



VILLAGE OF HARRISON HOT SPRINGS

NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, November 19, 2012
Time: After Public Hearing
Location: Memorial Hall, 290 Esplanade Avenue
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER			
	(a)	Meeting called to order by Mayor Facio	
2. INTRODUCTION OF LATE ITEMS			
3. APPROVAL OF AGENDA			
4. ADOPTION OF COUNCIL MINUTES			
<input type="checkbox"/> Regular Council Meetings Minutes of November 5, 2012		THAT the Regular Council Meeting Minutes of November 5, 2012 be adopted.	Item 4.1 Page 1
5. BUSINESS ARISING FROM THE MINUTES			
6. CONSENT AGENDA			
i. Bylaw		Bylaw No. 1022 Financial Plan Amendment	Item 6.i Page 9
ii. Agreements			Item 6.ii
iii. Committee/ Commission Minutes		Advisory Planning Commission Meeting Minutes of September 18, 2012	Item 6.iii Page 11

<input type="checkbox"/> Dewatered Sludge (Biosolids) Removal/Disposal	Report of Operations Manager – November 19, 2012 Re: Dewatered Sludge (Biosolids) Removal/Disposal Recommendation: THAT Council authorizes staff to enter into a Contract with Timbro Contracting for removal and disposal of Dewatered Sludge from the Village’s Wastewater Treatment Plant.	Item 12.3 Page 21
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13. BYLAWS

<input type="checkbox"/> Zoning Bylaw Amendment No. 1021 - Rezoning Application – 775 Hot Springs Road	Report of Manager of Planning and Community Services – November 14, 2012 Re: Rezoning Application – 775 Hot Springs Road Recommendation: THAT the Zoning Bylaw Amendment Bylaw No. 1021, 2012 be read a first time with a Public Hearing scheduled for December 17, 2012 with referrals sent to: a) Village Engineer; b) Fire Chief; and c) Ministry of Transportation and Infrastructure to comment prior to the bylaw being considered for second reading.	Item 13.1 Page 23
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14. QUESTIONS FROM THE PUBLIC

15. ADJOURNMENT

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

4.1

DATE: November 5, 2012
TIME: 7:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road, Harrison Hot Springs

IN ATTENDANCE:

Mayor Leo Facio
Councillor Allan Jackson
Councillor Sonja Reyerse
Councillor John Buckley
Councillor Zoltan Kiss

DCAO/Corporate Officer, Debra Key
CAO, Ted Tisdale
Manager of Planning and Community Services,
Andre Isakov
Peggy Parberry, Manager of Revenue Services
Dale Courtice, Director of Finance
Ian Gardner, Operations Manager

Recording Secretary, Krystal Sobie

ABSENT:

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

Moved by Councillor Jackson
Seconded by Councillor Reyerse

THAT the agenda be approved.

CARRIED
UNANIMOUSLY

4. ADOPTION AND RECEIPT OF MINUTES

Moved by Councillor Jackson
Seconded by Councillor Kiss

THAT the minutes of the Regular Council Meeting of October 15, 2012
be adopted as amended.

CARRIED
UNANIMOUSLY

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
November 5, 2012*

Errors and Omissions

Page 2 under Delegations, should read "Tourism Harrison is made up of 10 accommodation members and 7 board of directors".

Page 2 under Delegations, Robert Reyers name should read "Robert Reyerse"

Page 2 under Delegations, marketing should read "economy"

Page 3 Report from Mayor, should read February 2013

Page 6 under Zoning Bylaw comment by Councillor Sonja Reyerse should read "minimum of four bedrooms".

5. BUSINESS ARISING FROM THE MINUTES

6. CONSENT AGENDA

i. **Bylaws** Bylaw No. 1019 Capital Works, Machinery and Equipment Reserve Fund Expenditure.

ii. **Agreements**

iii. **Committee/Commission Minutes** Beach, Parks and Leisure Services Committee Meeting Minutes of July 26, 2012; and

Advisory Planning Commission Meeting Minutes of August 14, 2012

iv. **Correspondence** Letter from Fraser Valley Regional District re: Burnaby Waste Incinerator Fly Ash dated October 25, 2012

Moved by Councillor Jackson
Seconded by Councillor Buckley

THAT Bylaw No. 1019 Capital Works, Machinery and Equipment Reserve Fund Expenditure be adopted and the Committee/Commission minutes and correspondence be received.

