



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

SPECIAL COUNCIL MEETING

Date: Wednesday, November 30, 2011
Time: 9:30 a.m.
Location: Council Chambers,
Harrison Hot Springs, British Columbia

1. CALL TO ORDER			
	(a)	Meeting called to order by Mayor Becotte	
2. INTRODUCTION OF LATE ITEMS			
3. APPROVAL OF AGENDA			
4. ADOPTION OF COUNCIL MINUTES			
<input type="checkbox"/> Public Hearing Minutes of October 11, 2011		<p>THAT the Public Hearing records of the Official Community Plan Bylaw Amendment No. 988, 2011, Zoning Amendment Bylaw No. 989, 2011 and Zoning Amendment Bylaw No. 990 of October 11, 2011 be received.</p>	Item 4.1 Page
5. BUSINESS ARISING FROM THE MINUTES			
6. CONSENT AGENDA			
i. Bylaw <input type="checkbox"/> Bylaw No 993 , 2011 Parkland Acquisition and Development Reserve Fund <input type="checkbox"/> Bylaw No 994, 2011 Community Amenities Reserve Fund		Recommendation: THAT Bylaw No. 993, 2011 Parkland Acquisition and Development Reserve Fund; and THAT Bylaw No. 994, 2011 Community Amenities Reserve Fund be adopted.	Item 6.i Page Page
ii. Agreements			Item 6.ii
iii. Committee/ Commission Minutes			Item 6.iii



iv. Correspondence	Letter from Ministry of Forests, Lands & Natural Resource Options – November 1, 2011	Item 6 iv Page
7. DELEGATIONS AND PETITIONS		
<input type="checkbox"/>	None	
8. CORRESPONDENCE		
		Item 8.1
9. BUSINESS ARISING FROM CORRESPONDENCE		
10. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS		
11. REPORTS FROM MAYOR		
K. Becotte – verbal		
12. REPORTS FROM COUNCILLORS		
D. Harris - verbal D. Kenyon - verbal A. Jackson - verbal B. Perry – verbal		
13. REPORTS FROM STAFF		
<input type="checkbox"/> Financial Accounting of Parks & Recreation Commission	Report of Community and Economic Development Officer– November 2, 2011 Re: Financial Accounting of Parks and Recreation Commission Recommendation: THAT Council authorize staff to allow groups under the Parks and Recreation Commission umbrella handle their own finances independently of the Village.	Item 13.1 Page

14. BYLAWS

<p><input type="checkbox"/> Results of Public Hearing Official Community Plan Bylaw No. 988, 2011</p>	<p>Report of Community and Economic Development Officer– November 8, 2011 Re: Results of Public Hearing Official Community Plan Bylaw No. 988, 2011</p> <p>Recommendation:</p> <p>THAT “The Village of Harrison Hot Springs Official Community Plan Bylaw No. 988, 2011” be read a fourth and final time.</p>	<p>Item 14.1 Page</p>
<p><input type="checkbox"/>Results of Public Hearing Zoning Bylaw No. 989, 2011</p>	<p>Report of Community and Economic Development Officer – November 8, 2011 Re: Results of Public Hearing Zoning Bylaw Amendment Bylaw No. 989, 2011</p> <p>Recommendation:</p> <p>THAT “The Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No, 989, 2011” be read a fourth and final time.</p>	<p>Item 14.2 Page</p>
<p><input type="checkbox"/> Results of Public Hearing Zoning Amendment Bylaw No. 990, 2011</p>	<p>Report of Community and Economic Development Officer – November 8, 2011 Re: Results of Public Hearing Zoning Amendment Bylaw No. 990, 2011</p> <p>Recommendation:</p> <p>THAT “The Village of Harrison Hot Springs Zoning Amendment Bylaw No. 990, 2011” be read a fourth and final time.</p>	<p>Item 14.3 Page</p>

15. QUESTIONS FROM THE PUBLIC (PERTAINING TO AGENDA ONLY)

16. ADJOURNMENT

VILLAGE OF HARRISON HOT SPRINGS
RECORD OF PUBLIC HEARING OF
OFFICIAL COMMUNITY PLAN BYLAW
AMENDMENT BYLAW NO. 988, 2011,
ZONING AMENDMENT BYLAW NO. 989, 2011 and ZONING AMENDMENT BYLAW NO. 990

DATE: October 11, 2011
TIME: 7:00 p.m.
PLACE: Council Chambers, 495 Hot Springs Road

IN ATTENDANCE: Mayor Becotte
Councillor Perry
Councillor Jackson
Councillor Kenyon
Councillor Harris

Ted Tisdale, Chief Administrative Officer
Debra Key, Deputy Chief Administrative Officer/Corporate
Officer
Andre Isakov, Community and Economic Development
Officer
Peggy Parbery, Manager of Revenue Services
Ian Gardner, Operations Manager

Krystal Sobie, Recording Secretary

(1) Call to
Order

CALL TO ORDER

Mayor Becotte called the public hearing to order at 7:00 p.m.

(2)

PROCEDURE FOR PUBLIC HEARING

Mayor Becotte read the opening statement and procedure for conducting the public hearing pursuant to Sec 890 and 892 of the *Local Government Act*.

(3)

Official Community Plan Bylaw Amendment Bylaw No. 988, 2011

Deputy Chief Administrative Officer/ Corporate Officer read out the proposed amendment to the Official Community Plan Amendment Bylaw No. 988, 2011 for Council's consideration.

The Mayor reported that there were no submissions.

The Village's Community and Economic Development Officer gave a brief overview of the bylaw amendment.

