



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

ADVISORY PLANNING COMMISSION MEETING

Date: Tuesday, December 12, 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 July 21, 2017 be adopted.	Item 4(a) Page 1
5. ITEMS FOR DISCUSSION	
(a) Rezoning of 800 Hot Springs Road from R-2 to TC-5 Report of Planning Consultant – December 12, 2017 Re: Rezoning from R-2 to TC-5 and inclusion into a Tourist Commercial Development Permit area Zoning Amendment Bylaw No. 1113 and 1114.	Item 5(a) Page 3
6. ADJOURNMENT	

VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING

DATE: July 21, 2017
TIME: 10:00 a.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

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

Planning Consultant, Ken Cossey

ABSENT: Frank Peters

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

Chair Freddy Marks called the meeting to order at 10:00 a.m.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Donna Cooney
Seconded by Brian Williams

THAT the agenda be approved.

CARRIED
UNANIMOUSLY

4. ADOPTION OF MINUTES

Moved by Terry Mitchell
Seconded by Brian Williams

THAT the Minutes of the Advisory Planning Commission Meeting held on
December 12, 2016 be adopted.

CARRIED
UNANIMOUSLY

Moved by Donna Cooney
Seconded by Brian Williams

THAT the Minutes of the Advisory Planning Commission Meeting held on
December 16, 2016 be adopted.

CARRIED
UNANIMOUSLY

*Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission Meeting
July 21, 2017*

5.

ITEMS FOR DISCUSSION

(a) Rezoning of 440 Lillooet Avenue from R-2 to R-3.

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

Moved by Donna Cooney
Seconded by Terry Mitchell

THAT the proposed rezoning for 440 Lillooet Avenue from Low Density Residential 2 (Duplex) - R-2 to Low Density Residential 3 (Small Lot) - R-3 be supported.

**CARRIED
UNANIMOUSLY**

6.

ADJOURNMENT

Moved by Brian Williams
Seconded by Donna Cooney

THAT the meeting be adjourned at 10:18 a.m.

**CARRIED
UNANIMOUSLY**

Freddy Marks
Chair

Debra Key
Corporate Officer



REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Members of the APC **DATE:** Dec 12, 2017

FROM: Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z03/17 and
6520-20-OCP - 01/17
(800 Hot Springs Road)

SUBJECT: Rezoning from R-2 to TC-5 and inclusion into a Tourist Commercial Development Permit area

ISSUE:

Seeking input from the APC on this Rezoning and OCP amendment application.

BACKGROUND:

This site is currently zoned R-2 Low Density Residential, and is serviced and has an existing dwelling located on the it. The applicant is requesting a change to the Tourist Commercial C-5 zone, with the intent of renovating/converting the current structure into a tourist accommodation use and constructing a new caretaker's residence. Based upon a telephone conversation of August 3, 2017 the proposed tourist accommodation use will consist of 2 suites with 4 rooms per suite, a caretaker's residence, 9 parking stalls and a loading area. Please see the attached site plan.

Upon a review of the OCP, the development site is within the Geotechnical Development Permit Area # 4 and is designated for Low Density Residential, but is adjacent to an area currently designated as Tourist Commercial. The OCP does however contemplate that the southern portion of the Village be used for neighbourhood commercial use subject to a "carefully designed neighbourhood development" application being submitted, and the applicant can demonstrate compatibility with the surrounding residential areas and the proposed use does not lend itself to a "strip development" concept.

In 2003 the site was subject to the issuance of a geo-technical development permit, but with the potential change of use it will require a new geo-technical and a form and character development permit to be issued, if this application is authorized by Council.

WATER AND SEWER SERVICES:

The site is serviced with both community water and sewer lines.

