



VILLAGE OF HARRISON HOT SPRINGS

NOTICE OF MEETING AND AGENDA

ADVISORY PLANNING COMMISSION MEETING

Date: Wednesday, October 16, 2019
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 Corporate Officer. Election of Chair by the members of the Advisory Planning Commission.	
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 4, 2018 and July 23, 2019 be adopted.	Item 4(a) Page 1
5. ITEMS FOR DISCUSSION	
PowerPoint Presentation by the Planning Consultant Re: Purpose and Function of the APC	
(a) Report of the Planning Consultant – October 2, 2019 Re: Panhandle Lot Policy	Item 5(a) Page 5
(b) Report of the Planning Consultant – October 2, 2019 Re: Zoning Amendment Bylaws 1142 and 1143	Item 5(b) Page 9
(c) Report of the Planning Consultant – October 2, 2019 Re: Seeking Input from the APC – 622 Hot Springs Road	Item 5(c) Page 21
(d) Report of the Planning Consultant – October 2, 2019 Re: Seeking Input from the APC – 410 Echo Avenue	Item 5(d) Page 25
6. ADJOURNMENT	

VILLAGE OF HARRISON HOT SPRINGS ADVISORY PLANNING COMMISSION MEETING

DATE: July 4, 2018
TIME: 10:00 a.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

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

Planning Consultant, Ken Cossey

ABSENT:

Recording Secretary: Nicole Sather

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 Brian Williams
Seconded by Terry Mitchell

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
APC-2018-07-01

4. **ADOPTION OF MINUTES**

Moved by Brian Williams
Seconded by Frank Peters

THAT the Minutes of the Advisory Planning Commission Meeting held on March 16, 2018 be adopted.

**CARRIED
UNANIMOUSLY**
APC-2018-07-02

5. **ITEMS FOR DISCUSSION**

(a) Zoning Bylaw Amendment No. 1125, 2018

Planning Consultant, Ken Cossey, provided a brief summary of the proposed Zoning Amendment Bylaw No. 1125, 2018.

*Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission Meeting
July 4, 2018*

Commission members discussed the proposed Zoning Amendment Bylaw No. 1125, 2018 and asked whether the parking requirements would be met.

The Planning Consultant advised the members that all parking requirements will be met as per the Zoning Bylaw No. 1115, 2017.

Moved by Donna Cooney
Seconded by Terry Mitchell

THAT the Zoning Bylaw Amendment No. 1125, 2018 be supported as proposed.

**CARRIED
UNANIMOUSLY**
APC-2018-07-03

6.

ADJOURNMENT

Moved by Brian Williams
Seconded by Donna Cooney

THAT the meeting be adjourned at 10:05 a.m.

**CARRIED
UNANIMOUSLY**
APC-2018-07-04

Freddy Marks
Chair

Debra Key
Corporate Officer

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

DATE: July 23, 2019
TIME: 10:00 a.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Terry Mitchell
Donna Cooney

Chief Administrative Officer, Madeline McDonald
Planning Consultant, Ken Cossey

ABSENT: Freddy Marks, Chair
Brian Williams
Sonja Reyerse

Recording Secretary: Jaclyn Bhatti

The Chief Administrative Officer explained the process for when quorum is not met. The meeting was unable to proceed and adjourned at 10:15 a.m.

1. **CALL TO ORDER**
None
2. **INTRODUCTION OF LATE ITEMS**
None
3. **APPROVAL OF AGENDA**
None
4. **ADOPTION OF MINUTES**
None
5. **ITEMS FOR DISCUSSION**
None
6. **ADJOURNMENT**

Freddy Marks
Chair

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission Members DATE: Oct 2, 2019

FROM: Ken Cossey, MCIP, RPP FILE: 0340-50
Planning Consultant

SUBJECT: Panhandle Lot Policy

ISSUE:

Seeking APC comments on the attached panhandle Lot policy.

