



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

ADVISORY PLANNING COMMISSION MEETING

DATE: November 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 September 22, 2009 meeting

3. DELEGATIONS/PETITIONS

(a)

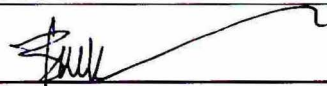
4. CHAIRPERSON REPORT

(a) None

5. ITEMS FOR DISCUSSION

- (a) IRCA – CAO verbal report
- (b) OCP East Sector – CAO verbal report
- (c) Kingma update – CAO verbal report
- (d) Neighbourhood Plan – Area 2 update – Michael Rosen report
- (e) 853 Hot Springs Road – CAO verbal report for potential split zoning
- (f) Rezoning 626 Hot Springs Road – report from CAO

6. ADJOURNMENT


Larry Burk
Chief Administrative Officer

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

DATE: September 22, 2009
TIME: 4:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE:

Lorne Lees (Deputy Chair)
Raymond Hooper
Brian Bignell
Alan Birch
Marg Doman

Larry Burk, CAO

Recording Secretary, M. Mucha

ABSENT: Allan Jackson, Councillor
Leo Facio (Chair)
Harvey Ruggles

1. CALL TO ORDER

The Deputy Chair called the meeting to order at 4:03 p.m.

2. ADOPTION OF MINUTES

☐ APC minutes of
August 17, 2009

Moved by M. Dorman
Seconded by R. Hooper

THAT the minutes of the Advisory Planning Commission meeting of
August 17, 2009 be adopted.

CARRIED

3. DELEGATIONS/PETITIONS

None

4. CHAIRPERSON REPORT

None

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION
MEETING
September 22, 2009
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5. ITEMS FOR DISCUSSION

☐Report on
Neighbourhood Plan
Area 1 & 2

M. Rosen briefly discussed his report which covered Neighborhood Plan Area 2. Area 2 suggests higher densities than Area 1. This is primarily because of its location close to central core of Village. Current Zoning is R2 but R4 also exists.

When we start planning we need to have a good understanding of the existing infrastructure and pre-determine methods we can use to minimize impact on existing neighborhood.

- Will people be displaced?
- Can older homes co-exist with new homes?
- Will the proposed density be high enough to enable developers to afford to purchase the land and still develop it?
- What can we do in regards to design features to promote sustainability, social, financial and environmental?

The Commission discussed Neighborhood Plan 2 and believes any current issues could be overcome by developers.

The CAO reported on current applications in Neighborhood Plan 2 area. Demand for *Pan Handle* lots may arise with narrow and/or short lots. , The current depth creates difficulty with different options. Optimally consolidating 4, 5 or even 6 lots can be done to allow for development.

M. Rosen stated that these 2 options are only a starting point and we are open to other alternatives.

The Commission discussed the demographics of new buyers; which will likely be early retirees.

M. Rosen described the Echo area as unique and “quirky” and commented on the very wide streets. Furthermore, he discussed Garrison Crossings ability to create separate pods within the same area through the use of design features; they combined mf, 3-storey, and dormer design feature to promote uniqueness

Closing Spruce Street and/or Bear Avenue would be details for a later date. Closing some could create a potentially decent size development site.

The Commission discussed the potential for existing home owners to re-size their lots if they found any benefits of chunking off their land.

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION
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The Commission discussed their thoughts on suites vis a vis current financial situations of many new home owners. Public meeting attendees did not seem to be concerned either way to whether suites were acceptable or not.

Options to incorporate a lane in the back of the houses would suggest no access in the front and be a position aspect for design features.

The developer takes on all risk in regards to researching demographics with respect to proceeding with a development idea of his choice.

The CAO reported that the Village of Harrison is years behind the time vis a vis secondary. There should be an area where suites are permitted as long as parking is not an issue. As well, wide road standards are a deficit environmentally and economically.

The Commission discussed current parking issues and commented on different situations and outcomes. Parking issues are inevitable with all municipalities.

The CAO suggested that smaller communities do not have the opportunity to have affordable housing because of limited space. We would like to give the developers comfort by pre-planning areas so that they can assemble lands to one option or another.

Building and layout design is the key factor to making the development unique and having the community accept new development ideas.

Motion by B. Bignell
Seconded by L. Lees

THAT the Advisory Planning Commission recommend to Council an option that would allow for a density of 35 units per hectare, subject to the application of design guidelines within the area.

