



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

ADVISORY PLANNING COMMISSION MEETING

DATE: June 13, 2013
TIME: 2:00 p.m.
LOCATION: Council Chambers, 495 Hot Springs Road, Harrison Hot Springs

1. CALL TO ORDER		
	(a)	Meeting called to order by the Chair
2. INTRODUCTION OF LATE ITEMS		
	(a)	
3. APPROVAL OF AGENDA		
	(a)	
4. ADOPTION OF MINUTES		
	(a)	Advisory Planning Meeting Minutes of March 27, 2013
5. ITEMS FOR DISCUSSION		
	(a)	OCP Amendment and Rezoning Application – District Lot 5031, Group 1, NWLD
6. ADJOURNMENT		



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

DATE: March 27, 2013
TIME: 2:00 p.m.
PLACE: Council Chambers,
495 Hot Springs Road, Harrison Hot Springs

IN ATTENDANCE:

Danny Crowell, Chair
Brian Bignell
Sigrid Borchert
Freddy Marks
Frank Peters
Andrew Baziuk

Andre Isakov, Manager of Planning and
Community Services
Ian Crane, Manager of Development
Services

Recording Secretary Krystal Sobie

ABSENT:

1.

CALL TO ORDER

The Chair called the meeting to order at 2:04 p.m.

2.

LATE ITEMS

3.

APPROVAL OF AGENDA

Moved by Frank Peters

Seconded by Brian Bignell

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**

4.

ADOPTION OF MINUTES

Moved by Sigrid Borchert

Seconded by Frank Peters

THAT the Advisory Planning Minutes of February 12, 2013 be
adopted.

**CARRIED
UNANIMOUSLY**

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MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
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DELEGATIONS/PETITIONS

None.

5.

CHAIRPERSON REPORT

6.

ITEMS FOR DISCUSSION

Village Core
Revitalization Tax
Exemption Bylaw

Andre Isakov, Manager of Planning and Community Services provided the Commission with a power point presentation outlining the Village Core Revitalization Tax Exemption Bylaw.

Andrew Baziuk suggested that a façade renovation should have a lower amount than \$200,000.00. If older buildings put money into a renovation it may not increase the assessed value significantly. Andre Isakov, Manager of Planning and Community Services commented that there has been discussion to implement a façade program but this would be separate from the Village Core Revitalization Tax Exemption Bylaw.

Sigrid Borchert asked if there were going to be design guidelines implemented. Andre Isakov, Manager of Planning and Community Services noted that Design Guidelines are outlined in the OCP.

The Commission discussed whether 398 Hot Springs Road and the lands next to the Village office should be included into the Village Core Revitalization Exemption Bylaw.

Moved by Freddy Marks

Seconded by Frank Peters

THAT Council consider the Revitalization Area outlined within Schedule "A" Village Core Revitalization Exemption Bylaw be expanded to include the property located at 398 Hot Springs Road.

**CARRIED
UNANIMOUSLY**

Moved by Sigrid Borchert

Seconded by Frank Peters

THAT Council consider the implementation of a façade improvement program.

CARRIED

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UNANIMOUSLY

Moved by Freddy Marks
Seconded by Frank Peters

THAT the Advisory Planning Commission supports in principle The Village Core Revitalization Exemption Bylaw.

**CARRIED
UNANIMOUSLY**

7. ADJOURNMENT

Moved by Frank Peters
Seconded by Sigrid Borchert

THAT the meeting be adjourned at 2:54 p.m.

**CARRIED
UNANIMOUSLY**

Danny Crowell
Chair

Krystal Sobie
Recorder





June 6, 2013

File: 3360-20-22/
6520-20-11

Advisory Planning Commission

Dear Sirs/Madams:

**Subject: OCP AMENDMENT AND REZONING APPLICATION – District Lot 5031, Group 1,
New Westminister Land District, PID: 002-410-257**

The Village of Harrison Hot Springs is currently reviewing and discussing Official Community Plan (OCP) Amendment Bylaw No. 1035, 2013 and Zoning Bylaw Amendment Bylaw No. 1036, 2013. At the Regular Council meeting of June 3, 2013 Council passed the following resolution:

THAT Official Community Plan Amendment Bylaw No. 1035, 2013 be read for a first time;

AND THAT Zoning Bylaw Amendment No. 1036, 2013 be read a first time;

AND FURTHER THAT Official Community Plan Amendment Bylaw No. 1035, 2013 and Zoning Bylaw Amendment Bylaw No. 1036, 2013 be referred to:

- a) The Village Engineer;*
- b) The Fire Chief;*
- c) The Advisory Planning Commission;*
- d) The Ministry of Transportation and Infrastructure;*
- e) The School District; and*
- f) The Fraser Valley Regional District.*

for comment pursuant to the consultation requirements of Section 879 of the Local Government Act prior to the bylaws being considered for second reading.

