

**VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF PUBLIC HEARING OF  
OFFICIAL COMMUNITY PLAN BYLAW  
AMENDMENT BYLAW NO. 930, 2009**

**DATE:** January 18, 2010  
**TIME:** 7:00 p.m.  
**PLACE:** Council Chambers

**IN ATTENDANCE:** Mayor Becotte  
Councillor Perry

Larry Burk, Chief Administrative Officer  
Michael Rosen, Planning Consultant  
Debra Key, Executive Assistant (Recorder)

**(1) Call to  
Order**

**CALL TO ORDER**

Mayor Becotte called the public hearing to order at 7:00 p.m.

**(2)**

**PROCEDURE FOR PUBLIC HEARING**

Mayor Becotte read the opening statement and procedure for conducting the public hearing pursuant to Sec 890 and 892 of the *Local Government Act*.

Chief Administrative Officer Larry Burk read out the proposed amendment to the Official Community Plan Amendment Bylaw No. 930, 2009 for Council's consideration.

The Mayor reported that no written submissions or emails were received.

**Official Community Plan Bylaw Amendment Bylaw No. 930, 2009 (the "Village")**

The Village's planning consultant, Michael Rosen, presented the bylaw amendment.

This bylaw is not a zoning bylaw change. This is a set of parameters that will be used to direct development applications/proposals in the specifically designated Neighbourhood Plan Area 1 as per the Official Community Plan. Any new development proposals in the designated area would be required to substantially conform to these parameters in order to be considered. Any development proposal would have to apply to rezone the lands. The development would have to conform to the zones permitted by the designations set within the revised OCP document. The Pine Avenue area was contemplated to accommodate changes to the zoning in place at the time the OCP was originally adopted.

As part of the process, a public information meeting (September 2009) was held. Also comments and input from the Advisory Planning Commission and Economic Development Commission were provided. The proposed parameters were also reviewed by the Fraser Valley Regional District and Ministry of Transportation.

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This was an area identified by the OCP as needing some comprehensive planning before development applications would be entertained. Without a comprehensive plan, it is possible that development on a property by property basis could result in poor overall planning as you move east. The properties in the southern part are currently zoned Tourist Commercial. The properties north of that are zoned R2 (Residential Two). Multi-family was not contemplated under the current OCP.

Some features of the new plan suggest a combination of different types of housing as the OCP says new planning needs to provide diversity. Multi-family would be considered closer to Hot Springs Road and the density is expected to decrease as you move toward McCombs Drive. The Village should attempt to accommodate young families, more mature families as well as people who wish to move out of single family and downsize, which can be accommodated in multi-family as well as duplexes and small lots. This plan will also contemplate secondary suites as additional housing choices for the area and include landscaping elements which will be a requirement of any new plan.

Applications for new development would include provision of green building policies and directives. We don't see any additional major roads going through the area and the Village is not contemplating expropriating of any current property. Direct driveway accesses onto Hot Springs Road would not be permitted thereby requiring internal roads and lanes.

The Village can require a minimum of 5% of any development to be dedicated for parkland. Trails and pedestrian connection will be required to adjacent areas and other parkland will form part of development reviews for the area. Tree surveys to establish protection of mature trees or the urban forest will be requirements of any development applications.

It is contemplated that maximum potential in this planning area is 150-160 new units. We also contemplate this buildout to take place over an extended period of time as increases in demand create a need. These changes are basically consistent with the OCP – the challenge for Council is to manage the change so that the change can take place that is in the interest of the community and minimize any impact.

**(3) PUBLIC COMMENTS**

**Bob Rebelato, 478 Pine**

Q -My property is right in the middle. If a road goes across the back of my property, I would end up with 2 frontages. I can't subdivide, what happens with my taxes? Do I pay double taxes?

A -Tax is based upon the value of your property. The properties are valued by BC Assessment Authority. If you have two roads one in front and one in back. It could reduce the value of your property. Your taxes could go down.

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Q- As soon as you put services down the back I will have to pay frontage taxes.

**Felix Comeau, 624 McCombs**

Q -What would be the average you would reduce the size of lots.

A -Lots could be created that would be 4300 sq. ft. They are smaller than what you are in now.

Q- If the road goes beside my property. Do you tax water and sewer frontage.

A -For lots that have double frontage and corner lots you would get taxed a minimum and maximum..

Q- Why would I pay taxes on something I won't be developing – its double taxing. It won't benefit me at all.

A -When approving subdivisions we try to avoid double fronting lots.

**Marcel Juneau, 16 Cottonwood Avenue**

Q -There is an oversight in the OCP in that this area doesn't allow for higher density. In DP 2 on the waterfront there are more lots in an area where the density will be a lot higher. Parcels here make more sense to have a higher density. I think we will lose out on higher density in planning area 2.

