



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

ADVISORY PLANNING COMMISSION MEETING

DATE: August 17, 2009
TIME: 4:00 p.m.
LOCATION: Council Chambers, Harrison Hot Springs, British Columbia

1. CALL TO ORDER

- | | |
|-----|--------------------------------------|
| (a) | Meeting called to order by the Chair |
|-----|--------------------------------------|

2. ADOPTION OF MINUTES

- | | |
|-----|--------------------------------------|
| (a) | Minutes of the July 21, 2009 meeting |
|-----|--------------------------------------|

3. DELEGATIONS/PETITIONS

- | | |
|-----|-------------------------------------|
| (a) | Michael Rosen – Planning Consultant |
|-----|-------------------------------------|

4. CHAIRPERSON REPORT

- | | |
|-----|------|
| (a) | None |
|-----|------|

5. ITEMS FOR DISCUSSION

- | | |
|-----|--|
| (a) | Report of Chief Administrative Officer – August 7, 2009
Re: Neighborhood Planning Area 1 & 2 initial draft report
Re: Michael Rosen's report to CAO re Neighbourhood Planning Areas 1 & 2 Draft Planning Frameworks |
| (b) | Report of Chief Administrative Officer – August 17, 2009 (Verbal)
Re: Site Layout at 853 Hot Springs Road - Two Options |

6. ADJOURNMENT



Larry Burk
Chief Administrative Officer

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

DATE: July 21, 2009
TIME: 4:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy)
Raymond Hooper
Marg Doman
Brian Bignell
Harvey Ruggles
Alan Birch
Allan Jackson, Councillor

Larry Burk, CAO

Recording Secretary, M. Mucha

ABSENT:

1. CALL TO ORDER

The Chair called the meeting to order at 4:04p.m.

2. ADOPTION OF MINUTES

☐ APC minutes of
May 26, 2009

Moved by L. Lees
Seconded by R. Hooper

THAT the minutes of the Advisory Planning Commission meeting of May 26, 2009 be adopted.

CARRIED

3. DELEGATIONS/PETITIONS

None

4. CHAIRPERSON REPORT

☐

Invitations have been sent out via email for the special council meeting Retreat on July 29th. The Focus will be on the OCP and what has been accomplished to date and what needs to be accomplished. Village staff will provide details that will be ready for pick-up Thursday 23rd, 2009 at the Village Office.

Confirmed Attendees include: R. Hooper, A. Birch, B. Bignell, H. Ruggles, A. Jackson, L. Facio.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION
MEETING
July 21, 2009
PAGE (2)**

The Chairman has reported that at some stage we would like to visit different communities for ideas; this could involve planning a 2 night trip to Tofino around the 3rd week in October. This 'Community Planning' trip has been left in the hands of the CAO. Further locations include Peachland and Westbank which have great development initiatives, where we could find other ideas and features that a resort community might benefit from. Commission members please email whether you prefer the Okanagan area or the Island to leofacio@live.com

A Commission member reports that the financial statements comparing Tofino and Harrison Hot Springs will be brought to the commission in the future. CAO indicated this information and whatever comes of it are outside the mandate of the APC.

5. ITEMS FOR DISCUSSION

☐ Neighbourhood Plan
1

NEIGHBOURHOOD PLAN 1 – INITIAL REPORT

The CAO reported on the planning proposal of the Pine Avenue area, noting from the proposal the 5 basic issues that the committee should concentrate on.

- The developers are ready to go and we would like to be accommodating.
- We need to define the difference between a townhouse, single family, and multiple family lots.
- A development similar to Garrison Crossing would be great in Harrison and could accommodate a grocery store and/or bank; commercial units should be centralized in the Village. We need to plan to go green and have walking distance for these types of amenities.
- A convenience store and gas station may occur in the future on Bentley property.
- We should not allow drive- thrus anywhere in the Village.
- Commercial units are permissible; however, we do not want the look of a strip mall. (OCP)
- Maintaining and enhancing the life of existing residents is a prime consideration with any planning ideas.
- Concerns were expressed that we are making the development process very long. The developers have been waiting 3.5 years, and we have created a reputation for being difficult to work with.
- Hot Springs road is about the only frontage suitable for commercial development because of traffic and accessibility.
- Perhaps the acreage across from tugboat junction would be ideal for a commercial development; however it may not be big enough unless we

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION
MEETING
July 21, 2009
PAGE (3)

would like a strip mall.

