



PUBLIC INFORMATION PACKAGE

**Zoning Amendment Bylaw No.
1244, 2026**

889 Hot Springs Road
Public Hearing

Monday, June 1, 2026
5:30 P.M.

TABLE OF CONTENTS

Development Procedure Bylaw No. 1214, 2026	p.1
Report of Planning Consultant dated November 3, 2025 Attachments: a) Draft Development Variance Permit 01/25 b) Proposed Site Plan Sheet A4 dated June 26, 2025	p. 17
Regular Council Meeting Minutes dated November 3, 2025	p. 24
Report of Planning Consultant dated April 20, 2026 Attachments: a) Draft Development Variance Permit 01/25 b) Draft Development Permit 01/25 c) Proposed Site Plan Sheet A4 dated June 26, 2025 d) Proposed Landscape Plan dated February 2026	p. 31
Regular Council Meeting Minutes dated April 20, 2026	p. 42
Report of Planning Consultant dated May 4, 2026 Attachment: a) Draft Zoning Amendment Bylaw No. 1244, 2026	p. 51
Regular Council Meeting Minutes dated May 4, 2026	p.56
Traffic Impact Assessment dated September 4, 2025 prepared by MJL Engineering L	p. 64
Letter dated March 3, 2026 from C. Kavolinas and Associates Inc. re: Green Roof	p.102
Letter to Harrison Hot Springs Fire Department dated November 6, 2025	p.103
Letter from Harrison Hot Springs Fire Department dated December 9, 2025	p. 111



DEVELOPMENT PROCEDURES

BYLAW NO. 1214, 2025

Contents

CITATION	3
INTERPRETATION AND DEFINITIONS	3
SEVERABILITY	4
ADMINISTRATION OF THIS BYLAW	5
SCHEDULES	5
SCOPE	5
GENERAL PROVISIONS.....	5
APPLICATIONS.....	6
FEES	7
PUBLIC NOTIFICATION MEETING.....	8
AGENCY REFERRAL PROCESS.....	8
STAFF REPORTS AND PRESENTATIONS TO COUNCIL	9
PUBLIC HEARINGS	9
SECURITY.....	10
APPLICATION DECISIONS.....	11
Rejected Applications.....	11
Reapplications.....	11
BUILDING CONVERSION STRATA APPLICATIONS.....	11
REVOCAION OF ANY APPROVAL	12
DEVELOPMENT APPROVAL INFORMATION REQUIREMENTS	12
REQUIREMENTS TO POST A DEVELOPMENT APPLICATION SIGN.....	12
REPEAL.....	133



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1214, 2025**

A Bylaw for the establishment of procedures to amend the Village's *Official Community Plan, Zoning Bylaw* or to issue a permit pursuant to Part 14 of the *Local Government Act*. And a Bylaw that allows for the processing of a Building Conversion Strata Application, as per the *Strata Property Act*.

WHEREAS the Council of the Village of Harrison Hot Springs has adopted an *Official Community Plan* and a *Zoning Bylaw*;

WHEREAS the Council of the Village of Harrison Hot Springs must by Bylaw outline the procedures to amend either or both the *Official Community Plan* and *Zoning Bylaw* or issue a permit, as per Section 460 of the *Local Government Act*;

WHEREAS section 242 of the *Strata Property Act*, requires that the approving authority for the building conversion strata process be the local municipality or in this case the Village of Harrison Hot Springs;

WHEREAS the Council of the Village of Harrison Hot Springs has deemed it advisable to establish a Bylaw to outline the amendment procedures and to outline the procedures to issue a permit and to outline the process and requirements for a Building Conversion Strata Application;

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

CITATION

1.0 This Bylaw may be cited for all purposes as the *Village of Harrison Hot Springs "Development Procedures Bylaw No. 1214, 2025"*.

INTERPRETATION AND DEFINITIONS

2.0 A reference in this Bylaw to any enactment of British Columbia is a reference to the enactment as amended, revised or consolidated from time to time and a reference to any Bylaw of the Village of Harrison Hot Springs is a reference to the Bylaw as amended, revised, consolidated or replaced from time to time.

3.0 Unless otherwise defined below, the definitions in this Bylaw have the same meaning as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*.

3.1 Within this Bylaw the following definitions also apply:

“Advisory Planning Commission” means the Commission established by bylaw pursuant to section 461(1) of the *Local Government Act*.

“Applicant” means the owner of a Lot or an agent authorized in writing to make the application on behalf of the owner.

“Application” means a completed application, and must include the payment of the required fees, as amended from time to time:

- (a) to amend either an Official Community Plan Bylaw, a Zoning Bylaw or both; or
- (b) for the issuance of; a Development Permit, Temporary Use Permit or a Development Variance Permit.

“Building Conversion Strata Application” means a completed application, including the payment of the required fees, for the conversion of a previously occupied building or structure into strata title.

“Occupiers” means the lawful user of a Lot, if it is not the Lot owner.

“Qualified Professional” means a professional engineer, geoscientist, architect, archaeologist, landscape architect, biologist, community planner or other professional licensed to practice in British Columbia with experience relevant to the applicable matter and, who is in good standing with the regulatory body for the individual’s profession.

“Reapplication” means an Application that has been refused/denied by Council that the Applicant has requested in writing that Council reconsider. It must also contain a statement indicating why Council should vary the twelve (12) month waiting period referred to in section 17.2 of this Bylaw. Reapplications may be submitted in their original concept or resubmitted with material changes, modifications or alterations to the original Application. This can include but is not limited to a density change, a Lot layout design change, revision of the setback requirements, adding extensive green space or a change that affects the drainage or other public improvements.

“Works and Services” means any public service, facility or utility which is required or regulated by the Village’s *Subdivision and Development Servicing Bylaw No. 1179, 2022*, as amended from time to time and without restricting the generality of the foregoing includes: the supply and distribution of water; collection and disposal of sanitary sewage and drainage water; street lighting; highways, access roadways, curbs, gutters, and sidewalks; and natural gas, power and telecommunication services.

SEVERABILITY

- 4.0** If any section, subsection, sentence, paragraph, schedule or form forming part of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the section, subsection, sentence, paragraph, schedule or form may be severed from the Bylaw without affecting the validity of the Bylaw or any portion of the Bylaw remaining or any remaining forms.

ADMINISTRATION OF THIS BYLAW

- 5.0 The Village's Chief Administrative Officer or their designate is authorized to administer this Bylaw.

SCHEDULES

- 6.0 The following Schedules attached hereto form part of the requirements of this Bylaw:
- (a) Schedule "A" – Application Processing Flowchart
 - (b) Schedule "B" – Building Conversion Strata Application Processing Flowchart
 - (c) Schedule "C" – Development Application Sign Template

SCOPE

- 7.0 This Bylaw applies to the following Applications within the boundaries of the Village of Harrison Hot Springs:
- (a) an OCP Bylaw amendment or Zoning Bylaw amendment;
 - (b) the issuance of a Development Permit, a Temporary Use Permit or a Development Variance Permit; or
 - (c) a Building Conversion Strata Application.

GENERAL PROVISIONS

- 8.0 If there is a change of ownership of a Lot that is subject to an Application, the Village will require an updated title certificate and written authorization from the new owner indicating that the current Applicant, if applicable, can still proceed with the Application.
- 8.1 The issuance of a permit, approval or review of an Application or Building Conversion Strata Application, review of plans, drawings, specifications or documents, does not in any way:
- (a) relieve the Lot owner from full and sole responsibility to perform *Works and Services* in strict accordance with this Bylaw, and any other applicable Bylaws of the Village; or
 - (b) constitute a representation, warranty, assurance or statement that this Bylaw or other applicable Bylaws have been complied with.
- 8.2 It is the full and sole responsibility of the Lot owner, and where the Lot owner is working through a representative, the representative must carry out the *Works and Services* in respect of which the permit or amendment is issued or adopted in compliance with this Bylaw and other applicable enactments.
- 8.3 Letters of assurance, reports or other correspondence from Qualified Professionals provided under this Bylaw are relied upon by the Village, including its Chief Administrative Officer and the Planning Department, as certification that the design and plans for the development comply with the *Fraser Valley Regional District Building Bylaw No. 1188, 2013*, as amended from time to time, this Bylaw and other applicable enactments, that the natural environment will not be substantially harmed by the

development or the Application and the Lot may be safely used for the use intended, as applicable to the professional's review.

- 8.4** A person must not knowingly submit false or misleading notification in relation to any Application undertaken pursuant to this Bylaw.

APPLICATIONS

- 9.0** All Applications, including Reapplications, must be:

- (a) made by the Lot owner or by a person authorized by the Lot owner in writing;
- (b) made on the prescribed application form as amended from time to time by the Village;
- (c) signed by the Lot owner and accompanied by the Lot owner's acknowledgement of responsibility and undertakings made in the form prescribed as amended from time to time by the Village;
- (d) accompanied by the appropriate fees;
- (e) accompanied by the notification requirements identified in this Bylaw; and
- (f) submitted to the Village Office.

All completed Applications must be processed in accordance with this Bylaw, generally as shown on the flowchart attached as Schedule "A".

- 9.0.1** The Application must also include the following information:

- (a) the certificate of title, dated within 30 days of the Application date;
- (b) a map of the site drawn at a scale of 1:2000 or at a scale of 1:5000 with the approval of the Village. The map must show the following:
 - i. the contours of the site.
 - ii. any environmentally sensitive areas.
 - iii. the proposed building site or sites.
 - iv. the ingress and egress points.
 - v. any proposed landscape plans, parking area or open space area.
 - vi. the current and proposed water and sewer servicing points for the Lot.
 - vii. the location of any steep banks, foreshore areas, water courses, easements or rights-of-way, and if applicable any
 - viii. development permit areas.
- (c) copies of any charges or other interests associated with this Lot.

- 9.1** At any time during the application process, Council may refer the Application to any agency, organization or government body for their comments and recommendations.

Building Conversion Strata Applications

- 10.0** All Building Conversion Strata Applications must be:

- (a) made by the Lot owner or by a person authorized by the owner in writing;
- (b) made on the prescribed application form as amended from time to time by the Village;

- (c) signed by the Lot owner and must be accompanied by the Lot owner's acknowledgement of responsibility and undertakings made in the form prescribed as amended from time to time by the Village;
- (d) accompanied by the appropriate fees;
- (e) accompanied by the notification requirements identified in this Bylaw; and
- (f) submitted to the Village office.

All completed Building Conversion Strata Applications must be processed in accordance with this Bylaw, generally shown on the flowchart attached as Schedule "B".

10.0.1 The Building Conversion Strata Application must also include the following information:

- (a) the certificate of title, dated within 30 days of the Application date;
- (b) a map of the site drawn at a scale of 1:2000 or at a scale of 1:5000 with the approval of the Village. The map must show the following:
 - i. the contours of the site.
 - ii. any environmentally sensitive areas.
 - iii. the proposed building site or sites.
 - iv. the ingress and egress points.
 - v. any proposed landscape plans, parking area or open space area.
 - vi. the current and proposed water and sewer servicing points for the Lot.
 - vii. the location of any steep banks, foreshore areas, water courses, easements or rights-of-way, and if applicable any development permit area.
 - viii. development permit area.
- (c) copies of any charges or other interests associated with this Lot; and
- (d) the number of dwellings units being converted into strata ownership and how many of the current tenants in this, Building or Structure are going to be remaining as owners;
- (e) a copy of the plan to house the current Occupiers who will not become owners; and
- (f) other matters as required by Council.

10.1 At any time during the Building Conversion Strata Application process Council may refer the Building Conversion Strata Application to any agency, organization or government body for their comments and recommendations.

FEES

11.0 At the time of the Application, Building Conversion Strata Application or Reapplication the Applicant must pay the required fees as set out and amended by the Village from time to time.

11.1 Application, Building Conversion Strata Application and Reapplication fees are considered non-refundable.

PUBLIC NOTIFICATION MEETING

- 12.0** Applicants may be required, as directed by Council, to host a public notification meeting for any Application or Building Conversion Strata Application.
- 12.1** When a public notification meeting is required the Applicant must pay all costs associated with this meeting. This may include but not be limited to the following:
- (a) a direct mail out to the registered post office boxes in the Village;
 - (b) any facility rental; and any
 - (c) staff overtime as applicable.
- 12.2** The venue and meeting format must be approved by the Village. This meeting must allow for a question-and-answer session at a minimum.
- 12.3** Within ten (10) Working Days of the actual meeting date, the Applicant must submit a report to the Village. The report must include the following information:
- (a) location of the meeting;
 - (b) start and finish times of the meeting;
 - (c) a copy of the direct mail out used for the meeting;
 - (d) number of attendees and a copy of the sign in sheet;
 - (e) information provided at the meeting, and
 - (f) a summary of any questions or major discussion points raised.
- 12.4** If applicable, the Applicant's report for the public notification meeting must be summarized in a staff report to Council for Council's consideration on the Application or Building Conversion Strata Application.
- 12.5** The public notification meeting is not to be considered a Public Hearing, and it must be held before any Public Hearing can be held. The public notification minutes must be contained within the Public Hearing package.
- 12.6** The meeting must be held not more than 10 days and not less than 3 days after the date of the direct mail out.

AGENCY REFERRAL PROCESS

- 13.1** When Applications or Building Conversion Strata Applications are sent out for comments the various referral agencies:
- (a) have a maximum of twenty-one (21) Working Days, from the date the referral was sent out, to provide comments; or
 - (b) make a written request for additional time.
- 13.1.1** The Village has the authority to extend this time period for a period not to exceed an extra thirty (30) Working Days from the date they receive the written request.
- 13.1.2** If a referral is made to the Advisory Planning Commission, an Applicant may attend the meeting and make a presentation to the Advisory Planning

Commission in accordance with section 461(8) of the *Local Government Act*. Following the Applicant's presentation, the Advisory Planning Commission members may ask the Applicant to provide clarification on any point in their presentation.

- 13.2** Following receipt of either the comments or a time extension request, Council may;
- (a) defer consideration of any Application or Building Conversion Strata Applications;
 - or
 - (b) request additional information from the Applicant.
- 13.3** Any agency referral comments must make part of the Public Hearing package.

STAFF REPORTS AND PRESENTATIONS TO COUNCIL

- 14.0** After an Application or Building Conversion Strata Application has been received including the payment of fees, it will be processed. A staff report must contain the following information:
- (a) a copy of any supporting documentation;
 - (b) staff's recommendation on whether the Application or Building Conversion Strata Application should proceed or be returned to the Applicant for additional information;
 - (c) staff's recommendation on the referral agencies, if any;
 - (d) staff recommendation for a public notification meeting, if applicable;
 - (e) staff recommendation to set up a public hearing, if applicable, and any additional relevant information provided by the Planning Department, including any potential impacts that the development may have on the neighbourhood or on the operations of the current services provided by the Village.
- 14.1** Staff reports must also be provided at key points throughout the approvals process, as outlined on the approvals flow chart as outlined on Schedule "A", which is attached to and forming a part of this Bylaw.
- 14.2** Once an Application, Reapplication or Building Conversion Strata Application has been received, the Village must either deem it to be complete or incomplete. If deemed complete, it will be processed as required by this Bylaw or if deemed incomplete, the Village must send a letter to the Applicant indicating that it cannot be processed until the additional information requested has been received.
- 14.3** The Applicant may present their Application or Building Conversion Strata Application to Council, during the first meeting that Council will be reviewing the respective staff report on this matter.

PUBLIC HEARINGS

- 15.0** Public Hearings will be administered in accordance with the provisions as set out in Council Procedure Bylaw No. 1216, 2025 as amended or replaced from time to time.

SECURITY

- 16.0** The amount of security required will be based upon a cost report prepared by a Qualified Professional, as outlined in Table 1 below:

Table 1

Works or Services Required	Type of Professional designation required	Amount of Security required
Landscaping	BCLSA	150% of the accepted report
Civil Engineering	P. Eng	150% of the accepted report
Traffic Engineering	P. Eng	150% of the accepted report
Works or Services Required	Type of Professional designation required	Amount of Security required
Freshwater/Foreshore issues	RP Bio	150% of the accepted report
Form and Character issue	AIBC	150% of the accepted report
Environmental issues	RP Bio	150% of the accepted report
Geo Technical or Hazardous issues	P.Eng	150% of the accepted report

- 16.2** The required cost estimate report must be provided by the Applicant, at no cost to the Village, and must be accepted by the Village.
- 16.3** Security may be required as a condition of permit issuance for the following:
- (a) the *Works and Services* under the permit; including but not limited to hard and soft landscaping requirements;
 - (b) environmental monitoring;
 - (c) in relation to repairing or replacement of any Highway including sidewalks and boulevards, public work or any other Village property altered or damaged by any activity related to the subject matter of the permit;
 - (d) to guarantee the performance of a temporary use permit;
 - (e) such other reasons as identified in the conditions associated with the permit.
- 16.4** For the form of security refer to section 502 of the *Local Government Act*, as amended from time to time.
- 16.5** Funds taken under the security provision will be used to the extent that they are required by the Village to carry out such Works and Services, repair or replacement as determined necessary by the Village.
- 16.6** The cost of any works, repair or replacement or other expenditure which exceeds the amount of the security is the responsibility of the Applicant, who upon notification of

the outstanding amount must pay it in full, or obtain the agreement of the Village in writing, before receiving its approval or where such approval has been issued, using or continuing to use the Lot for the development approved under the Application.

APPLICATION DECISIONS

- 17.0** With respect to any Application or Building Conversion Strata Application, Council may:
- (a) approve the Application or Building Conversion Strata Application with or without conditions;
 - (b) postpone the Application or Building Conversion Strata Application process pending additional information required from the Applicant; or
 - (c) refuse/deny the Application or Building Conversion Strata Application.

Rejected Applications

- 17.1** Even if the Applicant is present at the meeting in which the Council decision was made, to refuse/deny the Application, Reapplication or Building Conversion Strata Application, the Village must inform the Applicant in writing, within ten (10) Working Days from the date of the refusal.

Reapplications

- 17.2** Where an Application has been refused/denied under subsection 17.0(c), any Application for the same type of permit or approval for the same Lot will be considered a Reapplication. A Reapplication will not be accepted within a twelve (12) month period following the date of refusal/denial, except where the Council accepts the Application by varying the time limit for the Reapplication by an affirmative vote of at least two-thirds of the Council.
- 17.3** Where an Applicant applies to the Council to accept the Reapplication, the Applicant must submit, in writing, a detailed statement as to why the time limit stated above should be varied.
- 17.4** Council has the same authority with respect to Reapplications as for Applications generally and the same procedures apply.
- 17.5** Upon receipt of the Reapplication, including the payment of the required fees, the Village will process the Reapplication in accordance with the process flowchart set out in Schedule 'A' of this Bylaw.

BUILDING CONVERSION STRATA APPLICATIONS

- 18.0** With respect to the decision-making criteria that Council must follow with respect to Building Conversion Strata Applications, refer to section 242(6) of the *Strata Property Act* as amended from time to time.
- 18.1** Reapplications are not applicable if Council refuses/denies a Building Conversion Strata Application.

REVOCATION OF ANY APPROVAL

- 19.0** The Village may revoke an approval and post a stop work order on a Lot, other than an amendment of a Bylaw, if:
- (a) there is a violation of a condition under which the approval was issued;
 - (b) there is a breach of any provision of this Bylaw and other applicable Bylaws or enactments;
 - (c) the Village determines that any information based on which the approval was issued is incorrect; or
 - (d) construction activity on the Lot, subject to approval, otherwise threatens the health, safety, or protection of the public.
- 19.1** Notice of revocation of the approval must be in writing and transmitted to the Applicant and the owner of the Lot by mail or courier and deemed served at the expiration of three (3) business days from the date of sending, or such other means to effect service.
- 19.2** A person who has been notified that an Approval has been revoked must immediately cease work related to the Application and remedy the cause for the revocation to the satisfaction of the Village. Once satisfied the Village may then reinstate the Approval.

DEVELOPMENT APPROVAL INFORMATION REQUIREMENTS

- 20.0** The Village has designated areas within the Village as Development Approval Information (DAI) areas, as outlined in the *Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022*, as amended from time to time. Where the DAI is applicable, the procedures for the required reports and studies are set out in *Village of Harrison Hot Springs Development Approval Information Bylaw No. 1210, 2024*, as amended from time to time.

REQUIREMENTS TO POST A DEVELOPMENT APPLICATION SIGN

- 21.0** All Applicants pursuing an Application, Reapplication or Building Conversion Strata Application are required to install a development application sign on the proposed Lot.
- 21.1** Applicants must review and comply with the *Village of Harrison Hot Springs Sign Bylaw No. 1126, 2018*, as amended from time to time, for the Freestanding Sign specifications. All signs placed in accordance with this section must be at least 4 feet by 8 feet and all text must be clearly legible.
- 21.2** The sign must be posted on the Applicant's Lot within three (3) Working Days of the Village's receipt of the initial Application, Reapplication or Building Conversion Strata Application. The sign must be taken down within 14 Working Days of Council's final decision on the matter.
- 21.3** The Lot owner or their authorized agent must provide the Village with photographic evidence that the required sign has been posted.
- 21.4** Where one Highway abuts a Lot a minimum of one sign must be erected in a location that provides an unobstructed view from that Highway.

- 21.5 Where one or more Highways abuts a Lot, a minimum of one sign for each Highway frontage must be erected in locations that provide unobstructed views from each Highway.
- 21.6 The Lot owner or their authorized agent must ensure that the required sign or signs are clearly visible to all individuals that wish to review the sign without interfering with either pedestrian or vehicular traffic.
- 21.7 The Applicant is responsible for preparing, posting, and removing the sign in accordance with the specifications set by the Village. The design of the sign must follow the diagram template attached as Schedule "C" and forming part of this Bylaw.
- 21.8 Failure to post the sign for an Application, Reapplication or Building Conversion Strata Application under this Bylaw will result in the Application, Reapplication or Building Conversion Strata Application being held in abeyance. Once the required sign has been reposted or posted, staff will begin to process the Application, Reapplication or Building Conversion Strata Application again.
- 21.9 The sign must be made of weather resistant materials.

REPEAL

- 22.0 The *Village of Harrison Hot Springs Development Procedures Bylaw No. 1090, 2016* and all amendments thereto are hereby repealed in their entirety.