**Richard Irvine, 607 Lakberg Crescent**

Q- How bad will the traffic be if this goes through?

A- Any traffic impacts will be reviewed at the time of development applications. The intent of development applications is to move traffic onto Hot Springs Road and not bring it into existing areas. Details would be dealt with at time of development. McCombs Road constructions will also address problems.

**Bill Dietrich, 320 Chestnut**

Q- Looking at potential growth in our community – I love Harrison for what it is. It's small and it's fairly safe. I see zoning changes and Council can approve this, etc. We can voice our concerns but it sounds like it's going to happen. 150 houses is a lot of people. Do we have infrastructure for it? Hot Springs Road can't handle summer traffic now. What are we going to do about the development around us. How much do we have a say in it. Do you want it to look like Ft. Langley. Do you want Harrison Hot Springs to become like this. There will be noise. We do have a say as to what goes on here. We as a community should have a say. Does not serve the community a purpose. What do we really need? I hear a lot of vague things and unsureness. I don't want a Ft. Langley.

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**Jann Perrin, 327 Miami River Drive**

Q -I am interested in the urban forest and have you set any targets on the urban tree canopy? Mature trees just come down in the wind. Is the park going in where there is existing forest? Concerned about high density in terms of urban forests.

**Susan Balfour, 310 Fern Place**

Q -How can we even look at these proposals as well as water, sewer, infrastructure, drainage systems. How can we look at that with the potential 1500 units that are being proposed? How is it that it has come ahead at this time. Is this being pushed forward now because of encroaching developers planning another 1500-1800 units?

A -This Neighbourhood Plan was a result of what was identified in the OCP in May 2007. This particular plan was among others, including lakeshore development, Village centre plan. This was our first process coming out of the OCP. This process was started in 2009. This is to look at what type of development Council would consider on receiving proposals on. Any proposals would have to go through the complete public process, including zoning. It will be a high density development area. It is a beginning step.

A -The OCP identified this for further study and that we look at what this area would be. The OCP recommended that we don't exceed 8 units per acre. Not changing the OCP. Density is still within the densities recommended by the OCP. Intent is to try to maintain existing footprint. When developers come forward they are asking what we can put there. We are giving alternatives.

Q- I'm hoping that considerations will be made when proposals come in.

A -The Regional Growth strategy sets us at about 1,000 – 1100 more people by 2030. How are you getting the 1500 – 1800 units? Village does not have that much land and is very limited.

**Unknown**

Q- Is there a proposal for another road going out of here?

A We have had many discussions with various Ministries regarding a proposal for an alternate road. We are pretty limited.

Q -There is more development here and more people moving here. There will be more cars. Summertime here is terrible and it will get worse. Nothing has been proposed for a road. Let's not destroy it with more additions. It's getting bigger too quickly. Nothing has been done with these developments.

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**Bill Dietrich, 320 Chestnut**

Q – Shouldn't someone do a public study with respect to infrastructure (roads). We need to entertain the idea to limit the type of growth. We need to take a stand as a community.

A – We will be having a traffic management plan for the Village and will have to work with Ministry of Transportation regarding Hot Springs Road.

**Patsy Graham, 363 Pine Avenue**

Q- Why has there been no discussion in terms of low density residential for that piece of property? Why wouldn't we be looking at low density?

A -For ½ acre to 1 acre the framework for increase in density over what there is now is something that was in the plan a few years ago. This is an area that is serviced with roads, water, sewer, the planning was that this would be a good candidate area for a change. The plan is speaking to an increase in density because the plan is in fact accommodating growth. This is not to maintain status quo. There may be people in the community that don't want growth. The current plan speaks to this. We are following through as to what the plan was. It may not work for you.

Q- I think we have balance already in the Village with high density areas. We as a community need to look at low density as an alternative, not the developers.

**Unknown**

Q -Pine Street is not on water and I am on a well.

A- Any development would get water. There are 1/3 of the Village doesn't have water. Part of the process is to extend watermains as we have new water reservoir.

Q -Will water go down Pine Avenue if it gets subdivided?

A- Every area in town without water we will be considered these in our long term planning. It is a question of priorities. With the new reservoir we now have the ability to service everyone in town. With the changes in our sanitary sewer we have the ability to service everyone adequately.

Q- I think our sanitary system in Harrison is poor. They have to flush the sewers all the time to keep it moving. They do on Pine Avenue.

A -The treatment at the plant is reaching its life cycle and we are working on this to improve.

