



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

ADVISORY PLANNING COMMISSION MEETING

DATE: Tuesday, April 20, 2010
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. LATE ITEMS

(a)

3. ADOPTION OF MINUTES

(a) Minutes of the March 16, 2010 meeting

4. DELEGATIONS/PETITIONS

(a) None

5. CHAIRPERSON REPORT

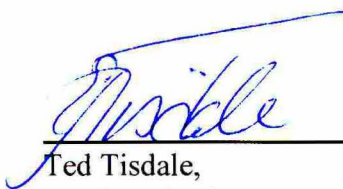
(a) None

6. ITEMS FOR DISCUSSION

(a) Zoning Bylaw

(b) Update – Michael Rosen

7. ADJOURNMENT



Ted Tisdale,
Interim Chief Administrative Officer

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

DATE: March 16, 2010
TIME: 4:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy Chair)
Brian Bignell
Marg Doman
Allan Jackson, Councillor
Michael Rosen
Raymond Hooper
Larry Burk, CAO
Andre Isakov, CEDO

ABSENT: Harvey Ruggles
Alan Birtch
Recording Secretary, C. Richardson

1. **CALL TO ORDER**

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

2. **LATE ITEMS**

3. **ADOPTION OF MINUTES**

☐ APC minutes of
February 16, 2009

Moved by L. Lees
Seconded by M. Doman

THAT the minutes of the Advisory Planning Commission meeting of February 16, 2010 be adopted as amended.

CARRIED

ERRORS AND OMISSIONS

Typos page 2/3/4 change ACP to indicate APC

AGENDA CHANGES

Item b) Title adjustment

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Item g) Lakeshore special planning area

4. DELEGATIONS/PETITIONS

None

5. CHAIRPERSON REPORT

None

6. ITEMS FOR DISCUSSION

☐ OCP Amendment
Bylaw No. 935 &
Zoning Amendment
Bylaw No. 936 for
IRCA

CAO L. Burk stated that it is a formal courtesy to involve the APC with this development and have their comment heard. Clarification of the OCP amendment was provided by the CAO and the changes were discussed. There will be a public hearing scheduled for March 29, 2010. Staff will report back to Council of the APC's approval of these changes. CAO L. Burk reviewed the changes to the OCP and discussed the reasoning for these changes.

Third and fourth reading will move forward at the Public Hearing.

☐ Neighbourhood
Planning Area 2 Select
Committee TOR

CAO L. Burk quoted the official resolution at Council that a Public Working Group be established to further review the Neighbourhood Plan area 2 frameworks. It was stated by the CAO that a "select committee" and TOR for such committee are unnecessary. The document prepared by Michael Rosen and CAO L. Burk was distributed to the APC members and Councillor Perry which outlines the objective of the Working Group. This document was reviewed by the members. The working group which will consist of 7-9 residents will be chaired by the CAO and Michael Rosen will also attend these meetings. A member of this group will be responsible for the minutes of the meetings. The Working Group does not need to be as formal as a select committee. The Chair noted the changes that were made regarding this "select committee". The CAO stated that it was Council's decision to appoint a Work Group instead of a select committee. Members will now be selected from residents of the area who respond to the letter of interest which will be sent out by the Village office.

Moved by Lorne Lees
Seconded by Brian Bignell

THAT the ACP accepts the Terms of Reference change made to reflect

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a Neighbourhood Plan Working Group.

CARRIED

☐ Zoning

**Moved by Marg Doman
Seconded by Raymond Hooper**

THAT a report be prepared for Council to proceed with a new zoning bylaw prepared by staff.

CARRIED

Michael Rosen informed the APC members of the zoning updates that he is currently working on and the intensive working relationship that is necessary between staff, committees, the OCP and input from other various areas. Ideas and input from the APC members is eagerly anticipated to move forward with positive changes that can be explored further by staff. These meetings are expected to be quite lengthy. The controversy of mapping changes was discussed. The discussion of pre-zoning will be discussed in further detail at the next meeting. The difficulty of using the current OCP with the existing zoning bylaw was stated.

**☐ Meeting date with
Michael Rosen**

Discussed as above with no meeting date set at this point in time.

**☐ Riparian area
bylaw**

Distributed for information

**☐ APC Terms of
Reference**

**Moved by Marg Doman
Seconded by Brian Bignell**

THAT the terms of reference for the APC be accepted and referred to Council for adoption.