Five Redevelopment Challenges

Q1. Is the infrastructure capable of accommodating an increase in development?

Our area has adequate ability to service the area with sewer and water; any changes will fall under the developer's responsibility. Drainage will be a development driven accommodation.

Access will involve improvements at Hot Springs road including right turn lanes. Traffic studies may be required if commercial is contemplated especially. Any development planning in this area may include new internal roads. Furthermore, McCombs has a history of speeders so designating that as a collector may be politically sensitive.

Q2. How can smaller single family lots be accommodated in the neighborhood without unduly impacting upon the existing surrounding neighborhood?

Development may occur over a 20-25 year time frame. Hopefully we can provide a positive impact through phasing depending on the extent of any individual proposal.

New design standards should support green space, transitions, buffers, walkways and parks. Development in the area should have a good understanding of what VHHS wants here before starting to plan.

VHHS needs to deal with flood concerns overall, not just here. Dyke work at the lake will require government funding.

Luring families to the Village of Harrison will contribute to sustaining our growth strategy. Therefore, housing styles and types must complement whatever demographic we want to encourage. This comes from FVRD and VHHS growth strategy documents.

VHHS has to begin the process of reviewing our DCC fees. We are limited in what we can charge because we have limited infrastructure which requires extension or upgrading which benefits new or existing areas.

Developers must come forward with ideas will bring plans including commercial, multiple, and single family ideas before we can make any specific comments.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION
MEETING
July 21, 2009
PAGE (4)**

It was suggested that Commercial development may be difficult to finance. Therefore getting developers to consider commercial will be dependent on financing. Good business plans may be required.

Big box groceries are not likely to come here. Smaller concept stores such as IGA Marketplace or G & H Groceries might be interested in coming forward. Designs with logs and lots of wood would be suitable for Harrison. If we do not have the support of the public we would have difficulty with planning ideas. A public hearing is essential. The commercial unit has to be an appropriate size in order to accommodate new business coming to town.

Q3. How can the lands be developed without creating an unpleasant streetscape along Hot Springs Road?

OCP standard suggests a density of 25 units per hectare. APC is not opposed to commercial development with caveat. Any development will include improvements to the water and sanitary system, streetscape, and Hot Springs Road.

Parking spaces for a 17,000 sq. ft of commercial is approximately 65. Underground parking will be key.

APC discussed that any form of commercial might be better dealt with on the Westside of Hot Springs Road (Kingma); however that will be for later consideration. The impact a grocery store in this location would have on existing merchants downtown will be considered during public consultation.

Ideally APC would like to see a Grocery store. It can include some Professional space; such as, Real-estate office, notary, medical/ dental space as opposed to retail of any kind. Development in this area should focus on amenities for residents as opposed to tourist type commercial.

**Motion by L. Lees
Seconded by H. Ruggles**

That the commercial space be limited to a grocery store rather than leaving it open to being any type of commercial unit.

**CARRIED
OPPOSED BY A. BIRCH**

A. Birch reported concerns regarding the population in Harrison and whether we were capable of supporting new business.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION
MEETING
July 21, 2009
PAGE (5)**

The Chairman reported that we are dedicated to growth and sustainability and development is the key.

Q4. What Important Design features should be included in New Housing development?

Instituting a good design criteria that future development can use. Design should include depth, set back, no vinyl siding, landscaping, open green space, wider areas with walkways and lighting, low level lighting, and units should not look the same.

Next meeting will be Monday August 17th, 2009 4:00pm

Reminders will be sent out by email

☐ Neighbourhood Plan
2

NEIGHBOURHOOD PLAN 2 – INITIAL REPORT

Left for next meeting.

6.

ADJOURNMENT

**Moved by H. Ruggles
Seconded by B. Bignell**

THAT the meeting be adjourned at 6:06p.m.

CARRIED

Certified a true and correct copy of the minutes of the Advisory Planning Commission meeting held on July 21, 2009 in Council Chambers, Village of Harrison Hot Springs, B.C.

