



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

ADVISORY PLANNING COMMISSION MEETING

Date: Friday, July 21, 2017
Time: 10:00 a.m.
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER	
Meeting called to order by the Chair.	
2. INTRODUCTION OF LATE ITEMS	
3. APPROVAL OF AGENDA	
4. ADOPTION OF MINUTES	
(a) THAT the Minutes of the Advisory Planning Commission Meeting held on December 12, 2016 be adopted.	Item 4(a) Page 1
(b) THAT the Minutes of the Advisory Planning Commission Meeting held on December 16, 2016 be adopted.	Item 4(b) Page 3
5. ITEMS FOR DISCUSSION	
(a) Rezoning of 440 Lillooet Avenue from R-2 to R-3 Report of Planning Consultant – May 15, 2017 Re: To start the rezoning process Report of Planning Consultant – July 10, 2017 Re: 1 st and 2 nd reading of Zoning Amendment Bylaw No. 1108, 2017 and scheduling of a Public Hearing Zoning Amendment Bylaw No. 1108, 2017	Item 5(a) Page 5
6. ADJOURNMENT	

VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING

DATE: December 12, 2016
TIME: 2:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Freddy Marks, Chair
Donna Cooney
Terry Mitchell
Brian Williams
Frank Peters

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/CO, Debra Key
Planning Consultant, Ken Cossey (via telephone)

ABSENT:

Recording Secretary: Debra Key

1. CALL TO ORDER

Chair Freddy Marks called the meeting to order at 2:05 p.m.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Donna Cooney
Seconded by Terry Mitchell

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**

4. ADOPTION OF MINUTES

Moved by Brian Williams
Seconded by Donna Cooney

THAT the Minutes of the Advisory Planning Commission Meeting held on
February 22, 2016 be adopted.

**CARRIED
UNANIMOUSLY**

5. ITEMS FOR DISCUSSION

Ken Cossey, Planning Consultant provided a brief summary of the proposed
development and Zoning Amendment Bylaw.

*Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission Meeting
December 12, 2016*

- (a) Report of Planning Consultant – October 27, 2016
Re: Rezoning from RSR to R-1 (388 Pine Avenue)
- (b) Report of Planning Consultant – October 27, 2016
Re: Rezoning from RSR to R-3 (657 Hot Springs Road)
- (c) Report of Planning Consultant – November 8, 2016
Re: Rezoning from RSR to R-4 (388 Pine – Proposed Lot B)
- (d) Report of Planning Consultant – November 8, 2016
Rezoning from RSR to R-4 (673 Hot Springs Road)

Commission members discussed the proposed development and recommended that the proposed rear setback for R-3 (Low Density Residential – Small Lot) zoning be increased to 7.5M.

Moved by Brian Williams
Seconded by Terry Mitchell

THAT the proposed rezoning development for 388 Pine Avenue from RSR to R-1, 657 Hot Springs Road from RSR to R-3, 388 Pine Avenue – Proposed Lot B from RSR to R-4 and 673 Hot Springs Road from RSR to R-4, be supported but recommend that the rear setbacks of 657 Hot Springs Road from RSR – R-3 be increased to 7.5M.

**CARRIED
UNANIMOUSLY**

6. **ADJOURNMENT**

Moved by Donna Cooney
Seconded by Terry Mitchell

THAT the meeting be adjourned at 2:35 p.m.

**CARRIED
UNANIMOUSLY**

Freddy Marks
Chair

Debra Key
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING

DATE: December 16, 2016
TIME: 3:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Freddy Marks, Chair
Terry Mitchell
Brian Williams
Frank Peters

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/CO, Debra Key
Planning Consultant, Ken Cossey (via telephone)

ABSENT: Donna Cooney

Recording Secretary: Debra Key

1. **CALL TO ORDER**

Chair Freddy Marks called the meeting to order at 3:00 p.m.