**CARRIED
UNANIMOUSLY**

7. **DELEGATIONS**

8. **CORRESPONDENCE**

Moved by Councillor Kiss
Seconded by Councillor Buckley

THAT a letter be written to Metro Vancouver expressing the Village's concern regarding the Burnaby Waste Incinerator Fly Ash.

**CARRIED
UNANIMOUSLY**

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

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

Councillor Kiss attended the Honouring Ceremony for Steven and Gwen Point

11. **REPORTS FROM MAYOR FACIO**

On November 5, 2012 attended the new maintenance center in Hope which was dedicated to Jim Sinclair.

Breakfast with Santa is moving ahead it will be taking place on December 1, 2012.

On Sunday November 11, 2012 the Remembrance Day Ceremony will begin at the Agassiz high school at 10:15 a.m.

November 8, 2012 will be the second open house for the Zoning Bylaw.

On October 28, 2012 attended the 4th Annual Appreciation Peace and Corrections Officer at the Anglican Church along with Councillor Jackson and Councillor Kiss

The FCM president is moving ahead with a letter that was sent from Harrison regarding target 2014 to get support to extend the funding for the Infrastructure in Canada.

A Community to Community Forum will be held at Seabird Island at 10:00 a.m. on November 7, 2012.

On October 17, 2012 attended the Fraser Valley Regional District to extend our welcome to the Executive of the Lower Mainland Local Government Association.

On November 30, 2012 a conference on "Getting Wiser with Age" will be attended by Councillor Buckley

The Oktoberfest which was held on October 26 and 27, 2012 was a very successful event.

12.

REPORTS FROM STAFF

Public Community Bulletin Board

Deputy Chief Administrative Officer/CO, Debra Key informed Council that a meeting was held with the Postmaster from Chilliwack to discuss a request from Council to relocate the bulletin board to the post office property. Canada Post has approved the relocation. A letter will be sent to the Harrison Resort and Spa. Notification of the impending move will also be provided to the residents.

Moved by Councillor Jackson
Seconded by Councillor Reyerse

THAT the community bulletin board currently located on the Public Pool Property be relocated to the property owned by Canada Post.

**CARRIED
UNANIMOUSLY**

Council Remuneration and Expense Policy 1.4

Moved by Councillor Jackson
Seconded by Councillor Buckley

THAT Council Remuneration and Expense Policy 1.4 be amended as follows:

- (i) Where possible rooms will be booked in advance and will be based on a basic standard room available to the general traveling public, except, in the case where three or more Council members attend, one (1) suite will be booked to accommodate a meeting room for Council.

**CARRIED
UNANIMOUSLY**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
November 5, 2012*

Adopt a Road

Deputy Chief Administrative Officer/CO provided background information on the current Adopt-a-Road program policy. The Communities in Bloom had requested that the Committee administer the program.

Moved by Councillor Jackson
Seconded by Councillor Buckley

THAT Policy 4.3 Adopt-a-Road Program be rescinded and a new Policy be adopted; and

THAT the Communities in Bloom Committee assume the administration of the Adopt-a-Road Program.

**CARRIED
UNANIMOUSLY**

Temporary Change to the Liquor Licence for the Harrison Hot Springs Resort & Spa

Deputy Chief Administrative Officer/CO, Debra Key reported that a request was received from the Harrison Hot Springs Resort and Spa to change the hours of sale of alcohol on their liquor license for the dates of December 13 to December 14, 2012.

Moved by Councillor Kiss
Seconded by Councillor Buckley

THAT Council supports the temporary change of hours of sale of alcohol to the Harrison Hot Springs Resort and Spa liquor license number 077513 effective December 13, 2012 to December 14, 2012 inclusive.

**CARRIED
UNANIMOUSLY**

2012 Resort Municipality Initiative (RMI) Update

The Manager of Planning and Community Services, Andre Isakov provided an update on the progress of the Resort Development Strategy Implementation.