The bylaw proposes the rezoning of the property legally described as District Lot 5031, Group 1, New Westminister Land District, and PID: 002-410-257 in Harrison Hot Springs from Marina Commercial (C6) to Comprehensive Development Zone 4 (CD-4).



The proposal seeks to amend the OCP and rezone the property in question in order to facilitate a comprehensive development that could include a marine with up to 15 floating homes; two condominium buildings with 51 multi-family units, 892 m² of commercial/office space, 233 m² of restaurant space, and 232 m² of communal amenity space.

We enclose for your information the proposed OCP Amendment Bylaw No. 1035, 2013 and Zoning Bylaw Amendment Bylaw No. 1036, 2013 which includes the map outlining the site location as well as the Comprehensive Development Plan for the site. Please provide our office with any input or concerns you may have with respect to the proposed development.

If you should have any questions or concern please do not hesitate to contact Andre Isakov, Manager of Planning and Community Services.

Kind Regards,



Andre Isakov
Manager of Planning and Community Services

ks/
enclosure

**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. 1035, 2013".

II. TEXT AMENDMENT

A. That Table 1: Future Land Use Designation of the Village of Harrison Hot Springs Official Community Plan No. 864 (page 25), be amended with a replacement of the Lakeshore Marine Tourist Commercial section as follows:

TABLE 1: FUTURE LAND USE DESIGNATIONS

Purpose	Rationale	Future Land Use Permitted
Lakeshore Marine Tourist Commercial To develop an area of marine-oriented tourism with residential as well as public use components and pedestrian connections to Esplanade Avenue.	This area is the main focus of boating and moorage activities for the village. It has the potential for a mixture of residential, public, recreation and marine tourism uses on lakeshore lands adjacent to Rockwell Drive.	Marinas, restaurants, related retail services and other uses permitted in the C-6 and P-1 zones and as prescribed within the Zoning Bylaw, with provisions for small hotel or residential development.

- B. That Section 4.2.4 Lakeshore Marine Tourist Commercial Area of the Village of Harrison Hot Springs Official Community Plan No. 864 (page 32), be amended with a replacement section as follows:

4.3.4 Lakeshore Marine Tourist Commercial Area

Within this area, a range of marine-oriented tourism uses such as marinas, restaurants, retail services, small hotels or residential developments are permitted. This development provides for 'marina accommodation' that caters to the boating tourist, boating residential tourist, and recreational development. Hotels or residential developments integrated with marina operations may be considered. Public community space and a public community facility are to be encouraged within this area.

The Lakeshore Marine Tourist Commercial area is located within Development Permit Area Number 1. In addition to consideration of the Development Permit guidelines set out in 4.4, special attention in Development Permits for this area will be applied to pedestrian accessibility to the lakefront area and connection to the pedestrian promenade along the remainder of the lakefront as described in Section 4.3.1 above.

Developments within this area are required to consult, and obtain all applicable approvals, with appropriate Provincial and Federal Government Agencies.

Re-designation Criteria

Proposals for redesignation of the Lakeshore Marine Tourist Commercial area to Waterfront Commercial by application for Plan amendment will be considered by Council on the basis of the following:

- a) A study by a qualified geotechnical engineer confirms acceptability of the proposed commercial development within the area proposed for re-designation with regard to natural hazards;
- b) A study by a qualified traffic engineer confirms suitability of the site for the proposed estimated traffic volumes and parking requirements and provides a conceptual design with regard to safe access and egress from Highway 9;
- c) The Ministry of Highways endorses in principle the proposed re-designation with regard to effects on Highway 9;
- d) A study by a qualified professional biologist confirms that the proposed commercial development will have no significant adverse impact on fish habitat and such uses are acceptable in principle to the Department of Fisheries and Oceans and the B.C. Ministry of Environment;
- e) Conceptual design of proposed development outlining building siting, form and character and landscaping and the manner in which the development will be consistent with the objectives of the Lakeshore Development Permit Area 1;

- f) A study by a qualified engineer assessing the implications of re-designation for upgrading sewer and water services to serve the proposed commercial land uses;
- g) Proponents of the re-designation consult with property owners in the Waterfront Commercial Area and with the District of Kent and provide a report to Council on the views of those consulted; and
- h) Consideration of submissions to a public hearing on the proposed amendment of the Official Community Plan.

