



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

ADVISORY PLANNING COMMISSION MEETING

DATE: Tuesday, October 11, 2011
TIME: 10:00 a.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 August 16, 2011 meeting
4. DELEGATIONS/PETITIONS		
	(a)	None
5. CHAIRPERSON REPORT		
	(a)	None
6. ITEMS FOR DISCUSSION		
	(a)	OCP Amendment Bylaw No. 988, 2011
	(b)	Zoning Amendment Bylaw No. 989
	(c)	Zoning Amendment Bylaw No. 990
7. ADJOURNMENT		





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council

DATE: September 8, 2011.

FROM: Andre Isakov,
Community and Economic Development Officer

FILE: 6520-20-08

SUBJECT: OCP Amendment Bylaw No. 988, 2011 (Neighbourhood Plan – Pine Avenue and Neighbourhood Plan – Echo Avenue and Eagle Street)

ISSUE:

Based on public comments, staff have identified practical amendments to the Schedule 1 – E (Neighbourhood Plan – Pine Avenue) and Schedule 1 – F (Neighbourhood Plan – Echo Avenue and Eagle Street) of the Village of Harrison Hot Springs OCP. The amendments are before Council for consideration.

BACKGROUND:

Following some dialogue with property owners and potential developers within the Pine Avenue Neighbourhood Plan (also known as the Planning Area 1), and the Echo Avenue and Eagle Street Neighbourhood Plan (also known as the Planning Area 2); staff have identified some practical amendments to the respective neighbourhood plans. The intention of the amendments is to allow for housekeeping changes and updates, further clarity in language and direction, as well as flexibility in regards to property development, without jeopardizing and losing key elements and the spirit of the outlined neighbourhood plans. With the changes, the main planning principles have not changed and are preserved.

The main changes to the neighborhood plans are summarized below. Most of the changes were minor in nature and are intended to make the Plans less rigid and inflexible. The replacement Bylaw No. 988, 2011 is attached to this report for your reference.

Neighbourhood Planning Area 1 – Pine Avenue (Schedule 1 – E)

1. Land Use: prescriptive reference to conventional residential lot development (697 sq. m. or 7500 sq. ft) along McCoombs Drive was deleted to allow for flexibility and the potential of small lot single family development (400 sq. m. or 4306 sq. ft. lot) along McCoombs.

2. Transportation and Access: changes were made to allow for a potential of a new public east – west road connecting Hot Springs Road and McCombs Drive for ease of mobility.

Neighbourhood Planning Area 2 – Echo Avenue and Eagle Street (Schedule 1 – F)

1. Land Use: the single family residential designation along the north side of Echo Avenue has been extended from Spruce Street to Eagle Street to allow for continuity in neighbourhood framework and to accommodate community sentiments. These changes are reflected in the revised Appendix A.

The following options are provided for Council’s consideration:

Option 1

Read “OCP Amendment Bylaw No. 988, 2011” first and second time with the outlined text amendments and authorize the public hearing and the referral of the Bylaw to the Advisory Planning Commission for review and comment;

Option 2

Request staff to revise the “OCP Amendment Bylaw No. 988, 2011”;

Option 3

Decide not to proceed further with “OCP Amendment Bylaw No. 988, 2011”.

RECOMMENDATION:

Option one is recommended as a course of action to pursue.

Respectfully submitted for your consideration;



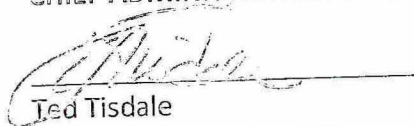
Andre Isakov
Community and Economic Development Officer

DIRECTOR OF FINANCE COMMENTS:



Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

A handwritten signature in dark ink, appearing to read "Ted Tisdale", is written over a horizontal line.

Ted Tisdale
Chief Administrative Officer

**A bylaw to amend Village of Harrison Hot Springs
Official Community Plan Bylaw 864, 2007**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, 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. 988, 2011".

