HARRISON HOT SPRINGS

Naturally Refreshed

OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022 (CONSOLIDATED)

Consolidated to: November 3, 2025

THIS DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY with the following amending bylaws. Individual copies of this bylaw and any of the below bylaws are available at the Village Office. For legal purposes, copies of the original bylaws should be obtained.

Record of Amendments to Official Community Plan Bylaw No. 1184				
Amending Bylaw No.	**Text**	**Schedule**	**Summary of Amendment**	**Date of Adoption**
1229		X	Section 2.4 replaced, section 3.2.1 added, section 3.3 (c) to (o) added, section 3.4 replaced	November 3, 2025

HARRISON HOT SPRINGS

Naturally Refreshed

OFFICIAL COMMUNITY PLAN

BYLAW NO. 1184, 2022

CONSOLIDATED TO: NOVEMBER 3, 2025

VILLAGE OF HARRISON HOT SPRINGS
OFFICIAL COMMUNITY PLAN BYLAW NO. 1184, 2022

WHEREAS section 472 of the *Local Government Act* authorizes a local government to enact an Official Community Plan Bylaw;

AND WHEREAS section 485 of the *Local Government Act* authorizes a local government to designate a Development Approval Information area;

AND WHEREAS section 488 of the *Local Government Act* authorizes a local government to designate a Development Permit area;

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

TITLE, PURPOSE, APPLICATION, SEVERABILITY, DEFINITIONS, AND EFFECTIVE DATE

Title

This Bylaw may be cited for all purposes as the "*Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022".*

Purpose

The purpose of this Bylaw is to assist the Village Council, residents, businesses, and landowners by establishing objectives and policies concerning the form and character of future development and land uses in the community.

Application of the Bylaw

This Bylaw applies to all Lands, including the surface of water, and all uses, Buildings and other Structures located within the boundaries of the Village of Harrison Hot Springs, as amended from time to time, and as shown on Map "1", the Land Use Designation Map, which is attached hereto and forms part of this Bylaw.

Severability and Definitions

a) If any section, subsection, paragraph, sentence, clause, phrase or schedule of this Bylaw is for any reason found invalid by the decision of any Court of competent jurisdiction, such decision must not affect the validity of the remainder of this Bylaw or the validity of the Bylaw as whole.
b) Unless otherwise defined here the definitions contained within this Bylaw have the same definition, as outlined in the *Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017*, as amended from time to time.
c) Schedule "A" Village of Harrison Hot Springs Official Community Plan Bylaw No. 1184, 2022 which is attached hereto and forms part of this Bylaw.

REPEAL

The *Village of Harrison Hot Springs Official Community Plan Bylaw 864, 2007* and all amendments thereto are hereby repealed, effective the date of the adoption of this Bylaw.

READINGS AND ADOPTION

READ A FIRST TIME THIS 24TH DAY OF AUGUST 2022

AMENDED AND READ A SECOND TIME THIS 24th DAY OF AUGUST 2022

PUBLIC HEARING HELD THIS 20th DAY OF SEPTEMBER 2022

RECONSIDERED AMENDED AND READ A THIRD TIME THIS 23rd DAY OF SEPTEMBER 2022

RESCINDED SECOND AND THIRD READING THIS 14th DAY OF MARCH 2023

AMENDED AND READ A SECOND TIME THIS 19th DAY OF JUNE 2023

SECOND PUBLIC HEARING HELD THIS 9th DAY OF AUGUST 2023

RECONSIDERED AMENDED AND READ A THIRD TIME THIS 3rd DAY OF APRIL, 2024

ADOPTED THIS 3rd DAY OF APRIL, 2024

AMENDMENT BYLAW NO. 1229 ADOPTED THIS 3RD DAY OF NOVEMBER, 2025

"Ed Wood"_____
Mayor

"Amanda Graham"_____
Corporate Officer

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1.0 INTRODUCTION

1.1 Purpose of the Official Community Plan

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

The Official Community Plan is intended to provide a degree of certainty to the Village Council, residents, businesses, and landowners by establishing objectives and policies concerning the form and character of future development and land uses in the community.

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

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

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

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

- Proposed land uses and land development policies
- Municipal Services such as transportation, and infrastructure requirements
- Environmentally sensitive areas, and parks and open spaces
- Housing needs and policies
- Hazardous Area requirements
- Public facilities including schools
- Neighbourhood character
- Social policies
- Greenhouse Gas (GHG)targets, and

- Building and landscape design guidelines

2.0 COMMUNITY VISION AND GOALS OF THE PLAN

The principles outlined below are an important philosophical statement on how the Village wishes to evolve over the life of this plan and in turn this provides the framework for future land development.

2.1 Vision of the Plan

The overall goal of the OCP is the continued implementation of a pattern of settlement and land use in accordance with the OCP's objectives. Recognizing that communities are dynamic in nature, the underlying principle of the OCP is to ensure that if changes happen within the Village, they respect both man-made and natural attributes and be sustainable. Development must be responsive to the opportunities and constraints offered by the unique geography of each site, respect the past and be compatible with the current values of the community, as expressed through this OCP. The long-term vision for the development of this plan is as follows;

> **A residential and resort community with an attractive and inviting Village core of shops and services. A strong commitment to maintaining the scenic qualities, the environment, the quality of life and the vibrant and cultural life combined with a high standard of development.**

2.2 Goals of the OCP

The following goals are derived from the vision statement which was shared with the community and reinforced during the public participation process. To achieve the OCP's vision, the following ten (10) goals expand and sets the framework for this OCP.

Goal 1: Provide efficient, equitable and affordable public services

The strategy to achieve this goal is to ensure that water supply, wastewater treatment and other services meet acceptable standards throughout the Village, that they are coordinated with long-term development growth and that they are equitably financed. New development is expected to pay its fair share of infrastructure and public services expansion costs.

Goal 2: Establish a distinct, pedestrian-oriented Village centre with a range of commercial services

The strategy to achieve this goal is to encourage Village centre development for a variety of commercial and tourism uses and to provide public works and traffic and parking management that facilitate a pedestrian-friendly environment. The Design Guidelines policy will provide a framework for downtown lakeshore revitalization of private and public spaces in an integrated manner.

Goal 3: Develop tourism and recreation features and activities for the benefit of residents and visitors

The strategy to achieve this goal is to support the development of and the expansion of the parks, trails, and pathway system, enhance the image and identity of the Village, and encourage high quality development in the lakeshore and tourist commercial areas. The aim is to expand the destination resort qualities and recreational opportunities.

Goal 4: Protect views of the lake and the surrounding mountains

The strategy to achieve this goal will focus on protecting and enhancing the views to the lake from key sites on Lillooet Avenue and Esplanade Avenue and encouraging future lakeshore development that takes account of the need to protect views of the mountains and lake. It will also support measures to prevent adverse effects of logging on scenic values.

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

The strategy to achieve this goal involves upgrading wastewater management systems, managing stormwater drainage and runoff, limiting campfires, and protecting important natural habitats and ecosystem functions. The development of a substantial park and trail system and conservation and restoration of the Miami River will also assist in this goal. In order to ensure the protection or appropriate replacement in the urban forest canopy, all development must be guided by and subject to the Village's Tree Protection Bylaws and the Urban Forest Master Plan, as amended from time to time.

Goal 6: Promote compatible residential and tourism development and community relationships

The strategy to achieve this goal is to protect residential neighbourhood quality, manage traffic impacts and encourage community collaboration in addressing visitor-resident issues. A major challenge is to provide for increased residential and tourism growth and a coordinated approach to land use and transportation issues that serves the needs of both sectors. This includes wherever possible, separating incompatible land uses and controlling traffic and parking.

Goal 7: Manage traffic and parking and promote transportation alternatives

The strategy to achieve this goal is to manage traffic flows and parking so as to minimize congestion and disturbance of residential areas, and to provide a bicycle and walking path network. Visitor parking is a key issue. The livability and attractiveness of the community will depend upon the ability to manage seasonal traffic volumes.

Goal 8: Provide for a mix of housing types for all ages and incomes

The strategy to achieve this goal is to designate lands for a variety of housing types and to provide density bonus incentives for affordable and special groups housing. A diverse supply of housing, including seniors housing is important to the future character of the community.

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

The strategy to achieve this goal is to continue support either the federal or provincial agencies that are looking to restore the natural flows, improve water quality and protect riparian and watershed functions. Miami River is a key feature in managing drainage and flooding, enhancing the quality of the environment, and implementing the tourism development strategy of the Village.

Goal 10: Reduce community greenhouse gas emissions

Recognizing the importance of long-term emission reductions and the significance of the Provincial government's targets, the Village of Harrison Hot Springs will strive to reduce community greenhouse gas emissions to 16% below 2020 levels by 2030. The strategy to achieve this goal is to encourage a compact and complete Village centre, facilitate and re-design transportation infrastructure and services that increase alternative transportation and reduce private vehicle use, encourage more energy-efficient buildings and renewable, low-carbon energy sources, and reduce waste generation and landfill disposal.

2.3 Village Profile

The Village is located within the Fraser Valley Regional District and is a destination community that offers residents and visitors, scenic surroundings, a natural hot springs, and a developed tourism industry. All of these attributes

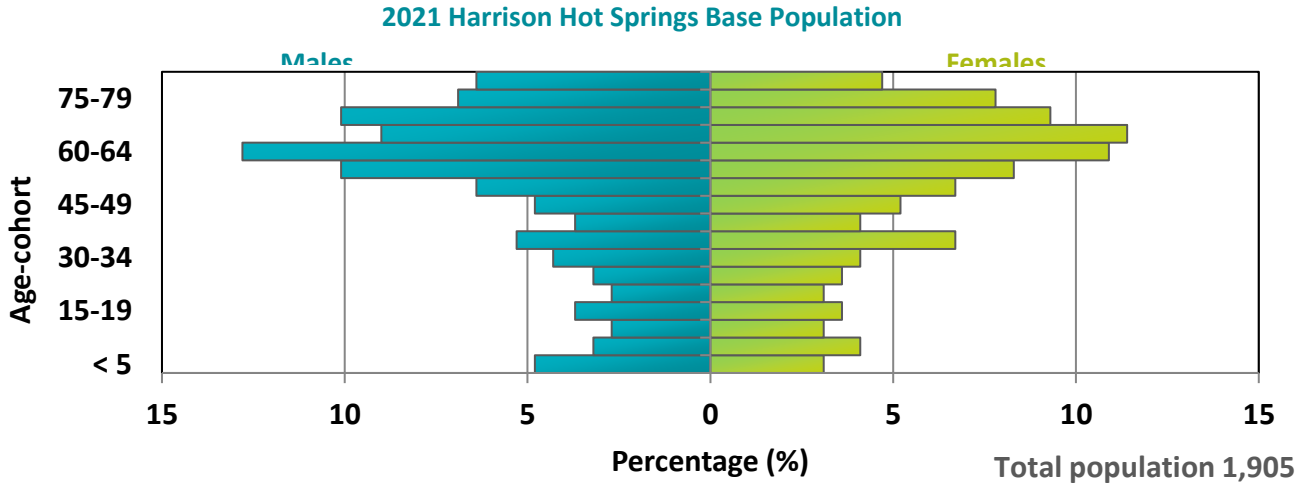
make Harrison Hot Springs a great place to stay over both the short and long terms. With respect to the developed tourism industry the following labour statistics indicate that the tourism industry is the main driver of the local economy.

In addition to the developed tourism industry the Village has experienced a growth in the number of business licenses issued since 2015. The number of business licences issued has grown by almost 85% over the past seven (7) years, as outlined in the chart below.

Business Licenses Issued (2015-2022) **Source: Village Office, 2022**

Business Type	2015	2016	2017	2018	2019	2020	2021	2022
Amusement/Recreation	18	18	18	18	18	19	19	19
Contractor	2	2	2	2	2	2	3	3
Non-resident Contractor	12	12	13	15	16	20	22	22
Home Occupation	14	15	15	17	22	22	25	26
Lodging	5	5	5	8	10	10	10	10
Miscellaneous	3	3	3	5	6	6	9	10
Personal Services	1	2	2	2	2	2	4	4
Restaurant/Food Services	13	14	15	19	22	23	26	26
Retail	8	8	8	9	10	10	11	11
Service Station	1	1	1	1	1	1	1	1
Suite Rentals	1	1	1	1	1	3	8	8
Inter-Municipal						3	3	4
Totals	**78**	**81**	**83**	**97**	**110**	**121**	**141**	**144**

The population of Harrison Hot Springs grew during the period from 1996 to 2006, when the Statistics Canada Census reported 655 people in 1991, 898 in 1996, 1,343 in 2001, and 1,573 in 2006. The population receded slightly to 1,468 in 2011 and 2016. Today the 2021 census indicates the village has a population of 1,905 which is a change of almost 30% (29.8%) from its 2016 population of 1,468. Listed below is the current population breakdown.



2.4 Regional Context Statement

To support the Regional Growth Strategy of the Fraser Valley Regional District (FVRD), and the vision statement "the Fraser Valley Regional District will be a network of healthy, vibrant, distinct, and sustainable communities that accept responsibly managed growth while being committed to protecting the land resource and the natural environment to ensure that a high quality of life is accessible to all. "

The FVRD through the *Fraser Valley Future 2050: Regional Growth Strategy,* sets out a framework to guide member communities, jointly and individually, in pursuing the vision described above. The RGS identifies eight goals, and the Village of Harrison Hot Springs' OCP and other supplemental plans or policies are outlined below that demonstrate the Village's alignment on addressed these goals.