BACKGROUND:

Under the *Local Government Act*, specifically section 512, if a Lot is being created by subdivision the minimum frontage along a highway, must be the greater of:

- 10% of the perimeter of the Lot that fronts the highway; and
- It must meet the minimum frontage requirement that the Village has adopted through Zoning Bylaw, 1115, 2017.

Council may exempt any Lot being created by subdivision from these requirements.

The guiding principle for this policy is the concept of "fair play", in that all the applicants seeking relief from this requirement are treated in the same manner. The guiding objectives for the creation of the attached policy was:

- Safety - Is the frontage reduction too restrictive for an emergency vehicle's access to the proposed dwelling?
- Impact analysis - Identification of the potential impacts of the reduced frontage.
- Servicing of the new dwelling - Can the dwelling unit still be properly serviced? Can the sewer and water lines or other utility lines be located under the access strip?
- Drainage - Will the access strip cause any additional surface water runoff discharge, if so, will it flow onto the adjacent owner's property?

When this policy is adopted this will provide direction to staff and every time an applicant is seeking relief on the frontage issue, this policy will guide the staff report that will be placed in front of Council, for their recommendation.

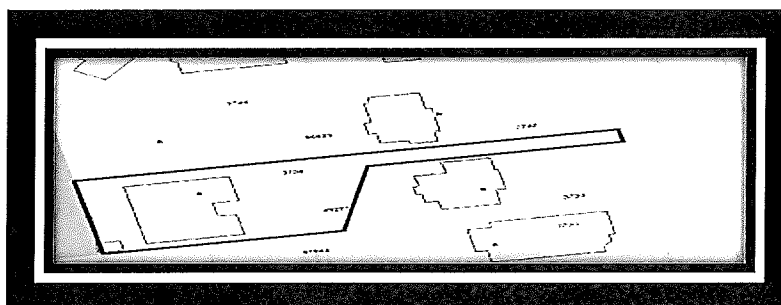
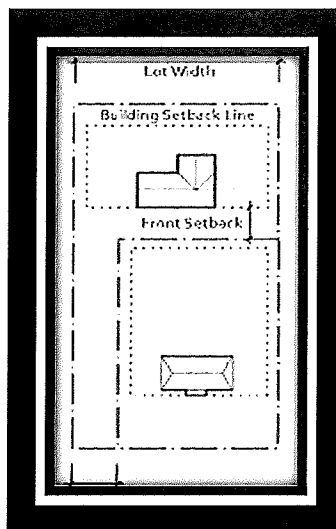
Panhandle Lot Definition

Generally speaking, a panhandle Lot is a Lot that is set back from the street, behind other houses, and only accessible via a long narrow driveway.

Harrison Hot Springs Panhandle Lot definition as per Zoning Bylaw 1115, 2017:

“means any Lot, the Building Area for which is serviced and gains access or egress and has a Highway frontage by means of a narrow strip of Land or the access strip. The access strip is not included in the Minimum Lot calculations”

What does a Panhandle Lot look like?



Respectfully submitted;

Ken Cossey

Ken Cossey, MCIP, RPP,

Attachment (1) Panhandle Policy No 1.31

COUNCIL	POLICY NO. 1.31
Panhandle Lot considerations	DATE APPROVED:

1. PURPOSE

To guide Council with respect to determining a position on waiving the requirements on subdivision applications that do not meet the minimum 10% highway frontage requirements of the *Local Government Act*, as amended from time to time.