READ A FIRST TIME THIS 3rd DAY OF MARCH, 2025

READ A SECOND TIME THIS 3rd DAY OF MARCH, 2025

READ A THIRD TIME THIS 3rd DAY OF MARCH, 2025

ADOPTED THIS 17th DAY OF MARCH, 2025



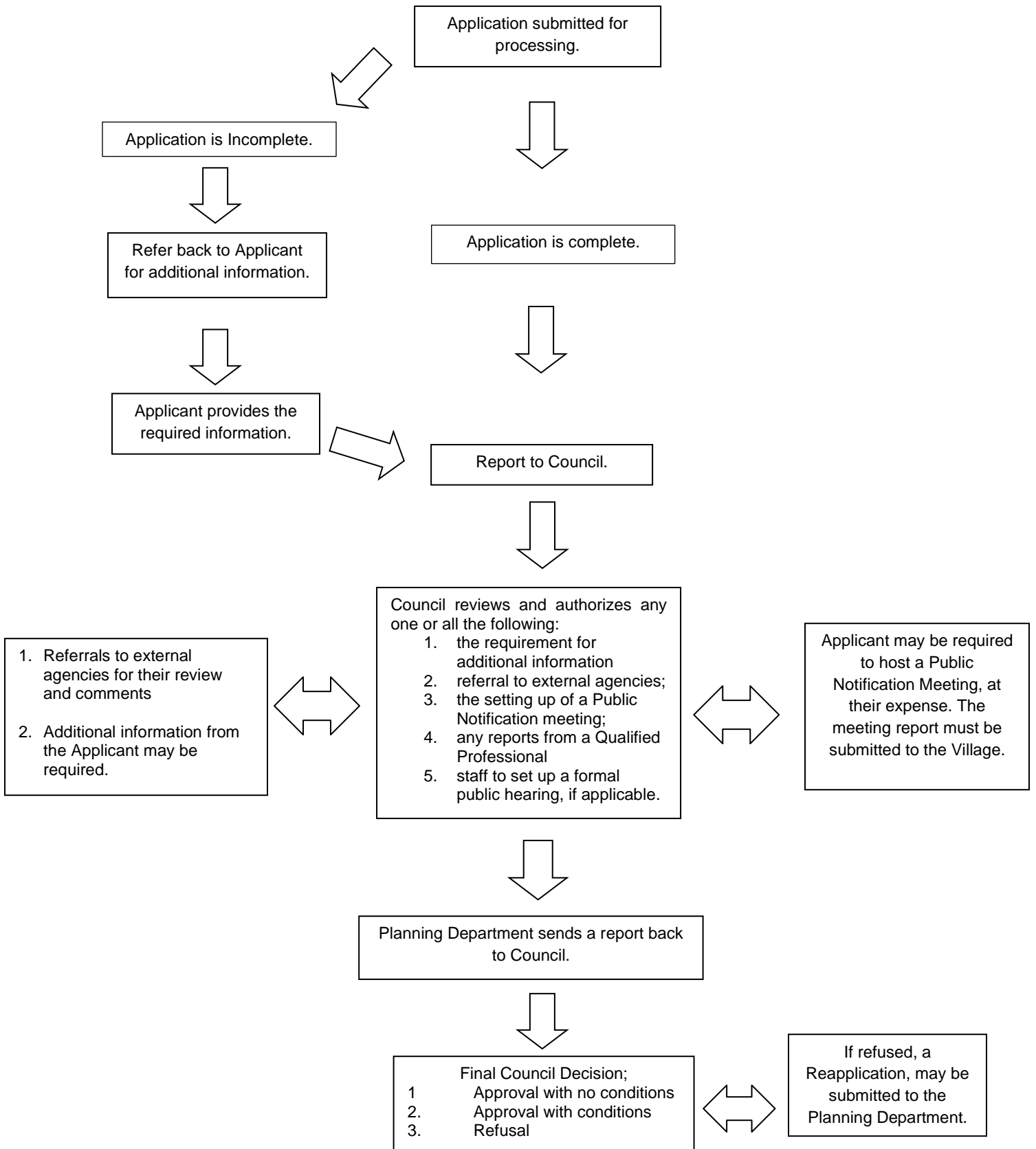
Fred Talen
Mayor



Amanda Graham
Corporate Officer

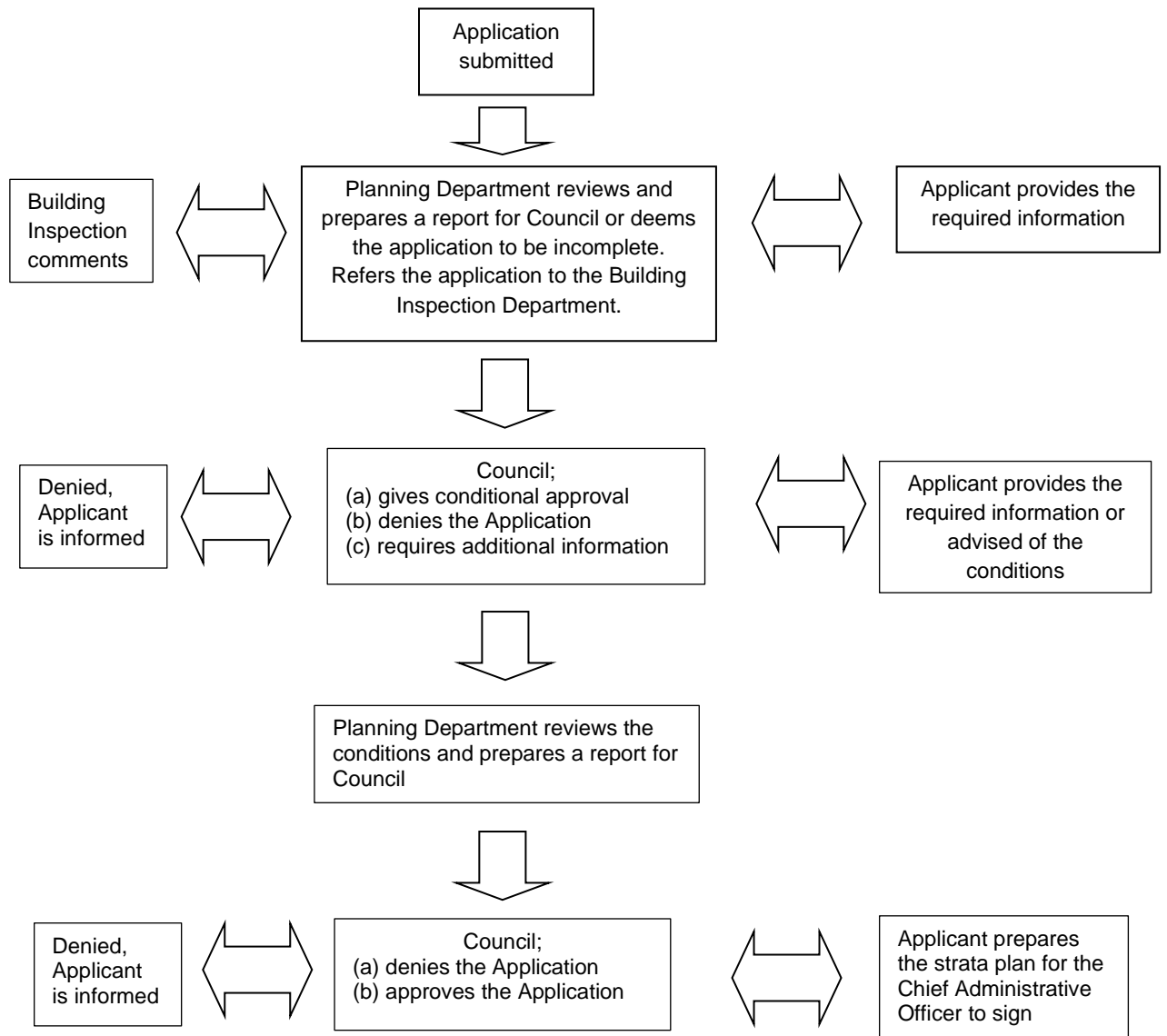
“SCHEDULE “A”

APPLICATION PROCESSING FLOWCHART




SCHEDULE "B"

BUILDING CONVERSION STRATA APPLICATION PROCESSING FLOWCHART



SCHEDULE "C"

DEVELOPMENT APPLICATION SIGN TEMPLATE

		DEVELOPMENT PROPOSAL		ADDRESS FILE NO.	
PROPOSAL		MAP/RENDERING			
FOR MORE INFORMATION: Contact the following for additional details		VILLAGE CONTACT		604-796-2171	
DEVELOPER CONTACT		VILLAGE OF HARRISON HOT SPRINGS		info@harrisonhotsprings.ca	
AGENT NAME:		PO Box 160		www.harrisonhotsprings.ca	
PHONE NUMBER:		495 Hot Springs Road			
EMAIL:		Harrison Hot Springs, BC			
		V0M 1K0			

File No: 3090-20-DVP01/25
Date: November 3, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Consideration of the Issuance of a DVP (889 Hot Springs Road)

RECOMMENDATION

THAT the application for Development Variance Permit 01/25 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road be referred to the Village's Fire Department.

SUMMARY

The applicant wishes to subdivide the parent parcel into two Lots. In order for the application to proceed, the applicant needs to apply for four (4) variance permits. If the applicant follows the requirements of the Zoning Bylaw for the interior side and the rear setback, the request for a variance would not be needed.

BACKGROUND

Zoning Information, Parcel Size, and Adjacent Uses

The parcel is zoned C-2 and is located adjacent to Hot Springs Road. Along all boundaries of this site, the parcels of adjacent land are zoned for R-2 residential activities.

The parent parcel is 0.40447 Ha (43,680 ft², 1.002 Ac, 4,057 M²) in size. The applicant is seeking to create two lots which if approved will both exceed the minimum lot size requirement of 464 M². If approved by the Village's Approving Officer (AO), proposed Lot 1 would be 1173.1 M² and proposed Lot 2 would be 2871.6 M²

OCP Designation

The site is designated as Low Density Residential. The continued use of the site for commercial purposes is governed by the following objective as outlined in s 7.2 (f) of the current OCP.

- "f. Consider carefully designed neighbourhood commercial development in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area."

(Official Community Plan Bylaw #1184, 2022)

This site is not designated as a commercial development permit site, but the site is within the designated Greenhouse Gas Emission Development Permit area.



(view from Hot Springs Road onto the site)



Application Request

The applicant wishes to vary the following C-2 Land Use Regulations as outlined in Zoning Bylaw 1115, 2017:

Proposed Lot 1

Rear setback requirements	reduce it from 6.0 m down to 0.92 m
Interior side setback requirements	reduce it from 3.6 m down to 0.92 m

Proposed Lot 2

Rear setback requirements	reduce it from 6.0 m down to 1.00 m
Interior side setback requirements	reduce it from 3.6 m down to 0.15 m

To review the proposed Lot layouts and variances please see the attached proposed site plan A4, dated June 26, 2025.

DISCUSSION

Setback requirements are sometimes designed to ensure adequate access for emergency vehicles and personnel. Reducing setbacks may:

- Limit Fire Separation: Closer buildings may increase the risk of fire spread between structures.
- Restrict Access: Narrower gaps between buildings may make it more challenging for emergency responders to access rear or side yards.

In this case staff cannot recommend approval at this time, as we need additional information, as both the proposed interior side and rear setback requested would not allow for the safe passage of any emergency vehicle completely around the proposed buildings or structures. Additionally, the existing setbacks minimum distance serves as a minor firebreak, which may not be feasible in any of the proposed variance reduction scenarios. Council can request that the applicant utilize non-combustible walls. However, input from the Village's Fire Department is recommended, at this time.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Zoning Bylaw – C2 requirements, Bylaw 1115, 2017
OCP Bylaw 1184, 2022 – section 7.2 (f)

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

- Attachments (2):
1. Draft DVP 01/25
 2. Proposed Site Plan Sheet A4 dated June 26, 2025



VILLAGE OF HARRISON HOT SPRINGS

**DEVELOPMENT VARIANCE PERMIT
NO. 01/25**

Registered Landowner

Woodside Smart Storage Ltd.,
Inc. No. BC1114734
51696 Yale Road
Rosedale, BC V0X 1X1

File No: 3090-20-DVP01/25
Folio/Roll No: 5240-15440
Civic Address: 889 Hot Springs Road
Permit Issued:

1. The Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

Legal Description	PID	Civic Address
Blk A (Reference Plan 6466) Southeast Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District	013-167-006	889 Hot Springs Road, Harrison Hot Springs, BC

3. Authorization is hereby given for the use of the subject property for the development of the land for commercial purposes in accordance with the conditions listed in Section 4, below
4. The use must be carried out subject to the following condition:
 - a) Proposed Lot 1
Rear setback requirements – reduce it from 6.0m down to 0.92m
Interior side setback requirements – reduce it from 3.6m down to 0.92m
 - b) Proposed Lot 2
Rear setback requirements – reduce it from 6.0m down to 1.00m
Interior side setback requirements – reduce it from 3.6m down to 0.15m
5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit must form a part thereof.
6. **This Development Variance Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit.** No final inspection must be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village.

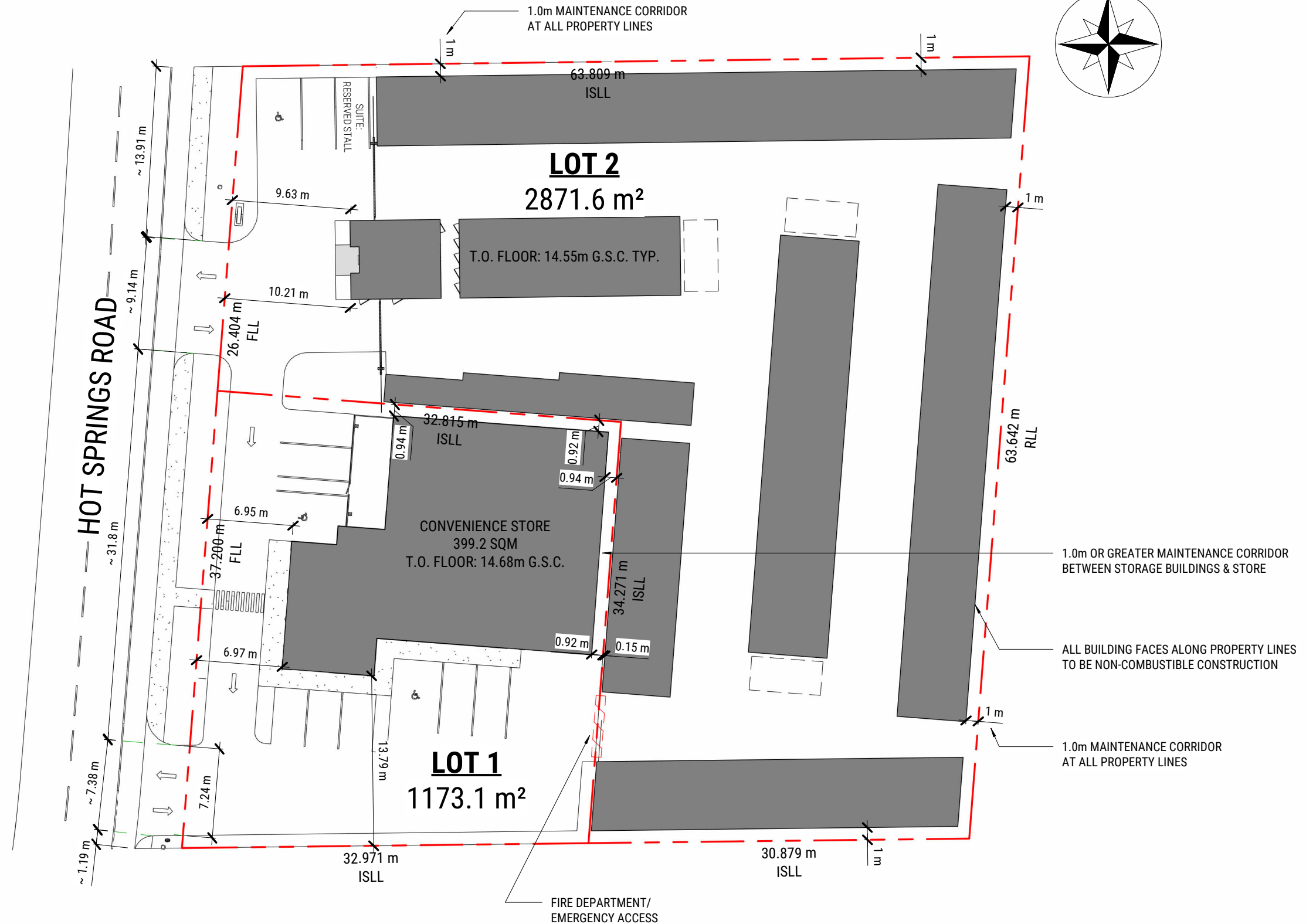
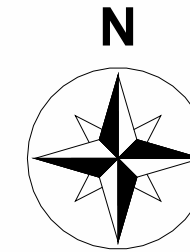
I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance Permit contained herein. I understand and agree that the Village of Harrison Hot Springs has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with me, other than those contained in this Permit.

(Authorized Signatory)
Tim Wierks

RESOLUTION PASSED BY COUNCIL AND PERMIT ISSUED THIS ____ day of _____, 2025

Amanda Graham
Corporate Officer

DRAFT



Agassiz, British Columbia, Canada
 P: 604.997.2722
 E: devan.cheam.bd@gmail.com

Subdivision/Development

0919449 B.C. Ltd.
 889 Hot Springs Road, Harrison Hot Springs

Rev.	Description	Date
A	Village Review	August 30, 2023
B	Village Review	October 10, 2023
D	Village Review	June 26, 2025

PROPOSED SITE PLAN

Date: June 26, 2025
 Designed by: RV
 Drawn by: DV
 Checked by: RV

A4
23

Scale: 1" = 30'-0"



VILLAGE OF HARRISON HOT SPRINGS Regular Council Meeting Minutes

DATE: Monday, November 3, 2025
TIME: 5:30 p.m.
PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

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

COUNCIL ABSENT:

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Chief Financial Officer/Deputy CAO, Scott Schultz
Corporate Officer, Amanda Graham
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson
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 Councillor Schweinbenz

THAT the agenda be approved.

CARRIED
RC-2025-11-01

6. DECLARATIONS OF CONFLICT OF INTEREST

Mayor Talen declared a conflict of interest regarding item 15(b) – Report of Planning Consultant re: Consideration of the Issuance of a DVP (889 Hot Springs Road). Mayor Talen stated that, prior to being elected to office, he signed a letter in support of a similar application at this location by the same applicant.

7. ADOPTION OF MINUTES

- (a) Regular Council Meeting Minutes of October 20, 2025

Moved by Councillor Jackson
Seconded by Councillor Vidal

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

CARRIED
RC-2025-11-02

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

- (a) Maria Gorelova & Dave Morris – Kent Harrison Search and Rescue
Re: Funding for Underwater Drone

Maria Gorelova and Dave Morris gave a PowerPoint presentation and demonstration of Kent-Harrison Search and Rescue's existing underwater camera system and a new underwater drone that the organization would like to acquire.

Moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT the Village provide up to \$3500 for the acquisition of an underwater drone funded from surplus.

CARRIED
RC-2025-11-03

10. CORRESPONDENCE

- (a) Letter dated October 2, 2025 from UBCM
Re: Provincial Response to 2024 Resolutions

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the correspondence be received.

CARRIED
RC-2025-11-04

11. BUSINESS ARISING FROM CORRESPONDENCE

None.

12. REPORTS FROM COUNCILLORS

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director) – No Report
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Reported on the October 30, 2025 Accessibility Committee Meeting

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities – No Report
- Kent Harrison Joint Emergency Program Committee – No Report
- Reported on LMLGA Senior Executive Minister meetings in Victoria on October 27-30, 2025

Councillor Jackson

- Fraser Valley Regional Library Board
 - Attended a meeting on October 22, 2025
- Tourism Harrison – No Report

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors
 - Attended a meeting on October 26, 2025

13. REPORTS FROM MAYOR

- Reported on the Halloween Movie Night put on by the Age-Friendly Committee on October 23, 2025
- Highlighted the inaugural Harrison Hot Springs Fire Department's Masquerade Charity Gala taking place November 7, 2025 at the Copper Room.

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

- (a) Communities in Bloom Committee Meeting Minutes of September 8, 2025
- (b) Age-Friendly Committee Meeting Minutes of September 18, 2025

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT all Committee minutes be received for information.

CARRIED
RC-2025-11-05

15. REPORTS FROM STAFF

- (a) Report of Corporate Officer dated November 3, 2025
Re: Vote Tabulator Machines

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT staff be authorized to acquire two poll place scanner and tabulators from Election Systems & Software at a cost not to exceed \$7000 plus taxes and shipping to be funded from surplus.

CARRIED
RC-2025-11-06

- (b) Report of Planning Consultant dated November 3, 2025
Re: Consideration of the Issuance of a DVP (889 Hot Springs Road)

Mayor Talen recused himself from the meeting and exited Council Chambers at 6:12 p.m. due to his earlier declared conflict of interest. Deputy Mayor Schweinbenz took the Chair.

The applicant spoke to Council and provided additional information on the application.

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the application for Development Variance Permit 01/25 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road be referred to the Village's Fire Department.

CARRIED
RC-2025-11-07

Mayor Talen returned to Council Chambers at 6:26 pm and resumed his seat as Chair.

16. BYLAWS

- (a) Report of Planning Consultant dated November 3, 2025
Re: Official Community Plan Amendment Bylaw No. 1229, 2025

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

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

CARRIED
RC-2025-11-08

Moved by Councillor Vidal
Seconded by Councillor Jackson

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

CARRIED
RC-2025-11-09

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Official Community Plan Amendment Bylaw No. 1229, 2025 be given third reading and adoption.

CARRIED
RC-2025-11-10

- (b) Report of Corporate Officer dated November 3, 2025
Re: Business Licence & Miscellaneous Fee Bylaw Amendments

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Business Licence and Regulation Amendment Bylaw No. 1231, 2025 be introduced and given first reading.

CARRIED
RC-2025-11-11

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Business Licence and Regulation Amendment Bylaw No. 1231, 2025 be given second and third readings.

MOTION DEFEATED
ALL OPPOSED

Moved by Councillor Vidal
Seconded by Councillor Facio

THAT Business Licence and Regulation Amendment Bylaw No. 1231, 2025 be given second reading.

CARRIED
RC-2025-11-12

Moved by Mayor Talen
Seconded by Councillor Facio

THAT Business Licence and Regulation Amendment Bylaw No. 1231, 2025 be referred back to staff, and;

THAT Business Licence and Regulation Amendment Bylaw No. 1231, 2025 be referred to the Chamber of Commerce following staff's review.

CARRIED
RC-2025-11-13

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT Miscellaneous Fee Amendment Bylaw No.1232, 2025 be introduced and given first reading.

CARRIED
RC-2025-11-14

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT Miscellaneous Fee Amendment Bylaw No. 1232, 2025 be given second reading.

CARRIED
RC-2025-11-15

17. NEW BUSINESS

None.

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 Jackson
Seconded by Councillor Facio

THAT the meeting be adjourned at 7:17 p.m.

