



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AMENDED

ADVISORY PLANNING COMMISSION MEETING

DATE: Tuesday, August 24, 2010
TIME: 2:00 p.m. – 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 May 25, 2010 meeting
-----	-------------------------------------

4. DELEGATIONS/PETITIONS

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

5. CHAIRPERSON REPORT

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

6. ITEMS FOR DISCUSSION

(a)	Zoning Bylaw
(b)	Design Guidelines
(c)	Rezoning Application - Jastrzebski

7. ADJOURNMENT

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

DATE: May 25, 2010
TIME: 4:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy Chair)
Brian Bignell
Allan Jackson, Councillor
Michael Rosen
Raymond Hooper
Andre Isakov, CEDO
Harvey Ruggles
Alan Birtch

Recording Secretary, K. Burr

ABSENT:
Marg Doman
Ted Tisdale

1. CALL TO ORDER

The Chair called the meeting to order at 3:00 p.m.

2. LATE ITEMS

☐Zoning Zoning Bylaw

3. ADOPTION OF MINUTES

☐APC minutes of
April 20, 2010

Moved by Alan Birtch
Seconded by Harvey Ruggles

THAT the minutes of the Advisory Planning Commission meeting of
April 20, 2010 be adopted with amendments.

CARRIED

ERRORS AND OMISSIONS

4. DELEGATIONS/PETITIONS

None

5. CHAIRPERSON REPORT

None

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
MAY 25, 2010
PAGE (2)**

6. ITEMS FOR DISCUSSION

☐ Zoning Bylaw

Report of Michael Rosen, Planning Consultant – May 11, 2010

Re: Proposed Zoning Change of Properties Zoned C-5 (Tourist Commercial) within Neighbourhood Planning Area 1 (Pine Avenue)

Ted Tisdale joined at 3:16 p.m.

It was noted that municipalities can change zoning when they want and they do not have to compensate someone if they preserve it to be a loss in value. It was mentioned that the Neighbourhood plan does not change zoning it establishes policy for zoning changes. Municipalities can not change the zoning to reduce the value and then buy the land.

Moved by Lorne Lees

Seconded by Alan Birtch

THAT Option B be adopted by the Advisory Planning Commission.

CARRIED

☐ Minutes of the EDC, March 17, 2010

Pages 3 of the EDC minutes from March 17, 2010 discuss some land development issues regarding the campgrounds which should be an issue dealt with by the APC. It was mentioned that it may be beneficial to have a joint meeting between the APC and EDC to discuss their concerns with the zoning bylaw.

☐ Zoning

Daycares are allowed in C1 accessory uses with a hotel page 50. Should daycares be restricted to commercial zones only in a hotel setting.?

Parcel widths on Lillooet West seem to be too small to build anything commercial. It was noted that the minimum parcel width was 20 meters.

C4 Zones page 60 makes reference to drive in restaurants. It was noted that the Bylaw has been amended to wedding and catering instead of drive in restaurant.

Page 75 Water front zone, point 6. Private floats are not permitted anymore. Change the wording to take out private.

Page 70 Industrial Zone should be eliminated as we do not have such a zone.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
MAY 25, 2010
PAGE (3)**

7. ADJOURNMENT

Moved by Brian Signal
Seconded by Lorne Lees

THAT the meeting be adjourned at 4:16 p.m.