CARRIED

Any concerns from the public will be raised at the next public meeting.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION
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☐Report of CAO –
Public Consultation
Meeting held
September 16, 2009

Public Consultation Meeting for Area 1 held on September 16, 2009

The CAO reported on the public consultation meeting which was reasonably well attended.

The Commission reviewed the public meeting comments. Once we receive all comments from various groups and meetings we will collaborate on the results and look for common themes.

No strong opinions from the public have been brought to the table at this point.

☐Report of CAO –
Site Layout at 853 Hot
Springs Road – 2
options

SITE LAYOUT AT 853 HOT SPRINGS ROAD –

New options for site layout at 853 Hot Springs Road have not yet been brought to the table.

The next meeting will be held October 20th, 2009 at 4:00pm.

6.

ADJOURNMENT

Moved by R. Hooper
Seconded by A. Birtch

THAT the meeting be adjourned.

CARRIED

The meeting adjourned at 5:50pm

Certified a true and correct copy of the
minutes of the Advisory Planning
Commission Meeting held September 22,
2009 in Council Chambers, Village of
Harrison Hot Springs, B.C.

Larry Burk (CAO)

Lorne Lees (Deputy Chair)



VILLAGE OF HARRISON HOT SPRINGS

MEMORANDUM

Date: November 4, 2009
To: Advisory Planning Commission
From: Larry Burk, CAO
Re: Rezoning at 626 Hot Springs Road

Per Council of Nov 2 the above rezoning application is being referred to the APC for comments. I have attached a copy of my report for your information.

Respectfully submitted for your information


Larry Burk
CAO



VILLAGE OF HARRISON HOT SPRINGS

COPY

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** October 29, 2009
FROM: Larry Burk,
Chief Administrative Officer **FILE:** 3360-20-15
SUBJECT: Rezoning application at 626 Hot Springs Road

RECOMMENDATION:

THAT Council recommends forwarding this application to the APC for review and recommendations.

BACKGROUND:

An application has been received from the owner of the above property to rezone the property in order to build a single family residential home on the land (see attached maps and plans). The proposed use would relate to an R1 zone.

DISCUSSION:

At two meetings with the owner's daughter, I went over all the details I could think of to dissuade them from proceeding with this application. My focus on this process was to impress upon her that the OCP was specific in that it promoted Tourist Commercial uses in this area.

In order to meet any proposed ability to meet the OCP land use designation these three existing lots would probably at the least have to be consolidated with neighboring parcels or into themselves in order to make one parcel viable as a tourist commercial use.

I was as persistent as possible presenting this case hoping to solicit at least a consolidation of two of the parcels they own and options to develop that as a tourist commercial use. There is a small opportunity however if the last remaining lot to the north is not also included (owned by others) then a more severe landlocked potential might be created.

My efforts to suggest that one be developed individually may in effect make it difficult to develop the adjacent parcels. I admitted also that argument was pretty weak since the large parcel to the south could easily be developed to a tourist commercial use without consolidation of and of these lots.

By rezoning this lot the two remaining small properties to the north are even less likely to be able to be developed as designated.

To add to the constraints, adjacent to and over these is a drainage channel that will undoubtedly impact any development potential. This would trigger riparian areas regulations including setbacks that may render any development options pretty restricted.

Therefore consolidation of at least these three parcels might be the only possible option to suggest that they remain designated as tourist commercial.

Conversely, rezoning to residential may be the only option that is practical if no one is able to purchase or consolidate the lands. The Village cannot force the sale nor can it limit or suggest sale prices.

BUDGETARY CONSIDERATIONS:

There are no budgetary considerations at this time.

POLICY CONSIDERATIONS:


A resolution of Council to refer to the APC would be appreciated.

ALTERNATIVES/OPTIONS:

Council can opt to not entertain a request to rezone as it does not meet the intent of the OCP; or

Council may opt to refer to APC for further assessment or consideration prior to making any decisions.