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PUBLIC COMMENTS

John Allen – 398 Hot Springs Road

Q – I have concerns with this Neighborhood plan. One of my concerns is the fact that I believe as Mr. Isakov is trying promote that Harrison is trying to be a sustainable community, it can only be a sustainable community if it has a diverse economy. In addition to the residential component it needs to have an economy, the economy for the Village is tourism. When you have a limited land base for tourism and I am concerned that the land base that is set aside for land for future growth of tourism industry is eroded that the tourism industry in Harrison will not achieve its critical mass and will never be a success. What you are doing with his bylaw is taking a large piece of land that for many year that has been used for tourism land or set aside for that in the future and taking it out of that inventory. As a resident and tax payer in this community I am concerned on the impact of doing that on this piece of land and many other pieces in particular in the downtown core that you have rezoned to residential. I see the tourism industry that I am part of shrinking and dying because of that. I believe that before you proceed with this bylaw you need to talk to the Ministry of Highways. I am very concerned with the fact that for many years the Regional District provided good planning service and are no long involved in this planning process, and I see a distinct failure in this process to consult with the Ministry of Highways. The Ministry of Highways require your consultation I believe you are legally required to consult with them to adopting OCP Amendments that effect transportation and the highways. In our previous conversations with the highways in preparation of previous OCPs they made it clear that they would not permit new access on Hot Springs Road when an alternative access existed. That is why Harrison Lake Estates Condominium development does not have an access on Hot Springs Road it has one on McCombs Drive and along with Dog Wood Court Condominium has an access on Alder Street. I believe that when you do talk to highways that they will not permit any access from this area on Hot Springs Road because you can bring new streets in off Pine Avenue and off of McCombs Drive. I believe that the bylaws correct in saying one thing that that the view scape and approach to the Village is important and you need to spend time to make sure that is attractive. I am not sure if the fencing at Dog Wood Court and at Harrison Lake Estates although some of it is nicely landscaped. Furthermore when it comes to the park land dedication the bylaw that you are adopting is not nearly strong enough in specifying that the Village must acquire the 5% of land for a park. There is a weakness in the statement that will allow you to perhaps go for the cash in lieu of option. In my experience the cash in lieu of never produces enough money to do anything worthwhile and never a good deal for the community. I will also say that putting six small lot residential along McCombs Drive is a big mistake. McCombs Drive is an arterial road in the Village that carries through traffic and will continue to do so and it is not appropriate to have homes and residence on such a street, at the very least you need to make sure the land along McCombs Drive is used in such a way that those houses are sheltered from the ongoing traffic on McCombs Drive. It is not a resident street it is a through street that will continue to have traffic for many years, it is not

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appropriate to open up more housing onto that road as those people will never be happy with the amount of traffic on that road. I believe that you need to consult with highways, you need to revisit the issue of housing on McCombs drive and treat that very much the same as Harrison Lake Estate with a single entrance into a development and the houses has the pleasure of fronting onto a quiet residential street.

Hardy Staub --

Q – My parents purchased their property in 1984. My mother still resides in the home and intends to continue to throughout her life time. This property will be passed down to family in the future. This OCP Amendment (Schedule 1 – F) will change the very character of my mother’s neighbourhood from single family residential to medium family residential. It also envisions in paragraph D in your submission “the change of views in density of the neighbourhood shall respect the character of the single family neighbourhood of the south side of echo avenue.” The question is who called for this? Not the Staub family or any of the surrounding neighbours. It also states that Bear Avenue between Eagle and Spruce Street may be closed. How is my mother going to access her property if this occurs? Our family along with our neighbours are not in favour of this change and I believe it is developer driven. My parents bought their property in 1984 and have lived there ever since. The property directly to the west of us has been empty and neglected the entire time. It has been bought and sold approximately 3 times. This property has been in bad neglect the whole time. The ramped growths of weeds and blackberry bushes have encroached on my parent’s property. Thanks to this Council this was finally removed, the owner was not very cooperative. The property immediately to the East has been a rental house which is not in good shape. Our beliefs is that these properties have been held for one thing only, that is for redevelopment at higher density which means higher profits. When my dad passed away a number of developers have asked if my mother wants to sell and the answer has always been no. The only owner that resides on this base is my mother. I would like to give an example. We had a similar situation in my City. For years and years people moved into White Rock it was on the outskirts of Vancouver, they bought large lots to allow for gardens and fruit trees. As they grow older people approached them to buy their land and promised subdivisions to entice them to leave and sell the property. At that time while I was Mayor I stopped all high density development on one side of the street and my Council at the time was very supportive of it. There are a few things I find missing just from my experience. An OCP is a vision statement for the entire Village it is not just for the people that are within 30 or 40 meters so therefore I must agree with Mr. Allen that he can speak on behalf of the OCP. I am used to that when an OCP is created we put signage up all over the Village to make people aware that there might be a change to the Village. When checking your bylaw this is not required but I think you might consider it in the future. For the reasons stated you are ruining a good neighbourhood of single family residential. You need to preserve what you have and build what you don’t have.

A – this is just to clarify that both neighbourhood plans have already been adopted. The multi family is already in our OCP. We are only talking about the four properties from Spruce to

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Eagle to go from multifamily to single family.

Zolton Kiss – 531 Echo Avenue

Q – About a year ago February when this first came up I had some objections to it and spoke at that time and Council decided that they would engage a Neighbourhood Planning Group 2. We met most of the summer last year and then this neighbourhood planning 2 evolved into I believe Bylaw 961 and became part of the OCP. My main objections were that you were going to tear the heart out of that street and objected to the small lot. As you mentioned offers come in when you look like you might be moving on. My yard has about 9 trees. If I was to ever subdivide with my neighbor we would have about 5 -9 lots. If I was to develop most of the trees in my yard would go. There is tree protection bylaw in effect but if you are a developer it is okay to remove trees. We came to a compromise that the yellow section would be up to spruce. I fought hard to maintain single family on the North side but I was not successful. I also fought hard for the South side which our study group all agreed it could be developed but when Bylaw 961 came out they ignored that and at the West end near the river there is a lot of potential for development and they ignored it. As far as the small lot on Echo and Eagle, duplex zoning in that area would probably allow for 3 or 4. I would prefer if Council would like to allow the study group to discuss this as this was the area the study group was in charge of coming up with a plan. The APC was given a chance to speak on the amendment but the study group did not have that opportunity.

