



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

ADVISORY PLANNING COMMISSION MEETING

DATE: NOVEMBER 13, 2012
TIME: 2:00 p.m.
LOCATION: Council Chambers, 495 Hot Springs Road, Harrison Hot Springs

1. CALL TO ORDER	
(a)	Meeting called to order by the Chair
2. INTRODUCTION OF LATE ITEMS	
(a)	
3. APPROVAL OF AGENDA	
(a)	
4. ADOPTION OF MINUTES	
(a)	Advisory Planning Meeting Minutes of September 18, 2012
5. ITEMS FOR DISCUSSION	
(a)	Zoning Bylaw – update
(b)	Rezoning Application – 775 Hot Springs Road
6. ADJOURNMENT	

**VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING**

DATE: September 18, 2012
TIME: 2:00 p.m.
PLACE: Council Chambers,
495 Hot Springs Road

IN ATTENDANCE:

Danny Crowell, Chair
Brian Bignell
Sigrid Borchert
Freddy Marks
Andrew Baziuk

Andre Isakov, Manager of Planning and
Community Services
Ian Crane, Manager of Development
Services

Recorder Andre Isakov

ABSENT: Frank Peters

1. CALL TO ORDER

The meeting was called to order at 2:04 p.m.

2. LATE ITEMS

Resignation of Elizabeth Mueller from the Commission.

3. APPROVAL OF AGENDA

Moved by Freddy Marks
Seconded by Sigrid Borchert

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**

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4. ADOPTION OF MINUTES

Moved by Freddy Marks
Seconded by Sigrid Borchert

THAT the Advisory Planning Minutes of August 14, 2012 adopted.

**CARRIED
UNANIMOUSLY**

Errors and Omissions

Spelling error in the name of the Town of "Osoyoos" in Section 6 of August 14, 2012 Commission Minutes.

DELEGATIONS/PETITIONS

None.

5. CHAIRPERSON REPORT

6. ITEMS FOR DISCUSSION

Resignation of
Elizabeth Mueller

The Chair informed the Commission that Elisabeth Mueller has formally resigned from the Commission and that at this point there is no need for a replacement reappointment.

Zoning Bylaw

Derelict vehicles – The Commission discussed the best way of addressing the issue of derelict vehicles on residential and commercial properties. The Commission recommended no changes to the draft Zoning bylaw in this regard but recommended further review of the Unsightly Premises Bylaw.

Non-conforming Zoning – Staff informed the Commission that there are some example of non-conforming zones in the Village and that a zoning review process may provide a good opportunity to revisit and review zoning designations.

Staff provided the overview of the next steps for the Zoning Bylaw. This would include further legal review, Council adoption procedures, and public consultation process.

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7. ADJOURNMENT

Moved by Danny Crowell
Seconded by Singrid Borchert

THAT the meeting be adjourned at 3:10 p.m.

**CARRIED
UNANIMOUSLY**

Danny Crowell
Chair

Andre Isakov
Recorder

HARRISON HOT SPRINGS

Naturally Refreshed

VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1021

A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw 672, 1996

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. 1021, 2012**".

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: "12.3 Comprehensive Development Zone 3 (CD-3)" within the Table of Contents; and
- B. Inserting the following new zone within Section 12:

"12.3 COMPREHENSIVE DEVELOPMENT ZONE THREE – CD-3

.1) Intent

This zone is intended to provide for *low density, single detached dwellings* on small bare land strata *parcels* located on Plan 35160, Lot 37, Section 12, Township 4, Range 29, Meridian W6, Land District NW.

.2) Permitted Uses

The following uses and no others are permitted in the CD-3 zone:

Principal Uses

- .1 *Single Detached Dwelling*

Accessory Uses

- .1 *Home Occupation;*
- .2 *Parking area;*
- .3 *Parking garage.*

.3) Conditions on Use

- .1 All permitted uses shall be connected to the Village of Harrison Hot Springs community water system and sanitary sewer system.
- .2 All parcels shall have vehicle access only through a common lane in the rear.
- .3 Landscaping and screening shall be approved by the Village and conducted in accordance with the conditions outlined within the Zoning Bylaw 672.