IV. READINGS AND ADOPTION

READ A FIRST TIME THIS 3rd DAY OF JUNE, 2013

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2013

READ A SECOND TIME THIS DAY OF , 2013

READ A THIRD TIME THIS DAY OF , 2013

ADOPTED THIS DAY OF , 2013

Mayor

Corporate Officer



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1036**

**A bylaw to amend Village of Harrison Hot Springs
Zoning Bylaw 1020, 2012**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1020, 2012, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted January 7th, 2013;

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. 1036, 2013**".

II. TEXT AMENDMENT

That the Village of Harrison Hot Springs Zoning Bylaw Number 1020, 2012, be amended by:

- A. Inserting the following new sub-section: "VI. 4). (9) Comprehensive Development Zone 4 – CD-4"; and
- B. Inserting the above sub-section within the Table of Contents.

"VI. 4). (9) COMPREHENSIVE DEVELOPMENT ZONE 4 – CD-4

.1) Intent

This zone is intended to provide for a marine-oriented development. The development is to feature space for marina boat moorage, multi-unit dwellings, restaurants, recreational and public amenities, and related retail services on the property legally described as District Lot 5031, Group 1, New Westminster Land District, PID 002-410-257, containing about 7,568 m² of land-area (upland), and Block A of District Lot 7211, Group 1, New Westminster Land District, containing about 4.3 hectares of waterlot (waterlot lease 232640).

.2) Permitted Uses

The following uses and no others are permitted in the CD-4 zone:

Principal Uses

- .1 Marina;
- .2 Multi-family dwellings;
- .3 Public community facility.

Accessory Uses

- .1 Offices (maximum 900 m² in combination with retail stores);
- .2 Restaurants and Retail space (maximum 1000 m²);
- .3 Home Occupations;
- .4 Parking areas and Parking garage;
- .5 Marina fuel sales and services (maximum 1);
- .6 Indoor recreation facilities;
- .7 Outdoor recreation facilities;
- .8 Entertainment facilities;
- .9 Floating homes (maximum 15 units).

.3) Conditions on Use

- .1 All permitted uses shall be connected to the Village of Harrison Hot Springs community water system and sanitary sewer system.
- .2 Multi-family dwellings use must:
 - (a) Be located above the first floor;
 - (b) Have entrances leading directly to the street and the separate entrances shall be divided from other uses by walls;
 - (c) Provide common amenity areas of no less than 225 m²;
 - (d) Provide private amenity areas of no less than 10 m² for each dwelling unit.

.4) Regulations

On a *parcel* zoned CD-4, no *building or structure* will be constructed, located or altered and no plan of subdivision will be approved which contravenes the regulations set out in the following table in which Column I sets out the matter to be regulated and Column II sets out the regulations

COLUMN I	COLUMN II
Minimum <i>Lot Size</i>	2200 m ²
Minimum <i>Setback</i> <ul style="list-style-type: none"> • <i>front parcel line</i> • <i>interior parcel line</i> • <i>exterior parcel line</i> • <i>rear parcel line</i> 	3 metres 1.2 metres 3 metres 2.5 metres
Maximum <i>Residential Density</i>	100 units per hectare
<i>Accessory Building and Structures Minimum Setback</i> <ul style="list-style-type: none"> • <i>front parcel line</i> • <i>side parcel line</i> • <i>rear parcel line</i> 	3 metres 3 metres 2 metres
Maximum <i>Lot Coverage</i>	50%
Maximum <i>Building Height</i>	7 storeys or 30 metres, whichever is lesser
<i>Parking and Loading</i>	1.5 spaces per multi-family unit 1 space per floating home 1 space per 30 m ² of office/retail space 1 space per 16 m ² of restaurant space 1 space per 3 berths in the marina

4 Community Amenities

On a parcel zoned CD-4, no building or structure shall be constructed until the following community amenity has been provided to the Village:

1. the offered \$375,000.00 community amenity contribution as outlined within the Development Agreement;
2. the offered easement on Block A of District Lot 7211, Group 1, New Westminster Land District waterlot to facilitate access and moorage for Block D of District Lot 5784 and 7211, Group 1, New Westminster District waterlot as outlined within the Development Agreement.

5 Comprehensive Development Plan

On a parcel zoned CD-4, no building or structure shall be constructed, located or altered and no plan of subdivision approved which is not generally in accordance with the Comprehensive Development Plan which forms an integral component of this zone as Schedule 1.