CARRIED
RC-2025-11-16



Fred Talen
Mayor



Amanda Graham
Corporate Officer

File No: 3090-20-DVP01/25 and 3060-20-DP01/25

Date: April 20, 2026

To: Mayor and Council

From: Ken Cossey, Planning Consultant

Subject: Consideration of the Issuance of a DVP and a DP (889 Hot Springs Road)

RECOMMENDATIONS

1. THAT Development Variance Permit 01/25 be issued to Woodside Smart Storage Ltd Inc BC1114734 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road, and
2. THAT Development Permit 01/25 be issued to Woodside Smart Storage Ltd Inc BC1114734 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road, (PID: 013-167-006)

With both being subject to:

- a. The placement of a save harmless flooding covenant on title.
- b. Entering into a Works and Services agreement that is acceptable to the Village of Harrison Hot Springs.

SUMMARY

The applicant wishes to subdivide the parent parcel into two Lots. In order for the application to proceed, the applicant needs to apply for four (4) variance permits. If the applicant follows the requirements of the Zoning Bylaw for the interior side and the rear setback, the request for a variance would not be needed.

BACKGROUND

Zoning Information, Parcel Size, and Adjacent Uses

The parcel is zoned C-2 and is located adjacent to Hot Springs Road. Along all boundaries of this site, the parcels of adjacent land are zoned for R-2 residential activities.

The parent parcel is 0.40447 Ha (43,680 ft², 1.002 Ac, 4,057 M²) in size. The applicant is seeking to create two lots which if approved will both exceed the minimum lot size requirement of 464 M². If approved by the Village's Approving Officer (AO), proposed Lot 1 would be 1173.1 M² and proposed Lot 2 would be 2871.6 M²

OCP Designation

The site is designated as Low Density Residential. The continued use of the site for commercial purposes is governed by the following objective as outlined in s 7.2 (f) of the current OCP.

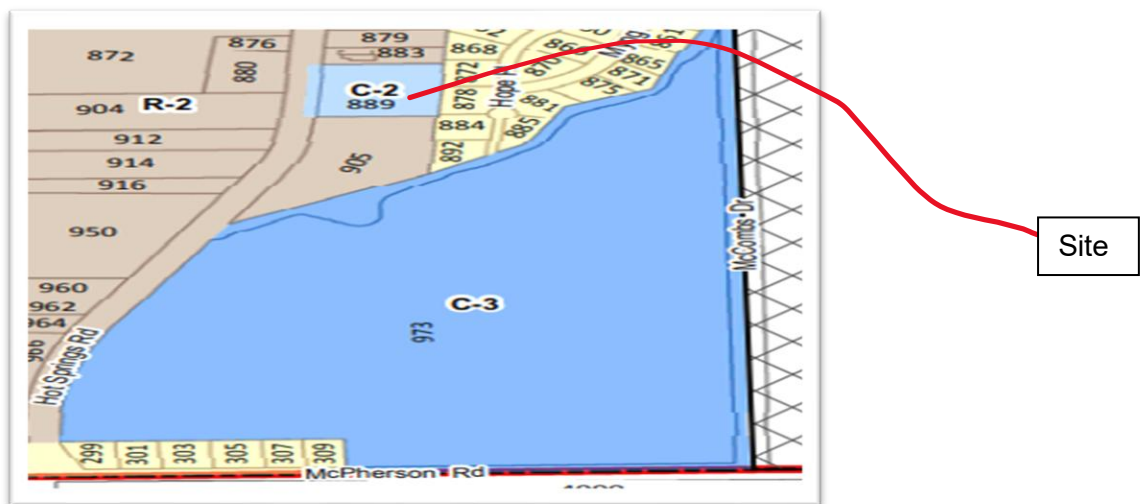
- “f. Consider carefully designed neighbourhood commercial development in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area.”

(Official Community Plan Bylaw #1184, 2022)

This site is not designated as a commercial development permit site, but the site is within the designated Greenhouse Gas Emission Development Permit area.



(view from Hot Springs Road)



Site



DVP Application Request

The applicant wishes to vary the following C-2 Land Use Regulations as outlined in Zoning Bylaw 1115, 2017:

Proposed Lot 1

Rear setback requirements	reduce it from 6.0 m down to 0.92 m
Interior side setback requirements	reduce it from 3.6 m down to 0.92 m

Proposed Lot 2

Rear setback requirements	reduce it from 6.0 m down to 1.0 m
Interior side setback requirements	reduce it from 3.6 m down to 0.15 m

To review the proposed Lot layouts and variances please see the attached proposed site plan A4, dated June 26, 2025.

DVP DISCUSSION

Setback requirements are sometimes designed to ensure adequate access for emergency vehicles and personnel. Reducing setbacks may:

- Limit Fire Separation: Closer buildings may increase the risk of fire spread between structures.
- Restrict Access: Narrower gaps between buildings may make it more challenging for emergency responders to access rear or side yards.

On November 3, 2025 Council requested that the Village’s Fire Department review the application. The Village’s Fire Department reviewed the application and responded on December 19, 2025, with no concerns or issues.

DP DISCUSSION

The Village's Green House Gas (GHG) Development Permit area, the entire municipality, is where specific regulations and guidelines are implemented to reduce greenhouse gas emissions. These areas are established as part of broader climate action strategies, aiming to encourage sustainable development practices such as energy-efficient designs, renewable energy integration, and low-carbon transportation options.

In this permit area, new developments or significant renovations may be required to meet enhanced standards for energy performance, waste management, and water conservation. The intent is to support local and national targets for GHG reduction, while fostering innovation and resilience in community planning.

The attached draft Development Permit meets the requirements of the GHG Development Permit section of the OCP.

Use of Western Redcedar for carbon sequestration

Carbon sequestration in trees refers to the process of absorbing carbon dioxide from the atmosphere through photosynthesis and storing it in plant tissues and soil. During photosynthesis, trees take in CO₂ and convert it into sugars that help them grow. This stored carbon remains in the tree's biomass until it dies and decomposes or is harvested and burned. In simple terms, trees act as carbon sinks. The longer they live and the larger they grow, the more carbon they can store.

Red cedar trees are indeed greenhouse gas absorbers, as they capture carbon dioxide (CO₂) through photosynthesis and store it in their wood. This helps mitigate climate change by reducing atmospheric greenhouse gases. Information on the carbon sequestration abilities of red cedar and other tree species can be found through reputable sources such as government forestry departments, university research articles, and environmental organizations.

Urban and rural planting initiatives have different considerations. Urban trees contribute to local air quality and cooling, while rural forests offer large-scale carbon sinks.

Is the Western Red Cedar a good fit for Harrison Hot Springs

The range extent estimate of this ecological community is based on Version 9 of the Biogeoclimatic Ecosystem Classification (BEC) map (B.C. Ministry of Forests, Lands and Natural Resource Operations, Biogeoclimatic Ecosystem Classification Map Version 9). It is found at lower elevations in drainages of the upper Fraser River east and north of Hope and Chilliwack, and in major drainages in the eastern Coast Mountains from upper Harrison Lake to the Dean River.

Source: [Conservation Status Report](#)

Use of a Building Automated System (BAS) as a tool against Green House Gas Emissions

A Building Automation System (BAS) is designed to control and monitor a facility's mechanical, electrical, and plumbing systems, such as heating, ventilation, air conditioning (HVAC), lighting, and security. By intelligently managing these systems, a BAS optimizes energy consumption,

thereby reducing the demand for electricity and fuel, which are primary sources of greenhouse gas (GHG) emissions.

BAS technologies enable real-time adjustments based on occupancy, weather conditions, and operational requirements. For example, automated scheduling and sensor-based controls can lower heating or cooling during unoccupied periods, preventing unnecessary energy use. This targeted approach not only lowers utility costs but also significantly cuts emissions associated with energy generation.

Furthermore, a BAS can integrate renewable energy sources, track energy performance, and provide actionable data to support continuous improvement. By promoting efficient resource use and minimizing waste, BAS contributes to a more sustainable built environment and helps business and other organizations meet their overall environmental targets. The use of a BAS can be integrated with a heat pump system.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Zoning Bylaw – C2 requirements, Bylaw 1115, 2017
OCP Bylaw 1184, 2022 – section 7.2 (f) and the GHG DP requirements

Respectfully submitted:

Reviewed by:



Ken Cossey, MCIP, RPP
Planning Consultant



Tyson Koch
Chief Administrative Officer

- Attachments (4):
1. Draft DVP 01/25
 2. Draft DP 01/25
 3. Proposed Site Plan Sheet A4 dated June 26, 2025
 4. Proposed Landscape Plan dated February 2026



VILLAGE OF HARRISON HOT SPRINGS

**DEVELOPMENT VARIANCE PERMIT
NO. 01/25**

Registered Landowner

Woodside Smart Storage Ltd.
Inc. No. BC1114734
51696 Yale Road
Rosedale, BC V0X 1X1

File No: 3090-20-DVP01/25
Folio/Roll No: 5240-15440
Civic Address: 889 Hot Springs Road
Permit Issued:

1. The Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

Legal Description	PID	Civic Address
Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District	013-167-006	889 Hot Springs Road, Harrison Hot Springs, BC

3. Authorization is hereby given for the use of the subject property for the development of the land for commercial purposes in accordance with the conditions listed in Section 4, below
4. The use must be carried out subject to the following condition:
 - a) Proposed Lot 1
Rear setback requirements – reduce it from 6.0 M down to 0.92 M
Interior side setback requirements – reduce it from 3.6 M down to 0.92 M
 - b) Proposed Lot 2
Rear setback requirements – reduce it from 6.0 M down to 1.00 M
Interior side setback requirements – reduce it from 3.6 M down to 0.15 M
5. The land described herein must be developed in substantial compliance with the terms, conditions and provisions of this Permit and any plans and specifications attached to this Permit must form a part thereof.
6. **This Development Variance Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit.** No final inspection must be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village.

I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance Permit contained herein. I understand and agree that the Village of Harrison Hot Springs has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with me, other than those contained in this Permit.

(Authorized Signatory)
Tim Wierks

RESOLUTION PASSED BY COUNCIL AND PERMIT ISSUED THIS ____ day of _____, 2026

Amanda Graham
Corporate Officer

DRAFT



VILLAGE OF HARRISON HOT SPRINGS

**DEVELOPMENT PERMIT
NO. 01/25**

Registered Landowner

Woodside Smart Storage Ltd
Inc BC1114734
51696 Yale Road
Rosedale, BC V0X 1X1

File No: 3060-20-DP01/25

Folio/Roll No: 5240-15440

Civic Address: 889 Hot Springs Road

Permit Issued:

1. The Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs Zoning requirements.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

Legal Description	PID	Civic Address
Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District	013-167-006	889 Hot Springs Road, Harrison Hot Springs, BC

and any buildings, structures, and other development thereon.

3. **This Development Permit is issued only to allow:**

For the development of a grocery store and storage unit

4. The development must be carried out according to the following time schedule, if applicable:
 - a) N/A
5. As a condition of the issuance of this Development Permit, the Council holds security in the form of an irrevocable Letter of Credit in the amount of \$117,908.00 to ensure that development is carried out in accordance with the terms and conditions of this Development Permit. Should any interest be earned upon the security, it must accrue to the Permittee and be paid to the Permittee, if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the work hereby authorized according to the terms and conditions of the Development Permit within the time provided, the Village may use the security to carry out the work by its servants, agents or contractors, and any surplus must be paid over to the Permittee; or should the Permittee carry out the work permitted by this Development Permit within the set time set out below, the security must be returned to the Permittee.
6. The following conditions apply to the development of the lands or apply to the use of the lands:

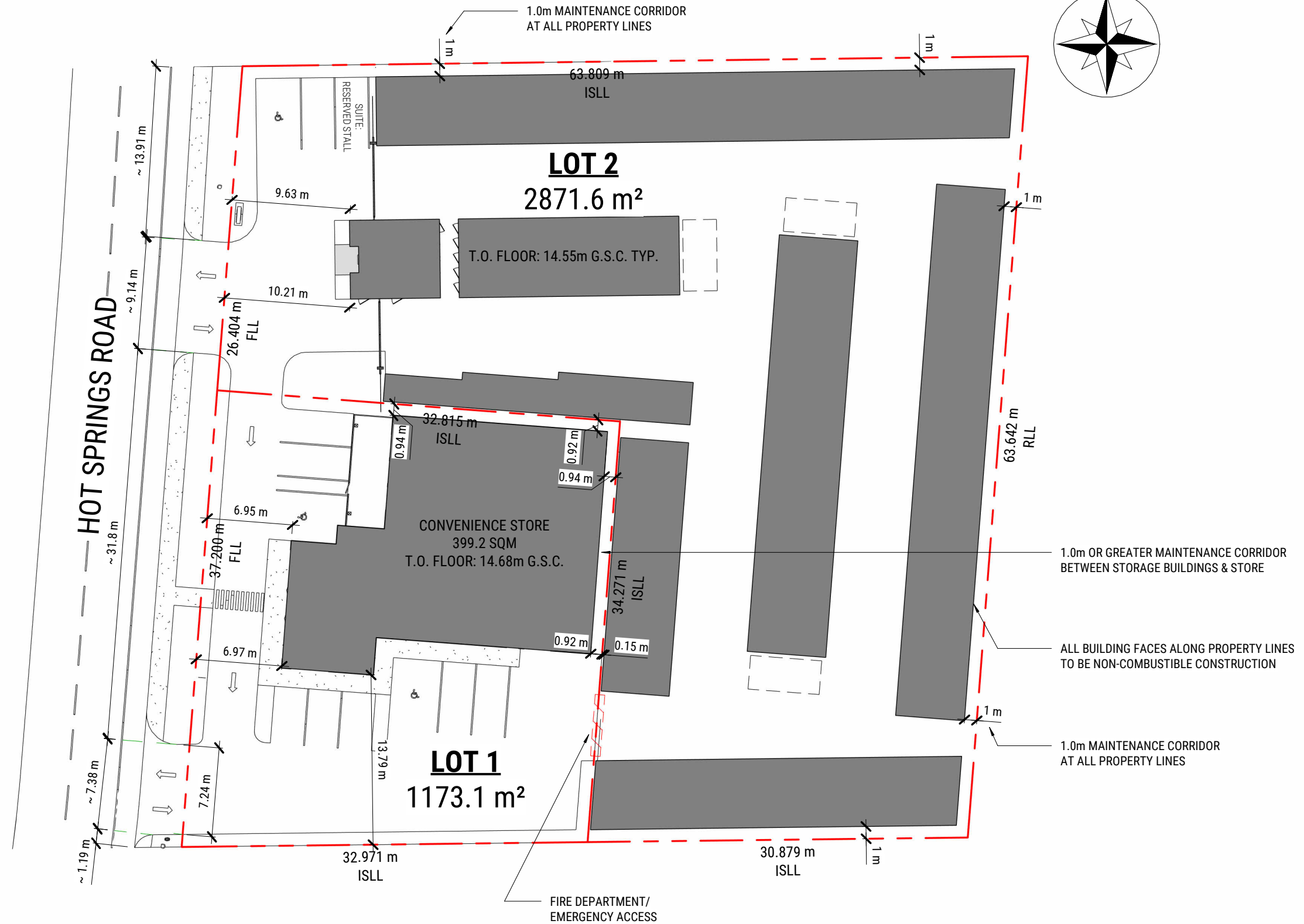
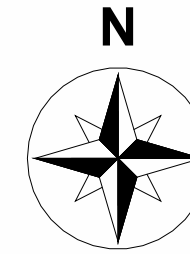
- a) All areas not covered by buildings, parkways or driveways must be landscaped green space. The total lot coverage for each proposed lot must not exceed 60% coverage.
 - b) The development must follow the landscaping plan prepared by C. Kavolinas and Associates dated February 2026.
 - c) The new storage buildings, the caretaker’s suite and the grocery store must insert a Building Automated System to optimize the reduction of energy consumption.
 - d) Three EV charging stations must be installed in the respective proposed lots.
 - e) A Works and Services Agreement must be entered into with the Village of Harrison Hot Springs to address any works and services that will take place off site, as a result of this Development Permit. This includes but is not limited to: sewer upgrades, water upgrades, road construction, sidewalks and storm water issues.
7. The Permittee agrees that the Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps, and specifications.
8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
- a) Landscape Plan dated February 2026 prepared by C. Kavolinas and Associates
9. **This Development Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit.**
10. This Development Permit must lapse on the _____ day of _____, 2026 unless the development is substantially started.

I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance Permit contained herein. I understand and agree that the Village of Harrison Hot Springs has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with me, other than those contained in this Permit.

 (Authorized Signatory)
 Tim Wierks

RESOLUTION PASSED BY COUNCIL AND PERMIT ISSUED THIS _____ day of _____, 2026

 Amanda Graham
 Corporate Officer



Agassiz, British Columbia, Canada
 P: 604.997.2722
 E: devan.cheam.bd@gmail.com

Subdivision/Development

0919449 B.C. Ltd.
 889 Hot Springs Road, Harrison Hot Springs

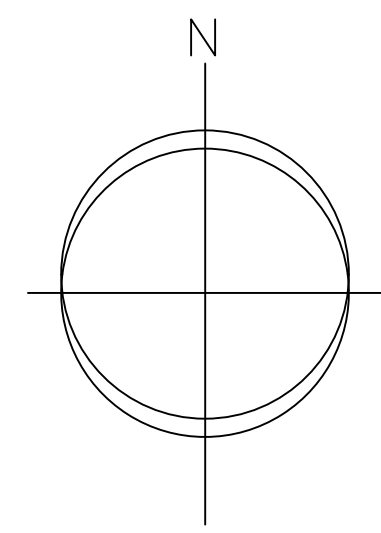
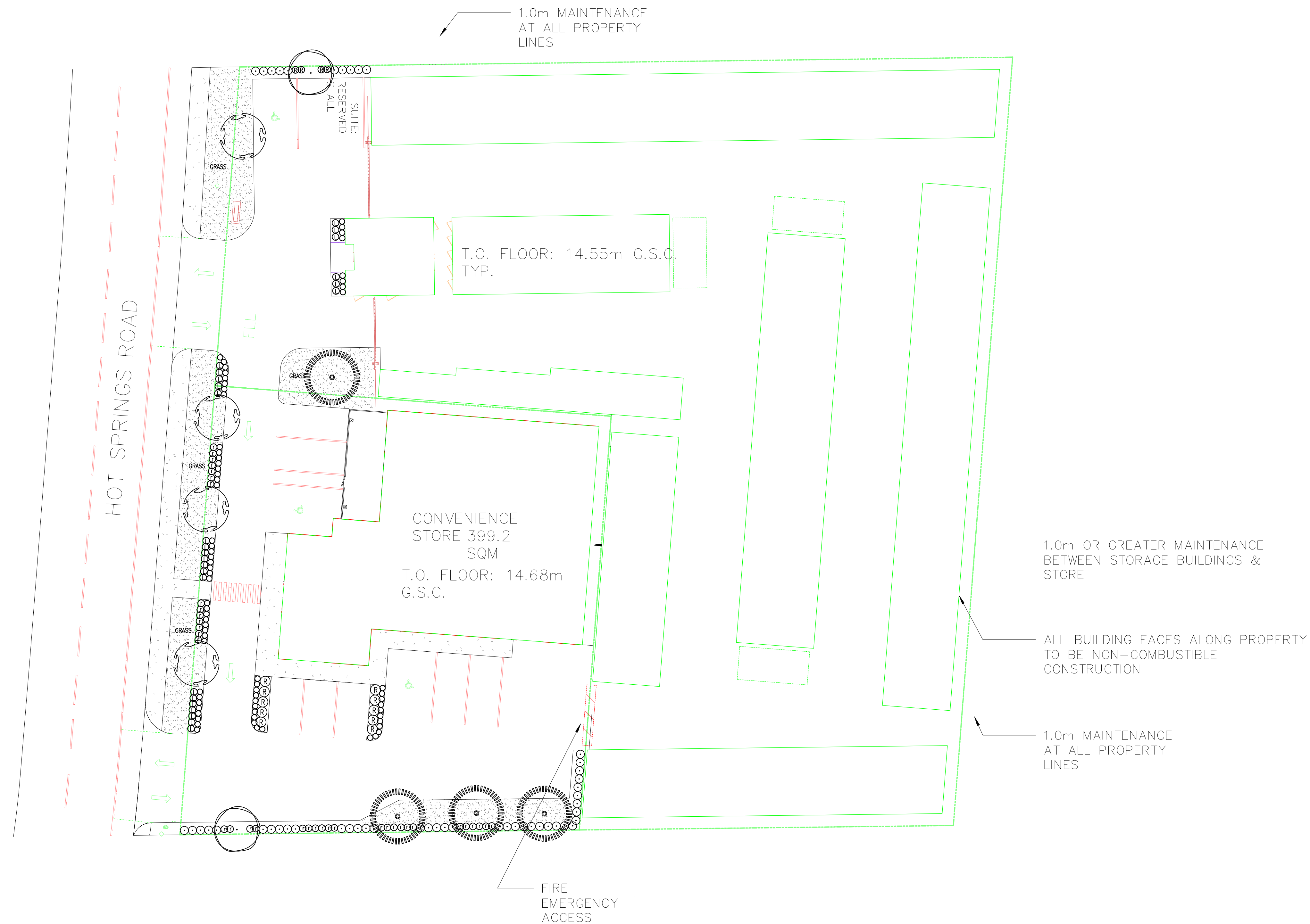
Rev.	Description	Date
A	Village Review	August 30, 2023
B	Village Review	October 10, 2023
D	Village Review	June 26, 2025

PROPOSED SITE PLAN

Date: June 26, 2025
 Designed by: RV
 Drawn by: DV
 Checked by: RV

A4
40

Scale: 1" = 30'-0"



DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 850-2368

CLIENT
 0919449 BC LTD.
 MR. TIM WERKS
 604-

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
STORAGE FACILITY
 889 HOT SPRINGS ROAD
 HARRISON HOT SPRINGS, B.C.

