



## VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

# ADVISORY PLANNING COMMISSION MEETING

**DATE:** Tuesday, February 7, 2012  
**TIME:** 2:00 p.m.  
**LOCATION:** Council Chambers, Harrison Hot Springs, British Columbia

### 1. CALL TO ORDER

(a)	Meeting called to order by the Mayor
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### 2. LATE ITEMS

(a)	
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### 3. ADOPTION OF MINUTES

(a)	None
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### 4. DELEGATIONS/PETITIONS

(a)	None
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### 5. CHAIRPERSON REPORT

(a)	None
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### 6. ITEMS FOR DISCUSSION

(a)	Appointment of Chair
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(b)	OCP Amendment and Rezoning Application - Kingma
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### 7. ADJOURNMENT





## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** January 12, 2012

**FROM:** Andre Isakov, **FILE:** 3360-20-17/6520-20-09  
Community and Economic Development Officer

**SUBJECT:** OCP AMENDMENT AND REZONING APPLICATION – KINGMA  
Hot Springs Road - Part of Fractional Section 13, TP 4, R 29, W6M  
Except parts subdivided by Plans: 251, 9656, 9786, 27133, 38836, 48818,  
53383, 66843, 66844, 66845, 66846, 70213, LMP10582, NWD

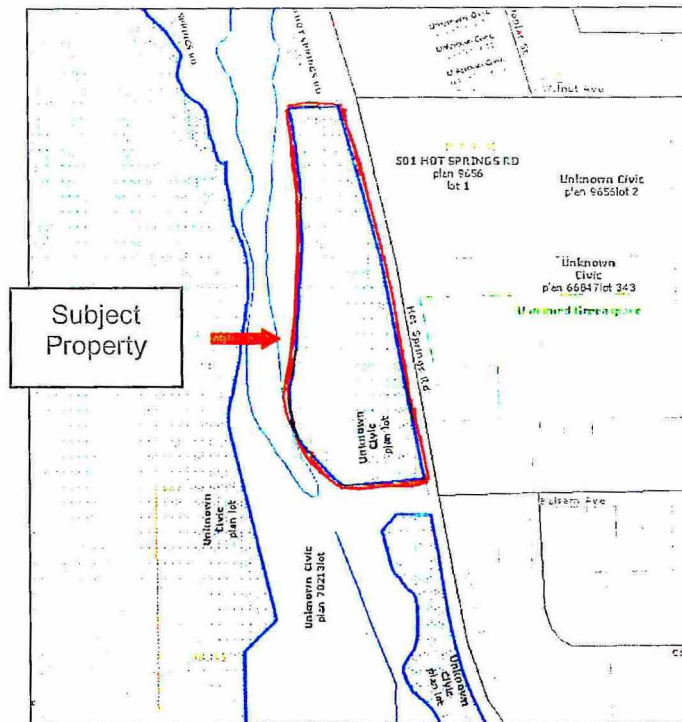
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#### ISSUE:

Staff is seeking Council direction on the Official Community Plan Amendment Bylaw No. 977, 2011 and Zoning Bylaw Amendment Bylaw No. 978, 2011.

#### BRIEF DESCRIPTION OF DEVELOPMENT PROPOSAL

The Village of Harrison Hot Springs is currently reviewing and discussing Official Community Plan Amendment Bylaw No. 977, 2011 and the Zoning Bylaw Amendment Bylaw No. 978, 2011. The proposal requiring amendments to both the Official Community Plan and the Zoning Bylaw contemplates the development of 26 townhouse units at a density of 7 units per acre. The townhouses would still consist of 2 and 3 bedroom units and would be distributed on the site in both triplex and four plex formats. The buildings would be three stories high with the first floor being occupied with a tandem two car garage and entry foyer. The units would range from 900 – 1200 square feet and would include a 400 square foot garage.



### BACKGROUND:

At the June 20, 2011 Regular Council Meeting, the following motions passed:

- 1) THAT Official Community Plan Amendment Bylaw No. 977, 2011 and Zoning Bylaw Amendment Bylaw No. 978, 2011 be read a first time;
- 2) THAT Official Community Plan Amendment Bylaw No. 977, 2011 and Zoning Bylaw Amendment Bylaw No. 978, 2011 be referred to:
  - a) the Village Engineer;
  - b) the Fire Chief;
  - c) the Advisory Planning Commission;
  - d) the Parks and Recreation Commission;
  - e) the Ministry of Transportation and Infrastructure;
  - f) the School District; and
  - g) the Fraser Valley Regional District, for comment pursuant to the consultation requirements of Section 879 of the Local Government Act prior to the bylaws being considered for second reading; and
- 3) THAT prior to consideration of the bylaws for second reading the applicant, Wilmark Homes Inc. and Homecraft Construction Ltd. (Kingma), be required to hold a Public Information Meeting on the project, the results of the meeting being communicated to Council, including the manner in which the proposal has been revised in response to issues raised at the meeting.

Since June, the referrals have been sent and the responses have been obtained. The major concerns identified through the referral process are summarized below:

- The School District has no land use objections but did point to concerns over vehicle traffic and pedestrian safety in the area.
- Ministry of Transportation and Infrastructure has no land use objections but has identified some concerns over access design.
- Parks and Recreation Commission had expressed concerns over public access on private property in question but those are being addressed.

