



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## ADVISORY PLANNING COMMISSION MEETING

**Date:** Monday, February 22, 2016  
**Time:** 2:00 p.m.  
**Location:** Council Chambers, 495 Hot Springs Road  
 Harrison Hot Springs, British Columbia

<b>1. CALL TO ORDER</b>	
Meeting called to order by the Chair.	
<b>2. INTRODUCTION OF LATE ITEMS</b>	
<b>3. APPROVAL OF AGENDA</b>	
<b>4. ADOPTION OF MINUTES</b>	
(a) THAT the Minutes of the Advisory Planning Commission Meeting held on September 17, 2015 be adopted.	Item 4(a) Page 1
<b>5. ITEMS FOR DISCUSSION</b>	
(a) Report of Manager of Development and Community Services – January 12, 2016 Re: Rezoning Application for 853 Hot Springs Road	Item 5(a) Page 3
(b) Report of Manager of Development and Community Services – February 10, 2016 Re: Official Community Plan text amendment for Tourist Commercial Land Use Designation	Item 5(b) Page 9
(c) Report of Manager of Development and Community Services – February 10, 2016 Re: Zoning Bylaw Amendment for 798 & 750 Hot Springs Road	Item 5(c) Page 17
<b>6. ADJOURNMENT</b>	

VILLAGE OF HARRISON HOT SPRINGS  
ADVISORY PLANNING COMMISSION MEETING

DATE: September 17, 2015  
TIME: 2:00 p.m.  
PLACE: Council Chambers  
495 Hot Springs Road  
Harrison Hot Springs, BC

IN ATTENDANCE: Donna Cooney  
Freddy Marks  
Terry Mitchell  
Frank Peters  
Brian Williams

Chief Administrative Officer/CO, Debra Key  
Manager of Development and Community Services, Lisa Grant

ABSENT:

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

The Corporate Officer called the meeting to order at 2:00 p.m.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Donna Cooney  
Seconded by Brian Williams

THAT the agenda be approved.

CARRIED  
UNANIMOUSLY

4. ADOPTION OF MINUTES

None

5. ITEMS FOR DISCUSSION

Election of Chair

Moved by Donna Cooney  
Seconded by Frank Peters

THAT Freddy Marks be elected as chair of the Advisory Planning Commission.

CARRIED  
UNANIMOUSLY 1

Village of Harrison Hot Springs  
Minutes of the Advisory Planning Commission Meeting  
September 17, 2015

**Review of Council Procedure Bylaw**

The CAO/Corporate Officer reviewed the Council Procedure Bylaw with the Advisory Planning Commission and discussed key points of the Bylaw.

**Review of Advisory Planning Commission Bylaw**

The CAO/Corporate Officer reviewed the Advisory Planning Commission Bylaw provisions with the Commission members.

**Overview of land use policy issues – Lisa Grant, Manager of Development and Community Services**

The Manager of Development and Community Services provided a PowerPoint Presentation with an overview of land use and planning, key Village Bylaws, Provincial Legislation, the role of the APC on land use matters and differences between an Official Community Plan and Zoning Bylaw.

*Frank Peters excused himself from Council Chambers at 3:00 p.m.*

6.

**ADJOURNMENT**

**Moved by Brian Williams**  
**Seconded by Terry Mitchell**

THAT the meeting be adjourned at 3:02 p.m.

**CARRIED  
UNANIMOUSLY**

\_\_\_\_\_  
Freddy Marks  
Chair

\_\_\_\_\_  
Debra Key  
Corporate Officer

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
January 18, 2016

**Report of Deputy Chief Administrative Officer/Corporate Officer –  
December 21, 2015**

Re: Animal Control and Licence Repeal Bylaw No. 1078, 2016  
Amendment to Bylaw Notice Enforcement Bylaw No. 855

**Moved by Councillor Buckley**  
**Seconded by Councillor Piper**

THAT "Animal Control and Licence Repeal Bylaw No. 1078, 2016" be given introduction and three readings; and

THAT "Bylaw Notice Enforcement Amendment Bylaw 1079, 2016" be given introduction and three readings.

**CARRIED  
UNANIMOUSLY**

**Report of Manager of Development and Community Services – January  
12, 2016**

Re: Rezoning Application for 853 Hot Springs Road

**Moved by Councillor Reverse**  
**Seconded by Councillor Hansen**

THAT Zoning Amendment Bylaw No. 1076, 2016 be read first and second time and authorize the scheduling of a public hearing; and

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

**CARRIED  
UNANIMOUSLY**

14.