CARRIED

**☐ Lakeshore Planning
Special Area**

CAO L. Burk referred to section 4 of the OCP regarding the Lakeshore Special Planning area and the work that needs to begin in this area. Development can not begin until there is an updated Village Center plan and design guideline established. The OCP clearly stated that this design plan be in place.

**Moved by Brian Bignell
Seconded by Raymond Hooper**

THAT the APC request Council to refer to staff to begin moving on the

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Lakeshore Special Planning Area developing a Village Centre Design Guideline.

CARRIED

The next APC meeting is scheduled for April 20, 2010.

7.

ADJOURNMENT

Moved by Marg Doman

Seconded by Lorne Lees

THAT the meeting be adjourned.

CARRIED

The meeting adjourned at 5 p.m.

Certified a true and correct copy of the
minutes of the Advisory Planning
Commission Meeting held March 16, 2010
in Council Chambers, Village of
Harrison Hot Springs, B.C.

Larry Burk (CAO)

Leo Facio (Chair)

TO: TED TISDALE – ACTING CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN - PLANNING CONSULTANT

RE: OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 937, 2010
GREENHOUSE GAS EMISSION REDUCTION TARGETS, POLICIES, AND
ACTIONS

DATE: APRIL 12, 2010

BACKGROUND

As you know, in 2008, the Provincial Government passed Bill 27, the *Local Government (Green Communities) Statutes Amendment Act*, which resulted in the enactment of Section 877(3) of the *Local Government Act*. This new section requires local governments to include within their official community plans targets for the reduction of greenhouse gas emissions, policies, and actions with respect to achieving those targets. The deadline to complete the OCP amendment process is May 2010.

Last year, the Village commissioned HB Lanarc to undertake a background report that would provide the framework for the preparation of the official community plan amendment bylaw. Attached to this report is a report entitled *Greenhouse Gas Targets, Actions, and Policies – Harrison Hot Springs Official Community Plan* dated 2 March 2010. The following are the highlights of the report:

- ☐ HB Lanarc conducted a webinar and workshop as part of the process of preparing the report;
- ☐ Based upon historical patterns and projected population growth, community greenhouse gas emissions could increase by 50% by the year 2021;
- ☐ Tourism also contributes to greenhouse gas emissions but the *Community Energy Emissions Inventory (2007)* prepared by the Province does not take into account emissions from vehicles originating from outside the municipality;
- ☐ To reduce community greenhouse gas emissions over time changes will need to be effected in the building, transportation, and waste management sectors;
- ☐ The existing Official Community Plan has a number of goals, policies, and initiatives that support greenhouse gas emission reductions;
- ☐ A community greenhouse gas reduction target of **16% by 2020** has been established. This compares to the provincial target of 33% by 2020; and
- ☐ To achieve this target, a series of actions have been identified addressing land use, transportation, energy, building, waste management, and strategic matters.

OFFICIAL COMMUNITY PLAN BYLAW NO. 937, 2010

The OCP bylaw amendment has the following two components:

- a) insertion of a new goal (Goal 10) that specifically addresses reductions in greenhouse gas emissions; and

- b) insertion of a new section (Section 3.6) that contains a series of actions that could be pursued by the Village in working towards achieving the goal.

CONSULTATION

Section 879 of the *Local Government Act* requires Council to consider the type and extent of consultation it will pursue regarding proposed amendments to its Official Community Plan above and beyond the formal public hearing. Specifically the Council should consider whether consultation is required with the regional district, adjacent municipalities, first nations, school district, and provincial and federal government agencies.

Should Council decide that consultation is required, then the referrals should take place prior to the holding of the public hearing, and any comments that are returned to the Village should be included as part of the public hearing record.

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- Option 1:** Read Official Community Plan Amendment Bylaw No. 937, 2010 a first and second time and authorize staff to schedule the public hearing; or
- Option 2:** Request more information from the HB Lanarc or the Planning Consultant prior to proceeding with the bylaw enactment process; or
- Option 3:** Pursue another course of action determined by Council.