II. TEXT AMENDMENT

- A. That Schedule 1 - E, (Neighbourhood Plan – Pine Avenue) of the Village of Harrison Hot Springs Official Community Plan No. 864, be deleted and replaced with Schedule 1-E, Neighbourhood Plan – Pine Avenue, attached hereto and forming part of this Bylaw;
- B. That Schedule 1 – F (Neighbourhood Plan – Echo Avenue and Eagle Street) of the Village of Harrison Hot Springs Official Community Plan No. 864, be deleted and replaced with Schedule 1-F, Neighbourhood Plan – Echo Avenue and Eagle Street, attached hereto and forming part of this Bylaw.

III. READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF , 2011

READ A SECOND TIME THIS DAY OF , 2011

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2011

READ A THIRD TIME THIS DAY OF , 2011

ADOPTED THIS DAY OF , 2011

Mayor

Corporate Officer

SCHEDULE 1-E

NEIGHBOURHOOD PLAN – PINE AVENUE

A. POLICY FRAMEWORK

Council will utilize the following policies in guiding the development of land within the planning area:

1) Land Use Concept

A number of land use options were considered in the preparation of the *Neighbourhood Plan – Pine Avenue*. They differed with respect to the amount and location of small (400 square meters) and conventional lots (697 square meters), and low density multi family dwellings (townhouses). Only residential uses were considered.

The land use concept for the *Neighbourhood Plan – Pine Avenue* as outlined in *Appendix A*. All land fronting Hot Springs Road has been designated for small lot or multi-family residential development. New development on land fronting McCombs Drive can remain designated for conventional single family lots or alternatively be designated for small lot single family residential housing.

Based upon an average density of 35 units per hectare (14 units per acre), it is estimated that the maximum number of new dwelling units should not exceed 250 units.

2) Land Use and Density

- a) The land within the *Neighbourhood Plan – Pine Avenue* shall be developed as a residential neighbourhood.
- b) Within the *Neighbourhood Plan – Pine Avenue*, a mix of single family and multi family forms of residential development may be accommodated based upon the following maximum density limits:
 - i) Small residential lot – 400 sq. m. (4306 sq. ft.)
 - ii) Conventional residential lot – 697 sq. m. (7500 sq. ft.)
 - iii) Low density multi family residential – 35 units / ha (14 units / acre).

The maximum density limit of 35 units per ha. for the low density multi family residential development is equivalent to the density of a small residential lot subdivision.

- c) Small lot single family developments and low density multi family housing should be concentrated along Hot Springs Road and near the centre of the neighbourhood.

- d) To facilitate the efficient redevelopment of the lands, assembly of existing single family lots is the preferred approach; however redevelopment options for individual lots shall be considered.
- e) To avoid piecemeal development, rezoning applications shall only be considered for small lot residential subdivision or multi family development on sites greater than 0.4 ha (1 acre).
- f) Individual rezoning applications shall demonstrate the manner in which the proposed development will tie into adjacent lands or proposed development and to the neighbourhood as a whole.
- g) Rezoning applications for new development that would result in affordable housing opportunities for seniors or young families and that would be constructed to a higher than normal standard with green building technology shall be favourably considered.
- h) Secondary suites may be accommodated within houses on conventional single family lots subject to an amendment to the Zoning Bylaw.

3) Building Design and Landscaping

- a) Upon rezoning, multi family residential development shall be included within Multi Family Residential Development Permit Area No 3 and shall be subject to the applicable guidelines.
- b) Landscaping elements shall be incorporated along Hot Springs Road that will create a pleasing gateway into the Village.
- c) Buffers will be required in the form of landscaping along the interface with the surrounding neighborhoods to the north, east and south.

4) Transportation and Access

- a) Pine Avenue will continue to function as an east – west road within the neighbourhood.
- b) A new public east – west road connecting Hot Springs Road and McCombs Drive may be considered for ease of mobility.
- c) New internal public road(s) off Pine Avenue connecting back to Hot Springs Road or McCombs Drive may be considered.
- d) Individual driveway access onto Hot Springs Road shall be minimized and eliminated where possible.