Furthermore, the proponent did hold a public information meeting on July 6th 2011 as required by the municipality. The proponent has not provided a report on the public information meeting but has said that it will be forthcoming. The proponent did say that the information meeting was not well attended and that due to that, they subsequently placed a full 2 page ad in the local paper with full details of the project.

Since the first reading both Bylaw 977 and Bylaw 978 have undergone amendments.

#### **OCP BYLAW 977 Amendments:**

- Future Land Use Designation purpose was changed from "Medium Density Residential to develop sites for townhouses and low scale apartments" to "Medium Density Residential to develop sites for townhouses".
- To meet the 30 meters setback requirements from the watercourse established by the DFO, the developer had to substantially change the scope of the project and reduce the proposed number of units from 45 townhouse units at a density of 12 units per acre to 26 townhouse units at a density of 7 townhouse units per acre (18 units per ha.).

#### **ZONING BYLAW 978 Amendments:**

- Regulations of CD-2 Zone were changed to:
  - a. Exclude "Maximum Floor Area Ratio";
  - b. Increase parking loading provision from "2 spaces per unit plus 21 visitor parking places as required per Section 5" to "2 parking spaces per unit plus 26 visitor parking places";
  - c. Reduce maximum residential density from 30 units per ha. to 18 units per ha.
- Community Amenities were defined as:
  - a. Construction and dedication of a municipal trail along Miami Slough (estimated 560 m<sup>2</sup>) as identified on the attached plan (Figure 1).

- b. Transfer to the Municipality of about 0.81 ha (2 acre) portion of the land located on the south west section of the lands, adjacent to Hot Springs Road and just west of the proposed Zoning amendment, legally described as: Section 13, Township 4, Range 29, Meridian W6, New Westminster Land District, Portion FRACTIONAL, Except Plan PT SUBDIVIDED BY PL 251, & EXC PT SUBDIVIDED BY PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213, PID 002-102-234 as identified on the attached plan (Figure 2);
- c. Transfer to the Municipality of about 1600 m<sup>2</sup> of land to provide for public trail towards the Campbell Lake from the lands legally described as: Section 13, Township 4, Range 29, Meridian W6, New Westminster Land District, Portion FRACTIONAL, Except Plan PT SUBDIVIDED BY PL 251, & EXC PT SUBDIVIDED BY PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213, PID 002-102-234 as identified on the attached plan (Figure 2);
- d. A \$25,000 contribution towards public playground equipment.

**The following options are provided for Council's consideration:**

**Option 1.**

Read "Official Community Plan Amendment Bylaw No. 977, 2011" and "Zoning Bylaw Amendment Bylaw No. 978, 2011" a second time; and that a Public Hearing be scheduled on a date to be determined at a later stage.

**Option 2.**

Request staff to revise the "Official Community Plan Amendment Bylaw No. 977, 2011" and "Zoning Bylaw Amendment Bylaw No. 978, 2011".

**Option 3.**

Decide not to proceed further with "Official Community Plan Amendment Bylaw No. 977, 2011" and "Zoning Bylaw Amendment Bylaw No. 978, 2011".

**RECOMMENDATION:**

**THAT** "Village of Harrison Hot Springs Official Community Plan Bylaw No. 977, 2011" be read a second time; and

**THAT** a Public Hearing be scheduled on a date to be determined at a later stage;

**AND THAT** "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 978, 2011" be read a second time; and

THAT a Public Hearing be scheduled on a date to be determined at a later stage.

Respectfully submitted for your  
consideration;



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Andre Isakov  
Community & Economic Development Officer

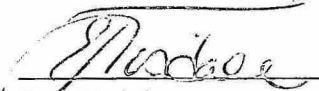
**DIRECTOR OF FINANCE COMMENTS:**



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Dale Courtice  
Director of Finance

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**



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Ted Tisdale  
Chief Administrative Officer