.4) Regulations

On a *parcel* zoned CD-3, no *building or structure* will be constructed, located or altered and no plan of subdivision will be 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 <i>Lot Size</i>	335 m ²
Minimum <i>Lot Width</i>	10.5 metres
Maximum Number of <i>Principle Buildings</i>	1
<i>Principle Buildings Minimum Setback</i> <ul style="list-style-type: none"> • <i>front parcel line</i> • <i>interior parcel line</i> • <i>exterior parcel line</i> • <i>rear parcel line</i> 	4.5 metres 1.2 metres 1.2 metres 4.0 metres
Maximum Number of <i>Accessory Buildings and Structures</i>	2
<i>Accessory Building and Structures Minimum Setback</i> <ul style="list-style-type: none"> • <i>front parcel line</i> • <i>interior parcel line</i> • <i>exterior parcel line</i> • <i>rear parcel line</i> 	4.5 metres 1.0 metres 1.2 metres 1.0 metres
Maximum <i>Lot Coverage</i>	60%
Maximum <i>Building Height</i>	7.5 metres for <i>principle buildings</i> 3.8 metres for <i>accessory buildings</i>
<i>Parking and Loading</i>	2 parking spaces per parcel

4 Community Amenities

On a parcel zoned CD-3, no building or structure shall be constructed until the following community amenity has been provided to the Village:

- 1. A \$15,000 contribution towards beachfront and waterfront streetscape improvements.

5 Comprehensive Development Plan

On a parcel zoned CD-3, 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 as Schedule 1.

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 property located on Plan 35160, Lot 37, Section 12, Township 4, Range 29, Meridian W6, Land District NW, and as outlined in heavy black outline and cross-hatched on Schedule 2 of this Bylaw, from the **Residential One Zone (R-1)** to **Comprehensive Development Zone 3 (CD-3)**.
- B. That the map appended hereto designated as Schedule 2 showing such amendment is an integral part of this Bylaw.

III. READINGS AND ADOPTION

READ A FIRST TIME THIS 19th DAY OF NOVEMBER, 2012

A PUBLIC HEARING WAS HELD ON THE 3rd DAY OF DECEMBER, 2012

READ A SECOND TIME THIS ____ DAY OF _____, 2012

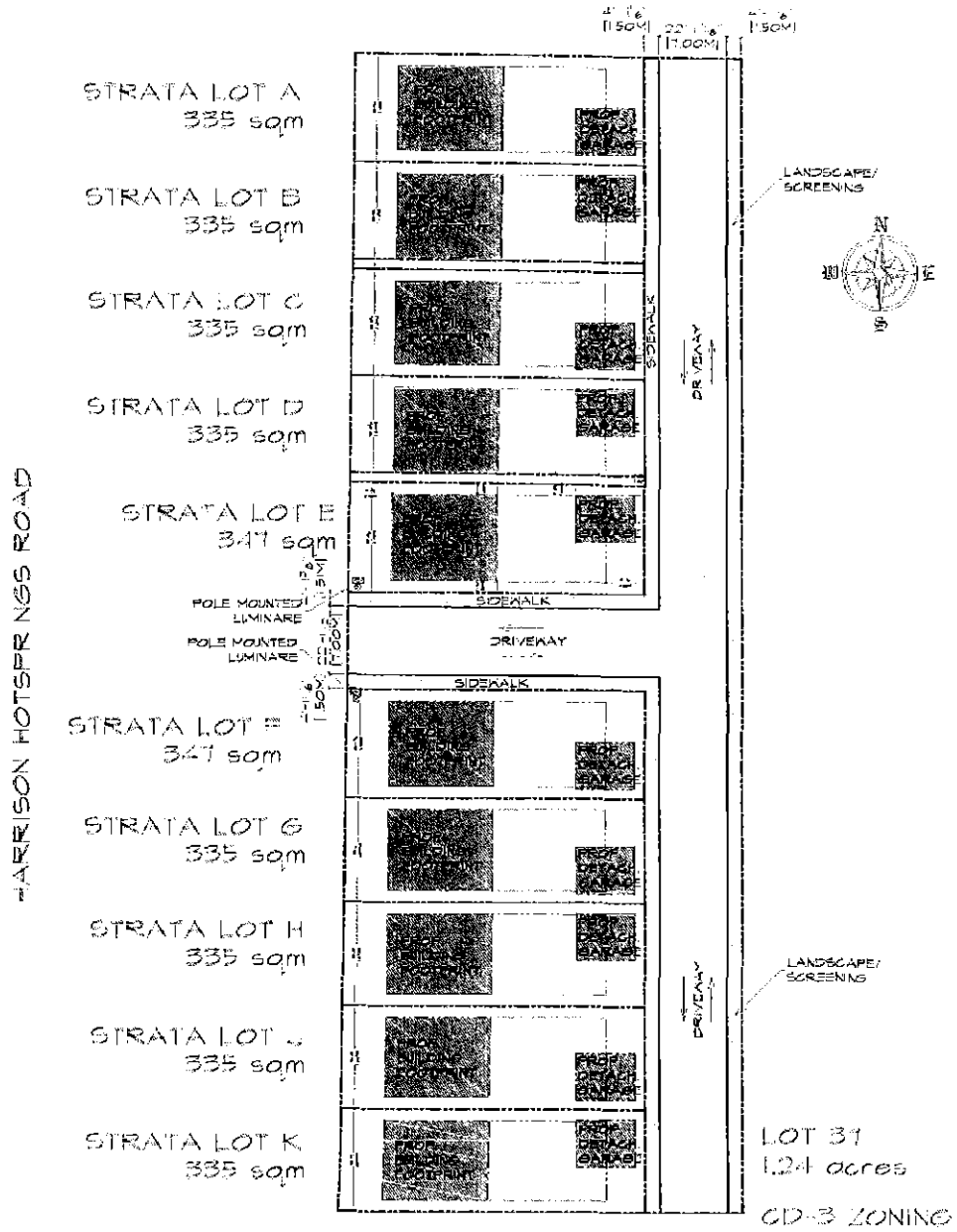
READ A THIRD TIME THIS ____ DAY OF _____, 2012