Larry Burk (CAO)

Leo Facio (Chair)



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 7, 2009
FROM: Larry Burk,
Chief Administrative Officer **FILE:**
SUBJECT: Neighborhood Planning Area 1 & 2 initial draft report

RECOMMENDATION:

THAT Council officially refer this to the APC for further consideration, potential public consultation and recommendations.

BACKGROUND:

Staff has been approached by persons on Eagle Drive, Echo Avenue, Pine Street and McCombs Drive for re-development potential vis a vis; subdivisions and potential for rezoning to higher density.

Section 3.2.3 of the OCP requires the development of Neighbourhood plans in these two distinct areas.

DISCUSSION:

Staff discussed options for future development in these areas with respect to the current zoning bylaw as well as with the policies suggested in the current OCP.

Staff also met with the APC to discuss the development of neighbourhood plans in these two areas and discussed, in general terms, options that might be pursued in planning the two neighbourhood areas.

The consultant has provided 2 options for both areas as a first draft of Planning Framework concepts (see attached). These concepts provide an overview of the methodology with which to proceed in identifying the future land uses in the area based solely on the direction of the current OCP section 3.2.3.

ALTERNATIVES/OPTIONS:

Council can refer to staff to continue with preparing the conceptual land uses for these two areas with the Consultant; or

Council can refer these conceptual draft documents to the APC for review and recommendations.

It should be noted that there is sincere interest in moving forward with potential development and subdivision in these two areas. Applications for rezoning and subdivision have been received. Applicants have been anxiously and patiently waiting for the Village's development of final land use planning in these areas.

Respectfully submitted for your consideration;



Larry Burk
Chief Administrative Officer

DRAFT

TO: LARRY BURK – CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN – PLANNING CONSULTANT

RE: NEIGHBOURHOOD PLANNING AREAS 1 & 2
DRAFT PLANNING FRAMEWORKS

DATE: AUGUST 2, 2009

RECOMMENDATIONS

- 1) **THAT** the draft *Planning Framework for Neighbourhood Planning Areas 1 & 2* be referred to the Advisory Planning Commission and to other applicable parties such as the Ministry of Transportation and the Fraser Valley Regional District for review and comment;
- 2) **THAT** neighbourhood meetings be scheduled to enable property owners and residents to provide comment on the draft *Planning Framework for Neighbourhood Planning Areas 1 & 2*; and
- 3) **THAT** the Planning Consultant report back to Council on the results of the referral process and neighbourhood meetings prior to proceeding any further with the Neighbourhood Plan process.

BACKGROUND

The Village's Official Community Plan (OCP) designates the following two Neighbourhood Planning Areas:

- 1) **Neighbourhood Planning Area 1** - The area in the vicinity of Pine Avenue between Hot Springs Road and McCombe Drive; and
- 2) **Neighbourhood Planning Area 2** - The area bounded by Lillooet Avenue to the north, the Village boundary to the east, Echo Avenue to the south, and Miami Creek to the west.

Both areas are identified on a map in Attachment 1.

Section 3.2.3 of the OCP speaks to **Neighbourhood Planning Area 1** by indicating that the area has the potential to accommodate low density residential land use that would include single family and duplex dwelling units up to a maximum density of 20 units per ha (8 units / acre).

Section 3.2.4 of the OCP speaks to **Neighbourhood Planning Area 2** by indicating that the area has the potential to accommodate medium density multi family development by extending the Lakeshore Residential area designation provided that the redesignation takes place on the basis of a comprehensive development proposal that addresses the overall area.

Over this past year, the Village has been receiving development enquiries and applications from property owners in both areas who are interested in redeveloping their properties. Accordingly, the Chief Administrative Officer has decided to be proactive and commence the Neighbourhood Plan (NP) process for both areas.

The purpose of the Neighbourhood Plan process is to enable property owners and residents of the area to explore land use options for the neighbourhood. The planning process will be guided by the following principles:

- It will be an open, fair, transparent and inclusive process that fully engages the residents of the neighbourhood and the Village as a whole;
- It will be thorough in detail and comprehensive in the scope; and
- It will adhere to the general policy framework of the Village's Official Community Plan (OCP).