CONCLUSION AND RECOMMENDATIONS

Establishing targets, policies, plans related to GHG reduction is certainly a challenge for a relatively isolated community such as Harrison Hot Springs which relies so heavily on transportation from an economic and social perspective. That being said, the proposed amendment to the Official Community Plan would satisfy the Provincial requirement and would provide a course of action for the Village to pursue with regards to reducing the carbon footprint of the community.

Based upon the aforementioned, the following resolutions are offered for Council's consideration:

- 1) THAT Official Community Plan Amendment Bylaw No. 937, 2010 be read a first and second time;
- 2) THAT Village staff be authorized to arrange for the holding of a public hearing on 3 May 2010; and

- 3) THAT pursuant to Section 879 of the *Local Government Act*, Official Community Plan Amendment Bylaw No. 937, 2010 be referred to the Fraser Valley Regional District for comment.

Michael Rosen, MCIP

Attachment:

- 1) *HB Lanarc - Greenhouse Gas Targets, Actions, and Policies – Harrison Hot Springs Official Community Plan (March 2, 2010)*
- 2) *Official Community Plan Amendment Bylaw No. 937, 2010*



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 937

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

WHEREAS Section 877(3) of the *Local Government Act* requires local governments to incorporate within their official community plans targets, policies, and actions for the reduction of greenhouse gas emissions;

AND WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, 2007, the Official Community Plan Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2007;

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

I. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 937, 2010".

II. AMENDMENT

1. That Schedule "A" of "Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, 2007" be amended as follows:

- a) Add the following to Section 2.4 (Goals of the Official Community Plan) after Goal 9:

"Goal 10: Reduce community greenhouse gas emissions

Recognising the importance of long term emission reductions and the significance of the Provincial government's targets, the Village of Harrison Hot Springs will strive to reduce community greenhouse gas emissions **16%** below 2007 levels by 2020. The strategy to achieve this goal is to encourage a compact and complete village centre, facilitate and re-design transportation infrastructure and services that increase alternative transportation and reduce private vehicle use, encourage more energy-efficient buildings and renewable, low-carbon energy sources, and reduce waste generation and landfill disposal."

- b) Add the following to Section 3 (Development Framework):

“3.6 Greenhouse Gas Emission Reduction Policies and Actions

The Village will undertake the following actions with the aim of achieving the community emissions reduction target. In many cases, these actions will build upon actions already planned, commenced or undertaken by the Village.

Cross-Cutting, Strategic Actions

1. Monitor community greenhouse gas emissions through the Provincial CEEI reports (and potentially other means), monitor the status and success of emissions reduction actions and policies, and review and revise the emissions reduction target within the next five years.
2. Continue to participate in regional discussions and plans relating to energy, climate change and sustainability, and continue to work with other jurisdictions to learn from their experience.

Land Use Actions

1. Continue the process of updating the zoning bylaw to incorporate provisions that encourage compact, complete community development.
2. Explore density incentives where appropriate – for example, density for cash contributions to off-site parking.
3. Continue to identify opportunities for tourism tax-funded infrastructure improvements that support emissions reductions and tourism, such as walkability.
4. Continue to encourage the development of local services such as grocery stores, that can service many of the day-to-day needs of residents and visitors; consider the accessibility of regional services in this work.

Transportation Actions

1. Update the Traffic and Parking Study/undertake a new transportation and parking study, to include consideration of connectivity within and between neighbourhoods, strategic offsite parking for the Village Centre, and provisions for electric vehicles, all aimed at reducing fossil fuel consumption for transportation.
 - a. Continue to advocate and work with partners to develop transit solutions to/from Harrison Hot Springs and major destinations, also aimed at reducing fossil fuel consumption.

Buildings Actions

1. Develop a green building/energy efficiency standard or checklist that is applied for rezoning, and is goal/performance oriented.
2. Develop and promote incentives aimed at improving energy efficiency and utilizing renewable energy in new construction and existing buildings.

Energy Supply Actions

1. Pursue utilization of alternative, low carbon energy sources and systems including geothermal/waste heat and district energy for the Village Centre, and engage community partners in this process.

Waste and Resource Management Actions

1. Continue to pursue expansion and/or enhancement of services that will reduce waste disposal and landfilling, particularly organic food waste that contributes to landfill gas emissions.
2. Expand waste reduction education efforts in schools and more widely in the Village and use this as an avenue for broader greenhouse gas emissions reduction education."

III. READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF , 2010

READ A SECOND TIME THIS DAY OF , 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