RGS 1.0 Collaboration

RGS Goal:	To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures and neighbours.
RGS Policy 1.1	Build and strengthen relationships with Indigenous communities and governments
RGS Policy 1.2	Work together to ensure success

The relevant Harrison Hot Springs bylaws, supplemental policies or OCP policies that support this RGS goal and subsequent policies are identified below:

Listing of Bylaws and Supplemental policies that support this RGS goal

a. Within the Village's *Development Procedures Bylaw No. 1214, 2025*, specifically s 12, allows for the referral of a development tool to various agencies or level of government "Subject to direction from Council, staff may be authorized to refer the Application to other Village Departments, any external agencies, societies, organizations or any level of government. The suggested referral list will be prepared by staff and submitted to the Council for their review. Council may accept, reject, or amend this list as they deem appropriate."

b. The Village leadership and the Sts'ailes' leadership meets on a regular basis through the use of the Community-to-Community communications tool.

Listing of Harrison Hot Spring OCP policies that support this RGS goal

c. Section 2.5 entitled Indigenous History and Context, indicates the following.

"The Village of Harrison Hot Springs is committed to restoring some of Sts' ailes' lost connections and opportunities resulting from being displaced and disposed in their own territory."

d. Section 3.3 (a), "the Village will partner with other government agencies, the private sector, non-profit organizations and service agencies to pursue affordable housing options."
e. The Village works with the province on the Riparian Protection process as outlined in s. 4.7.
f. Section 6.2 (g) requires the Village to work with the province and the federal governments to "Encourage the development of boating and fishing activities and related moorage and launching facilities." In addition to this policy 6.3(b) requires the village to work with the District of Kent, the

Ministry of Transportation and Transit and any local community group by "Continue to work on the beautification of the entrance corridor into Harrison Hot Springs."

g. Section 8.2 (a) indicates the following "Recognize the jurisdiction of the Agricultural Land Commission over the ALR lands, as well as the interests of the private and public owners." In addition to this policy 8.3(a) indicates the following "Council recognizes that lands designated within the Agricultural Land Reserve is limited to the specific uses set out in the *Agricultural Land Commission Act."*
h. Section 9.2 (c) indicates the following when reviewing water standards, the Village must "Meet or exceed all Provincial and Federal water and ambient water quality standards."
i. Section 10.2 (b) ensures that the Village will work collaboratively with the following statement, "Work with other governments and private agencies to ensure community services are available at a level appropriate to the needs of the local residents and their ability to pay."
j. Parks and Open Spaces Policy 12.3 (c) indicate the following "Council intends to work co-operatively with the District of Kent and the Fraser Valley Regional District on a number of initiatives of mutual benefit."

RGS 2.0 Economic Strength and Resiliency

RGS Goal:	To realize the region's economic potential by providing opportunities in employment and education that will grow the economy by building on the region's strengths.
RGS Policy 2.1	To protect and support employment lands
RGS Policy 2.2	Promote growth and development in agriculture
RGS Policy 2.3	Create opportunities for employment and education
RGS Policy 2.4	Work to attain the region's full tourism potential

The relevant Harrison Hot Springs OCP policies that support this RGS goal and subsequent policies are as follows:

Listing of Harrison Hot Spring OCP policies that support this RGS goal

a. Goal #3 of the Official Community Plan focuses upon developing tourism and recreational activities for the community, with the following statement.

"The strategy to achieve this goal is to support the development of and the expansion of the parks, trails, and pathway system, enhance the image and identity of the Village, and encourage high quality development in the lakeshore and tourist commercial areas. The aim is to expand the destination resort qualities and recreational opportunities."

b. Within the Development Framework section of the OCP is the following Overall Development Concept directive;

"3.1 Tourism Development:

Increased economic opportunities for tourism growth and outdoor recreation activities compatible with adjacent residential land uses; to be guided by a long-term Tourism Development Strategy that focuses on the future of tourism in Harrison Hot Springs."

c. Within the Lakeshore Planning Area, as outlined in s. 5.2, is the following;

"Encourage private investment in a range of tourist accommodation facilities and other complementary tourist-oriented facilities to take full advantage of the natural features of this area, including proximity to the beach and lake, recreation opportunities and scenic views, in a manner that contributes to the quality of the built environment."

d. Within the Village Centre Area designation, is the following;

"5.4.2 Village Centre Area

Within this area, a range of commercial, residential, and public uses are promoted, with emphasis on encouraging commercial facilities and mixed commercial – residential developments that maintain public views of the lake at key locations. A diverse range of uses will be supported, including personal service establishments, banks, business, and professional offices, as well as retail and grocery stores that support a complete community."

e. Within the Waterfront Commercial Area designation is the following;

"5.4.3 Waterfront Commercial Area

Within this area, the preferred form of Development is tourist-oriented commercial uses such as hotels, motels, resorts, restaurants, and specialty retail stores. As illustrated on Map #1, Council encourages hotel resort development at the east end of Esplanade Avenue, and along the Miami River. New multi-unit residential Development may be permitted, but only if the Development includes a commercial component, with preference given to tourist-oriented commercial uses. The commercial component of a mixed-use Development is to be at ground level and oriented to the abutting street in such a manner as to accommodate safe and convenient pedestrian access."

f. Within the Lakeshore Marine Tourist Commercial Area designation is the following;

"5.4.4 Lakeshore Marine Tourist Commercial Area

Within this area, a range of marine-oriented tourism uses such as marinas, restaurants, retail services, small hotels or residential developments are permitted. This development provides for 'marina accommodation' that caters to the boating tourist, boating residential tourist, and recreational development. Hotels or residential developments integrated with marina operations may be considered. Public community space and a public community facility are to be encouraged within this area."

g. Within the Commercial Development policies, specifically section 6.2, the Objectives are the following comments;

"6.2 Objectives

a. Encourage the development of a distinct Village Centre with a full range of commercial services.
b. Encourage the development of year-round tourism facilities and activities compatible with the natural setting and environment of the community and surrounding area, including development of a parks and trail system.
c. Encourage the development of a distinct Village Centre with a full range of commercial services

d. Encourage the development of year-round tourism commercial development in Harrison Hot Springs as a key element of the Village's strategy for maintaining and strengthening the economic base of the community.
e. Ensure sufficient land for various forms of tourism commercial development suitably located in the community, recognizing the changing nature of tourism demand.
f. Ensure a high standard of commercial development, emphasizing compatibility with existing land uses nearby and the overall character of the community.
g. Encourage the development of boating and fishing activities and related moorage and launch facilities.
h. Encourage artisan, craft, and culturally oriented accessory uses in appropriate land use zones with a focus on Hot Springs Road."

h. In addition to the above Council through policies 8.2(a) and 8.3 (a) recognizes the jurisdiction of the Agricultural Land Commission over the Agricultural Land Reserve (ALR) lands.
i. ALR lands are identified on Map #1, Land Use designation Map.

Listing of supplemental policies that supports this RGS goal

j. The Harrison Hot Springs Resort Strategy 2019-2021. As Harrison Hot Springs is a tourism-based municipality, this strategy focuses on increasing tourism-based programs and services to further develop Harrison Hot Springs' tourism economy.

RGS 3.0 Living Well

RGS Goal:	To ensure that the region is inclusive where everyone is able to maintain a high quality of life, regardless of age, income, or ability.
RGS Policy 3.1	To promote healthy and inclusive living
RGS Policy 3.2	Supports arts and culture initiatives
RGS Policy 3.3	Protects and enhances parks and recreation lands

The relevant Harrison Hot Springs OCP policies and supplemental activities that support this RGS goal and subsequent policies are as follows:

Listing of Harrison Hot Spring OCP policies that support this RGS goal

a. Within the OCP, is the following Overall Development Concept directive;

"Park and Trail System Development:

An integrated system of parks and trails that expands the outdoor recreation and tourism activities, linking Hot Springs Road, Miami River, the East Sector, the lakeshore, the Harrison River, and other features. The community has expressed continued support for managed growth that emphasizes protection of the natural environment and scenic values, development of the Village Centre, and improved streetscapes, and features that support a high-quality tourism destination and community."
b. Section 3.4 addresses Community Amenity Contributions, which are no longer applicable. In-lieu of this the Village will be setting up an Amenity Cost Contribution Bylaw as allowed by the current provincial legislation.
c. Promotion of waste reduction, reuse and recycling as outlined in s 9.1.
d. Upgrade wastewater treatment facilities and water distribution, as and when required in s. 9.2.

e. Section 10.3 (c) indicates the following;

"c. Encourage the Health Authority to consult with Council regarding the need to maintain, and, as required to expand the health facilities."

Listing of supplemental activities that supports this RGS goal

f. On October 20, 2025, Council adopted a Parks and Trail Master Plan which replaces a plan created in 2008. This plan identifies eight (8) new goals and recommendations.

RGS 4.0 Community Building

RGS Goal:	To create compact, complete communities that strengthen urban centres, maintain rural character, and offer choice and affordability in housing.
RGS Policy 4.1	Concentrate growth in urban centres
RGS Policy 4.2	Maintain the character of rural communities in electoral areas (this is not applicable to Harrison Hot Springs)
RGS Policy 4.3	Promote sustainable regionally scaled resort development (this is not applicable to Harrison Hot Springs)
RGS Policy 4.4	Ensuring housing choice and affordability

The relevant Harrison Hot Springs OCP policies that support this RGS goal and subsequent policies are as follows:

Listing of Harrison Hot Spring OCP policies that support this RGS goal

a. Goal #8 indicates the following;

"Goal 8: Provide for a mix of housing types for all ages and incomes

a. The strategy to achieve this goal is to designate lands for a variety of housing types and to provide density bonus incentives for affordable and special groups housing. A diverse supply of housing, including seniors housing is important to the future character of the community."

b. Section 3.2 indicates the following;

"…. and s. 473(2) of the *Local Government Act* as amended from time to time, the Council will continue to work with developers, and other non-profit groups on securing affordable rental and special groups housing, …."

c. Section 3.3 outlines the Village's Housing Objectives, as noted below;

"3.3 Objective:

Recognition of the importance of housing as a fundamental part of individual and community health and ensure that all residents have an affordable and adequate place to live. Progress can be measured by:

a. An increase in number of non-market housing units created, as a percentage of total units; and or
b. A healthy and stable vacancy rate.

The Village policies include but are not limited to the following:

a. Protect existing affordable rental housing stock.
b. Require any affordable housing amenity to be supported by appropriate legal and enforceable instruments, such as Housing Agreements.
c. Investigate the use of inclusionary zoning to require any potential density increase to incorporate a proportion of affordable units.
d. Investigate zoning bylaw amendments to apply residential rental tenure zoning in appropriate locations.
e. Amend the zoning on parcels to provide for additional density for purpose-built rental and affordable housing.
f. Consider opportunities to incentivize new affordable housing.
g. Consider implications on housing costs and affordability when developing or amending land use and development policy and regulation.
h. Support subsidized housing, supportive housing, and non-market housing for vulnerable populations such as seniors, and or low-income.

In addition to the above the Village will work with others to:

a. Partner with other government agencies, the private sector, non-profit organizations, and service agencies to pursue affordable housing opportunities.
b. Explore governance options for delivering and managing affordable housing.
c. Identify and engage key stakeholders and service providers in the delivery of affordable housing."

d. Section 5.4.2 indicates the following statement:

"A diverse range of uses will be supported, including personal service establishments, banks, business, and professional offices, as well as retail and grocery stores that support a complete community."

e. Section 7.2 (b), states the following:

b. "Encourage the provision of an adequate supply of affordable housing, rental housing, and special groups housing, with an emphasis on meeting the needs of seniors and special needs groups."

f. Section 7.3.4 under the heading of Affordable, Rental and Special Groups Housing, is the following:

a. "Council will encourage the provision of affordable, rental, and special groups housing as part of new housing Developments provided by the private sector, non-profit societies, or any agency of the Provincial or Federal governments, with the emphasis on providing housing oriented to the special needs of senior citizens."

Listing of supplemental activities that support this RGS goal

g. The Village recently adopted a Village Lands Master plan, which supports the Village exploring partnerships to support affordable, rental, and special needs housing.

RGS 5.0 Ecosystem Health

RGS Goal:	To protect the air, water, and biodiversity on which we depend.
RGS Policy 5.1	Monitor, study, protect and improve air quality
RGS Policy 5.2	Protect watershed health
RGS Policy 5.3	Protect biodiversity

The RGS aims to protect air quality, water quality and natural environment, and proposes various regional initiatives for environmental stewardship.

The relevant Village OCP policies, bylaws or supplemental policies that support this RGS goal and subsequent policies are identified below:

Listing of the relevant OCP policies that support this RGS goal

a. Goal # 5, under the heading of Protect and maintain air, water quality and biodiversity, is the following;

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

The strategy to achieve this goal involves upgrading wastewater management systems, managing stormwater drainage and runoff, limiting campfires, and protecting important natural habitats and ecosystem functions. The development of a substantial park and trail system and conservation and restoration of the Miami River will also assist in this goal. In order to ensure the protection or appropriate replacement in the urban forest canopy, all development must be guided by and subject to the Village's Tree Protection Bylaws and the Urban Forest Master Plan, as amended from time to time."

b. Goal # 9, under the heading Restore and protect the Miami River and related aquatic systems, is the following;

"Goal 9: Restore and protect Miami River and related aquatic systems

The strategy to achieve this goal is to continue supporting either the federal or provincial agencies that are looking to restore the natural flows, improve water quality and protect riparian and watershed functions. Miami River is a key feature in managing drainage and flooding, enhancing the quality of the environment, and implementing the tourism development strategy of the Village."

c. Promote Miami River protection and rehabilitation as outlined in section 4.7.
d. Undertake environmentally sensitive areas inventory *as* outlined in sections 3.8.2, and 3.10.
e. Protect forest cover on land designated as Resource Lands as per section 8.2(b).
f. Promote the "reduce, reuse and recycle" approach to waste management as per section 10.2(b).

Listing of Bylaws that also support this RGS goal

g. Protect environmental values through the designation of development approval information areas that achieve specific environmental objectives, as outlined in section 3.5 and followed up through the adoption of the *Village of Harrison Hot Springs Development Approval Information Bylaw, 1210, 2024*, Schedule A, Natural Environment.

RGS 6.0 Transportation and mobility

RGS Goal: To develop an integrated, safe and efficient transportation system for the people and goods that promote transit, walking, and cycling, and minimize the transportation system's impact on air quality.