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

Moved by Brian Williams
Seconded by Terry Mitchell

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**

4. **ADOPTION OF MINUTES**

None

5. **ITEMS FOR DISCUSSION**

Report of Planning Consultant – October 27, 2016 and November 8, 2016
Re: Rezoning of 388 Pine Avenue Development

CAO Madeline McDonald provided an apology to the members for calling a further meeting due to an error in the staff report that was presented to the members at the December 12, 2016 meeting.

Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission Meeting
December 16, 2016

Specifically, in the staff report on page 18 of the agenda package, the proposed zoning for the R-3 zone had indicated a 3.6M, not 4M rear setback as prescribed in the R-3 zoning. Staff provided the members with an excerpt of Zoning Bylaw No. 1020, Residential Zones, which describes the different residential zones and required setbacks.

Ken Cossey, Planning Consultant provided a brief clarification of the differences in the residential zones as outlined in the development and described how and why the standards for certain setbacks are prescribed from a safety perspective, including fire separation and sight lines.

Moved by Brian Williams
Seconded by Frank Peters

THAT the motion passed at the Advisory Planning Commission Meeting on December 12, 2016, as read:

“THAT the proposed rezoning development for 388 Pine Avenue from RSR to R-1, 657 Hot Springs Road from RSR to R-3, 388 Pine Avenue – Proposed Lot B from RSR to R-4 and 673 Hot Springs Road from RSR to R-4, be supported but recommend that the rear setbacks of 657 Hot Springs Road from RSR – R-3” be rescinded.

**CARRIED
UNANIMOUSLY**

Moved by Brian Williams
Seconded by Terry Mitchell

THAT the proposed rezoning development for 388 Pine Avenue from RSR to R-1, 657 Hot Springs Road from RSR to R-3, 388 Pine Avenue – Proposed Lot B from RSR to R-4 and 673 Hot Springs Road from RSR to R-4, be supported.

**CARRIED
UNANIMOUSLY**

6.

ADJOURNMENT

Moved by Brian Williams
Seconded by Terry Mitchell

THAT the meeting be adjourned at 3:15 p.m.

**CARRIED
UNANIMOUSLY**

Freddy Marks
Chair

Debra Key
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO COUNCIL

TO: Mayor and Council DATE: May 15, 2017
 FROM: Ken Cossey, MCIP, RPP FILE: 3360-20-Z02/17
 (440 Lillooet Avenue)
 SUBJECT: To start the rezoning process

ISSUE:

Seeking approval to start the rezoning process.

BACKGROUND:

This rezoning application is part of a development that will create two (2) lots, proposed lots 1 and 2, from one (1) current lot. This site, is currently zoned R-2 Low Density Residential 2 Duplex and the R-2 size regulations is the reason for this application. Under the R-2 regulations the minimum parcel size is 697M² and must be hooked into a community water and sewer system. Under the R-3 regulations the minimum parcel size is 360M² and must be hooked into a community water and sewer system. The intent is to build a detached dwelling on each lot, so a rezoning application is required at this time.

Under the OCP the site is designated Lakeside Residential and is within the Neighbourhood Planning Area #2, the Lakeshore Development Permit Area #1 and the Miami River Development Permit Area #5.

The Neighbourhood Planning Area #2 consideration is required if a medium density multi-family residential development is proposed in this area. This application is not a multi-family application, so this policy is not applicable.

The Lakeshore Development Permit requirements are not applicable, as this application is not a medium density multi-family application nor is it a commercial development application.

The required Riparian Area Regulation report from a qualified environmental professional, will address the Miami River Development Permit #5 requirements.


The information provided by the applicant is sufficient enough to meet the requirements of the Development Procedures Bylaw 1090, so the application is deemed complete.

A subdivision application will be required before any buildings can be place on the lots.