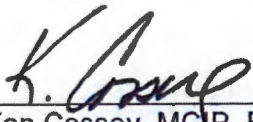
COMMUNITY AMENITY CONTRIBUTIONS:

N/A

DEVELOPMENT PERMIT REQUIREMENTS:

If the application is approved the applicant will need to address the approved development permit guidelines. The requirements for both these development permit areas are outlined within the Village's OCP. The geo-technical guidelines are to ensure that the site can be used safely for the intended use and the tourist commercial guidelines will address the form and character of the proposed buildings and structures.

Respectfully submitted;



Ken Cossey, MCIP, RPP,
Planning Consultant

Attachments (3) Location Map
 Draft amendment bylaws
 Overall Development Plan

SCALE 1: 800 (METRIC)

BUILDING PERMIT # H11-001

LOT DIMENSIONS FROM REGISTERED PLAN DATA, AND FIELD SURVEY
LOT DIMENSIONS AND OFFSET DISTANCES SHOWN COULD VARY
UPON A COMPLETE RESURVEY OF THE SUBJECT PROPERTY.

9

PLAN 5519

FILING LMP11575

8

A N 1 7 1 1 1

 $\frac{1}{4}$

PLAN 60104

● DENOTES OLD IRON POST FOUND

OFFSETS SHOWN ARE NOT TO BE USED FOR DEFINING LOT BOUNDARIES
ANY SUBSEQUENT USE, OR USE TO DEFINE BOUNDARIES IS FORBIDDEN
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR ANY DAMAGES
THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY
DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT

ALL RIGHTS RESERVED. NO PERSON MAY COPY,
REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE
OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.

TUNBRIDGE AND TUNBRIDGE

BRITISH COLUMBIA LAND SURVEYORS ©
CANADA LANDS SURVEYORS 2011
102-45928 HOCKING AVENUE, CHILLIWACK
B.C. V2P 1B4 604-792-4264

FILE: E806P2 FBC311/167-168 AT6

CLS

ORIGINALY SIGNED
E OF HARRISON HOT SPRINGS



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1113

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. 1113, 2017".

II. MAP AMENDMENT

- (a) That Schedule 1-C, the Development Permit Areas Map of the Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, be amended by designating the lands located at 800 Hot Springs Road, legally described as Lot 8, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 17111 (PID 010-215-051), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw as a **Tourist Commercial Development Permit Area**; and,
- (b) 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 6th DAY OF NOVEMBER, 2017