Moved by Councillor Jackson
Seconded by Councillor Reyerse

THAT Council receive the Resort Municipality Initiative Update Report.

**CARRIED
UNANIMOUSLY**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
November 5, 2012*

□ Aquatic Safety Audit
Report

The Manager of Planning and Community Services, Andre Isakov gave a brief overview of the Aquatic Safety Audit Report in accordance with the Blue Flag Program.

Moved by Councillor Reyerse
Seconded by Councillor Buckley

THAT Council receive and approve in principle the Aquatic Safety Audit Report conducted by the Lifesaving Society of BC and direct staff to develop the implementation strategy for the recommendations.

**CARRIED
UNANIMOUSLY**

□ Miami River Greenway
Trail – 300 Block Miami
River Drive

The Operations Manager, Ian Gardener provided a brief report on the Miami River Greenway Trail construction plan.

Councillor Reyerse stated that the trail is used mostly by local residents as opposed to tourists and does not believe that the RMI funding should be used for this project.

Moved by Councillor Kiss
Seconded by Councillor Buckley

THAT Council authorize staff to proceed with the Greenway Trail construction in the 300 block Miami River Drive, using gravel and wall/rail structure as deemed necessary by staff; and

FURTHER THAT the 200 block remain in its present natural state.

**CARRIED
OPPOSED BY COUNCILLOR REYERSE**

13.

BYLAWS

□ Bylaw No. 1022 Financial
Plan 2012-2021

The Director of Finance, Dale Courtice provided information on some changes to the budget.

Moved by Councillor Jackson
Seconded by Councillor Kiss

THAT Bylaw No. 1022 Financial Plan for the years 2012-2021 receive first, second and third reading.

**CARRIED
UNANIMOUSLY**

14.

QUESTIONS FROM THE PUBLIC

Q. Why was the RFP for the Lagoon not addressed?

A. The RFP program, if accepted by Council, will be brought forward at the Council Retreat in February and the RMI program will be amended at that time. There will be a report going to Council at the next Regular Council meeting with a recommendation from staff.

Q. There was a bench with a plaque of recognition for the Prospera Credit Union along with the Rotary Club acknowledging their donation of the playground equipment why was this removed?

A. Staff will look into this.

15.

ADJOURNMENT

Moved by Councillor Buckley
Seconded by Councillor Kiss

THAT the meeting be adjourned at 7:54 p.m.

**CARRIED
UNANIMOUSLY**

Leo Facio
Mayor

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1022

A bylaw to amend the Financial Plan for the years 2012-2021

WHEREAS the Village of Harrison Hot Springs has deemed it necessary to amend the Financial Plan for the years 2012 – 2021;

AND WHEREAS public consultation regarding the amendments to the Financial Plan was provided by way of an open meeting;

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

1. CITATION

This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs "Financial Plan Amendment Bylaw No. 1022, 2012".

2. REPEAL

(a) That Schedule "A" to Financial Plan Bylaw No. 1004, 2012 is hereby repealed in its entirety and replaced with Schedule "A1" attached hereto and forming part of this bylaw.