Respectfully submitted for your
consideration;

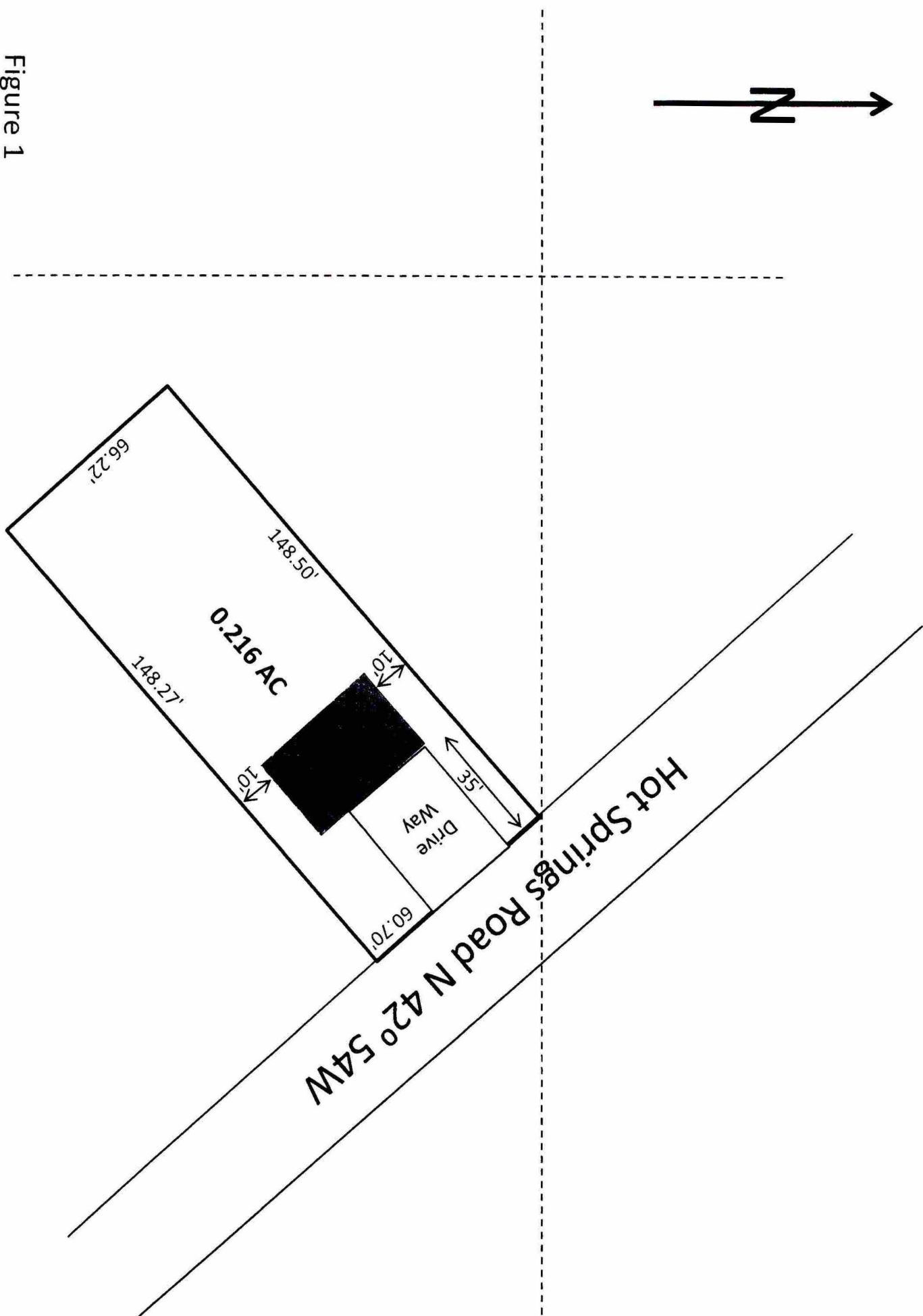


Larry Burk
Chief Administrative Officer

Site Development Plan

We are proposing to build a detached single family dwelling and a parking area in front of the house. We also need to level the land. See the next two figures for specifics.