CARRIED

Leo Facio
Chair

Krystal Burr
Recording Secretary

TO: TED TISDALE – ACTING CHIEF ADMINISTRATIVE OFFICER

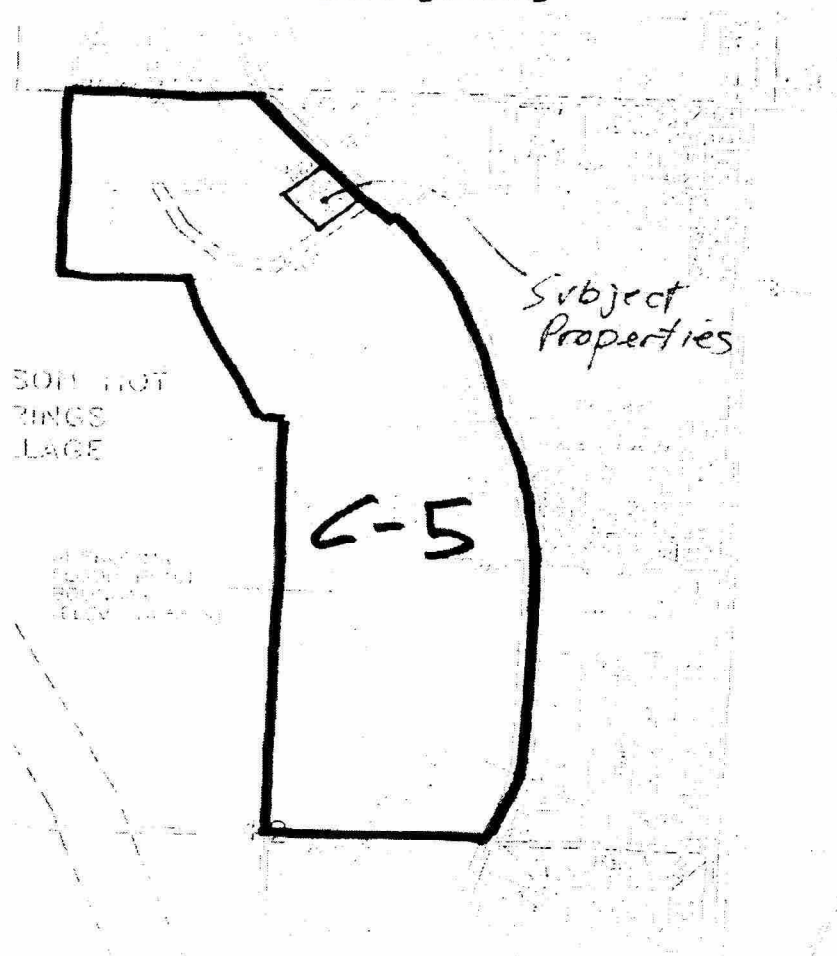
FROM: MICHAEL ROSEN - PLANNING CONSULTANT

RE: REZONING APPLICATION – JASTRZEBSKI
622 and 626 Hot Springs Road
Parcel A, Sec 12, Twp 4, NWD, Plan RP11763
Parcel B, Sec 12, Twp 4, NWD, Plan EP15935