**QUESTIONS FROM THE PUBLIC**

Q: Regarding the building inspection – since I've been in the Village, the garbage collection has gone out, the boat launch has gone out, the dog patrol has now gone out and now the building inspection services have gone out, but I am not seeing any reductions in office staff.

A: There has been a reduction in office staff.

Q: I noticed at one of the other meetings that dog control takes up 23% of bylaw's time. Will bylaws hours be reduced by 23%?

A: This is under review.



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** January 12, 2016  
**FROM:** Lisa Grant **FILE:** 3360-20-0115  
Manager of Development and Community Services  
**SUBJECT:** Rezoning Application for 853 Hot Springs Road

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#### **ISSUE:**

The property owner has applied to rezone the property from a commercial use to a single family residential use.

#### **BACKGROUND:**

The Village has received an application to rezone a property located at 853 Hot Springs Road. A location map is provided in Attachment A. The subject property is a 0.28 ha (0.7 acre) flat rectangular shaped property. Until recently, the property was used as an automotive repair shop. The property is now vacant and the property owner wishes to rezone it to facilitate single family residential use.

The property is currently zoned C-8 Service Station pursuant to "Village of Harrison Hot Springs Zoning Bylaw No. 1020, 2012". The Official Community Plan designates the subject property as Low Density Residential Area that allows for single family and duplexes to a maximum density of 20 units per hectare (8 units per acre).

#### **DISCUSSION:**

The applicant is proposing to rezone the property to R-3 Low Density Residential 3 (Small Lot). As mentioned above, the property is currently zoned for a commercial use, specifically, service station use. The Official Community Plan designates the property for residential use, although a policy does recognize that a commercial use was existing at the time the OCP was adopted. The applicant is seeking an R-3 zone that would facilitate a future subdivision of up to six lots.

#### *Environmental Management Act, Contaminated Sites Regulation*

The Contaminated Sites Regulation requires that when a property owner proposes to rezone, demolish/decommission, or sell a property with a commercial or industrial land use a contaminated site profile is required. In the case of the subject property, the owner submitted a contaminated site profile to the Village, which was forwarded to the Ministry of Environment for their consideration. While further investigation may

be required, the Ministry of Environment has advised the Village that we may proceed with the rezoning application at this time.

*Consistency with the OCP*

Section 884(2)(b) requires that a zoning bylaw amendment must be consistent with the Official Community Plan. The proposed zoning amendment is consistent with the OCP policy framework in the following ways:

- Consistent with the development concept in section 3.1, which envisions low density residential use in the central and southern portions of the Village.
- Consistent with the land use designation 'low density residential area'.
- The rezoning facilitates the efficient redevelopment of the property.
- The rezoning does not cause any displacement of current residents.
- The R-3 zone is consistent with the density prescribed in the 'low density residential area' land use designation.
- The rezoning is consistent with project growth as outlined in Section 3.2 Growth Management Strategy.

**Attachments:**

Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1076, 2016;

*Options:*

Option 1

THAT Zoning Amendment Bylaw No. 1076, 2016 be read first and second time and authorize the scheduling of a public hearing; and

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

Option 2

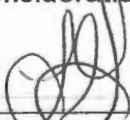
Decide not to proceed with the Rezoning Application.

**RECOMMENDATION:**

THAT Zoning Amendment Bylaw No. 1076, 2016 be read first and second time and authorize the scheduling of a public hearing; and

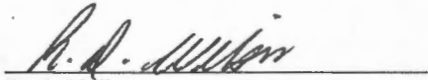
THAT the application be referred to the Advisory Planning Commission for review and comment.

Respectfully submitted for your consideration;



\_\_\_\_\_  
Lisa Grant  
Manager of Development and Community Services

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**



*Bob Wilson*

Bob Wilson  
Interim Chief Administrative Officer



**HARRISON HOT SPRINGS**

*Naturally Refreshed*

**VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1076**

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

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**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. 1076, 2016**".

**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 853 Hot Springs Road, legally described as Lot 53 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 52361 (PID 004-306-996), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Service Station Commercial C-8** 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 DAY OF , 2016

READ A SECOND TIME THIS DAY OF , 2016

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2016

READ A THIRD TIME THIS DAY OF , 2016

ADOPTED THIS DAY OF , 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Bylaw No. 1076, 2016  
Schedule 1



Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
February 15, 2016

13.