Figure 1



Front Of House

Foundation/Levelling land

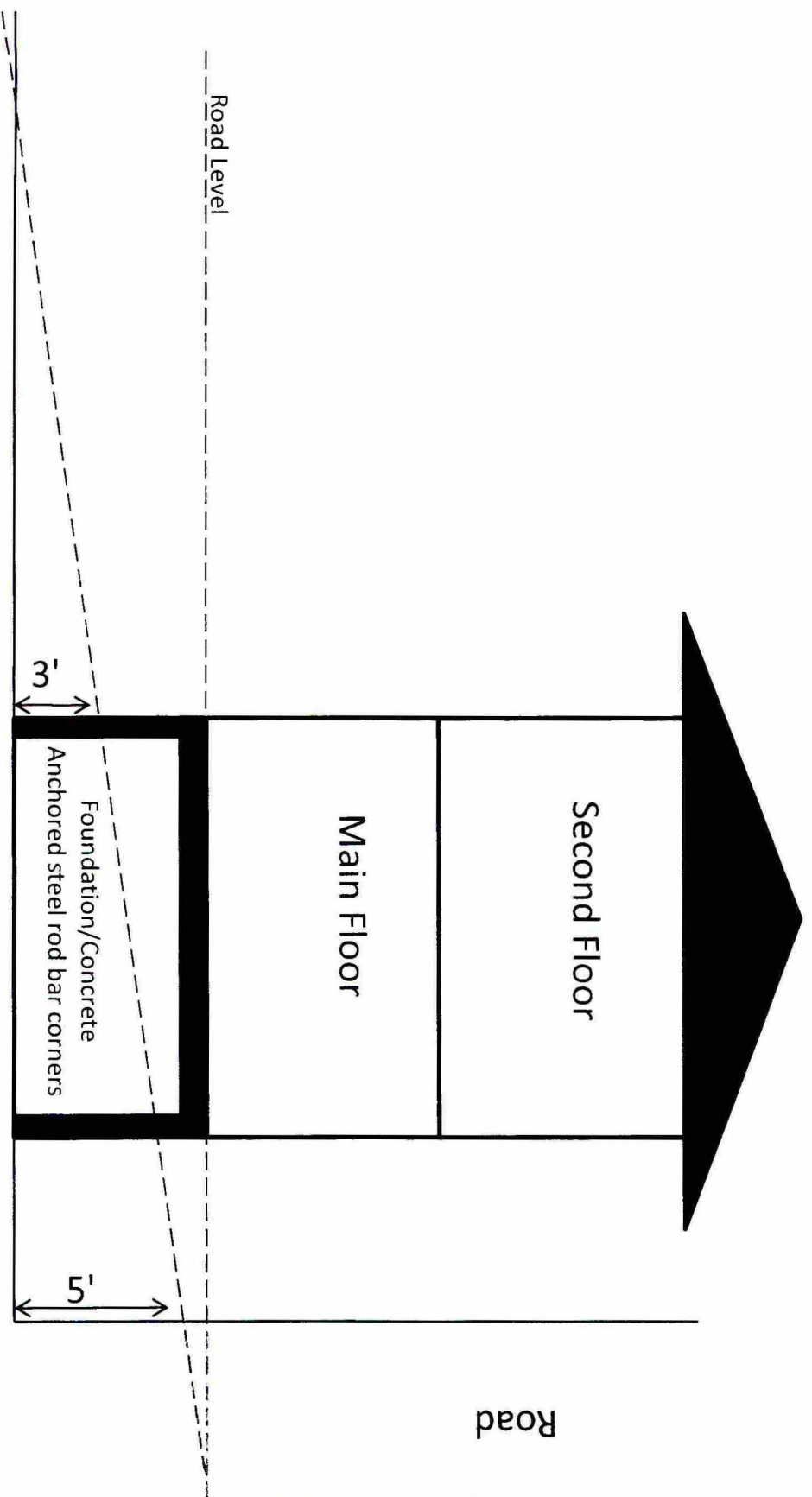