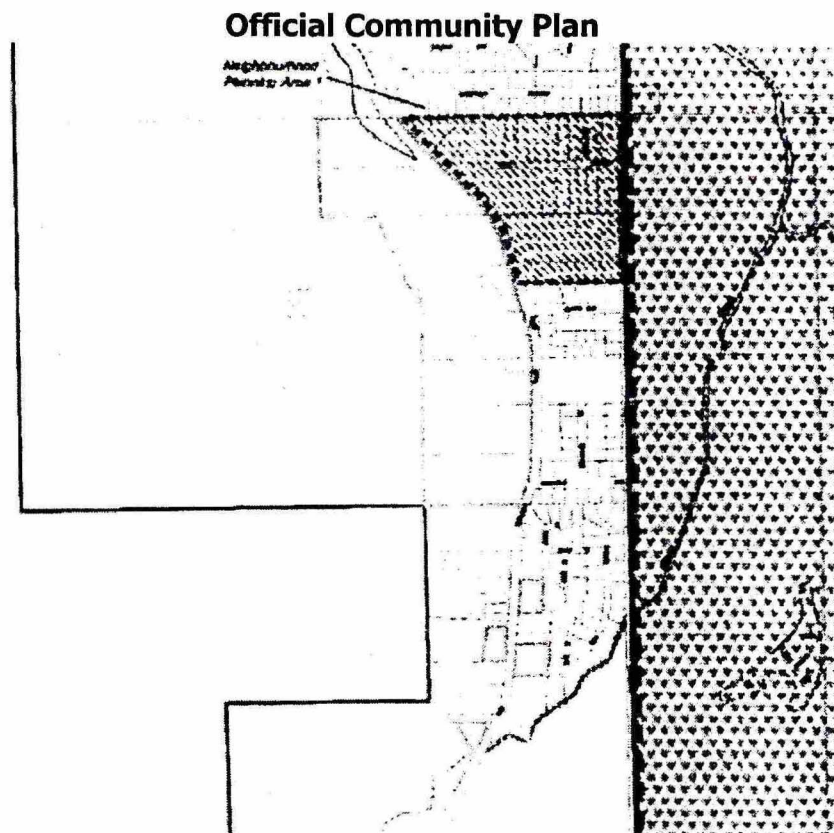
DATE: APRIL 14, 2010

BACKGROUND

The Village has received an application from Mr. Adam Jastrzebski to rezone two small properties on the west side of Hot Springs Road from C-5 (Tourist Commercial) to R-1 (Single Family Residential) to accommodate the development of a single family dwelling on each of the two properties, the locations of which are identified below.

Existing Zoning

The subject properties are designated ***Tourist Commercial*** in the Official Community Plan.



However, Policy 5.3.3 contemplated that Council may receive proposals to redesignate land designated ***Tourist Commercial*** for **residential** use and established the following criteria that would need to be addressed by the applicant in order for Council to consider such a proposal:

- a) submitting a study by a geotechnical engineer conforming the acceptability of the site for residential use;
- b) endorsement by the Ministry of Transportation regarding access and egress from Hot Springs Road;
- c) submitting a study by an engineer addressing the ability of the site to be serviced with water and sewer;
- d) providing a statement as to how the proposed residential development would contribute towards the Hot Springs Road Improvement Plan; and
- e) engaging in consultation with property owners along the west side of Hot Springs Road and a statement of their views on the proposal.

The purpose of this report is to provide Council with a series of options with respect to a course of action to pursue regarding the application.

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- 1) Option 1: Require the applicant to provide the information to the Village as outlined in Policy 5.3.3 of the Official Community Plan prior to proceeding further with the application and that upon receipt of that information refer the application to the Advisory Planning Commission, the Ministry of Transportation, and the Fraser Valley Regional District pursuant to the consultation requirements of Section 879 of the *Local Government Act*;
- 2) Option 2: Refer the application to the Advisory Planning Commission, the Ministry of Transportation, and the Fraser Valley Regional District pursuant to the consultation requirements of Section 879 of the *Local Government Act*; or
- 3) Option 3: Inform the applicant that Council is not interested in proceeding further with the application to redesignate or rezone the property in the Official Community Plan and Zoning Bylaw, respectively.

CONCLUSIONS AND RECOMMENDATIONS

While Policy 5.3.3 contemplated that applications for residential development might be pursued for the land designated *Tourist Commercial* on the west side of Hot Springs Road between Pine Avenue and Emerald Road, the applications would need to address a number of important issues. To date, the Village has not received any of the technical reports. The technical information regarding geotechnical, environmental, and infrastructure issues could affect the developability of the site and / or the manner in which the lots are developed. Asking the referral agencies to comment on the OCP and zoning changes without this information being available would not be appropriate. On this basis, Option 1 is the recommended course of action.

The following resolution is offered for Council's consideration:

- 1) THAT Mr. Adam Jastrzebski be informed that:
 - a) the information required pursuant to Policy 5.3.3 of the Official Community will need to be provided to the Village prior to the Village proceeding further with the application; and
 - b) that upon receipt of that information the application will be referred to the Advisory Planning Commission, the Ministry of Transportation, and the Fraser Valley Regional District pursuant to the consultation requirements of Section 879 of the *Local Government Act*.