**Bill Dietrich, 320 Chestnut Avenue**

Q -What would stop the community from zoning that as low density housing and what would the process be? Would this be a community vote? Are you locked into this speculative plan?

A- This is why we are asking you this in this process. If Council decides this would be a low density, it would need to change the OCP plan. The decision is Councils. It is very unusual to go to referendum or plebiscite. If all property owners came forward with application, Council

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would look at this. Just remember we are not rezoning. We are in the business to figure out what we want. We are affording opportunities for developers to come forward to rezone as they see fit. 8 units an acre is not high density. We are just providing options as its defined in the OCP. We are not rezoning any land here. We are creating a development plan.

**Patsy Graham, 363 Pine Avenue**

Q- Council's decision could rezone.

A- The amendment does not change the current zoning, it changes the designation in the OCP. If a property owner wanted to build medium density, we couldn't consider it. The OCP does not allow for that. If a developer comes forward, it will allow Council to consider and will have to go through a zoning amendment and community public process.

**Susan Balfour, 310 Fern Place**

Q -The bylaw doesn't change the zoning bylaw, but it opens the door?

A -It creates the opportunity for someone to come to Council and ask for a change of zoning.

Q- Since inception of this plan, has there been an examination of the availability of larger size family lots – how is really going to benefit. It changes the need in this piece. If Council knows there are intentions coming forward. Who is really going to benefit to the potential opening door of multi-family size housing. There will be hundreds of people affected. I hear multiple people coming in.

Q -There will be a 1,000 more people by 2030?

A- The FVRD is presuming population could grow to 2600-2800 by the year 2025. FVRD is changing the growth strategy plan as the economy changes.

A- All communities are required to contribute to growth strategy. We do need development to provide this growth. Our developable land is pretty limited. I can count on both hands the number of new buildings that have been built here. There hasn't been any growth here. We want to make sure all options are covered.

**Marcel Juneau, 16 Cottonwood Avenue**

Q-- Would they prefer to see a motel/campground as it's currently zoned instead? A community with housing would be better suited for the surrounding area.

**Unknown**

Q There is no money in trailer parks or campgrounds.

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**Janne Perrin**

Q- Do you have an urban forest canopy target for this particular area.

A- There is no urban tree forest plan for the Village and haven't considered one.

**Bill Dietrich**

Q- We are a self sustaining Village that tax base is very capable of handling without having to meet the Provincial mandate. Do we have to keep up with the Jones because rest of Valley is growing? We should have another discussion about what we are spending our money on.

**Unknown**

Q- Where do we go from here? Developers are showing their muscle.

A This plan is not driven by developers. This plan is driven by one direction by the OCP. The other driving force is good planning to provide housing varieties, parks, trails, good design, landscape design. Developers will probably use this the most. The must respond to what Council wants. One of the purposes is for people who don't live here now but want to come to live here. Communities are ever evolving. Planning is not just for the people now, it is also planning for the people that are coming. You can argue that you don't want people to come. You need to be telling your Council to completely revisit the plan.

**Marg Doman**

Q- Encourage people to come to Council meetings. It's the same people that come to Council meetings. It's a way to find out what's going on.

A- It was a positive meeting at the Public Information meeting. It is important for people to pay attention in the community and attend meetings and provide input. We have not received one written submission or email on the process.

**The Mayor called for further submissions to Council regarding Bylaw No. 930, 2009 Official Community Plan Amendment Bylaw.**

**Marcel Juneau**

Q- Believes this area could be similar to Harrisburg. Does not believe it is a sardine atmosphere. They support commercial development downtown. Growth is inevitable.

**The Mayor called for further a second time for submissions to Council regarding Bylaw No. 930, 2009 Official Community Plan Amendment Bylaw.**

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**Susan Balfour**


Q- Where can I obtain information on larger lots available. How would one go about getting what's available for larger lots in Harrison? To change the OCP to accommodate this process. Where do people get information about the public information meeting? Where can I find out about ownership about properties? Many Council meetings are not open to the public.  
A -All questions can be answered at reception. Meetings are open to the public unless posted as an In Camera Council meeting and the agenda does not identify agenda items.

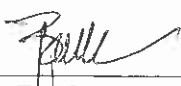
**The Mayor called for the third and final time for submissions to Council regarding Bylaw No. 930, 2009 Official Community Plan Amendment Bylaw.**

**(4) CONCLUSION**

**The public hearing concluded at 8:35 p.m.**

Certified a true and correct copy of the minutes of the Official Community Plan Bylaw Amendment Public Hearing held January 18, 2010 in the Council Chambers, Village of Harrison Hot Springs, BC

  
\_\_\_\_\_  
**Ken Becotte**  
Mayor

  
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**Larry Burk**  
Chief Administrative Officer