



VILLAGE OF HARRISON HOT SPRINGS

NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, November 15, 2010
Time: After Public Hearing
Location: Council Chambers, Harrison Hot Springs, British Columbia

1. CALL TO ORDER			
	(a)	Meeting called to order by Mayor Becotte	
2. INTRODUCTION OF LATE ITEMS			
3. APPROVAL OF AGENDA			
4. ADOPTION AND RECEIPT OF MINUTES			
<input type="checkbox"/> Regular Council Meeting Minutes – November 1, 2010 <input type="checkbox"/> Harrison Lake Harbour Commission - September 16, 2010		THAT the minutes of the Regular Council Meeting of November 1, 2010 be adopted. THAT the minutes of the Harrison Lake Harbour Commission of September 16, 2010 be received.	Item 4.1 Page 1 Item 4.2 Page 7
5. BUSINESS ARISING FROM THE MINUTES			
6. DELEGATIONS AND PETITIONS			
7. CORRESPONDENCE			
8. BUSINESS ARISING FROM CORRESPONDENCE			
9. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS			

10. REPORTS FROM MAYOR

K. Becotte – verbal

11. REPORTS FROM COUNCILLORS

D. Harris - verbal

D. Kenyon - verbal

A. Jackson - verbal

B. Perry – verbal

12. REPORTS FROM STAFF

☐ Development Variance
Permit – Cascia Developments -
October 15, 2010

Report of Chief Administrative Officer – October 25, 2010
Re: Development Variance Permit, Cascia Developments

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Recommendation:

THAT Council approve a Development Variance Permit for Cascia Developments:

- a. to allow for a 5th floor and a maximum height of up to 17.5 meters;
- b. that the common amenity area be reduced from 200 square metres to 108 square metres, and
- c. to allow for one commercial loading space and one enlarged residential parking space in lieu of additional residential loading space.

13. BYLAWS

☐ Bylaw No. 946 Zoning
Amendment Bylaw

THAT Bylaw No. 946 Zoning Amendment Bylaw be received for third reading; and

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THAT Bylaw No. 946 Zoning Amendment Bylaw be adopted.

14. QUESTIONS FROM THE PUBLIC (AGENDA ITEMS ONLY)

15. ADJOURNMENT

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE REGULAR MEETING OF COUNCIL**

DATE: November 1, 2010
TIME: 7:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Mayor Ken Becotte
Councillor Allan Jackson
Councillor Dave Harris
Councillor Dave Kenyon
Councillor Bob Perry

Ted Tisdale, Chief Administrative Officer
Andre Isakov, Community and Economic
Development Officer
Michael Rosen, Planning Consultant
Debra Key, Corporate Officer (Recorder)

ABSENT:

1. CALL TO ORDER

The Mayor called the meeting to order at 7:00 p.m.

2. INTRODUCTION OF LATE ITEMS

Draft Terms of Reference – Agassiz-Harrison Harbour Commission
Draft Agassiz-Harrison Lakeshore Plan Terms of Reference

3. APPROVAL OF AGENDA

Moved by Councillor Jackson
Seconded by Councillor Kenyon

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**

4. ADOPTION AND RECEIPT OF MINUTES

☐ Regular Council Meeting
Minutes – October 18, 2010

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT the minutes of the Regular Council Meeting of October 18, 2010
be adopted.

**CARRIED
UNANIMOUSLY**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
November 1, 2010*

5. **BUSINESS ARISING FROM THE MINUTES**

None

6. **PUBLIC AND STATUTORY HEARINGS**

None

7. **DELEGATIONS and PETITIONS**

None

8. **CORRESPONDENCE**

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

**REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE
AND COMMISSIONS**

10. **REPORTS FROM MAYOR**

Attended Experience the Fraser Forum at Seabird Island on October 20, 2010. Will be a follow up report coming from FVRD.

Attended Parks and Recreation Commission on October 26, 2010

Attended FVRD Board meeting October 26, 2010

Attended a Volunteer Recognition Celebration organized by Spirit of BC Committee.