Upon completion, the NP's will be considered by Council as a potential amendment to the Village's OCP.

DRAFT PLANNING FRAMEWORK - NEIGHBOURHOOD PLANNING AREAS 1 & 2

As a means of initiating the planning process, the Planning Consultant in collaboration with the Chief Administrative Officer has prepared the attached draft planning frameworks for each of the two Neighbourhood Planning Areas. The planning frameworks have been organized as follows:

- background information;
- planning context and issues;
- planning principles;
- land use options and projected housing units; and
- conclusion.

The land use options have been prepared based upon compliance with the overall policy framework in the Official Community Plan for both Neighbourhood Planning Areas.

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- Option 1: Authorize staff to refer the draft *Planning Framework for Neighbourhood Planning Areas 1 & 2* to the Advisory Planning Commission and other applicable parties for review and comment, and to schedule neighbourhood meetings to discuss the draft planning frameworks;
- Option 2: Request staff to revise the draft *Planning Framework for Neighbourhood Planning Areas 1 & 2* prior to proceeding to referrals and neighbourhood meetings; or
- Option 3: Determine that the preparation of a Neighbourhood Plans for Neighbourhood Planning Areas 1 & 2 should not be pursued at this time.

CONCLUSION

The preparation of a Neighbourhood Plans for Neighbourhood Planning Area 1 & 2 would enable the Village in consultation with area property owners and residents to establish a long term vision and land use policy framework for the neighbourhood. These areas have been recognized in the OCP as a Neighbourhood Planning Areas, and in the spirit of promoting sustainable development practices, have been identified as having potential to accommodate alternative housing forms and increased densities. Once adopted, the Neighbourhood Plans would provide clear direction to property owners who are interested in developing their properties, and would assist Council in the consideration of rezoning applications.

Michael Rosen

Attachments:

- 1) *Map of Neighbourhood Planning Areas 1 & 2*
- 2) *DRAFT Planning Framework for Neighbourhood Planning Area 1*
- 3) *DRAFT Planning Framework for Neighbourhood Planning Area 2*

VILLAGE OF HARRISON HOT SPRINGS

NEIGHBOURHOOD PLANNING AREA 1

PLANNING FRAMEWORK

June 2009

A. BACKGROUND AND PURPOSE

The Village's Official Community Plan (OCP) designates the area in the vicinity of Pine Avenue between Hot Springs Road and McCombe Drive as **Neighbourhood Planning Area 1**. Section 3.2.3 of the OCP speaks to **Neighbourhood Planning Area 1** by indicating that the area has the potential to accommodate low density residential land use that would include single family and duplex dwelling units up to a maximum density of 20 units per ha (8 units / acre). The purpose of this report is to provide a series of land use options for **Neighbourhood Planning Area 1**, one of which that could be ultimately incorporated within the Official Community Plan

B. PLANNING AREA STATISTICS

The following general information is provided regarding **Neighbourhood Planning Area 1**:

- 1) Size of Area: 11.0 ha (27.2 acres)
- 3) Current Zoning: R-2 (Two Family Residential)
C-5 (Tourist Commercial)
- 2) Number of Existing Lots: 34
R-2 – 31 (16 less than 1000 square meters)
C-5 – 3
- 4) Existing Municipal Services:

C. PLANNING CONTEXT AND ISSUES

Neighbourhood Planning Area 1 has been identified in the Official Community Plan as an area that could be redeveloped for low density residential development, particularly the large lots on both side of Pine Avenue. The OCP considers single family lots not less than 400 square meters (4304 square feet) and duplex lots as Low Density Residential development. It should be recognized that these large are currently zoned R-2 which permits fully serviced single family lots at a size of 697 square meters (7500 square feet)

Policy 3.2.3 also contemplates that the three large C-5 zoned properties within **Neighbourhood Planning Area 1** could be redeveloped for residential use.

The challenge for the Village in planning for the redevelopment of the Pine Avenue area is the consideration of the following issues:

- 1) is the infrastructure capable of accommodating an increase in development?;
- 2) how can smaller single family lots (400 square meters) be accommodated in the neighbourhood without unduly impacting upon the existing surrounding neighbourhood, particularly Lakberg Crescent?;
- 3) how can the lands be developed without creating an unpleasant streetscape along Hot Springs Road?;
- 4) what are the important design features for the new housing?; and
- 5) what features can be integrated in the design of the area that would promote sustainability?