5) Parks and Trails

- a) 0.2 ha (0.5 acre) of land, equivalent to 5% of the developable area of the neighbourhood, or payment equivalent in lieu.
- b) The neighbourhood park should be located in the central portion of the neighbourhood and should be connected to the new residential areas with trails where possible.
- c) The exact location of the proposed neighbourhood park shall be considered at the time of the subdivision or first rezoning application, however the ultimate decision shall depend upon the amount of land and location that is the subject of the first application.
- d) Both north - south and east - west pedestrian and cycling linkages shall be secured within the neighbourhood providing neighbourhood residents with connections to Hot Springs Road, McCombs Drive, and local amenities.

6) Infrastructure

- a) Although Village services are adequate for new development in the planning area, the adequacy of the existing infrastructure to service any new development shall be determined prior to rezoning the lands.
- b) All on site works and upgrading of existing road frontages shall be the responsibility of the developer and shall be secured at the time of rezoning or subdivision.
- c) A comprehensive storm water management plan shall be prepared at time of rezoning or subdivision.

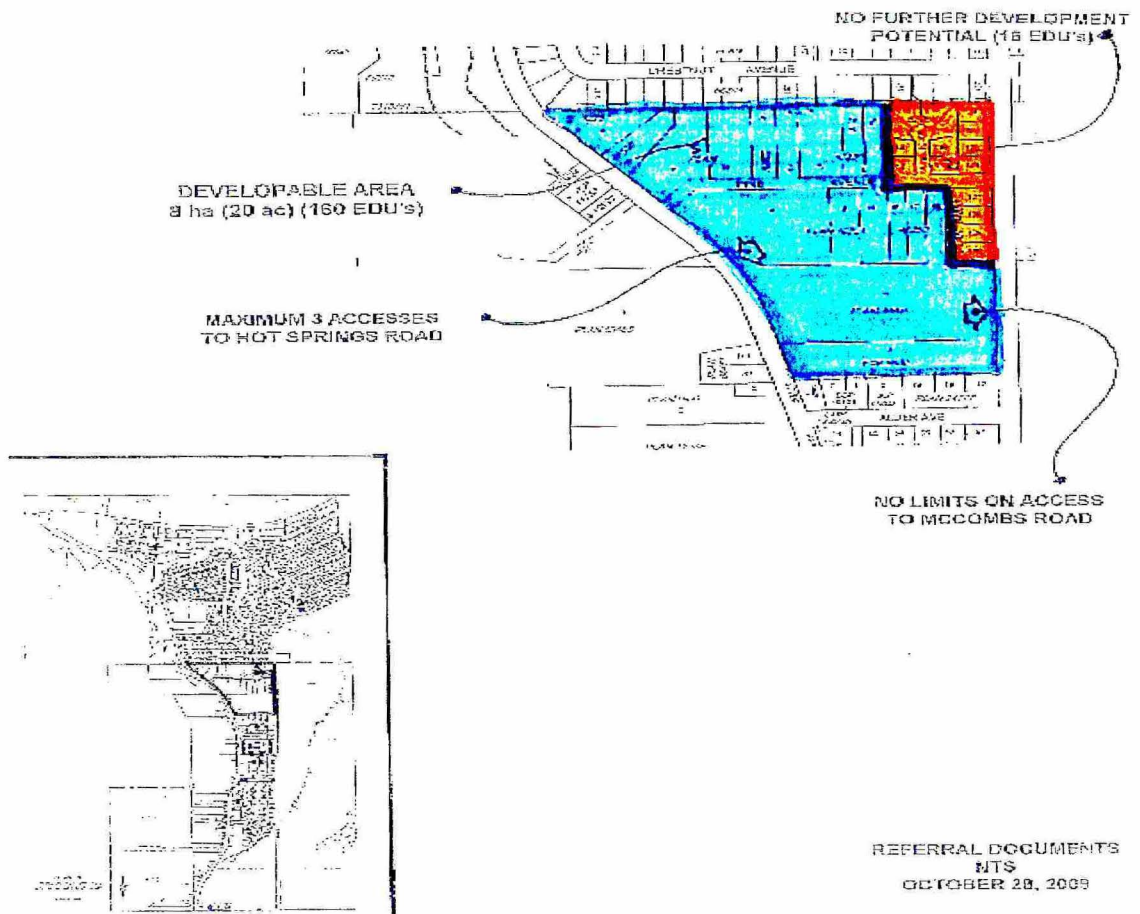
7) Environment

- a) Although there are no significant environmental features within the area, the Village shall encourage developers to retain mature trees where possible subject to the preparation of an arborist report.
- b) Clustering of development and smaller building footprints are encouraged to minimize the creation of impermeable surfaces.
- c) All development shall conform to applicable flood protection requirements.