READ A SECOND TIME THIS 6th DAY OF NOVEMBER, 2017

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

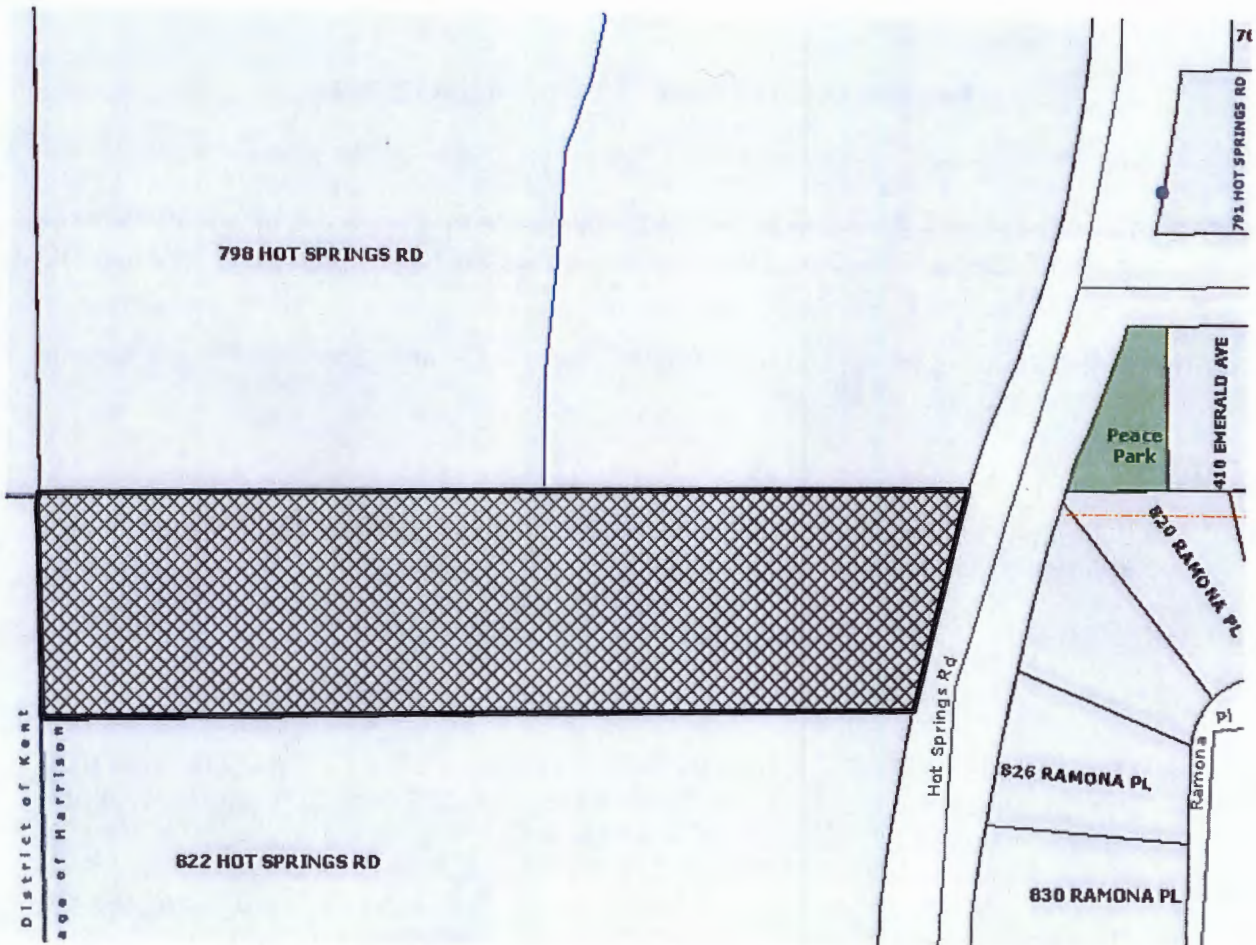
READ A THIRD TIME THIS _____ DAY OF _____, 2017

ADOPTED THIS _____ DAY OF _____, 2017

Mayor

Corporate Officer

Schedule 1
Bylaw No. 1113, 2017



Tourist Commercial Development Permit Area



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1114

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. 1114, 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 800 Hot Springs Road, legally described as Lot 8, Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 17111 (PID 010-215-051), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Low Density Residential 2 (Duplex) - R-2** zone to **Tourist Commercial C-5** 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 6th DAY OF NOVEMBER 2017