John Allen – 398 Hot Springs Road

Q – I am quite perplexed about this process normally at a Public Hearing you have 3 separate bylaws and 3 separate hearings. I agree with Mr. Staub when you designate an area like this multifamily you are condemning the neighbourhood to be a neighbourhood in transition because people will not invest in their homes they will move away and it will decline for many years until there is a boom in the economy creates the need for high density housing and the bulldozers are going to knock down the old homes so it is a very difficult thing to do to take an old established neighbourhood and say there are going to be apartments and condos here because people there are going to say they do not want to live in the shadows of apartments and condos, why am I here? I have now lost interest in my property. I have not found any of the owners that are in favour of this proposal. I see a number of structural problems with your proposal. You cannot close Bear avenue as it belongs to the residents of Harrison Hot Springs and all of those property owners along Bear Avenue have the right to uninterrupted access to that street unless they specifically sign off and agree to the street being closed. There is a long process in the Statutes that requires their consent by bylaw. If one person doesn't give their consent the street doesn't close. The same thing with Spruce Street which you propose to close and turn the South end of the street into what is supposed to be single family lot but it is really high density. I think that is another problem. I believe if the street were to be closed that area should be a green space park all the way from Lillooet

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Avenue straight to Echo with a pathway on the inside. I don't understand why the designation of single family has to be on the North side of Echo because from what I understand under the current Zoning Bylaw and OCP that is the current designation so perhaps this is completely redundant, I don't really understand. Tonight you also have a bylaw put forward proposing to rezone the corner at the north east junction of eagle and echo to R3. If you start and introduce an R3 zoning here. The R3 zone was never contemplated in the OCP it was a zone that was written to accommodate one project only and that was Kingma for Harrisburg development. Because there was no provision in the OCP or Zoning Bylaw for such a development they wrote a specific bylaw for that property to allow those small homes on bare land strata lots. That is all it was ever intended for it was never intended for R3 to break out of Harrisburg and spread throughout the Village. If you set a precedent because of this bylaw and the other bylaw on the agenda for this evening and re-zone that to R3 I believe what will happen is that all the people there will say great I can then subdivide my land into these R3 zones and the owners will not consent to a street closure but will subdivide the land into two lots to make more money. The two bylaws are going to work against each other if you proceed to adopt them. I do not see this being good for the neighbourhood. If you are going to take and say that within the single family zone of Harrison, R1 is good R2 is ok and now R3 I think that is going to be a dangerous precedent and needs to be reviewed in light of the whole OCP it doesn't need to be brought in and put in this area at the moment because if you do that you will set a legal precedent and it is very hard to refuse the next person an R3 zoning. So I believe that issue like increase densification by adding new creative zones such and R3 needs to be reviewed in the context of an OCP amendment and not this one off spot zoning.

Hardy Staub –

Q – As Mr. Isakov said Bear Avenue was already zoned to, the OCP was changed. I do not recall being aware of a Public Hearing Notice and this is now included in Bylaw 988. There was a letter a couple of years ago making people aware that the area was being looked at for other things. I never heard anything more so many people thought it was dead. I would like to ask of staff officially through Council to obtain the minutes of the Neighbourhood Planning Group 2 meeting.

A – I think Mr. Kiss explained the process the community went through to get to the OCP because it is a blanket OCP it didn't go to individual property owners but notices were in the paper and put on the community board.

Patsy Graham – 366 Pine Avenue

Q – Would like to encourage Council to consider the impact the density change would have on the community. I think it would be very unfortunate to see that character and community atmosphere between Pine and Alder change by increasing density and allowing a lot more houses on that piece of property. It has been used on and off for an RV park. I understand the

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change from the tourism to residential but I strong encourage you that it is done in a way that will establish a quality community and not increase the density and maintain the character that already exists and have none of the lots smaller then what already exists.

John Allen – 398 Hot Springs Road

Q – There are two maps one is marked Appendix A and the other one is Appendix B. Appendix A shows North side of Spruce to Eagle single family and Appendix B North side of Spruce to Eagle is multi family. Why are the two maps contradictory of each other?

A – Appendix A is to show the proposed change.

The Mayor called for a second time for submissions to Council regarding Official Community Plan Amendment Bylaw No. 988, 2011.

The Mayor called for the third and final time for submissions to Council regarding Official Community Plan Amendment Bylaw No. 988, 2011.

Zoning Amendment Bylaw No. 989, 2011

(4)

Community and Economic Development Officer read out the proposed amendment to the Zoning Amendment Bylaw No. 989, 2011 for Council's consideration.

The Mayor reported that there were no submissions.

PUBLIC COMMENTS

The Mayor called for a second time for submissions to Council regarding Zoning Amendment Bylaw No. 989, 2011.

John Allen – 398 Hot Springs Road

Q – Bylaw 989 is a bylaw that rezones the large lot on the corner of Echo and Eagle to an R3 zone. I believe this is a mistake as the R3 zone was made for a specific bare land strata development in the Harrisburg area, the conditions for use have reflected that in such conditions as the setbacks, height, size of lots, size of streets and limited to single family bungalow type homes instead of two story homes. What you are actually doing is taking R3 and removing all of those conditions and I don't actually see what the new conditions are for R3. I cannot even tell from reading this bylaw what the minimum lot sizes are. You are increasing the height which I understand would make these sites eligible for two story homes

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instead of single family homes which might not seem like much but it makes a big difference. We had a bad experience in the corner of Naismith Avenue. They used the maximum allowance in the bylaw and built a fairly ugly 3 story building because it complied with the bylaw. I would hate to see this as one of the prettiest gardens in Harrison is right across the street. While I don't object to small lots as such I think if there is going to be small lots that we don't fall under the trap of allowing a small lot and then a maximum building site that you get in a high density development in the city. This is not the City this is Harrison Hot Springs and we have an expectation that our neighbourhoods will maintain a reasonable space around houses and houses will be in proportion to the size of their lots. I am also concerned that when this was first presented to Council a month ago the proposal was to subdivide into two lots but at the APC meeting I learned there is the possibility of 3 lots that concerns me even more. I am afraid that the bylaw as presented and the explanation does not give me any clear picture in what is intended and doesn't give me the information that I and the neighbours needs to be able to assess if this is a good thing for the neighbourhood. The one thing that bothers me most about these bylaws is that if I was sitting as a member of Council I would be very loath to deal with any bylaw unless it came to me with a recommendation from a professional planner. We don't have that anymore in Harrison. I think it is a great lack and I don't see that as a good way to proceed. If your current planner is not able to serve I would urge you to make sure to get a replacement planner that is actually here and knows the job. I would recommend that you speak to the Regional District who provides a unique planning service and has served the community well for years. If they were doing this they would give us a detailed report explain all the ramifications and tie it back to the OCP and explain the neighbourhood plan. This is just not happening and I believe it is spot zoning.

