



# NOTICE OF MEETING AND AGENDA COMMITTEE OF THE WHOLE

Tuesday, November 25, 2025 9:00 AM  
Village Office, 495 Hot Springs Road,  
Harrison Hot Springs, BC V0M 1K0

**THIS MEETING WILL BE CONDUCTED IN-PERSON AND VIA ZOOM VIDEO CONFERENCE**

1. CALL TO ORDER
Meeting called to order by Mayor Talen.
2. LAND ACKNOWLEDGEMENT
Acknowledgement of Sts'ailes traditional territory.
3. INTRODUCTION OF LATE ITEMS
4. APPROVAL OF AGENDA
5. ITEMS FOR DISCUSSION
(a) Zoning Amendment Bylaw No. 1230, 2025 <span style="float: right;">Page 1</span>
(b) Business Licence and Regulation Amendment Bylaw No. 1231, 2025 and Miscellaneous Fee Amendment Bylaw No. 1232, 2025 <span style="float: right;">Page 7</span>
6. ADJOURNMENT

Amanda Graham  
Corporate Officer





VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1230

**A bylaw to amend Zoning Bylaw No. 1115, 2017**

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

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

**1. CITATION**

This bylaw may be cited as “Zoning Amendment Bylaw No. 1230, 2025”.

**2. TEXT AMENDMENTS**

- (a) Section 1.4 is amended by inserting the following definition after the definition of “Elevation”:

**“Employee Housing**

means a Dwelling Unit that is provided, leased, or managed by an employer for the use of their employees or other employees. Employee Housing may be temporary or permanent and can take many forms, such as but not limited to, Apartments, dormitories, houses, or shared living spaces;”

- (b) Section 1.4 is amended by inserting the following definition after the definition of “Home Occupation”:

**“Housing Cooperative**

means a legal entity formed by individuals who collectively own and manage residential property. In a housing cooperative, members purchase shares in the cooperative, which entitles them to occupy a Dwelling Unit within the property and participate in its governance;”

- (c) Section 1.4 is amended by inserting the following definition after the definition of “Neighbourhood Pub”:

**“Non-Market Housing**

means a Dwelling Unit that may be provided by the private, for-profit sector, a governmental agency or a not-for-profit agency. The rent for this Dwelling Unit is typically made available at below-market rates. The primary goal of Non-Market Housing is to ensure affordability and accessibility for individuals and families who may not be able to secure suitable housing through the open market due to financial constraints or other barriers;”

- (d) Section 1.4 is amended by inserting the following definition after the definition of “Subdivision”:

**“Supportive Housing**

means a type of accommodation that combines safe, affordable housing with access to a range of support services designed to help individuals live independently or maintain their current housing style. The support services offered in supportive housing may include but not be limited to, help with daily living activities, health care coordination, case management, addiction counselling, employment and life skills training, and social integration. These services are typically provided either on-site or through partnerships with community organizations;”

- (e) Section 1.4 is amended by inserting the following after the words “Mobile or Modular Homes;” within the definition of “Residential Use”:

- Employee Housing,
- Housing Cooperative,
- Non-Market Housing, and
- Supportive Housing;”

- (f) Section 3.4 “Permitted Uses in All Zones” is amended by inserting the following after the word “Land”:

“(xvii) Employee Housing, Housing Cooperatives, Non-Market Housing and Supportive Housing, is a permitted use in all Zones, except the East Sector Special Planning Area as defined by Official Community Plan Bylaw No. 1184, 2022 as amended or replaced from time to time.”

- (g) Section 6.1.1 “Residential Parking Requirements” is amended by inserting the following rows after the row titled “Mobile/Modular Home”:

Employee Housing	.75 per Dwelling Unit
Housing Cooperatives	.75 Per Dwelling Unit
Non-Market Housing	.75 per Dwelling Unit
Supportive Housing	.50 per Dwelling Unit and .75 for each employee, if applicable

- (h) Section 6.1.2 “Commercial Parking Requirements” is amended by inserting the following rows after the row titled “Micro-Brewery”:

Employee Housing	.50 per Dwelling Unit
Housing Cooperatives	.50 Per Dwelling Unit
Non-Market Housing	.50 per Dwelling Unit
Supportive Housing	.50 per Dwelling Unit and .75 for each employee, if applicable

- (i) Section 7.1.1 “Residential Uses” is amended by inserting the following subsection after the “Residential Accessory Building or Structure Regulations” Table:

**“7.1.1(a) Development Regulations for Employee Housing, Housing Cooperatives, Non-Market Housing, and Supportive Housing;”**

Residential Zone	Type of Housing			
	Employee Housing	Housing Cooperatives	Non-Market Housing	Supportive Housing
<b>R1, R2, R3, R4 &amp; R5</b>	As per the R3 requirements, except for the minimum Lot size and Lot width	As per the R3 requirements, except for the minimum Lot size and Lot width	As per the R3 requirements, except for the minimum Lot size and Lot width	As per the R3 requirements, except for the minimum Lot size and Lot width and with a maximum 13 M height requirement

- (j) Section 7.1.2 “Commercial Uses” is amending by inserting the following subsection after the “Commercial Accessory Building or Structure Regulations” Table:

**“7.1.2(a) Development Regulations for Employee Housing, Housing Cooperatives, Non-Market Housing, and Supportive Housing;”**

<b>Commercial Zone</b>	<b>Type of Housing</b>			
	<b>Employee Housing</b>	<b>Housing Cooperatives</b>	<b>Non-Market Housing</b>	<b>Supportive Housing</b>
<b>C1, C2, C3 and C4</b>	As per the R3 requirements, except for the minimum Lot size and Lot width. Note 7 does not apply.	As per the R3 requirements, except for the minimum Lot size and Lot width. Note 7 does not apply.	As per the R3 requirements, except for the minimum Lot size and Lot width. Note 7 does not apply.	As per the R3 requirements, except for the minimum Lot size and Lot width with a maximum 13 M height requirement. Note 7 does not apply.

- (k) Section 7.1.3 “Community Uses” is amending by inserting the following subsection after the “Development Regulations for the Community Uses” Table:

**“7.1.3(a) Development Regulations for Employee Housing, Housing Cooperatives, Non-Market Housing, and Supportive Housing;”**

<b>Community Use Zone</b>	<b>Type of Housing</b>			
	<b>Employee Housing</b>	<b>Housing Cooperatives</b>	<b>Non-Market Housing</b>	<b>Supportive Housing</b>
<b>P1 (excluding the East Sector Special Planning Area)</b>	As per the R3 requirements, except for the minimum Lot size and Lot width.	As per the R3 requirements, except for the minimum Lot size and Lot width.	As per the R3 requirements, except for the minimum Lot size and Lot width.	As per the R3 requirements, except for the minimum Lot size and Lot width with a maximum 13 M height requirement.

- (l) Section 7.1.4 “Other Land Uses” is amending by inserting the following subsection after the “Development Regulations for the Other Land Uses” Table:

**“7.1.4(a) Development Regulations for Employee Housing, Housing Cooperatives, Non-Market Housing, and Supportive Housing;”**

Other Land Use Zone	Type of Housing			
	Employee Housing	Housing Cooperatives	Non-Market Housing	Supportive Housing
<b>W1, and VR</b>	As per the R3 requirements, except for the minimum Lot size and Lot width.	As per the R3 requirements, except for the minimum Lot size and Lot width.	As per the R3 requirements, except for the minimum Lot size and Lot width.	As per the R3 requirements, except for the minimum Lot size and Lot width with a maximum 13 M height requirement.

**READINGS AND ADOPTION**

READ A FIRST TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

READ A SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

NOTICE OF PUBLIC HEARING PROHIBITED PUBLISHED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

READ A THIRD TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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Fred Talen  
Mayor

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Amanda Graham  
Corporate Officer



**A bylaw to amend Business Licence and Regulation Bylaw No.1128, 2018**

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WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Business Licence and Regulation Bylaw No. 1128, 2018 to clarify requirements for Tourist Accommodations in Dwelling Units and amend the Business Licencing fees;

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

**1. CITATION**

This bylaw may be cited as “Business Licence and Regulation Amendment Bylaw No. 1231, 2025”.

**2. AMENDMENTS**

- (a) Section 1.4 is amended by inserting the following definition after the definition of Daycare:

**“Dwelling Unit**

has the same definition as outlined in the *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time;”

- (b) Section 2.1(g) is amended by striking out “Schedule “A” of this Bylaw” and substituting it with “the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.
- (c) Section 2.1 is amended by adding the following subsection:
- “(h) Every person who operates a Tourist Accommodation within a Dwelling Unit must have a separate Business Licence for each Dwelling Unit being operated as a Tourist Accommodation.”
- (d) Section 2.2(a) is amended by striking out “Schedule “A” as attached to and forming part of this Bylaw” and substituting it with “the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.
- (e) Section 2.2(f) is amended by striking out “Schedule “A” as attached to and forming part of this Bylaw” and substituting it with “the *Village of Harrison Hot*

*Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.

