



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

ADVISORY PLANNING COMMISSION MEETING

DATE: Tuesday, May 25, 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 April 20, 2010 meeting

4. DELEGATIONS/PETITIONS

(a) None

5. CHAIRPERSON REPORT

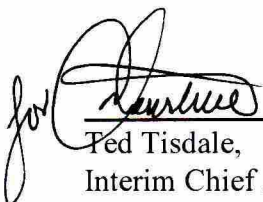
(a) None

6. ITEMS FOR DISCUSSION

(a) Zoning Bylaw

(b) Minutes of the EDC, March 17, 2010

7. ADJOURNMENT


Ted Tisdale,
Interim Chief Administrative Officer

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

DATE: April 20, 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
Andre Isakov, CEDO
Harvey Ruggles
Alan Birtch

Recording Secretary, K. Burr

ABSENT:

1. CALL TO ORDER

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

2. LATE ITEMS

**c) Public Working Groups in reference with Planning area 2 –
Chair**

It was noted that about 5 names have come in. In the next couple of days Michael Rosen will set up meetings and will inform the Chair of the date and times and welcomes everyone to join in.

**d) Official Community Plan Amendment Bylaw No. 937, 2010
Greenhouse Gas Emissions Reduction Targets, Policies, and Actions
– Michael Rosen.**

Michael made note of his Report and Bylaw No. 937 that was brought to Council April 19, 2010. He noted that the Bylaw had two readings last night and it will be going to a Public Hearing on May 3, 2010.

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

THAT the APC accepts the recommendation of Bylaw No. 937, 2010 Green house Gas Emissions Reduction Targets, Policies, and Actions.

CARRIED

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3.

☐ APC minutes of
March 16, 2009

ADOPTION OF MINUTES

Moved by Lorne Lees

Seconded by Harvey Ruggles

THAT the minutes of the Advisory Planning Commission meeting of March 16, 2010 be adopted with amendments.

CARRIED

ERRORS AND OMISSIONS

Page 2 it should say APC.

4.

DELEGATIONS/PETITIONS

None

5.

CHAIRPERSON REPORT

None

6.

ITEMS FOR DISCUSSION

☐ Zoning Bylaw

It was noted that the Commission had the following ideas to changes in the Zoning Bylaw:

Strip across the road from the Village Office is zoned R2 (two family residential) and it was noted that it should be none buildable with respect to the setbacks. Michael Rosen noted that private land cannot be zoned for public use.

Seasonal vending business "open air business" should have an area zoned specifically for these types of business so they are not spread out all over the Village but allocated to one area.

It is noted that home based businesses more specifically Bed and Breakfasts (type 2) are only allowed in R2 zones, which is found to be misleading by the language in the bylaw.

Pre-zoning and Re-zoning was explained by Michael Rosen as they were items that had been mentioned in previous meetings and there were concerns regarding the difference of the two types of zoning.

Property zoned as C1 can have a parking garage as its principal use. R4 can have it as its secondary use.

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Making the language clearer for public to read.

Legal non conforming use. Business that have been operation for many years and the current zoning does not allow it, with respect to legal non conforming use the business can continue to operate unless the business is inactive for 6 months or there is a fire and more than 75 % of the building is damaged.

Identifying a new area for a Community Care Facility.

The size of new lots going in.

7. ADJOURNMENT

Moved by Brian Bignel
Seconded by Harvey Ruggles

THAT the meeting be adjourned.

CARRIED

The meeting adjourned at 5:50 p.m.

Certified a true and correct copy of the
minutes of the Advisory Planning
Commission Meeting held April 20, 2010 in
Council Chambers, Village of
Harrison Hot Springs, B.C.

Ted Tisdale (Acting CAO)

Leo Facio (Chair)

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION**

DATE: March 17, 2010
TIME: 9:00 a.m.
PLACE: Council Chambers, Harrison Hot Springs, B. C.

IN ATTENDANCE Robert Reyerse, Chair
Councillor Dave Kenyon
Phyllis Stenson
Stephanie Key
Karl Dopf
Frank Peters
Fred Gornall
CAO, Larry Burk (attended until 9:42)
CEDO, Andre Isakov

ABSENT: Mayor Ken Becotte
Danny Crowell, Deputy Chair

Recording Secretary, C. Richardson

1. CALL TO ORDER

The Chair called the meeting to order at 9:04 a.m.