READ A SECOND TIME THIS 6th DAY OF NOVEMBER, 2017

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

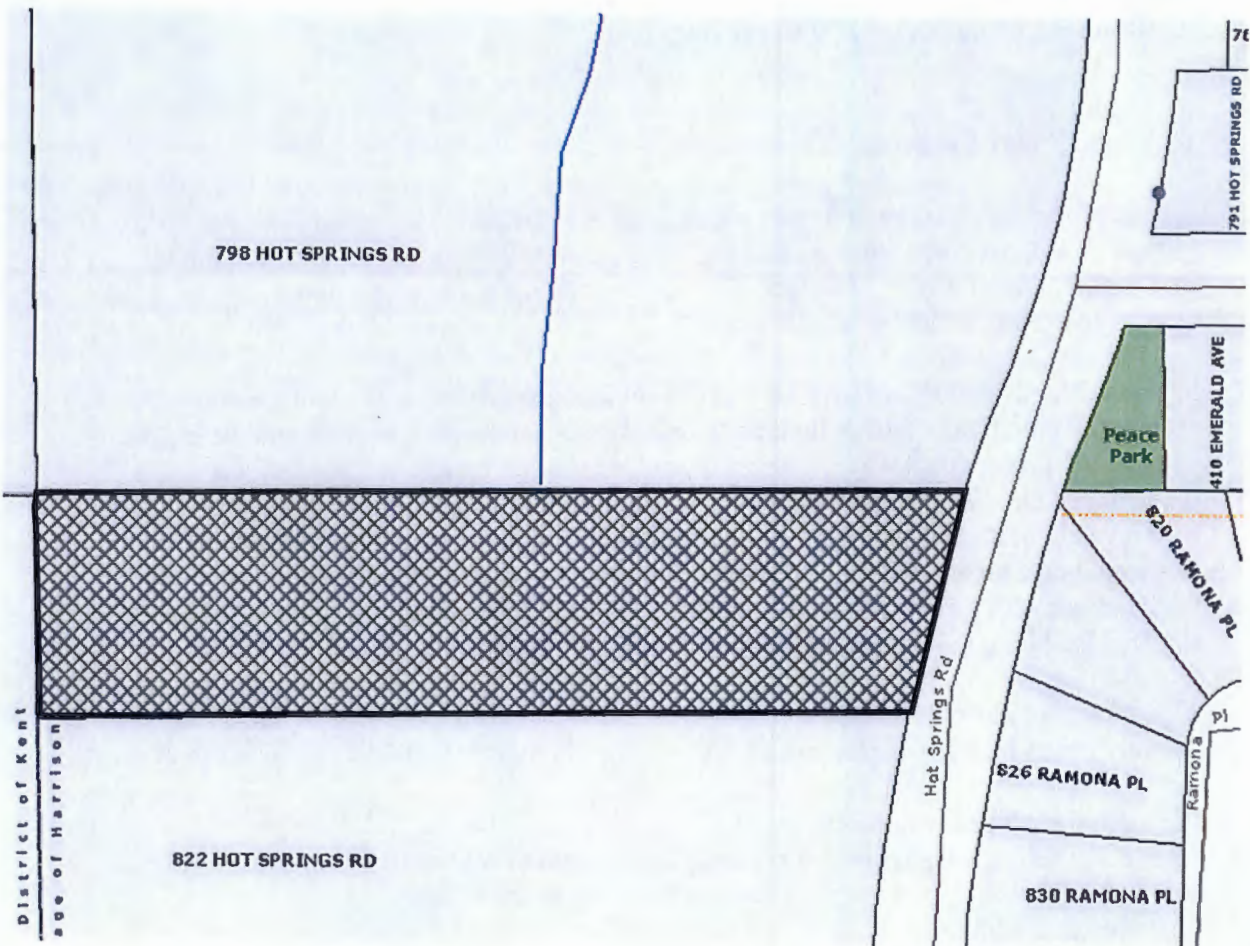
READ A THIRD TIME THIS ____ DAY OF ____, 2017

ADOPTED THIS ____ DAY OF ____, 2017

Mayor

Corporate Officer

Schedule 1
Bylaw No. 1114, 2017



Current Zoning: Low Density Residential 2 (Duplex) R-2
Proposed Zoning: Tourist Commercial C-5

September 21, 2017

RECEIVED

SEP 28 2017

BY VILLAGE OF HARRISON HOT SPRINGS

Attn: Ken Cossey, Village council and Village staff
Re: Rezoning application – 800 Hot Springs road.

To Whom It May Concern:

We are proposing to rezone our property located at 800 Hot Springs road from R2 (Duplex) to C5 Tourist Commercial for the purpose of converting our existing duplex into a motel tourist accommodation. We also are proposing to build a new owners/caretakers residence on the property.