APPENDIX A

LAND USE CONCEPT

VILLAGE OF HARRISON HOT SPRINGS NEIGHBOURHOOD PLANNING AREA 1 PLANNING FRAMEWORK PROPOSAL



SCHEDULE 1-F

NEIGHBOURHOOD PLAN – ECHO AVENUE AND EAGLE STREET

A. BACKGROUND AND PURPOSE

The Village's Official Community Plan (OCP) designates the area bounded by Lillooet Avenue to the north, Mount Street 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.

B. PLANNING AREA STATISTICS

The following general information is provided for the planning area:

- 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: Municipal water and sewer

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 beach and 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 residents.
- 5) Development proposals shall identify the manner in which existing residents who may be displaced 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.
- 7) Infrastructure upgrades shall be the responsibility of the developer.

E. LAND USE CONCEPT

A number of land use options were considered in the preparation of the *Neighbourhood Plan*. They differed with respect to the amount and location of small (400 square meters) and conventional lots (557 - 697 square meters), and multi family dwellings (townhouses and low rise apartments). The land use concept for the *Neighbourhood Plan* is outlined in *Appendix A*, the highlights of which are as follows:

- the land fronting Lillooet Avenue and Eagle Street is designated for multi-family residential development;
- the land on the north side of Echo between Eagle and Mount is intended to remain single family in character accommodating smaller lots and / or a second smaller dwelling such as a cottage or coach house;
- the church on the south side of Lillooet would remain as part of the neighbourhood;
- Bear Avenue between Eagle and Spruce could be closed;
- the park along the Miami River would be linked to a new park at the intersection of Spruce and Lillooet that would serve the local park needs of the neighbourhood.
- the land designated as multi family outlined in *Appendix B* is subject to a Development Permit.

Based upon an average density of 30 units per hectare (12 units per acre), it is estimated that the maximum number of new dwelling units would be in the 120 - 150 unit range.

F. POLICY FRAMEWORK

Council will utilize the following policies in guiding the development of land within the planning area:

1. Land Use and Density

- a) The land within the *Neighbourhood Plan* shall be developed primarily as a residential neighbourhood. Commercial development as part of a mixed commercial / residential project will be accommodated on a small section of the south side of Lillooet Avenue between the Miami River park and Eagle Street. The church on the south side of Lillooet Avenue shall be retained adding diversity to the neighbourhood.
- b) Within the *Neighbourhood Plan*, a mix of single family and multi family forms of residential development may be accommodated based upon the following maximum density limits:

- i) Small residential lot – 400 sq. m. (4306 sq. ft.) minimum lot size with a 12 meter wide frontage except for panhandle lots;
 - ii) Conventional residential lot – 557 sq. m. (6000 sq. ft.) minimum lot size
 - iii) Low density multi family residential (townhouse –maximum 35 units / ha. (14 units / acre)
 - iv) Medium density multi family residential (low rise apartment – maximum 74 units / ha. (30 units / acre).
- c) The multi family site designated at the east end of Echo Avenue along Mount Road shall be developed in such a manner that vehicular access shall be arranged off of Lillooet Avenue and not Echo.
 - d) For the lots on the north side of Echo Avenue designated Single Family, new zoning regulations shall be considered that will accommodate small cottages or guest houses in the rear portion of a lot, their size and siting to respect the single family character of the street.
 - e) The Village will consider innovative zoning regulations to retain the character house at the north-west corner of Echo and Eagle.
 - f) Secondary suites shall be accommodated within houses on conventional single family lots subject to an amendment to the Zoning Bylaw.
 - g) To facilitate the efficient redevelopment of the lands for multi family housing, assembly of existing single family lots is the preferred approach; however redevelopment options for individual lots shall be provided where possible.
 - i) Individual rezoning applications shall demonstrate the manner in which the proposed development will tie into adjacent lands or proposed development and to the neighbourhood as a whole.
 - j) Rezoning applications for new development that would result in affordable housing opportunities for seniors or young families and that would be constructed to a higher than normal standard with green building technology will be favourably considered.

