunities for local artists; economic benefits for businesses and the tourism industry; and increased public awareness about community issues, respect for public spaces, diversity, and stewardship. Installation of asphalt art (e.g. painted murals on roadways) has been shown to improve pedestrian safety and driving behaviour.[110]
Recommendation(s) to consider	Consider policies that incorporate public art, storytelling and celebrating cultural diversity into community spaces. Prioritize accessible art and cultural expression in the community. Examples could include municipal cultural planning, heritage-led regeneration and cultural policies.
Regional alignment	FVRD 2023-2026 Strategic Plan – Wellness and Prosperity FVRD Regional Growth Strategy – *3.0 Living Well, 4.0 Community Building* Village of Harrison Hot Springs Age-Friendly Action Plan, 2015
Provincial alignment	Age Forward, BC's 50+ Health Strategy, 2024 British Columbia Physical Activity Strategy, 2015 BC's Population and Public Health Framework, 2024
Example(s)/Resource(s)	City of White Rock – Poetry in Motion City of Chilliwack - Mural Festival BC StoryWalk Series

12.0 PARKS AND OPEN SPACE

Opportunity	Demonstrate a commitment to providing unstructured play opportunities
Context/Condition(s)	Many children and youth in the region are not meeting recommended physical activity guidelines.[111] [112] Additionally, many older youth (e.g. Grade 8) reported not often playing at parks or playgrounds in their neighbourhoods.[113] There are playgrounds spread throughout the Village, including a new accessible playground. There is an opportunity to incorporate more unstructured play opportunities to support different types of play and connection to nature.
Latest health evidence	Community infrastructure, such as neighbourhood safety features, active transportation routes, and park proximity influences child participation in unstructured play.[114] Access to active, outdoor unstructured play is essential for healthy child development. Unstructured play is essential for healthy child development and offers a variety of positive short and long-term health outcomes.unst[115] In the short term, it can lead to improved physical

	activity levels, sleep quality, openness/adaptability, problem-solving skills, creativity, focus, and attention. These short-term outcomes support the long-term health outcomes of improved physical health, mental health, social connectedness, self-confidence and cognition. All these outcomes serve as protective factors against chronic disease risk, anxiety and depression.[116]
Recommendation(s) to consider	Consider developing a play policy to support equitable access to outdoor unstructured play opportunities.
Regional alignment	FVRD 2023-2026 Strategic Plan – Wellness and Prosperity FVRD Regional Growth Strategy – *3.0 Living Well, 4.0 Community Building*
Provincial alignment	British Columbia Physical Activity Strategy, 2015 BC's Population and Public Health Framework, 2024
Example(s)/Resource(s)	Collaborative Decision-Making: Supporting a Balanced Approach to Children's Unstructured Play Developing a Play Policy | Canadian Public Health Association

Opportunity	Strengthen efforts to promotes smoke-free spaces
Context/Condition(s)	During the June 2, 2025 Harrison Hot Springs' Council Meeting, staff were directed to review non-smoking signage in public spaces. The motion included ensuring adequate signage in appropriate locations and ensuring the signage is inclusive of all manner of smoking, including cannabis and vapour products. There is an opportunity to strengthen efforts to promote smoke-free spaces in the Village of Harrison Hot Springs as many BC municipalities go beyond the provincial Tobacco and Vapour Products Control Regulation by creating or updating bylaws to impose stricter regulations on smoking and vapour product use.
Latest health evidence	There is no known safe level of exposure to environmental tobacco smoke.[117] Bylaws that restrict smoking in outdoor public spaces help de-normalize tobacco use, protect the public from unwanted exposure, and reduce litter and fire risks.[118]
Recommendation(s) to consider	Implement a stand-alone smoking bylaw that includes more stringent prohibitions (e.g. not smoking within 25 meters of a park or any municipal property).
Regional alignment	N/A
Provincial alignment	The recommendation goes beyond the restrictions set by the current provincial regulations: Tobacco and Vapour Products Control Regulation, 2007 E-Substances Regulation, 2020
Example(s)/Resource(s)	Whistler Village (also a Resort Municipality) Smoking Bylaw: 2136_Smoking Regulation Bylaw No. 2136