Michael Rosen



**Geo Media
Engineering Ltd.**

Geotechnical

Environmental

Material Testing

#19-3275
McCallum Road
Abbotsford, BC
V2S 7W5

T: 604-853-5390
F: 604-854-5135

Branch Offices:

- Abbotsford
- Burnaby
- Surrey
- Whistler
- Kelowna
- Squamish
- Salmon Arm
- Fort St. John

29 June 2010

Alex Jastrzebski
622 and 626 Hotsprings Road
Harrison Hotsprings

**RE: Geotechnical Rock Fall Hazard Assessment
Proposed Single Family Dwelling
622 and 626 Hotsprings Road
Harrison Hotsprings**

This report presents the geotechnical rock fall hazard assessment for the proposed single family dwelling for the above referenced site. The purpose of this assessment is to evaluate the feasibility of a house on subject property.

The site is approximately 40 m by 50 m and is located on the west side of Hotsprings Road. The site is bounded by Rainbow RV Park on the north, vacant land to the west and south. The site is generally flat and is about 1.5m below the fronting road. The site is about 120 m away from the foot of mountain at the western side. The ground topography around the site is flat-lying. The property to the west upto the foot of mountain has a dense forest with mature trees.

A ground reconnaissance of the site was carried out on June 16, 2010. The main focus was to obtain the information regarding the extent of rock fracture, distance of the site from the foot hill, existence of a talus slope if any, and other geotechnical information. During the reconnaissance it was noted that the nearby mountain generally consisted of Igneous bedrock with thin mantle of soil covered with a dense vegetation consisted of trees and bushes. At few exposed locations the bedrock showed negligible fracture.

Most steep slopes are susceptible to rockfall activity. Such areas are identified usually by the presence of a talus slope or angular boulders at the toe of slope. Talus slope was completely absent and there were very few broken boulders at the foot of the mountain.

GeoMedia's in-house software Rocfall Version 4.05 was used to analyze potential rock fall hazard. The program utilizes parameters related to slope inclination, slope length, slope materials in order to carry out a simulation of a rock fall event. The result of the program indicates that the maximum distance travelled by the falling rock is 70 m (attached). The analysis assumes that rock fall particles do not hit existing large trees and existing boulders that could occur along the rock fall paths which is a conservative approach.

Based on the analysis, 120m setback of the subject property from the mountain toe is considered sufficient safe buffer with respect to the rock fall hazard. It is our opinion that there are no other significant hazards on this property. In consideration of the above, it is our opinion that the site has

G1861
Geotechnical Site-Overview Assessment
Proposed Single Family Dwelling
622 and 626 Hotsprings Road
Harrison Hotsprings
June 29, 2010

favourable conditions to build a house, provided a subsoil geotechnical site investigation is completed to evaluate the geotechnical parameters (groundwater, depth to competent soil etc).

We appreciate the opportunity to be of service to you. We trust that the information presented meets with your immediate requirements. If you have any questions, please do not hesitate to contact us.

Geo Media Engineering Ltd.


Tegbir Singh, P. Eng.
Geotechnical engineer

Enclosures: Rock fall Analysis

Job: G1861

Materials

Material name: Clean hard bedrock [default]