RGS Policy 6.1 Create a region-wide network of affordable and convenient transportation options that safely and efficiently facilitates the movement of people and goods

RGS Policy 6.2 Promote active and alternative forms of transportation that prioritizes pedestrians and cyclists

The relevant Harrison Hot Springs OCP policies and supplemental activities that support this RGS goal and subsequent policies are as follows:

Listing of OCP policies that supports this RGS goal

a. Goals # 2 and # 7 both state the following;

"Goal 2: Establish a distinct, pedestrian-oriented Village centre with a range of commercial services

The strategy to achieve this goal is to encourage Village centre development for a variety of commercial and tourism uses and to provide public works and traffic and parking management that facilitate a pedestrian-friendly environment. The Design Guidelines policy will provide a framework for downtown lakeshore revitalization of private and public spaces in an integrated manner."

Goal 7: Manage traffic and parking and promote transportation alternatives

The strategy to achieve this goal is to manage traffic flows and parking so as to minimize congestion and disturbance of residential areas, and to provide a bicycle and walking path network. Visitor parking is a key issue. The livability and attractiveness of the community will depend upon the ability to manage seasonal traffic volumes."

Listing of supplemental activities that support this RGS goal

b. The creation of the Road, Bridge, and Active Transportation Plan in 2019.

RGS 7.0 Infrastructure and Services

RGS Goal: To provide efficient, sustainable and cost-effective services that contribute to compact sustainable growth.

RGS Policy 7.1 Provide safe and efficient access to basic utilities

RGS Policy 7.2 Ensure responsible management of solid waste

The relevant Harrison Hot Springs OCP policies and supplemental activities that support this RGS goal and subsequent policies are as follows:

Listing of OCP policies that supports this RGS goal

a. Goal #1 indicates the following;

"Goal 1: Provide efficient, equitable and affordable public services

The strategy to achieve this goal is to ensure that water supply, wastewater treatment and other services meet acceptable standards throughout the Village, that they are coordinated with long-term development growth and that they are equitably financed. New development is expected to pay its fair share of infrastructure and public services expansion costs."

b. Promote the concept of the "reduce, reuse and recycle" approach to waste management policy as per s. 10.2(b)."

RGS 8.0 Climate Change

RGS Goal:	To mitigate the region's impact on global climate change and adapt to the impacts of climate change on the region.
RGS Policy 8.1	Mitigate the region's impact on global climate change
RGS Policy 8.2	Adapt to the impacts of climate change

The relevant Harrison Hot Springs OCP policies and supplemental activities that support this RGS goal and subsequent policies are as follows:

Listing of OCP policies that supports this RGS goal

a. Goal #10 indicates the following;

"Goal 10: Reduce community greenhouse gas emissions

Recognizing the importance of long-term emission reductions and the significance of the Provincial government's targets. The strategy to achieve this goal is to encourage a compact and complete Village centre, facilitate and re-design transportation infrastructure and services that increase alternative transportation and reduce private vehicle use, encourage more energy-efficient buildings and renewable, low-carbon energy sources, and reduce waste generation and landfill disposal."

The use of a Greenhouse Gas (GHG) emissions Development Permit Area tool, as outlined in section 4.6

2.5 Indigenous Context and History

The Village of Harrison Hot Springs is located in Sts'ailes territory and the Village is committed to working with Sts'ailes leadership now and in the future, in the spirit of reconciliation, and for the betterment of both communities. A strengthened relationship between the Village and Sts'ailes will contribute to the successful alignment and implementation of both community's values and visions, particularly with respect to stewarding the natural environment, promoting sustainable eco-tourism opportunities, and ensuring controlled growth in the Village and surrounding areas.

Sts'ailes is a Coast Salish Halkomelem speaking tribe linked with surrounding Indigenous Peoples though kinship, language, trade, intermarriage, ceremonies, and stories. Before Europeans arrived, Sts'ailes households lived near the hotsprings in a village known as Qwó:íls . Besides the cultural and healing properties of the hot springs, the Sts'ailes and their neighbours valued and utilized abundant local resources including a tall grass (mats'el or th'a:xey), stone outcrops for tools, and all species of salmon. Qwó:íls was also an important nexus

for movement between Harrison Lake, Harrison River, and the Fraser River. The overland Whippoorwill Point trail has great antiquity, being commonly used by Sts'ailes people who stowed their canoes in order to bypass strong winds on Harrison Lake. Today the Village of Harrison Hotsprings is home to Qwóltz Park.

Since time immemorial, the ancestors of the Sts'ailes people lived in dozens of settlements like Qwó:íls along the shorelines of the lakes and rivers of their Xaxa Temexw (Sacred Earth). Sts'ailes histories tell how the first ancestors came from the sky, made lives for themselves in the Harrison Watershed, forged powerful kinship bonds with other living plants and animals, and developed the skills, practices, and respect to live and thrive. The Village of Harrison Hot Springs is committed to restoring some of Sts'ailes' lost connections and opportunities resulting from being displaced and disposed in their own territory.

2.6 Public process utilized for the development of this OCP

Various tools were utilized to solicit and include public input into this OCP. The tools utilized are listed below;

i. Community surveys,
ii. Pop-up events,
iii. World café,
iv. An Open House series,
v. Public Hearing.







3.0 DEVELOPMENT FRAMEWORK

3.1 Overall Development Concept

The overall development concept is a broad summary of the general land use priorities for the future of Harrison Hot Springs, consistent with the Goals of the OCP. The elements of this concept are as follows:

Village Centre:

Development of a compact, pedestrian-oriented town centre with mixed use commercial and residential development, a range of services and a comprehensive design theme for buildings and streetscape; to be guided by the Village Design Guidelines.

Lakeshore Development:

Enhancement and extension of the lakeshore park and walkway from the hot springs source site on the west to the marinas on the east, protection of the views of the lake, development of the hot springs source site, and review of parking and road system.

Residential Development:

Expansion of multi-family residential uses in the Village Centre, townhouse development near Lillooet Avenue east, and low-density residential development in central/south Harrison, with appropriate traffic management to protect residential quality.

Tourism Development:

Increased economic opportunities for tourism growth and outdoor recreation activities compatible with adjacent residential land uses; to be guided by a long-term Tourism Development Strategy that focuses on the future of tourism in Harrison Hot Springs.

Park and Trail System Development:

An integrated system of parks and trails that expands the outdoor recreation and tourism activities, linking Hot Springs Road, Miami River, the East Sector, the lakeshore, the Harrison River, and other features.

The community has expressed continued support for managed growth that emphasizes protection of the natural environment and scenic values, development of the Village Centre, and improved streetscapes, and features that support a high-quality tourism destination and community.

3.2 Village Housing

The Council undertook a Housing Needs Assessment in 2019. Listed below is a summary of the anticipated housing needs, as identified in this report for the next five years.



Future Housing Needs

General

- It is anticipated that in the next five years, the addition of several units of 1–2-bedroom housing will adequately service the community as its demographics shift. There may be a limited need for new 3-bedroom units for families.
- There is not an anticipated need for a significant housing stock increase, as the population increase will be slow. Instead, there is a need to continue to monitor housing stocks to ensure that market housing needs are being met and the rate of building reflects the population increase.
- The 2020 anticipated housing need projection shows an increase in bachelor, 1- and 2-bedroom dwellings to support a wider variety of family and lifestyle needs.
- From 2022 onwards, the need for additional bachelor units will decrease; instead, an anticipated need for more 1–2-bedroom units are indicated, reflecting a community that currently chooses a majority of detached homes, but may need to transition into smaller accommodations as the community ages.

Seniors

- Though the population is not projected to increase to levels that would require large increases in housing stock, an ageing population and shift towards seniors ageing in place will require more housing units for fixed or low-income seniors.
- An ageing population and an average household size of 2.0 demonstrates a potential need for smaller housing typologies in the future as those currently living in detached homes look to downsize.

Workforce

- Given the dependency on workers from the neighbouring community and greater region it might be worth understanding opportunities and needs for housing more of the workforce within Harrison or at least in Kent.
- Ensuring the right balance between vacation homes and workforce homes means that part-time vacationers actually have someone to serve them when they are in Harrison.
- A mix of accommodation types targeted at the workforce might include purpose-built market rental dwellings and potentially more affordable ownership dwellings restricted to employees.

Source: Harrison Hot Springs Housing Needs and Supply Report, November 27, 2019, prepared by the Centre for Sustainability and M'akola Development Services, pages 26-27.

3.2.1 Council's approach to addressing Housing issues in Harrison Hot Springs

Where the need is demonstrated, collaborate and partner with senior governments, Fraser Health, the non-profit housing sector and the development community to facilitate the retention and development and operation of projects across the housing spectrum including shelters, transitional housing, Abbyfield housing, flexible housing sharing and cohousing, complex care, supportive housing, non-market housing, co-op housing, and affordable

rental and ownership housing for singles, families, youth and seniors with the goal of expanding the amount of non-market units in the village.

In addition, council will exempt these types of developments from the payment of any Development Cost Charges, the requirement for any Development Approval Information requirements, the payment of any Amenity Cost Charges, and various Land Use Zoning regulations.

3.3 Objective:

Recognition of the importance of housing as a fundamental part of individual and community health and ensure that all residents have an affordable and adequate place to live.

Progress can be measured by:

a. An increase in number of non-market housing units created, as a percentage of total units; and or
b. A healthy and stable vacancy rate.

The Village policies include but are not limited to the following:

c. Protect existing affordable rental housing stock.
d. Require any affordable housing amenity to be supported by appropriate legal and enforceable instruments, such as Housing Agreements.
e. Investigate the use of inclusionary zoning to require any potential density increase to incorporate a proportion of affordable units.
f. Investigate zoning bylaw amendments to apply residential rental tenure zoning in appropriate locations.
g. Amend the zoning on parcels to provide for additional density for purpose-built rental and affordable housing.
h. Consider opportunities to incentivize new affordable housing.
i. Consider implications on housing costs and affordability when developing or amending land use and development policy and regulation.
j. Support subsidized housing, supportive housing, and non-market housing for vulnerable populations such as seniors, and or low-income.

In addition to the above the Village will work with others to:

a. Partner with other government agencies, the private sector, non-profit organizations, and service agencies to pursue affordable housing opportunities.
b. Explore governance options for delivering and managing affordable housing.
c. Identify and prioritize village-owned or underutilized sites for potential subsidized housing projects.
d. Use Housing Agreements and long-term covenants to secure affordability in subsidized housing units.
e. Advocate for provincial and federal funding to support the capital and operational costs of subsidized housing in the Village.
f. Consider rezoning or density bonusing for developments that include Rent Geared to Income (RGI) units secured by legal agreements.
g. Promote small-scale supportive housing models, such as but not limited to Abbeyfield Homes and other transitional housing styles that are compatible with the Village's residential character and demographic needs.
h. Encourage development applications that address identified housing gaps.
i. Prioritize the use of Village-owned lands for initiatives that advance social well-being, with a focus on affordable and supportive housing.
j. Permit affordable and supportive housing in all land use designations that allow for residential or mixed-use development.

k. Encourage inclusive design standards that enable aging in place and accommodate people with varying physical or cognitive abilities.
l. Explore opportunities to secure a proportion of housing units through the rezoning process.
m. Continue to encourage and facilitate investment from senior levels of government to enhance access to affordable and supportive housing through the provision of dedicated units, income assistance, and related supports.
n. Encourage the development of alternative tenure forms such as housing cooperatives, co-housing, a possible Harrison Hot Springs Housing Authority, and community land trusts to expand non-market housing choices and provide housing stability for diverse households
o. Explore the use of publicly owned land, including underutilized parcels or surplus Village property, for non-market housing development through long-term leases, partnerships, or land donations. The Village may also consider land banking for future affordable housing opportunities.

3.4 Amenity Cost Charges

Amenity Cost Charges (ACCs) are a new development financing tool that enables the Village of Harrison Hot Springs to collect funds for amenities such as but not limited to community centres, recreation facilities, libraries, daycares, public murals, and public spaces. The use of the amenities within Harrison Hot Springs plays a vital role in helping to create a livable and a complete community. While creating the new ACC Bylaw, the Village will consult the following publication, Amenity Cost Charges Best Practices Guide."

3.5 Development Approval Information Areas

3.5.1 Areas Designated

a. This OCP has designated all Development Permit areas as Development Approval Information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.
b. This OCP also designates all areas that may be rezoned in any of the following designated areas, the Lakeshore, the Marine Tourist Commercial, the Waterfront Commercial, Village Centre, and the Tourist Commercial areas, as Development Approval Information areas in accordance with provincial legislation in order to assist the residents understand what, if any, the impacts on the Village that may result if the application is approved.
c. The East Sector Special Planning Area.
d. The rezoning of any lands that results in ten (10) or more residential dwelling units, being developed.

3.6 Greenhouse Gas Emission Reduction Policies and Actions

The Village will undertake the following actions with the aim of achieving the community emissions reduction. In many cases, these actions will build upon actions already planned, commenced, or undertaken by the Village.

Cross-Cutting, Strategic Actions

Continue to participate in regional discussions and plans relating to energy, climate change and sustainability, and continue to work with other jurisdictions to learn from their experience.

Land Use Actions

i. Continue the process of updating the zoning bylaw to incorporate provisions that encourage compact, complete community development.
ii. Explore density incentives where appropriate – for example, density for cash contributions to off-site parking.
iii. Continue to identify opportunities for tourism tax-funded infrastructure improvements that support emissions reductions and tourism, such as walkability.

iv. Continue to encourage the development of local services such as grocery stores, which can service many of the day-to-day needs of residents and visitors; consider the accessibility of regional services in this work.

Transportation Actions

i. Continue to advocate and work with partners to develop transit solutions to/from Harrison Hot Springs and major destinations, also aimed at reducing fossil fuel consumption.
ii. Continue setting up electric car charging stations.