D. PLANNING PRINCIPLES

In an attempt to address the above noted issues, the redevelopment of **Neighbourhood Planning Area 1** shall respect the following planning principles:

- 1) The higher density smaller lot single family subdivisions shall be located in proximity to Hot Springs Road, and the lot sizes should increase in proximity to the existing subdivisions on the north, east, and south sides of the area.
- 2) Driveway access onto Hot Springs Road shall be minimized.
- 3) Landscaping elements shall be used as both a buffer for houses along Hot Springs Road and as a mechanism to create a pleasing gateway into the Village.
- 4) To facilitate the efficient redevelopment of properties, the assembly of existing single family lots is the preferred approach; however redevelopment options for individual lots shall be provided where possible.
- 5) Infrastructure upgrades shall be the responsibility of the developer.

E. LAND USE OPTIONS

Taking into account the above noted planning principles, two land use options have been prepared for **Neighbourhood Planning Area 1**. The options largely differ with respect to the manner in which the land along Hot Springs Road is addressed.

Option 1

In Option 1, all land along Hot Springs Road would be designated for small lot subdivision (R-3 type zoning) with the remainder of the area designated for single family lot and duplex lots (R-2 type zoning) as currently is the case.

Small Lot Single Family Component

- Total Area: 6.4 ha
- Average Density: 400 square meter lots as per the R-3 zone
- Estimated Total Number of Units: 110 - 120

Single Family Component

- Total Area: 4.6 ha
- Average Density: 697 square meter lots as per the R-2 zone
- Estimated Total Number of Lots: 45 - 50

Option 2

In Option 2, only a small pocket of land for small lot single family subdivision has been identified, located between Pine and Alder Avenues.

Small Lot Single Family Component

- Total Area: 1.7 ha
- Average Density: 400 square meter lots as per the R-3 zone
- Estimated Total Number of Units: 30 - 35

Single Family Component

- Total Area: 9.3 ha
- Average Density: 697 square meter lots as per the R-2 zone
- Estimated Total Number of Lots: 90 - 100

F. CONCLUSION

With either option, the redevelopment of **Neighbourhood Planning Area 1** in accordance with the above noted planning principles will provide new housing opportunities within the Village. Option 1 would potentially generate in the range 155 – 170 total dwelling units, while Option 2 would generate 120 – 135 dwelling units.

The density and housing form that has been established will enable the neighbourhood to provide a gradual transition from the more dense single family lots along Hot Springs Road to the single family neighbourhood to the north, east, and south of the area. It is anticipated that the changes to the neighbourhood will take place over time.

OPTION 1

Figure 1: Neighbourhood Planning Areas



Neighbourhood Planning Area 1

OPTION 2

Figure 1: Neighbourhood Planning Areas



Neighbourhood Planning Area 1

VILLAGE OF HARRISON HOT SPRINGS

NEIGHBOURHOOD PLANNING AREA 2

PLANNING FRAMEWORK

June 2009

A. BACKGROUND AND PURPOSE

The Village's Official Community Plan (OCP) designates the area bounded by Lillooet Avenue to the north, the Village boundary to the east, Echo Avenue to the south, and Miami Creek to the west as **Neighbourhood Planning Area 2**. Section 3.2.4 of the OCP speaks to **Neighbourhood Planning Area 2** by indicating that the area has the potential to accommodate medium density multi family development by extending the Lakeshore Residential area designation southward provided that the redesignation takes place on the basis of a comprehensive development proposal that addresses the overall area. The purpose of this report is to provide a series of land use options for **Neighbourhood Planning Area 2**, one of which that could be ultimately incorporated within the Official Community Plan

B. PLANNING AREA STATISTICS

The following general information is provided regarding **Neighbourhood Planning Area 2**:

- 1) Size of Area: 5.5 ha (13.5 acres)
- 2) Number of Existing Lots: 46
- 3) Current Zoning: Primarily R-2 (Two Family Residential)
2 lots: R-4 (Multi Family Residential - Medium Density)
2 lots: P-1 (Community Institutional)
- 4) Existing Municipal Services:

C. PLANNING CONTEXT AND ISSUES

Neighbourhood Planning Area 2 has been identified in the Official Community plan as an area that could transition from a predominantly single family area with smaller older homes to an area with a series of medium density multi-family residential buildings. This neighbourhood is in close proximity to the Village's primary commercial area and Harrison Lake. Consistent with current sustainability principles, the increase in density of this neighbourhood is seen as an opportunity to promote a more walkable community enabling more people to live close to the community's major amenities.