Coefficient of Normal Restitution (RN): mean=0.53 std dev=0.04

Coefficient of Tangential Restitution (RT): mean=0.99 std dev=0.04

Friction Angle: mean=30 std dev=2

Roughness: std dev=0

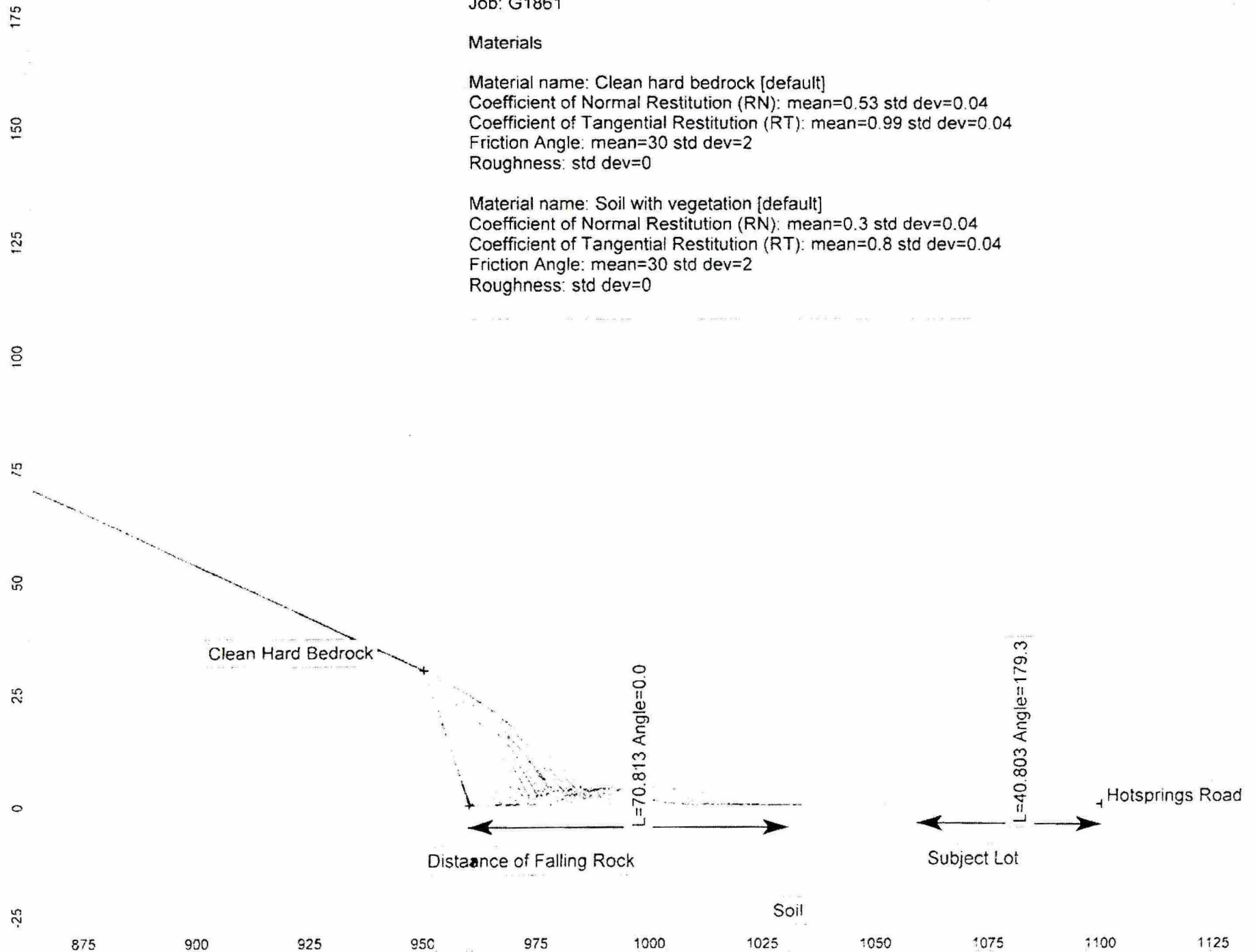
Material name: Soil with vegetation [default]