2. POLICY

- 1/. All panhandle Lots that do not provide the minimum 10% highway frontage requirement, as outlined in the *Local Government Act* as amended from time to time, must be submitted to Council for their consideration of waiving or relaxing this requirement.
- 2/. Staff must process the request through the Development Variance Permit process.
- 3/. When reviewing an application, Council must consider the following:
 - (a) will the reduced frontage adversely affect the streetscape or result in a conflict with existing driveways, intersections, walkways, trails, sidewalks or any natural features; and
 - (b) will the reduced frontage affect any privacy issues for the neighbouring properties; and
 - (c) is the length of the panhandle excessive or is the width so restrictive with respect to the ability to access the proposed building site with emergency vehicles; and
 - (d) is the area and width of the Lot in accordance with the zoning bylaw. As per the definition of a Panhandle Lot in the Zoning Bylaw, the access strip portion is not to be included in the Minimum Lot size calculations; and
 - (e) is the width of the Lot wide enough to place, any utility lines and the required community sewer and water lines down the proposed access strip. Access to community sewer and water lines must be through the applicant's access strip and not through any of the adjacent neighbouring properties; and
 - (f) will the access strip create any additional surface water runoff discharge, and will it flow onto any of the adjacent properties.

VILLAGE OF HARRISON HOT SPRINGS



REPORT TO ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission Members **DATE:** Oct 2, 2019

FROM: Ken Cossey, MCIP, RPP **FILE:** 3900
 Planning Consultant (445, 455 and 465 Hot
 Springs Rd and 446, 456,
 446 Poplar St)

SUBJECT: Amendment Bylaws 1142 and 1143

ISSUE:

Seeking APC input.

BACKGROUND:

On July 30, 2019 Council directed staff to prepare a zoning amendment bylaw. Upon a review of the current OCP designation an OCP amendment is also required. The six Lots on the northern portion of the block of land where the current Village office and Public Works yard are located. To the north of this site the area is adjacent to Miami River Drive. Lots 2, 3 and 4 fronts onto Hot Springs Road and range in size from 637M² to 676M². Lots 16, 17 and 18 fronts onto Poplar Street and all three lots are 676M² in size. The site is relatively level and is currently used as an overflow parking lot area.

Located between Lots 2, 3 and 4 and Lots 16, 17 and 18 is a lane that is approximately 161M (530 ft) long and 6M (20ft) wide.

Current Official Community Plan (OCP) designation

Upon a review of OCP Bylaw 864, 2007, the site is currently designated as a Public Use area, as per Schedule 1-B of the OCP.

Current Zoning

Upon a review of Bylaw 1115, 2017 the site is zoned Community (P-1)

Surrounding Land Uses

To the north of this site, along Miami River Drive, the zoning is R-1, to the east along Poplar Street the zoning is R-1. On the west side, along Hot Springs Road, the zoning is Tourist Commercial (TC-3).

Services

The site is currently serviced with sewer and water lines and can easily be serviced by BC Hydro.

Proposed OCP Designation

As the proposed land use will consist of a mixed commercial-residential development, staff is suggesting that the site be redesignated from Public Use to a Village Centre use. The land development policies associated with this designation are better suited for the proposed Zoning Bylaw. The issue here is not the name of the designation but rather the land development policies associated with the designation. The policies and the direction for the Village Centre Area, as per s 4.3.2 of the OCP indicates the following:

“Within this area, a range of commercial , residential and public uses are promoted, with emphasis on encouraging commercial facilities and mixed commercial-residential developments that maintain public views of the lake at key locations.”

In addition, the Village Centre designation of this site will also address objectives 5.2.5 and 5.2.7 of the OCP. The proposed development site is also adjacent to a Waterfront Commercial designated site, located across Hot Springs Road.

Proposed Land Use Zone

Given Council's requirement that the zone be used for a high-density residential use with the option for commercial uses on the ground floor, staff is recommending that a Comprehensive Development (CD-1) zone be created for this site.

OCP re-designation criteria

Within the OCP specifically sections 1.5.2 and 1.6 is the criteria used to determine if the area can be re-designated. Staff have reviewed this criteria and have determined that the area can be re-designated. A copy of the review is attached to this report.

Public safety issues

Currently located adjacent to the site there are three fire hydrants. When a building permit is submitted for the proposed uses, the proponent may be required to upgrade the number of hydrants.