3. READINGS AND ADOPTION

READ A FIRST TIME THIS 5th DAY OF NOVEMBER, 2012

READ A SECOND TIME THIS 5TH DAY OF NOVEMBER, 2012

READ A THIRD TIME THIS 5TH DAY OF NOVEMBER, 2012

ADOPTED THIS DAY OF NOVEMBER, 2012

Mayor

Corporate Officer

Schedule A1
Bylaw No. 1022
Financial Plan
2012 - 2021

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Revenues										
Property Taxes - Residential	\$ 1,007,000	\$ 1,035,000	\$ 1,066,000	\$ 1,098,000	\$ 1,131,000	\$ 1,165,000	\$ 1,200,000	\$ 1,236,000	\$ 1,273,000	\$ 1,311,000
Property Taxes - Business	710,000	733,000	755,000	778,000	801,000	825,000	850,000	876,000	902,000	929,000
Property Taxes - Rec / Non Profit	57,000	61,000	63,000	65,000	67,000	69,000	71,000	73,000	75,000	77,000
Penalties and Interest	19,600	20,600	20,600	20,600	20,600	20,600	20,600	20,600	20,600	20,600
Revenue Taxes	31,500	31,300	31,300	31,300	31,300	31,300	31,500	31,500	31,500	31,500
Payments in Lieu of Taxes	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700
Sale of Services	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Revenues from Own Sources	1,311,000	1,296,200	1,295,700	1,293,700	1,292,700	1,292,500	1,292,500	1,292,500	1,292,500	1,300,000
Other Revenues	29,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850	2,850
DCC Revenues	300,000	228,500	52,000	643,000	203,000	552,000	411,000	810,000	542,500	1,449,500
Transfers from Other Governments	2,081,700	3,760,700	560,700	560,700	560,700	560,700	560,700	560,700	560,700	560,700
Total Revenues	\$ 5,559,850	\$ 7,181,350	\$ 3,859,350	\$ 4,505,350	\$ 4,122,350	\$ 4,531,150	\$ 4,452,350	\$ 4,915,350	\$ 4,712,850	\$ 5,694,350
Expenditures										
General Government	\$ 1,149,050	\$ 1,079,800	\$ 1,108,800	\$ 1,082,900	\$ 1,097,400	\$ 1,129,600	\$ 1,125,150	\$ 1,139,650	\$ 1,174,850	\$ 1,179,150
Community Services	188,950	175,100	178,100	170,600	170,600	171,250	172,500	172,500	173,000	173,000
Protective Services	211,000	167,250	167,250	167,350	167,350	167,700	167,700	167,700	167,700	168,700
Public Works	158,900	205,600	204,200	202,750	203,800	205,150	205,500	205,500	203,800	206,000
Transportation Services	196,850	155,050	157,050	139,100	142,050	144,100	144,100	145,600	145,600	146,600
Flood Protection	5,800	-	-	-	-	-	-	-	-	-
Environmental and Public Health	125,150	123,300	123,300	123,300	123,300	123,300	123,300	123,300	123,300	123,300
Recreation and Culture	335,250	305,250	317,650	315,350	314,850	315,050	315,100	315,100	315,100	315,100
Sewer Utility	459,450	441,650	433,650	433,650	436,500	439,500	439,700	439,700	439,700	439,700
Water Utility	166,300	178,500	176,500	206,500	207,500	208,500	209,500	209,500	209,500	209,500
Debt - Interest	25,450	33,450	33,450	48,450	40,000	40,000	40,000	40,000	40,000	40,000
Amortization of capital assets	581,300	581,300	581,300	581,300	581,300	581,300	581,100	581,100	581,100	581,100
Total Expenditures	\$ 3,603,450	\$ 3,446,250	\$ 3,481,250	\$ 3,471,250	\$ 3,484,650	\$ 3,525,450	\$ 3,523,650	\$ 3,539,650	\$ 3,573,650	\$ 3,582,150
Surplus (Deficit)	\$ 1,956,400	\$ 3,735,100	\$ 378,100	\$ 1,034,100	\$ 637,700	\$ 1,005,700	\$ 928,700	\$ 1,375,700	\$ 1,139,200	\$ 2,112,200
Capital, Debt, Reserve Transfers and Borrowing										
Capital Expenditures	\$ (2,662,800)	\$ (3,760,000)	\$ (375,000)	\$ (1,018,000)	\$ (589,000)	\$ (967,000)	\$ (814,000)	\$ (1,241,000)	\$ (965,500)	\$ (1,920,500)
Repayment of debt	(161,400)	(145,400)	(152,400)	(32,400)	(27,000)	(27,000)	(27,000)	(27,000)	(27,000)	(27,000)
Replacement reserves	(379,000)	(411,000)	(432,000)	(565,000)	(603,000)	(593,000)	(669,000)	(689,000)	(728,000)	(746,000)
Reserves used for capital financing	665,500	-	-	-	-	-	-	-	-	-
Appropriation from surplus	-	-	-	-	-	-	-	-	-	-
Equity in tangible capital assets	581,300	581,300	581,300	581,300	581,300	581,300	581,300	581,300	581,300	581,300
Borrowing	-	-	-	-	-	-	-	-	-	-
	\$ (1,956,400)	\$ (3,735,100)	\$ (378,100)	\$ (1,034,100)	\$ (637,700)	\$ (1,005,700)	\$ (928,700)	\$ (1,375,700)	\$ (1,139,200)	\$ (2,112,200)
Surplus (Deficit) plus Capital, Debt Reserve Transfers and Borrowing	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

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

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
SEPTEMBER 18, 2012
PAGE (2)

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 “Osyoos” 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.