# COMPREHENSIVE DEVELOPMENT PLAN

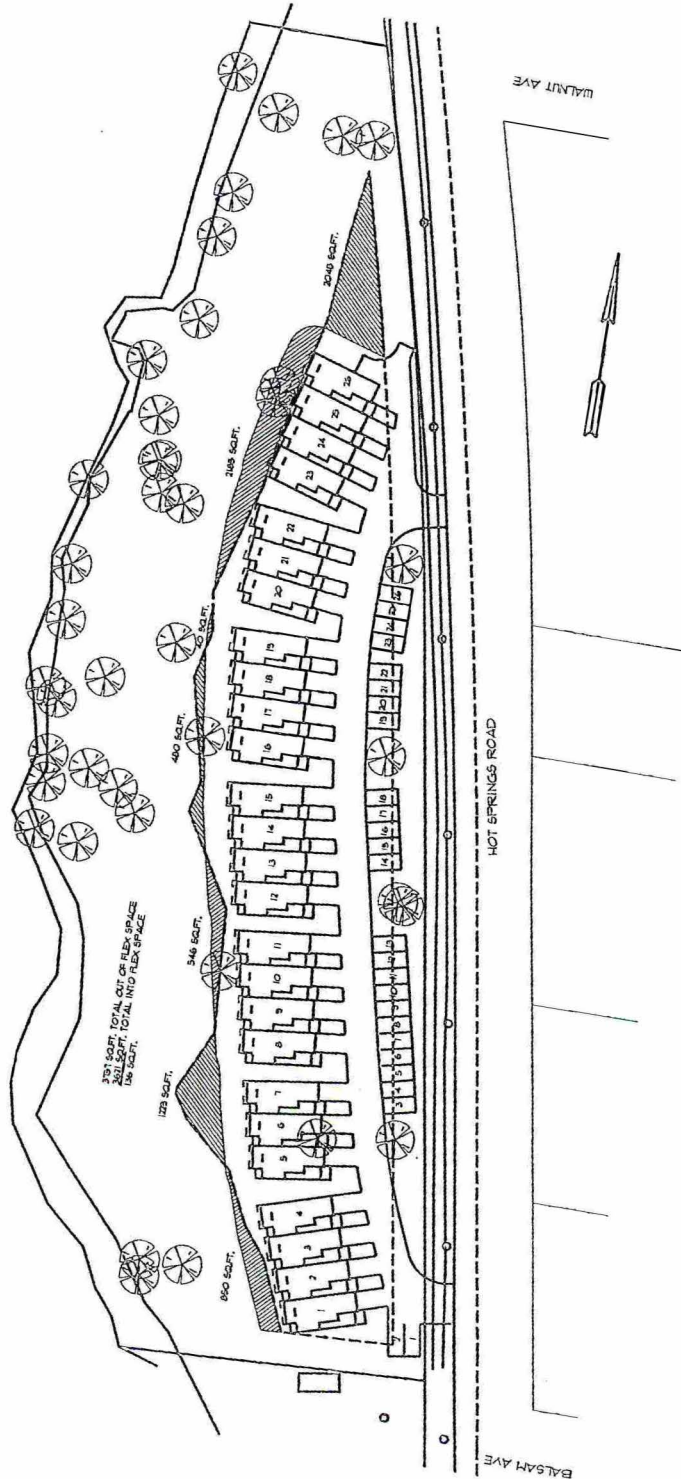


Figure 1

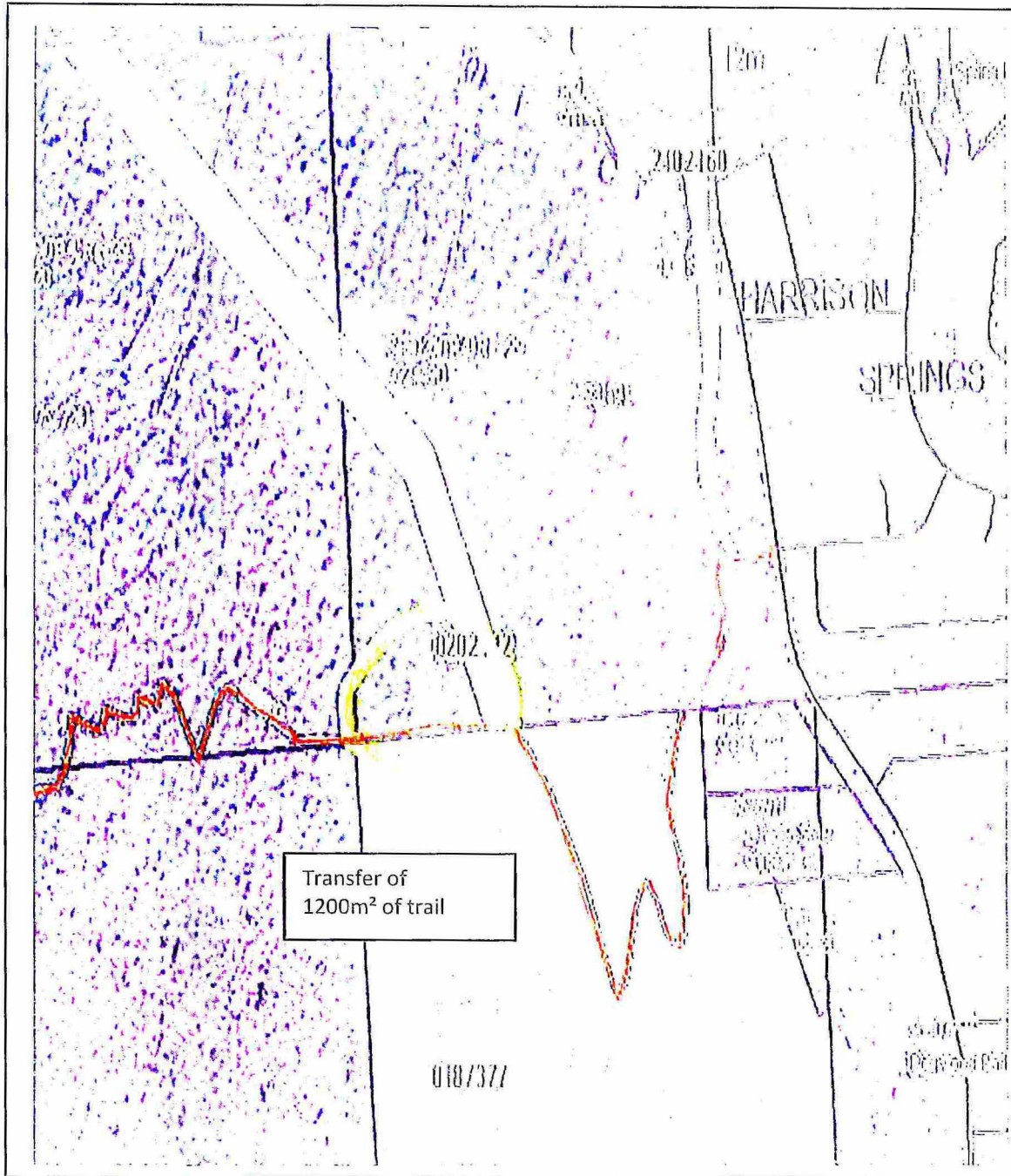
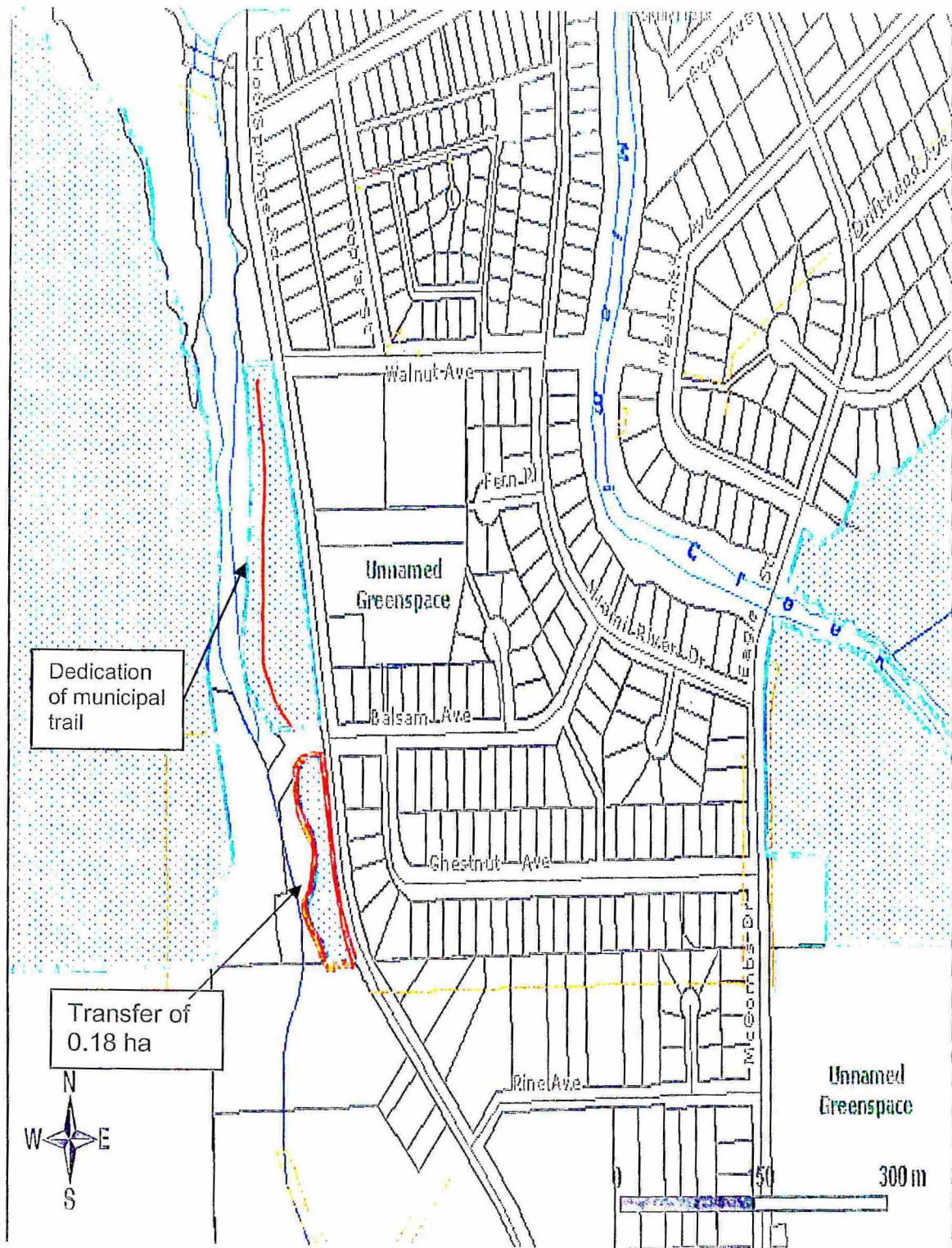


Figure 2



# HARRISON HOT SPRINGS

*Naturally Refreshed*

## VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 977

### A bylaw to amend Village of Harrison Hot Springs Official Community Plan Bylaw 864, 2007

**WHEREAS** the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, the Official Community Plan Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2007;

**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 Official Community Plan Amendment Bylaw No. 977, 2011".

#### II. TEXT AMENDMENT

A. That Schedule 1-A, the Official Community Plan Text of the Village of Harrison Hot Springs Official Community No.864, be amended by including the following sections:

1. Section 3.2.5A - "To consider potential development opportunities for medium density multi family residential development on sites that do not lend themselves for low density residential development due to their location, size, physical attributes, and surrounding land uses"

2. Table 1: Future Land Use Designations -

"Purpose	Rationale	Future Land Use Permitted
<b>Medium Density Residential</b> To develop sites for townhouses.	These sites are intended to provide alternative housing opportunities while respecting the character of the surrounding lands.	Townhouse permitted in the R4 or CD zones as per the Zoning Bylaw.