Traffic flows

Assuming a total of 16 apartments (8 over floors 2 and 3 x two areas at approximately 900ft² each) 1.5 - 2.4 cars per unit (24 to 38 plus the potential commercial traffic).

Community Sewer and water systems

The respective development sites will hook into the Village's water and sewer systems. Staff is of the opinion that the current systems can handle the extra volume, as noted below:

- a/. The current wastewater system is built for a maximum volume 3000 M³ a day and is currently doing 2300M³ a day.
- b/. The current water system has been built for a maximum volume of 3270M³ a day and is doing 2300M³ (16-hour day)

Respectfully submitted:

Ken Cossey

Ken Cossey, MCIP, RPP,
Planning Consultant

Attachments (2) Bylaws 1142, 2019 and 1143, 2019
OCP review criteria



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1142, 2019

A bylaw to amend Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, 2007

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Official Community Plan Bylaw 864, 2007, 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:

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1142, 2019**".

2. **TEXT AMENDMENTS**

- 2.1 Official Community Plan Bylaw Number 864, 2007 is hereby amended by inserting the following into 4.3.2(b) after the word "Avenue" and before the word "and" includes the Lots that front onto Hot Springs Road and Popular Street, as legally described in amendment Bylaw 1142, 2019."

MAP AMENDMENT

2. That:

- (a) Schedule 1-B the Official Community Plan Map of the Village of Harrison Hot Springs Official Community Plan, Bylaw 864, 2007, be amended by re-designating the lands, legally described as:

435 Hot Springs Road – Lot 2, Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786
445 Hot Springs Road – Lot 3, Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786
455 Hot Springs Road – Lot 4, Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786
456 Poplar Street - Lot 16, Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786
446 Poplar Street - Lot 17 Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786
436 Poplar Street - Lot 18 Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786

outlined in red and cross-hatched on Schedule A.1 of this Bylaw from a **Public Use Designation** to the **Village Centre Area Designation**; and,

- (b) this area is also included in the Lakeshore Development Permit Area 1; and

- (c) the map appended hereto designated as Schedule A.1 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS 12th DAY OF AUGUST, 2019

READ A SECOND TIME THIS 12th DAY OF AUGUST, 2019

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2019

READ A THIRD TIME THIS _____ DAY OF _____, 2019

ADOPTED THIS _____ DAY OF _____, 2019

Mayor

Corporate Officer

DRAFT

Schedule A.1
Bylaw No. 1142, 2019





VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1143, 2019

A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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 Amendment Bylaw No. 1143, 2019**".

2. **TEXT AMENDMENTS**

- 2.1 Zoning Bylaw Number 1115, 2017 is hereby amended by adding a new Zone, in section 1.8.2 Zone Names, section a) and the new Zone is inserted below the Agricultural Land Reserve Zone as follows:

Column 1	Column 2
Zone Name	Abbreviation
Comprehensive Development 1	CD-1

- 2.2 Zoning Bylaw Number 1115, 2017, is hereby further amended under Part 7.0 Zoning Regulations, by inserting after section 7.1.4 Other Land Uses "section 7.1.5 Comprehensive Development Uses" as follows:

Permitted Comprehensive Development Uses (see the additional requirements below)	CD-1 Zone
Permitted Uses	
Retail Establishments	♦
Restaurants	♦
Convenience Stores	♦
Neighbourhood Pub	♦
Apartments	♦

Comprehensive Development Regulations	CD-1 Zone
Minimum Lot Size for subdivision purposes(m²)	1500
Subdivision for a relative (Ha)	2.5
Floor Area Ratio	N/A
Minimum Lot Width (m)	45
Maximum Density (units / ha)	N/A
Maximum Lot Coverage (%)	75
Minimum Front Setback (m)	4.0
Minimum Rear Setback (m)	3.6
Minimum Interior Side Setback (m)	1.2
Minimum Exterior Side Setback (m)	3.6
Maximum Height (m)	10.7
Off-Street Parking	As per the requirements of this bylaw, as amended from time to time
Off-Street Loading	As per the requirements of this bylaw, as amended from time to time

Additional Requirements

1/. Additional requirements are noted below:

- (a) The first floor must be used only for any of the above referenced Commercial Uses. The final two floors must be used only for the above referenced Residential Use.
- (b) All the permitted uses must be hooked into the Community Sewer System and a Community Water System.