Buildings Actions

i. Develop a green building/energy efficiency standard or checklist with the Fraser Valley Regional District Building Inspection Department.
ii. Develop and promote incentives aimed at improving energy efficiency and utilizing renewable energy in new construction and existing buildings.

Energy Supply Actions

i. Pursue utilization of alternative, low carbon energy sources and systems including geothermal/waste heat and district energy for the Village Centre and engage community partners in this process.

Waste and Resource Management Actions

i. Continue to pursue expansion and/or enhancement of services that will reduce waste disposal and landfilling, particularly organic food waste that contributes to landfill gas emissions.
ii. Expand waste reduction education efforts widely in the Village and use this as an avenue for broader greenhouse gas emissions reduction education.

Energy and Climate Change

i. Promote energy conservation, transportation efficiency and public transit in public infrastructure investments and development planning.
ii. Encourage energy conservation and efficiency and other green building measures in proposals for new tourist accommodation facilities and major public facilities, including future redevelopment of the Memorial Hall.

3.7 Sand and Gravel Deposits

There are no active or known sand and gravel pits located within the Village boundaries.

3.8 The East Sector Special Planning Area

3.8.1 Land tenure and environmental information

Background

The East Sector Special Planning Area consists of about 162 hectares of land east of McCombs Drive, including the western slopes of Bear Mountain. The area is undeveloped and heavily wooded, and much of it lies within the Agricultural Land Reserve. A portion of the area is held by the Village (34 ha), with a portion of the area privately held (29 ha) and the balance under provincial crown land designation (99 ha).

The East Sector contains a major section of the Miami River and its eastern tributaries and various remnant wetlands and bogs. Complex drainage patterns exist in the area and affect the lowland water management and flood protection of the residential areas. The majority of the area is covered by mixed coniferous/ deciduous forest. Portions of the area are inundated with water during certain periods.

Several designated rare and endangered species and threatened species of plants and animals occur in the East Sector Area, including the extremely rare Pacific water shrew. Future planning of the area must provide for the protection of:

a. two rare plant communities (black cottonwood/red-osier dogwood and black cottonwood/sitka willow) associated with wetland and lowland habitat on the northern portion of the East Sector;
b. a sphagnum bog on private lands containing locally rare vegetation and an adjacent trembling aspen stand;
c. various stands of mature Douglas fir and big leaf maple found throughout western portions of the East Sector that have significant wildlife trees; and
d. the aquatic and riparian habitats of the Miami River watershed.

3.8.2 Land Development Policies

The primary community interest lies in protecting the important ecological values in this area, managing the drainage regime, providing for recreation/nature trails linked to the overall trail system for the Village.

Objectives

a. Provide clear direction for the ecological protection and future use of the East Sector in a manner consistent with the Goals of this OCP and based on thorough knowledge of the physical and natural resource features of the area - both opportunities and constraints, and on thorough consultation with the community, the Agricultural Land Commission and the Ministry of Agriculture and Lands.
b. Ensure that public amenity values in this area, such as the Miami River corridor and trail systems, are preserved and enhanced for the future use and enjoyment of the entire community.

3.9 Areas Subject to Hazardous Conditions

Background

The Village contains some known areas that are subject to hazardous conditions. These areas include the steep slopes at both the eastern and western boundaries of the Village. Significant portions of the Village are located within the floodplain, and new development is subject to flood proofing requirements. Details of the geotechnical and flooding hazard assessment are provided by Thurber Engineering Ltd. in a report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. report entitled, 'Hazard Lands - Secondary Study'. Other hazards include the potential for interface fires in the forested areas on the east and west sides of the Village.

Objectives

a. Identify known areas that are subject to hazardous conditions.
b. Control development in areas that are subject to hazardous conditions and ensure that measures have been taken to address the hazards.
c. Set out the requirements or standards for developments within these areas subject to hazardous conditions, primarily through floodplain designation and Development Permit Areas.

Policies

Steeply Sloped Areas

a. New Developments within these areas will require a Development Permit in accordance with the provisions of this OCP.

Areas Subject to Flooding

a. To protect development from flooding, the areas within the Village, the Flood Construction Level will be set at 14.55 metres elevation above sea level, as amended from time to time.
b. The use of a floodplain covenant may be utilized.
c. Developers are encouraged to review the Flood Control Requirements section of the *Village's Zoning Bylaw, 1115, 2017*, as amended from time to time.

Areas Exposed to Interface Fire Potential

a. New Developments within this area will require a Development Permit issued in accordance with the provisions of this OCP, as amended from time to time.

3.10 Environmentally Sensitive Areas

Background

Continuation on the protection of the natural environment is one of the major priorities expressed by residents during the community input process. Environmentally sensitive areas are special natural areas in Harrison Hot Springs that have particular ecological values or functions and that are generally sensitive to the impacts of development. This includes the Miami River and their watersheds, the various natural habitats in the East Sector, and other natural resource values associated with the steep slopes and with Harrison River.

Objectives

a. Protect the natural beauty and environmental integrity of the community by paying particular attention to the forested areas, Miami River, Harrison Lake, and Harrison River.
b. Identify the environmentally sensitive areas of the community through a comprehensive inventory of important natural areas and features, including natural areas that affect the drainage and ecological functions of the Miami River.
c. Ensure environmentally sensitive areas identified are protected through development controls such as the use of Development Permit Areas and other mechanisms.
d. Encourage the protection and rehabilitation of Miami River through community initiatives and drainage management.

Policies

a. To develop an inventory of environmentally sensitive areas in the community and to identify conservation requirements for important natural areas and features.
b. To actively support the community efforts to protect and rehabilitate the Miami River, and to implement the provincial and federal governments' requirements for streamside protection.
c. To designate environmentally sensitive areas as Development Permit Areas that recognize the special natural features that require appropriate protection and enhancement measures.

4.0 DEVELOPMENT PERMIT AREAS

i. Development Permit Requirements

Development Permit Areas will be established under *s.488* of the *Local Government Act*, as amended from time to time. The purpose of these areas is to provide flexibility to accommodate development while meeting certain specified development, hazard protection or environmental objectives on the site. Development permits may vary aspects of a regulatory bylaw, excluding the permitted land use and density requirements.

This Official Community Plan has designated all development permit areas as development approval information areas in accordance with provincial legislation in order to meet the purposes of the various development permits within this plan.

ii. Conditions Where Development Permits Are Not Required

Development Permits are not required within the specified development permit areas under the following conditions:

a. for an internal alteration which does not affect the outer appearance of the building;
b. within the Lakeshore Development Permit Area, for the replacement, upgrading or repair of the external covering of existing buildings (i.e., roofing or siding) with similar materials
c. within the Riparian Protection Development Permit Area as per the Riparian Area Protection Regulations, as amended from time to time.

iii. Emergency or Municipal works

A development permit is not required:

For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors. Emergency procedures to prevent, control or reduce erosion, or other immediate threats to life and property including:

i. Emergency actions for flood protection, wildfire protection and erosion protection;
ii. Clearing of an obstruction from bridge, culvert, or drainage flow; repairs to bridges and safety fences in accordance with any federal or provincial Act;
iii. Removal of hazardous trees that present a danger to the safety of persons or are likely to damage public or private property;
iv. For restoration works under the supervision of a qualified professional.

iv. Wildfire development permit areas

A permit is not required:

i. For internal alterations of a building.
ii. For the removal of trees or other plant materials.
iii. For the construction, repair, or maintenance of municipal works by the Village or its authorized agents or contractors.

4.1 Lakeshore Development Permit Area



4.1.1 Category

The Lakeshore Development area is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* as amended from time to time, to establish objectives and guidelines for the form and character of commercial and multi-family residential development.

4.1.2 Area

The Lakeshore Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.1.3 Justification

Commercial and multi-family residential development in the Lakeshore Area is designated within a Development Permit Area in response to the following objectives:

a. Recognize the Lakeshore Area as a critical area due, in part, to its high potential for major new development and redevelopment.
b. Ensure a high quality of both tourist-oriented commercial development and new residential development.
c. Encourage uses, building design and landscaping which build on the unique opportunities presented by Harrison Lake, the beach, and the surrounding area.
d. The use of the design guidelines for development within the Lakeshore Area will help to maintain the Village character, promote compatibility and architectural integrity with existing development, and help to preserve views.

4.1.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

a. Being architectural responsive to the medium density mixed-use context and integrated with neighbouring buildings of various ages.
b. Site planning based on creating continuous street-oriented edges and intensifying pedestrian activity within the Lakeshore Special Planning Area.
c. Protection of view corridors within the Village towards Harrison Lake and the surrounding mountains.

d. Respect for the natural setting which should continue to dominate along the lakeshore.
e. Variation on themes to result in a balance between continuity and a healthy diversity, both within a commercial, residential, or mixed-use development and throughout the Village.

4.1.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Lakeshore Development Permit must include:

Site Plan

A detailed, professionally prepared Site Plan showing parking layouts, all existing and proposed development.

Concept Plan

A Concept Plan showing context photos, colour elevation drawings and a list of materials to be used.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

An On-Site Parking Plan

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

4.2 Tourist Commercial Development Permit Area

4.2.1 Category

The Commercial area is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* as amended from time to time, to establish the objectives and guidelines for the form and character of any commercial development.

4.2.2 Area

The Tourist Commercial Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.2.3 Justification

Commercial development is designated within a Development Permit Area in response to the following objectives:

- The design of the Commercial uses must be in a manner that complements the visual character of the Hot Springs Road corridor and avoids conflicts with adjacent land uses.

4.2.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design guidelines also include the following:

a. Creation of a "commercial strip" image must be avoided by encouraging:
   - innovative building design and configuration;
   - siting of buildings near the front of a parcels with landscaped areas rather than paved parking areas between the building and the adjacent roadway;
   - adequate on-site parking at the rear, side or within buildings rather than the front; and
   - significant landscaping adjacent to public rights-of-way and integrated within the site.

b. All Developments must allow for the maximum sun penetration to pedestrian levels. Important view corridors must be preserved.

c. The Building and Structure, and site design must strive to reduce the apparent mass of structures and to integrate the development within its site and locality;

d. Context, variety, continuity, and pedestrian interest must be expressed in the design of buildings, especially at ground level.

e. Landscape screening requirements must be utilized to separate parking clusters and to mask storage and service areas from adjacent residential uses and pedestrian view.

f. Commercial uses must be sited to afford maximum privacy to any adjacent Residential uses.

g. Natural landscape areas must be retained and incorporated into site development plans when feasible.

4.2.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Tourist Commercial Development Permit must include:

Site Plan

A detailed, professionally prepared Site Plan showing parking layouts, and all existing and proposed development.

Concept Plan

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

An on-site Parking Plan

A concept plan outlining how and where the vehicles of the proposed Development will be utilizing off street parking.

4.3 Multi-Family Residential Development Permit Area

4.3.1 Category

Lakeshore Residential development is designated a Development Permit Area under s. 488(1)(f) of the *Local Government Act* to establish objectives and guidelines for the form and character of multi-family residential development.

4.3.2 Area

The Multi-Family Residential Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.3.3 Justification

Multi-family Residential Development in the Lakeshore Residential Area is designated within a Development Permit Area in response to the following objectives:

- Promote compatibility of new Residential Development with existing developments and with the overall character of the Village.

4.3.4 Guidelines

Development Permits issued in this area must be in accordance with the Village of Harrison Hot Springs Design Guidelines. The design principles include:

a. Architecture responsive to the small-scale residential context and the integration of the site in terms of the Building or Structure's form and massing, rooflines and orientation and relationships to streetscape, must be demonstrated.
b. Emphasis on the natural scenic setting, and the need to complement the scenic and environmental values.
c. Variation on the Building or Structure themes must result in a balance between continuity and a healthy diversity, both within multi-family residential and the adjacent Development.
d. Sensitivity to the pedestrian experience, must be demonstrated.

4.3.5 Required Reports

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Multi-Family Residential Development Permit must include:

Site Plan

A detailed, professionally prepared Site Plan showing parking layouts, all existing and proposed development.

Concept Plan

A Concept Plan showing context photos, colour elevation drawings and list of materials to be used.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

4.4 Geotechnical Hazard Development Permit Area



4.4.1 Category

The Geotechnical Hazard Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

4.4.2 Area

The Geotechnical Hazard Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.4.3 Justification

Research and analysis supporting the identification of the Geotechnical Hazard Development Permit Area as a hazardous area is set out by Thurber Engineering Ltd. in the October 11, 1988, letter report entitled: 'Slope Hazard Evaluation - Harrison Hot Springs' and later supplemented by the Thurber Engineering Ltd. April 23, 1992, letter report entitled, 'Hazard Lands - Secondary Study'. The 1988 report notes that "current guidelines for geotechnical practice suggest that a 1/500-year probability of occurrence for land sliding should be the basis for evaluating the acceptability of landslide hazards on residential properties." The report identifies areas where this 1/500-year probability of occurrence of combined slope hazards (rockfalls, debris, avalanches, debris torrents) may be exceeded.

The 1992 report provides a more precise delineation of the general hazard zones west of Hot Springs Road. It analyzed the potential runout distance of large falling rock fragments. Based on this analysis, the report established three hazard zones and recommended that these be recognized in land use decisions concerning the study area. These zones are:

Hazard Zone A: Steep land Zone
Hazard Zone B: Rockfall Runout Zone
Hazard Zone C: Negligible Hazard Zone

The report notes that "areas within **Zone A** should be considered subject to rockfall and debris avalanche hazard of moderate probability, meaning that a significant damage incident should be expected within the design life of a Building or Structure. **Zone B** should be considered subject to rockfall and debris avalanche of moderate to low probability meaning that, although not very likely, a damage incident can still occur within the design life of the Building or Structure." **Zone C** "is considered to have negligible exposure to geotechnical hazard.

It is the objective of this Development Permit Area (DPA) to protect development from the geotechnical hazards noted above.