2. LATE ITEMS

f) Provincial Budget impact on the Festival of the Arts

3. ADOPTION AND RECEIPT OF MINUTES

☐ EDC Minutes
of Feb. 17/10

Moved by Fred Gornall
Seconded by Karl Dopf

THAT the minutes of the Economic Development Commission meeting of February 17, 2010 be adopted.

CARRIED

4. BUSINESS ARISING FROM THE MINUTES

None

5. DELEGATIONS/PETITIONS

None

**VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE
ECONOMIC DEVELOPMENT COMMISSION MEETING**

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6. ITEMS FOR DISCUSSION

☐ Village
Update – CAO
L. Burk

CAO L. Burk noted that the Building Permit for the campsite has not yet been picked up. The Village Office has received four new building permits this week and there has been a meeting involving a potential developer for the Sakaguchi property. The property owner of 622 Hot Springs Road requested information from the Village Office regarding opening a campsite on the property. This issue will be going before Council at the April 6, 2010 Council meeting.

The \$10,000 seed money has been set aside in the 2010 budget for the Event Coordinator position.

The Community Needs Assessment will be mailed to all residents shortly and the Village is eagerly awaiting the results which should be received by mid-April.

☐ Introduction
of Economic
Development
Officer

CAO L. Burk introduced the new Community Economic Development Officer Andre Isakov and welcomed him to the Village Office. He will be acting as an advisor for the EDC. Any reports or recommendation that the EDC prepares for Council can be brought forward to Council through Andre.

CEDO Andre Isakov discussed a work plan strategy for future development ideas. Research of other jurisdictions and planning ideas was discussed. He will begin work on the Community Profile shortly as well as creating community links on the Village website. A relocation package is another item that he has started work on. A strategic document example of Outlook and Opportunities from Tumbler Ridge was distributed to the members for review and the possibility of creating a similar document for the Village was discussed. The CEDO stated that he would like to attend the Chamber of Commerce meetings on a regular basis. A filming policy for the Village also needs to be established as there could be great potential in working with the Film Commission. Grants and funding opportunities will also be explored. The CEDO encourages communication from the EDC members and provided his email address for correspondence.

☐ Event
Coordinator
update

Phyllis Stenson reported that the correspondence with Labour Market Services has indicated despite budget cuts by the government, Harrison is still first in the queue for this position with a start date between April 5-12. The employment office does have this position posted and is hoping to have applicants in the near future. The location of an office for this position is still being decided. Phyllis will email Andre the job description for review. The idea of placing an advertisement in local paper as well as on craigslist or facebook was discussed. Members will re-connect in a week to check the status of applicants. It was noted that the job description clearly states "subject to funding".

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ECONOMIC DEVELOPMENT COMMISSION MEETING**

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**□ Land
Development**

Issues of land development and how they relate to the role of the EDC were discussed. F. Peters voiced his concerns regarding visitors who are day trippers vs. longer staying guests. It was noted that there are many lots sitting vacant that are zoned for campsites and are not being utilized to their full capacity. The potential for land rezoning to maintain visitor turnover could have a greater economic impact in the area. Discussion of the loss of turn over units on the waterfront and lack of commercial areas brought forward the topic of the new IRCA development. Changes to the OCP that was originally developed to stop buildings of this nature will now allow this building to move forward. The EDC discussed what the options are for their input in these matters. CEDO stated that an Economic Development Policy could be a great strategy as it is being implemented in other areas. The future potential of becoming a sustainable resort such as Whistler was discussed. Members requested the CEDO facilitate a session regarding land development with the EDC for establishing guidelines regarding the Economic strategy and to develop a recommendation for Council. Setting clear guidelines for developers could make development in the area far more attractive. The position of the EDC should be uniform with other Committees/Commissions of the Village. Members agreed that the public needs to be informed of the broader story of development in Harrison. How should the EDC move forward?

CEDO stated that it needs to be noted to the public that not all development is negative and that there is a much bigger picture when development occurs. Growth is necessary for the Village to be sustainable the Village can be proactive with sustainability.

**□ Selection of
upcoming
agenda items**

The Chair stated that the Commission needed to define the key items for the upcoming meetings. The Commission agreed that in the next session the EDC Vision statement, particularly as it relates to Tourism – Residential issues & sustainability needs to be further explored and defined and that are more extensive *SWAT analysis should be undertaken to establish focus areas for further development.