Reminder to attend and participate in the Miami River Tree Planting November 2, 2010

November 5, 2010 attended the Taste of Agassiz at Fraser River Fishing Lodge

Memorial Hall renovations coming along. Province has also funded several other venues in the Fraser Valley.

Will be soon publishing a bi-monthly Village Newsletter.

Distributed a Water Conservation Guide to staff

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
November 1, 2010*

11.

REPORTS FROM COUNCILLORS

Councillor Harris

Attended the Volunteer Recognition Celebration

October 29, 2010 CIB members toured Harrison Hot Springs to judge residential Halloween Decorated Residences. Over 70 homes participated. The winner was home of Felix and Linda Comeau at 624 McCombs Drive.

October 27, 2010 attended CIB meeting wherein the consensus was that the Committee would like to compete nationally for 2011.

Councillor Kenyon

Attended the Agassiz Rainbow 4H Awards night. Presented the high aggregate to the 4H member.

Councillor Jackson

October 26, 2010 attended the Fraser Valley Treaty Association meeting. Presentation by Paul Bowers of the Indian and North Affairs Canada. Yale First Nations are in their final agreement.

Attended the Harrison Tourism Society meeting.

Breakfast with Santa this year will be December 4, 2010 with sittings at 9:00 a.m. and 10:30 a.m. at the Harrison Elementary School.

Christmas Trees will be in the Resort and decorated on November 23, 2010 with viewing on November 24, 2010.

Councillor Perry

October 7, 2010 attended Speed Watch Volunteers meeting. The program is expanding to include Harrison Mills. Looking for volunteers for Speed Watch.

October 21, 2010 attended Healthy Communities in District of Kent.

October 13, 2010 attended Fraser Health Governance Advisory Committee.

Attended Liberal fund raiser at the Resort. Ministers Mike de Jong and Barry Penner hosted the event.

October 28, 2010 attended Volunteers Recognition Celebration.

Dr. Morgan Campbell is holding an Open House on November 7, 2010 from 2:00 p.m. to 4:00 p.m. His practice will open effective November 8, 2010.

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
November 1, 2010*

REPORTS FROM STAFF

□ Towns for Tomorrow 2010
Application – October 27, 2010

Moved by Councillor Perry
Seconded by Councillor Harris

Report of Ted Tisdale, Chief Administrative Officer – October 27, 2010

Re: Towns for Tomorrow 2010 Application

THAT Council approve the McCombs Bridges as a project for submission under the Towns for Tomorrow Program.

**CARRIED
UNANIMOUSLY**

□ Improvements to Solid Waste
Services – October 27, 2010

Moved by Councillor Kenyon
Seconded by Councillor Perry

**Report of Andre Isakov, Community and Economic Development
Officer – October 27, 2010**

Re: Improvements to Solid Waste Services

THAT Council approves the proposed changes to the Village Solid Waste Services and;

THAT Council accepts First Class Waste Services Inc. as the preferred proponent for curbside garbage, recycling, and green waste collection within the municipality.

**CARRIED
UNANIMOUSLY**

□ Community Branding –
October 27, 2010

Moved by Councillor Harris
Seconded by Councillor Jackson

**Report of Andre Isakov, Community and Economic Development
Officer – October 27, 2010**

Re: Community Branding

THAT Council approve the award to Synergist Communications as the preferred proponent for the municipal branding initiative.

**CARRIED
UNANIMOUSLY**

□ Terms of Reference – Agassiz-
Harrison Harbour Commission

Moved by Councillor Jackson
Seconded by Councillor Perry

THAT the Terms of Reference for the Agassiz-Harrison Harbour Commission and Agassiz-Harrison Lakeshore Plan be referred to the Harrison Lake Harbour Commission for their review.

**CARRIED
UNANIMOUSLY**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
November 1, 2010*

13.

BYLAWS

☐ Sign Bylaw No. 949, 2010

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT Sign Bylaw No. 949, 2010 be adopted.