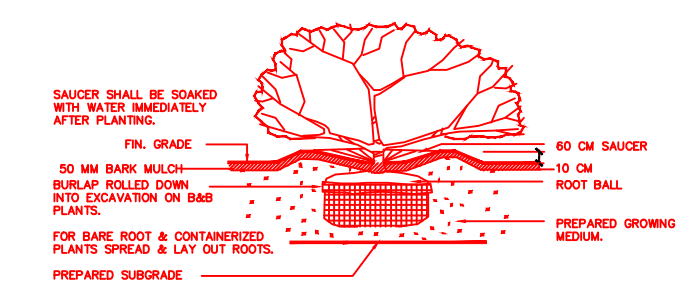
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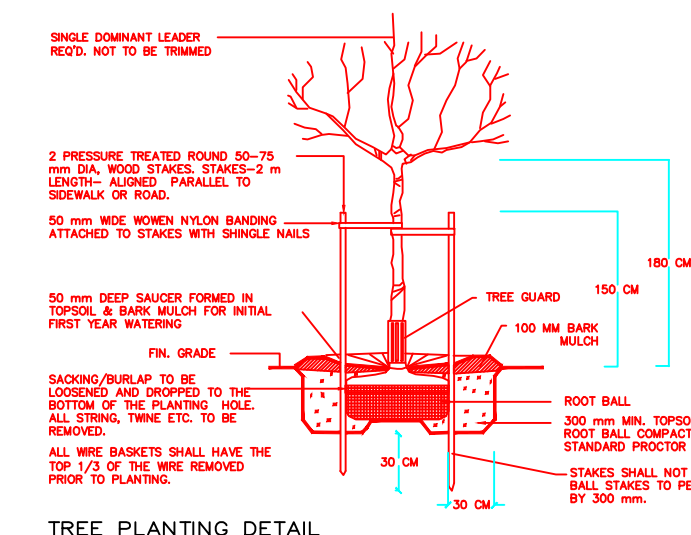
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	QUERCUS ROBUR 'SKINNY GENES'	SKINNY GENES OAK	4	4 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	4	3.00 METERS	AS SHOWN	B. & B.
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	2	4 CM. CAL.	AS SHOWN	B. & B.
	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	40	#2 POT	85 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	62	#3 POT	45 CM. O.C.	
	ROSA MEIDILAND 'PINK'	MEIDILAND ROSE	10	#3 POT	90 CM. O.C.	
	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	19	#3 POT	45 CM. O.C.	
	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	36	#3 POT	45 CM. O.C.	

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "OTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SLOTTED AND PERFORATED PLANT MATERIALS AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIALS. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF ONE WORKING DAY PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIALS MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARD". PROVEN CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC/BCSLA "LANDSCAPE STANDARD".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS 300 mm
 - GROUND COVER AREAS 400 mm
 - SHRUB AREAS 400 mm
 - TREE AREAS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SORTING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VERTICALLY FREE FROM SURFICIAL, WOOD INCL. WOODY PLANT PARTS, NESTS OR REPRODUCTIVE PARTS OF NESTS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 50 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIALS NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE TRACKS IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION N.T.S.



TREE PLANTING DETAIL
SECTION N.T.S.

**VILLAGE OF HARRISON HOT SPRINGS
Regular Council Meeting Minutes**

DATE: Monday, April 20, 2026
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 Michie Vidal
Councillor Mark Schweinbenz

COUNCIL ABSENT:

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Chief Financial Officer/Deputy CAO, Scott Schultz
Community Services Manager, Christy Ovens
Director of Operations, Jace Hodgson
Communications and 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 Councillor Schweinbenz

THAT the agenda be approved.

CARRIED
RC-2026-04-14

6. DECLARATIONS OF CONFLICT OF INTEREST

- (a) Mayor Talen declared a non-pecuniary conflict regarding item 15(c) – Consideration of the Issuance of a DVP and DP (889 Hot Springs Road). Prior to being elected to office, he signed a letter of support regarding the proposed development at 889 Hot Springs Road. Mayor Talen advised that he would recuse himself from the meeting when the item comes before Council.

7. ADOPTION OF MINUTES

- (a) Regular Council Meeting Minutes of April 7, 2026

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT the minutes be adopted.

CARRIED
RC-2026-04-15

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

- (a) Brian Szabo, BDO Canada
Re: Audit Findings

Brian Szabo reported on the Village's 2025 Financial Audit findings.

10. CORRESPONDENCE

None.

11. BUSINESS ARISING FROM CORRESPONDENCE

None.

12. REPORTS FROM COUNCILLORS

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities
 - Attended a meeting on April 16, 2026
- Kent Harrison Joint Emergency Program Committee
 - Attended a meeting on April 15, 2026
- Attended LMLGA Executive Board meeting on April 9, 2026
- Attended the first Lunch and Learn event hosted by the Village on April 14, 2026

- Attended the Small Communities forum on April 20, 2026

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director)
 - Attended a meeting on April 9, 2026
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors – No Report
- Reminder that the Environmental Committee's Earth Day in May Event is taking place on May 2, 2026 from 9 a.m. to 12 p.m. at Memorial Hall

13. REPORTS FROM MAYOR

- Attended Miami River Streamkeepers Annual General Meeting on April 11, 2026
- Participated in the 104th annual Chilliwack plowing match on April 11, 2026
- Attended a Chamber of Commerce Meeting on April 14, 2026
- Attended the Kent Harrison Joint Emergency Program Committee on April 15, 2026
- Attended the RCMP Officer in Charge awards ceremony on April 15, 2026
- Reported on the Age-Friendly Committee Meeting on April 16, 2026
- Reported on the Small Communities forum on April 20, 2026
- Reported on an art exhibit currently on display at the Ranger Station Art Gallery

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

None.

15. REPORTS FROM STAFF

- (a) Report of Communications and Community Engagement Coordinator dated April 20, 2026

Re: Building Belonging I.D.E.A Framework and Action Plan

Kelli Paddon of Equiiti Strategic presented the I.D.E.A Framework and Action Plan.

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Council adopt the Building Belonging I.D.E.A Framework and Action Plan.

Amendment moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT the motion be amended to include a subsequent review of the implementation of the I.D.E.A. framework within 90 days.

CARRIED
OPPOSED BY COUNCILLOR FACIO
RC-2026-04-16

Council voted on original motion as amended.

CARRIED
RC-2026-04-17

- (b) Report of Community Services Manager dated April 20, 2026
Re: UBCM Fire Department Grant

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT Council approves the expenditure of \$30,000 in capital equipment for the Fire Department, to be funded by the approved UBCM CEPF: 2025 Volunteer and Composite Fire Departments Equipment and Training grant.

CARRIED
RC-2026-04-18

Mayor Talen recused himself from the meeting due to the earlier stated conflict of interest at 6:44 p.m. Deputy Mayor Facio assumed the chair.

- (c) Report of Planning Consultant dated April 20, 2026
Re: Consideration of the Issuance of a DVP and a DP (889 Hot Springs Road)

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT Development Variance Permit 01/25 be issued to Woodside Smart Storage Ltd Inc BC1114734 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road subject to:

- a. The placement of a save harmless flooding covenant on title.
- b. Entering into a Works and Services agreement that is acceptable to the Village of Harrison Hot Springs.

CARRIED
RC-2026-04-19

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT Development Permit 01/25 be issued to Woodside Smart Storage Ltd Inc BC1114734 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road, (PID: 013-167-006) subject to:

- a. The placement of a save harmless flooding covenant on title.
- b. Entering into a Works and Services agreement that is acceptable to the Village of Harrison Hot Springs.

Amendment moved by Councillor Schweinbenz

THAT staff be directed to ask the developer to come forward with considerations for a live roof or solar roof to come up with ideas to further mitigate greenhouse gas emissions.

FAILED
LACK OF SECONDER

Council voted on the original motion.

CARRIED
RC-2026-04-20

Mayor Talen returned to Council chambers and resumed the role of chair at 7:12 pm.

- (d) Report of Chief Financial Officer dated April 20, 2026
Re: 2025 Audited Financial Statements

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT the Independent Auditor's Report be received; and

THAT the 2025 Financial Statements of the Village of Harrison Hot Springs be approved;
and

THAT the Independent Auditor's Report be attached to the approved Financial Statements of the Village of Harrison Hot Springs.

CARRIED
RC-2026-04-21

16. BYLAWS

- (a) Report of Chief Financial Officer dated April 20, 2026
Re: 2026 Tax Rate Bylaw No. 1238, 2026

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT Tax Rate Bylaw No. 1238, 2026 be introduced and given first reading.

CARRIED
RC-2026-04-22

Moved by Councillor Schweinbenz
Seconded by Councillor Jackson

THAT Tax Rate Bylaw No. 1238, 2026 be given second reading.

CARRIED
RC-2026-04-23

Moved by Councillor Facio
Seconded by Councillor Vidal

THAT Tax Rate Bylaw No. 1238, 2026 be given third reading.

CARRIED
RC-2026-04-24

17. NEW BUSINESS

- (a) Notice of Motion from Mayor Talen
Re: Civic Recognition

Moved by Mayor Talen
Seconded by Councillor Facio

WHEREAS the Village does not currently have any established policies for recognizing and awarding members of the public for their contributions to the community; and

WHEREAS establishing such a policy would provide for a clear and consistent awarding process;

THEREFORE BE IT RESOLVED THAT staff be directed to draft a Civic Recognition Policy that outlines eligibility criteria, a nomination process, selection method, and process by which public spaces may be named after an individual, for Council's consideration.

CARRIED
RC-2026-04-25

- (b) Notice of Motion from Councillor Schweinbenz
Re: Community Forest Engagement

Moved by Councillor Schweinbenz
Seconded by Councillor Facio

WHEREAS the Village of Harrison Hot Springs is situated within a low-lying valley surrounded by steep terrain and predominantly second-growth forests, many of which were historically managed for timber production using practices such as monoculture species selection, suppression of deciduous vegetation through mechanical and chemical means, and subsequent clear-cut harvesting; and

WHEREAS the geographic setting of the Village makes it vulnerable to a range of natural hazards, including flooding from the Miami River, landslides and debris flows from surrounding slopes, wildfire risk within the wildland–urban interface, siltation of salmon-bearing streams, and reduced air quality due to limited atmospheric circulation within the valley; and

WHEREAS a growing body of British Columbia–based research highlights potential cumulative impacts associated with large-scale clear-cutting, including altered local microclimates, increased surface runoff and sediment transport, changes in slope stability, impacts to ecosystems and wildlife habitat, potential effects on archaeological and cultural values, and reduced opportunities for low-impact recreational use in areas adjacent to communities; and

WHEREAS climate change is contributing to more frequent and intense precipitation and heat events, increasing pressures on infrastructure, emergency management capacity, public finances, and the overall safety and well-being of residents; and

WHEREAS the Village of Harrison Hot Springs recognizes the importance of the forestry sector to local and regional employment and to the provincial economy, and further recognizes that evolving ecosystem-based forest management approaches can support both long-term economic viability and broader social, cultural, and environmental values;

THEREFORE BE IT RESOLVED THAT Council direct staff to engage with relevant provincial agencies, departments, BC Timber Sales – Chilliwack Forest District, Indigenous governments, and neighbouring communities to share the following perspectives as a basis for dialogue and collaborative planning:

1. Council’s significant concern regarding the continuation of large-scale clear-cut harvesting on slopes and forested areas surrounding the community, including Mount Woodside, Mount Agassiz, Green Mountain, Bear Mountain, and Mount Slollicum, given their proximity to residential areas and critical watersheds; and
2. Council’s strong interest in exploring and supporting lower-impact, selective harvesting and other ecosystem-based forest management practices that recognize forest values beyond timber supply, while maintaining long-term economic returns from sustainably managed forests; and
3. Council’s support for community-based forest stewardship principles, including meaningful opportunities for residents of Harrison Hot Springs and surrounding communities to provide input into forest management decisions and policies affecting the local landscape; and

4. Council's interest in working collaboratively with provincial partners to reconsider the routine mechanical and chemical suppression of native deciduous species within the Harrison Lake watershed and surrounding areas, in order to encourage forest conditions that may enhance wildfire resistance, slope stability, biodiversity, and climate resilience.

Moved by Mayor Talen
Seconded by Councillor Jackson

THAT this matter be referred to a future Committee of the Whole Meeting.

FAILED
OPPOSED BY COUNCILLORS VIDAL, FACIO, SCHWEINBENZ

Council voted on the original motion.

FAILED
OPPOSED BY MAYOR TALEN, COUNCILLORS VIDAL, FACIO, JACKSON

- (c) Notice of Motion from Councillor Schweinbenz
Re: Public Art Policy

Moved by Councillor Schweinbenz
Seconded by Councillor Facio

WHEREAS the Village of Harrison Hot Springs has an established and evolving history of public art and a community that values creative expression; and

WHEREAS public art contributes to the cultural character and shared spaces of the Village and may offer benefits to both residents and visitors; and

WHEREAS there is interest within the artistic community regarding potential opportunities related to public art;

THEREFORE BE IT RESOLVED THAT Council direct staff to undertake a review of the current *Public Art Policy (Policy 1.37)* and provide observations and considerations related to its alignment with community and artistic interests; and

FURTHER BE IT RESOLVED THAT staff explore and report on possible approaches for the consideration of public art opportunities, including the potential role of an advisory panel.

CARRIED
RC-2026-04-26

18. NOTICES OF MOTION

None.

19. QUESTION PERIOD FOR ITEMS RELEVANT TO THE AGENDA

Questions from the public were entertained.

20. ADJOURNMENT

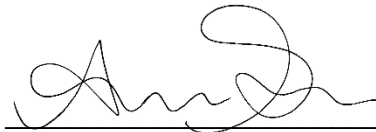
Moved by Councillor Facio
Seconded by Councillor Jackson

THAT the meeting be adjourned at 7:52 p.m.

CARRIED
RC-2026-04-27



Fred Talen
Mayor



Amanda Graham
Corporate Officer

File No: 3360-20-Z02/26
Date: May 4, 2026

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: C2 Zoning Amendment Bylaw No. 1244, 2026 (889 Hot Springs Road)

RECOMMENDATIONS

1. THAT Zoning Amendment Bylaw No. 1244, 2026 be introduced and given first reading;
2. THAT Zoning Amendment Bylaw No. 1244, 2026 be introduced and given second reading;
and
3. THAT staff be directed to schedule a Public Hearing.

SUMMARY

The applicant wishes to subdivide the parent parcel into two Lots. As part of the future commercial uses of one of the Lots, a Zoning Bylaw text amendment is required. This required zoning amendment was not noted by staff at the time of the original application, which was first submitted in 2023. This oversight was only recently identified after reviewing the file. Staff acknowledge this mistake and apologize for any inconvenience arising from it. In order to proceed with the recently issued DP and DVP, a Zoning Bylaw text amendment to address the permitted uses in the C2 Zone is required.

BACKGROUND

Zoning Information, Parcel Size, and Adjacent Uses

The parcel is zoned C-2 and is located adjacent to Hot Springs Road. Along all boundaries of this site, the parcels of adjacent land are zoned for R-2 residential activities.

The parent parcel is 0.40447 Ha (43,680 ft², 1.002 Ac, 4,057 M²) in size. The applicant is seeking to create two lots which if approved will both exceed the minimum lot size requirement of 464 M². If approved by the Village's Approving Officer (AO), proposed Lot 1 would be 1173.1 M² and proposed Lot 2 would be 2871.6 M².

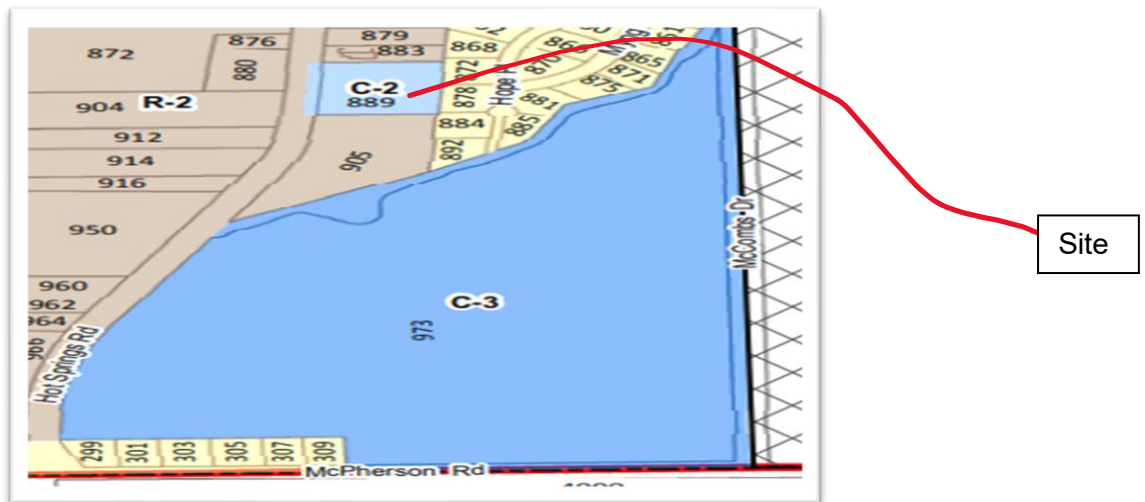
OCP Designation

The site is designated as Low Density Residential. The continued use of the site for commercial purposes is governed by the following objective as outlined in s 7.2 (f) of the current OCP.

- “f. Consider carefully designed neighbourhood commercial development in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area.”
(Official Community Plan Bylaw #1184, 2022)



(view from Hot Springs Road)





ZONING DISCUSSION

Mini storage facilities, also known as self-storage units, have become increasingly popular in urban and suburban neighbourhoods across Canada. They offer residents and businesses a secure option for storing possessions, seasonal items, or inventory, which can be particularly useful in areas with limited living or commercial space.

The introduction of mini storage units can impact a neighbourhood in several ways. On the positive side, these facilities help to reduce clutter in homes and businesses, potentially improving property aesthetics and quality of life. They may also contribute to the local economy by providing jobs and supporting small businesses needing flexible storage solutions.

However, there can be challenges associated with mini storage facilities. Increased traffic and congestion may occur, especially if the facility is large or operates extended hours. Some residents may have concerns about the appearance of storage buildings, as their industrial look can contrast with residential surroundings. Additionally, inadequate site planning could lead to issues such as noise, lighting, or drainage problems.

Overall, the impact of mini storage facilities on a neighbourhood depends on their location, design, management, and community engagement. Thoughtful integration, such as landscaping, architectural design, and traffic management can help mitigate potential negative effects and enhance their benefits for the community.

The applicant has provided a Traffic Impact Assessment Report, dated September 3, 2025, that has indicated that no queuing or operational issues are anticipated on Hot Springs Road. The landscaping issues have been previously addressed in the DVP application. A Works and Services Agreement, as recommended for the issuance of the DP and DVP, will address any physical development of the site.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Zoning Bylaw – C2 requirements, Bylaw 1115, 2017
OCP Bylaw 1184, 2022 – section 7.2 (f)

Respectfully submitted:

Reviewed by:



Ken Cossey, MCIP, RPP
Planning Consultant



Tyson Koch
Chief Administrative Officer

Attachment: Draft Zoning Amendment Bylaw No. 1244, 2026



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1244, 2026

A BYLAW TO AMEND ZONING BYLAW NO.1115

WHEREAS the Mayor and Council have deemed it advisable to amend the Village of Harrison Hot Springs 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, Council of the Village of Harrison Hot Springs enacts as follows:

1. CITATION

This bylaw may be cited as "Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1244, 2026".

2. AMENDMENT

The "Permitted Commercial Uses" table in section 7.1.2 "Commercial Uses" is hereby amended as follows:

- (a) By inserting "Personal Service Uses", as a permitted use in the C-2 Zone column.

3. READINGS AND ADOPTION

READ A FIRST TIME this ____ day of ____, 2026

READ A SECOND TIME this ____ day of ____, 2026

READ A THIRD TIME this ____ day of ____, 2026

ADOPTED this ____ day of ____, 2026

Fred Talen
Mayor

Amanda Graham
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
Regular Council Meeting Minutes**

DATE: Monday, May 4, 2026
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 Michie Vidal
Councillor Mark Schweinbenz

COUNCIL ABSENT:

STAFF PRESENT: Chief Administrative Officer, Tyson Koch
Chief Financial Officer/Deputy CAO, Scott Schultz
Corporate Officer, Amanda Graham
Communications and Community Engagement
Coordinator, Kalie Wiechmann
Planning Consultant, Ken Cossey (Via Zoom)
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 Councillor Jackson

THAT the agenda be approved.

CARRIED
RC-2026-05-01

6. DECLARATIONS OF CONFLICT OF INTEREST

- (a) Mayor Talen declared a non-pecuniary conflict regarding item 10(e) – Email dated April 25, 2026 and 16(b) – Report of Planning Consultant regarding C2 Zoning Amendment Bylaw No.1244, 2026 (889 Hot Springs Road). Prior to being elected to office, he signed a letter of support regarding the proposed development at 889 Hot Springs Road. Mayor Talen advised that he would recuse himself from the meeting when these items come before Council.

7. ADOPTION OF MINUTES

- (a) Regular Council Meeting Minutes of April 20, 2026
(b) Committee of the Whole Meeting Minutes of April 23, 2026

Moved by Councillor Vidal
Seconded by Councillor Schweinbenz

THAT the minutes be adopted.

CARRIED
RC-2026-05-02

8. BUSINESS ARISING FROM THE MINUTES

None.

9. DELEGATIONS AND PETITIONS

- (a) Michael De Jong & Jeff Wilson, Bridal Veil Mountain Resort
Re: Bridal Veil Mountain Resort Progress Update

The delegates provided Council with an update on the status of the Bridal Veil Mountain Resort Project, which has received stage 1 approval by the Province and will be proceeding to a formal proposal stage.

10. CORRESPONDENCE

- (a) Letter dated April 13, 2026 from the City of Langford to Premier David Eby
Re: Permanent Daylight-Saving Time and the Impacts on Safe Routes to School
- (b) Email dated April 15, 2026 from Agassiz Harrison Historical Society
Re: Request for Letter of Support
- (c) Email dated April 21, 2026 from Gary Webster
Re: Clarification on Council Decision – Flood & Wildfire Motion
- (d) Email dated April 21, 2026 from Moose Hide Campaign
Re: Support Moose Hide Campaign

- (e) Email dated April 25, 2026 from Gary Webster
Re: 889 Hot Springs Road – Zoning Clarification
- (f) Email dated April 29, 2026 from Cathy Christiansen
Re: Responsible Garbage Bylaw

Moved by Councillor Vidal
Seconded by Councillor Jackson

THAT all correspondence be received.

CARRIED
RC-2026-05-03

11. BUSINESS ARISING FROM CORRESPONDENCE

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT staff send a letter of support to the Agassiz Harrison Historical Society regarding their application for the Community Gaming Grant.

CARRIED
RC-2026-05-04

Moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT the Village support the City of Langford's resolution to the UBCM regarding permanent daylight savings time.

CARRIED
RC-2026-05-05

Moved by Councillor Schweinbenz
Seconded by Mayor Talen

THAT the Village support the Moose Hide campaign by turning lights golden yellow in a show of support.

CARRIED
RC-2026-05-06

Moved by Councillor Schweinbenz
Seconded by Councillor Facio

THAT staff be directed to research bylaws and tools to manage wildlife in the Village.

Amendment moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT the motion be amended to add that staff be directed to include wildlife and waste management messaging with the 2026 property tax notices educating residents about wildlife.

CARRIED
RC-2026-05-07

Council voted on the original motion as amended.