Opportunity	Integrate environmental public health and climate considerations into park planning
Context/Condition(s)	The current OCP states the goal of developing a system of parks, open space, and trails to meet the needs of residents and visitors. Since the COVID-19 pandemic, parks are being used differently, with a greater emphasis on mental health and social connectivity. Parks can also be used to support climate adaptation and mitigation.
Latest health evidence	A 2022 review by the National Collaborating Centre for Environmental Health provides an overview of the impacts of COVID-19 on park use and offers potential opportunities to incorporate environmental public health

	planning into parks, including: reductions in allergen exposure and vector-borne diseases, ensuring the safety of cultivated and foraged foods in parks, preparation for extreme temperatures, and making parks inclusive, equitable and accessible.
Recommendation(s) to consider	Consider incorporating environmental public health and climate considerations into park planning.
Regional alignment	FVRD 2023-2026 Strategic Plan – Wellness and Prosperity FVRD Regional Growth Strategy – *3.0 Living Well, 4.0 Community Building*
Provincial alignment	Preparing for Climate Change: An Implementation Guide for Local Governments in BC, 2012 HBE Linkages Toolkit: Making the links between design, planning and health, 2018
Example(s)/Resource(s)	Canadian green spaces during COVID-19: Public health benefits and planning for resilience

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HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

June 6, 2025

File:3900-01/6480-20
Via email to: gdaneluz@fvrd.ca

Graham Daneluz, Director of Planning and Development
Fraser Valley Regional District
1-45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Dear Graham Daneluz:

Subject: Harrison Hot Springs Official Community Plan Update

The Village of Harrison Hot Springs' current Official Community Plan Bylaw No. 1184, 2022 (OCP) was adopted by our Council in 2024. Since its adoption, provincial legislation regarding housing needs has changed. Additionally, the FVRD adopted its Regional Growth Strategy in April 2024. As a result of these two things, the Village's OCP now requires an update.

As a part of the updating process, we would like to hear from you regarding any comments or suggestions you may have. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604-796 -2171 or planning@harrisonhotsprings.ca.

Yours sincerely,

Amanda Graham
Corporate Officer

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

August 12, 2025

File:3900-01/6480-20
Via email to: talexander@fvrd.ca

Theresa Alexander
Fraser Valley Regional District
1-45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Dear Theresa Alexander:

Subject: Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025

At the August 11, 2025 regular Council meeting, Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025 was given first two readings. As part of the bylaw update process, we are seeking feedback from various community partners and collaborators. Please find enclosed a copy of the draft bylaw for your review and the accompanying staff report.

We kindly request that any feedback be provided to planning@harrisonhotsprings.ca by no later than September 26, 2025 to ensure that the Village is able to consider all submissions and meet its statutory deadline for this required update.

Thank you for your consideration. If you require any additional information, please don't hesitate to contact our office.

Sincerely,

Amanda Graham
Corporate Officer

encl.
cc: Alison Stewart, astewart@fvrd.ca

HARRISON HOT SPRINGS
Naturally Refreshed

COUNCIL REPORT

Regular Council

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,

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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:

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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

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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;

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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

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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.

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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

DRAFT

Fraser Valley Regional District

www.fvrd.ca | info@fvrd.ca

September 19, 2025

Via email to:
agraham@harrisonhotsprings.ca

Amanda Graham
Village of Harrison Hot Springs
PO Box 160, 495 Hot Springs Rd.
Harrison Hot Springs, BC V0M 1K0

Re: Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025

Dear Amanda:

Thank you for the opportunity to provide comments on Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025, in particular the proposed Regional Context Statement (RCS).

Congratulations to staff and consultants on nearing the completion of the Village of Harrison Hot Springs Official Community Plan (OCP) update. The Village's current and updated OCP are aligned with the goals and policies of the Fraser Valley Regional District's (FVRD) Regional Growth Strategy (RGS) *Fraser Valley Future 2050*.

Our goal is to ensure that Regional Context Statements meet legislative requirements, reflect a cohesive approach among FVRD member municipalities and capture both local priorities and regional objectives. Staff have reviewed the draft RCS and are recommending the attached revisions to help highlight alignment between the two plans.

We understand the Village's preference is to complete the RCS update at the same time as housing-related OCP updates; however, for awareness, the deadline for submitting an updated RCS to the FVRD Board is not until April 25, 2026. If additional time is required to finalize the RCS we can certainly accommodate that.