The challenge for the Village in planning for the redevelopment of an existing established residential neighbourhood is the consideration of the following issues:

- 1) is the infrastructure capable of accommodating an increase in development?;
- 2) what can be done to mitigate the impacts of a neighbourhood in transition?;
- 3) will people be displaced if older housing is replaced with new housing?;
- 4) can the older homes co-exist with new development?;
- 5) will the densities be high enough to enable a developer to purchase land at a price that will be acceptable to the existing property owner?;
- 6) what are the important design features for the new housing?; and
- 7) what features can be integrated in the design of the area that would promote sustainability?

D. PLANNING PRINCIPLES

In an attempt to address the above noted issues, the redevelopment of **Neighbourhood Planning Area 2** shall respect the following planning principles:

- 1) The change of use and density of the neighbourhood shall respect the character of the single family neighbourhood on the south side of Echo Avenue.
- 2) To facilitate the efficient redevelopment of properties, the assembly of existing single family lots is the preferred approach; however redevelopment options for individual lots shall be provided where possible.
- 3) Density of development shall decrease as the distance from the lake increases.
- 4) New development shall be designed to cater to full time residents as opposed to part time transient residents.
- 5) Development proposals shall identify the manner in which existing residents will be housed elsewhere.
- 6) If necessary, new zones will be created to accommodate innovative development proposals.
- 7) Density bonuses will be considered for development projects that provide:
 - a) rental housing or have some units owned and operated by a housing society;

- b) community amenities either within the neighbourhood or elsewhere within the Village;
- c) green building elements that promote energy and water conservation; and
- d) tangible opportunities for promoting alternative modes of transportation.

8) Infrastructure upgrades shall be the responsibility of the developer.

E. LAND USE OPTIONS

Taking into account the above noted planning principles, two land use options have been prepared for **Neighbourhood Planning Area 2**. The options largely differ with respect to the manner in which the land on the north side of Echo Avenue is addressed.

Option 1

In Option 1, all land would be designated for medium density development (R-4 type zoning) other than the lots on the north side of Echo Avenue between Eagle Street and Mount Street which would be designated for small lot single family lots (R-3 type zoning).

Multi Family Component

- Total Area: 2.7 ha
- Average Density: 35 units per ha. as per the R-4 zone
- Estimated Total Number of Units: 90 - 95

Single Family Component

- Total Area: 1.6 ha
- Average Density: 400 square meter lots as per the R-3 zone
- Estimated Total Number of Lots: 35 – 40

Option 2

In Option 2, the land east of Spruce Street between Lillooet Avenue and Echo Avenue would be designated for small lot single family lots (R-3 type zoning), and the land west of Spruce Street would be designated for medium density development (R-4 type zoning).

Multi Family Component

- Total Area: 1.7 ha
- Average Density: 35 units per ha. as per the R-4 zone
- Estimated Total Number of Units: 55 - 60