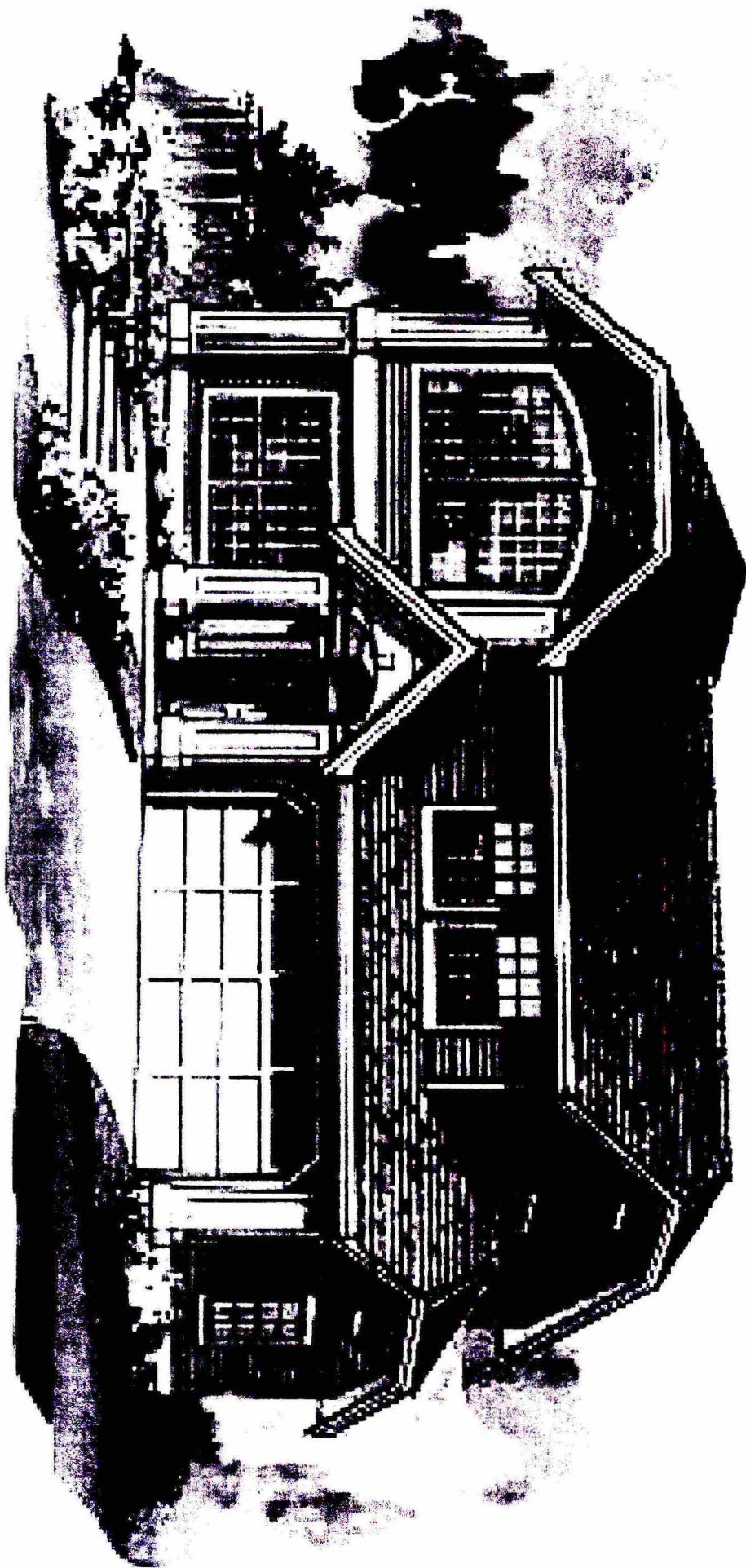
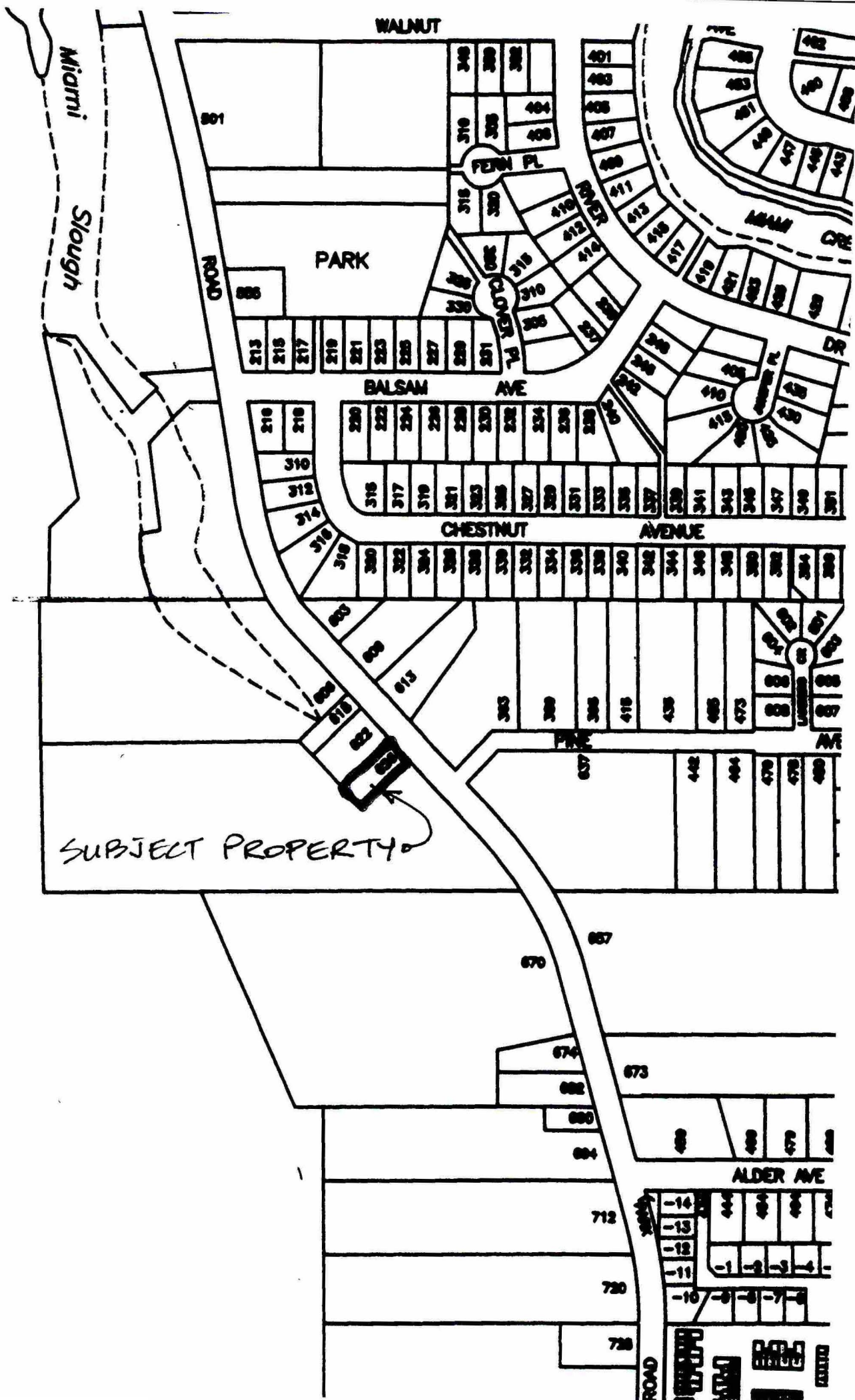