RECOMMENDATION:


- 1/. THAT staff be authorized to work on application 3360-20-Z02/17, and
- 2/. THAT the following agencies have the application referred to them:
 - (a) The Village Fire Department,
 - (b) The adjacent properties, within 30 metres, and
 - (c) The local Advisory Planning Commission

Respectfully submitted;



Ken Cossey, MCIP, RPP,
Planning Consultant

REVIEWED BY and CONCURRENCE with the RECOMMENDATIONS:



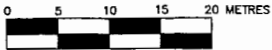
Madeline McDonald, CAO

Attachments (1) Location Map

PROPOSED SUBDIVISION PLAN OF PARCEL "A"
SECTION 13 TOWNSHIP 4 RANGE 29 WEST OF THE 6TH MERIDIAN
NEW WESTMINSTER DISTRICT REFERENCE PLAN 52235

QMC: 440 LILLOET AVENUE, HARRISON HOT SPRINGS, B.C.

SCALE 1 : 300

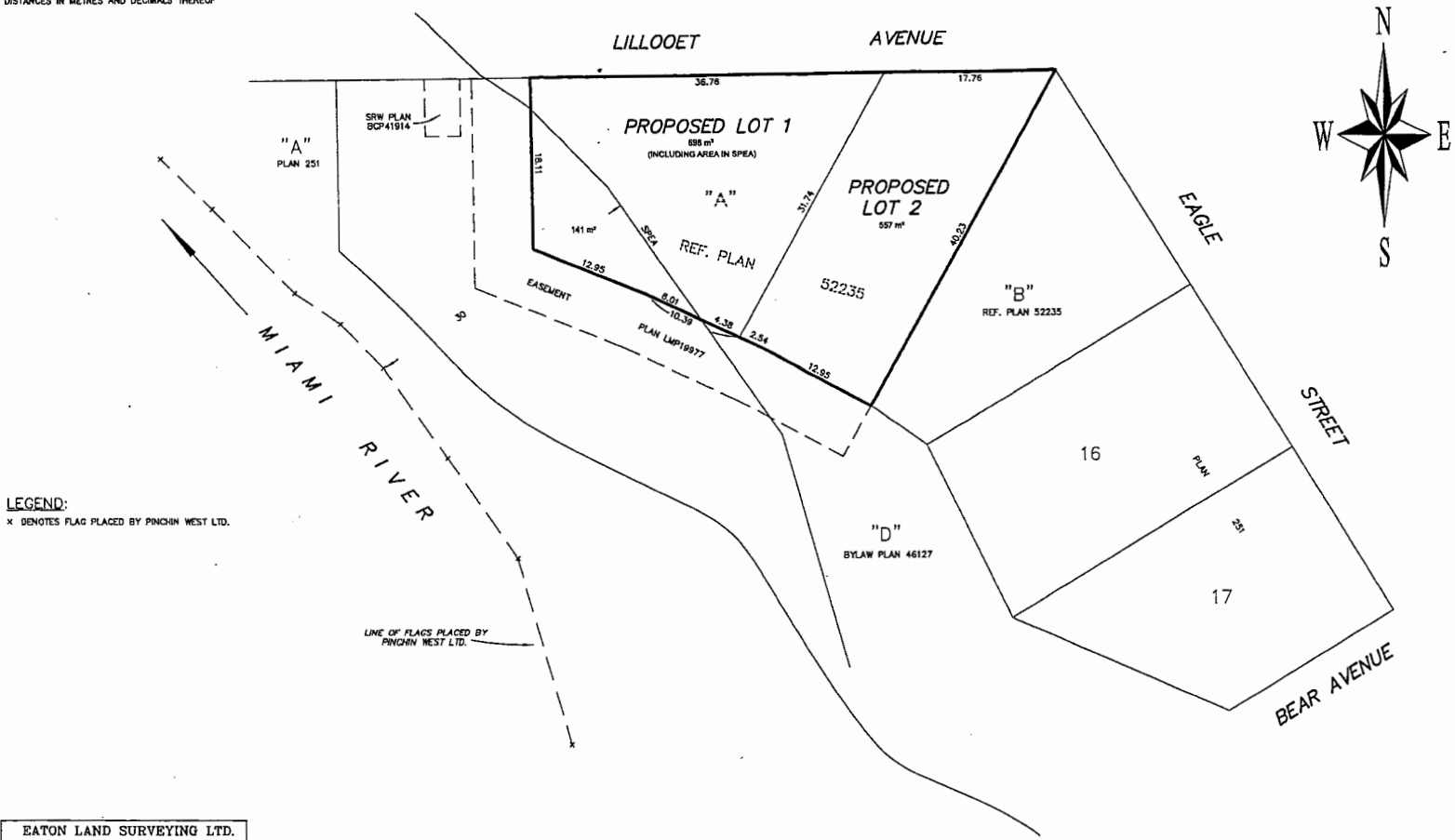


ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL
 DISTANCES IN METRES AND DECIMALS THEREOF

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 any damages that may be suffered by a third party as a result of
 any decisions made, or actions taken based on this document. This
 plan is not to be used to establish property lines.



LEGEND:

x DENOTES FLAG PLACED BY PINCHIN WEST LTD.

EATON LAND SURVEYING LTD.
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 www.eatonlandsurveying.com
 PH. (604) 798-LAND (8263)

OUR FILE: 0853 DRAWING: 0853 PROP SUB 1

DIMENSIONS SHOWN ARE ACCORDING TO LAND TITLE AND
 SURVEY AUTHORITY OF BC RECORDS REFERENCE PLAN 52235
 AND EXPLANATORY PLAN LMP19977.

PREPARED BY EDWARD C. EATON, B.C.L.S., C.L.S.
 THIS 27th DAY OF MARCH, 2017.

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
May 15, 2017

12. **REPORTS FROM STAFF**

- (a) Report of Planning Consultant – May 15, 2017
Re: To start the rezoning process – 440 Lillooet Avenue

Moved by Councillor Reverse
Seconded by Councillor Piper

1. THAT staff be authorized to work on application 3360-20-Z02/17, and
2. THAT the following agencies have the application referred to them:
 - (a) The Village Fire Department,
 - (b) The adjacent properties, within 30 metres, and
 - (c) The local Advisory Planning Commission

**CARRIED
UNANIMOUSLY**

- (b) Report of Chief Administrative Officer – May 15, 2017 (verbal)