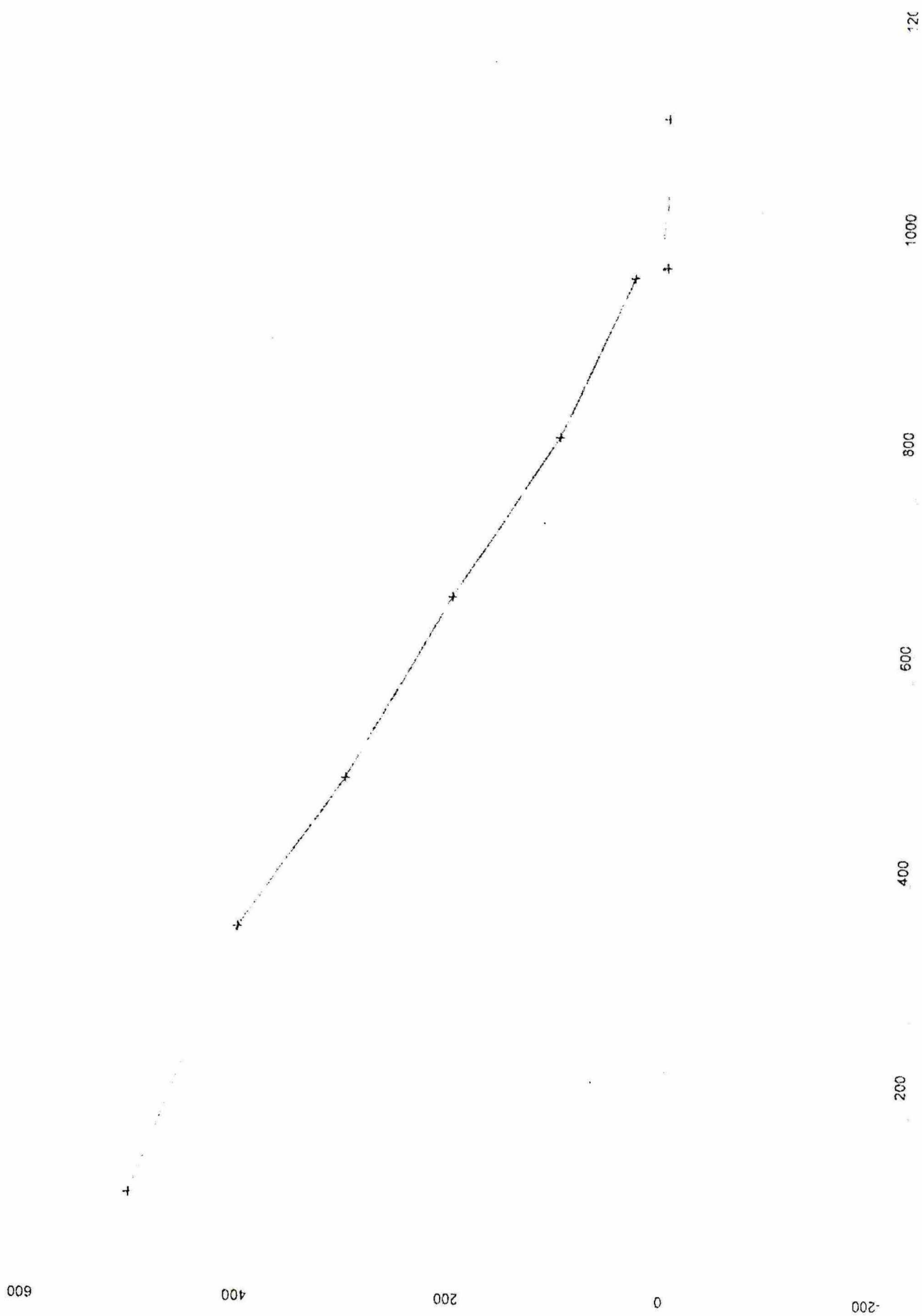
Coefficient of Normal Restitution (RN): mean=0.3 std dev=0.04

Coefficient of Tangential Restitution (RT): mean=0.8 std dev=0.04

Friction Angle: mean=30 std dev=2

Roughness: std dev=0







FRASER VALLEY REGIONAL DISTRICT

45950 Cheam Avenue, Chilliwack, British Columbia V2P 1N6

Phone: 604-702-5000

Toll Free: 1-800-528-0061 (BC only)

Fax: 604-792-9684

website: www.fvrd.bc.ca

e-mail: info@fvrd.bc.ca

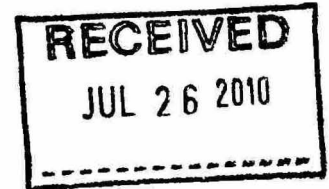
July 22, 2010

Ms. Debra Key
Corporate Officer
Village of Harrison Hot Springs
P.O. Box 160, 495 Hot Springs Road
Harrison Hot Springs, B.C.
V0M 1K0