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
SEPTEMBER 18, 2012
PAGE (3)

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

RECEIVED

NOV 07 2012

BY V. OF H.H.S.



Minister of Public Safety

Ministre de la Sécurité publique

Ottawa, Canada K1A 0P8

FILE #	DATE
1855-03-09	NOV 7/12
CEAO	000
<input checked="" type="checkbox"/> CAO	<input type="checkbox"/> ADMIN/ FINANCE
<input type="checkbox"/> DIRF	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> MGR REV SVCS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> CEDO	<input checked="" type="checkbox"/> COUNCIL
<input type="checkbox"/> OP. MGR	
ITEM	A B C
COUNCIL AGENDA	
DATE	NOV 19/12
	INITIAL <input type="checkbox"/>
(ITEMS: A-REQ, ACTION: B - INFO - WRESP; C - INFO ONLY)	

OCT 31 2012

His Worship Leo Facio
 Mayor of the Village of Harrison Hot Springs
 P.O. Box 160
 Harrison Hot Springs, British Columbia V0M 1K0

Dear Mr. Mayor:

Thank you for your correspondence of October 3, 2012, regarding the federal government's decision to eliminate the Joint Emergency Preparedness Program (JEPP) and the Canadian Emergency Management College.

Our Government recognizes the importance of an integrated and resilient approach to emergency management. Emergency management is a shared responsibility between all levels of government, the private sector, non-governmental organizations and individual citizens. We also recognize that most emergencies in Canada are managed by municipalities or at the provincial or territorial level. As such, the Government of Canada has supplemented provincial emergency preparedness since 1980 by investing over \$175 million in emergency planning, training and specialized equipment through the JEPP, which includes approximately \$23 million to the five Heavy Urban Search and Rescue Teams across Canada since 2001.

Please note that JEPP funding remains in place for projects submitted for consideration in 2012-13.

Moving forward, our Government is developing a long-term National Disaster Mitigation Program through engagement with provinces and territories, recognizing that mitigation can lessen the impact of natural disasters and reduce the costs associated with these events. In addition, as you are aware, up to \$99.2 million over three years is being provided to assist provinces and territories with the cost of permanent flood mitigation measures undertaken for the 2011 flood season.

Please be assured that Public Safety Canada remains committed to working with provinces and territories to ensure the safety and security of all Canadians.

Again, thank you for writing.

Yours sincerely,



Vic Toews, P.C., Q.C., M.P.

c.c.: His Worship John Van Laerhoven
Mayor, District of Kent

The Honourable George Baker, P.C.
Member of the Senate of Canada

Mr. Mark Strahl, M.P.
Chilliwack-Fraser Canyon

Ms. Candice Bergen, M.P.
Portage-Lisgar

Mr. Randall Garrison, M.P.
Esquimalt-Juan de Fuca

Mr. Francis Scarpaleggia, M.P.
Lac-Saint-Louis

Ms. Maria Mourani, M.P.
Ahuntsic



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** November 14, 2012

FROM: Debra Key, Deputy Chief **FILE:** 0530-01
 Administrative Officer/Corporate Officer

SUBJECT: Deputy Mayor Appointments

ISSUE:

Pursuant to s. 130(1) of the *Community Charter*, the Council must, in accordance with its applicable procedure bylaw, provide for the designation of a Councillor to act in the place of Mayor.

BACKGROUND:

Pursuant to the Council Procedure Bylaw, the Mayor may nominate and Council must appoint a Council member to act in place of the Mayor when the Mayor is absent or otherwise unable to act or when the office of Mayor is absent.