FVRD staff are available to provide support as needed in relation to the development and submission of the updated RCS. If you have any questions or would like to schedule a meeting regarding the OCP comments provided, please contact Theresa Alexander at talexander@fvrd.ca or 604-702-5028.

Sincerely,

Alison Stewart
Manager of Strategic Planning

FVRD Strategic Planning and Initiatives Staff Comments:

Regional Context Statement (Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025)

The FVRD's Strategic Planning and Initiatives department has provided the following comments on the RCS, as it pertains to the OCP's consistency with the recently adopted *Fraser Valley Future 2050* RGS.

While the format of the Regional Context Statement in the Village's current OCP is acceptable and can be adjusted to reflect the updated RGS, the *FVRD's Regional Context Statement Guide* serves as a useful aid for formatting to better show the alignment of the RGS's goals and policies with the OCP. To help illustrate how this connection can be stronger, an example of a RGS goal and policies aligned with the OCP is included below.

Section (pg. #)	FVRD Staff Comment/Suggestion
General Formatting	• Consider structuring the RCS based on the template (table) in the guide. • Focus on describing the connection or alignment between the OCP/supportive plans and the RGS. • Label RGS goals and policies as such so as to not confuse with OCP goals and policies. (e.g., "RGS Goal 1.0," "RGS Policy 1.1"). • For each RGS goal, consider including an introduction statement which summarizes the OCP's alignment with the RGS goal (optional). • Consider organizing the RCS by RGS policy (as suggested in the guide) to ensure alignment is clearer. • Consider highlighting a few OCP policies to demonstrate alignment, instead of listing all relevant policies in full. (This is in addition to a summary of the alignment, not in replacement of)
2.4 Regional Context Statement (pg. 1)	Introduce the RGS acronym in first sentence. "To support the Regional Growth Strategy (RGS) of the Fraser Valley Regional District (FVRD) and the vision statement ~~of a~~ "the Fraser Valley Regional District will be…" 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…"
a. (pg. 2)	Update to reflect changes to bylaw "Within the Village's ~~Development Procedure Bylaw 1090, 2016~~ Development Procedures-Bylaw No. 1214, 2025, specifically…" if appropriate.
Goal 2.0 (pg. 3)	Missing RGS policy "RGS Policy 2.3 Create opportunities for employment and education" and update numbering for "RGS Policy 2.4 Work to attain the region's full tourism potential."

f. (pg. 4)	Consider framing as strengthening regional tourism by focusing on designations that cater to marine-oriented tourism. This bolsters employment opportunities and supports the overall regional economy by attracting visitors from in and outside the region who stay and spend money.
g., c. (pg. 4)	Objective listed in c. is duplicated from objective a.
j. (pg. 5)	Briefly explain how the Harrison Hot Springs Resort Strategy 2019-2021 supports RGS goals/policies.
Goal 7.0 (pg. 9)	RGS policy 7.3 and 7.4 are missing. If you feel they are not applicable, please include the policy and make a notation that they are not applicable (as shown in relation to RGS Policy 4.2 and 4.3). In the case of RGS Policy 7.3, reference to the existence of a Village emergency plan is sufficient even though it may not be referenced in the OCP.

The following example of a completed RCS Section for Goal 1.0 - Collaboration, may assist in restructuring the proposed RCS (based on draft RCS text):

RGS Policies	OCP Policies/Supplemental Information
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	The OCP aligns with RGS policy 1.1 as it recognizes the role of Indigenous communities in land use, service delivery, and cultural heritage. It commits to collaboration and communication with Sts'ailes, Sq'éwlets, and other Nations on matters such as servicing, housing, tourism, and infrastructure planning. OCP Section 2.5 (Indigenous Context and History) emphasizes the Village's commitment to working with Sts'ailes leadership in the spirit of reconciliation. It acknowledges the importance of restoring lost connections and opportunities for the Sts'ailes people and emphasizes collaborative stewardship of the environment, eco-tourism, and sustainable growth. The Village leadership and the Sts'ailes' leadership meets on a regular basis using Community-to-Community Forums.
Policy 1.2 Work together to ensure success	RGS Policy 1.2 is reflected in a range of OCP policies which encourage collaboration with Indigenous governments, neighbouring jurisdictions, regional partners, service agencies, and other levels of government. The OCP acknowledges the importance of working across jurisdictions and cultures to support shared priorities such as housing, servicing, tourism, and infrastructure planning. Specifically, the OCP highlights collaboration by limiting specific uses set out in the Agricultural Land Commission Act and calling for consultation with