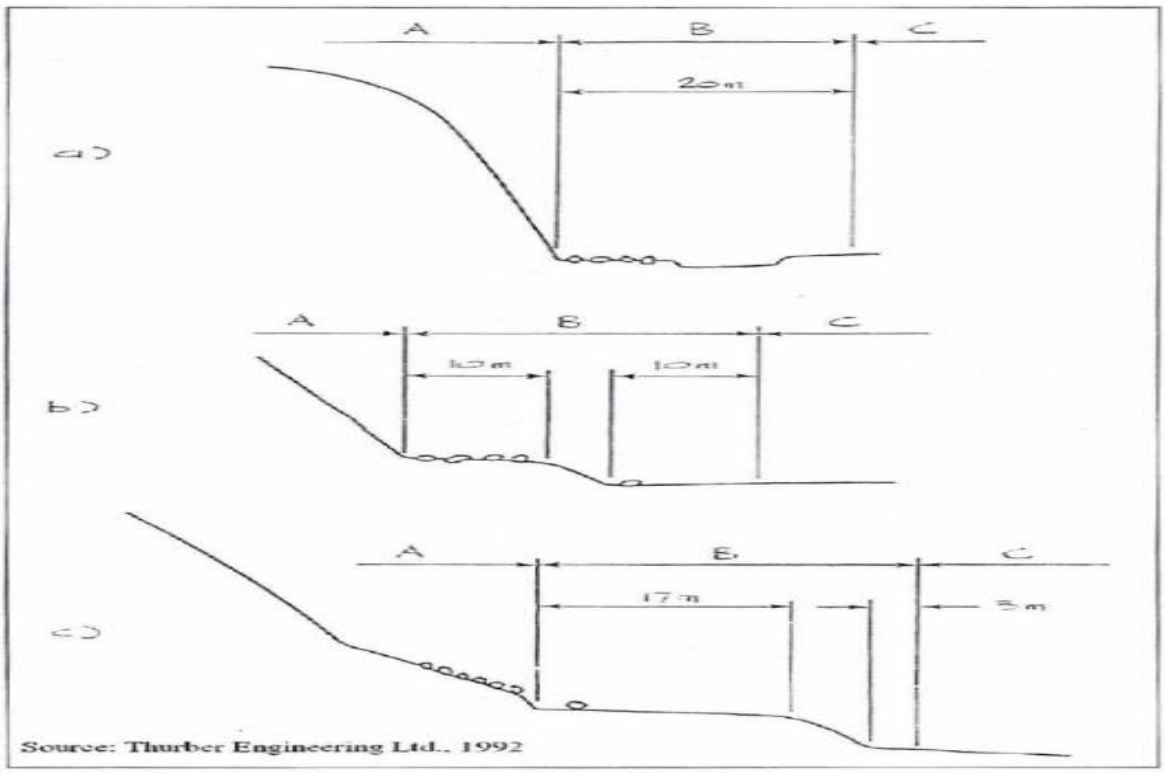
Hazard Area A: Steep land Zone

This area covers the mountain slope, including cliffs and benches, wherever the ground surface inclination exceeds 3H:1V. Excluded from area A are low benches whose surface slopes at less than 18 degrees over the width of at least 10 m and lies less than 10 m above the general elevation of the adjacent Miami River floodplain. Sites located within area A must be considered subject to any rockfall and debris avalanche hazard of moderate possibility.

Hazard Area B: Rockfall Runout Zone

This rockfall runout area is a band 20 m wide, measures from the east (downslope) boundary of area A, as defined above, towards the east. The 20 m width must be measured only as a flat-lying surface, not including the widths of any terraces, steps, or bench fronts steeper than 3H:1V *(see examples b and c in* ***Figure 1)*****.**

Figure 1: Geotechnical Hazard Zones



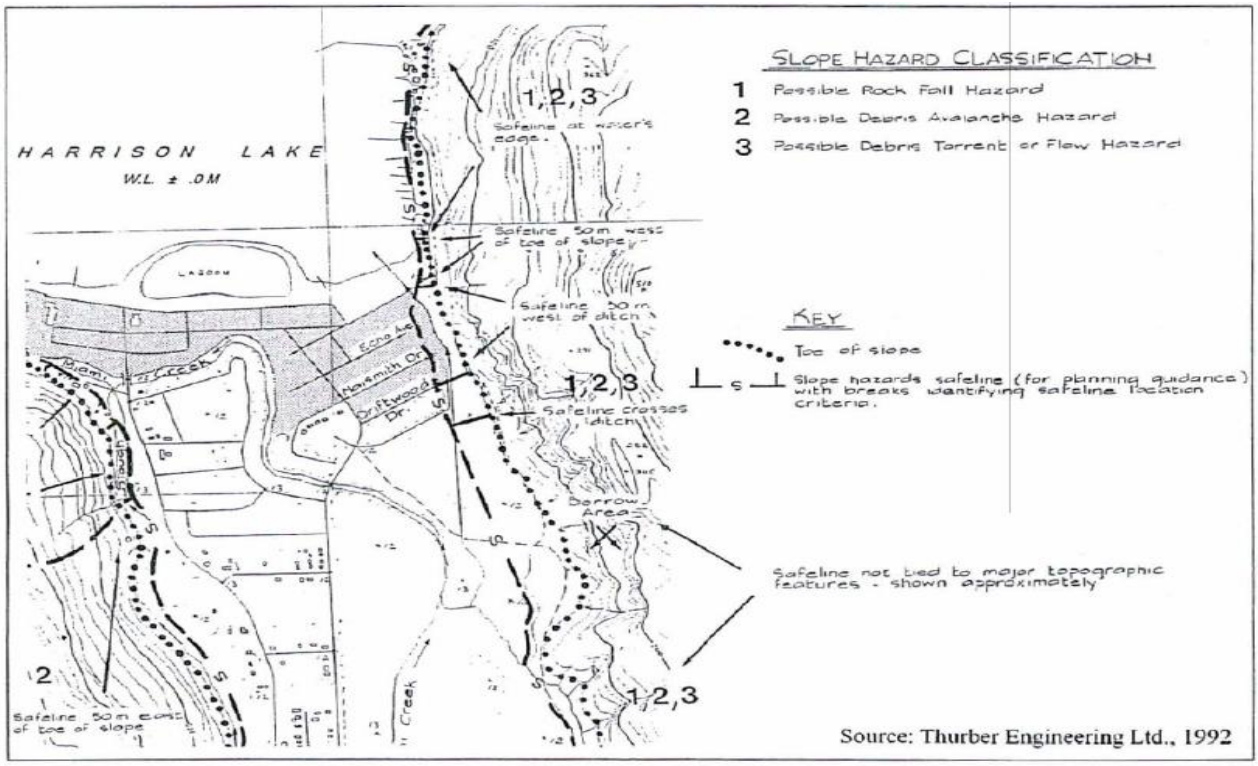
a. Notwithstanding the uses permitted in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time, within Hazard Zones A or B, as illustrated **on Figure 1**, no Buildings or Structures or other uses must not be permitted which involves any overnight accommodation, Tourist Accommodation, or the assembly of people on, or the attraction of people to the site.

b. The hazard area restrictions may be relaxed based on a detailed inspection and with the use of protective measures prescribed by a certified professional engineer or geologist with experience in geotechnical engineering.

c. Where *the Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time. permits Residential use and where the site-specific inspection or the Geotechnical Report identifies safe Building or Structure sites, all new Lots created must include suitable Building or Structure sites in areas not subject to hazard. Clustering of Lots away from the hazard area may happen and the regulations respecting the minimum size of parcels of land that may be created by subdivision may be varied to facilitate the optimum uses of the land.

d. Land uses may be restricted in areas of geological hazard and landowners may be required to ensure that the land can be safely used for the use intended and that appropriate mitigative and protective conditions may be implemented. The areas of geologic hazard are the areas outside of the "safeline" and towards the toe of the slope, identified in the *Thurber Engineering 1988 report* (*Dwg. 14-75-0-1*), portions of which are illustrated on **Figure 2**, which estimates the 1/500-year probability of combined slope hazards.

Figure 2: Estimated Slope Hazards Safeline



4.4.4 Guidelines

Development Permits issued in these areas must be in accordance with the following guidelines:

a. Within the Geotechnical Hazard DPA Buildings or Structures must have a site-specific Geotechnical Report, prepared by a certified professional engineer with experience in geotechnical engineering. The report which the Village will use to determine the conditions and requirements of the Development Permit must certify that the land may be used safely for the use intended.
b. Within this Development Permit Area, a land survey prepared by a qualified BCLS Land surveyor, may be required to determine the correct hazard zone boundary.
c. On the basis of the site-specific Geotechnical Report referred to in these Guidelines, conditions may be imposed restricting the uses and densities permitted in the *Village of Harrison Hot Springs Zoning Bylaw 1115, 2017*, as amended from time to time. This can include but not be limited to, the sequence and timing of construction, areas to remain free of development, vegetation, or trees to be planted or retained, natural drainage to be maintained or enhanced.
d. There must be no alterations to the natural drainage of the site, and the Development or excavation permitted must not cause or contribute to hazardous conditions on the site or on any adjacent lands.

4.4.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for this Development Permit must include:

Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading, topography, slopes, and water courses.

Geotechnical Hazard Assessment

A Geotechnical Hazard Assessment report prepared by a Qualified Professional, that identifies all hazard areas or risks associated with the proposed development and includes details on the protection and mitigation measures required for the proposed development. The report must indicate that the property can be safely used as intended. The report will be used to identify areas of land that should remain free of Development. Those areas identified as not suitable for development will be set out in the development permit and may be protected by a *Section 219* covenant restricting the future use of specific areas of the property.

The report must include the following information:

i. A topographic and geomorphic description of the site and a statement as to which type of natural hazards may affect it.
ii. A review of pervious geotechnical studies affecting the site and/or of engineering work in the vicinity.
iii. An assessment of the nature, extent, frequency (probability) and potential effect of the hazard including a description of the scientific methodology used to define these parameters. The methodology should be described in sufficient detail to facilitate a professional review of the study if necessary.
iv. Proposed mitigative works - if any, including construction and maintenance programs for such works and/or actions designed to prevent hazardous occurrences.
v. An assessment of the effect of the mitigative work in terms of its ability to reduce the potential impact of the hazard.
vi. A certification that the land may be used safely for the use intended.
vii. Any other recommendations which the engineer believes appropriate.
viii. The signature and seal of a B.C. registered P.Eng. or P.Geo. with experience in the specialized field appropriate to the study.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.

4.5 Interface Wildfire Development Permit Area



4.5.1 Category

The Interface Wildfire Development Permit Area is designated under s. 488(1)(b) of the *Local Government Act* for protection of development from hazardous conditions.

4.5.2 Area

The Interface Wildfire Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.5.3 Justification

The *Local Government Act* allows for Development Permits for the establishment of objectives and guidelines for the protection of development from hazardous conditions. A portion of the community has been identified as being subject to wildfire hazards. Such conditions can be hazards to development. The Village completed a study in 2017 which recommended the Interface Wildfire Development Permit process be used to ensure that development in potentially hazardous areas is conducted safely. The study identified areas of the community that are exposed to a high-risk of wildland fire. The Village will continue to review the efficacy of these guidelines in mitigating wildfire risk. Additional studies may be required as development forms in the Village changes overtime. These guidelines aim to balance tree retention with wildfire protection, particularly on large lots abutting natural areas.

4.5.4 Guidelines

a. Development within areas at risk of wildfire must be sited on lots accordingly away from thick vegetation and tree clusters to reduce potential for wildfire damage.
b. No vegetation which supports fire spread must be planted within 10 m of any proposed structure in order to create a clear area around the building.
c. Only small shrubbery or garden plants are permitted within 10m of any proposed structure.
d. Vegetation within 30 m of all proposed structures should be pruned and thinned. Deadfall and other flammable materials must be removed.
e. Remaining trees within 30 m of proposed structures should be spaced a minimum of 3 m to 6 m apart to prevent the fire from moving from crown to crown.
f. Lower branches should be trimmed up to a minimum 2.5 m in height.
g. Vegetation must be cleared 3 m back from power lines and propane tanks.
h. Where sensitive environmental features are identified, the importance of features should be weighed against the risk of wildfire prevention.
i. Buildings and Structures within the Wildland Fire Development Permit Area should be constructed with fire-resistant materials.

j. Fire-resistant roofing materials such as metal, clay tile, asphalt shingles and treated wood should be used on all buildings.
k. Roofs should have a steep pitch in order to prevent the collection of tree debris or other combustible materials.
l. Exterior wall materials should be constructed of fire-resistant materials, such as metal, brick, stucco, rock, and concrete. Although less effective, heavy timbers or logs may also be used.
m. Any Accessory Building or Structures used to store wood should not be constructed within 10 m of a dwelling unit. If the Accessory Building or Structure must be located within 10 m for a dwelling unit, it should also be constructed utilizing fire-resistant materials for the roof and exterior walls.
n. Chimneys should have spark arrestors and be closed with 3 mm non-combustible wire.
o. Eaves and attic vents should be screened using 3mm non-combustible wire to prevent entry of windblown embers.
p. Outside stairways, decks, porches, or balconies should be constructed with, or sheathed in, fire-resistant materials.
q. Landscaping on lots at risk of wildfire must occur in a manner that does not further contribute to the existing risk through the appropriate siting of vegetation and type of species planted.
r. Trees, shrub, herbs, and grass species that are drought tolerant and not highly combustible should be used in site landscaping.

4.5.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for an Interface Wildfire Development Permit must include:

Fire Mitigation Report

A Fire Mitigation Report prepared by a professional.

Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading and existing vegetated areas.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and any vegetation or trees that will be removed.

4.6 Greenhouse Gas (GHG) Emissions Development Permit Area

4.6.1 Category

The Development Permit Area is designated under s. 488(1)(j) of the *Local Government Act* to assist on the reduction of greenhouse gases.

4.6.2 Area

The Greenhouse Gas Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.6.3 Justification

The purpose of the Greenhouse Gas Reduction and Resource Conservation Development Permit Area is to provide the community with a development tool that will aid in the reduction of greenhouse gases in the community.