Re: Appointment of Interim Fire Chief

The Deputy CAO reported that at an In Camera Meeting of May 15, 2017, Council approved a recommendation to appoint an Interim Fire Chief and authorized the release of the resolution to the Regular Meeting of Council of May 15, 2017 as follows:

“THAT David Whittaker be appointed to the position of Interim Fire Chief for the Harrison Hot Springs Fire Department;

AND THAT the Interim Fire Chief be delegated authority to appoint a Deputy Fire Chief and any other such Officers as may be required to assist him in the operations of the Harrison Hot Springs Fire Department”

13. **BYLAWS**

None

14. **QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)**

Questions from the public were entertained.



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** July 10, 2017
FROM: Ken Cossey, MCIP, RPP **FILE Number:** 3360-20-Z02/17
SUBJECT: 1st and 2nd reading of Zoning Amendment Bylaw No. 1108, 2017
and scheduling of a Public Hearing

ISSUE:

- 1/. Seeking 1st and 2nd reading of the attached amendment bylaw, and
- 2/. Seeking permission to set the public hearing for the amendment bylaw.

RECOMMENDATION:

Staff recommends the following:

- 1/. THAT Zoning Amendment Bylaw No. 1108, 2017 be read a first time and a second time; and
- 2/. THAT staff be authorized to schedule a public hearing.

BACKGROUND:

This rezoning amendment application is required as the current owners of 440 Lillooet Avenue wish to subdivide the current parcel which is 1254M² into two parcels of 627M². The site is serviced and is designated as Lakeshore Residential in the OCP and is zoned R2 (Duplex). The rezoning to R3 is required as the proposed parcel sizes, 627M², will not be in compliance with the minimum R2 parcel size requirements of 697M². Please note that in 1977 the site consisted of two parcels.

During a previous Council meeting staff were authorized to work on the various applications and refer the application to the following agencies:

- (a) The Fire Department
- (b) The adjacent properties, within 30 metres of the site, and
- (c) The local Advisory Planning Commission.