**CARRIED
UNANIMOUSLY**

☐ Financial Plan Amendment
Bylaw No. 954, 2010

Moved by Councillor Jackson
Seconded by Councillor Kenyon

THAT Financial Plan Amendment Bylaw No. 954, 2010 be adopted.

**CARRIED
UNANIMOUSLY**

☐ Official Community Plan
Amendment – Neighbourhood
Planning Area 1 – Multi Family
Housing Density

Moved by Councillor Jackson
Seconded by Councillor Perry

Report of Michael Rosen, Planning Consultant – October 27, 2010
Re: Official Community Plan Amendment - Neighbourhood Planning
Area 1 – Multi Family Housing Density

THAT the Official Community Plan Amendment Bylaw No. 955, 2010
be read a first and second time;

THAT pursuant to Section 879 of the *Local Government Act*, the
comments previously received by the Advisory Planning Commission
be considered sufficient for consultation purposes; and

THAT staff be authorized to schedule a Public Hearing regarding
Official Community Plan Amendment Bylaw No. 957, 2010.

**CARRIED
UNANIMOUSLY**

☐ Official Community Plan
Amendment Bylaw No. 955 and
Zoning Amendment Bylaw No.
956 – October 26, 2010

Moved by Councillor Harris
Seconded by Councillor Jackson

Report of Michael Rosen, Planning Consultant – October 28, 2010
Re: Official Community Plan Amendment Bylaw No. 955 and Zoning
Amendment Bylaw No. 956 – Jastrezebski

THAT Official Community Plan Amendment Bylaw No. 955, 2010 be
read a first and second time;

**CARRIED
OPPOSED BY COUNCILLOR PERRY
OPPOSED BY COUNCILLOR KENYON**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
November 1, 2010*

Moved by Councillor Jackson
Seconded by Councillor Harris

THAT pursuant to Section 879 of the Local Government Act, the comments previously received by the Advisory Planning Commission and the Ministry of Transportation be considered sufficient for consultation purposes regarding Official Community Plan Amendment Bylaw No. 955, 2010;

CARRIED
OPPOSED BY COUNCILLOR PERRY
OPPOSED BY COUNCILLOR KENYON

Moved by Councillor Jackson
Seconded by Councillor Harris

THAT Zoning Bylaw Amendment Bylaw No. 956, 2010 be read a first and second time; and

CARRIED
OPPOSED BY COUNCILLOR PERRY
OPPOSED BY COUNCILLOR KENYON

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT staff be authorized to schedule a Public Hearing regarding Official Community Plan Amendment Bylaw No. 955, 2010 and Zoning Bylaw Amendment Bylaw No. 956, 2010.

CARRIED
UNANIMOUSLY

14.

QUESTIONS FROM THE PUBLIC

A member of the public asked for clarification on the sign bylaw.

ADJOURNMENT

Moved by Councillor Jackson
Seconded by Councillor Harris

THAT the meeting be adjourned at 8:07 p.m.

CARRIED
UNANIMOUSLY

Ken Becotte
Mayor

Debra Key
Corporate Officer

**VILLAGE OF HARRISON HOT SPRINGS
HARRISON LAKE HARBOUR COMMISSION MEETING**

DATE: September 16, 2010
TIME: 12:00 noon
PLACE: Council Chambers

IN ATTENDANCE: Ken Becotte, Chair
Bill Hopkins
Darcy Striker
Darcey Kohuch
Andre Isakov (CEDO)
Dave Hampson
Tony Nootebos
Kerry Hilts

ABSENT:

Recording Secretary, Cindy Richardson

1. CALL TO ORDER

The Chair called the meeting to order at 12:05 p.m.

2. LATE ITEMS

3. ADOPTION OF MINUTES

☐ Adoption of Minutes **Moved by Bill Hopkins**
Seconded by Dave Hampson

THAT the minutes of the Harrison Lake Harbour Commission meeting of May 6, 2010 be adopted.