	the Agricultural Land Commission and Ministry of Agriculture and Lands to safeguard and protect important ecological values in the area. (OCP Policy 8.3 (a); OCP s.3.8.2 Objective (a)) Furthermore, the Village will partner with other government agencies to pursue affordable housing options and work with others to ensure community services and available to meet the needs of residents (OCP s.3.3, Objective (a); OCP Objective 10.2 (b)) The OCP also calls for continued work with partners such as BC Transit to develop transit solutions to/from Harrison Hot Springs and major destinations, with the added aim of reducing fossil fuel consumption. (OCP s3.6, Transportation Actions (i)).

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

June 10, 2025

File:3900-01/6480-20
Via email to: FireChief@harrisonhotsprings.ca

Curtis Genest, Fire Chief
Harrison Hot Springs Fire Department
PO Box 160
Harrison Hot Springs, BC V0M 1K0

Dear Chief Genest,

Subject: Harrison Hot Springs Official Community Plan Update

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. The OCP expresses the community's vision and is a blueprint for future development. It showcases the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. The OCP contains goals, objectives and policies and it must align with provincial interests to foster responsible growth.

The Village's current OCP was adopted by Council in 2024. Since its adoption, provincial legislation regarding housing needs has changed. Additionally, the FVRD adopted its Regional Growth Strategy in April 2024. As a result of these two things, the Village's OCP now requires an update.

As a part of the updating process, we would like to hear from the Fire Department regarding any comments that the Board would like to draw our attention to as we begin to undertake the process of updating the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or planning@harrisonhotsprings.ca.

Yours sincerely,

Amanda Graham
Corporate Officer

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

August 12, 2025

File:3900-01/6480-20
Via email to: FireChief@harrisonhotsprings.ca

Curtis Genest, Fire Chief
Harrison Hot Springs Fire Department
PO Box 160
Harrison Hot Springs, BC V0M 1K0

Dear Fire Chief Genest,

Subject: Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025

At the August 11, 2025 regular Council meeting, Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025 was given first two readings. As part of the bylaw update process, we are seeking feedback from various community partners and collaborators. Please find enclosed a copy of the draft bylaw for your review and the accompanying staff report.

We kindly request that any feedback be provided to planning@harrisonhotsprings.ca by no later than September 26, 2025 to ensure that the Village is able to consider all submissions and meet its statutory deadline for this required update.

Thank you for your consideration. If you require any additional information, please don't hesitate to contact our office.

Sincerely,

Amanda Graham
Corporate Officer

encl.

HARRISON HOT SPRINGS
Naturally Refreshed

COUNCIL REPORT

Regular Council

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,

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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:

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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

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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;

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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

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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.

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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

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HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

June 6, 2025

File:3900-01/6480-20
Via email to: Sandra.Goes@gov.bc.ca

Sandra Goes, Operations Manager Fraser Valley
Ministry of Transportation and Transit
45890 Victoria Avenue
Chilliwack, BC V2P 2T1

Dear Sandra Goes:

Subject: Harrison Hot Springs Official Community Plan Update

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. The OCP expresses the community's vision and is a blueprint for future development. It showcases the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. The OCP contains goals, objectives and policies and it must align with provincial interests to foster responsible growth.

The Village's current OCP was adopted by Council in 2024. Since its adoption, provincial legislation regarding housing needs has changed. Additionally, the FVRD adopted its Regional Growth Strategy in April 2024. As a result of these two things, the Village's OCP now requires an update.

As a part of the updating process, we would like to hear from the Ministry of Transportation and Transit on any comments or suggestions that needs to be drawn to our attention as we as we begin to undertake the process of updating the OCP. Please note that at this time there is no draft plan prepared, as we are just starting with our updating project.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or planning@harrisonhotsprings.ca.

Sincerely,

Amanda Graham
Corporate Officer

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

August 12, 2025

File:3900-01/6480-20
Via email to: Sandra.Goes@gov.bc.ca

Sandra Goes, Operations Manager Fraser Valley
Ministry of Transportation and Transit
45890 Victoria Avenue
Chilliwack, BC V2P 2T1

Dear Sandra Goes:

Subject: Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025

At the August 11, 2025 regular Council meeting, Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025 was given first two readings. As part of the bylaw update process, we are seeking feedback from various community partners and collaborators. Please find enclosed a copy of the draft bylaw for your review and the accompanying staff report.