**BYLAWS**

**Report of Manager of Development and Community Services - February 10, 2016**

Re: Official Community Plan text amendment for Tourist Commercial Land Use Designation

**Moved by Councillor Reyerse**  
**Seconded by Councillor Piper**

THAT first reading be given to "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1080, 2016";

THAT Council consider the consultation strategy in the staff reported dated February 10, 2016 as appropriate for consultation with persons, organizations and authorities for that will be affected by Official Community Plan Amendment Bylaw No. 1080, 2016 pursuant to Section 475 of the Local Government Act;

THAT Council consider that opportunities for early and on-going consultation with regard to the Official Community Plan amendment are not required or necessary; and

THAT the applicant host a public open house and provide feedback to Council in the form of a report prior to the scheduling of a public hearing.

**CARRIED  
UNANIMOUSLY**

**Report of Manager of Development and Community Services – February 10, 2016**

Re: Zoning Bylaw Amendment for 798 & 750 Hot Springs Road

**Moved by Councillor Reyerse**  
**Seconded by Councillor Piper**

THAT Zoning Amendment Bylaw No. 1081, 2016 be read a first time and authorize the scheduling of a public hearing; and

THAT the application be referred to the Advisory Planning Commission, Fraser Valley Regional District, School District, Ministry of Transportation and Infrastructure, Village Engineer, Deputy Financial Officer and the Chief Administrative Officer, and the Fire Chief for review and comment; and

FURTHER THAT the applicant host a public open house and report back to Council prior to the scheduling of a public hearing.

**CARRIED  
UNANIMOUSLY**



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** February 10, 2016

**FROM:** Lisa Grant **FILE:** 6520-20-OCP01/14  
Manager of Development and 6520-20-OCP02/14  
Community Services

**SUBJECT:** Official Community Plan text amendment for Tourist Commercial  
Land Use Designation

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**ISSUE:**

To allow resort residential uses in the Tourist Commercial land use designation.

**BACKGROUND:**

In the fall of 2014, staff presented a report to Council concerning two applications for development for properties in the Tourist Commercial land use designation by the Official Community Plan. At that time, the applicants were considering medium density residential use. Staff felt at that time, a local area study should be undertaken to determine if residential use should be contemplated in this land use designation.

Since this resolution has passed, the applicants have revised their applications to shift towards a resort residential use that would allow for small cabins or park models to be constructed and maintain a tourist/recreational component through on-site amenities.

In addition to the revised applications, staff has reviewed the lands in the tourist commercial land use designation. In total there are 14 properties. The table below describes the current uses and parcels sizes. A map showing the Tourist Commercial Area is provided in Attachment A:

## Current uses

	Total number of lots	Total land area	Current uses
Small lots (under 0.4 ha/1 acre)	5	0.5 ha (1.4 acres)	Single family dwellings
Large lots – Residential Use	3	3 ha (7.56 acres)	Single family dwelling use, lots are long and narrow with a watercourse at the back of the property.
Large lots/ Campgrounds	4	9.7 ha (24 acres)	Large lots with campgrounds/ RV sites.
Large lots - Vacant	2	4.3 ha (10.82 acres)	2 large lots. One is an abandoned mini golf site; the other property is a vacant treed lot.

*Future Opportunities*

The OCP provides guidance for future land uses. The Tourist Commercial designation permits tourist accommodation uses these include: hotels, resorts, motels and motor hotels, campgrounds and holiday parks. These uses allow for a variety of tourism accommodation. While the OCP does not offer a definition of these uses, the Zoning Bylaw provides some guidance; specifically, the zoning bylaw offers definitions of holiday parks and campgrounds. Both of these uses are aimed at recreational vehicles.

**DISCUSSION:***Local Area Plan*

In the fall of 2014, the two property owners submitted applications proposing to amend the OCP to permit multi-family residential. However, over the past year, the applicants have revised their applications to allow a 'fixed roof' resort use (small cabins).

When the Village received these applications, a recommendation was passed by Council to undertake a local area study. The OCP provides guidance for the introduction of residential use into the Tourist Commercial area. As part of staff's review of these lands, it was determined two large parcels exist with development potential. The other remaining lots are either developed and used for a tourist commercial use or are used for single family residential use with a parcel sizes of approximately 2.6 acres. All of which may have limiting physical constraints. When examining the available lands and the new development proposals, staff was satisfied that a local area plan was not required and that issues could be addressed through the OCP amendment process.