The APC meeting will be scheduled after this Council meeting, if Council provides 1st and 2nd reading to the Bylaw and authorizes the public hearing to be set up. After the public hearing, staff will prepare a report that consists of comments from:

- a) The referral agencies,
- b) The APC,
- c) The public hearing.

Respectfully submitted;



Ken Cossey, MCIP, RPP,
Planning Consultant

REVIEWED BY and CONCURRENCE with the RECOMMENDATIONS:



Madeline McDonald
Chief Administrative Officer

Attachments (2) Location Map
 Amendment Bylaw



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1108

A bylaw to amend Village of Harrison Hot Springs
Zoning Bylaw 1020, 2012

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1020, 2012, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted January 7th, 2013;

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

CITATION

- 1. This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 1108, 2017".

MAP AMENDMENT

- 2. That:
(a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, be amended by rezoning the lands located at 440 Lillooet Avenue, legally described as Parcel "A" Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 52235 (PID 005-006-732), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from Low Density Residential 2 (Duplex) - R-2 zone to Low Density Residential 3 (Small Lot) - R-3 zone; and,
(b) the map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS ___ DAY OF ___, 2017

READ A SECOND TIME THIS ___ DAY OF ___, 2017

A PUBLIC HEARING WAS HELD ON THE ___ DAY OF ___, 2017

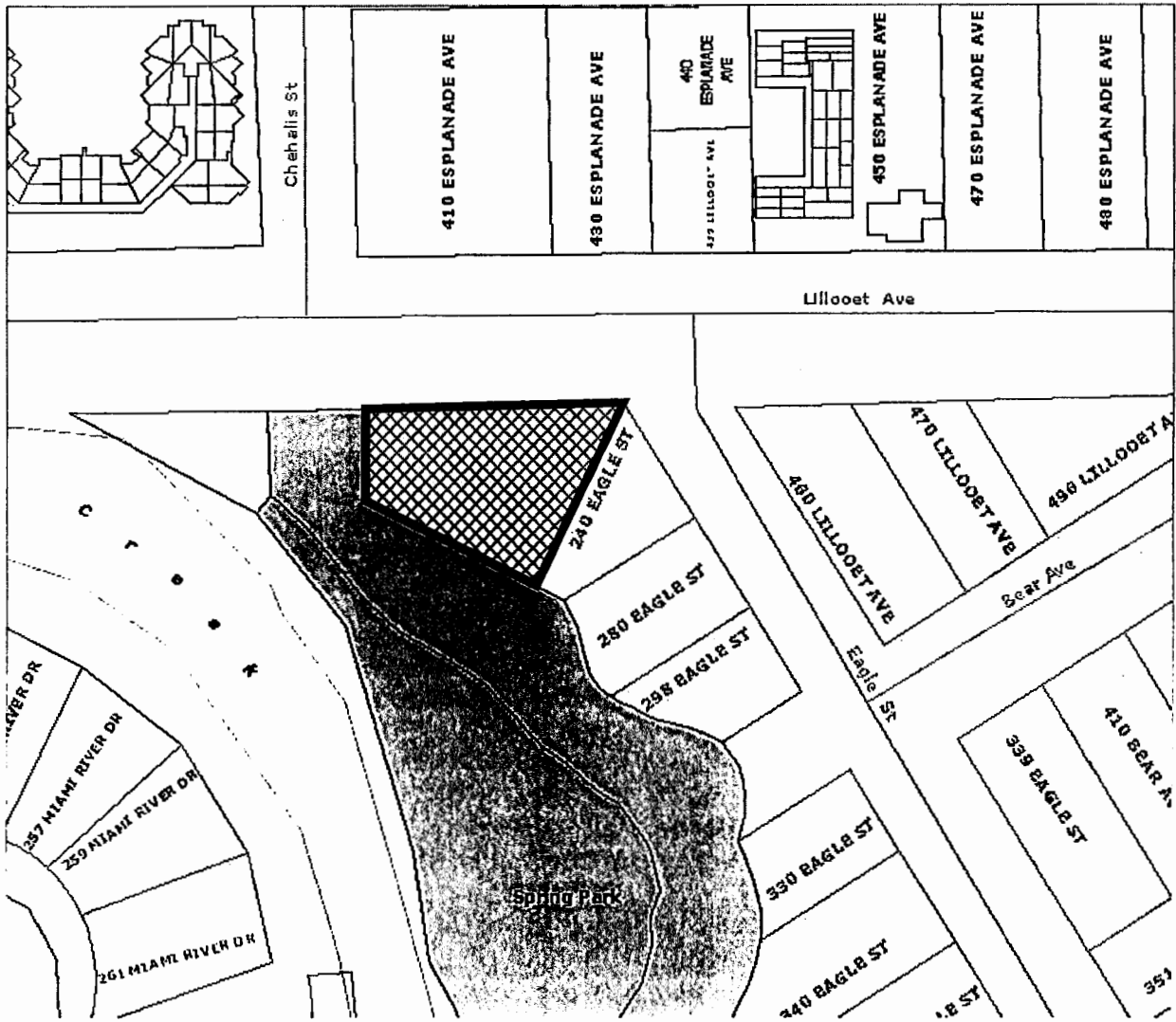
READ A THIRD TIME THIS ___ DAY OF ___, 2017