We kindly request that any feedback be provided to planning@harrisonhotsprings.ca by no later than September 26, 2025 to ensure that the Village is able to consider all submissions and meet its statutory deadline for this required update.

Thank you for your consideration. If you require any additional information, please don't hesitate to contact our office.

Sincerely,

Amanda Graham
Corporate Officer

encl.

HARRISON HOT SPRINGS
Naturally Refreshed

COUNCIL REPORT

Regular Council

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,

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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:

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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

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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;

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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

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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.

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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

DRAFT

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

June 10, 2025

File:3900-01/6480-20
Via email to: execdirector@tourismharrison.com

Erinn Kredba, Interim Executive Director
Tourism Harrison River Valley
PO Box 255
Harrison Hot Springs, BC V0M 1K0

Dear Erinn Kredba:

Subject: Harrison Hot Springs Official Community Plan Update

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. The OCP expresses the community's vision and is a blueprint for future development. It showcases the municipality, encouraging investors to invest, visitors to visit, and non-residents to relocate. The OCP contains goals, objectives and policies and it must align with provincial interests to foster responsible growth.

The Village's current OCP was adopted by Council in 2024. Since its adoption, provincial legislation regarding housing needs has changed. Additionally, the FVRD adopted its Regional Growth Strategy in April 2024. As a result of these two things, the Village's OCP now requires an update.

As a part of the updating process, we would like to hear from Tourism Harrison River Valley regarding any comments that you would like to draw our attention to as we begin to undertake the process of updating the OCP. If you think it is useful, we can have our Planning Consultant available to make a presentation to the Board.

If you require any additional information, please contact our Planning Consultant at either 604 796 2171 or planning@harrisonhotsprings.ca.

Yours sincerely,

Amanda Graham
Corporate Officer

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

June 13, 2025

File:3900-01/6480-20
Via email to: admin.reception@stsailes.com

Chief Chadley Paul
Sts'ailes
4690 Salish Way
Agassiz, BC V0M 1A1

Dear Chief Paul:

Subject: Harrison Hot Springs Official Community Plan Update

An Official Community Plan (OCP) is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the Village. The OCP expresses the community's vision and is a blueprint for future development. It showcases the municipality, encouraging investors to invest, visitors to visit, and promoting the Village as a great place to live. The OCP contains goals, objectives and policies and it must align with provincial interests to foster responsible growth.

The Village's current OCP was adopted by Council in 2024. Since its adoption, provincial legislation regarding housing needs has changed. Additionally, the FVRD adopted its Regional Growth Strategy in April 2024. As a result of these two things, the Village's OCP now requires an update.

As part of the updating process, we would like to hear from Sts'ailes regarding any comments or suggestions you may have as we begin to undertake the process of updating the OCP. The Village plans to conduct a public consultation over the next two months and prepare an initial draft by September 2025, which will then be sent to Sts'ailes for comment. Our goal is to adopt the bylaw by November of 2025. We kindly ask that you please provide the best contact within your organization for the Village to reach out to once the draft bylaw has been prepared.

If you require any additional information, please contact our Planning Consultant at either 604-796-2171 or planning@harrisonhotsprings.ca.

Sincerely,

Fred Talen
Mayor

HARRISON HOT SPRINGS
Naturally Refreshed

604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 495 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

August 12, 2025

File:3900-01/6480-20
Via email to: admin.reception@stsailes.com

Chief Chadley Paul
Sts'ailes
4690 Salish Way
Agassiz, BC V0M 1A1

Dear Chief Paul:

Subject: Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025

At the August 11, 2025 regular Council meeting, Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1229, 2025 was given first two readings. As part of the bylaw update process, we are seeking feedback from various community partners and collaborators. Please find enclosed a copy of the draft bylaw for your review and the accompanying staff report.

We kindly request that any feedback be provided to planning@harrisonhotsprings.ca by no later than September 26, 2025 to ensure that the Village is able to consider all submissions and meet its statutory deadline for this required update.

Thank you for your consideration. If you require any additional information, please don't hesitate to contact our office.

Sincerely,

Fred Talen
Mayor

encl.