Single Family Component

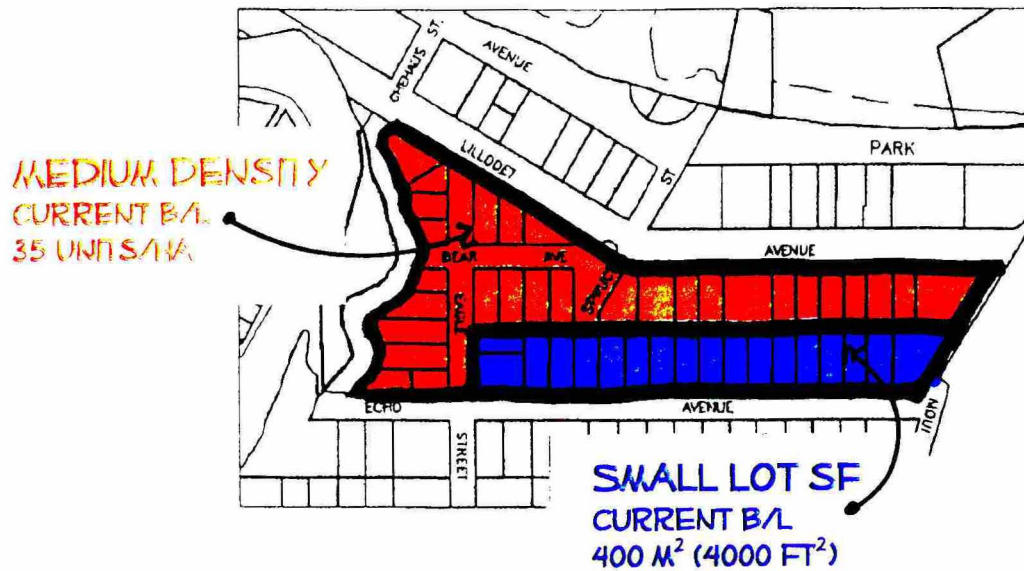
- Total Area: 2.6
- Average Density: 400 square meter lots as per the R-3 zone
- Estimated Total Number of Lots: 55 – 65

F. CONCLUSION

With either option, the redevelopment of **Neighbourhood Planning Area 2** in accordance with the above noted planning principles will provide new housing opportunities within the Village that are consistent with Smart Growth principles and best practices related to sustainability. Option 1 would potentially generate in the range 125 – 135 total dwelling units, while Option 2 would generate 110 – 125 dwelling units.

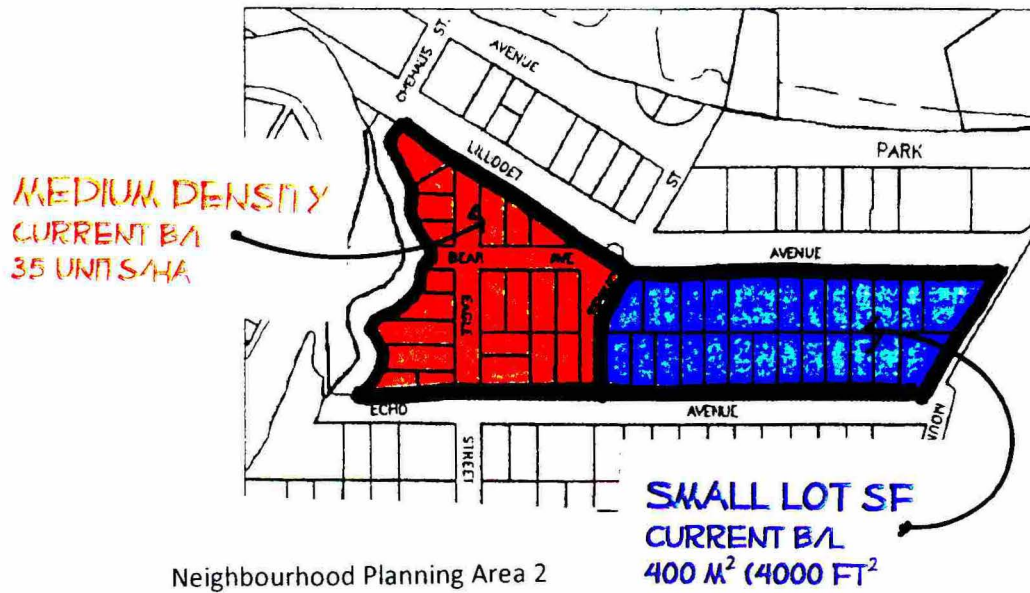
The density and housing form that has been established will enable the neighbourhood to provide a gradual transition from the higher density area along the lake to the single family neighbourhood to the south. It is anticipated that the changes to the neighbourhood will take place over time.

