



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 after the words “Mobile or Modular Homes;” within the definition of “Residential Use”:

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

- (e) 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;”

- (f) 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

- (g) 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

- (h) Section 7.1.1 “Residential Uses” is amended by inserting the following subsection into the Permitted Residential Uses column, after the Townhouse Dwelling use:

Permitted Residential Use	R-1 Zone	R-2 Zone	R-3 Zone	R-4 Zone	R-5 Zone
PERMITTED USES					
Employee Housing	♦	♦	♦	♦	♦
Housing Cooperatives	♦	♦	♦	♦	♦
Non-Market Housing	♦	♦	♦	♦	♦
Supportive Housing	♦	♦	♦	♦	♦

- (i) Section 7.1.2 “Commercial Uses” is amending by inserting the following subsection into the “Permitted Commercial Uses column, after the Micro-Brewery⁽¹⁾ use:

Permitted Commercial Use	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
PERMITTED USES				
Employee Housing	♦	♦	♦	♦
Housing Cooperatives	♦	♦	♦	♦

Non-Market Housing	◆	◆	◆	◆
Supportive Housing	◆	◆	◆	◆

READINGS AND ADOPTION

NOTICE OF PUBLIC HEARING PROHIBITED PUBLISHED ON THIS 5th DAY OF DECEMBER, 2025.

READ A FIRST TIME THIS _____ DAY OF _____ 2025.

READ A SECOND TIME THIS _____ DAY OF _____ 2025.

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

ADOPTED THIS _____ DAY OF _____, 2025.

Fred Talen
Mayor

Amanda Graham
Corporate Officer