ADOPTED THIS ____ DAY OF _____, 2012

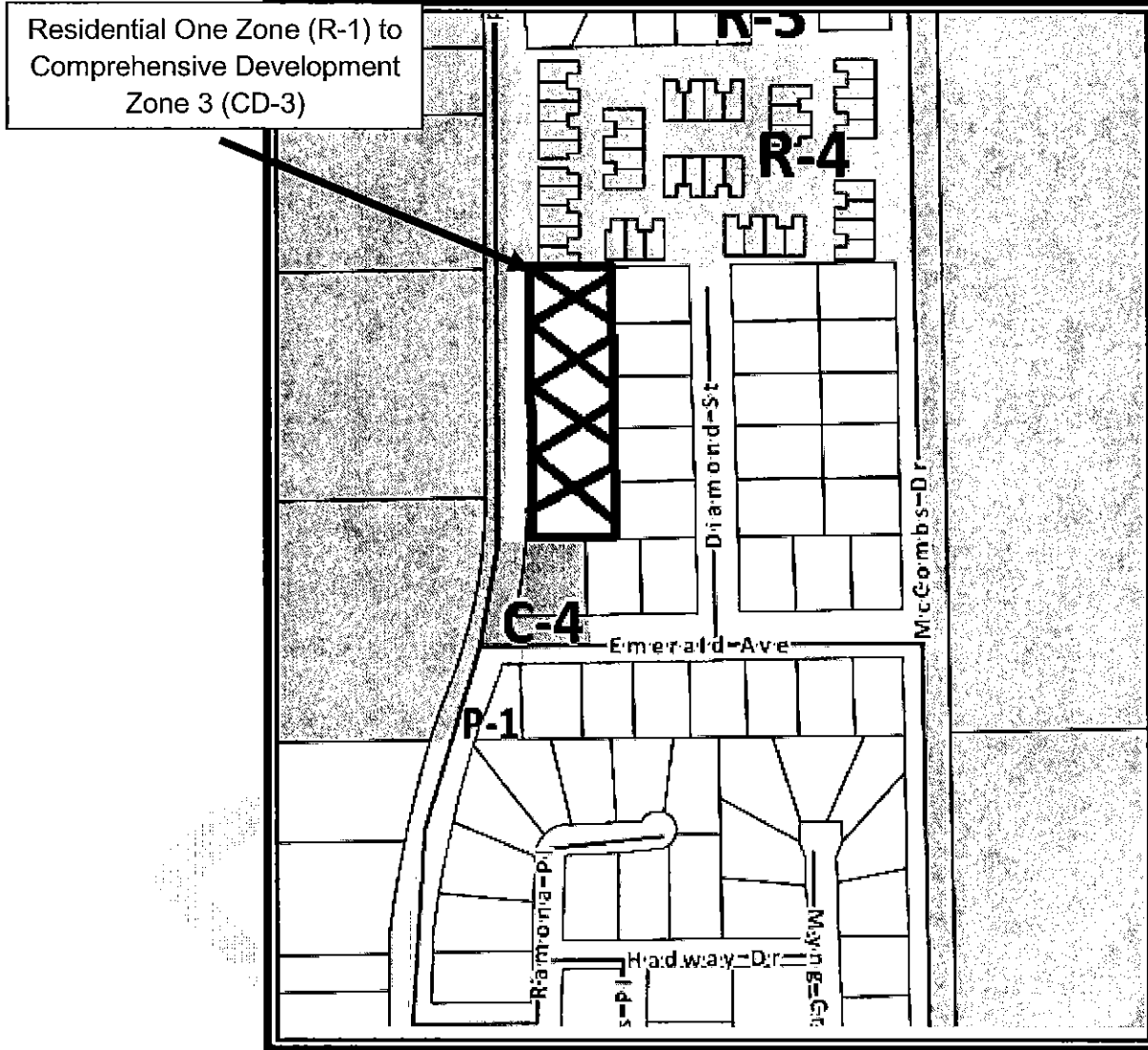
Mayor

Corporate Officer

Schedule 1 of Bylaw 1021 Comprehensive Development Plan



Schedule 2 of Bylaw 1021



1. Does the project move Harrison toward our shared Vision of Success ?

This project is most directly associated with moving Harrison toward which of the following Community Priorities? Enriching Community Life Ensuring Economic Viability
 Enhancing the Visitor Experience Protecting the Environment **choose all that apply*

Buildings and Sites

Which Descriptions of Success potentially conflict with the implementation of your proposed project:

1st Statement

1st Statement

A diverse mix and adequate supply of housing provides livable options for residents of all ages, incomes and needs.

n/a

4th Statement

Select DOS Statement

Compact, livable and mixed-use development is promoted and supported.

n/a

8th Statement

Select DOS Statement

Buildings and sites avoid continuous encroachment on nature and protect natural areas within and around them as much as possible.

n/a

Descriptions of Success - Reference Links

Air, Culture, Recreation & Leisure	DOS
Buildings and Sites	DOS
Economy and Tourism	DOS
Education, Health & Social Services	DOS
Energy, Waste and Water Systems	DOS

Food	DOS
Land Use and Natural Areas	DOS
Transportation and Mobility	DOS

Are there potential mitigations for these apparent conflicts? Yes No

This project does not have any foreseen conflicts with the Descriptions of Success, thus there is no need to take action to mitigate.

2. Does the project move Harrison toward our Sustainability Objectives?