3. Section 6.3.1 (Bullet No. 4) – "Medium density residential development (townhouses) will be considered for sites that have good proximity to the Village's amenities, are well serviced with water, sewer, and roads, and are compatible with surrounding lands. Such sites will require an amendment to Schedule 1 - B (Land Use Designation Map) to the **Medium Density Residential**

land designation and to Schedule 1 - C (Development Permit Ares Map) to **Multi Family Residential DPA**. Rezoning will also be required. The maximum density shall be 18 units per ha. (7 units per acre)."

### III. MAP AMENDMENT

- A. That Schedule 1-B, the Future Land Use Designation Map of the Village of Harrison Hot Springs Official Community No.864, be amended by redesignating the 1.52 ha. (4 acres) portion of the lands located on the south east section of the lands, adjacent to Hot Springs Road, legally described as: Section 13, Township 4, Range 29, Meridian W6, New Westminster Land District, Portion FRACTIONAL, Except Plan PT SUBDIVIDED BY PL 251, & EXC PT SUBDIVIDED BY PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213, PID 002-102-234, as outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Resource to Medium Density Residential**.
- B. That Schedule 1-C, the Development Permit Areas Map of the Village of Harrison Hot Springs Official Community No.864, be amended by including the 1.52 ha. (4 acres) portion of the lands located on the south east section of the lands, adjacent to Hot Springs Road, legally described as: Section 13, Township 4, Range 29, Meridian W6, New Westminster Land District, Portion FRACTIONAL, Except Plan PT SUBDIVIDED BY PL 251, & EXC PT SUBDIVIDED BY PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213, PID 002-102-234, as outlined in heavy black outline and cross-hatched on Schedule 2 of this Bylaw within the **Multi Family Residential Development Permit Area**.
- C. That the maps appended hereto designated as Schedules 1 and 2 showing such amendments are an integral part of this Bylaw.

### IV. READINGS AND ADOPTION

READ A FIRST TIME THIS 20<sup>th</sup> DAY OF JUNE , 2011

AMENDED AND READ A SECOND TIME THIS 6<sup>th</sup> DAY OF FEBRUARY, 2012

A PUBLIC HEARING WAS HELD ON THE                      DAY OF                      , 2012

READ A THIRD TIME THIS                      DAY OF                      , 2012

ADOPTED THIS                      DAY OF                      , 2012

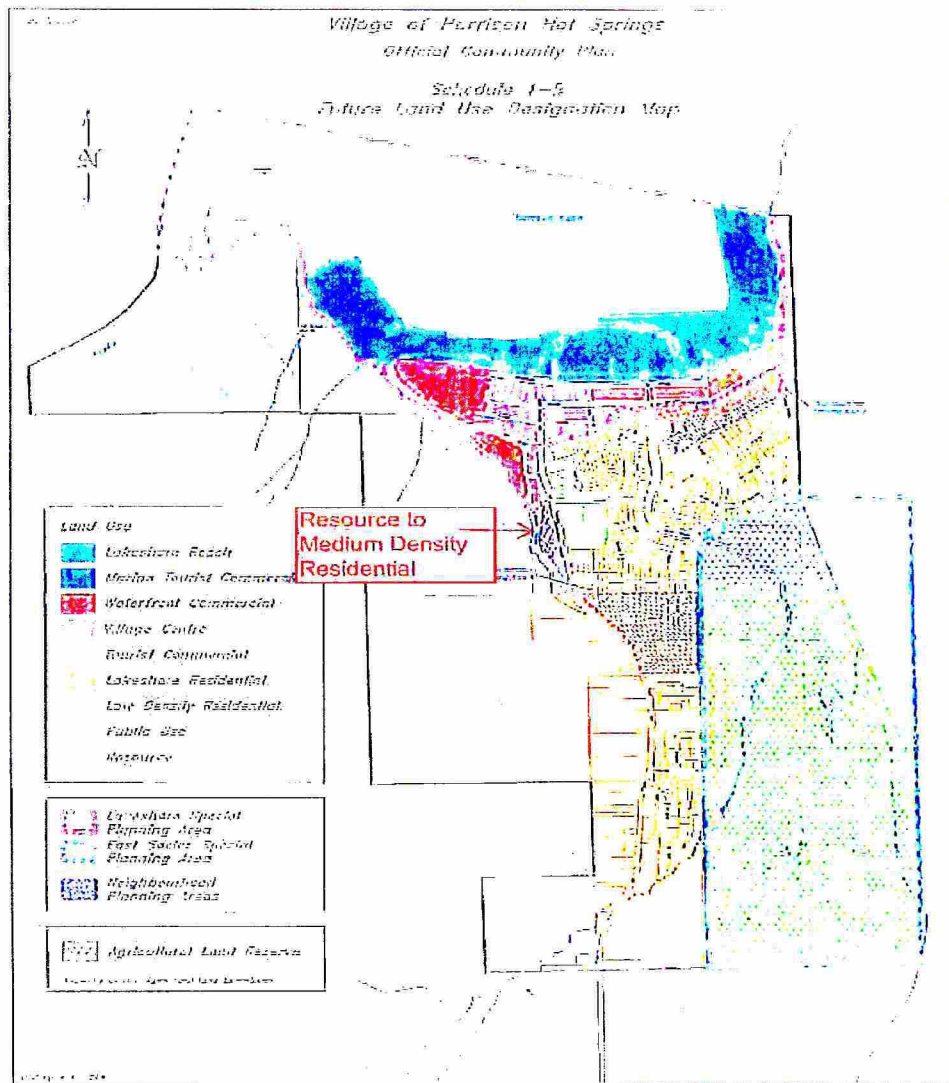
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Mayor