The Mayor called for the third and final time for submissions to Council regarding Zoning Amendment Bylaw No. 989, 2011.

Zolton Kiss – 531 Echo Avenue

Q – As John Allen stated small lot residential that came before us at the study group and originally that concept was to appease one of my neighbours down the road from me, she wanted to build a cottage it should be interesting to see her build another cottage. It was not meant to apply to multi families. If you remember correctly Council, APC, and the study group we all came to a conclusion that the area that I live on, on Echo would be single family up to Spruce and multifamily everywhere else, not that I agree with that. Now by introducing small lot on the corner of that block you are basically putting all the other houses into a designation of multifamily and small lots will just increase the density and traffic. It would be better if the Neighbourhood planning group 2 would be able to get together and discuss this and has out all these different ideas. When you cut off that chunk of land that could have been made into something up on Lillooet and continue it down, the concept was that if a developer wanted to buy one block then that conceivably could be multi family.

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A – Zoning Amendment Bylaw No 989 is a text amendment for the R3 zone. It does not specify any specific property just re-defines the R3 zone. What the clarification deals with is deleting to reference of strata and higher maximum building height for the buildings.

(5) Zoning Amendment Bylaw No. 990, 2011

Corporate Officer/ Deputy Chief Administrative Officer read out the proposed amendment to the Official Community Plan Amendment Bylaw No. 990, 2011 for Council's consideration.

The Mayor reported that there were no submissions.

PUBLIC COMMENTS

Hardy Staub –

Q – When I inquired this afternoon that empty lot was a large lot I understood the purpose is to make it the same as the single residential lots in this area. Am I mistaken? Because now you are talking about multifamily residential. In the OCP that you have in front of you set on the North side of Eagle that they are all single family residential anyway. When I look at this map it looks like it is being cut in half.

A – I think where the confusion is, is with the colors. That map is a map of the OCP and we are talking about zoning. So what this bylaw refers to is that it is a re-zoning application from an R2 zone to an R3 zone so this will accommodate for up to 3 small single family dwellings.

John Allen – 398 Hot Springs Road

Q – I am confused about this as I do not understand how this is going to make any sense. Let me point out to you that the Amendment which is section 2 of the bylaw “Amendment that the Village of Harrison Hot Springs Zoning Bylaw 672-1996 be amended by: A that the property legally described as Lot B, Plan LMP7279, Section 13 etc. be rezoned as residential 1 small lot R3” now Mr. Mayor the reason you have designations in the zoning bylaw residential 1, residential 2 slightly higher density, as the density increases the number increase R3, R4, R5 as the number goes up it indicates a higher density. So those are exclusive categories of housing and the numbers represent what the density should be so any person looking at the zoning bylaw can quickly say this is R1 low density it moves to R2, R3. You are creating a zone here which is contradictory within itself because it says “be rezoned to residential 1 small lot R3” you have both R1 and R3 in this zone. It has to be either R1 or R3. I am opposed to R3 zoning as it is not appropriate for that street.

A – Residential 1 small lot zone R3 is a current zone right at the moment so we are not

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making a new zone.

The Mayor called for a second time for submissions to Council regarding Zoning Amendment Bylaw No. 990, 2011.

The Mayor called for the third and final time for submissions to Council regarding Zoning Amendment Bylaw No. 990, 2011.

(6) CONCLUSION

The public hearing concluded at 8:09 p.m.

Certified a true and correct copy of the record of the Official Community Plan Amendment Bylaw No. 988, Zoning Amendment Bylaw No.989 and Zoning Amendment Bylaw No. 990 Public Hearing held October 11, 2011 in the Council Chambers, 495 Hot Springs Road, Village of Harrison Hot Springs, BC

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 993

Being a Bylaw authorizing the expenditure of monies in the Parkland Acquisition and Development Reserve Fund

WHEREAS there is an unappropriated balance in the Parkland Acquisition and Development Reserve Fund established under Bylaw No. 856 of One Hundred and Seventeen Thousand Three Hundred and Thirty-Five Dollars (\$117,335) as at December 31, 2010 which amount has been calculated as follows:

Balance in Reserve Fund at December 31, 2010	\$116,021
Add: Interest earnings for current year to October 31, 2011	<u>1,314</u>
Uncommitted balance in Reserve Fund at October 31, 2011	<u>\$117,335</u>

AND WHEREAS: it is deemed desirable to borrow a portion of monies set aside under Bylaw No. 856 for the purposes of early retirement of debt.

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

1. A maximum sum of One-Hundred Thousand Dollars (\$100,000) is hereby appropriated from the Community Amenities Reserve Fund to be expended towards:
 - a. Retirement of issue #75 debt, loan authorization Bylaw No. 769.

2. Should any of the above monies remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the Reserve Fund.

3. The Parkland Acquisition and Development Reserve is to be replenished as follows:

2012	-	\$25,000.00
2013	-	\$25,000.00
2014	-	\$25,000.00
2015	-	\$25,000.00

4. This bylaw may be cited as the "Parkland and Acquisition Reserve Fund Expenditure Bylaw No. 993".

READ FOR A FIRST TIME THIS 23rd DAY OF NOVEMBER, 2011.

READ FOR A SECOND TIME THIS 23rd DAY OF NOVEMBER, 2011.

READ FOR A THIRD TIME AS THIS 23rd DAY OF NOVEMBER, 2011.

ADOPTED THIS DAY OF NOVEMBER, 2011.