CARRIED
RC-2026-05-08

12. REPORTS FROM COUNCILLORS

Council Congratulated Councillor Vidal on her recent election as LMLGA Executive Board President.

Councillor Facio

- Fraser Valley Regional District Board (Municipal Director) – No Report
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No Report
- Attended the LMLGA Conference on April 29 – May 1, 2026
- Attended the Earth Day in May event on May 2, 2026

Councillor Vidal

- Corrections Canada Citizen's Advisory Committee – No Report
- Agassiz-Harrison Healthy Communities – No Report
- Kent Harrison Joint Emergency Program Committee – No Report
- Attended the LMLGA Conference on April 29 – May 1, 2026

Councillor Jackson

- Fraser Valley Regional Library Board – No Report
- Tourism Harrison – No Report
- Reported on the Communities in Bloom Committee meeting on April 21, 2026
- Attended the Community Connections Café on April 24, 2026 at the Village Health Centre
- Attended the LMLGA Conference on April 29 – May 1, 2026

Councillor Schweinbenz

- Agassiz-Harrison Historical Society – No Report
- Community Futures North Fraser Board of Directors – No Report
- Reported on the Earth Day in May event on May 2, 2026
- Attended the LMLGA Conference on April 29 – May 1, 2026

13. REPORTS FROM MAYOR

- Spoke on the use of bicycles along the lagoon pathway
- Attended the LMLGA Conference on April 29 – May 1, 2026
- Attended the Earth Day in May event on May 2, 2026
- Attended the Rotary 50/50 District Conference on May 2, 2026

14. REPORTS AND MINUTES FROM COMMITTEES AND COMMISSIONS

- (a) Environmental Advisory Committee Meeting Minutes of March 11, 2026
- (b) Age-Friendly Committee Meeting Minutes of March 19, 2026
- (c) Communities in Bloom Committee Meeting Minutes of March 25, 2026
- (d) Environmental Advisory Committee Meeting Minutes of April 2, 2026

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT all committee minutes be received for information.

CARRIED
RC-2026-05-09

15. REPORTS FROM STAFF

None.

16. BYLAWS

- (a) 2026 Tax Rate Bylaw No. 1238, 2026

Moved by Councillor Jackson
Seconded by Councillor Vidal

THAT Tax Rate Bylaw No. 1238, 2026 be adopted.

CARRIED
RC-2026-05-10

- (b) Report of Planning Consultant dated May 4, 2026
Re: C2 Zoning Amendment Bylaw No. 1244, 2026 (889 Hot Springs Road)

Mayor Talen recused himself from the meeting due to the above stated conflict of interest and exited council chambers at 6:57 pm. Deputy Mayor Vidal assumed the chair.

Moved by Councillor Facio
Seconded by Councillor Jackson

THAT Zoning Amendment Bylaw No. 1244, 2026 be introduced and given first reading.

CARRIED
RC-2026-05-11

Moved by Councillor Jackson
Seconded by Councillor Schweinbenz

THAT Zoning Amendment Bylaw No. 1244, 2026 be given second reading.

CARRIED
RC-2026-05-12

Moved by Councillor Facio
Seconded by Councillor Schweinbenz

THAT staff be directed to schedule a Public Hearing.

CARRIED
RC-2026-05-13

Mayor Talen returned to council chambers at 7:10 p.m. and resumed the chair.

17. NEW BUSINESS

None.

18. NOTICES OF MOTION

- (a) Notice of Motion from Councillor Vidal
Re: Cenotaph at Memorial Hall

WHEREAS the permanent installation of a cenotaph provides a place of remembrance, reflection and gathering space to honor the service and sacrifice of members of the Canadian Armed Forces;

AND WHEREAS Memorial Hall is a central and historically significant location within our community which is well-suited to serve as a site of remembrance;

AND WHEREAS the Royal Canadian Legion Branch 32 plays a vital role in supporting veterans, their families and has a respected role in leading local commemorative services;

THEREFORE BE IT RESOLVED THAT Council direct staff to investigate the purchase and erecting of a cenotaph outside of Memorial Hall and engage with Royal Canadian Legion Branch 32 to seek input and guidance on appropriate design and protocols and:

BE IT FURTHER RESOLVED that staff report back to Council with recommendations including a proposed project budget and timeline.

- (b) Notice of Motion from Mayor Talen
Re: Impact of Forestry Activities

WHEREAS the April 20, 2026 Regular Council Meeting did not result in Council taking any action in relation to item 17 c);

AND WHEREAS the Village has interests that should be considered and protected arising from forestry activity near the Village and in the Harrison Lake watershed;

AND WHEREAS the Village wrote BC Timber Sales on April 27, 2026, seeking information on how forestry activities alter: wildfire risk, water quality in Harrison Lake, the risk of flooding in the Village, and asserting that the Village must have a role in maintaining and protecting the aesthetic view qualities from the Village;

AND WHEREAS the Village should take additional steps to advance these interests in future meetings with Provincial authorities;

THEREFORE IT BE RESOLVED THAT at a future Committee of the Whole Meeting:

1. Council discuss concerns that might arise from forestry activities near the Village of Harrison Hot Springs and how the Village should engage Provincial authorities on forestry activities near the Village that might affect:
 - a) Risks associated from wildfires;
 - b) The water quality of Harrison Lake;
 - c) The risk of flooding in the Village;
 - d) The view, and ascetic qualities of the forest and mountains as seen from the Village;
2. Council consider whether, and how to engage neighbouring communities, including the District of Kent and Sts'ailes, on these matters.

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 7:17 p.m.

CARRIED
RC-2026-05-14



Fred Talen
Mayor



Amanda Graham
Corporate Officer

TRAFFIC IMPACT ASSESSMENT REPORT (TIA)

889 HOT SPRINGS ROAD,
HARRISON HOT SPRINGS, BC

SUBMITTED ON SEPTEMBER 3, 2025



MJL Engineering Ltd.

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Revision	Description	Date	Approved By
0	Traffic Impact Assessment Report	09-03-2025	NH

Table of Contents

EXECUTIVE SUMMARY	4
Purpose of the Study	4
Methodology	4
Key Findings	4
Recommendations.....	5
Overall Conclusion	5
1.0 INTRODUCTION	6
1.1 Study Purpose & Background	6
1.2 Project Location.....	6
1.3 Study Methodology	8
2.0 EXISTING ROADWAY CONDITIONS & TRAFFIC CONDITIONS	9
2.1 Existing Roadway	9
2.2 Existing Intersection	9
2.3 Existing Traffic Volumes	9
3.0 PROPOSED TRAFFIC CONDITIONS	11
3.1 Proposed Intersections.....	11
3.2 Study Horizon Year	11
3.3 Future Background Traffic Volumes.....	11
3.4 Site-Generated Primary Trips	11
3.5 Internal Versus External Trips	12
3.6 Pass-By Trips	15
3.7 Site Generated Trip Distribution and Assignment	15
3.8 Total Forecast Volumes	15
4.0 TRAFFIC OPERATIONS	19
4.1 Intersection Analysis Methodology.....	19
4.2 Proposed Intersections.....	19
4.3 Synchro Model Development.....	19
4.4 Performance of the Proposed Intersections	20
4.5 2025 Existing Conditions	20
4.6 Opening Day Background (2026) Traffic Conditions	21
4.7 2031 Background Conditions (+5 Years Without Development Trips)	21
4.8 2026 Opening Year Total Conditions (With Development Trips).....	22
4.9 2031 Total Conditions (+5 Years with Development Trips).....	22
5.0 LANE WARRANT ANALYSIS	23
5.1 Turning Lane Warrants	23

5.2 Right-Turn Lane Warrants 23
5.3 Left-Turn Lane Warrants 23
6.0 ACTIVE TRANSPORTATION NETWORK..... 24
7.0 CONCLUSIONS AND RECOMMENDATIONS 24
7.1 Conclusions..... 24
7.2 Recommendations..... 25

APPENDICES

Appendix A Traffic Counts Collected by MJL A1
Appendix B Site Plan of the Proposed Development B1
Appendix C Results of Synchro Analysis C1

EXECUTIVE SUMMARY

This Transportation Impact Assessment (TIA) has been prepared to evaluate the potential impacts of the proposed commercial development located along Hot Springs Road in the Village of Harrison Hot Springs, BC. The study examines existing and future traffic conditions, assesses the capacity of nearby intersections, and reviews active transportation considerations to ensure safe and efficient mobility for all road users.

Purpose of the Study

The purpose of this TIA is to:

- Assess the impact of the proposed development on the surrounding transportation network.
- Evaluate the capacity and performance of key intersections along Hot Springs Road.
- Review existing and planned active transportation facilities.
- Provide recommendations to support safe, efficient, and sustainable transportation operations.

Methodology

The assessment was conducted using Synchro 11.0, following industry-standard methodologies and Transportation Association of Canada (TAC) guidelines. The analysis considered five scenarios:

1. 2025 Existing Conditions
2. 2026 Opening Year Background Conditions (without development trips)
3. 2026 Opening Year Total Conditions (with development trips)
4. 2031 Background Conditions (+5 years without development trips)
5. 2031 Horizon Year Total Conditions (with development trips and background growth)

Traffic volumes were based on site-specific counts, projected growth rates, and development-generated trips derived from the ITE Trip Generation Manual (11th Edition).

Key Findings

- The proposed development is expected to generate approximately 319 daily trips and 43 PM peak-hour trips.
- All analyzed intersections, including the proposed north and south driveways, are projected to operate at Level of Service (LOS) A under all scenarios.
- Volume-to-capacity (v/c) ratios remain low (≤ 0.28), indicating significant spare capacity within the road network.
- No significant queuing or operational issues are anticipated on Hot Springs Road.

- Based on the TAC Geometric Design Guide for Canadian Roads, dedicated right-turn and left-turn lanes are not warranted at any of the study intersections.
- The Village's Active Transportation Plan (2019) identifies future sidewalks along Hot Springs Road, which will improve pedestrian connectivity and enhance safety around the development site.

Recommendations

- No roadway widening, signalization, or off-site intersection upgrades are required.
- Implement appropriate signage and pavement markings at driveway access points to ensure safe operations.
- Maintain adequate sightlines at all site access locations in accordance with TAC guidelines.
- Coordinate with the Village of Harrison Hot Springs to integrate the development with future active transportation improvements, including the planned sidewalk network along Hot Springs Road.
- Consider providing marked pedestrian crossings near the supermarket driveway to enhance safety.

Overall Conclusion

The results of this assessment indicate that the proposed development can be accommodated within the existing roadway network without negatively affecting traffic operations or safety. With the implementation of the recommended measures, the development will support safe, efficient, and sustainable transportation for vehicles, pedestrians, and cyclists.

1.0 INTRODUCTION

1.1 Study Purpose & Background

The developer is proposing a mixed-use development at 889 Hot Springs Road, Village of Harrison Hot Springs, BC. The project will comprise:

- Supermarket – 399.2 m² (4,297 ft²)
- Mini Storage Facility – 1,475.5 m² (15,882 ft²) with 100 units and a 100.5 m² (1,082 ft²) caretaker suite.

The proposed parking and loading provisions are as follows:

- Supermarket: 9 parking stalls + 1 loading stall
- Mini Storage: 6 parking stalls + 2 loading stalls

The site plan includes two driveway accesses from Hot Springs Road, along with a pedestrian crosswalk to enhance site accessibility.

Table 1.1 summarizes the proposed land use allocation.

Table 1.1 – Proposed Land Use

Land Use	GFA in square meter	GFA in square feet.
Lot 1 - Supermarket	399.2 sq.m.	4,297 sq.ft.
Lot 2 – Mini Storage	1,475.51 sq.m.	15,882 sq.ft.

As part of the development approval process, MJL Engineering Ltd. (MJL) has been retained to prepare a Transportation Impact Assessment (TIA).

The purpose of this TIA is to evaluate potential impacts of the proposed development on the surrounding transportation network, in accordance with the Village of Harrison Hot Springs Development Approval Information Bylaw. The findings will support recommendations for mitigation measures, if required.

1.2 Project Location

The development site is located east of Hot Springs Road (Highway 9) in the Village of Harrison Hot Springs. The total lot area is 4,044.7 m², with a total proposed building footprint of approximately 1,874.7 m².

Figure 1 illustrates the location of the proposed development.



PROJECT LOCATION



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HARRISON HOT SPRINGS TIA
 889 HOT SPRINGS ROAD,
 HARRISON HOT SPRINGS

LOCATION PLAN

DESIGN:	MJL	DRAWN:	MJL
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DATE:		SHEET	1 of 1

FIGURE NO:
FIGURE 1

1.3 Study Methodology

The TIA followed the standard methodology used for development-related traffic studies, comprising the following steps:

➤ **Traffic Data Collection**

- Conducted turning movement counts (TMCs) at 889 Hot Springs Road on Friday, August 1, 2025.
- Peak PM hour identified between 3:45 PM and 4:45 PM; AM peak volumes were substantially lower and excluded from the analysis.
- Counts included vehicles, pedestrians, cyclists, transit buses, and heavy trucks, with movements recorded in 15-minute intervals.

➤ **Existing Conditions Analysis**

- Evaluated intersection capacity and Level of Service (LOS) for weekday PM peak hours at the existing driveway intersection using Synchro 11.0 software.

➤ **Trip Generation and Distribution**

- Estimated site-generated trips using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.
- Distributed trips between the two proposed driveway intersections based on traffic count data and engineering judgment.

➤ **Future Traffic Projections**

- Applied a 2% annual growth rate to estimate future background traffic volumes.
- Conducted analyses for:
 - 2026 Opening Year (background and total conditions)
 - 2031 Horizon Year (+5 years post-development)
- Assessed intersection capacity and LOS under each horizon scenario.

➤ **On-Site Traffic Circulation Review**

- Evaluated driveway geometry and swept path analyses to ensure safe ingress/egress.
- Reviewed delivery truck movements, loading areas, and internal circulation to confirm operational efficiency.

2.0 EXISTING ROADWAY CONDITIONS & TRAFFIC CONDITIONS

2.1 Existing Roadway

Hot Springs Road (Highway 9) is an undivided two-lane arterial roadway with a posted speed limit of 60 km/h adjacent to the proposed development site. The roadway runs north-south and forms the western boundary of the site.

2.2 Existing Intersection

The **Hot Springs Road & Existing Driveway intersection** is a T-intersection controlled by a one-way stop sign on the driveway approach. Key lane configurations:

- **Westbound:** Shared left/right-turn lane
- **Southbound:** Shared left/through lane
- **Northbound:** Shared through/right lane

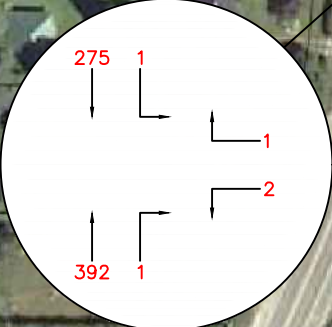
2.3 Existing Traffic Volumes

Peak-hour turning movement counts were collected on Friday, August 1, 2025. The PM peak hour was more critical than the AM period and is used for analysis.

Collected counts are provided in **Appendix A** and summarized graphically in **Figure 2**.



LEGEND
350 PM PEAK



HOT SPRINGS ROAD & DRIVEWAY

PROJECT LOCATION

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HARRISON HOT SPRINGS TIA
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 HARRISON HOT SPRINGS

2025 EXISTING TRAFFIC VOLUME

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FIGURE NO:
FIGURE 2

3.0 PROPOSED TRAFFIC CONDITIONS

3.1 Proposed Intersections

The proposed development introduces two driveway intersections:

1. **North Driveway** – primary access for mini storage users
2. **South Driveway** – primary access for the supermarket

Both are T-intersections, stop-controlled on the driveway approaches, providing:

- **Westbound:** Shared left/right-turn lane
- **Southbound:** Shared left/through lane
- **Northbound:** Shared through/right lane

3.2 Study Horizon Year

The analysis covers the following scenarios:

- **Existing Conditions (2025)**
- **Opening Year Background (2026)** – without development trips
- **Opening Year Total (2026)** – with development trips
- **Horizon Year (2031)** – five years post-completion

3.3 Future Background Traffic Volumes

The background traffic growth reflects the growth in traffic volumes over time that are not related to the project trips. Future background traffic was estimated using a 2% annual growth rate applied to existing volumes. Projected volumes are illustrated in:

- **Figure 3:** 2026 Background Traffic
- **Figure 4:** 2031 Background Traffic

3.4 Site-Generated Primary Trips

The trip generation rates were derived from ITE Trip Generation Manual, 11th Edition. The number of trips from the proposed development were estimated using ITE Manual standard trip rates applied to gross floor area (GFA) of the supermarket and the mini storage. The site plan for the proposed development is provided in **Appendix B**. The ITE standard trip generation rates are illustrated in **Table 3.1**.

Table 3.1 – ITE Trip Generation Standard Rates

Land Use Type	ITE Code	Unit	PM Peak Hour			Daily Trips		
			Rate	In %	Out %	Rate	In %	Out %
Mini Storage	151	1000 Sq. Ft. GFA	0.17	47	53	1.51	50	50
Supermarket	850	1000 Sq. Ft. GFA	9.24	51	49	68.67	50	50

The architectural plan for 889 Hot Springs Road shows that the proposed development will include 4,297 sq.ft. of supermarket and a 15,882 sq.ft. of 100-unit mini storage facility. The projected two-way trips from the proposed development are shown in **Table 3.2**.

Table 3.2 – Projected 2-Way Vehicular Trips from the Proposed Development

Land Use Type	Size	1000 Sq. Ft. GFA	PM Peak Hour			Daily Trips		
			In	Out	Total	In	Out	Total
Mini Storage	15882	15.88	2	1	3	12	12	24
Supermarket	4297	4.30	20	20	40	148	148	295
Total			22	21	43	160	160	319

As shown in the above table, the project site is expected to generate a total of 43 trips during weekday PM peak hours and 319 daily trips. During peak hour, 22 trips are expected to enter the project site, while 21 trips are expected to exit from the project site.

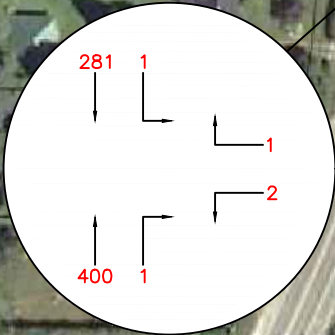
3.5 Internal Versus External Trips

The development trips represent trips that stay within the development (internal capture trips) and the trips that leave the development via the adjacent roadway network (external trips). Internal trips are usually found in mixed land use where the origin and destination of trips are within the same developments as home to shopping, home to restaurant or home to work trips within the same development. These trips can be made either by walking or by vehicles using internal street without using external roadways.

Since the development comprises only a supermarket and mini storage facility, internal capture trips are assumed to be negligible.



LEGEND	
350	PM PEAK



HOT SPRINGS ROAD & DRIVEWAY

PROJECT LOCATION

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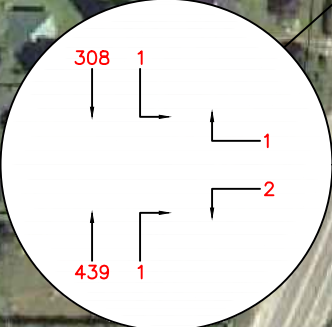
2026 COMPLETION YEAR
 BACKGROUND TRAFFIC VOLUME

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FIGURE NO:
FIGURE 3



LEGEND	
350	PM PEAK



HOT SPRINGS ROAD & DRIVEWAY

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2031 COMPLETION YEAR
 BACKGROUND TRAFFIC VOLUME

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FIGURE NO:
FIGURE 4

3.6 Pass-By Trips

Pass-by trips refer to vehicles that make an intermediate stop at the development while enroute to a primary destination, without a significant route diversion. These trips originate from existing traffic passing the site on an adjacent roadway that offers direct access to the development.

Retail-oriented developments, such as shopping centers, banks, and restaurants, often rely on pass-by trips, as they are strategically located along busy streets to attract motorists already traveling in the area.

Given the remote location and low trip generation, pass-by trips are considered negligible.

3.7 Site Generated Trip Distribution and Assignment

The site-generated trips were assigned to the proposed intersections based on an assessment of how vehicles are expected to enter and exit the site. The direction of traffic flow to and from the site depends on several factors, including the size and type of the development, the nature of its visitors or customers, and the characteristics of the surrounding population.

Based on site traffic count surveys and engineering judgment, the anticipated trip distribution for the future development is shown below and a graphical representation of the trip distribution and traffic assignment for the fully built-out condition of the proposed development is provided in **Figure 5**.