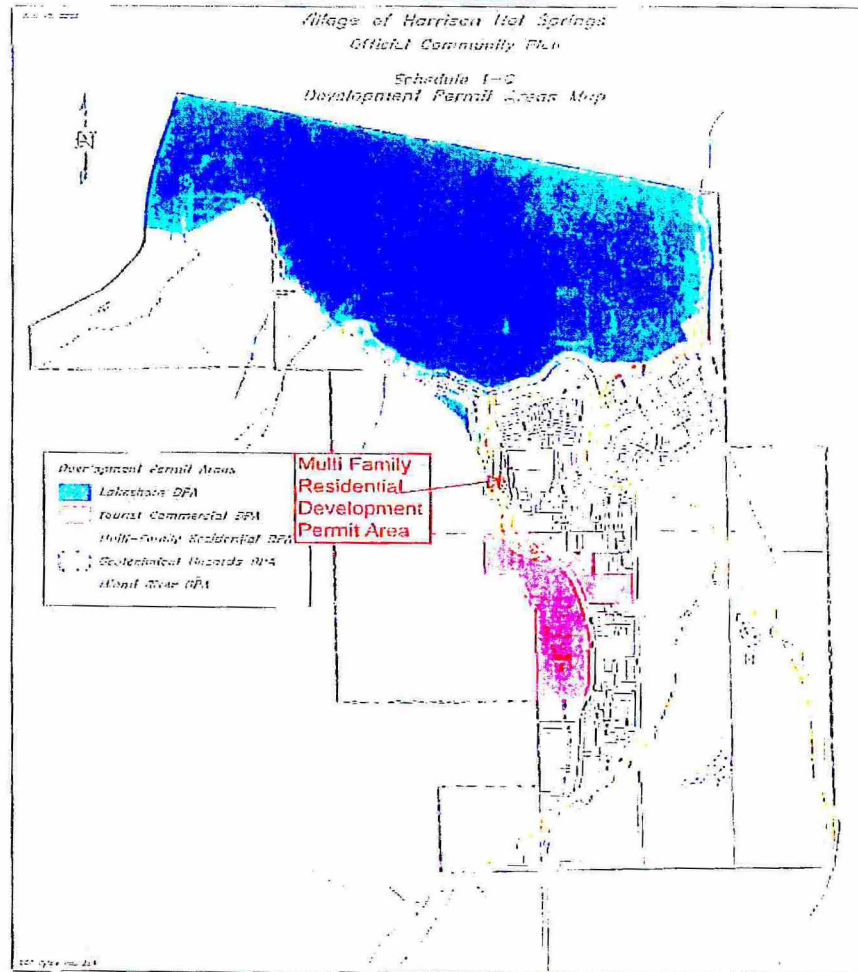
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Corporate Officer

## Schedule 1 of Bylaw 977



## Schedule 2 of Bylaw 977





## HARRISON HOT SPRINGS

*Naturally Refreshed*

## VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 978

### A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw 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 No. 672, 1996, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted 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 Bylaw Amendment Bylaw No. 978, 2011".

#### II. TEXT AMENDMENT

That the Village of Harrison Hot Springs Zoning Bylaw Number 672-1996, be amended by:

- A. Inserting the following new sub-section: "12.2 Comprehensive Development Zone 2 (CD-2)" within the Table of Contents; and.
- B. Inserting the following new zone within Section 12:

#### **"12.2 Comprehensive Development Zone 2 (CD-2)**

##### 1. Intent

This zone is intended to provide for a medium density residential development for a 1.52 ha. (4 acres) portion of the lands located on the south east section of the lands, adjacent to Hot Springs Road, legally described as: Section 13, Township 4, Range 29, Meridian W6, New Westminster Land District, Portion FRACTIONAL, Except Plan PT SUBDIVIDED BY PL 251, & EXC PT SUBDIVIDED BY PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213, PID 002-102-234.

## 2. Permitted Uses

The following uses and no others are permitted in the CD-2 zone:

Townhouse  
 Accessory recreational facilities for the use of residents  
 Home Occupation  
 Accessory Parking Area

## 3. Conditions of Use

- .1 All permitted uses shall be connected to the Village of Harrison Hot Springs community water system and sanitary sewer system.
- .2 Townhouses shall:
  - (a) have entrances leading directly to the street and the separate entrances shall be divided from other uses by walls
  - (b) provide *common amenity areas* of no less than 200 m<sup>2</sup> and have a minimum dimension of 6 metres
  - (c) provide *private amenity areas* of no less than 5 m<sup>2</sup> for each dwelling unit.