II. MAP AMENDMENT

- A. That Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, be amended by rezoning the property located on property legally described as District Lot 5031, Group 1, New Westminster Land District, PID 002-410-257 (upland) and Block A of District Lot 7211, Group 1, New Westminster Land District (waterlot lease 232640), and as outlined in heavy black outline and cross-hatched on Schedule 2 of this Bylaw, from the **Marine Commercial (C-6)** to **Comprehensive Development Zone 4 (CD-4)**.
- B. That the map appended hereto designated as Schedule 2 showing such amendment is an integral part of this Bylaw.

III. READINGS AND ADOPTION

READ A FIRST TIME THIS 3rd DAY OF JUNE, 2013.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2013.

READ A SECOND TIME THIS _____ DAY OF _____, 2013.

READ A THIRD TIME THIS _____ DAY OF _____, 2013.

ADOPTED THIS _____ DAY OF _____, 2013.

Mayor

Corporate Officer

Schedule 1 of Bylaw 1036 Comprehensive Development Plan



SCHEDULE 1 OF BYLAW 1036 COMPREHENSIVE DEVELOPMENT PLAN



PROPOSED FLOATING HOMES
72m WIDE x 317m LONG
(35 TOTAL)

HARSON
YACHT CLUB

PROPOSED
BOARDWALK TO
TOWN

LOT A
0.53 HECTARE
123 PARKING STALLS
(INCL. 54 PARKADE)

LOT B
0.22 HECTARE
3 PARKING STALLS

ROCKWELL DRIVE

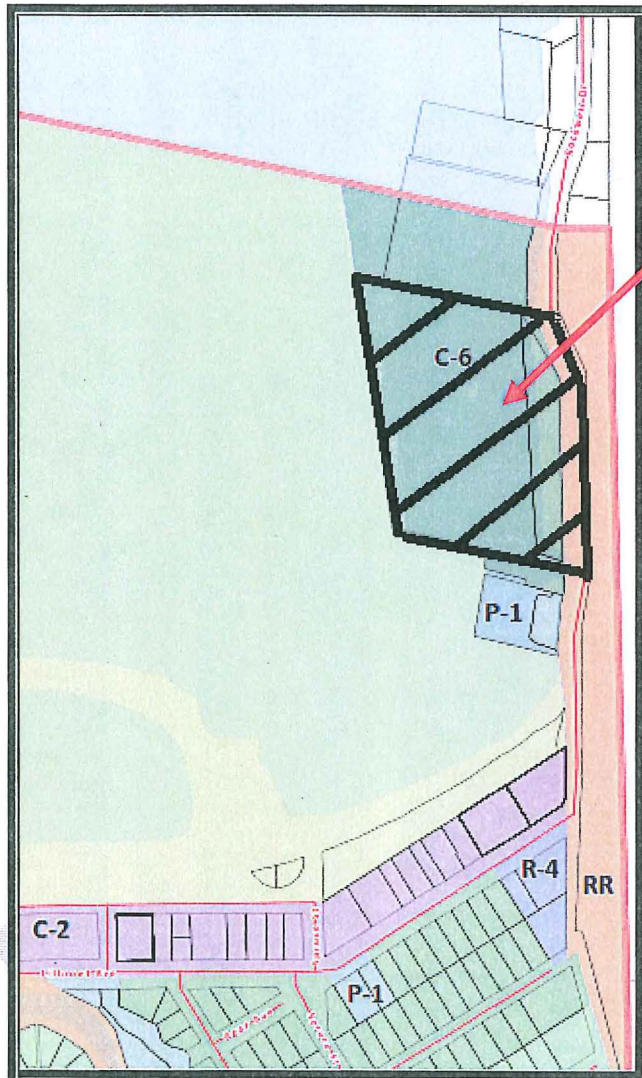
- 3.5 STOREY BUILDING (2 CONCRETE + 3 WOOD)
- 1 STOREY PARKING AT GRADE
- 5 STOREY RESIDENTIAL CONDOS 240 (8/14/24)
- 2 STOREY CENTER SECTION (0 CONCRETE + 1 WOOD)
- 1 STOREY PARKING AT GRADE
- 1.5 STOREY RESTAURANT (332.25M²)
- 230 20M² AVENUE AREA ABOVE

- 3.5 STOREY BUILDING (2 CONCRETE + 3 WOOD)
- 1 STOREY PARKING AT GRADE
- 1 STOREY COMMERCIAL (201.27 M²)
- 4 STOREY RESIDENTIAL CONDOS 240 (8/14/24)
- 1 STOREY RESIDENTIAL LUXURY HOMES 3, 6222.5M²

SITE PLAN

1:1000

Schedule 2 of Bylaw 1036



Marine Commercial (C-6) to
Comprehensive Development
Zone 4 (CD-4)