Inbound Trips

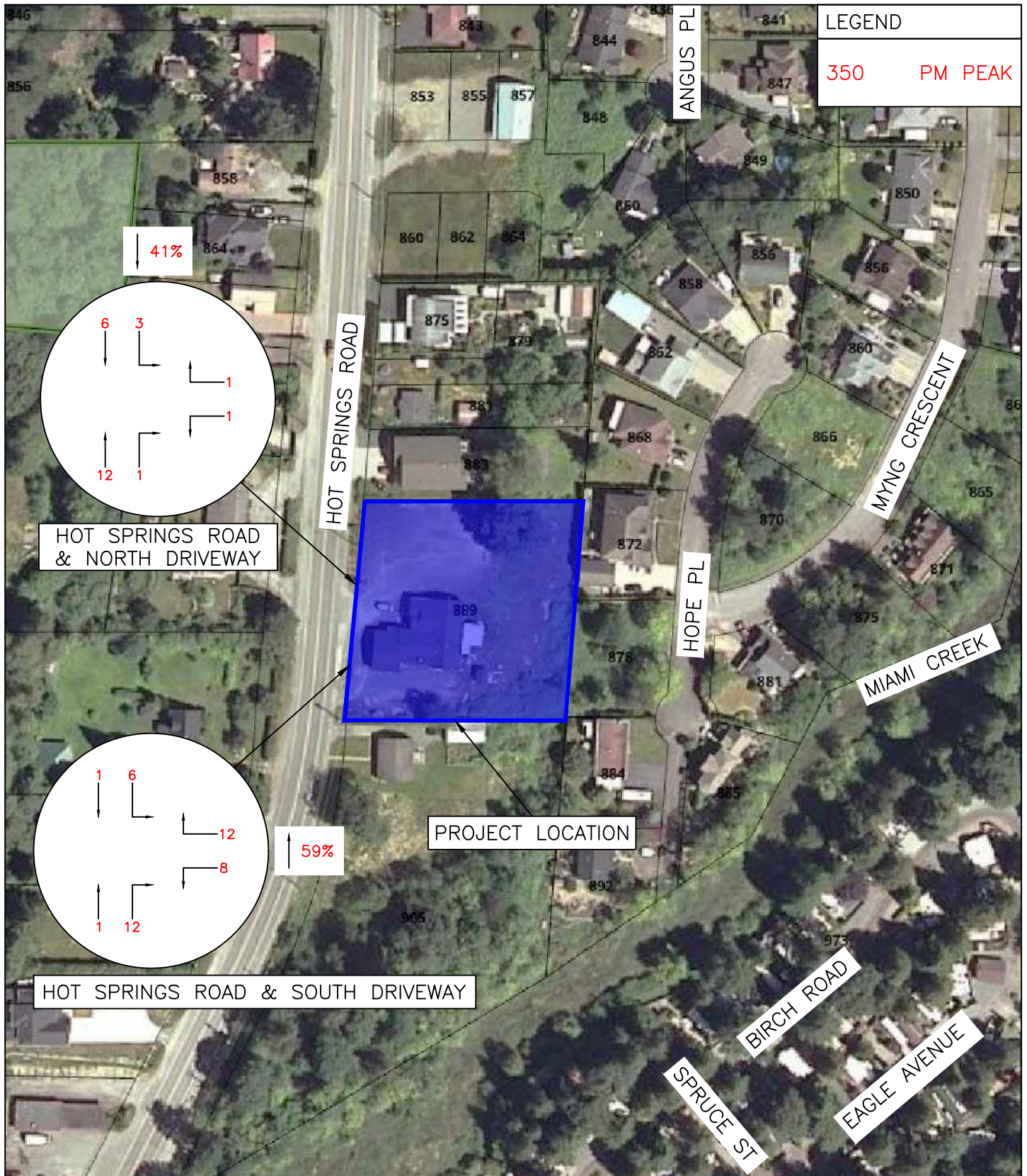
- 41% from the North
- 59% from the South

Outbound Trips

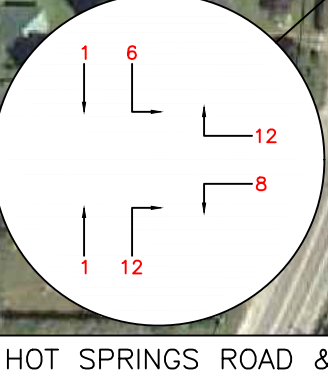
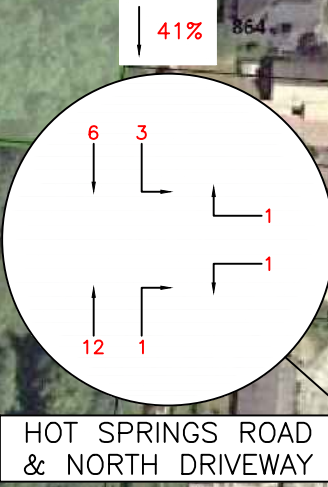
- 41% to the North
- 59% to the South

3.8 Total Forecast Volumes

The Total forecast volumes at the proposed intersections were obtained by combining the background traffic growth with the additional new vehicle trips resulting from the proposed site. **Figure 6** and **Figure 7** illustrate the total forecast traffic volumes for full build-out (2026) condition and 5-year post development (2031) traffic condition respectively.



LEGEND
 350 PM PEAK



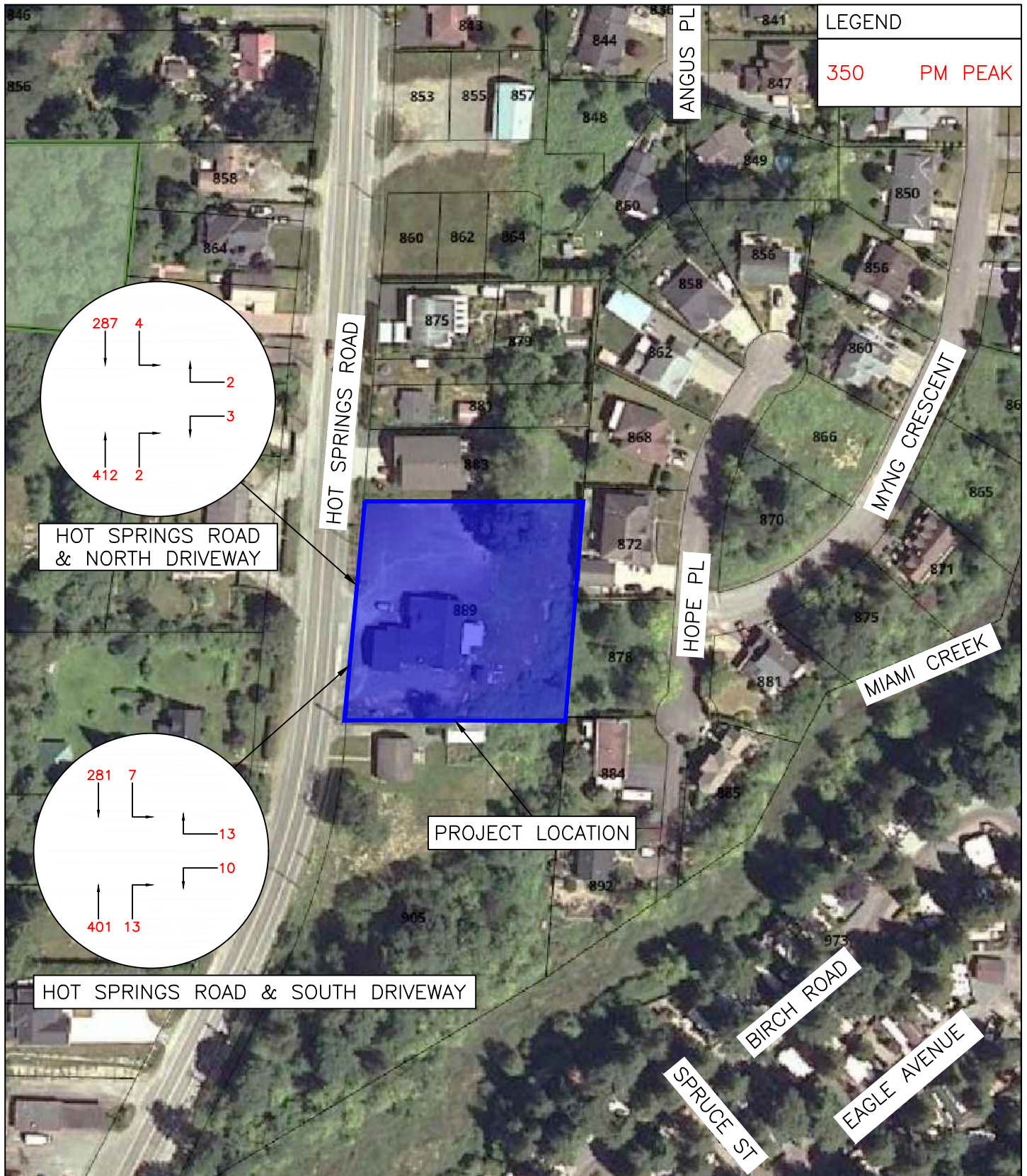
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SITE-GENERATED TRIPS TRAFFIC VOLUME

FIGURE NO:
FIGURE 5



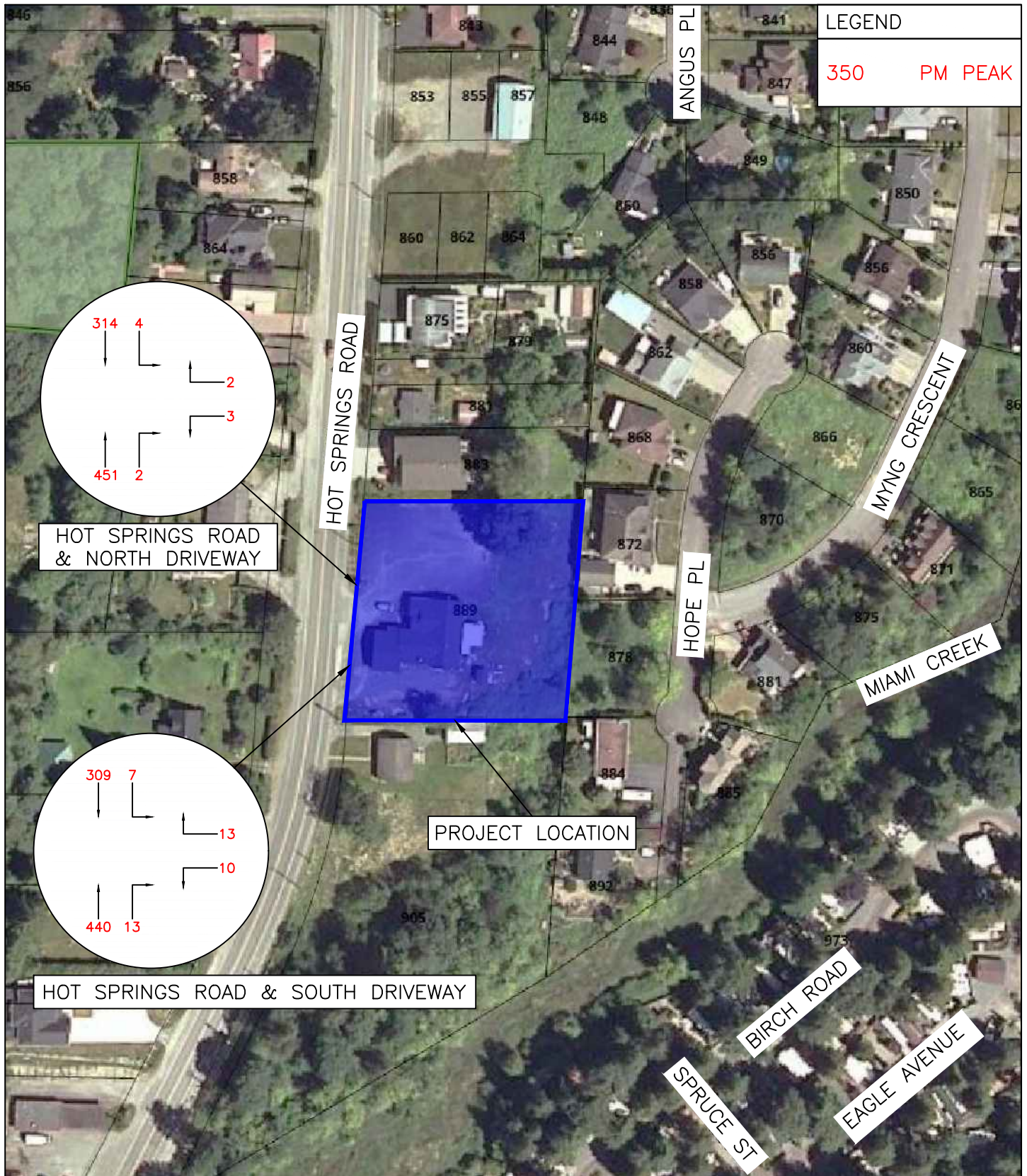
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2026 COMPLETION YEAR
 TOTAL TRAFFIC VOLUME

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FIGURE NO:
FIGURE 6



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2031 - COMPLETION PLUS 5 YEARS
TOTAL TRAFFIC VOLUME

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FIGURE NO:
FIGURE 7

4.0 TRAFFIC OPERATIONS

4.1 Intersection Analysis Methodology

The total forecast traffic operations during PM peak hour was assessed using Synchro 11.0 (industry-standard traffic micro-simulation software). Level of service (LOS) analysis describes the effectiveness of a transportation system alphabetically from A to F, with LOS A equating to the lowest user delay and LOS F to highest user delay. LOS F is typically assumed to represent failure of a movement or entire intersection. LOS D or better is desirable for planning purposes. LOS E may be acceptable for left-turn movements to provide better service to opposing through movements. The LOS criteria are provided in **Table 4.1**.

Table 4.1 – LOS Criteria for Un-Signalized Intersections

Level of Service	Average Total Delay (seconds) (Un-Signalized Intersection)
A	10.0 or less
B	10.1 to 15.0
C	15.1 to 25.0
D	25.1 to 35.0
E	35.1 to 50.0
F	Greater than 50.0

Other measures, such as average vehicle delay and volume-to-capacity (v/c) ratio assist with the assessment. The v/c ratio represents the amount of congestion and available capacity for an intersection as well as each individual intersection movements and is generally indicative of an intersection's flexibility and ability to accommodate fluctuations in traffic flow. The v/c ratio has a theoretical maximum of 1.00 and a value of 0.85 is generally accepted as the maximum desirable for design of intersection improvements.

4.2 Proposed Intersections

The proposed development will have two (2) driveway intersections.

- Hot Springs Road & North Driveway Intersection (stop controlled)
- Hot Springs Road & South Driveway Intersection (stop controlled)

4.3 Synchro Model Development

The Synchro traffic models were developed to analyze the proposed intersections.

Parameters

The following parameters were used in the Synchro models:

- Ideal Saturated Flow: 1800 pc/hg/l for all movements
- Peak hour factor: 0.94 for the PM peak period based on traffic counts
- Lane width: 3.7m
- Link Speed: 60km/h for Hot Springs Road and 30km/h for access driveways

4.4 Performance of the Proposed Intersections

Traffic operations were evaluated under the following five scenarios:

6. 2025 Existing Conditions
7. 2026 Opening Year Background (without development trips)
8. 2031 Background Conditions (+5 years without development trips)
9. 2026 Opening Year Total (background + development trips)
10. 2031 Total Conditions (background + development trips + 5 years growth)

Detailed Synchro outputs are provided in **Appendix C**, with summarized results below.

4.5 2025 Existing Conditions

Table 4.2 summarizes the 2025 existing PM peak hour intersection performance.

Table 4.2 – 2025 Existing Condition Intersection Capacity Analysis

PM Peak Hour		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	INT	
Hot Springs Road & Existing Driveway															
2025	Existing	LOS	-	-	-	B	-	B	-	A	A	A	A	-	A
		Delay (s)	-	-	-	13.0	-	13.0	-	0	0	0	0	-	0.1
		v/c	-	-	-	0.01	-	0.01	-	0.25	0.25	0	0	-	0.25
		95th% Queue (m)	-	-	-	0.2	-	0.2	-	0	0	0	0	-	-

Findings:

- The intersection currently operates at LOS A overall.
- All individual movements operate at LOS B or better.
- Maximum delay: 13.0 seconds on the WB approach.
- Queues are negligible.

4.6 Opening Day Background (2026) Traffic Conditions

The opening day (2026) background traffic analysis results (without project trips) for PM peak hour is summarized in **Table 4.3**.

Table 4.3 – Opening Day Background Condition Intersection Capacity Analysis

PM Peak Hour		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	INT	
Hot Springs Road & Existing Driveway															
2026	Background	LOS	-	-	-	B	-	B	-	A	A	A	A	-	A
		Delay (s)	-	-	-	13.1	-	13.1	-	0	0	0	0	-	0.1
		v/c	-	-	-	0.01	-	0.01	-	0.25	0.25	0	0	-	0.25
		95th% Queue (m)	-	-	-	0.2	-	0.2	-	0	0	0	0	-	-

Findings:

- Intersection maintains LOS A overall.
- No operational concerns under background growth.
- All individual movements operate at LOS B or better.
- Maximum delay: 13.1 seconds on the WB approach.
- Queues are negligible.

4.7 2031 Background Conditions (+5 Years Without Development Trips)

The 2031 background condition plus 5 years without development trips for the PM peak hour is summarized in **Table 4.4**.

Table 4.4 – 2031 Background Intersection Performance

PM Peak Hour		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	INT	
Hot Springs Road & Existing Driveway															
2031	Background	LOS	-	-	-	B	-	B	-	A	A	A	A	-	A
		Delay (s)	-	-	-	13.8	-	13.8	-	0	0	0	0	-	0.1
		v/c	-	-	-	0.01	-	0.01	-	0.28	0.28	0	0	-	0.28
		95th% Queue (m)	-	-	-	0.2	-	0.2	-	0	0	0	0	-	-

Findings:

- Even with 5 years of background growth, the intersection continues to operate well within acceptable standards.
- Intersection is expected to maintain LOS A overall.
- All individual movements are anticipated to operate at LOS B or better.
- Maximum delay: 13.8 seconds on the WB approach.

- Queues are negligible.

4.8 2026 Opening Year Total Conditions (With Development Trips)

The 2026 opening day year total traffic without the project trips for the PM peak hour are summarized in **Table 4.5**.

Table 4.5 – 2026 Opening Year Total Intersection Performance

PM Peak Hour		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	INT	
Hot Springs Road & North Driveway															
2026	Total	LOS	-	-	-	B	-	B	-	A	A	A	A	-	A
		Delay (s)	-	-	-	13.2	-	13.2	-	0	0	0.1	0.1	-	0.1
		v/c	-	-	-	0.01	-	0.01	-	0.26	0.26	0	0	-	0.26
		95th% Queue (m)	-	-	-	0.3	-	0.3	-	0	0	0.1	0.1	-	-
Hot Springs Road & South Driveway															
2026	Total	LOS	-	-	-	B	-	B	-	A	A	A	A	-	A
		Delay (s)	-	-	-	12.8	-	12.8	-	0	0	0.2	0.2	-	0.5
		v/c	-	-	-	0.05	-	0.05	-	0.26	0.26	0.1	0.1	-	0.26
		95th% Queue (m)	-	-	-	1.3	-	1.3	-	0	0	0.2	0.2	-	-

Findings:

- Both intersections are expected to operate at LOS A overall.
- All individual movements for both intersections are anticipated to operate at LOS B or better.
- Highest delay: 13.2 seconds at the North Driveway WB approach.
- No significant queuing or congestion issues are anticipated.

4.9 2031 Total Conditions (+5 Years with Development Trips)

The 2031 total traffic conditions (5-year post development) with development trips for the PM peak hour is summarized in **Table 4.6**.

Table 4.6 – 2031 Horizon Year Total Intersection Performance

PM Peak Hour		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	INT	
Hot Springs Road & North Driveway															
2031	Total	LOS	-	-	-	B	-	B	-	A	A	A	A	-	A
		Delay (s)	-	-	-	13.9	-	13.9	-	0	0	0.1	0.1	-	0.1
		v/c	-	-	-	0.01	-	0.01	-	0.28	0.28	0	0	-	0.28
		95th% Queue (m)	-	-	-	0.3	-	0.3	-	0	0	0.1	0.1	-	-
Hot Springs Road & South Driveway															
2031	Total	LOS	-	-	-	B	-	B	-	A	A	A	A	-	A
		Delay (s)	-	-	-	13.5	-	13.5	-	0	0	0.2	0.2	-	0.5
		v/c	-	-	-	0.06	-	0.06	-	0.28	0.28	0.1	0.1	-	0.28

		95th% Queue (m)	-	-	-	1.4	-	1.4	-	0	0	0.2	0.2	-	-
--	--	-----------------	---	---	---	-----	---	-----	---	---	---	-----	-----	---	---

Findings:

- Even in the 2031 horizon year, both intersections remain well below capacity.
- Both intersections are expected to operate at LOS A overall.
- All individual movements for both intersections are anticipated to operate at LOS B or better.
- Highest delay: 13.9 seconds at the North Driveway WB approach.
- Maximum v/c ratio: 0.28 for both intersections, indicating ample residual capacity.

5.0 LANE WARRANT ANALYSIS

A turning lane warrant analysis was conducted to evaluate the need for right-turn and left-turn lanes at the study intersections with the objective of improving traffic safety and operations. The analysis was completed for the 5-year post-development conditions, corresponding to the 2031 horizon year.

5.1 Turning Lane Warrants

The Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads provides guidelines for determining when right-turn and left-turn lanes are warranted based on traffic volumes, capacity analysis, and safety considerations.

5.2 Right-Turn Lane Warrants

According to TAC guidelines, a right-turn channelization volume threshold of 60 vehicles per hour (vph) is typically used as an indicator that further capacity analysis and consideration of geometric improvements may be required.

- At the south driveway intersection, the projected right-turn volume is 13 vph.
- At the north driveway intersection, the projected right-turn volume is 2 vph.

As shown in **Figure 7**, the right-turn volumes are well below the warrant threshold. Therefore, dedicated right-turn lanes are not warranted at either proposed intersection.

5.3 Left-Turn Lane Warrants

Left-turn Lane warrants are evaluated based on two criteria:

- **Volume warrants** are determined through capacity analysis.
- **Safety warrants** are based on the frequency of left-turn-related collisions.

The capacity analysis indicates that both study intersections will operate well below capacity and are expected to maintain an overall Level of Service (LOS) A in the 2031 horizon year. Therefore, left-turn lanes are not justified based on volume warrants.

Since the intersections are proposed and not yet operational, collision data is unavailable. As a result, left-turn lanes are also not warranted based on safety criteria.

6.0 ACTIVE TRANSPORTATION NETWORK

The Village of Harrison Hot Springs' **Road, Bridge, and Active Transportation Plan (July 2019)** identifies the existing and planned active transportation facilities within the Village.

At present, no sidewalks are provided along Hot Springs Road in the vicinity of the proposed development. However, the long-term plan envisions the installation of sidewalks on both sides of Hot Springs Road, which will:

- Improve pedestrian connectivity between key destinations,
- Close existing gaps in the pedestrian network, and
- Enhance safety for all road users, including pedestrians, cyclists, and motorists.

The proposed development is expected to benefit from these future improvements, as they will provide safer and more convenient access for residents, visitors, and employees.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 **Conclusions**

This Transportation Impact Assessment (TIA) evaluated the potential impacts of the proposed development on the surrounding road network and intersections along Hot Springs Road in the Village of Harrison Hot Springs. The analysis considered existing traffic conditions, background growth, and the additional traffic generated by the proposed development for the 2026 opening year and the 2031 horizon year.

Key findings include:

- The proposed development is expected to generate approximately 319 daily trips and 43 PM peak-hour trips.
- Under all analysis scenarios including existing, background, opening year total, and 2031 horizon year total, the study area intersections are projected to operate at LOS A overall.
- Volume-to-capacity (v/c) ratios remain well below critical thresholds (≤ 0.28), indicating ample residual capacity.
- The proposed north and south driveways will operate efficiently under stop-control and will not create operational or queuing issues on Hot Springs Road.

- Based on the TAC Geometric Design Guide for Canadian Roads, dedicated right-turn and left-turn lanes are not warranted at any of the study intersections.
- The Village's Active Transportation Plan envisions future sidewalks along Hot Springs Road, which will enhance pedestrian connectivity and safety around the site.

Overall, the study concludes that the proposed development will not adversely affect the performance, safety, or capacity of the surrounding road network.

7.2 Recommendations

Based on the findings of this assessment, the following recommendations are provided to support safe and efficient operations:

Traffic Operations

- No roadway widening, and off-site intersection upgrades are required at this time.
- Maintain the proposed driveway configurations as analyzed to ensure optimal traffic flow.