Figure 2







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3. DELEGATIONS/PETITIONS

- | | |
|-----|--|
| (a) | |
|-----|--|

4. CHAIRPERSON REPORT

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

5. ITEMS FOR DISCUSSION

- | | |
|-----|---|
| (a) | IRCA update – CAO verbal report |
| (b) | OCP East Sector – <i>what is this and who is presenting....?</i> |
| (c) | Kingma update – CAO verbal report |
| (d) | Neighbourhood Plan – Area 2 update – Michael Rosen report |
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6. ADJOURNMENT

Larry Burk
Chief Administrative Officer

Village of Harrison Hot Springs

From: Larry Burk [lburk@harrisonhotsprings.ca]
Sent: November 2, 2009 9:24 AM
To: 'Leo Facio'
Cc: 'Cindy Richardson'; 'Village of Harrison Hot Springs'
Subject: RE: APC

No problem Leo.

I have two new applications for APC to be aware of. I am presuming one will be forwarded to you at tonight's council. I would like to review the plans for 853 Hot Springs Road also. I will elaborate at the meeting. As for Kingma, they will be at Council on the 16th for their presentation. Between now and then I will ask for comments on their subdivision PLA letter I am working on now.

For your information IRCA has been turned down yet again for financing. They have asked a "general" question: would the Village have any objections to a rezoning back to the original zoning or at least a zoning that will provide 4 or 5 storey development. I expect we will have some poignant discussion on that.

Regards

Larry

Larry R. Burk

Chief Administrative Officer
Village of Harrison Hot Springs
PO Box 160
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
Telephone: 604-796-2171
Fax: 604-796-2192
email: lburk@harrisonhotsprings.ca
www.harrisonhotsprings.ca

From: Leo Facio [mailto:leofacio@live.com]
Sent: Saturday, October 31, 2009 10:51 AM
To: Larry Burk
Subject: APC

Hi Larry

Would you please arrange for an APC meeting on the 17th November - Tues 4pm. The agenda to contain updates on the Kingma proposals and any other up coming developments that you think should be discussed.

