



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1230

A bylaw to amend Zoning Bylaw No. 1115, 2017

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
R1, R2, R3, R4 & R5	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;”

Commercial Zone	Type of Housing			
	Employee Housing	Housing Cooperatives	Non-Market Housing	Supportive Housing
C1, C2, C3 and C4	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;”

Community Use Zone	Type of Housing			
	Employee Housing	Housing Cooperatives	Non-Market Housing	Supportive Housing
P1 (excluding the East Sector Special Planning Area)	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
W1, and VR	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.

Fred Talen
Mayor

Amanda Graham
Corporate Officer