Safety Enhancements

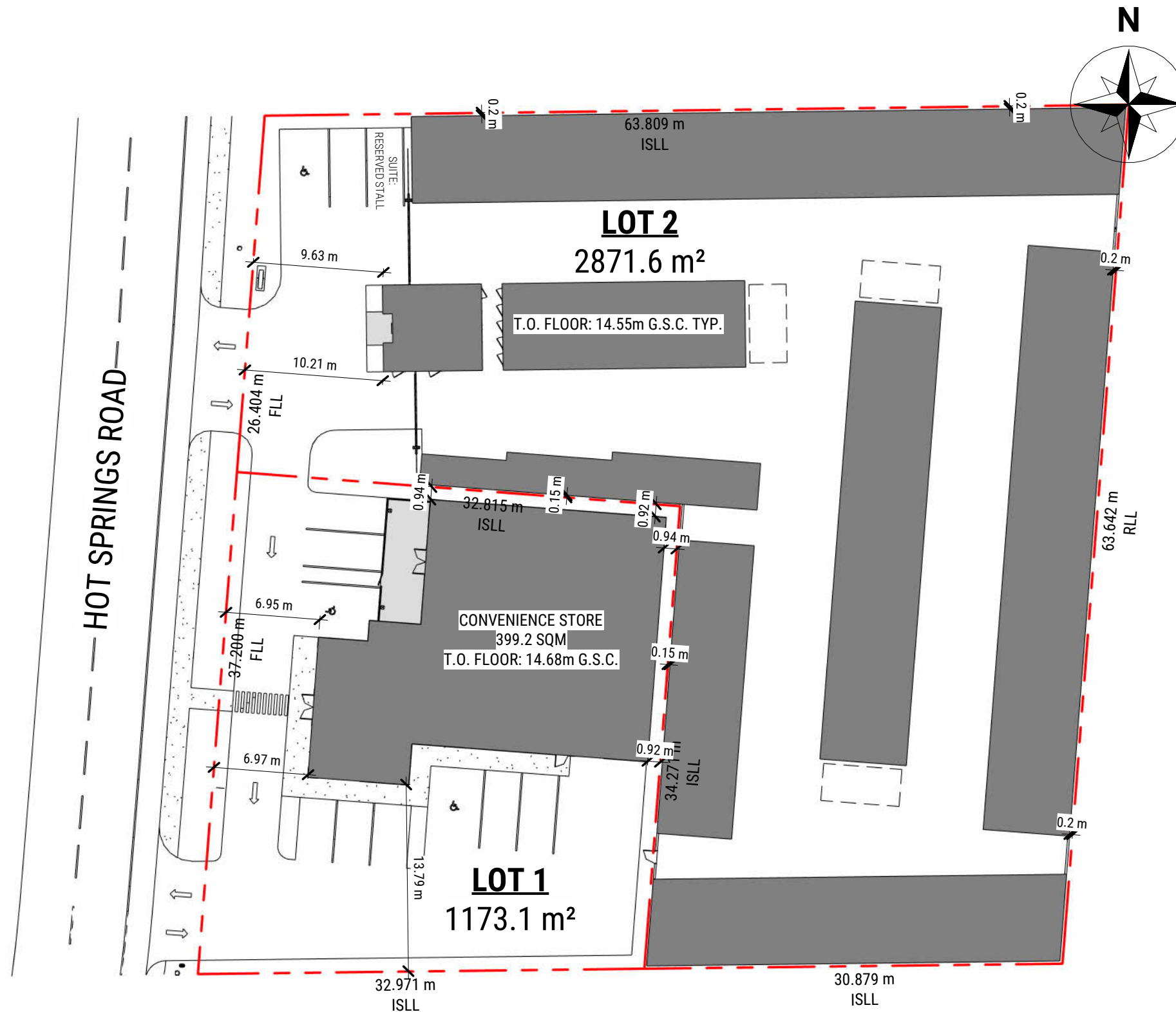
- Install appropriate signage and pavement markings at the proposed driveways to ensure safe ingress and egress.
- Maintain clear sightlines at driveway exits in accordance with TAC guidelines.

Appendix A
Traffic Counts Collected By MJL

TIME	SOUTHBOUND					NORTHBOUND					Overall Total
	CAR	TRUCK	BICYCLE	Peds	Total Vehicles	CAR	TRUCK	BICYCLE	Peds	Total Vehicles	
15:00 to 15:15	76	2	0	0	78	106	4	2	0	110	188
15:15 to 15:30	61	3	0	0	64	129	1	1	0	130	194
15:30 to 15:45	64	1	0	0	65	84	5	0	0	89	154
15:45 to 16:00	64	2	0	2	66	101	5	3	0	106	172
16:00 to 16:15	70	0	0	0	70	94	1	1	0	95	165
16:15 to 16:30	65	0	0	0	65	99	0	0	1	99	164
16:30 to 16:45	73	1	3	0	74	91	1	1	0	92	166
16:45 to 17:00	52	0	1	0	52	111	2	0	1	113	165
17:00 to 17:15	53	0	0	1	53	86	5	0	0	91	144
17:15 to 17:30	59	4	0	0	63	101	2	0	2	103	166
17:30 to 17:45	42	2	0	4	44	83	0	0	0	83	127
17:45 to 18:00	53	0	0	1	53	69	0	0	3	69	122
18:00 to 18:15	42	0	0	1	42	89	1	1	0	90	132
18:15 to 18:30	46	0	0	0	46	79	0	0	0	79	125
18:30 to 18:45	58	2	0	0	60	99	0	0	0	99	159
18:45 to 19:00	40	2	0	0	42	62	3	0	0	65	107
TOTAL =	1194	19	4	9	937	1876	30	9	7	1513	2450

Appendix B

Proposed Site Plan



Agassiz, British Columbia, Canada
 P: 604.997.2722
 E: devan.cheam.bd@gmail.com

Subdivision/Development

0919449 B.C. Ltd.
 889 Hot Springs Road, Harrison Hot Springs

Rev.	Description	Date
A	Village Review	August 30, 2023
B	Village Review	October 10, 2023

PROPOSED SITE PLAN

Date: October 10, 2023
 Designed by: RV
 Drawn by: DV
 Checked by: RV

A4
93

Scale: 1" = 30'-0"

Appendix C

Results of Synchro Analysis

HCM Unsignalized Intersection Capacity Analysis
 3: Hot Springs Rd & Existing Driveway

Timing Plan: Default
 08-21-2025



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	2	1	392	1	1	275
Future Volume (Veh/h)	2	1	392	1	1	275
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	2	1	417	1	1	293
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type						
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	712	418			418	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	712	418			418	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	398	635			1141	
Direction, Lane #						
	WB 1	NB 1	SB 1			
Volume Total	3	418	294			
Volume Left	2	0	1			
Volume Right	1	1	0			
cSH	455	1700	1141			
Volume to Capacity	0.01	0.25	0.00			
Queue Length 95th (m)	0.2	0.0	0.0			
Control Delay (s)	13.0	0.0	0.0			
Lane LOS	B		A			
Approach Delay (s)	13.0	0.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization			31.8%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: Hot Springs Rd & Existing Driveway

Timing Plan:
08-21-2025



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	2	1	400	1	1	281
Future Volume (Veh/h)	2	1	400	1	1	281
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	2	1	426	1	1	299
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type						
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	728	426			427	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	728	426			427	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	390	628			1132	
Direction, Lane #						
	WB 1	NB 1	SB 1			
Volume Total	3	427	300			
Volume Left	2	0	1			
Volume Right	1	1	0			
cSH	447	1700	1132			
Volume to Capacity	0.01	0.25	0.00			
Queue Length 95th (m)	0.2	0.0	0.0			
Control Delay (s)	13.1	0.0	0.0			
Lane LOS	B		A			
Approach Delay (s)	13.1	0.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization			32.3%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: Hot Springs Rd & Existing Driveway

Timing Plan:
08-21-2025



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	2	1	439	1	1	308
Future Volume (Veh/h)	2	1	439	1	1	308
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	2	1	467	1	1	328
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	798	468			468	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	798	468			468	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	355	595			1094	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	3	468	329			
Volume Left	2	0	1			
Volume Right	1	1	0			
cSH	410	1700	1094			
Volume to Capacity	0.01	0.28	0.00			
Queue Length 95th (m)	0.2	0.0	0.0			
Control Delay (s)	13.8	0.0	0.0			
Lane LOS	B		A			
Approach Delay (s)	13.8	0.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization			34.5%	ICU Level of Service		A
Analysis Period (min)	15					

HCM Unsignalized Intersection Capacity Analysis

3: Hot Springs Rd & North Driveway

Timing Plan:
08-21-2025



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	3	2	412	2	4	287
Future Volume (Veh/h)	3	2	412	2	4	287
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	3	2	438	2	4	305
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None		None	
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	752	439			440	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	752	439			440	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	377	618			1120	
Direction, Lane #						
	WB 1	NB 1	SB 1			
Volume Total	5	440	309			
Volume Left	3	0	4			
Volume Right	2	2	0			
cSH	446	1700	1120			
Volume to Capacity	0.01	0.26	0.00			
Queue Length 95th (m)	0.3	0.0	0.1			
Control Delay (s)	13.2	0.0	0.1			
Lane LOS	B		A			
Approach Delay (s)	13.2	0.0	0.1			
Approach LOS	B					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization			33.0%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
5: Hot Springs Rd & South Driveway

Timing Plan:
08-21-2025



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	10	13	401	13	7	281
Future Volume (Veh/h)	10	13	401	13	7	281
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	11	14	427	14	7	299
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None	None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	747	434			441	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	747	434			441	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	98			99	
cM capacity (veh/h)	378	622			1119	
Direction, Lane #						
	WB 1	NB 1	SB 1			
Volume Total	25	441	306			
Volume Left	11	0	7			
Volume Right	14	14	0			
cSH	484	1700	1119			
Volume to Capacity	0.05	0.26	0.01			
Queue Length 95th (m)	1.3	0.0	0.2			
Control Delay (s)	12.8	0.0	0.2			
Lane LOS	B		A			
Approach Delay (s)	12.8	0.0	0.2			
Approach LOS	B					
Intersection Summary						
Average Delay			0.5			
Intersection Capacity Utilization			33.1%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 3: Hot Springs Rd & North Driveway

Timing Plan:
 08-21-2025



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	3	2	451	2	4	314
Future Volume (Veh/h)	3	2	451	2	4	314
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	3	2	480	2	4	334
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None	None		
Median storage veh						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	823	481			482	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	823	481			482	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			100	
cM capacity (veh/h)	342	585			1081	
Direction, Lane #						
	WB 1	NB 1	SB 1			
Volume Total	5	482	338			
Volume Left	3	0	4			
Volume Right	2	2	0			
cSH	410	1700	1081			
Volume to Capacity	0.01	0.28	0.00			
Queue Length 95th (m)	0.3	0.0	0.1			
Control Delay (s)	13.9	0.0	0.1			
Lane LOS	B		A			
Approach Delay (s)	13.9	0.0	0.1			
Approach LOS	B					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization			35.2%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

5: Hot Springs Rd & South Driveway

Timing Plan:
08-21-2025



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	10	13	440	13	7	309
Future Volume (Veh/h)	10	13	440	13	7	309
Sign Control	Stop		Free		Free	
Grade	0%		0%		0%	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Hourly flow rate (vph)	11	14	468	14	7	329
Pedestrians						
Lane Width (m)						
Walking Speed (m/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (m)						
pX, platoon unblocked						
vC, conflicting volume	818	475			482	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	818	475			482	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	98			99	
cM capacity (veh/h)	343	590			1081	
Direction, Lane #	WB 1	NB 1	SB 1			
Volume Total	25	482	336			
Volume Left	11	0	7			
Volume Right	14	14	0			
cSH	448	1700	1081			
Volume to Capacity	0.06	0.28	0.01			
Queue Length 95th (m)	1.4	0.0	0.2			
Control Delay (s)	13.5	0.0	0.2			
Lane LOS	B		A			
Approach Delay (s)	13.5	0.0	0.2			
Approach LOS	B					
Intersection Summary						
Average Delay			0.5			
Intersection Capacity Utilization			35.3%		ICU Level of Service	A
Analysis Period (min)			15			



C. Kavolinas and Associates Inc.
Landscape Architecture Urban Planning

March 3, 2026

Village of Harrison Hot Springs Resort Municipality
Attention: Ken Cossey, Planning Consultant
PO Box 160
495 Hot Springs Road
Harrison Hot Springs, V0M 1K0

Dear Ken:

Re: Green Roof
889 Hot Springs Road, Harrison Hot Springs, BC

Please accept this as my rationale regarding a request to omit the implementation of a Green Roof for the above-mentioned project.

I offer you the following:

- 95% of Green Roofs are designed using 'Drought Tolerant' plants. The use of draught tolerant plants in any given situation has the same effect as hard surfaces. The plants 'do not' transpire moisture into the atmosphere, but rather hold the moisture, thus drought tolerant. The transpiration of moisture into the micro-environment is what makes a Green Roof effective. This is not accomplished by using drought tolerant plants. If non draught tolerant plants are used, irrigation is a must due to the hostile environment created by the rooftop. In addition, a significant amount of soil is required (much more than is required for drought tolerant plants). This leads to a lot of extra weight load and construction costs. It also increases the chance of leaks in the roof, which are almost always evident if the roof is irrigated. The use of drought tolerant plants does not in any way help cool the micro-environment. It, in fact, has the opposite effect.

I would, therefore, ask that you re-consider the need for a Green Roof for this project.

Please feel free to contact me with any questions and/or concerns regarding this matter.

Sincerely,

C. KAVOLINAS & ASSOCIATES INC

Clark J. Kavolinas
BCSLA, CSLA

Date: November 6, 2025

File No: 3090-20-DVP01/25

Via email to: firechief@harrisonhotsprings.ca

Attention: Fire Chief Genest
Harrison Hot Springs Fire Department
555 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0

Dear Fire Chief Genest:

Subject: Proposed Development Variance Permit – 889 Hot Springs Road

The Village of Harrison Hot Springs has received an application for a Development Variance Permit (DVP) at 889 Hot Springs Road. The intent of the DVP is to allow the applicant to subdivide the parcel into two lots. To achieve this, the applicant has requested four variances to reduce the interior side and rear setbacks.

At the November 3, 2025 Regular Council Meeting, Council resolved to refer this application to the Harrison Hot Springs Fire Department for comment.

Please find enclosed a copy of our Planning Consultant, Ken Cossey's, report to Council and a copy of the draft Development Variance Permit and Site Plan attached to it. If you have any questions or wish to discuss this application further, please contact our Ken Cossey directly at planning@harrisonhotsprings.ca.

Sincerely,



Amanda Graham
Corporate Officer

Enclosure: 1. Planning Consultant Report to Council dated November 3, 2025

File No: 3090-20-DVP01/25
Date: November 3, 2025

To: Mayor and Council
From: Ken Cossey, Planning Consultant
Subject: Consideration of the Issuance of a DVP (889 Hot Springs Road)

RECOMMENDATION

THAT the application for Development Variance Permit 01/25 for land legally described as Blk A (Reference Plan 6466) South East Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District located at 889 Hot Springs Road be referred to the Village's Fire Department.

SUMMARY

The applicant wishes to subdivide the parent parcel into two Lots. In order for the application to proceed, the applicant needs to apply for four (4) variance permits. If the applicant follows the requirements of the Zoning Bylaw for the interior side and the rear setback, the request for a variance would not be needed.

BACKGROUND

Zoning Information, Parcel Size, and Adjacent Uses

The parcel is zoned C-2 and is located adjacent to Hot Springs Road. Along all boundaries of this site, the parcels of adjacent land are zoned for R-2 residential activities.

The parent parcel is 0.40447 Ha (43,680 ft², 1.002 Ac, 4,057 M²) in size. The applicant is seeking to create two lots which if approved will both exceed the minimum lot size requirement of 464 M². If approved by the Village's Approving Officer (AO), proposed Lot 1 would be 1173.1 M² and proposed Lot 2 would be 2871.6 M²

OCP Designation

The site is designated as Low Density Residential. The continued use of the site for commercial purposes is governed by the following objective as outlined in s 7.2 (f) of the current OCP.

- "f. Consider carefully designed neighbourhood commercial development in the southern portion of the municipality, which provides for daily and occasional shopping needs for the adjacent area."

(Official Community Plan Bylaw #1184, 2022)

This site is not designated as a commercial development permit site, but the site is within the designated Greenhouse Gas Emission Development Permit area.



(view from Hot Springs Road onto the site)



Application Request

The applicant wishes to vary the following C-2 Land Use Regulations as outlined in Zoning Bylaw 1115, 2017:

Proposed Lot 1

Rear setback requirements	reduce it from 6.0 m down to 0.92 m
Interior side setback requirements	reduce it from 3.6 m down to 0.92 m

Proposed Lot 2

Rear setback requirements	reduce it from 6.0 m down to 1.00 m
Interior side setback requirements	reduce it from 3.6 m down to 0.15 m

To review the proposed Lot layouts and variances please see the attached proposed site plan A4, dated June 26, 2025.

DISCUSSION

Setback requirements are sometimes designed to ensure adequate access for emergency vehicles and personnel. Reducing setbacks may:

- Limit Fire Separation: Closer buildings may increase the risk of fire spread between structures.
- Restrict Access: Narrower gaps between buildings may make it more challenging for emergency responders to access rear or side yards.

In this case staff cannot recommend approval at this time, as we need additional information, as both the proposed interior side and rear setback requested would not allow for the safe passage of any emergency vehicle completely around the proposed buildings or structures. Additionally, the existing setbacks minimum distance serves as a minor firebreak, which may not be feasible in any of the proposed variance reduction scenarios. Council can request that the applicant utilize non-combustible walls. However, input from the Village's Fire Department is recommended, at this time.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

POLICY CONSIDERATIONS

Zoning Bylaw – C2 requirements, Bylaw 1115, 2017
OCP Bylaw 1184, 2022 – section 7.2 (f)

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed by:



Tyson Koch
Chief Administrative Officer

- Attachments (2):
1. Draft DVP 01/25
 2. Proposed Site Plan Sheet A4 dated June 26, 2025



VILLAGE OF HARRISON HOT SPRINGS

**DEVELOPMENT VARIANCE PERMIT
NO. 01/25**

Registered Landowner

Woodside Smart Storage Ltd.,
Inc. No. BC1114734
51696 Yale Road
Rosedale, BC V0X 1X1

File No: 3090-20-DVP01/25
Folio/Roll No: 5240-15440
Civic Address: 889 Hot Springs Road
Permit Issued:

1. The Development Variance Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies to and only to those lands within the Village described below:

Legal Description	PID	Civic Address
Blk A (Reference Plan 6466) Southeast Quarter of Sec 12, Twp 4, Rge 29, W6M, New Westminster District	013-167-006	889 Hot Springs Road, Harrison Hot Springs, BC

3. Authorization is hereby given for the use of the subject property for the development of the land for commercial purposes in accordance with the conditions listed in Section 4, below
4. The use must be carried out subject to the following condition:
 - a) Proposed Lot 1
Rear setback requirements – reduce it from 6.0m down to 0.92m
Interior side setback requirements – reduce it from 3.6m down to 0.92m
 - b) Proposed Lot 2
Rear setback requirements – reduce it from 6.0m down to 1.00m
Interior side setback requirements – reduce it from 3.6m down to 0.15m
5. The land described herein must be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit must form a part thereof.
6. **This Development Variance Permit is not a Building Permit, a subdivision approval nor a soil removal or deposit permit.** No final inspection must be issued until all items of this Development Variance Permit have been complied with to the satisfaction of the Village.

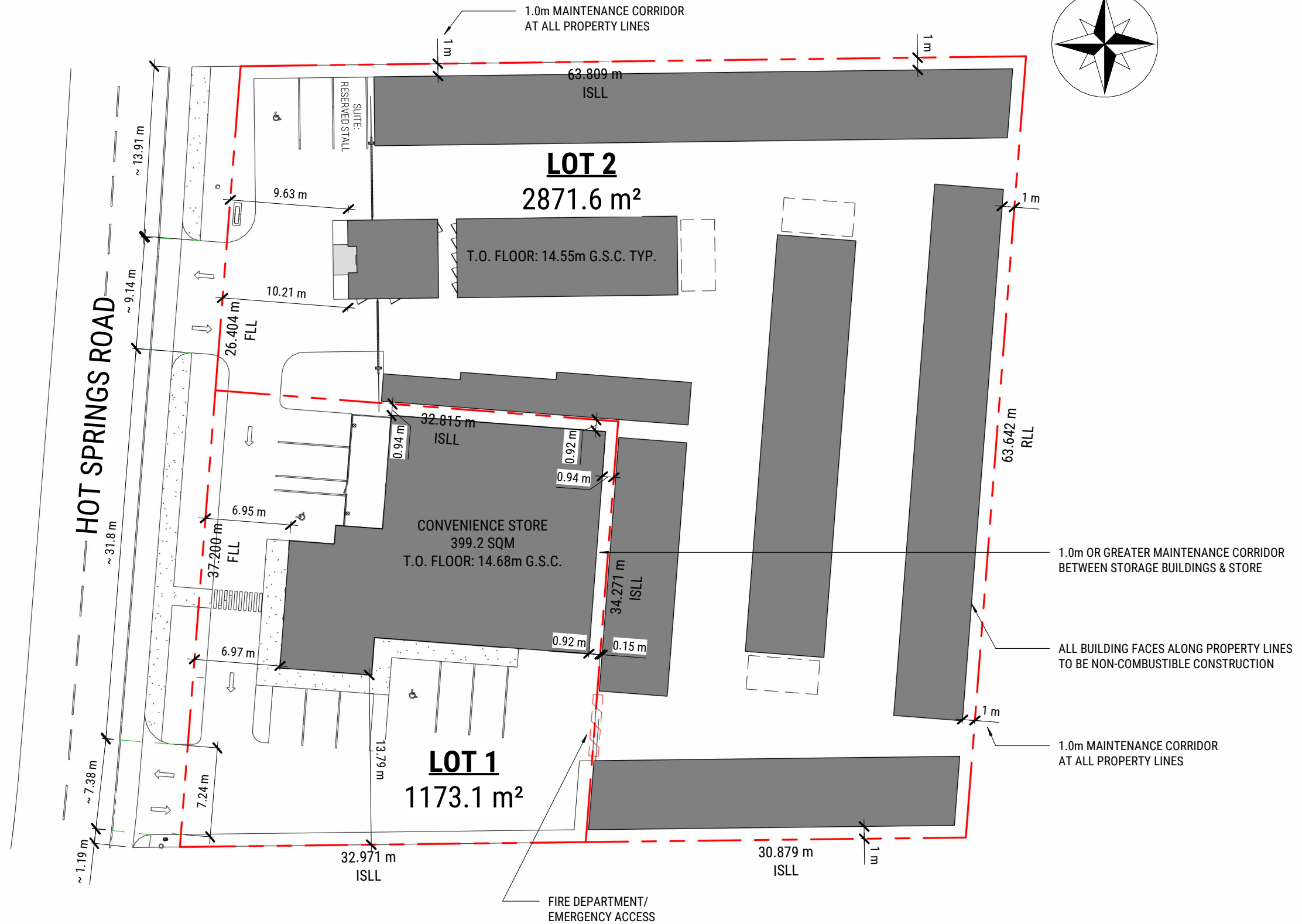
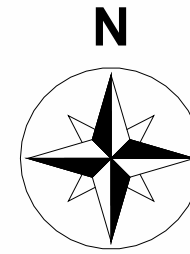
I HEREBY CERTIFY that I have read the terms and conditions of the Development Variance Permit contained herein. I understand and agree that the Village of Harrison Hot Springs has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with me, other than those contained in this Permit.