Mayor

Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 994

Being a Bylaw authorizing the expenditure of monies in the Community Amenities Reserve Fund

WHEREAS there is an unappropriated balance in the Community Amenities Reserve Fund established under Bylaw No. 633 of Ninety Thousand Eight Hundred and Sixty-Four Dollars (\$90,864) as at December 31, 2010 which amount has been calculated as follows:

Balance in Reserve Fund at December 31, 2010	\$89,904
Add: Interest earnings for current year to October 31, 2011	<u>960</u>
Uncommitted balance in Reserve Fund at October 31, 2011	<u>\$90,864</u>

AND WHEREAS: it is deemed desirable to borrow a portion of monies set aside under Bylaw No. 633 for the purposes of early retirement of debt.

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

1. A maximum sum of Seventy-Five Thousand Dollars (\$75,000) is hereby appropriated from the Community Amenities Reserve Fund to be expended towards:
 - a. Retirement of issue #75 debt, loan authorization Bylaw No. 769.

2. Should any of the above monies remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the Reserve Fund.

3. The Community Amenities Reserve is to be replenished as follows:

2012	-	\$20,000.00
2013	-	\$20,000.00
2014	-	\$20,000.00
2015	-	\$15,000.00

4. This bylaw may be cited as the "Community Amenities Reserve Fund Expenditure Bylaw No. 994".

READ FOR A FIRST TIME THIS 23rd DAY OF NOVEMBER, 2011.

READ FOR A SECOND TIME THIS 23rd DAY OF NOVEMBER, 2011.

READ FOR A THIRD TIME AS THIS 23rd DAY OF NOVEMBER, 2011.

ADOPTED THIS DAY OF NOVEMBER, 2011.

Mayor

Corporate Officer



File: 11250-32/6314.01

Date: November 1, 2011

Dear Stakeholder,

Please be advised that the Harrison West Forest Service Road will be renamed Sts'ailes Forest Service Road (FSR). This name change will be effective mid December 2011.

On May 2, 2011 Sts'ailes (*Stay-ah-less*) officially became the legal name of the former Chehalis Indian Band. In conjunction with the renaming of this First Nation Community, the Ministry of Forests, Lands and Natural Resource Operations agreed to and supported the request to rename the Harrison West FSR to Sts'ailes FSR.

This fall timing is to enable a safe transition when industrial and other traffic is at a seasonal low. Road signage with the new name will be installed concurrently. Kindly forward this message to others within your organizations that may be affected. For information, please visit <http://www.for.gov.bc.ca/dck/>.

Sincerely,

Allan Johnsrude, RPF

Chilliwack District Manager

Ministry of Forests, Lands & Natural Resource Operations



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** November 2, 2011

FROM: Andre Isakov,
Community and Economic Development Officer **FILE:** 1615-01

SUBJECT: Financial Accounting of Parks & Recreation Commission

ISSUE: Parks & Recreation Commission is recommending that Council explore the possibility of allowing groups under the Parks & Recreation Commission umbrella to handle their own finances independently of the Village.

BACKGROUND:

At the October meeting, the Commission passed the following motion:
"THAT the groups that function under the Parks and Recreation Commission will handle their finances on their own effect January 1, 2012."

The community groups that function under the Parks & Recreation Commission umbrella currently manage their cash flow through the Village office general account. This means that all deposits (such as membership fees) and withdrawals for the groups have to be made through the Village by Village staff. The processing of group funds through the Village staff unnecessarily complicates things.


RECOMMENDATION:

THAT Council authorize staff to allow groups under the Parks and Recreation Commission umbrella handle their own finances independently of the Village.

Respectfully submitted for your
consideration;

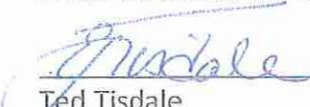
Andre Isakov
Community & Economic Development Officer

DIRECTOR OF FINANCE COMMENTS:



Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Ted Tisdale
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

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

FROM: Andre Isakov,
Community and Economic Development Officer **FILE:** 6520-20-08

SUBJECT: Results of Public Hearing Official Community Plan Bylaw No. 988, 2011

ISSUE:

Official Community Plan Bylaw No. 988, 2011 Public Hearing notes are available for Council's review.

BACKGROUND:

On 11 October 2011, the Public Hearing was held regarding Village of Harrison Hot Springs Official Community Plan Bylaw No. 988, 2011. The Council referred the comments/questions that surfaced at the Hearing to staff for review and comment.

The OCP Bylaw No. 988, 2011 was introduced following the identification of practical amendments to the Pine Avenue Neighbourhood Plan (also known as the "Planning Area 1" and identified as "Schedule 1 – E" within the OCP), and the Echo Avenue and Eagle Street Neighbourhood Plan (also known as the "Planning Area 2" and identified as "Schedule 1 – F"). 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 or 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 inflexible. The amendments are presented as Bylaw No. 988, 2011 (for reference see attached Bylaw No. 864 which is being replaced).

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 McCombs 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 McCombs.

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 Land Use Concept Map.

Attachments:

- 1) Bylaw No. 988, 2011
- 2) Bylaw No. 864, 2007
- 3) Draft Public Hearing Notes of October 11, 2011

SUMMARY OF PUBLIC INFORMATION MEETING:

The draft minutes of the Public Hearing are attached. The following is a summary of the Comments with responses as appropriate.

