



**VILLAGE OF HARRISON HOT SPRINGS  
NOTICE OF MEETING  
AND  
MEETING AGENDA**

**SPECIAL COUNCIL MEETING**

**Date:** Monday, May 25, 2009  
**Time:** 7:00 P.M.  
**Place:** Council Chambers, Village of Harrison Hot Springs

**1. CALL TO ORDER**

Meeting called to order by Mayor Becotte

**2. DELEGATIONS**

Mystico Beads – Sandy Regino

**3. REPORTS FROM STAFF**

**4. ITEMS FOR DISCUSSION**

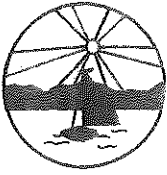
Public Hearing of Zoning Bylaw Amendment Bylaw No. 912, 2009

**5. BYLAWS**

<input type="checkbox"/> Zoning Bylaw Amendment Bylaw No. 912, 2009	THAT Bylaw No. 912, 2009 Zoning Bylaw Amendment be received for second reading;
	THAT Bylaw No. 912, 2009 Zoning Bylaw Amendment be received for third reading.

**6. ADJOURNMENT**

  
\_\_\_\_\_  
Larry Burk  
Chief Administrative Officer



## VILLAGE OF HARRISON HOT SPRINGS

### Request to Appear as a Delegation

In order to make a presentation to Council at a Council Meeting, you are required to submit a written request to the Corporate Officer no later than 4:30 p.m. on the Wednesday before the regular meeting. The request can either be a copy of this completed form or a separate letter that you have written which contains the information requested on this form. Any background materials are appreciated and will be circulated to the Mayor and Council with the agenda. You can submit your request in person, by mail( PO Box 160 Harrison Hot Springs, BC V0M 1K0), fax at 604-796-2192 or e-mail at [info@harrisonhotsprings.ca](mailto:info@harrisonhotsprings.ca).

The Administration Department will advise you when you are scheduled to appear before Council. Council meetings commence at 7:00 p.m. in the Village's Council Chambers at 495 Hot Springs Road.

You are limited to a maximum of 10 minutes to present your material, regardless of the number of presenters in your delegation.

Date: MAY 22 Requested Meeting Date: MAY 25/09.

Organization Name (if applicable): MYSTICO BEADS

Name of Presenter: SANDY REGINO

Name of Applicant if Other than Above: \_\_\_\_\_

Contact Phone Number & E-Mail: 604-798-6506.

Mailing Address with Postal Code: PO BOX 3

Audio/Visual requirements: none

Topic: Business license for street vending license.

Action you wish Council to take: Approve vending other than is permitted by current policy or bylaw.



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council

**DATE:** April 16, 2009

**File No.:** 3060-2040-RZ01-09

**FROM:** Larry Burk, Deputy Chief Administrative Officer

**SUBJECT:** Text amendment Bylaw No. 912  
A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw Number 672-1996 – C5 Tourist Commercial Zone on a specific property at 750 Hot Springs Road

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#### RECOMMENDATION:

THAT Council approve 1<sup>st</sup> reading of the ZONING BYLAW TEXT AMENDMENT BYLAW 912, 2009; and

THAT Council set a public hearing date at the earliest opportunity.

#### BACKGROUND:

The Village received an application from the owner of Tug Boat Junction to amend the current C5 Tourist Commercial Zone at this specific site by adding an electric go kart track use.

The current Tourist Commercial Zone (C5) Section 8.5.2 Permitted Uses – Accessory Uses, does not specifically note a go kart track as a permitted use.

In 2005 this same owner was denied a request to build a go kart track. At that time gas powered go karts were considered by Council to be contrary to the intent of the Tourist Commercial Zone which states, among other things, that uses be designed to minimize excessive noise.

#### DISCUSSION:

On the basis of defining uses concurrent with tourist commercial enterprises it is difficult to suggest that a go kart track is not a tourist commercial use. However there are advancements in this industry that have not only reduced the environmental impact of gas powered go kart engines, but the noise factor has drastically been reduced with the advancement of electric go karts. With these advancements and successes in other areas the owner has once again come forward with his request to install a go kart track where only electric go karts will be used.

Other zones in the Village permit site specific uses for specific situations. It is considered by staff that permitting the use of electric go karts on this site only is a compromise to including it as a permitted use in the C5 zone generally.

Mitigating effects can also be part of an agreement with the developer whereby the zoning change may be acceptable. These could include noise abatement along the north property line adjacent to the neighboring campground such as:

- minimum 5 foot high cedar hedge;
- berms;
- solid wood or concrete panel fence;
- the owner is considering using containers as storage units for the karts and possibly these could be placed along the north property line keeping the track more inland to the lot.

#### **BUDGETARY CONSIDERATIONS:**

There would be no Village budgetary considerations associated with the proposed amendment. No further DCC's are applicable as the construction of the track does not involve a building permit application or subdivision on the lands. The property has an existing water and sewer connection. Fire protection is an issue and if necessary the installation of a fire hydrant on Hot Springs Road could be required as part of the above noted agreement.

#### **POLICY CONSIDERATIONS:**

Rezoning applications, including text amendments sometimes require a Public Hearing. The lands are designated as Tourist Commercial in the OCP with a requirement for a Tourist Commercial Development permit. The developer will be required to obtain a DP or DP amendment with respect to details in the OCP. A report for the DP approval will be submitted in due course.


Any rezoning for commercial purposes on lands adjacent to a Provincial Highway requires approval of the Ministry of Highways. The applicant shall provide details of the application and particulars of the rezoning to Ministry of Highways for approval prior to final rezoning approval by the Village.

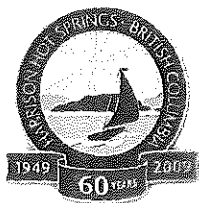
#### **ALTERNATIVES/OPTIONS:**

Council has the option of approving the text amendment bylaw for 1<sup>st</sup> reading and setting a Public Hearing date at the earliest available opportunity. *RECOMMENDED*

Council can turn down the application.

Respectfully submitted for your consideration;

  
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 Larry Burk  
 Deputy Chief Administrative Officer



**VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 912**

**A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw Number 672-1996**

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**WHEREAS** the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw Number 672-1996, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted on October 28, 1996;

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

**I.     CITATION**

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Amendment Bylaw No. 912."

**II.    TEXT AMENDMENT**

That Section 8.5 Tourist Commercial Zone (C5) of the Village of Harrison Hot Springs Zoning Bylaw Number 672-1996 under Principal Uses-Site Specific section 8.5.2 be amended by adding: .14:

- .14     on *parcel* legally described as: Lot 10, Section 12, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan 5519 and referred to as PID 011-150-513 – 750 Hot Springs Road; a go-kart track for use by electrically powered go-karts only.

**III.   READINGS AND ADOPTION**

READ A FIRST TIME THIS 20<sup>th</sup> DAY OF APRIL, 2009

A PUBLIC HEARING WAS HELD ON THE        DAY OF        , 2009

READ A SECOND TIME THIS        DAY OF        , 2009

READ A THIRD TIME THIS        DAY OF        , 2009

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2009.

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Mayor

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Corporate Officer