Dear Ms. Key:

FILE #	DATE
3360-2075	JUN 27 2010
<input checked="" type="checkbox"/> DAO	<input type="checkbox"/> ACCTS P/R
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN
<input type="checkbox"/> DIR F	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> SUP P/W	<input type="checkbox"/> MAYOR
<input type="checkbox"/> PAYROLL TAX	<input type="checkbox"/> COUNCIL
ITEM A B C	
COUNCIL AGENDA	
DATE	
INITIAL <input type="checkbox"/>	
(ITEMS: A - REQ. ACTION; B - INFO - W RESP; C - INFO ONLY)	

File No. 6935-15-006



Re: OCP Amendment and Rezoning Application for 622 & 626 Hot Springs Road (Jasbraseki)

The Fraser Valley Regional District (FVRD) would like to thank you for the opportunity to review and comment on the referral from the Village of Harrison Hot Springs regarding the OCP Amendment and Rezoning Application for 622 & 626 Hot Springs Road (Jasbraseki).

Upon reviewing the file and the proposed OCP and zoning amendments as they relate to both the FVRD's Regional Growth Strategy and Electoral Areas which are adjacent to the Village, FVRD staff have determined that there are no aspects of this file which require comment from a regional perspective.

Thank you again for the opportunity to review and comment on this referral. Please do not hesitate to contact me if you have any comments or concerns.

Yours truly,

Siri Bertelsen

Manager of Regional Planning



Your File #: 3360-20-1S
eDAS File #: 2010-03892
Date: Jul/15/2010

VILLAGE of HARRISON HOT SPRINGS
495 HOT SPRINGS Road
PO Box 160
HARRISON HOT SPRINGS, British Columbia
V0M 1K0
Canada

Attention: Debra Key

**Re: Proposed General Referral Approval Application for: change in zoning from
Commercial to Residential at the following locations
622 HOT SPRINGS Road, HARRSION HOT SPRINGS
626 HOT SPRINGS Road, HARRISON HOT SPRINGS**

**The Ministry of Transportation and Infrastructure has no objection to the
changing of the zoning from Commercial to Residential for these
properties.**

If you have any questions please feel free to call James Ferguson at (604) 795-8213.

Yours truly,

James Ferguson
Development Approvals Assistant

Local District Address
Chilliwack Area Office 45890 Victoria Avenue Chilliwack, BC V2P 2T1 Canada Phone: (604) 795-8211 Fax: (604) 795-8214

VILLAGE OF HARRISON HOT SPRINGS

ZONING BYLAW UPDATE

CHANGES / ISSUES RAISED BY THE ADVISORY PLANNING COMMISSION

August 2010

Over the last several months, the Advisory Planning Commission has met on a few occasions to discuss changes and issues that should be explored during the drafting of the updated Zoning Bylaw for the Village of Harrison Hot Springs. The following is a list of the changes / issues that have been identified to date:

- regulate for fruit stands, scooter businesses, markets;
- clean up home based businesses, B&B – Type 2
- make bylaw more readable and user friendly
- compare and examine the regulations of the C-5 (Tourist) and C-7 (Holiday Park) zones
- ensure that a “campground use” is not listed as a permitted use in the C-1 (Village) zone
- review the regulations of the C-2 (Lakeshore) zone
- examine possible locations for future congregate care facilities
- review in which zones daycares would be permitted, not just C-1 in conjunction with a hotel
- reduce the minimum parcel width of 20 meters within the C-1 zone
- review whether the reference to “drive in restaurants” is correct within the C-4 (Local) zone
- remove “private wharves” as a permitted use within the W-1 (Waterfront) zone
- remove the industrial zone from the Bylaw as no land is so zoned
- map changes:
 - R-2 strip on the west side of Hot Springs Road near Village Hall