ADOPTED THIS ___ DAY OF ___, 2017

Mayor

Corporate Officer

**Schedule 1
Bylaw No. 1108, 2017**



 **Current Zoning:** Low Density Residential 2 (Duplex) R-2
 **Proposed Zoning:** Low Density Residential 3 (Small Lot) R-3

Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
July 10, 2017

- (d) Report of Community Services Manager – July 4, 2017
Re: Short Term Vacation Accommodation

Moved by Councillor Hansen
Seconded by Councillor Buckley

THAT Council prohibit Short Term Vacation Accommodation within the Village of Harrison Hot Springs with the exception of legally zoned accommodation providers such as hotels, motels, inns, & legally conforming B&Bs.

**CARRIED
UNANIMOUSLY**

Moved by Councillor Buckley
Seconded by Councillor Reyerse

THAT the issue regarding the establishment of an enforcement penalty for any short term vacation accommodation operation be referred back to staff.

**CARRIED
UNANIMOUSLY**

13.

BYLAWS

- (a) Report of Deputy Chief Administrative Officer/Corporate Officer – July 5, 2017
Re: Pesticide Use Repeal Bylaw No. 1103, 2017

Moved by Councillor Buckley
Seconded by Councillor Piper

THAT Pesticide Use Repeal Bylaw No. 1103, 2017 be adopted.

**CARRIED
OPPOSED BY COUNCILLOR HANSEN AND MAYOR FACIO**

- (b) Report of Planning Consultant – July 10, 2017
Re: 1st and 2nd reading of Zoning Amendment Bylaw No. 1108, 2017 and scheduling of a Public Hearing

Moved by Councillor Buckley
Seconded by Councillor Piper

1. THAT Zoning Amendment Bylaw No. 1108, 2017 be read a first time and a second time; and
2. THAT staff be authorized to schedule a public hearing.

**CARRIED
UNANIMOUSLY**



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1108

A bylaw to amend Village of Harrison Hot Springs
Zoning Bylaw 1020, 2012

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1020, 2012, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted January 7th, 2013;

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

CITATION

- 1. This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 1108, 2017".

MAP AMENDMENT

- 2. That:
(a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, be amended by rezoning the lands located at 440 Lillooet Avenue, legally described as Parcel "A" Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 52235 (PID 005-006-732), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from Low Density Residential 2 (Duplex) - R-2 zone to Low Density Residential 3 (Small Lot) - R-3 zone; and,
(b) the map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS 10th DAY OF JULY, 2017