The following session would build on this analysis and address all aspects of Development, looking particularly at:

- ❖ Defining desirable development – types, conditions, etc.
- ❖ Exploring the idea of Municipal campgrounds
- ❖ Development evaluation criteria
- ❖ Defining Communication with other Committees/Commissions

Discussion at these sessions to be facilitated by CEDO Andre Isakov

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Open houses, surveys, community interviews, implementation, priorities are all items that will be topics of future agendas.

There was a brief discussion of a Sand Castle replacement event.

Moved by S. Key

Seconded by K. Dopf

THAT CEDO investigate and bring back a draft of a Film Policy for discussion by the EDC.

CARRIED

The next EDC meeting will be scheduled for May 19, 2010 at 1 pm.

□ Provincial
Budget impact
on Festival

Phyllis Stenson distributed a document clearly outlining the government budget cuts and how they affect the Festival. The Festival has a three year agreement so losses begin 2012. By year 4 a loss of 57,000 is projected and the Festival will no longer be able to operate. Council has sent a letter to Premier Campbell with their support for funding for the arts. Future discussion will be necessary as this would be a huge economic loss to the Village and a solution must be found. Tax payer monies are no longer allotted to the arts and all funds are coming from gaming.

It was decided that this will be a priority agenda item in the near future when the event coordinator comes on board.

7.

ADJOURNMENT

Moved by Karl Dopf

Seconded by Fred Gornall

THAT the meeting be adjourned at 11:05a.m.

CARRIED

Certified a true and correct copy of the minutes of the
Economic Development Commission of March 17,
2010, held in Council Chambers, Village of Harrison
Hot Springs, BC.

Robert Reyerse
Chairman

Larry Burk
CAO

TO: TED TISDALE – ACTING CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN - PLANNING CONSULTANT

RE: PROPOSED ZONING CHANGE OF PROPERTIES ZONED C-5 (TOURIST COMMERCIAL) WITHIN NEIGHBOURHOOD PLANNING AREA 1 (PINE AVENUE)

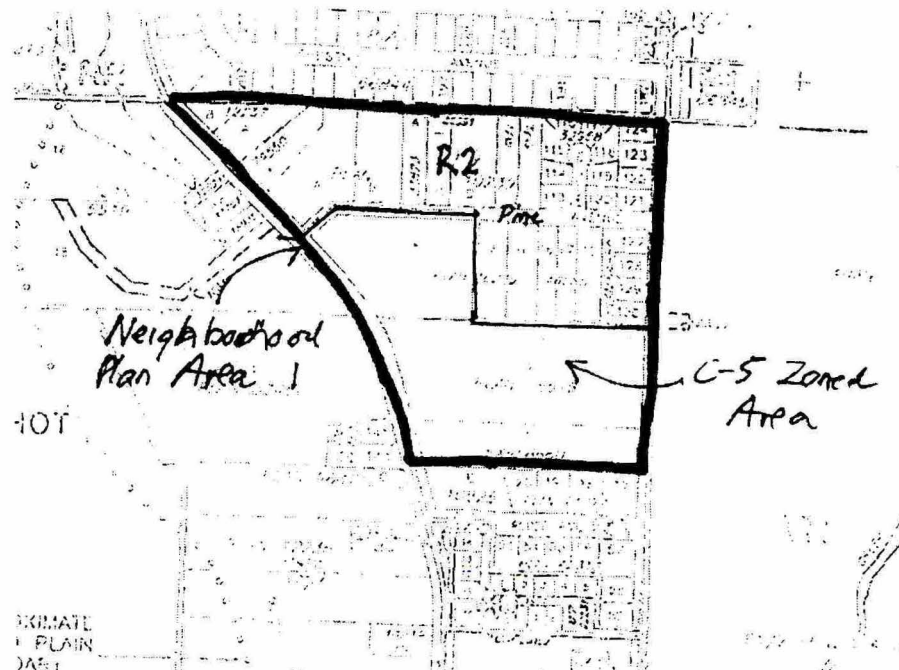
DATE: MAY 11, 2010

BACKGROUND

On 19 April 2010, Council passed the following two resolutions:

- 1) *THAT Village staff be requested to start the process of considering potential amendments to the C-5 zoning for properties within Neighbourhood Planning Area 1 by first reporting back to Council with potential options and then referring the options to the Advisory Planning Commission for comment; and*
- 2) *THAT a component of the process of considering potential amendments to the C-5 zone for properties within Neighbourhood Planning Area include consultation with the affected property owners.*

The location of the C-5 properties is illustrated on the map below:



The purpose of this report is to provide alternative zoning options for the C-5 properties for Council's consideration.