COMMENT / QUESTION	RESPONSE
Planning Area 1	
Limited land base for tourism is being eroded	Addressed prior to this OCP amendment
Lack of involvement by Regional District	Not required. Consistent with RGS
Need for consultation with Ministry of Transportation	MOT will be consulted at appropriate time
Need for stronger language for 5% park land designation	Will be addressed during subdivision
Opposition to small lots of residential on McCombs	OCP speaks to and supports density increase
Concerns about density and character of the community	OCP speaks to and supports density increase
Planning Area 2	
This will change the character of neighbourhood	OCP does outline neighbourhood changes
Why is this change needed?	Amendments aim at allowing greater flexibility
Concerns about potential Bear Avenue closure	Addressed prior to this OCP amendment
Opposition to development and higher density	OCP speaks to and supports density increase
Lack of signage notifying the public of the OCP changes	All notification protocols were followed
Opposition to development and higher density	OCP speaks to and supports density increase
Concerns about loss of trees in the neighbourhood	Controlled by other Bylaw
Planning Area working group should have more input	No need as amendments are minor in nature
Opposition to development and higher density	OCP speaks to and supports density increase
Concerns about residents being forced to move	Market Driven. No one forced to move
Concerns about Bear Avenue and Spruce Street closures	Addressed prior to this OCP amendment
Need for more park space	Addressed prior to this OCP amendment
Concerns about Appendix B	Revision made

Based on the observations, most of the comments were made in regards to the Neighbourhood Plans in general rather than the amendments that are proposed. Following the Public Hearing the only change to the Bylaw involved the revisions to Appendix B.

The following options are provided for Council's consideration:

Option 1.

Read "OCP Bylaw No. 988, 2011" a fourth and final time.

Option 2.

Request staff to revise the "OCP Bylaw No. 988, 2011";


Option 3.

Decide not to proceed further with "OCP Bylaw No. 988, 2011".

RECOMMENDATION:

THAT "Village of Harrison Hot Springs Official Community Plan Bylaw No. 988, 2011" be read a fourth and final time.

Respectfully submitted for your consideration;




Andre Isakov
Community & Economic Development Officer

DIRECTOR OF FINANCE COMMENTS:



Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



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 12th DAY OF SEPTEMBER, 2011

READ A SECOND TIME THIS 12th DAY OF SEPTEMBER, 2011

A PUBLIC HEARING WAS HELD ON THE 11th DAY OF OCTOBER, 2011

READ A THIRD TIME THIS 11th DAY OF OCTOBER, 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

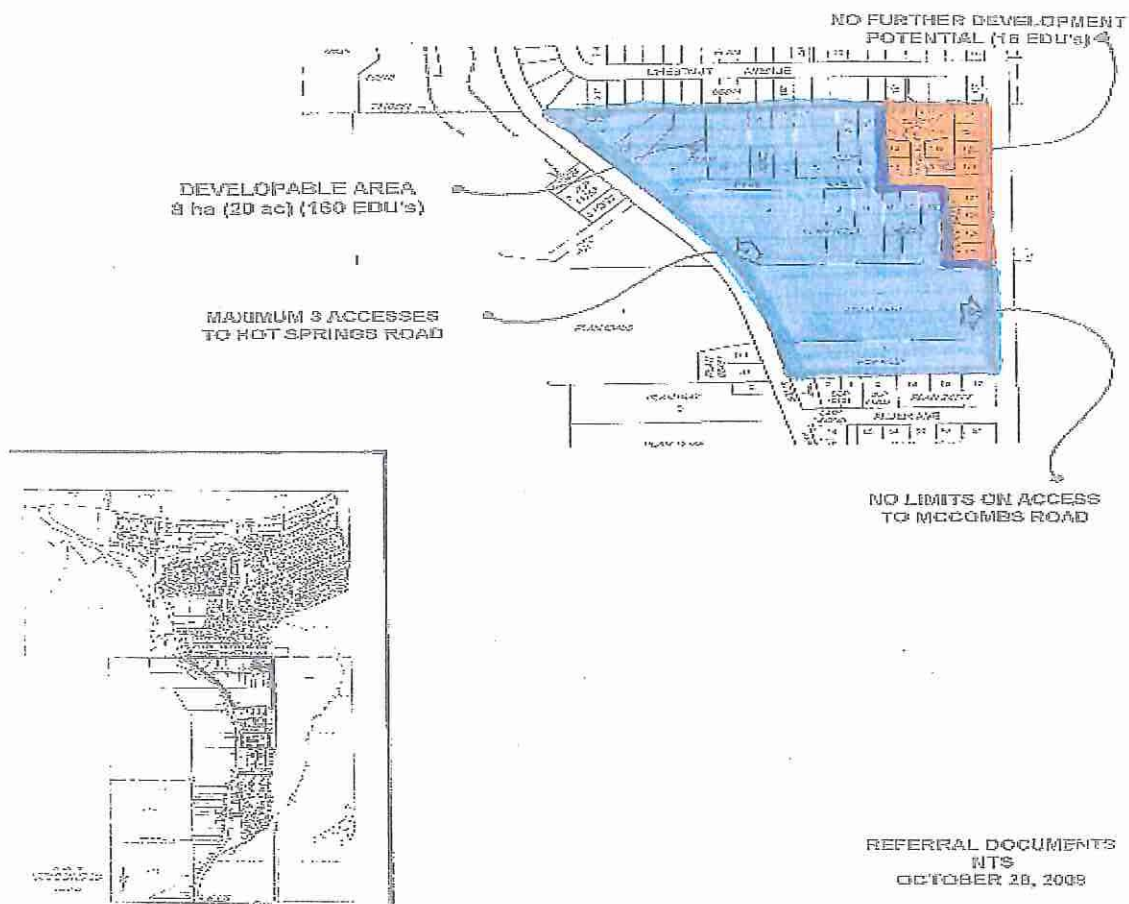
- a) Although Village services are adequate for new development in the planning area, the adequacy of the existing infrastructure to service any new development shall be determined prior to rezoning the lands.
- b) All on site works and upgrading of existing road frontages shall be the responsibility 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

COMMENT / QUESTION	RESPONSE
R3 Zone was designed only for strata development in the Harrisburg area	There is no such limitation in the R3 Zone
Concerns over the increase in maximum height	R3 Zone will have the same height as conventional single family
Opposition to increased density	OCP speaks to and supports such density

Based on the observations, there are no changes that are required to this Zoning Bylaw Amending Bylaw as a result of the Public Hearing.

The following options are provided for Council's consideration:

Option 1.

Read "Zoning Bylaw Amendment Bylaw No. 989, 2011" a fourth and final time.

Option 2.