My wife Wendy and I have over 50 years combined experience in the tourism and accommodation field. We are looking to operate this enterprise ourselves, and would do so in a very professional way. With an owner or manager on site and meeting the required criteria. We feel we have a unique property for this and guests who have stayed here rave about it. We are set up perfectly for families, and small groups. We believe this would be a great addition to Harrison Hot Springs, for guests to stay and enjoy all that Harrison Hot springs has to offer, supporting local restaurants, pubs, water park and assorted boat/bike rentals and golf courses.

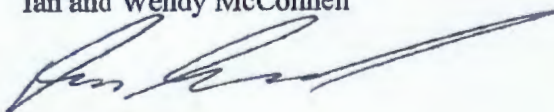
This subject property is located amongst other acreages. Which are or were until very recently zoned tourist commercial. I believe it was the next 9 properties to the north of us.

Please find enclosed with this letter:

- a conceptual drawing, including parking, 2 suites and new proposed owners residence
 - geotechnical report, and engineer report pertaining to sewer and water
- I have spoken with ministry of transportation- village to request access and egress approval from them.

We hope that after your consideration and review that you will grant this rezoning application. If you have any questions , I would be happy to answer them.

Sincerely,
Ian and Wendy McConnell



FILE	DATE
3860-20-20	20170920
<input type="checkbox"/> CO	
<input type="checkbox"/> ADMIN/ FINANCE	
<input type="checkbox"/> B/L ENF	
<input type="checkbox"/> MAYOR	
<input type="checkbox"/> COUNCIL	
<input type="checkbox"/> OR MGR	
ITEM	A B C
COUNCIL AGENDA	
DATE	INITIAL
(ITEMS: A-REQ; ACTION: B - INFO - WRESP; C - INFO ONLY)	

2017-0526

September 24, 2017

Ian and Wendy McConnell
800 Hot Springs Road
Via email iwm@shaw.ca

Attention: Ian and Wendy

Reference: Geotechnical and Civil Engineering Report – Proposed Owner/Caretaker Residence
800 Hot Springs Road, Village of Harrison Hot Springs, BC

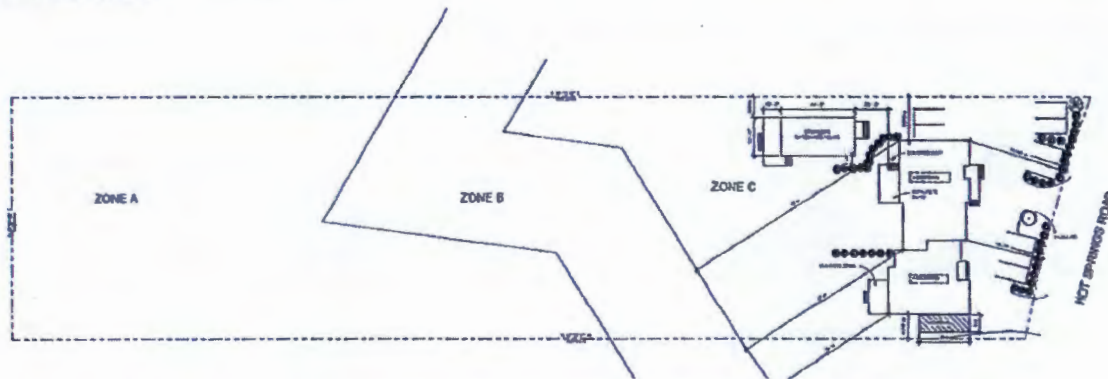
1. Introduction

This writer was retained by the owners to provide Geotechnical and Civil Engineering Services for the above-named project. This includes observation of existing surface conditions, shallow soils, and review existing civil services to conform that the soils and the civil services will be suitable for the proposed project.

Please accept this letter as confirmation that, based on the information provided to this writer and a site visit, the existing soil conditions and civil services will support the proposed project.

2. Project Description

The proposed project consists of the construction of a two-story, slab-on-grade structure to be used as the Owner/Caretaker Residence. The snippet from plans by others shows the location of the proposed new structure.



Additionally an additional two bathrooms will be added to one side of the existing duplex.