2. Building Design and Landscaping

- a) Multi family residential development shall be included within Multi Family Residential Development Permit Area No. 3 and shall be subject to the applicable guidelines.
- b) Upon rezoning, small lot residential subdivision shall be the subject of development permit guidelines which shall be prepared in conjunction with the rezoning application.

3. Transportation and Access

- a) No new public roads shall be developed within the neighbourhood.
- b) The east end of Echo Road shall continue as a cul de sac and Mount Road between Lillooet and Echo will not be developed as a connecting road.
- c) Bear Avenue may be closed and disposed of to the adjoining properties when redevelopment takes place, but a trail link shall be maintained between the Miami River trail and the new park at Spruce Street.
- d) Spruce Street may be closed and converted into a neighbourhood park. That portion of Spruce Street that connects to Echo could be sold off as a single family lot, but in no way will any existing houses lose their driveway accesses.

4. Parks and Trails

- a) A new neighbourhood park utilizing the Spruce Street and Bear Avenue rights of way should be created and connected to the residential areas with trails where possible.
- b) As a condition of rezoning, developers will be requested to make a financial contribution towards the development of the Spruce Street Park or another community Park.
- c) The trails along the east side of the Miami River and within the Mount Street road allowance shall continue to provide important north – south trail linkages.

5. Infrastructure

- a) Although the Village wide water, sewer, and road systems are considered adequate for new development in the planning area, the adequacy of the existing on-site infrastructure to service new development shall be determined prior to rezoning the lands.
- b) Any required off-site, on-site, or upgrading of existing road frontages shall be the responsibility of the developer and shall be secured at the time of rezoning or subdivision as the case may be.

6. Environment and Hazard Land

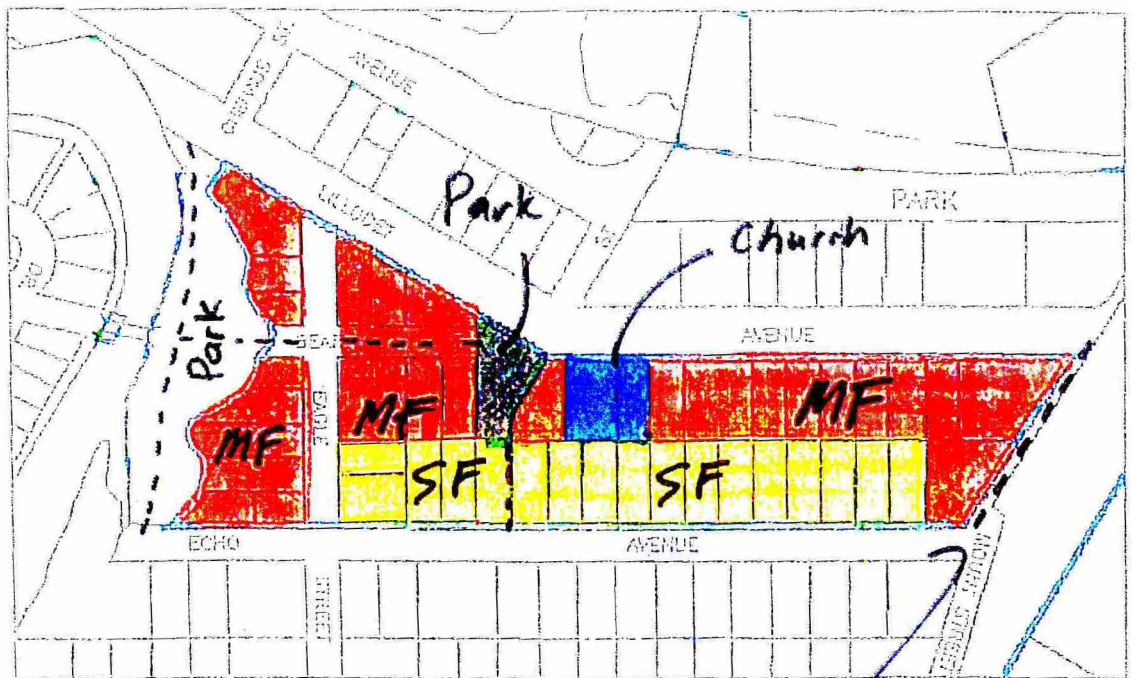
- a) Although there are no significant environmental features within the area, the Village shall encourage developers to retain mature trees where possible subject to the preparation of an arborist report.
- b) Clustering of development and smaller building footprints are encouraged to minimize the creation of impermeable surfaces.