Request staff to revise the "Zoning Bylaw Amendment Bylaw No. 989, 2011";

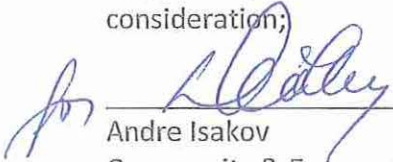
Option 3.

Decide not to proceed further with "Zoning Bylaw Amendment Bylaw No. 989, 2011".

RECOMMENDATION:

THAT "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 989, 2011" be read a fourth and final time.

Respectfully submitted for your consideration;


 Andre Isakov

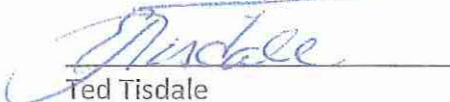
Community & Economic Development Officer

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 12TH DAY OF SEPTEMBER, 2011

READ A SECOND TIME THIS 12TH DAY OF SEPTEMBER, 2011

A PUBLIC HEARING WAS HELD ON THE 11TH DAY OF OCTOBER, 2011

READ A THIRD TIME THIS 11TH DAY OF OCTOBER, 2011

ADOPTED THIS DAY OF , 2011

Mayor

Corporate Officer





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** November 8, 2011
FROM: Andre Isakov, **FILE:** 3360-20-19
Community and Economic Development Officer

SUBJECT: Results of Public Hearing Zoning Amendment Bylaw No. 990, 2011

ISSUE:

The Public Hearing notes for the Zoning Bylaw No. 990, 2011 are available for Council's review.

BACKGROUND:

On 11 October 2011, the Public Hearing was held regarding the Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 990, 2011. The Council referred the comments/ questions that surfaced at the Hearing to staff for review and comment.

This Zoning Amendment Bylaw came as a result of the development application from Steven Jacobi and Diane Jacobi (property owners) 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 up to three small lot single family dwellings. The subject property is outlined in the Bylaw. The subject property is 0.318 ac/0.129Hect/13,860 SqFt/ 1,288SqM.

Attachments:

- 1) Bylaw No. 990, 2011
- 2) Bylaw No. 672, 1996
- 3) Draft Public Hearing Notes of October 11, 2011

SUMMARY OF PUBLIC INFORMATION MEETING:

The draft minutes of the Public Hearing are attached. The following is a summary of the Comments with responses as appropriate.

COMMENT / QUESTION	RESPONSE
Confusion over the naming of the Zone as "Residential One (Small Lot) Zone (R3)"	Zone name is correct

Based on the observations, there are no changes that are required to this Zoning Bylaw Amending Bylaw as a result of the Public Hearing. The naming of the Zone as "Residential One (Small Lot) Zone (R3)" is confusing but it is correct, staff are planning to clarify the title of the Zone during the review process of the Zoning Bylaws.

The following options are provided for Council's consideration:

Option 1.

Read "Zoning Bylaw Amendment Bylaw No. 990, 2011" a fourth and final time.

Option 2.

Request staff to revise the "Zoning Bylaw Amendment Bylaw No. 990, 2011";

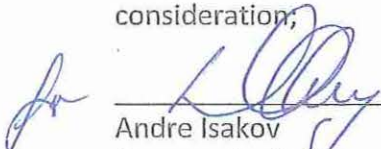
Option 3.

Decide not to proceed further with "Zoning Bylaw Amendment Bylaw No. 990, 2011".

RECOMMENDATION:

THAT "Village of Harrison Hot Springs Zoning Amendment Bylaw No. 990, 2011" be read a fourth and final time.

Respectfully submitted for your consideration;



 Andre Isakov
 Community & 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 12th DAY OF SEPTEMBER, 2011

READ A SECOND TIME THIS 12TH DAY OF SEPTEMBER, 2011

A PUBLIC HEARING WAS HELD ON THE 11th DAY OF OCTOBER, 2011

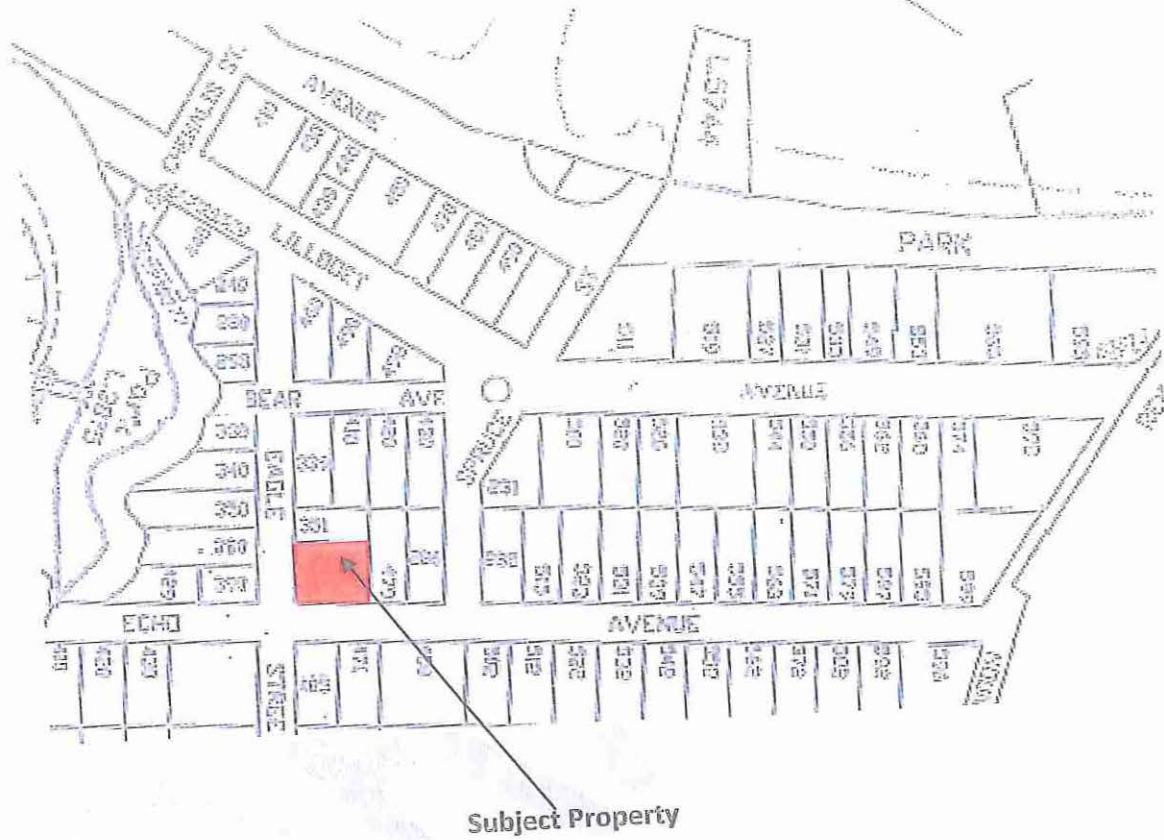
READ A THIRD TIME THIS 11th DAY OF OCTOBER, 2011