4.6.4 Guidelines

a. Site density for subdivisions should be maximized.
b. Building footprint should be minimized in order to allow for maximum green space.
c. Lots should be oriented to maximize solar orientation of building envelopes.
d. Buildings should be oriented to maximize solar gain.
e. Subdivisions should be laid out to minimize the length and amount of infrastructure such as sewer lines, water lines and roads.
f. Subdivisions should be laid out to maximize site connectivity to nearby amenities and services.
g. Whenever possible, alternative energy sources should be used in large-scale structures.
h. Buildings should have a south-oriented roof to allow for future use of solar panels.
i. Opportunities for natural ventilation and airflow should be incorporated into the building.
j. Building materials should encourage thermal massing and seasonal thermal energy storage.

4.6.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Greenhouse Gas Development Permit must include:

Sustainability Checklist

A completed Sustainability Checklist, on how the Development has meet the above guidelines.

Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development.

Landscape Plan

A detailed Landscape Plan indicating existing vegetated areas that are to remain undisturbed and all proposed landscaping. A full planting list and estimate is required.

4.7 Riparian Protection Development Permit Areas



4.7.1 Category

The Development Permit Area is designated under s. 488(1)(a) of the *Local Government Act* to protect the biodiversity and the areas ecosystem.

4.7.2 Area

The Riparian Protection Development Permit Area is shown on Map #2, which is attached to and forms a part of this Bylaw.

4.7.3 Justification

Development must not cause any negative impacts to riparian areas and their species.

4.7.4 Guidelines

A Riparian Protection Area Development Permit must not be issued until the Village has been provided with a copy of an assessment report, prepared by a Qualified Environmental Professional who has carried out an assessment, that:

a. Certifies that the Qualified Environmental Professional is qualified to carry out the assessment.
b. Certifies that the provincial assessment methods have been followed.
c. Provides the professional opinion of the Qualified Environmental Professional that:
    i. if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or
    ii. if the width of the streamside protection and enhancement area identified in the report is protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the Riparian Assessment Area.

The Village may include, as conditions of approval of a Development Permit application, the measures identified by a Qualified Environmental Professional in the riparian assessment report necessary to protect both the streamside area and the enhancement area.

4.7.5 Required Information

In addition to the requirements under the *Village of Harrison Hot Springs Development Procedures Bylaw 1090, 2016*, as amended from time to time, applications for a Riparian Protection Development Permit must include:

Riparian Assessment

Reviewed and approved by the provincial process Assessment - prepared by a Qualified Environmental Professional.

Site Plan

A detailed, professionally prepared Site Plan showing all existing and proposed development, site grading, environmental features, buffer strips and water courses.

Landscape Plan

A detailed Landscape Plan showing existing vegetated areas that are to remain undisturbed and showing all proposed landscaping. A full planting list is required.

Environmental Monitoring Plan

A detailed Environmental Monitoring Plan, describing the proposed monitoring program to be used during the Development stage.

5.0 LAKESHORE PLANNING AREA

5.1 Background

The lakeshore is a critical area of Harrison Hot Springs with a high potential for major new development and redevelopment. This area is part of the Village's commercial, and tourism focus and requires special attention. Its development must be managed carefully to ensure the "small Village" character of Harrison is maintained while building on the opportunities that this area provides.

Specific policies and future land use designations that apply only to the Lakeshore Area have been developed. These are aimed at optimizing the potential of this area for the shared benefit of present and future Village residents, property owners and visitors.

5.2 Objectives

Encourage private investment in a range of tourist accommodation facilities and other complementary tourist-oriented facilities to take full advantage of the natural features of this area, including proximity to the beach and lake, recreation opportunities and scenic views, in a manner that contributes to the quality of the built environment.

5.3 General Policies

a. Apply the Design Guidelines, to create commercial streetscapes within the Village Centre Area which will be appealing and inviting to tourists and residents
b. Promote development in the lakeshore area which recognizes the need to achieve a balance of sensitively as it applies to, taking full advantage of the magnificent views of Harrison Lake and the mountains without blocking these views for the enjoyment of others and /or capitalizing on the area's high development potential without compromising the small Village character and charm of the community.
c. Improve the visual and physical connection between Harrison Lake (including the beach), and development area south of the dyke (i.e., Esplanade Avenue, Lillooet Avenue areas).
    i. Protect the natural scenery and vistas of Harrison Lake by avoiding major physical structures within the lake.
    ii. Provide for some condominium-type residential development, but not at the expense of using up developable land suitable for tourist accommodation and other tourist commercial development.
    iii. Through the use of appropriate mechanisms, and assisted by the Design Guidelines, ensure that the form and character (e.g. building mass, siting, and landscaping) of new development is consistent with the broad goals of:
        - preserving views of the lake and mountains;
        - compatibility with existing development and the "Village character" of the community; and
        - eliminating the "rear yard" syndrome where a parcel has front and rear parcel lines on separate streets.

5.4 Land Use Designations in this Area

Within the Lakeshore Planning Area, provide for a variety of uses in locations designated on the Future Land Use Map, as follows:

- Lakeshore Beach and Public Use
- Village Centre
- Waterfront Commercial
- Lakeshore Marine Tourist Commercial
- Lakeshore Residential

Council intends to address the traffic and parking related issues in the Lakeshore area during peak demand periods, including special events and the peak tourism period.

Policies for each of these separate land use designations are set forth below and identified on Map #1 which is attached to and forms a part of this bylaw.

5.4.1 Lakeshore Beach and Public Use Area

a. Council intends to pursue the following initiatives aimed at improving the beach and foreshore area for the use and enjoyment of residents and visitors, subject to technical feasibility, securing of necessary approvals from government authorities and availability of funding. They are not set out in order of priority:
   - a beach promenade, extending along the entire foreshore area from the source of the hot springs to the marinas;
   - measures to improve the visual and physical connection between Harrison Lake, the beach area, and the areas south of the dyke; and
   - provision of better pedestrian linkages from the beach promenade to the Miami River Greenway Trail.

b. Council will consider making provision for a limited number of tourism commercial activities in this area

5.4.2 Village Centre Area

Within this area, a range of commercial, residential, and public uses are promoted, with emphasis on encouraging commercial facilities and mixed commercial – residential developments that maintain public views of the lake at key locations. A diverse range of uses will be supported, including personal service establishments, banks, business, and professional offices, as well as retail and grocery stores that support a complete community.

In addition to the policies noted above in s. 5.3, within the Village Centre Area, the following land use policies will also apply:

a. Only commercial developments or developments with a strong commercial focus will be supported on properties fronting Esplanade Avenue and Lillooet Avenue between St. Alice Street and Maple Street.
b. Multi-family residential developments and mixed-use developments - commercial use in combination with residential use, will be encouraged on properties fronting Cedar Avenue and the south end of Maple Street.

Development Density

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants and must provide the following as a part of the application;

a. Dwelling units catering to special groups and are there any offered affordable dwelling units.

5.4.3 Waterfront Commercial Area

Within this area, the preferred form of Development is tourist-oriented commercial uses such as hotels, motels, resorts, restaurants, and specialty retail stores. As illustrated on Map #1, Council encourages hotel resort development at the east end of Esplanade Avenue, and along the Miami River. New multi-unit residential Development may be permitted, but only if the Development includes a commercial component, with preference given to tourist-oriented commercial uses. The commercial component of a mixed-use Development is to be at ground level and oriented to the abutting street in such a manner as to accommodate safe and convenient pedestrian access.

Development Density

The density of development will generally be governed by a maximum Floor Area Ratio (FAR) as outlined in *Village of Harrison Hot Springs Zoning Bylaw, 1115, 2017*, as amended from time to time. With density bonusing provisions to be incorporated into the Zoning Bylaw, this ratio may be increased in consideration of the owner meeting certain requirements such as the provision and enhancement of amenities for the use and enjoyment of the public and occupants of the Development. The basis for a density bonus must be clearly defined by the applicants. and must provide the following as a part of the application;

a. Dwelling units catering to special groups and are there any offered affordable dwelling units.

5.4.4 Lakeshore Marine Tourist Commercial Area

Within this area, a range of marine-oriented tourism uses such as marinas, restaurants, retail services, small hotels or residential developments are permitted. This development provides for ‘marina accommodation’ that caters to the boating tourist, boating residential tourist, and recreational development. Hotels or residential developments integrated with marina operations may be considered. Public community space and a public community facility are to be encouraged within this area.

Developments within this area are required to consult, and obtain all applicable approvals, with appropriate Provincial and Federal Government Agencies.

5.4.5 Lakeshore Residential Area

Within this area, medium density multifamily residential uses will be permitted.

6.0 COMMERCIAL DEVELOPMENT

6.1 Background

The issues related to commercial development is a two-prong issue, in that Harrison Hot Springs needs to continue developing an attractive and distinct tourist destination area and expanding the range of commercial services available for a growing residential population.

Tourism is the economic base of the community, supporting most of these businesses and local employment. The number of overnight visitors to Harrison has fluctuated with global and regional tourism trends, while the number of local day visitors has likely increased with population growth in the Fraser Valley and local festival activities. The tourism market is shifting towards destinations with a wider array of outdoor activities and night life, and higher quality facilities and experiences. The objectives and policies of the OCP support new investment and commitment to growth of the tourism industry. The focus is on developing a tourism destination of regional and international significance.

6.2 Objectives

i. Encourage the development of a distinct Village Centre with a full range of commercial services.
j. Encourage the development of year-round tourism facilities and activities compatible with the natural setting and environment of the community and surrounding area, including development of a parks and trail system.
k. Encourage the development of a distinct Village Centre with a full range of commercial services.
l. Encourage the development of year-round tourism commercial development in Harrison Hot Springs as a key element of the Village's strategy for maintaining and strengthening the economic base of the community.
m. Ensure sufficient land for various forms of tourism commercial development suitably located in the community, recognizing the changing nature of tourism demand.
n. Ensure a high standard of commercial development, emphasizing compatibility with existing land uses nearby and the overall character of the community.
o. Encourage the development of boating and fishing activities and related moorage and launching facilities.
p. Encourage artisan, craft, and culturally oriented accessory uses in appropriate land use zones with a focus on Hot Springs Road.

6.3 Policies

a. Continue developing an attractive, visitor-friendly Village Centre that provides a wide range of accommodation and services. In this regard, Council will discourage a strip of service commercial developments along Hot Springs Road in order to strengthen the prospects for Village Centre redevelopment.
b. Continue working on the beautification of the entrance corridor into Harrison Hot Springs.

7.0 RESIDENTIAL DEVELOPMENT

7.1 Background

This section was created with information taken from both the 2016 Census Profile and the 2019 Harrison Hot Springs Housing Needs and Supply Report.

The significant growth in residential development has led to increased interest in maintaining the quality of the residential environment. Older and large lot residences are being replaced by more compact subdivisions. The general pattern that has emerged is multi-family residential in the lakeshore area and single- family residential in the remainder of the Village.

Based upon the *Housing Needs and Supply Report (2019)* there are 928 dwelling units in Harrison Hot Springs. This is a 27% increase since the last OCP adopted in 2007. A large majority of the dwellings, 72%, continues to be single family detached housing. This compares to a provincial rate of 44%. The OCP provides for future expansion of residential land use, in accordance with the Growth Management Strategy. As per the 2016 Statistics Canada data, the breakdown on the year of construction for the dwelling units is as follows:

Date Range	Dwelling Units
1960 or Earlier	35
1961 – 1980	155
1981 – 1990	45
1991 – 2000	295
2001 – 2005	125
2006 – 2010	45
2011 – 2016	20

The general concept for residential development is to focus high-density residential units in the Village Centre and Waterfront Commercial areas, medium-density multi-family residential in the eastern Lillooet Avenue area and low-density residential in the areas to the south and east of Hot Springs Road. There is also an interest in; providing land for various forms of housing for special groups where it is compatible with adjacent residential uses, and a local commercial use in the southern portion of the municipality.

7.2 Objectives

a. Protect and promote high quality residential neighbourhoods.
b. Encourage the provision of an adequate supply of affordable housing, rental housing, and special groups housing, with emphasis on meeting the needs of seniors and special needs groups.
c. Promote compatibility of new residential development with existing developments and with the overall character of Harrison Hot Springs.
d. Ensure a high quality, appropriate scale, and massing of multi-family residential Developments;
e. Provide for appropriate setbacks and protection of aquatic habitat, other environmentally sensitive areas, and hazardous areas if applicable.
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.
g. Encourage the provision of amenities through density bonusing.

7.3 Policies

7.3.1 Multi-Family Residential Development

a. Higher density residential development will be permitted in the Village Centre Commercial Area and Waterfront Commercial Area
b. Medium density residential development – townhouses and multiple unit attached housing, will be permitted in the Lakeshore Residential Area. Emphasis will be placed on ensuring compatibility of new developments with existing residential developments nearby and the overall character of the community. Medium density residential development in this area will be required to have good access to Lillooet Avenue and appropriate setbacks from the geotechnical hazard area.
c. Medium density residential development (townhouses) will be considered for sites that have good proximity to the Village's amenities, are well services with water, sewer, and roads, and are compatible with surrounding lands. Such sites must also be considered part of the Multi-Family Residential DPA, if a rezoning application is approved by Council.

7.3.2 Low Density Residential Area

a. Single family and two-family (duplex) residential development will be permitted in the low-density Residential Area as shown on Map #1, which is attached to and forms a part of this Bylaw. The low-density Residential designation provides for the continuation of existing multi-family residential and commercial uses existing at the date of adoption of this bylaw.
b. The configuration and density of future Development will take into account the capacity of the road system and the available services and encourage compatibility with existing low density residential land uses.

7.3.3 Resort Residential Use

a. Consider the use of smaller Lots for higher density Residential Development.
b. Ensure usable green space and amenity areas are provided.