RECOMMENDATION:

THAT the following members of Council be appointed as Deputy Mayor for 2013:

- | | |
|--------------------|--------------------------|
| January - March | Councillor Sonja Reyerse |
| April - June | Councillor Zoltan Kiss |
| July - September | Councillor John Buckley |
| October - December | Councillor Allan Jackson |

Respectfully submitted for your consideration;



 Debra Key
 Deputy Chief Administrative Officer/
 Corporate Officer

DIRECTOR OF FINANCE COMMENTS:




 Dale Courtice
 Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

 Ted Tisdale
 Chief Administrative Officer

DIRECTOR OF FINANCE COMMENTS:



Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Ted Tisdale
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** November 14, 2012

FROM: Andre Isakov **FILE:** 3360-20-20
 Manager, Planning and Community Services

SUBJECT: REZONING APPLICATION – 775 Hot Springs Road
 Plan 35160, Lot 37, Section 12, Township 4, Range 29, Meridian W6,
 Land District NW.

ISSUE:

Staff are seeking Council direction on the Zoning Bylaw Amendment Bylaw No. 1021, 2012.

BACKGROUND:

The Village of Harrison Hot Springs has received a rezoning application for the property located at 775 Hot Springs Road. The application proposes the rezoning of the property from Residential One Zone (R-1) to Comprehensive Development Zone 3 (CD-3). The zoning amendment is necessary to allow for the requested infill development on the property. The successful rezoning would allow for up to 10 low density single detached dwellings on small bare land strata parcels on a 0.5 ha (1.24 acres) site area, at a density of 20 units per hectare or 8 units per acre, adjacent to Hot Springs Road. The requested density meets the OCP requirements and otherwise complies with the policies of Council outlined in Section 6.3.2 “Low Density Residential Area” in the OCP.

The proposed CD-3 Zone proposes a progressive infill development of single family homes on small lots. The proposed CD-3 zone contemplates heritage style single family homes with the minimum lot size of 335 m² which would be facing Hot Springs road but accessed by vehicle through a common strata lane in the rear. Each of ten lots would have two parking spaces for the residents. Landscaping, fencing, and height restrictions would provide privacy and make sure that the new development fits into the character of the neighborhood. Please refer to the Zoning Bylaw Amendment Bylaw 1021, 2012 (attached) for further zone requirements.

The Advisory Planning Commission (APC) has met to review the proposed application at the the November 13, 2012 APC meeting. The APC is recommending the proposed rezoning application to Council.

Attachments:

1. Village of Harrison Hot Springs Bylaw 1021;
2. Sustainable Harrison Strategic Question Assessment for the Rezoning Application.

The following options are provided for Council's consideration:

Option 1.

Read Zoning Bylaw Amendment Bylaw No. 1021, 2012 a first time with a Public Hearing to be scheduled for December 17, 2012 with referrals to be sent to:

- a) Village Engineer;
- b) Fire Chief;
- c) Ministry of Transportation and Infrastructure.

for comment prior to the bylaw being considered for second reading.

Option 2.

Request staff to revise the Zoning Bylaw Amendment Bylaw No. 1021, 2012.

Option 3.

Decide not to proceed further with the Zoning Bylaw Amendment Bylaw No. 1021, 2012.

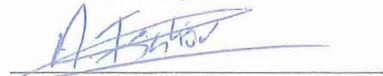
RECOMMENDATION:

THAT the Zoning Bylaw Amendment Bylaw No. 1021, 2012 be read a first time with a Public Hearing to be scheduled for December 17, 2012 with referrals to be sent to:

- a) Village Engineer;
- b) Fire Chief;
- c) Ministry of Transportation and Infrastructure.

for comment prior to the bylaw being considered for second reading.