(Authorized Signatory)
Tim Wierks

RESOLUTION PASSED BY COUNCIL AND PERMIT ISSUED THIS ____ day of _____, 2025

Amanda Graham
Corporate Officer

DRAFT



Agassiz, British Columbia, Canada
 P: 604.997.2722
 E: devan.cheam.bd@gmail.com

Subdivision/Development

0919449 B.C. Ltd.
 889 Hot Springs Road, Harrison Hot Springs

Rev.	Description	Date
A	Village Review	August 30, 2023
B	Village Review	October 10, 2023
D	Village Review	June 26, 2025

PROPOSED SITE PLAN

Date: June 26, 2025
 Designed by: RV
 Drawn by: DV
 Checked by: RV

A4
110

Scale: 1" = 30'-0"



HARRISON *Hot Springs* Fire Department

Tyson Koch, Chief Administrative Officer

Village of Harrison Hot Springs, Resort Municipality
Box 160, 495 Hot Springs Road
Harrison Hot Springs, BC
V0M 1K0

Dec 19, 2025

Hello Tyson,

I am writing regarding the Development Variance Permit at 889 Hot Springs Road. After a full review of this development with DC Malfait and myself, The Harrison Hot Springs Fire Department has no concerns or issues with this development going forward.

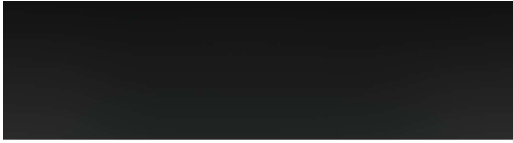
Regards,

Curtis Genest

Fire Chief, Village of Harrison Hot Springs

Box 160, 555 Hot Springs Road
Harrison Hot Springs, BC
V0M 1K0

From: Anna Taber
Sent: May 26, 2026 12:08 PM
To: Vivian Li <info@harrisonhotsprings.ca>
Subject: I object to the zoning change. A.Taber 312 Miami River Drive



604 796 2171
info@harrisonhotsprings.ca
PO Box 160, 485 Hot Springs Rd
Harrison Hot Springs, BC V0M 1K0

May 25, 2026

NOTICE OF PUBLIC HEARING ZONING AMENDMENT BYLAW – 889 HOT SPRINGS RD

Monday, June 1, 2026 at 5:30 p.m.
Memorial Hall, 290 Esplanade Avenue, Harrison Hot Springs, BC

TAKE NOTICE that the Council of the Village of Harrison 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:

ZONING AMENDMENT BYLAW NO. 1244, 2026

Property: 889 Hot Springs Road, Harrison Hot Springs, BC, legally described as Block A, Part SE1/4, Section 12, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 6466, PID: 013-167-006

Purpose: The bylaw proposes an amendment to section 7.1.2 of Zoning Bylaw No. 1115, 2017 to allow "Personal Service Uses" as a permitted use in the C-2 Zone



All persons who believe their interest in property is affected by the proposed application will be given a reasonable opportunity to be heard. Please note that the opinions you express orally and any presentations you submit will form a part of the public record.

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 Monday, June 1, 2026**
- Attend the meeting and provide an oral submission in person
- Attend through a Zoom link – Meeting ID: 861 3626 7505

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 485 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.

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



New Concern & Requests Submission Recieved:

Date of Submission: 5/27/2026 6:19:40 PM

Name: Gordon Mcknight

Address: 15-520 Hot Springs Road, Harrison Hot Springs, BC V0M 1K0

Contact Email:

Contact Number:

Location of Concern: 15-520 Hot Springs Road

Details of Concern or Request: I am against the zoning amendment bylaw no.1244,2026 I live across the street from were the new maintenance yard is going to be moved to, it's bad enough with the fire department building is lite up like a Christmas tree all night never mind having to deal with more lighting from the new works yard. The current works yard looks like a mess and I don't want to look at that everyday. The idea of making the fire fighters drive around when there is a call to get to the fire hall is stupid, not to mention having a road that close to the fire hall is dangerous to everyone the fire fighters and the public . Why not just build the new school next to the current one and knock the old one down and replace it with the field why move the works yard at all waste of tax payers money

From: Len & Nathalie Nixon
Sent: May 28, 2026 4:59 PM
To: Vivian Li <info@harrisonhotsprings.ca>
Subject: PUBLIC HEARING COMMENTS

I am a 20 year resident of Harrison Hot Springs, BC.

I DO NOT support ZONING AMMENDMENT BYLAW ORDER 1244,2026. (889 Hotsprings Road)
I am completely against amendment 7.1.2 zoning BYLAW order 1115

Sincerely
N. Padilla-Nixon

*May your face always always point to the "SON"shine
Love, laughter and prayers, Nathalie*

-----Original Message-----

From: Julie Chamberlain

Sent: May 29, 2026 1:42 PM

To: Vivian Li

Subject: PUBLIC HEARING COMMENTS 889 HOT SPRINGS ROAD - please acknowledge receipt

Caution! This message was sent from outside your organization.

I am totally against this bylaw change and the issuing of a development permit for 889 Hot Springs Road for the following reasons:

IMPROPER ZONING - Commercial storage is not a personal service

- 1) The current zoning for the same units owned by the applicant in Agassiz is - Industrial zone - Enclosed storage.
- 2) Commercial storage is not an acceptable use in HHS's OCP or Commercial use bylaws.
- 3) The definition of personal services is not defined in the commercial bylaws. Per Cornell law school Personal services is defined as services that depend on the unique skills, judgement or abilities of a particular individual. The storage unit would not even employ anyone and there is no service involved just a space rental.
- 4) It is to the point of being corrupt to try and slip a commercial storage unit in under personal services. If this goes through I will be certain to make the Ministry of Municipal affairs aware of the mistake the Village made.

EMERGENCY AND FIRE ISSUES DUE TO LOCATION

- 1) 889 HSR is located on the road that is the only entrance/exit to Harrison Hot Springs.
- 2) 889 HSR is on a flat heavily treed area which is approximately 1/4 mile wide between two heavily treed mountains.
- 3) 889 HSR is 1.6 km from one of the highest fire rated sites in HHS, the water tower.
- 4) Located on a small lot in a residential area and there is only a one metre space between the units and the property lines.
- 5) Storage units hold a high fuel load due to their purpose, storage. Mattresses, furniture, gas, propane, chemicals, etc.
- 6) It is difficult to vet what will be put in the units.
- 7) From the proposed site plan I estimate there will be 21,000 sf of storage units. Filled to 5' high that is over 100,000 cubic feet of potential fuel to fuel a fire.
- 8) The units will not necessarily be manned making it harder for access if there was a fire.
- 9) Although the fire hall is just down the road it is a volunteer fire department as is Agassiz's. Also not knowing what will be stored there is not only a risk to the residents living by there but the fire fighters.

ACCESS

HHS RESIDENTS

- 1) Agassiz has storage units 10 minutes away, there is no need to have them in HHS.
- 2) Actually it would be wiser for HHS residents to store extra items in Agassiz in case of a fire in HHS.
- 3) If there was a fire in the village residents may want access to their storage locker to grab stuff causing back up on the only road leaving town.

NON RESIDENTS

- 1) Non Residents could cause traffic issues picking up and dropping off items during peak times.
- 2) Non Residents could be more apt to store flammable items like propane and gas and maybe even boats.

I cannot even believe I had to write this email. The entire thing goes against common sense.

Sincerely

Julie Chamberlain

To: Mayor and Council, Village of Harrison Hot Springs

Date: May 30, 2026

Sent Via Email: info@harrisonhotsprings.ca

Subject: PUBLIC HEARING COMMENTS – Opposition to Zoning Amendment Bylaw No. 1244, 2026

RE: Public Hearing Submission for Zoning Amendment Bylaw No. 1244, 2026

- **Civic Address:** 889 Hot Springs Road, Harrison Hot Springs, BC
- **Legal Description:** Block A, Part South East Quarter of Section 12, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 6466
- **Property Identifier (PID):** 013-167-006
- **Applicant/Developer:** Woodside Smart Storage Ltd.

Dear Mayor and Members of Council,

Please accept this letter as my formal, unequivocal statement of **adamant opposition** to the proposed **Zoning Amendment Bylaw No. 1244, 2026**. I am a local resident, and I strongly urge Council to defeat this amendment to preserve the community vision, economic integrity, and aesthetic value of our village gateway.

This proposal seeks to amend Section 7.1.2 of Zoning Bylaw No. 1115 to permit "Personal Service Uses" within the C-2 (Neighbourhood Commercial) Zone at 889 Hot Springs Road. It is a clear matter of public record that this amendment is being requested under false pretenses—acting as a regulatory Trojan horse to facilitate the construction of a commercial self-storage facility.

I strongly object to this application based on the following planning, economic, and community safety grounds:

1. Misapplication and Distortion of "Personal Service Uses"

The fundamental definition of a "Personal Service Use" in municipal planning dictates a business that provides regular, interactive, face-to-face services to individuals to maintain or enhance their personal well-being or appearance (e.g., salons, medical clinics, tailors).

A commercial mini-storage warehouse is a low-interaction, high-volume real estate utility. Attempting to classify the bulk storage of dead goods as a "personal service" because those goods happen to belong to individuals is an egregious distortion of standard zoning intent. This represents an inappropriate exploit of the bylaw text to fit an industrial-style usage into a neighbourhood commercial zone.

2. Degradation of the Resort Town Gateway

Hot Springs Road is the absolute visual corridor and primary entry point for residents and tourists entering our resort community. First impressions matter immensely to our tourist-dependent economy. A commercial storage facility—characterized by windowless, fortress-like concrete block walls, security fencing, and rolled-metal bay doors—presents an aggressive industrial aesthetic.

Permitting this type of development at 889 Hot Springs Road creates a permanent visual blight at our literal front door, heavily undermining decades of municipal branding as a scenic, welcoming lakeside getaway.

3. Traffic Disruptions and Safety Hazards on a Main Arterial

A storage facility inherently attracts large, slow-moving commercial transport vehicles, including cube trucks, rental vans, and vehicles navigating heavy utility trailers. Forcing these long, cumbersome vehicles to turn across oncoming traffic and back into a facility directly off Hot Springs Road will severely disrupt traffic flow. This creates acute safety hazards on the primary route into the village, particularly during peak summer long weekends and high-volume tourist rush hours.

4. Zero Economic "Spillover" and Tourism Utility

Our local economy thrives on continuous, vibrant commercial storefronts that promote foot traffic and pedestrian expenditure. Storage facilities are "dead zones." They generate virtually zero daily employment, produce zero economic spillover for nearby storefronts, and offer absolutely no utility or attraction to the visitors who drive our economy.

4a. Corporate Approach: Woodside Smart Storage Ltd ownership group operates as an "automated real estate utility" investor. They build unstaffed, mobile-app-driven facilities. This allows the owners to manage properties from outside Harrison Hot Springs without maintaining a physical, daily employment footprint in the town

4b. The "Ghost Facility" Model (Fully Automated and Unstaffed)

Public business declarations for their flagship location in Agassiz show that Woodside Smart Storage operates on a 100% contactless, automated facility model.

- The Technology: They do not employ front-desk staff. Instead, they use a system called Easy Code 2.0 alongside PTI Security Systems.
- The Operation: Customers rent units exclusively online. They receive a digital key via a smartphone app to open perimeter gates, disarm alarms, and unlock their personal roll-up bay doors automatically.

5. Contradiction of Housing and Walkability Goals

The C-2 Neighbourhood Commercial zone is structured to promote multi-family mixed-use developments, explicitly supporting ground-floor retail with critical residential housing apartments above. This developer's proposal takes up a massive local footprint while contributing zero apartment units to our community. Approving this facility directly counteracts the Village's Official Community Plan (OCP) goals of building a dense, highly walkable, and vibrant residential-commercial node along this corridor.

6. Failure of Developer Due Diligence and Unwarranted Legislative Haste

In professional land development, it is a foundational requirement that a commercial proponent verify that a target parcel is correctly zoned for their specific business model before executing a property purchase. Woodside Smart Storage Ltd. failed this basic standard of due diligence. Rather than applying transparently for an industrial or service-commercial rezoning from the outset, the developer may have relied on a highly manipulative interpretation of "Personal Service Uses" to secure structural permits.

Compounding this failure is the alarming speed with which Council has advanced this file. Pushing Zoning Amendment Bylaw No. 1244, 2026 through its *first, second, and third readings in a single evening on May 4, 2026*, denies the public a fair and robust window for scrutiny. This extreme haste creates an appearance of bending municipal rules to retroactively fix a developer's financial and legal oversight. It sets a dangerous precedent that developers can force zoning compliance after the fact by trapping the Village in a state of manufactured urgency.

7. Prioritization of Outside Corporate Profit Over Local Resident Interests

Finally, Council must consider who truly benefits from this proposed text amendment. Woodside Smart Storage Ltd. operates as an automated, tech-driven, unstaffed real estate utility. The corporate owners and directors operate this business remotely from outside Harrison Hot Springs, using our village gateway purely as a low-overhead vehicle for outside wealth extraction. This facility will most likely employ no local staff, create no ongoing economic opportunities for our youth, and provide no daily foot traffic to support our neighboring storefronts. Approving this amendment means Council is actively prioritizing the financial interests of an absentee corporate entity over the explicit well-being, safety, and economic security of the local taxpayers who actually live here and love this community.

8. Inclusion of a Subdivided 'Market' Parcel as a Transparent Regulatory Bait-and-Switch

Furthermore, I object strongly to the inclusion of a separate, subdivided parcel designated for a 'Market-style operation' within this proposal. This is a transparent planning maneuver designed to sweeten an otherwise unacceptable industrial project.

By pre-subdividing this parcel so it can be severed and sold off at a later date, Woodside Smart Storage Ltd. is executing a classic bait-and-switch. They are using the promise of a vibrant local market to win Council's favor, while securing a legal mechanism to flip the land for a quick profit once their storage text amendment is approved. This leaves our community with a permanent, windowless storage facility and absolutely no long-term guarantee that a viable market will ever be built or sustained. It fractures the gateway corridor into mismatched, uncoordinated lots and introduces severe, conflicting traffic patterns between casual market shoppers and heavy moving trailers sharing a tight arterial access point.

8a. Compounding Traffic and Access Hazards

Separating the lot into two distinct entities creates an immediate infrastructure bottleneck on Hot Springs Road:

- **Conflicting Driving Patterns:** A market creates high-turnover traffic with tourists constantly stopping, parking, and pulling out. A storage facility utilizes large, slow-moving moving trucks and utility trailers.
- **Shared-Access Disputes:** If the parcels are sold to different owners, it forces two completely incompatible business types to share tight parking stalls, lanes, and access points right off a main arterial highway, compounding traffic congestion.

9. Conclusion

Allowing this text amendment would set a highly dangerous precedent, suggesting that any developer can alter the zoning framework of Harrison Hot Springs by intentionally mischaracterizing industrial operations as personal services.

This development serves the profit margins of Woodside Smart Storage Ltd. at the direct expense of our community's character, economic goals, and traffic safety.

I respectfully request that Council listen to its constituents, prioritize the long-term integrity of our village gateway, and **vote against Zoning Amendment Bylaw No. 1244, 2026.**

Thank you for your time and your consideration of this public submission.

Sincerely,



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

-----Original Message-----

From: Leanne Bird

Sent: June 1, 2026 2:04 PM

To: Vivian Li

Subject: PUBLIC HEARING COMMENTS

I am a Harrison local living near this site at 889 Hot springs road.

I do not support the zoning amendment. I do not support the development of a mini storage within our village.

Looking on provincial websites I see mini storage units are typically classified as industrial. We do not need or want an industrial site in our small residential neighbourhood. This does not serve our daily needs. There is a mini storage available in Agassiz if anyone needs this service.

There is a known issue within this community that we only have one evacuation route, that exact road this mini storage would be placed on. We live surrounded by forest. The threat that our village could need to evacuate is real. It could happen this year, this month.

Before any other building or re-zoning is done on our one evacuation route, I strongly encourage you to first develop a second route out of our village should we ever need it to evacuate.

I have also seen other members of the public voice concerns about flammable materials being stored within those units. I second these concerns. This is an important consideration. We live surrounded by forest. People stopping there to get items during an evacuation would also slow down our one route out (if we can use it)

I do not support this rezoning. It is an industrial business. It does not serve our local residential needs. It does not seem safe with the evacuation risk concerns, and that these types of units are known to store potentially hazardous materials.

Thank you for considering my feedback,

Leanne Bird

Sent from my iPhone

JUN 01 2026

BY VILLAGE OF HARRISON HOT SPRINGS

3:45pm

PUBLIC HEARING COMMENTS

Submitted by Allan Garneau and Teresa Omelus
641 Schooner Place, HHS

There are many concerns that we have, but this submission will focus on a few key ones.

- The yard full of storage units in such a prominent location is completely out of place.
- The proposed setback on the perimeter results in virtually zero lot line. This must present a concern to the Fire Department, but also to the residents of the adjacent facility. What access with first responders have should there be a fire behind the units?
- Having to declare the storage lockers a “personal service” in order to allow the proposal to be considered is political manipulation and a sideways move by Council.
- The definition of personal services is generally considered to include such things as hair salons, nail salons, registered massage therapists, clinics, spas, etc. They are services performed on, or to a person, and hence the definition of “personal.”
- Storage lockers are commercially available rental units that are intended to be of use by the public on a fee-basis but are not considered as personal. Trying to thwart or alter the definition of personal to gain zoning approval is an exploitation of the common good for selfish motives of a business entity trying to gain a backdoor “work-around,” to Harrison’s hodge-podge of zoning debacles. The developers are counting on prior zoning mistakes and applications of “variances” to serve their own business pockets, while failing to consider that they are increasing the downfall of the Village in doing so.
- Having a grocery store with ample parking in the location is commendable and appreciated in the Village and will be welcomed by many. However, storage lockers will add to the problem of hoarding, dereliction, and the like that often accompany this type of business if not strictly enforced or monitored. The population of the Village does not warrant storage lockers, and no amount of redefinition of “personal services” will justify them being where they are not ideal.
- Storage lockers must be well-away from residential areas, period. The location on Hot Springs Road is not it. We strongly and respectfully suggest that you reject this request.

Allan Garneau *Teresa Omelus* June 1/2026
641 Schooner Place
Harrison Hot Springs,
B.C.

-----Original Message-----

From: JOHN ALLEN

Sent: June 1, 2026 3:56 PM

To: Vivian Li

Cc:

Subject: PUBLIC HEARING COMMENTS bylaw 1244

Caution! This message was sent from outside your organization.

To

Mayor & Council

Village of Harrison Hot Springs

June 1st 2026. 3.55 pm

re;- Proposed rezoning of 889 Hot Springs Rd by text amendment.

Dera Council. For the past three years you have been processing the approval of a mini-storage facility on the old schoolhouse site as if such a facility was a permitted use on this parcel. .

It is not .

It is zoned C2 , a commercial zone. Enclosed storage facilities are an industrial use, not a commercial use . They exist in industrial areas on the margins of communities, not on prime commercial space on the main highway or in residential zones.

The property in question has seen a number of failed ventures including a gas station, pub , liquor store and and convenience store. It is exactly one acre in size because the lot was created for Harrison's first school. That lot and the area around it was zoned commercial by a more enlightened council who foresaw the need for small businesses serving the villagers , away from the tourism-dominated lakefront area. Function junction in Whistler is a good example of providing for locals.

So it is zoned C2 which allows limited uses and, importantly, "personal services" is NOT included. I have heard your staff and planners claim that " personal services " can encompass mini-storage lockers of the type sought by Mt Woodside Storage. This is completely bogus. Even if you add personal services to the permitted uses in C2, (by adopting this bylaw) that will not permit the construction of a mini-storage facility.

It is unfortunate that your current zoning bylaw is deficient in that it fails to define terms employed in the text. So there is no definition for " personal services".

that leaves us reliant on the precedents set by our provincial government and other municipalities.

That are all consistent in defining it as services provided to the body, clothing or grooming of a person. The province adds a lot of rules to protect [public health . Their " Guidelines for Personal Service Establishments, Nov. 2017, " runs to 36 pages. Nowhere does it mention storage lockers as a parsonal service.

In Kent District, storage lockers are a permitted use in the " service industrial" areas as " enclosed rental storage units". Note that this is considered an industrial use under bylaw # 1219 (page 15, para5) . On page 13 of that same bylaw, the "personal service" definition makes no mention of storage lockers as a permitted use.

Chilliwack's zoning bylaw # 2020 similarly lists personal services related to the body or clothing . It also puts such storage facilities firmly in the industrial areas.

So the only place it can go is an industrial area. Harrison has never had an industrial area and does not have one

today . So Mr. Wierks and the Village have been wasting everyone's time on a project which should have never got consideration as Harrison does not allow such industrial uses.

I sense that you will try to approve this anyway , despite there being zero support from the zoning or OCP bylaws.

The OCP is interesting. I have heard the planner say that the OCP supports this use. That is absolutely false. The OCP has a map which designated future land use. All council decisions are supposed to work towards achieving those objectives . If a future land use is specified, council is supposed to entertain developments which are consistent with the OCP objectives.

So , does the OCP map say " industrial" on 889? No, it does not . It is coloured yellow and designated as " Low Density Residential". Nothing about industrial or storage lockers. By ignoring the OCP designation, council is non-compliant with the law and good planning practices.

The OCP also has a stated objective on page 42, under 6.3 , Policies. It says " " Continue working on the beautification of the entrance corridor into Harrison Hot Springs".

What you are proposing is the exact opposite of this policy. An industrial use on the main road into our village would be aesthetically disastrous. Much like the proposal to put the public works yard on the current school site

Council is required to follow the OCP and to consider the " form and Character" of all developments. This means that you must reject this scheme and stick to either the C2 commercial zoning or change it to low-density residential. You cannot make it industrial.

I will be happy to answer any questions you may have.

Yours, John J. Allen , 398 Hot Springs Road.