7.3.4 Affordable, Rental and Special Groups Housing

b. Council will encourage the provision of affordable, rental, and special groups housing as part of new housing Developments provided by the private sector, non-profit societies, or any agency of the Provincial or Federal governments, with the emphasis on providing housing oriented to the special needs of senior citizens.
c. The Zoning Bylaw will provide for the use of density bonusing in as a means of encouraging the development industry to incorporate the provision of affordable or special groups housing in their residential developments.

7.3.5 Parking and Traffic in Residential Areas

a. Council's policy is to discourage non-residential through traffic from the low-density Residential area and avoid parking of heavy equipment and large commercial vehicles in these areas, in order to protect the quality of the residential environment.

8.0 RESOURCE LANDS

8.1 Background

This area encompasses major portions of land on the east and west sides of the Village. They consist of the bulk of undeveloped land in Harrison Hot Springs. Council is designating these areas as Resource with the intention of maintaining these lands in a substantially natural state by limiting permitted uses to private and public recreation, public use, and agriculture.

8.2 Objectives

a. Recognize the jurisdiction of the Agricultural Land Commission over the ALR lands, as well as the interests of the private and public owners;
b. Maintain the lands designated as Resource in a substantially natural state in order to minimize natural hazards and to protect environmental values.
c. Recognize inherent constraints to development which may exist in certain Resource areas and the need to direct development elsewhere toward more suitable lands.

8.3 Policies

a. Council recognizes that land within the Agricultural Land Reserve is limited to the specific uses set out in the *Agricultural Land Commission Act*.
b. Discourage timber harvesting within the Resource Areas, except for fire protection purposes, and maintain the scenic values of the forested landscapes.
c. Resource land designations will be reviewed and amended to respond to current information or changing condition.

9.0 INFRASTRUCTURE

9.1 Background

The physical infrastructure of Harrison Hot Springs - roads, sidewalks, street lighting, sanitary sewer, storm sewer/drainage controls, water systems and solid waste, will require ongoing improvements to accommodate a growing community. Please see Map #3 for the location of the current locations of the respective infrastructure. Map #3 is attached to and forms a part of this Bylaw.

The infrastructure needs over the next five years can be generally listed in any or all of the following categories:

Water Supply

The Village's Water Utility Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this utility over the duration of this OCP.

Wastewater Management

Includes Sanitary Sewer and Stormwater Management, and the Village's Liquid Waste Management Plan, as amended from time to time, will continue to function as the guide for the long-term planning of this service over the duration of this OCP.

Solid Waste Management

Promotion of the "reduce, reuse and recycle" approach to waste management.

Road System

The Village's Road, Bridge, and Active Transportation Master Plan, as amended from time to time, will continue to function as the guide for the long-term planning of the Village's Transportation network over the duration of this OCP.

The current **Community Infrastructure Inventory Summary Breakdown (2022)**

Storm Drainage system

- Total length of the storm drainage system – 10.3 kilometres
- The width range of the various storm drainage pipes is from 200 mm to 900 mm

Sanitary

- Total length of the regular system – 12.5 kilometres
- Total length of the force main system– 3.5 kilometres
- The width range of the sanitary force main and regular system pipes is from 150 mm to 350 mm

Water

- Total length of the water line system – 15.5 kilometres
- The width range of the water line pipes is from 50 mm to 350 mm

Fire Hydrants

- There are currently 75 public fire hydrants within the Village's boundaries and 14 private hydrants on private property. The largest number of private fire hydrants are found on the Harrison Hot Springs Resort and Spa land

Roadway networks

The Village has a total of approximately 12.3 kilometres of paved roads. The Ministry of Transportation and Infrastructure controls an additional 4.6 kilometres.

- Vehicles enter and leave the road system through Hot Springs Road
- The Village has three classes of roadways: Local, Collector and Arterial
- Two collector roads diffuse traffic further – McPherson Road and McCombs Drive/Eagle Street
- The breakdown of the three road classes is: Local roads – 8.1 kilometres, Collector roads - 3.7 kilometres and Arterial roads – 4.7 kilometres

9.2 Objectives

a. Provide development services such as water, sewer, roads, and drainage as required to accommodate new development.
b. Meet or exceed all Provincial and Federal drinking water and ambient water quality standards.
c. Ensure that new development pays for the cost of extending or expanding infrastructure required to accommodate growth through development cost charges.

9.3 Policies

a. Update the Development Cost Charges Bylaw, on a regular basis to ensure that the value charged is reflective of the current day development costs, to help finance the capital costs of providing works and service to new development.

10.0 PUBLIC FACILITIES

10.1 Background

The Village has the following public facilities, as of (2022):

- Harrison Hot Springs Elementary School
- Village office
- Fire Hall
- Memorial (Community) Hall
- Art Gallery/Cultural Centre
- Beach/Parks/Trails
- Boat Launch
- Float Plane Dock
- Municipal Wharf

These facilities may require upgrading or expansion to accommodate the additional population and visitors projected in this OCP. The elementary school serves students from kindergarten through grade 6. Students from grades 7 through 12 attend a high school in Agassiz. Policing (R.C.M.P.) and Ambulance services are also provided out of Agassiz.

10.2 Objectives

a. Ensure that public uses are located where they will best serve the needs of both area residents and visitors.
b. Work with other government and private agencies to ensure community services are available at a level appropriate to the needs of local residents and their ability to pay.

10.3 Policies

a. Encourage the School District to consult with Council regarding the need to maintain and, as required, to expand school facilities.
b. Recognize existing public, institutional and utility uses, and direct such uses to locations where they can best serve the community.
c. Encourage the Health Authority to consult with Council regarding the need to maintain, and, as required to expand the health facilities.

11.0 COMMUNITY LAND USES

11.1 Background

Based upon a review of the past 2007 OCP the community workshops indicated that parks, recreation, and festivals are an important part of the community and the local economy. These values were reinforced through the current OCP update process. Many of the tourism businesses depend on recreational opportunities. The Village has also been successful in establishing itself as a centre for the arts and cultural activities.

11.2 Objectives

a. Expand the range of recreational facilities and opportunities for the residents.
b. Encourage the promotion of the Village as a centre for cultural events including fine and performing arts, and as a destination with opportunities for day trips to surrounding attractions and cultural and natural history.
c. Encourage the development of a new community facility.

11.3 Policies

Recreation

a. Encourage the provision of additional recreational facilities in the community by the private sector, including commercial facilities catering both to tourists and residents, as well as recreation facilities in conjunction with new residential developments.

Cultural

a. Work with the arts community to encourage cultural opportunities and to promote Harrison as a base for cultural events such as fine arts and performing arts festivals.
b. Work with the cultural community toward strengthening heritage conservation and public awareness of the history of the community.

12.0 PARKS AND OPEN SPACE

12.1 Background

A review of the current eight (8) community parks reveals that the current park system offers any or all of the following:

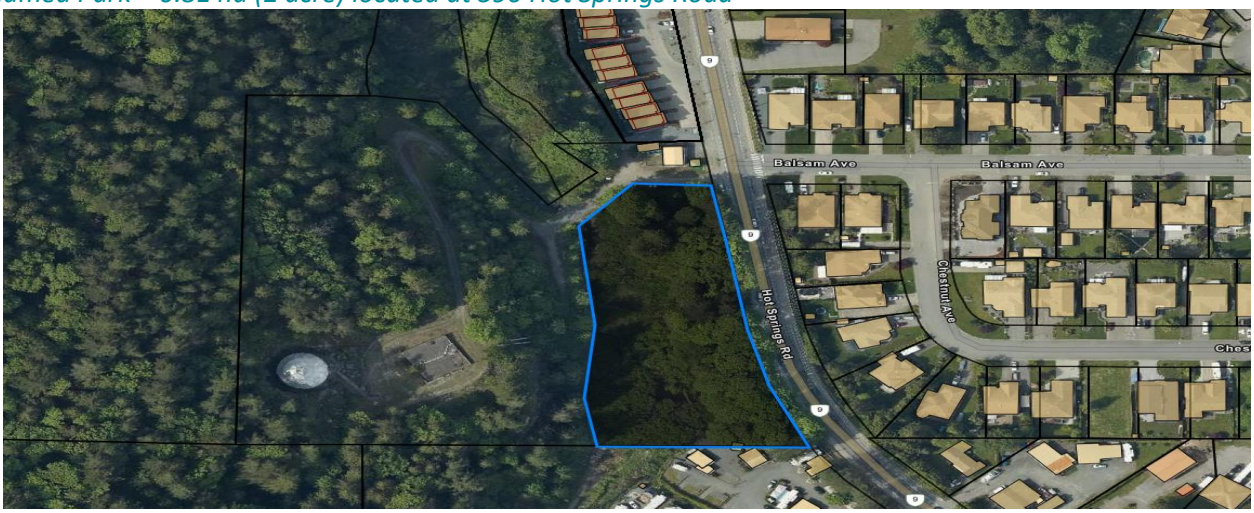
- Benches, Bike racks, flag poles
- Arts and interpretive signage
- Sports fields, tennis courts and playgrounds
- Showers, park signs, kiosks, fencing, shelters
- Picnic tables and BBQ stands

Listed below are the eight (8) community Parks located within Harrison Hot Springs. Listed with the park is the size of the park and a brief description on the amenities provided, if applicable.

Peace Park – 0.05Ha



Unnamed Park – 0.81 ha (2 acre) located at 590 Hot Springs Road



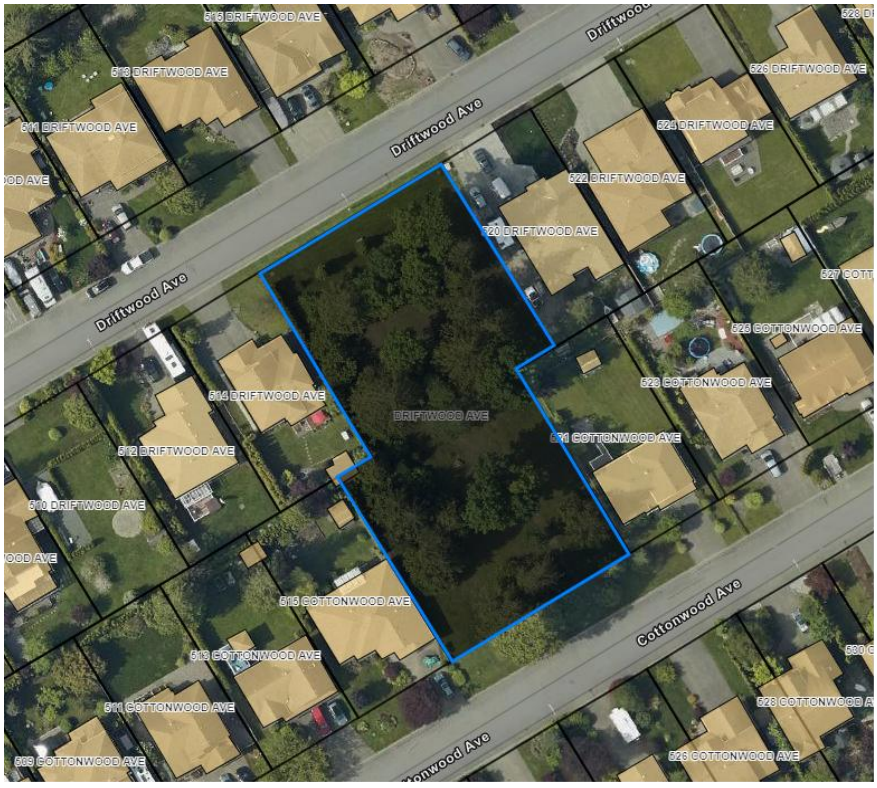
Spring Park – 1.04Ha

Amenities offered – Tot Playground, Playground, Tennis Court, Multi-Use Court, Walking Path, Picnic Tables, Benches, Lawn Bowling. New amenities planned for 2023; washroom, covered sitting area, water bottle filling station/water fountain, ping pong table/table tennis, and horseshoe pits.



Woods Park – 0.28Ha

Amenities – Picnic Benches



Rendall Park – 1.04Ha

Amenities – Beach, Picnic Tables, BBQ Stands, Benches, Walking Path, Washrooms, and Shower



Beachfront – 13.4Ha

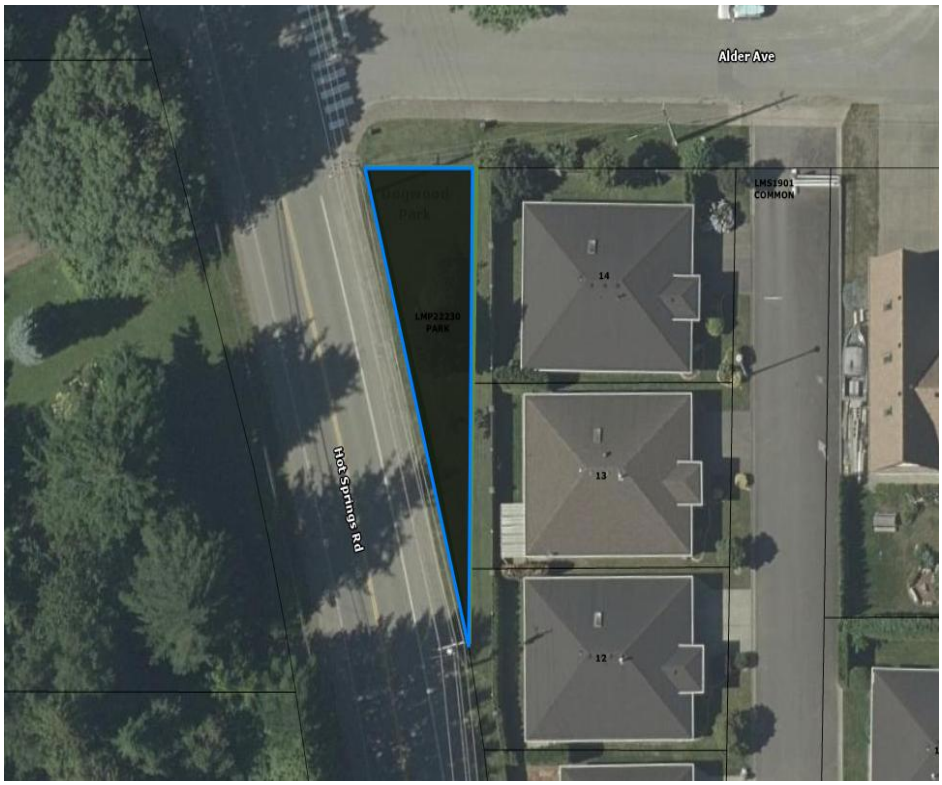
Amenities – Beach, Picnic Tables, BBQ Stands, Park Benches, Lagoon, Washrooms, Band Stand, Showers, Beach Volleyball Court, Chess Game, Exercise Equipment/Observation Deck, Signage, Walking Paths, Float Plane Dock, Plaza Area, Playgrounds, boat launch facility and seasonal rink.