The OCP East Sector should also be down for discussion. Also any feedback from the Area (2) open house on the 12th Nov.

Thankyou

Leo

Lots of fantastic offers on Windows 7, in one convenient place. [Get a deal on Windows 7 now](#)

Village of Harrison Hot Springs

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Village of Harrison Hot Springs

From: Larry Burk [lburk@harrisonhotsprings.ca]
Sent: November 16, 2009 2:54 PM
To: 'Village of Harrison Hot Springs'
Subject: FW: Community Heritage Commission Conference November 28
Attachments: Cover Brochure.pdf; Conference Schedule.pdf; Registration Form (fillable).pdf

Cindy

Please copy this email and these attachments and put in the APC and EDC agenda packages.

Larry R. Burk

Chief Administrative Officer
Village of Harrison Hot Springs
PO Box 160
495 Hot Springs Road
Harrison Hot Springs, BC V0M 1K0
Telephone: 604-796-2171
Fax: 604-796-2192
email: lburk@harrisonhotsprings.ca
www.harrisonhotsprings.ca

From: Green, Susan J TCA:EX [mailto:Susan.J.Green@gov.bc.ca]
Sent: Monday, November 16, 2009 1:42 PM
Subject: Community Heritage Commission Conference November 28

Hello –

I am forwarding the following message and attachments at the request of the conference organizers. Please share this information with your heritage commission members, staff, and others who may be interested.

Further details are available from Lisa Zosiak, Planner – District of Maple Ridge, at 604-467-7383 or lzosiak@mapleridge.ca.

Susan J. Green
Heritage Register Officer
Heritage Branch, Ministry of Tourism, Culture and the Arts

Forwarded message follows:

Hi Everyone,

This is just a reminder that the Community Heritage Commission Networking Conference is taking place on November 28, 2009 at Maple Ridge Municipal Hall. To date, we have received registration forms from a diverse group of individuals, which should make for an interesting conference. The deadline for registration is Monday, November 23 at 4:00pm.

These are challenging times for all groups who have traditionally relied on provincial funding to drive heritage programs forward. The upcoming conference, through the participation of a diverse group of presenters and attendees, is focused on identifying alternative means through which to accomplish heritage program objectives. To this end, we encourage you to register and become part of a team effort to enhance local heritage.

We would like to take this early opportunity to extend a kind thanks for Heritage BC for sponsoring our conference.

Kind Regards,

Nicole Read
Maple Ridge Community Heritage Commission

MAPLE RIDGE COMMUNITY HERITAGE COMMISSION

COMMUNITY HERITAGE COMMISSION NETWORKING CONFERENCE

November 28, 2009

8:45am-4:00pm

**Maple Ridge Municipal
Hall, Maple Ridge, BC**

*Current cuts to provincial
funding cannot prevent us from
forging ahead with community
heritage programs.*

*Community heritage
commissions can succeed by
adopting new strategies for
achieving desired results.
These economic times call for
a collaborative effort.*

**Organized by
Maple Ridge Community
Heritage Commission**

**District of Maple Ridge
11995 Haney Place
Maple Ridge, BC, V2X 6A9**

Phone: 604.467.7383

Fax: 604.466.4327

E-mail: tzosiak@mapleridge.ca



The Maple Ridge Community Heritage Commission is pleased to host the second annual Community Heritage Commission Networking Conference. This year's conference seeks to build on the successes of the 2008 Conference, which the Mission Community Heritage Commission hosted. Recent changes to provincial funding sources have created similar challenges for all CHCs. This is an ideal chance for us to come together as a group to discuss alternative methods for achieving our objectives despite challenges stemming from these new economic times. Our presenters look forward to sharing their ideas.



