



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

ADVISORY PLANNING COMMISSION MEETING

DATE: October 1, 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 June 13, 2013

5. ITEMS FOR DISCUSSION

(a) Rezoning Application – 571 Echo Avenue

6. ADJOURNMENT

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

DATE: June 13, 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 2:01 p.m.

2. **LATE ITEMS**

- Sasquatch Days - Camping

3. **APPROVAL OF AGENDA**

Moved by Andrew Baziuk
Seconded by Freddy Marks

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**

4. **ADOPTION OF MINUTES**

Moved by Freddy Marks
Seconded by Sigrid Borchert

THAT the Advisory Planning Commission Minutes of March 27, 2013
be adopted.

**CARRIED
UNANIMOUSLY**

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CARRIED
UNANIMOUSLY

DELEGATIONS/PETITIONS

None.

5.

CHAIRPERSON REPORT

6.

ITEMS FOR DISCUSSION

OCP Amendment
and Rezoning
Application – District
Lot 5031, Group 1,
NWLD

Andre Isakov, Manager of Planning and Community Services provided the Commission with the background of the OCP and Zoning Amendments that were given first reading at the Regular Council Meeting of June 3, 2013 and were referred to the Commission for comments.

There was concern regarding the increase in multifamily housing as it does not conform with the OCP.

The Commission noted that the parking requirement should be increased.

The Commission would like to see the hotel component kept in as it provides the developer with further options.

Moved by Freddy Marks
Seconded by Frank Peters

THAT the Commission supports Official Community Plan Bylaw No. 1035, 2013 as presented.

CARRIED
UNANIMOUSLY

Moved by Freddy Marks
Seconded by Frank Peters

THAT the Commission supports Zoning Amendment Bylaw No. 1036, 2013 as presented.

CARRIED
UNANIMOUSLY

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Sasquatch Days -
Camping

There was concern raised due to the camping that took place on Village property during Sasquatch Days which took away business from local campgrounds.

Andre Isakov, Manager of Planning and Community Services provided the background for the reason of the exemption.

7.

ADJOURNMENT

Moved by Sigrid Borchert
Seconded by Freddy Marks

THAT the meeting be adjourned at 2:55 p.m.

**CARRIED
UNANIMOUSLY**

Danny Crowell
Chair

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** August 20, 2013
FROM: Ian Crane, CAO **FILE:** 3360-20-23
SUBJECT: Rezoning Application – 571 Echo Avenue

BACKGROUND:

The Village has received an application from Lois Home to rezone a property located at 571 Echo Avenue from R-1 (Low Density Residential) to R-3 (Residential Small Lot Zone) to facilitate a two lot single family subdivision. The subject property is outlined below.

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.

Attachments:

1. Village of Harrison Hot Springs Zoning Amendment Bylaw 1043;
2. Sustainable Harrison Strategic Question Assessment for the Rezoning Application.

The following options are provided for Council's consideration:

Option 1

THAT Zoning Amendment Bylaw No. 1043, 2013 be read a first and second time and authorize the scheduling of a public hearing for October 7, 2013; and

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

Option 2

Decide not to proceed further with Rezoning Application.

RECOMMENDATION:

THAT Zoning Amendment Bylaw No. 1043, 2013 be read a first and second time and authorize the scheduling of a public hearing for October 7, 2013; and

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

Respectfully submitted for your consideration;

CHIEF ADMINISTRATIVE OFFICER



Ian Crane
Chief Administrative Officer

**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:

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 1043, 2013**".

MAP AMENDMENT

2. That:
 - (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, be amended by rezoning the lands located at 571 Echo Avenue, legally described as Parcel A (H62901E) Lot 15, Block 5, Section 13, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plant 251, outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Low Density Residential (Conventional Lot) – R-1** zone to **Low Density Residential 3 (Small Lot) – R-3** zone; and,
 - (b) the map appended hereto designated as Schedule 1 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS 9th DAY OF SEPTEMBER, 2013

READ A SECOND TIME THIS 9th DAY OF SEPTEMBER, 2013

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2013

READ A THIRD TIME THIS DAY OF , 2013

ADOPTED THIS DAY OF , 2013

Mayor

Corporate Officer

SustainableHarrison Strategic Question Assessment

1. Does the project move Harrison toward our shared Vision of Success ?

This project is most directly associated with moving Harrison toward which of the following Community Priorities?

- Enriching Community Life Ensuring Economic Viability
 Enhancing the Visitor Experience Protecting the Environment *choose all that apply

Which Descriptions of Success most strongly support the implementation of your proposed project:

Buildings and Sites 1st Statement

A diverse mix and adequate supply of housing provides livable options for residents of all ages, incomes and needs.

Land Use and Natural Areas 4th Statement

Compact, livable and mixed-use development is promoted and supported.

Buildings and Sites 1st Statement

A diverse mix and adequate supply of housing provides livable options for residents of all ages, incomes and needs.

Which Descriptions of Success potentially conflict with the implementation of your proposed project:

n/a 1st Statement

n/a

n/a Select DOS Statement

n/a

n/a Select DOS Statement

n/a

Descriptions of Success - Reference Links


Arts, Culture, Recreation & Leisure	DOS
Buildings and Sites	DOS
Economy and Tourism	DOS
Education, Health & Social Services	DOS
Energy, Waste and Water Systems	DOS


Food	DOS
Land Use and Natural Areas	DOS
Transportation and Mobility	DOS


Are there potential mitigations for these apparent conflicts? Yes No


This project does not have any foreseen conflicts with the Descriptions of Success, thus there is no need to take action to mitigate.

2. Does the project move Harrison toward our Sustainability Objectives?

- 

To **reduce**, and eventually eliminate Harrison's contribution to the systematic increase in the build up of **substances taken from the earth's crust**. Examples away
- 

To **reduce**, and eventually eliminate Harrison's contribution to the systematic increase in the build up of **substances produced by society**. Examples toward slowly
- 

To **reduce**, and eventually eliminate Harrison's contribution to the systematic **degradation of natural systems by physical means**. Examples toward slowly
- 

To **reduce**, and eventually eliminate Harrison's contribution to systematically increasing **barriers that undermine people's ability to meet their needs**. Examples toward slowly

3. Does the project ensure flexibility for further movement toward SustainableHarrison?

This proposal encourages in-fill and small lot development.

4. Does the project ensure that financial resources are applied strategically?

If possible, place a value on the increased level of service that this project would provide to residents, businesses and institutions e.g. what are they willing to pay for it through fees or taxes? \$ n/a

Will the project reduce/increase current operating or maintenance expenses? Estimate the annual savings or costs (-) \$ n/a

Considering new revenue/savings and additional operational costs /savings what is the approximate simple pay-back period on the invested capital? n/a

Are there other justifications for this project being considered a particularly good financial investment? e.g. ROI, IRR, mandatory for compliance etc.

The development will result in DCC revenue and ongoing tax revenue for the community.

Given the long-term costs/savings, revenue streams and enduring benefits associated with the proposed project, please confirm whether or not you feel that the proposed concept is a good use of limited financial resources:

Yes No