## 3 Regulations

On a parcel zoned CD-2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the following table in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I	COLUMN II
Minimum parcel area	1.52 ha.
Minimum parcel width	20 meters
Minimum setbacks	6 meters from all lot lines
Maximum parcel coverage	25%
Maximum residential density	18 units per ha.
Maximum building height	3 storeys or 10.2 meters, whichever is lesser
Parking and loading	2 parking spaces per unit plus visitor parking as required in s. 5 of the Zoning Bylaw

#### 4. Community Amenities

On a parcel zoned CD-2, no building or structure shall be constructed until the following community amenities or a security deposit has been provided to the Village:

1. Construction and dedication of a municipal trail along Miami Slough (estimated 560 m<sup>2</sup>) as identified on the attached plan (Figure 1);
2. Transfer to the Municipality of about 0.81 ha (2 acre) portion of the land located on the south west section of the lands, adjacent to Hot Springs Road and just west of the proposed Zoning amendment, legally described as: Section 13, Township 4, Range 29, Meridian W6, New Westminster Land District, Portion FRACTIONAL, Except Plan PT SUBDIVIDED BY PL 251, & EXC PT SUBDIVIDED BY PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213, PID 002-102-234 as identified on the attached plan (Figure 2);
3. Transfer to the Municipality of about 1600 m<sup>2</sup> of land to provide for public trail towards the Campbell Lake from the lands legally described as: Section 13, Township 4, Range 29, Meridian W6, New Westminster Land District, Portion FRACTIONAL, Except Plan PT SUBDIVIDED BY PL 251, & EXC PT SUBDIVIDED BY PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213, PID 002-102-234 as identified on the attached plan (Figure 2);
4. A \$25,000 contribution towards public playground equipment.

#### 5. Comprehensive Development Plan

On a parcel zoned CD-2, no building or structure shall be constructed, located or altered and no plan of subdivision approved which is not generally in accordance with the Comprehensive Development Plan which forms an integral component of this zone.

## II. MAP AMENDMENT

- A. That Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No.672, be amended by rezoning the 1.52 ha. (4 acre) portion of the lands located on the south east section of the lands, adjacent to Hot Springs Road, legally described as: Section 13, Township 4, Range 29, Meridian W6, New Westminster Land District, Portion FRACTIONAL,

Except Plan PT SUBDIVIDED BY PL 251, & EXCEPT SUBDIVIDED BY PL 9656, 9786, 27133, 38836, 48818, 53383, 66843, 66844, 66845, 66846, 70213, PID 002-102-234, and as outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from the Resource Reserve (RR) zone to Comprehensive Development Zone 2 (CD-2) zone.

- B. That the map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

### III. READINGS AND ADOPTION

READ A FIRST TIME THIS 20<sup>th</sup> DAY OF JUNE, 2011

AMENDED AND READ A SECOND TIME THIS 6<sup>th</sup> DAY OF FEBRUARY, 2012

A PUBLIC HEARING WAS HELD ON THE                      DAY OF                      , 2012

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ADOPTED THIS                      DAY OF                      , 2012