3. Geotechnical Considerations

In the snippet above, the three zones (A, B, and C) are noted. These are based on a 1992 Hazard Report by Thurber Engineering and incorporated in the Villages OCP. The proposed structure falls into Zone C (negligible Hazard).

Soils here consist of very fine silty sand over fine sand. The native sands are generally firm and suitable for support of the proposed structure.



It is recommended that, during excavation/construction, all proposed weight-bearing soils be inspected by the undersigned or another qualified geotechnical/soils engineering firm to verify the suitability of the soils and that adequate bearing capacity is present.

Based on the observed soils the undersigned suggests using the bearing capacities of; i) Ultimate Limit State (ULS) bearing pressure of 96 kPa (2000 pounds per square foot (psf)), and ii) Serviceability Limit State (SLS) of 72 kPa (1500 psf). As recommended above, during foundation excavation this writer (or another qualified soils/geotechnical engineer) verify the foundation-grade soils have adequate bearing capacity. Be prepared to undercut to competent soils if soft/loose soils are found at/below the foundation grade.

Where undercutting is required, use the sixty-degree approximation to determine the required depth of undercut and the resulting pressure at base of undercut. Where undercutting is required below footings, the minimum width of the undercut is the depth of undercut below the footing plus the width of footing, measured at the bottom of the undercut. A good practice is to add at least 0.3m (1 foot) to this width.

Regardless of presumptive allowable bearing capacity of the soil or engineered fill, the minimum width of strip footings should not be less than 450mm (18 inches) and pad footings should not be less than 600mm square (24 inches square).

The fine sands here, if not wet or saturated, are acceptable as structural fill. However, obtaining proper compaction would be nearly impossible at best if the soils were to become saturated. Consider wasting saturated soils off-site and import coarser grained material. At the time of construction, this writer or another qualified soils engineering firm should verify that proposed fill soils are acceptable. This engineering firm should determine whether the moisture content is appropriate for proper compaction and verify that the proposed fill contains no deleterious material. Compact all footing grades with a high energy compactor, such as a hoe-pack. Where undercutting is necessary, compact the base of the undercut. Any required fill should be placed in lifts not exceeding 0.3m (1 foot) uncompacted. Compact all fill to at least 95 percent of the maximum density (modified Proctor - ASTM D-1557).

Excavations should be performed using a flat plate attached to the bucket teeth of the back-hoe to minimize the disturbance at the base of the excavation. Where a toothed bucket is used, the last six inches or so should be excavated by turning the bucket so that the teeth are parallel to the proposed grade, thus minimizing the disturbance of foundation-grade soils. Excavation should be performed fully in accordance with WorkSafe standards.

Based on the fine sandy soils (extrapolated to 30m depth), this site would qualify as "Site Class D" as defined in the BC Building Code.

4. Civil Considerations

This writer reviewed the existing civil services (sanitary - single 100mm service and water - two 32mm services) to determine if these existing services would be adequate to service the existing duplex (with additional bathrooms) and the proposed Owner/Caretaker Residence.

Utilizing standard fixture unit calculations, it was confirmed that each 32mm water service could adequately support their respective duplex side. Adding the new residence's fixture units to one side of the duplex still allowed room within that single 32mm service. It is suggested that the owner consult with an experienced plumber on perhaps sharing the new residence's water load between the two existing services to lessen the load on one (suggested but not necessary).

The existing 100mm sanitary service is adequate to service both sides of the existing duplex and the proposed residence.

5. Closure

This report was completed for use by the client and the client's design team, and was done in general conformance for similar works in this area. Use of this report by others than our client and team requires the permission of the client and the undersigned.