MAP AMENDMENT

2. That:

- (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, be amended by rezoning the lands, legally described as:

435 Hot Springs Road – Lot 2, Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786
 445 Hot Springs Road – Lot 3, Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786
 455 Hot Springs Road – Lot 4, Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786
 456 Poplar Street - Lot 16, Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786
 446 Poplar Street - Lot 17 Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786
 436 Poplar Street - Lot 18 Block 2, S 13, Tp 4, Range 29, W6M NWD Plan 9786

outlined in red and cross-hatched on Schedule 1 of this Bylaw from a **Community P-1 Zone** to a **Comprehensive Development 1 (CD-1) 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 12th DAY OF AUGUST, 2019

READ A SECOND TIME THIS 12th DAY OF AUGUST, 2019

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2019

READ A THIRD TIME THIS _____ DAY OF _____, 2019

ADOPTED THIS _____ DAY OF _____, 2019

 Mayor

 Corporate Officer

Schedule 1
Bylaw No. 1143, 2019



VILLAGE OF HARRISON HOT SPRINGS



REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission Members **DATE:** Oct 2, 2019

FROM: Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z03/19
Planning Consultant 622 Hot Springs Road

SUBJECT: Seeking Input from the APC

ISSUE:

Seeking input from the APC.

BACKGROUND:

This site is currently developed with one dwelling unit and is approximately 0.56 Ha (2,290.88 M²) in size. The site has an extensive depressed area, that covers proposed Lots 2 and 3, that will required extensive fill for this area to raise this site to the FCL of 14.55 M.

The site can be easily serviced as adjacent sewer and water lines and BC Hydro lines are quite close to this site. There are two fire hydrants located immediately adjacent to this site. The requested rezoning amendment is to change the current zoning from an R-1 zone (Conventional Lot) to an R-3 zone (Residential – Small Lot). The request is to facilitate a future 3-Lot subdivision application.

Official Community Plan (OCP) designation

The site is currently designated as a Low Density Residential area, as per s 6.3.2 of the Village's OCP. No OCP amendment is required as the proposed R-3 uses are compatible with the current Low Density Residential policies.

In 2010 this site was redesignated from Tourist Commercial to Low Density Residential. This site was also rezoned as the same time from TC to R-1.

Surrounding Land Uses

On the north, south and west sides of this site, the zoning is C-3 (Tourist Commercial) and on the east side of the site, across Hot Springs Road, the zoning is R-2. In this neighbourhood, the site is approximately 40M from an R-4 site and 140M from an R-3 site.

Review of the Certificate of Title

Both Certificate of Titles for this development site have been reviewed and there are no issues to report on.

Traffic concerns

Assuming an average of 1.5 to 2.4 vehicles per proposed lot, the development could contribute 3 to 5 new vehicles into the Village's transportation network. (The estimated vehicle figures have been rounded up)

Community Water and Sewer Systems

No concerns are identified

Respectfully submitted:

Ken Cossey

Ken Cossey, MCIP, RPP,
Planning Consultant

Attachments (2)	Draft amendment bylaw Development Concept Plan
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VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. XXXX, 2019

A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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 Amendment Bylaw No. XXXX, 2019**".