- (f) Section 2.2 is amended by adding the following subsection:

“(h) In the initial year of application, the Business Licence fee as prescribed in the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time, shall be reduced by 50-percent if the application for the Business Licence is made after July 1<sup>st</sup> of that year.”

- (g) Section 2.3.1(d) is amended by striking out “Schedule “A” that is attached to and forms a part of this Bylaw” and substituting it with “the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.
- (h) Section 2.7(a) is amended by striking out “Schedule “A” of this Bylaw” and substituting it with “the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.
- (i) Section 2.11(b) is amended by striking out “Schedule “A” of this Bylaw” and substituting it with “the *Village of Harrison Hot Springs Miscellaneous Fee Bylaw No. 1049, 2014* as amended from time to time”.
- (j) Section 2.13 a) iv) is amended by inserting the following after “for rent”:  
“for purposes other than operating a Tourist Accommodation.”
- (k) Schedule A is hereby removed in its entirety.

### **READINGS AND ADOPTION**

READ A FIRST TIME THIS 3<sup>rd</sup> DAY OF NOVEMBER 2025

READ A SECOND TIME THIS 3<sup>rd</sup> DAY OF NOVEMBER 2025

SECOND READING RESCINDED THIS 17<sup>th</sup> DAY OF NOVEMBER 2025

RE-READ AS AMENDED A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025

NOTICE OF INTENT PUBLISHED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2025 pursuant to section 59(2) of the *Community Charter*.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025

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Fred Talen  
Mayor

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Amanda Graham  
Corporate Officer

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VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1232

**A bylaw to amend Miscellaneous Fee Bylaw No. 1049, 2014**

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WHEREAS the Village of Harrison Hot Springs has deemed it advisable to amend Miscellaneous Fee Bylaw No. 1049, 2014;

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

**1. CITATION**

This bylaw may be cited as “Miscellaneous Fee Amendment Bylaw No. 1232, 2025”.

**2. AMENDMENTS**

- (a) Schedule C section 2 “Tax Certificates” is amended by striking out “\$25.00” and substituting it with “\$100.00.”
- (b) Miscellaneous Fee Bylaw No. 1049, 2014 is amended by appending Schedule “E” Business Licence Fees and Schedule “F” Fire Department False Alarm Fees, attached hereto and forming part of this Bylaw.

**READINGS AND ADOPTION**

READ A FIRST TIME THIS 3<sup>rd</sup> DAY OF NOVEMBER 2025

READ A SECOND TIME THIS 3<sup>rd</sup> DAY OF NOVEMBER 2025

READ A THIRD TIME THIS 17<sup>th</sup> DAY OF NOVEMBER 2025

ADOPTED THIS \_\_ DAY OF \_\_\_\_ 2025

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Fred Talen  
Mayor

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Amanda Graham  
Corporate Officer

**Amendment Bylaw No. 1232, 2025**  
**SCHEDULE "E"**  
**BUSINESS LICENCE FEES**

*Associated Bylaw: Business Licence and Regulation Bylaw No. 1128, 2018*

<b>1. Business Licence Non-Refundable Application Fee</b>	<b>\$25.00</b>
<b>2. Business Licence Fee</b>	<b>\$125.00</b>
<b>3. Business Licence Fee for initial applications made after July 1</b>	<b>\$62.50</b>
<b>4. Fire Inspection Fee</b>	<b>\$85.00</b>
<b>5. Late Penalty Fee for renewal applications made after January 31</b>	<b>10% of licence fee</b>

Notwithstanding the fees referenced above, the final required fee can be any combination of the above.

**Amendment Bylaw No. 1232, 2025**  
**SCHEDULE "F"**  
**FIRE DEPARTMENT FALSE ALARM FEES**

*Associated Bylaw: Fire Alarm System Regulation No. 832, 2005*

<b>1. First False Alarm</b>	Warning
<b>2. Second False Alarm</b>	\$150.00
<b>3. Third False Alarm</b>	\$300.00
<b>4. Fourth and Subsequent False Alarms</b>	\$500.00