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Dogwood Park – 0.02Ha

Amenities – dedicated parkland



Qwolts Park – 0.27Ha

Amenities – Covered picnic area, interpretive signage, traditional Sts'ailes art, and lakefront tiered seating.



Neighbourhood Parks are used by residents of a neighbourhood, usually within a 500 -800 metre radius, and primarily for active play. Neighbourhood Parks may contain a Tot lot which is a small area, approximately the size of a residential lot, containing play equipment and other facilities for children.

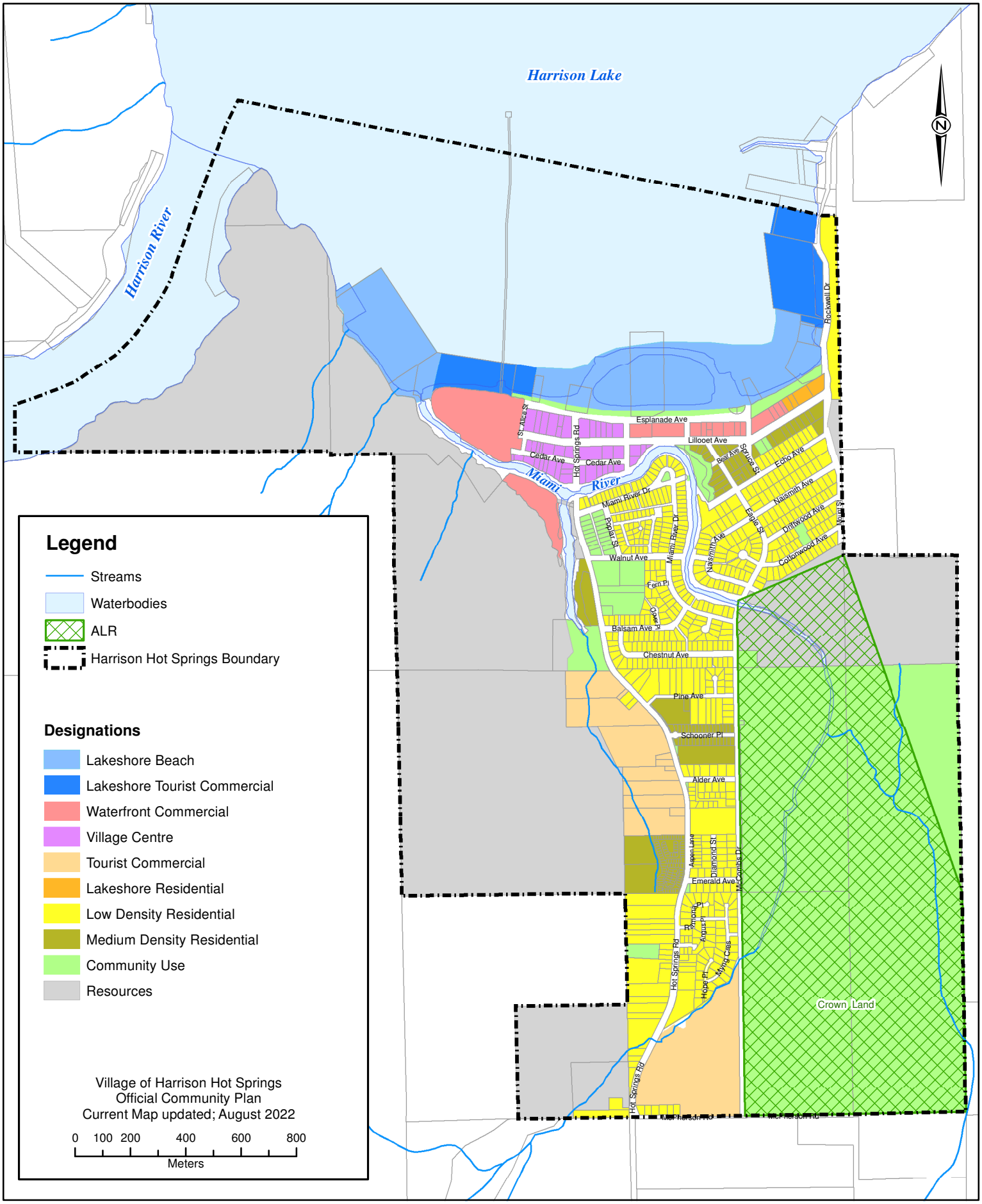
12.2 Objectives

a. Develop a system of parks, open space and trails that will meet the need residents as well as visitors.
b. Look to acquiring additional crown land for park purposes.
c. Establish a significant nature park in the East Sector that will serve as a legacy for future generations.
d. Ensure subdivision parkland dedication as per the *Local Government Act*.

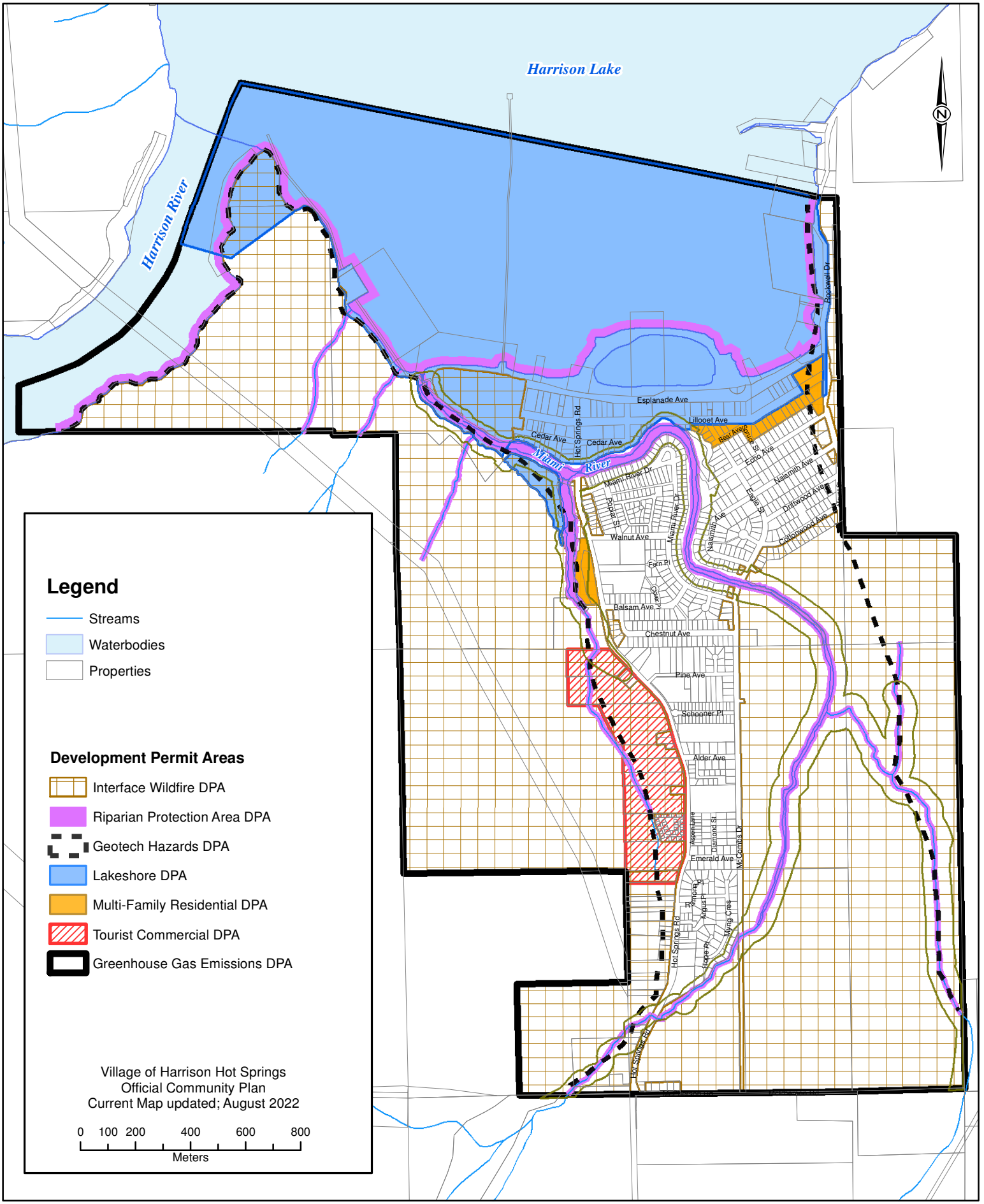
12.3 Policies

a. Community lands used as parks and open space, both developed and undeveloped are designated as Park on the Future Land Use Designation Map.
b. The Village must request either cash in lieu or the parkland dedication option during the subdivision process, to meet the requirements of *s.510* of the *Local Government Act*, as amended from time to time.
c. Council intends to work co-operatively with the District of Kent and the Fraser Valley Regional District on a number of initiatives of mutual benefit.

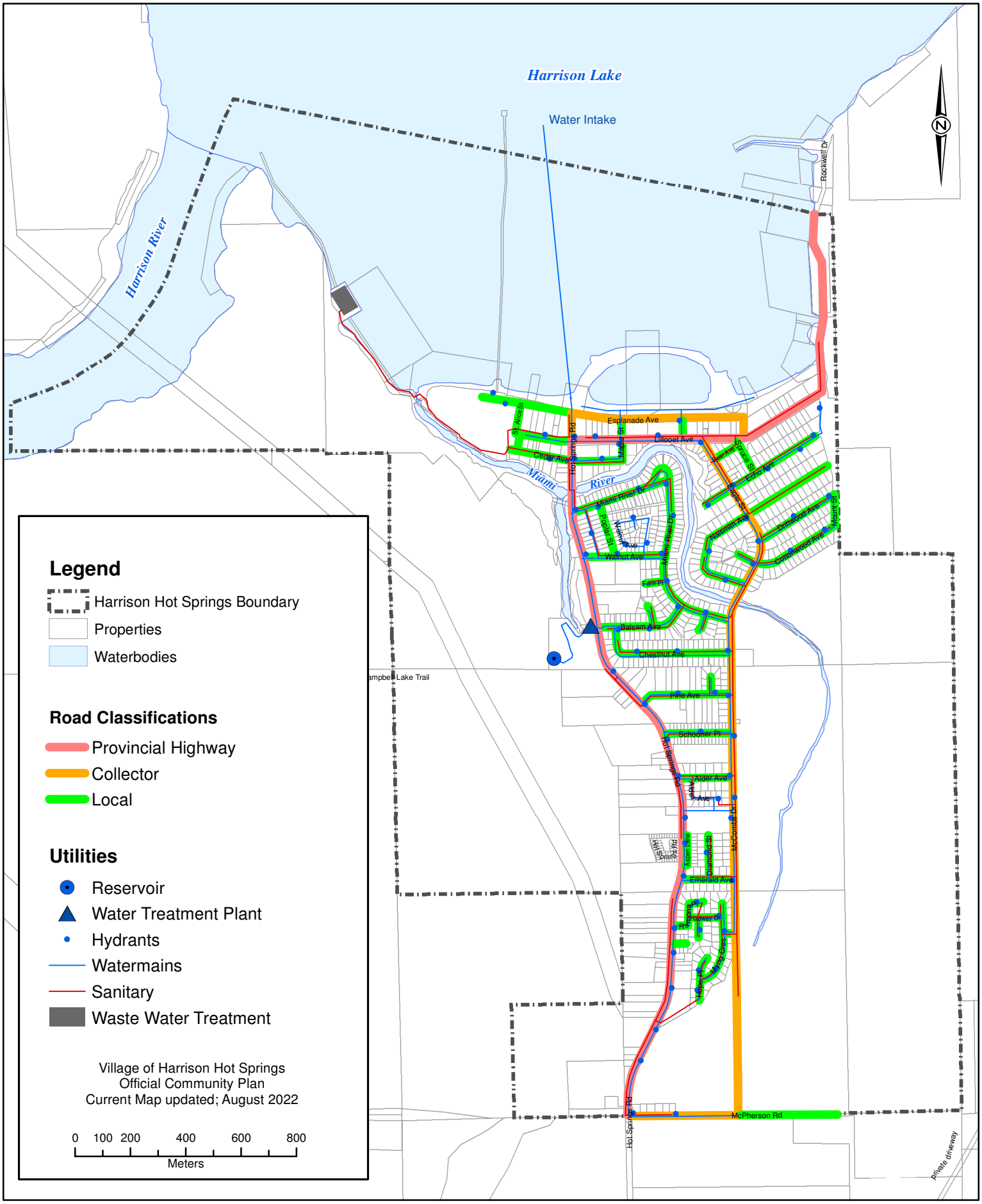
Village of Harrison Hot Springs
Official Community Plan Bylaw No. 1184, 2022
Map 1
Land Use Designation Map



Village of Harrison Hot Springs
Official Community Plan Bylaw No. 1184, 2022
Map 2
Development Permit Areas Map



Village of Harrison Hot Springs
Official Community Plan Bylaw No. 1184, 2022
Map 3
Infrastructure and Transportation Map



Village of Harrison Hot Springs
Official Community Plan Bylaw No. 1184, 2022
Map 4
Parks and Trails Map