OPTION 1



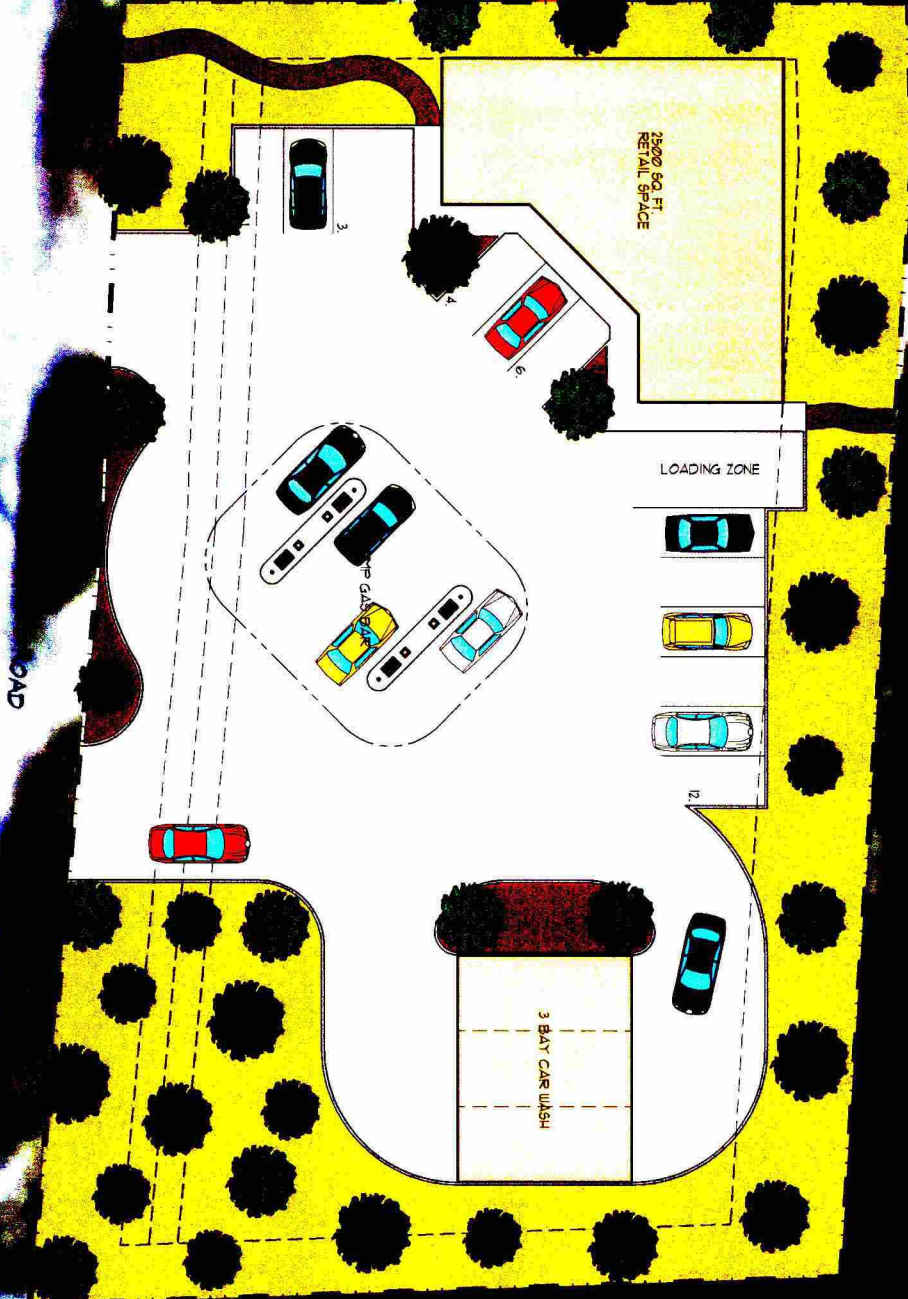
Neighbourhood Planning Area 2

OPTION 2



Neighbourhood Planning Area 2

Site Layout - Gas Station, Car Wash
 833-01501 1250 2080, -811 501-01501 125, 2-2,
 508 01:1250
 11/28, 2000



Site Layout 2 - Gas Station/Boat Dealership
 855-01501705 2050, -811 501-01501705, S.C.
 505 011255
 510 28, 2000