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Mayor

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Corporate Officer

## Schedule 1 of Bylaw 978

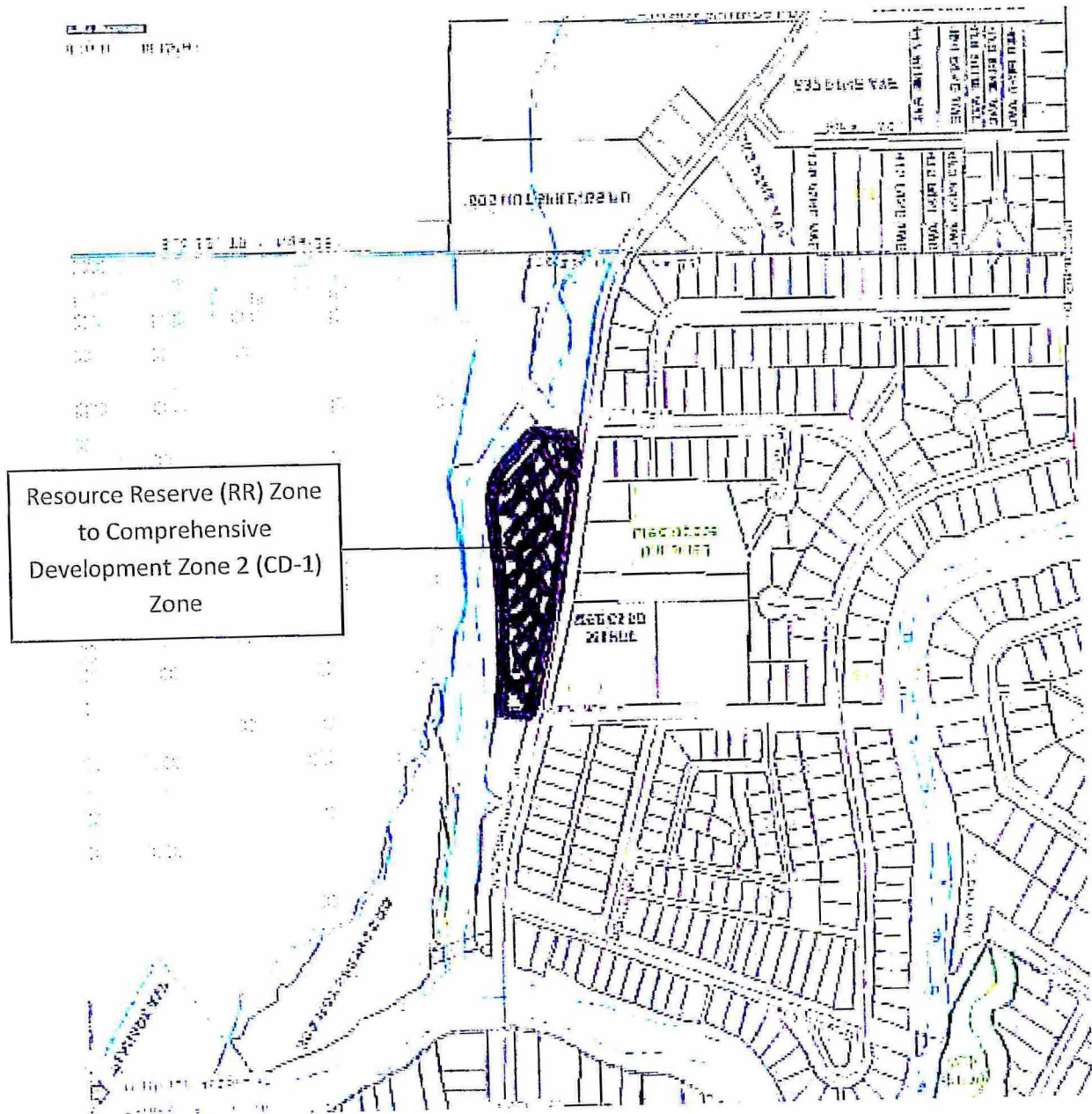


Figure 1

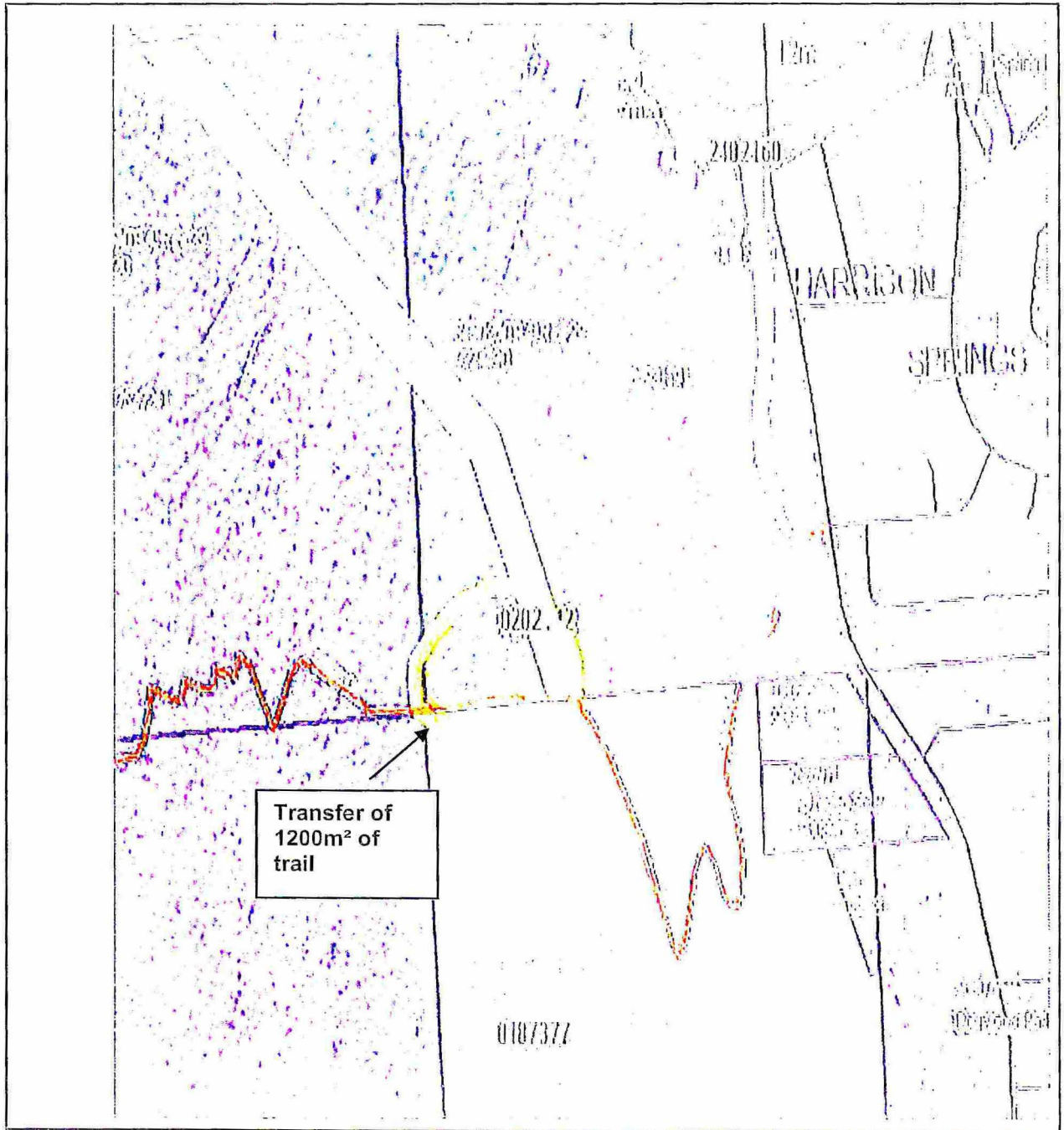


Figure 2