- c) All development shall conform to applicable flood protection requirements.
- d) Redevelopment of the sites at the far east end of the Neighbourhood Plan area shall be subject to the applicable guidelines within the Geotechnical Hazards Development Permit Area No 4.

G. CONCLUSION

The Neighbourhood Plan has been devised in accordance with a series of planning principles that are consistent with best management practices related to sustainability. 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.

APPENDIX A
LAND USE CONCEPT



-  Single Family Residential
-  Multi Family Residential
-  Trail



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council

DATE: September 8, 2011.

FROM: Andre Isakov,
Community and Economic Development Officer

FILE: 3360-20-01

SUBJECT: Zoning Amendment Bylaw No. 989

ISSUE:

Based on public comments, staff have identified practical text amendments to the Zoning Amendment Bylaw No. 672, 1996. The Bylaw No. 989 is attached to this report for reference. The text amendments within the Residential One (Small Lot) Zone (R3) allow for the flexibility of higher density residential development on small lots without strata designation. The amendments also allow for higher maximum building heights. The amendments are largely housekeeping in nature. The Zoning Bylaw is before Council for consideration.

The following options are provided for Council's consideration:

Option 1

Read "Zoning Amendment Bylaw No. 989" first and second time and authorize the public hearing and the referral of the Zoning Bylaw to the Advisory Planning Commission for review and comment;

Option 2

Request staff to revise the "Zoning Amendment Bylaw No. 989";

Option 3

Decide not to proceed further with "Zoning Amendment Bylaw No. 989".

RECOMMENDATION:

Option one is recommended as a course of action to pursue.

Respectfully submitted for your
consideration;



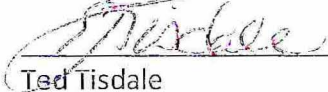
Andre Isakov
Community and Economic Development Officer

DIRECTOR OF FINANCE COMMENTS:



Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Ted Tisdale
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 989

A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw 672, 1996

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 672, 1996, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted October 28, 1996;

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 Zoning Bylaw Amendment Bylaw No. 989, 2011".

II. TEXT AMENDMENT

That the Village of Harrison Hot Springs Zoning Bylaw Number 672-1996, be amended by:

1. Page 42, Section 7.3 Residential One (Small Lot) Zone (R3)
 - (a) subsection .1 Intent, be amended by deleting the words, "on small bare land strata *parcels*";
 - (b) subsection .3 Conditions of Use, delete in its entirety;
 - (c) subsection .4 Regulations, Column II, section .8, Maximum Building Height, amend 6.0 m to 10.7 m and 2.4 m to 5.0 m.

III. READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF , 2011

READ A SECOND TIME THIS DAY OF , 2011

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2011

READ A THIRD TIME THIS DAY OF , 2011

ADOPTED THIS DAY OF , 2011

Mayor

Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

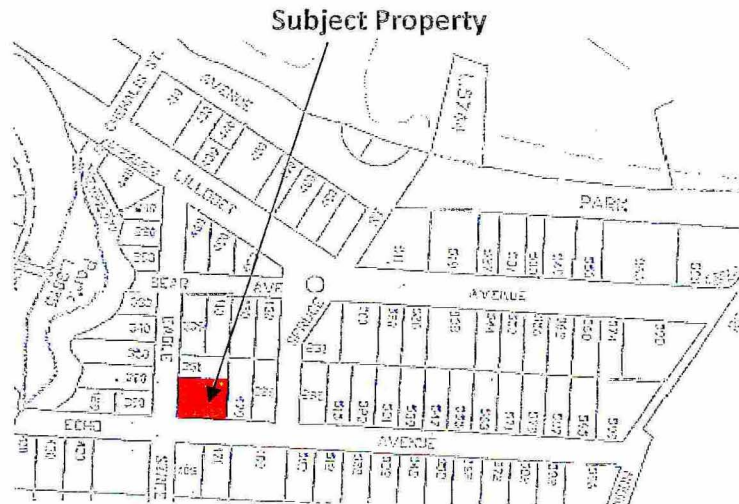
TO: Mayor and Council **DATE:** September 8, 2011

FROM: Andre Isakov,
Community and Economic Development Officer **FILE:** 3360-20-19

SUBJECT: Bylaw No. 990 Zoning Amendment - Zoning Application -- Jacobi, Lot B Echo Avenue

BACKGROUND:

The Village has received an application from Steven Jacobi and Diane Jacobi to rezone a property known as Lot B on Echo Avenue (north east corner of Echo Avenue and Eagle Street) from R-2 (Residential Two Zone) to R-3 (Residential Small Lot Zone) to accommodate the development of three small lot single family dwellings. The subject property is outlined below. The subject property is 0.318 ac/0.129Hect/13,860 SqFt/ 1,288SqM.



The subject property is designated Single Family Residential in the Official Community Plan. The rezoning is consistent with the policy framework of the Official Community Plan Schedule 1 – F (Neighbourhood Plan – Echo Avenue and Eagle Street) as the rezoning meets the following principles:

- The rezoning respects the character of the single family neighbourhood;

- The rezoning facilitates the efficient redevelopment of the property;
- The rezoning is consistent with the OCP provision that the development shall decrease in density as the distance from the lake increases;
- The rezoning does not cause any displacement of current residents;
- The rezoning is innovative in its approach to densification while respecting the neighbourhood characteristics.

The following options are provided for Council's consideration:

Option 1

Read Bylaw No. 990 Zoning Amendment a first and second time and authorize the public hearing and the referral of the application to the Advisory Planning Commission for review and comment;

Option 2

Decide not to proceed further with Rezoning Application.

RECOMMENDATION:

THAT Bylaw No. 990 Zoning Amendment be read a first and second time and authorize the holding of a public hearing; and

THAT the application be referred to the Advisory Planning Commission for review and comment.

Respectfully submitted for your consideration;



Andre Isakov
Community and Economic Development Officer

DIRECTOR OF FINANCE COMMENTS:

Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Ted Tisdale
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 990

A bylaw to amend Village of Harrison Hot Springs
Zoning Bylaw 672, 1996

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 672, 1996, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted October 28, 1996;

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 Zoning Bylaw Amendment Bylaw No. 990, 2011".

II. AMENDMENT

That the Village of Harrison Hot Springs Zoning Bylaw Number 672-1996, be amended by:

(a) That the following property legally described as:

"Lot B, Plan LMP7279, Section 13, Township 4, Range 29, W6 Meridian, New Westminster District currently zoned as Residential Two Zone (R2) be rezoned as Residential One (Small Lot) Zone (R3)"

II. MAP AMENDMENT

A. That Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No.672, be amended by rezoning the lands as outlined in red on Schedule 1 of this Bylaw from Residential Two Zone (R2) to Residential One (Small Lot) Zone (R3).

B. That the map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

III. READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF , 2011

READ A SECOND TIME THIS DAY OF , 2011

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2011

READ A THIRD TIME THIS DAY OF , 2011

ADOPTED THIS DAY OF , 2011

Mayor

Corporate Officer

Schedule 1 of Bylaw 990



Subject Property

**Residential Two Zone (R2) to
Residential One (Small Lot) Zone (R3)**