CARRIED

4. BUSINESS ARISING FROM THE MINUTES

☐ Harbour Authority
Association
Membership

The Chair updated the Commission later follow up is still required.

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE HARRISON LAKE HARBOUR COMMISSION MEETING
September 16, 2010
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**☐Municipal Wharf
Expansion**

Extension of the wharf will consist of 2 extended floats and is not for use for public moorage. Once the upgrade phase is completed the wharf will ideally be used for commercial moorage. ILMB approval is still pending. It was noted that past vessels have been abandoned at this wharf.

**☐Breakwater
Reconstruction**

Darcey Kohuch from District of Kent noted that a draft authorization was received by the District of Kent from DFO. The timeline is still the same although there has been some delay. Harrison will be informed as soon as all approvals are complete. It was noted that improvement to the height of the breakwater is the main objective of the project.

**☐ Lakeshore
Management Plan**

The Chair noted that the LMP is still in the plan and will probably be incorporated in the 2011 budget. The Fraser Basin Council has expressed interest in pursuing funding options. Various interests were discussed and will need to be considered during this process. FBC was approached due to their past experience, objectivity and track record.

5. DELEGATIONS/PETITIONS

None

6. CHAIRPERSON REPORT

7. ITEMS FOR DISCUSSION

Moorage at Rendall Park was discussed noting that a few boats had received notices and have relocated their boats. Other boat owners have not complied. The restricted swimming area will be extending to the full length of the beach at Rendall Park which will eliminate motorized boats from mooring on the beach. The Licence of Occupation for this stretch of beach was discussed.

The Chair requested input from the members regarding the limited use of the sani-station and how awareness could be increased. It was requested that Mr. Hampson inform members of the Harrison Yacht Club so that the word could get out in the boating community. D. Kohuch stated that the District of Kent would put the information on their website so that people in the area will be informed.

The boat launch report is expected to be received by the end of the year.

The increase of Police presence on the Lake this summer was noted. A member from the RCMP will provide an update at the next meeting.

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE HARRISON LAKE HARBOUR COMMISSION MEETING
September 16, 2010
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The Chair requested that the Commission continue to meet every second month.

Discussion of water lot B-ILMB was requested to give the Village the lease of this lot for public recreational use.

The issue regarding parking requirements in waterfront areas was discussed as well as environmental impact, expansion and pedestrian access.

- Next meeting to be held Thursday, November 4, 2010.

8. ADJOURNMENT

Moved by Bill Hopkins

Seconded by Dave Hampson

THAT the meeting be adjourned at 12:55 p.m.

CARRIED

Ken Becotte (Chair)

C. Richardson (Recording Secretary)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council

DATE: October 25, 2010

FROM: Ted Tisdale, CAO

FILE: 3090-20-42

SUBJECT: Development Variance Permit, Cascia Developments

ISSUE:

Council to consider a Development Variance Permit to vary the height of Cascia Developments on Lillooet Avenue and to allow for a reduction in amenity space and an allowance for off-street loading.

BACKGROUND:

On December 17, 2007, Council approved a Development Variance Permit for a variance to the height for Cascia Developments authorizing them to go to a 5th floor, reducing the common amenity area from 200 square metres to 108 square meters and allowing for one commercial loading space and one enlarged residential parking space in lieu of additional residential loading space. This DVP lapsed in December of 2009.

It was also thought of at that time that Cascia Developments could develop within the 15 meter height allowance. However, more recently to address the current market demands, Cascia Developments propose 9 foot ceilings on each floor which will require a variance to the maximum height of 15 meters. The current bylaw allows up to 3.75 meters per floor to a maximum of 15 meters.

The application for a reduction in the amenity space and off-street loading allowance has not been changed.

RECOMMENDATION:

THAT Council approve a Development Variance Permit for Cascia Developments:

- (a) to allow for a 5th floor and a maximum height of up to 17.5 meters;
- (b) that the common amenity area be reduced from 200 square metres to 108 square metres, and

- (c) to allow for one commercial loading space and one enlarged residential parking space in lieu of additional residential loading space.