ZONING OPTIONS: C-5 PROPERTIES IN NEIGHBOURHOOD PLANNING AREA 1

The Neighbourhood Plan contemplates that changes to the existing zoning within the neighbourhood would take place as part of a rezoning process in response to development applications submitted by proponents. It was intended that zoning packages would ultimately be created that would reflect a specific development proposal provided that development proposal were to be consistent with the policy framework in the Neighbourhood Plan. While that approach is still valid, the proposed bylaw amendment for the C-5 properties currently being considered is more proactive in scope, intended to accomplish one objective, that being to replace the existing commercial zoning with residential zoning.

The question then becomes, what type of residential zoning should be applied to the C-5 properties? The following options are provided for Council's consideration:

Option A	Apply the R-2 Zone that has a minimum parcel size of 697 square meters (7200 square feet) as an interim measure and then consider rezoning applications in accordance with the Neighbourhood Plan
Option B	Create a new zone (Residential Reserve) with a minimum parcel size of 8000 square meters (2 acres) as an interim measure and then consider rezoning applications in accordance with the Neighbourhood Plan
Option C	Create a new zone (Mixed Residential) that accommodates the housing types and densities as per the Neighbourhood Plan

Option A would zone the C-5 properties in the same manner as the rest of the neighbourhood. That being said, should the property owners or developers decide **not** to rezone and subdivide the land in accordance with R-2 zoning, the Village would not achieve the housing mix, density, or array of amenities contemplated in the Neighbourhood Plan.

Option B would involve the creation of a new zone with a 2 acre minimum parcel size that for all intents and purposes would necessitate property owners or developers to apply for rezoning to accommodate new single family subdivisions or multi family development as contemplated in the Neighbourhood Plan. This approach would put the Village in a much stronger position to achieve the desired results of the Neighbourhood Plan, but would likely be seen by the property owners as the least desired option.

Option C would effectively pre-zone the land in accordance with the Neighbourhood Plan providing for a range of densities and housing types. While being the most beneficial for

the property owners given its flexibility, this approach would not provide the Village with the control over how the properties would be developed over time other than the form and character of development which would be governed by a development permit.

From a long range planning perspective, Option B would provide the Village with the best array of tools to manage the development of the C-5 zoned properties.

The following schedule is proposed for the Zoning Bylaw amendment for the C-5 properties:

DATE	ACTION
May 17	Council receives report, selects option, and refers to APC
May 18	APC reviews C-5 zoning options and provides a recommendation
June 7	Council considers amendment bylaw for first and second reading, authorizes the holding of a public hearing, and refers bylaw to Ministry of Transportation
June 21	Council holds public hearing and considers bylaw for third reading
Prior to July 12	Ministry of Transportation approves bylaw
July 12	Council considers bylaw for adoption

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- 1) Option 1: Instruct staff to prepare an amendment to the Zoning Bylaw for Council's consideration of first and second reading along the lines of Option B, that being the creation of a Residential Reserve zone, and to refer this matter to the Advisory Planning Commission for comment and a recommendation;
- 2) Option 2: Request staff to provide more information to Council prior to Council making a decision on which zoning option to pursue regarding rezoning of the C-5 properties; or
- 3) Option 3: Pursue another course of action as determined by Council.

RECOMMENDATION

The following resolution is offered for Council's consideration:

THAT pursuant to the Council resolution passed at the meeting on 19 April 2010 to begin the preparation of a bylaw, staff be instructed to:

- a) draft an amendment to the Zoning Bylaw for Council's consideration of first and second reading at the Council meeting on 7 June 2010 related to the properties zoned C-5 within Neighbourhood Planning Area 1 along the lines of Option B, that being the creation of a Residential Reserve zone; and
- b) refer this matter to the Advisory Planning Commission for comment and a recommendation.

Michael Rosen