**Respectfully submitted for your
consideration;**



Andre Isakov
Manager, Planning and Community Services

DIRECTOR OF FINANCE COMMENTS:



Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Ted Tisdale
Chief Administrative Officer



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</i> Size	335 m ²
Minimum <i>Lot</i> Width	10.5 metres
Maximum Number of <i>Principle Buildings</i>	1
<i>Principle Buildings</i> Minimum Setback <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</i> Minimum Setback <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</i> Coverage	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 ____ DAY OF _____, 2012

READ A SECOND TIME THIS ____ DAY OF _____, 2012

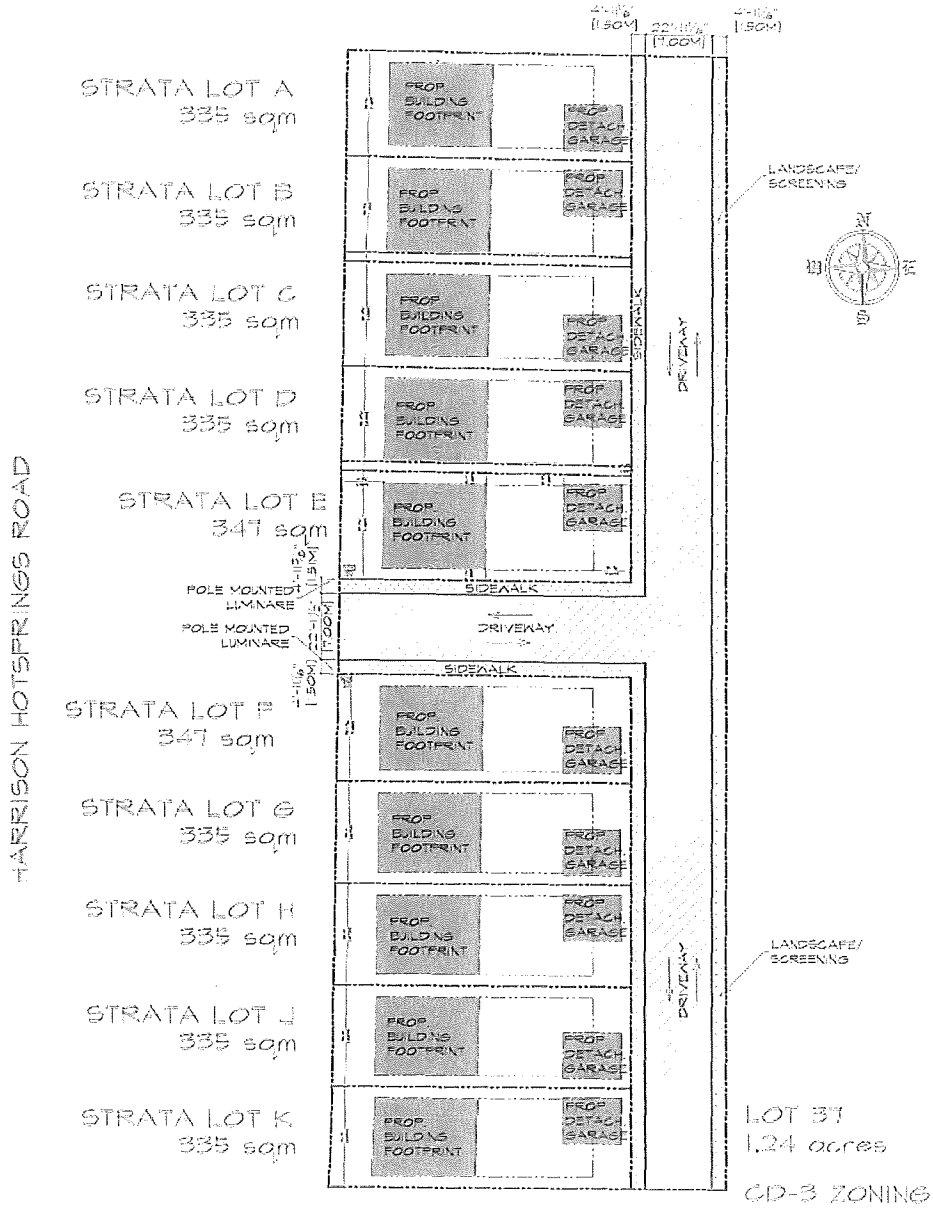
READ A THIRD TIME THIS ____ DAY OF _____, 2012