READ A SECOND TIME THIS 10th DAY OF JULY, 2017

A PUBLIC HEARING WAS HELD ON THE ___ DAY OF ___, 2017

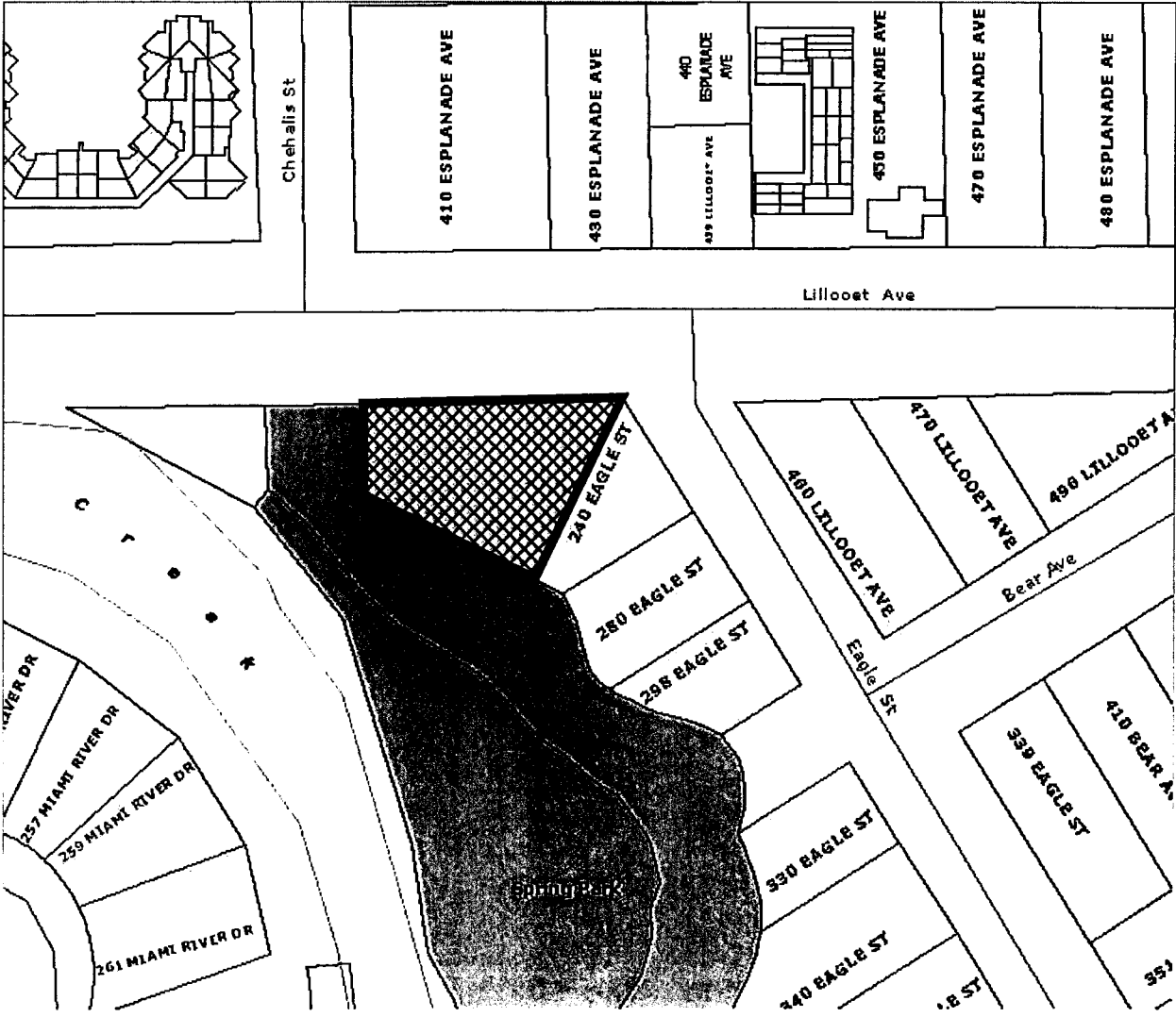
READ A THIRD TIME THIS ___ DAY OF ___, 2017

ADOPTED THIS ___ DAY OF ___, 2017

Mayor

Corporate Officer

**Schedule 1
Bylaw No. 1108, 2017**



Current Zoning: Low Density Residential 2 (Duplex) R-2
Proposed Zoning: Low Density Residential 3 (Small Lot) R-3