To reduce, and eventually eliminate Harrison's contribution to the systematic increase in the build up of substances taken from the earth's crust.

Examples

To reduce, and eventually eliminate Harrison's contribution to the systematic increase in the build up of substances produced by society.

Examples

To reduce, and eventually eliminate Harrison's contribution to the systematic degradation of natural systems by physical means.

Examples

To reduce, and eventually eliminate Harrison's contribution to systematically

Examples

3. Does the project ensure flexibility for further movement toward SustainableHarrison?

This project incorporates long-term flexibility by encouraging in-fill and small lot development.

4. Does the project ensure that financial resources are applied strategically?

If possible, place a value on the increased level of service that this project would provide to residents, businesses and institutions e.g. what are they willing to pay for it through fees or taxes? \$

Will the project reduce/increase current operating or maintenance expenses? Estimate the annual savings or costs (-) \$

Considering new revenue/savings and additional operational costs /savings what is the approximate simple pay-back period on the invested capital?

Are there other justifications for this project being considered a particularly good financial investment? e.g. ROI, IRR, mandatory for compliance etc.

The development will result in DCC revenue, and ongoing tax revenue for the community.

Given the long-term costs/savings, revenue streams and enduring benefits associated with the proposed project, please confirm whether or not you feel that the proposed concept is a good use of limited financial resources: Yes No