2. **MAP AMENDMENT**

That:

- (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, be amended by rezoning the lands, legally described as Parcel "A" (Reference Plan 11753) Lots 15 and 16 Except: Parcel One (Reference Plan 12824) Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 011-150-882) and Parcel "B" (Explanatory Plan 15935) Lot 15 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 004-828-925), outlined in red and cross-hatched on Schedule 1 of this Bylaw from **Residential 1 (Conventional Lot) - R-1** zone to **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 _____, 2019

READ A SECOND TIME THIS _____ DAY OF _____, 2019

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2019

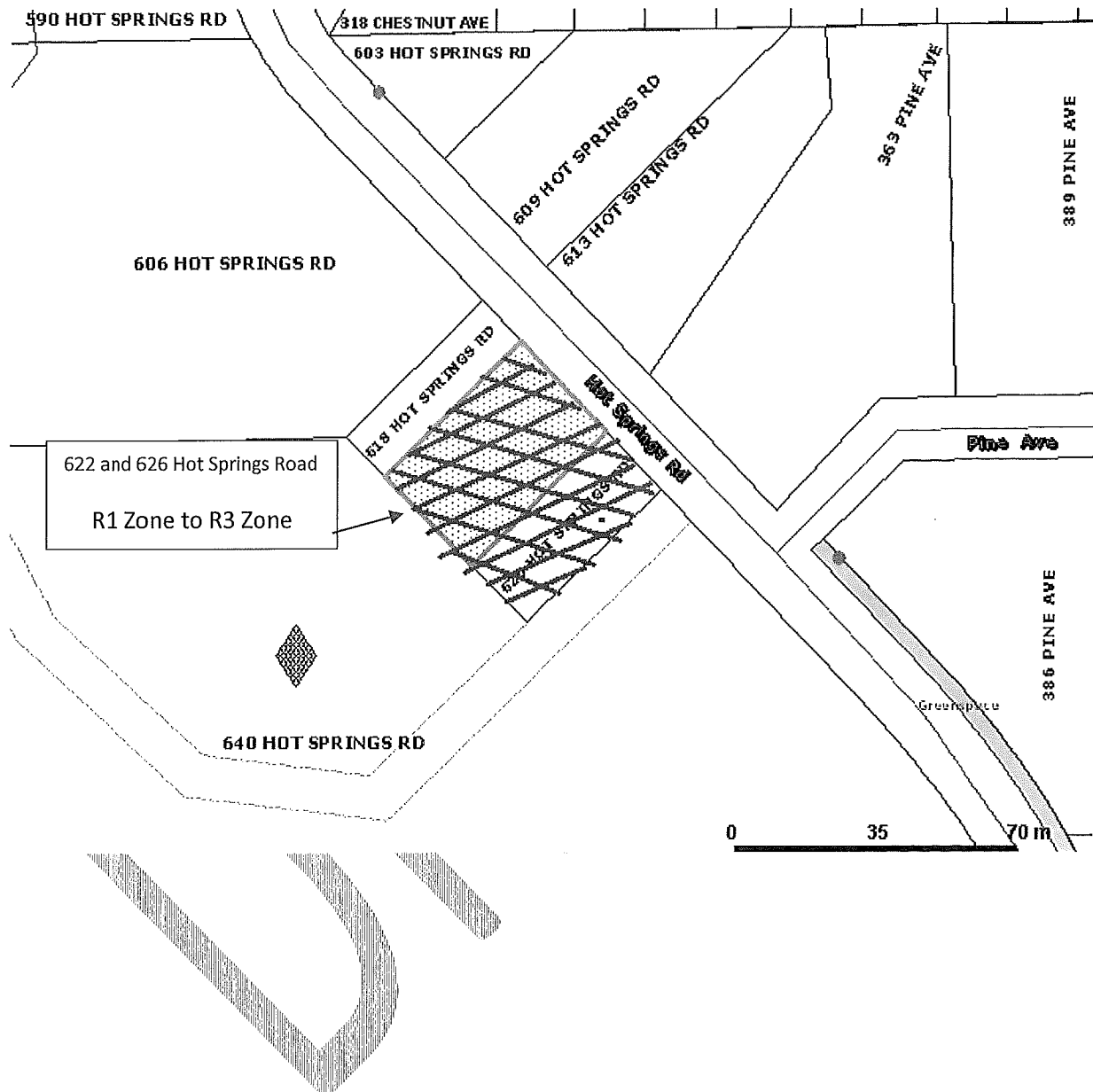
READ A THIRD TIME THIS _____ DAY OF _____, 2019