HARRISON HOT SPRINGS
Naturally Refreshed

COUNCIL REPORT

Regular Council

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,

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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:

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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

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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;

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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

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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.

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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

DRAFT

From: Julie Chamberlain
Sent: Wednesday, September 3, 2025 2:51 PM
To: Ken Cossey <Planning@harrisonhotsprings.ca>
Subject: My Feedback on the New OCP Bylaw

Caution! This message was sent from outside your organization.

Hi Ken

I am sure you have done a great job aligning what the province wants with what has been done, however I have some serious concerns which are actually what is happening in the village right now.

It's great to put on paper to develop a commercial centre and it's great to put on paper we want supportive housing. Also transportation and all the other pipe dreams in the OCP. But then there is reality. HHS has absolutely no amenities and I honestly think it would be very difficult to develop a commercial centre or one would already be there. Even the grocery store left town. I think you need to put the horse before the cart and only allow low income and supportive housing when we establish amenities. In the meantime promote rental and high density housing until there is a population base to support the amenities.I don't know if that can be qualified in the OCP.

As far as using any of the land the village owns for any housing I totally disagree with. We do not have that much land and if per the OCP the village grows substantially we will need it for Village services and community amenities such as parks. We should not be giving away our land and then having to buy more. We can just do incentives for others to buy that land and keep our own. I just saw that BC Housing will support private building if run by a non profit. We dont have to give away our land.

Thank you for what you do

Julie Chamberlain

From: Gary Webster
Sent: October 6, 2025 5:48 PM
To: Vivian Li <info@harrisonhotsprings.ca>
Subject: PUBLIC HEARING COMMENTS – OCP Bylaw 1229 (2025)

Dear Mayor Talen and Council,

I am submitting the following comments regarding Official Community Plan Amendment Bylaw No. 1229, 2025.

This proposed amendment is described as aligning with the FVRD Regional Growth Strategy, updating housing policies, and replacing Community Amenity Contributions (CACs) with Amenity Cost Charges (ACCs). In practice, it represents a major rewrite of the Village's OCP that affects every property in Harrison Hot Springs.

Because the changes are sweeping, I respectfully request that Council defer third reading until the following information is released to the public for at least two weeks:

1. A redline comparison showing all tracked changes between OCP Bylaw 1184 (2022) and the proposed Bylaw 1229.
2. The full Regional Context Statement and confirmation of FVRD acceptance or pending review.
3. A policy summary of the new housing direction, including density targets, locations, and infrastructure implications.
4. A plain-language explanation of how ACCs will replace CACs—what amenities will be eligible, what won't (including affordable housing), and what rates are proposed.
5. Clarification on which future rezonings will no longer require public hearings under new provincial rules once this OCP is adopted.

Without this clarity, Council and residents cannot fully understand the financial, infrastructural, and procedural consequences of adopting the bylaw.

Please add this submission to the public record.

Respectfully submitted,

Gary Webster

520 MCombs Drive,

Harrison Hot Springs, BC

V0M 1K0

Get Outlook for iOS

From: Steve Maurer
Sent: October 6, 2025 6:29 PM
To: Vivian Li <info@harrisonhotsprings.ca>
Subject: : PUBLIC HEARING COMMENTS – OCP Bylaw 1229 (2025))

Re: Harrison OCP Public Hearing – Tuesday, Oct 7 @ 5PM

Council and Mayor,
Please consider the following carefully and with full engagement of the Village tax payers and residents.

I am aware the village is holding a public hearing on OCP Amendment Bylaw 1229 (2025) — and correct me if I am uninformed, this Bylaw is a full rewrite and the following I understand will be included.

1. Aligning the Village to the new FVRD Growth Strategy.
2. Rewriting housing direction for the entire community.
3. Replacing CACs (Community Amenity Contributions) with the new provincial ACC (Amenity Cost Charges).

Residents are entitled to the following:

Complete Demarcation and notation of and indicating all changes to the OCP.

A complete and concise Regional Context Statement (RCS).

Complete clarification of what ACCs will and will not fund.

Thank you in advance for taking the time to allow full village engagement in such an important matter.

You as council and mayor may not be involved as of October 2026 yet your decisions now affect the whole of the village for decades if not more.

Steve Maurer
28 628 McCombs Drive
Harrison Hot Springs
V0M 1K0