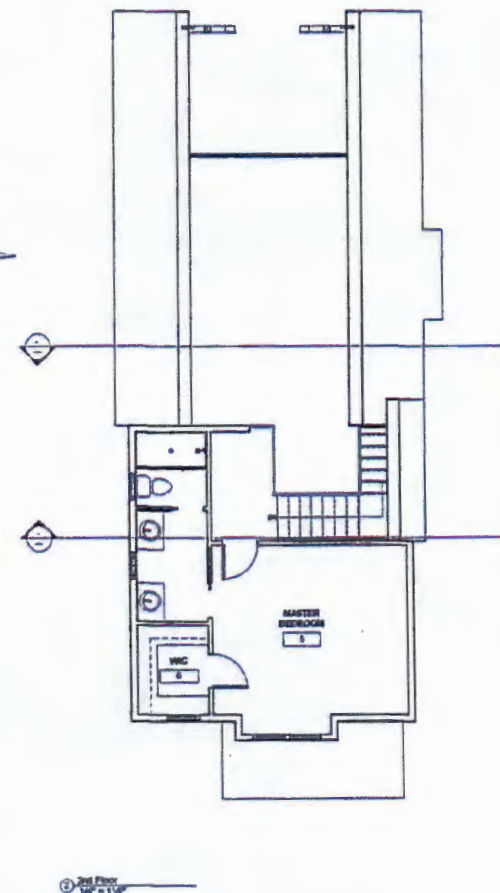
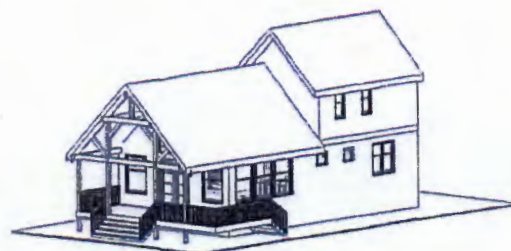
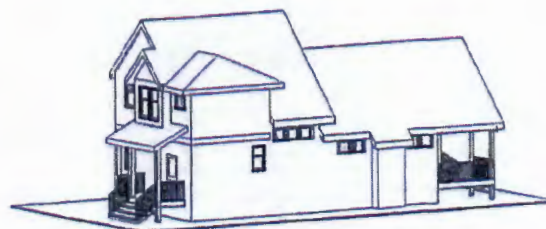
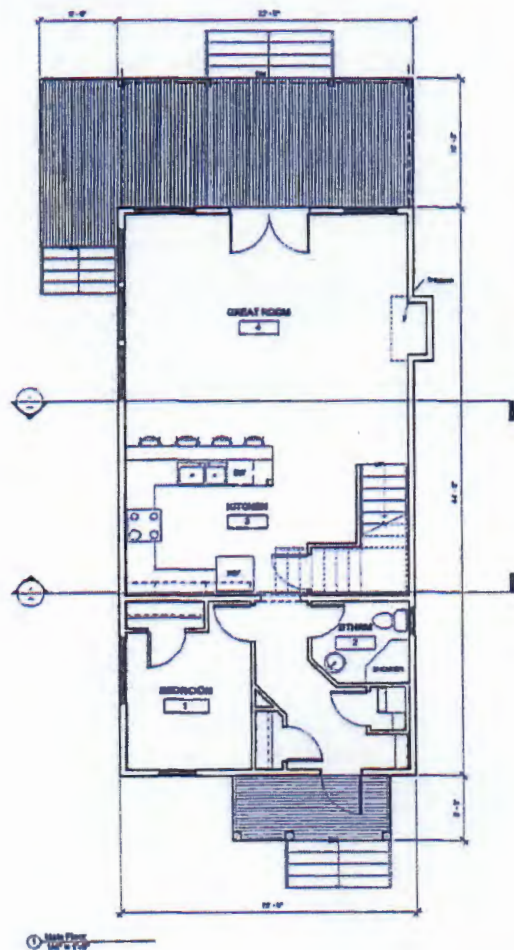
Should information other than what was used for the purpose of this report become available, please contact this writer to see if additional recommendations are warranted.

I trust that this report meets the needs of the client at this time. However, if there are any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,



Collin S. Johnson, P.Eng.