ADOPTED THIS _____ DAY OF _____, 2019

Mayor

Corporate Officer

Schedule 1
Bylaw No. XXX, 2019



VILLAGE OF HARRISON HOT SPRINGS



REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission Members **DATE:** Oct 2, 2019

FROM: Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z01/19
Planning Consultant 410 Echo Avenue

SUBJECT: APC input

ISSUE:

Seeking APC input on the attached draft bylaw and the development concept.

BACKGROUND:

This site is currently developed with one dwelling unit, that is in a dilapidated condition, a patio and barbeque pit, a chicken coop, a driveway and is approximately 0.47 Ha (1.16 AC) in size. The site is relatively level with a gentle slope towards Miami River and is vegetated with second-growth forest cover.

The site can be easily serviced as adjacent sewer and water lines and BC Hydro lines are quite close to this site. In addition, there is a fire hydrant located immediately adjacent to this site. The requested rezoning amendment is to change the current zoning from an R-2 zone (Duplex) to an R-3 zone (Small Lot). The request is to facilitate a future 5-Lot subdivision application.

Official Community Plan (OCP) designation

The site is currently designated as a Low Density Residential area, as per s 6.3.2 of the OCP.

No OCP amendment is required as the proposed R-3 uses are compatible with the current Low Density Residential policies.

Part of this site is within the Miami River Development Permit Area #5. As there is a subdivision application for a five (5) Lot subdivision on this site, the Development Permit requirements can be addressed during the subdivision stage or they can be processed concurrently with the rezoning application. Staff will discuss this issue further with the applicant on how they want to handle the Development Permit requirements. In either situation, please note that the Development Permit application, once received, must still be reviewed and approved by Council.

Surrounding Land Uses

To the north of this site, on the opposite side of Echo Avenue, the zoning is R-2 and immediately adjacent to the site the zoning is R-1. In this neighbourhood there are two sites zoned for R-3 land uses, within approximately 100 M from this site.

Traffic concerns

Assuming an average of 1.5 to 2.4 vehicles per proposed lot, the development could contribute 8 to 12 new vehicles into the Village's transportation network. (The estimated vehicle figures have been rounded up)

Community Water and Sewer Systems

The developer is proposing that the individual lot water and sewer systems are to be hooked into the Village's community sewer and water systems. The current systems can handle the extra volume.

Current wastewater system is built for a maximum volume 3000 M³ a day and is currently doing 2300M³ a day.

Water system – built for a maximum volume of 3270M³ a day and is doing 2300M³ (16-hour day)

Respectfully submitted:

Ken Cossey

Ken Cossey, MCIP, RPP,
Planning Consultant

Attachments (3)	Draft bylaw Location map Development Concept Plan
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VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. XXXX, 2019

A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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 Amendment Bylaw No. XXXX, 2019**"

2. **MAP AMENDMENT**

That:

- (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, be amended by rezoning the lands, legally described as Lot 32, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 27133 (PID 008-970-009), outlined in red and cross-hatched on Schedule 1 of this Bylaw from **Residential 2 (Duplex) - R-2** zone to **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 _____, 2019

READ A SECOND TIME THIS _____ DAY OF _____, 2019

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2019

READ A THIRD TIME THIS _____ DAY OF _____, 2019

ADOPTED THIS _____ DAY OF _____, 2019

Mayor

Corporate Officer

Schedule 1
Bylaw No. XXX, 2019