**MAPLE RIDGE
COMMUNITY HERITAGE COMMISSION**

COMMUNITY HERITAGE *NETWORKING* CONFERENCE

November 28, 2009 ~ Maple Ridge Municipal Hall ~ Maple Ridge, BC

Time	Session	Presenter/Facilitator
08:45 – 09:15	Registration	
09:15 – 09:30	Welcome and Introduction	Jim Connor, MRCHC Mayor Ernie Daykin, District of Maple Ridge
09:30 – 10:15	<i>Evolution of Heritage Conservation in BC</i> <ul style="list-style-type: none"> How does heritage in BC compare to the rest of Canada? How has heritage in BC evolved over time? 	Rick Goodacre, Executive Director, Heritage BC
10:15 – 11:00	<i>New Economic Times: Alternative Sources of Funding</i> <ul style="list-style-type: none"> A discussion of alternative sources of funding for CHCs to consider 	Diane Switzer, Executive Director, Vancouver Heritage Foundation
11:00 – 11:15	Refreshment and Networking Break	
11:15 – 12:00	<i>Heritage Research for CHC Members—Part I: Federal and Provincial Records</i> <ul style="list-style-type: none"> Types of provincial records important to heritage research Types of records available for heritage research regarding aboriginal groups 	Nicole Read, MRCHC and President, The History Group Inc.
12:00 – 1:00	Lunch and Networking Break	
1:00 – 1:45	<i>Heritage Research for CHC Members—Part II: Local Government and Community Records</i> <ul style="list-style-type: none"> Local government and community records important to heritage research 	Val Billesberger, Archivist, Mission Community Archives
1:45 – 2:15	<i>Work of the Maple Ridge Community Heritage Commission</i> <ul style="list-style-type: none"> Recent challenges of the MRCHC Recent achievements of the MRCHC 	Sheila Nickols, MRCHC
2:15 – 2:30	Refreshment and Networking Break	
2:30 – 3:45	Panel Discussion and Community Questions <i>Challenges facing CHCs and Opportunities for Success</i>	<u>Moderator</u> Bob Parliament, Community Heritage Officer, Heritage Branch, Ministry of Tourism, Culture and the Arts <u>Panellists</u> Craig Speirs, Councillor, District of Maple Ridge Diane Switzer, Executive Director, Vancouver Heritage Foundation James Burton, Principal, Birmingham & Wood, Architects and Planners Julie Schueck, Heritage Planner, City of New Westminster Rick Goodacre, Executive Director, Heritage BC
3:45 – 4:00	Closing Remarks	Jim Connor, MRCHC



Conference Location

Maple Ridge Municipal Hall
11995 Haney Place
Maple Ridge, BC, V2X 6A9

**All sessions will be held in
Council Chambers**

Maple Ridge Municipal Hall is located along Dewdney Trunk Road in between 224 St and Edge St—Free parking is available underground. Please obtain a pass from the registration desk upon arrival.

For further information please send an email to: Izosiak@mapleridge.ca



Register Today! Call 604.467.7383 ~ Email Izosiak@mapleridge.ca

MAPLE RIDGE COMMUNITY HERITAGE COMMISSION
HERITAGE COMMISSION *NETWORKING* CONFERENCE
November 28, 2009 ~ Maple Ridge Municipal Hall ~ Maple Ridge, BC

Registration Form

1. **REGISTRATION INFORMATION** Please complete this form and send by email to lzosiak@mapleridge.ca with subject "CHC Conference - Registration Form". If you prefer, this form can be printed, completed and faxed to the attention of Lisa Zosiak at 604.466.4327. As noted below, the registration form may also be sent by mail along with payment of the registration fees. If you plan to mail the form, we would appreciate confirmation of your attendance by way of a short email.

Name/Title:

Affiliation:

Address:

City:

Province:

Postal Code:

Telephone:

Cell:

Email:

2. **PANEL DISCUSSION AND QUESTIONS** If you have a particular question related to the topic of the panel discussion you are encouraged to provide the details of that question below.

3. **DISPLAY SPACE** Community Heritage Commissions are encouraged to bring display material for others to view and/or take with them. If you plan on bringing a display, please provide a description and the approximate size so that your display can be adequately accommodated.

☐

4. **REGISTRATION FEES** The cost of the conference is \$20.00 per person, which includes refreshments and lunch. Please forward a cheque made payable to the District of Maple Ridge enclosing a copy of your registration form to the following address:

Maple Ridge Community Heritage Commission Conference
Attention: Lisa Zosiak
Maple Ridge Municipal Hall
11995 Haney Place, Maple Ridge, BC V2X 6A9

DEADLINE for receipt of registrations is Monday, November 23, 2009 at 4:00pm