**CHEAM BUILDING
& DESIGN**

Bus: 604-798-8900
Email: cheambd@telus.net
6777 Walker Road, Agassiz, BC V0M 1A4

Date: 08/31/17
Scale: 1/4" = 1'-0"
Drawn By: Devan V.
Checked By: Roy V.

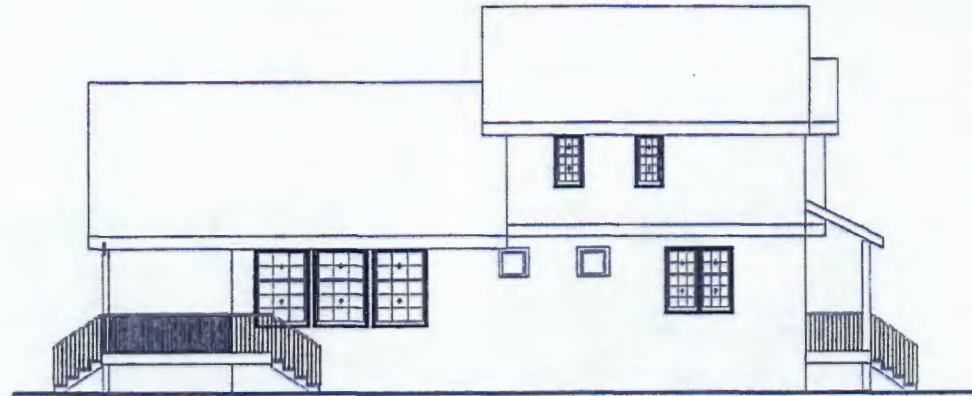
Date	Issue/Revision
08/31/17	PROVISIONAL ESTIMATE

Floor Plans
Harrison Chalet Rentals
Proposed Owner/Caretaker Residence
800 Hot Springs Road, Harrison BC

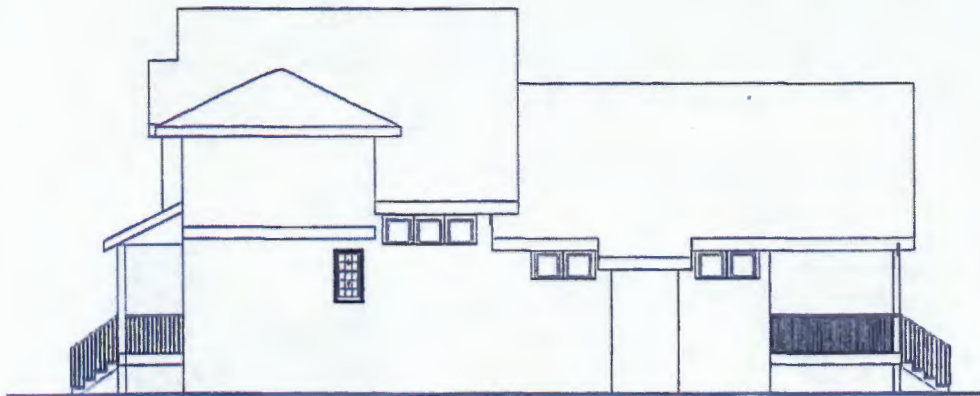
A2



① Elev
1/4" = 1'-0"



② Elev
1/4" = 1'-0"



③ Elev
1/4" = 1'-0"



④ Elev
1/4" = 1'-0"

**CHEAM BUILDING
& DESIGN**

Bus: 604-798-8900
Email: cheambd@telus.net
6777 Walker Road, Agassiz, BC V0M 1A4

Date: 08/31/17
Scale: 1/4" = 1'-0"
Drawn By: Devan V.
Checked By: Roy V.

Date:	Issue/Revision
AUGUST 31, 2017	PRELIMINARY DRAWINGS

Elevations

Harrison Chalet Rentals
Proposed Owner/Caretaker Residence
800 Hot Springs Road, Harrison BC

A3