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)


Spartan Chassis, as identified in the Chief's email, is that it is a more reliable unit offering larger cabin space.

If Council chooses to reject the proposal and re-issue the Request for Proposals, HUB advised that their next bid may be higher because the chassis is American built and is based on the American dollar. As the American dollar gains strength they would anticipate that a price increase of \$20 – 50,000.00 would be expected.

Hub confirms that the current price they have submitted of \$342,491.00 is confirmed for forty-five (45) days from the date it was issued, October 27, 2011.

RECOMMENDATION:

Respectfully submitted for your consideration;



Ted Tisdale
Chief Administrative Officer

DIRECTOR OF FINANCE COMMENTS:



Dale Courtice
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:

Ted Tisdale
Chief Administrative Officer

HARRISON HOT SPRINGS

Naturally Refreshed

Ted Tisdale
Chief Administrative Officer

Municipal Office:
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From: Labossiere Don (PAC) [<mailto:Don.Labossiere@CSC-SCC.GC.CA>]
Sent: November-17-11 8:58 AM
To: cao
Cc: Harrison Hot Springs Fire Department
Subject: FW: Bid

Hi Ted,

Here is another opinion supporting the value for our money. Are you going to share this information with Council or should I be?

For your consideration,

Don

From: Dave Mitchell [<mailto:dwmitchell@telus.net>]
Sent: Wednesday, November 16, 2011 7:00 PM
To: Labossiere Don (PAC); 'Chief DM Labossiere@HHSFD'
Cc: Dave Mitchell
Subject: Bid

Don:

Maybe the last word...this from Geoff Lake the retired Deputy Chief at Richmond Fire who also works with us. In his time as the admin deputy, he spec'd a couple of fire halls and quite a bit of apparatus. His comments were:

I've had a quick peruse of the spec and overall it looks like they're getting a pretty basic but complete pumper. The Spartan chassis they've picked is the basis model with not lot of bells and whistles.

Couple of minor points that are probably more personal choice than anything else:

1. They are painting the rollup doors (aluminum) – I'd just have them as polished aluminum doors.
2. Pg 19 – Tow Hooks – have no rated capacity.
3. Just my opinion – but I'd have a trash-line plumbed and mounted in the front bumper.
4. Also I didn't see any auto-ex – hydraulic pump etc. although I may have missed it.

Price wise they are definitely in the ball park. \$340K including a Spartan chassis is a pretty good price. They could probably save \$40-\$50K by going with a conventional chassis but the Spartan is a nice piece of work. I know when talking to Jack in Shuswap (now Vernon) he was getting basis pumpers for between \$275-\$300K.

Just by way of comparison, I think the last pumper I spec'd out for Richmond came in at about \$700K.

At that price though it's a first line municipal pumper.

Dave Mitchell, 604-812-8951
dwmitchell@telus.net

From: Dave Mitchell [<mailto:dwmitchell@telus.net>]
Sent: November-16-11 7:25 AM
To: Labossiere Don (PAC); 'Chief DM Labossiere@HHSFD'
Cc: Dave Mitchell
Subject: Bid

Don:

Looks like good value there; my colleague the ex-fleet manager for Vancouver Fire suggests you get Hub to clarify that the unit meets standards as follows:

“...there should be wording stating the unit meets/exceed all of the applicable NFPA 1901 2009 and ULC 515-4 standards.”

Hub certainly makes a good truck and the Spartan chassis is preferred to a Freightliner....we don't have any concerns, so long as it meets your stated requirements when you talked with them. If the Village can live with the price you should be happy. Nice as well that it will be quite similar to many others in the region.

Cheers,

Dave Mitchell, 604-812-8951
dwmitchell@telus.net



Harrison Hot Springs Fire Department

P.O. BOX 160, 555 HOT SPRINGS ROAD, HARRISON HOT SPRINGS, B.C. V0M1K0

November 15, 2011

Mayor and Council
Village of Harrison Hot Springs
495 Hot Springs Rd.
Harrison Hot Springs, B.C.
V0M 1K0

Dear Mayor and Council,

At our meeting in September, you had authorized me to obtain bids regarding the purchase of a new fire truck.

I have been diligently researching the truck market for 6 months, and requested three Companies to bid on our new truck. At the present time, there was only one bid which was returned that will fit our budgetary and operational needs. The other two Companies did not return a bid; one because they did not have their computer system working and the other because they believed the Tender document was targeted towards their competitor.

There is already \$350,000.00 in the Fire Department 2011 budget to acquire a new truck.

Council needs to make the fire truck purchase a high priority as the current E-11 has reached its 20 year life span for a lead engine.

The Fire Departments overall goal is to reduce liability. This truck should be purchased in order to reduce liability and maintain acceptable levels of firefighter and public safety.

Mr. Dave Mitchell reviewed the tender document and agrees with me that we are receiving a good value for our money.

In closing, I recommend Council purchase the Spartan Fire Engine from Hub Fire trucks for the amount of \$344,000.00. If you have any questions, please do not hesitate to contact me. Your interest and support for increased levels of public safety and fire protection are greatly appreciated by the Harrison Hot Springs Fire Department.

Respectfully submitted,

Don Labossiere
Fire Chief
Harrison Hot Springs