Respectfully submitted for your
consideration;



Ted Tisdale
Chief Administrative Officer

DIRECTOR OF FINANCE COMMENTS:

There are no financial implications.

Dale Courtice
Director of Finance

VILLAGE OF HARRISON HOT SPRINGS

DEVELOPMENT VARIANCE PERMIT

FILE NO. DVP 01/2010

1. This Development Variance Permit No. 01/2010 is issued to:

0761036 BC Ltd.
3571 Barmond Avenue
Richmond, BC V7E 1A4

as the owner (the "Permittee") and shall apply only to that certain parcel or tract of land within the Village of Harrison Hot Springs (the "Village") described below, and any and all buildings, structures, and other development thereon:

Parcel Identifier: 003-569-462

Lot 44, Section 13, Township 4, Range 29, West of the Sixth Meridian
New Westminster District Plan 37485

(the "Lands")

Civic Address: 298 Lillooet Avenue, Harrison Hot Springs, BC V0M 1K0

2. This Development Variance Permit ("DVP") is issued pursuant to the *Local Government Act* and the applicable bylaws of the Village and is issued subject to compliance with all of the bylaws of the Village, except as specifically varied or supplemented by this Permit.
3. The following DVP terms and conditions shall apply to the Lands:
- (a) That section 8.1 of Zoning Bylaw 672, 1996 Village Commercial Zone (C1) (.7 *Maximum Building Height*) be increased from 15 metres or 4 storeys, whichever is lesser, to allow for a 5th floor and to a maximum of up to 17.5 metres.
 - (b) That section 4.11 of Zoning Bylaw 672, 1996 Amenity Area (.3 *Common Amenity Area*) be reduced from 200 square metres to 108 square metres.
 - (c) That section 5.10 of Zoning Bylaw 672, 1996 Off-Street Loading be varied to allow for one commercial loading space and one enlarged residential parking space in lieu of additional residential loading space.

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.

AUTHORIZING RESOLUTION PASSED by Village of Harrison Hot Springs Council on the DAY OF _____, 2010.

THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE HEREBY ACKNOWLEDGED.

0761036 BC LTD

THIS PERMIT IS ISSUED this _____ day of _____, 2010.

The Corporate Seal of the VILLAGE OF)
HARRISON HOT SPRINGS was hereunto)
affixed in the presence of:)

)
)
)
)

Mayor)

)
)
)
)

Corporate Officer)



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 946**

**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. 946, 2010".

II. AMENDMENT

In Section 2 – Definitions, add the following:

"Mobile Concession" means a business that is not permanently affixed to the land, that provides for sale to the general public, food, drinks, confectionary items and/or non-food related items".

In Section 4 – General Regulations, under 4.1 add the following:

"A mobile concession will only be permitted on commercially zoned property and the mobile concession is under the control of and operated by the property owner or the owner's staff".

III. READINGS AND ADOPTION

READ A FIRST TIME THIS 16th DAY OF AUGUST, 2010

READ A SECOND TIME THIS 16th DAY OF AUGUST, 2010

AMENDED AND RE-READ A SECOND TIME THIS 18th DAY OF OCTOBER, 2010

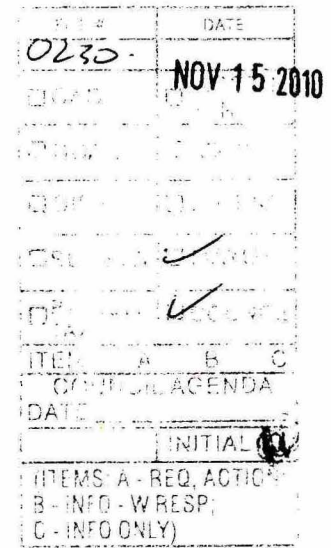
A PUBLIC HEARING WAS HELD ON THE DAY OF , 2010

READ A THIRD TIME THIS DAY OF , 2010

ADOPTED THIS DAY OF , 2010

Mayor

Corporate Officer



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