ADOPTED THIS ____ DAY OF _____, 2012

Mayor

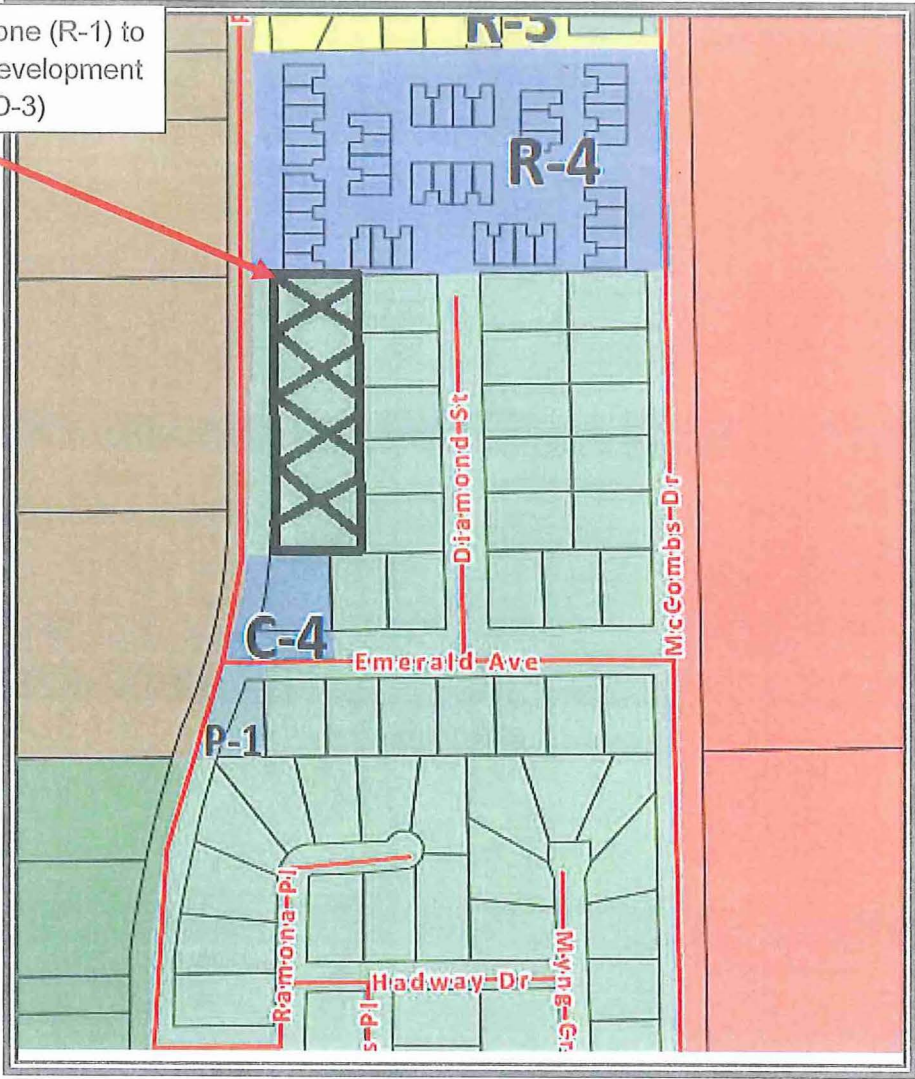
Corporate Officer

Schedule 1 of Bylaw 1021
Comprehensive Development Plan



Schedule 2 of Bylaw 1021

Residential One Zone (R-1) to
Comprehensive Development
Zone 3 (CD-3)



SustainableHarrison Strategic Question Assessment

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

Source of Strategy

Which Descriptions of Success most strongly support the implementation of your proposed project?

Buildings and Sites 1st Statement

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

Land Use and Natural Areas 4th Statement

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

Buildings and Sites 8th Statement

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

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

1st Statement

n/a

Select DOS Statement

n/a

Select DOS Statement

n/a

Descriptions of Success – Reference Links

Arts, 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?

- 1 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 away
- 2 To reduce, and eventually eliminate Harrison's contribution to the systematic increase in the build up of substances produced by society. Examples toward slowly
- 3 To reduce, and eventually eliminate Harrison's contribution to the systematic degradation of natural systems by physical means. Examples toward slowly
- 4 To reduce, and eventually eliminate Harrison's contribution to systematically Examples toward slowly

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? \$ n/a

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

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

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