*Proposed OCP Text Amendment (Resort Residential)*

The proponent is proposing small cabins or park models as an alternative type of accommodation use. Currently in the Village we allow cottages as a form of temporary accommodation use, and longer term use (recreation sites) that permit recreation vehicles and offering on-site amenities. These uses allow for longer term use and are often owned as a second property/recreation property.

In recent years, there has been a shift in the market for a 'fixed' roof recreation site. This allows for a small cabin rather than a recreational vehicle unit to be occupied. These developments provide on-site amenities. The overall square footage is approximately 55 m<sup>2</sup> (600 ft<sup>2</sup>), significantly less than a single family home. Typically this use is referred to as 'resort residential use' because of the fixed roof component and the on-site amenities. It is not a residential development due to the size of the cabin and availability of amenities and missing components like garages. In many ways the addition of resort residential use is an extension of the current uses permitted in the Tourist Commercial land use designation. This amendment would maintain the general character of the Tourist Commercial land use designation.

*Proposed Consultation Strategy*

Section 475 of the *Local Government Act* provides direction when an OCP is being amended. The following is required to be considered by Council:

1. Whether consultation should be early and on-going;
2. Whether consultation is required with:
  - a. Board of a Regional District in which the plan area is located or an adjacent Regional District,
  - b. Council of any municipality that is adjacent to the plan area;
  - c. First Nations;
  - d. School District Boards, greater boards, and improvement district boards; and,
  - e. Provincial and Federal Governments and their agencies.

The above consultation captures development of an OCP, major and minor amendments to OCPs. In regards to this proposed OCP amendment, staff considers amending Bylaw No 1080, 2016 minor in nature. Therefore, the following is proposed for the consultation strategy:

- The application be referred to the Advisory Planning Commission, Village Engineer (CTQ), Deputy Financial Officer, and the Fire Chief for consideration and comment;
- A referral be sent to the following pursuant to Section 475 of the *Local Government Act*:
  - Fraser Valley Regional District
  - Ministry of Transportation and Infrastructure
  - School District

*Next Steps*

If the proposed that OCP Amendment Bylaw No. 1080, 2016 be given first reading, a referral will be sent Ministry of Transportation and Infrastructure, Fraser Valley Regional District, and CTQ. Moreover, the application will be referred to the Advisory Planning Commission. Once the referrals are received and comments from the APC, a public hearing will be scheduled.

Should Council deem it necessary, they can pass a resolution that the proponent will host an open house to gain input from residents located on the west side of Hot Springs Road and prepare a report to Council for consideration. While the OCP does provide guidance for public engagement in the Tourist Commercial Designation, this is for proposals that would allow residential use. The proposed OCP amendment will allow resort residential which continues the tourist use but allowing fixed roof buildings. Similar to other campgrounds and holiday parks, on-site amenities will be provided.

*Attachments*

Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1080, 2016;

*Options:*Option 1

THAT first reading be given to "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1080, 2016";

THAT Council consider the consultation strategy in the staff reported dated February 10, 2016 as appropriate for consultation with persons, organizations and authorities for that will be affected by Official Community Plan Amendment Bylaw No. 1080, 2016 pursuant to Section 475 of the Local Government Act;

THAT Council consider that opportunities for early and on-going consultation with regard to the Official Community Plan amendment are not required or necessary.

Option 2

THAT first reading be given to "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1080, 2016";

THAT Council consider the consultation strategy in the staff reported dated February 10, 2016 as appropriate for consultation with persons, organizations and authorities for that will be affected by Official Community Plan Amendment Bylaw No. 1080, 2016 pursuant to Section 475 of the Local Government Act;

THAT Council consider that opportunities for early and on-going consultation with regard to the Official Community Plan amendment are not required or necessary; and

THAT the applicant host a public open house and provide feedback to Council in the form of a report prior to the scheduling of a public hearing.

Option 3

Decide not to proceed with the OCP amendment application.

**RECOMMENDATION:**

THAT first reading be given to "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1080, 2016";

THAT Council consider the consultation strategy in the staff reported dated February 10, 2016 as appropriate for consultation with persons, organizations and authorities for that will be affected by Official Community Plan Amendment Bylaw No. 1080, 2016 pursuant to Section 475 of the Local Government Act;

THAT Council consider that opportunities for early and on-going consultation with regard to the Official Community Plan amendment are not required or necessary.

Respectfully submitted for your consideration;




\_\_\_\_\_  
Lisa Grant  
Manager of Development and Community Services

**DIRECTOR OF FINANCE COMMENTS:**

\_\_\_\_\_  
Tracey Jones  
Deputy Financial Officer

**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**

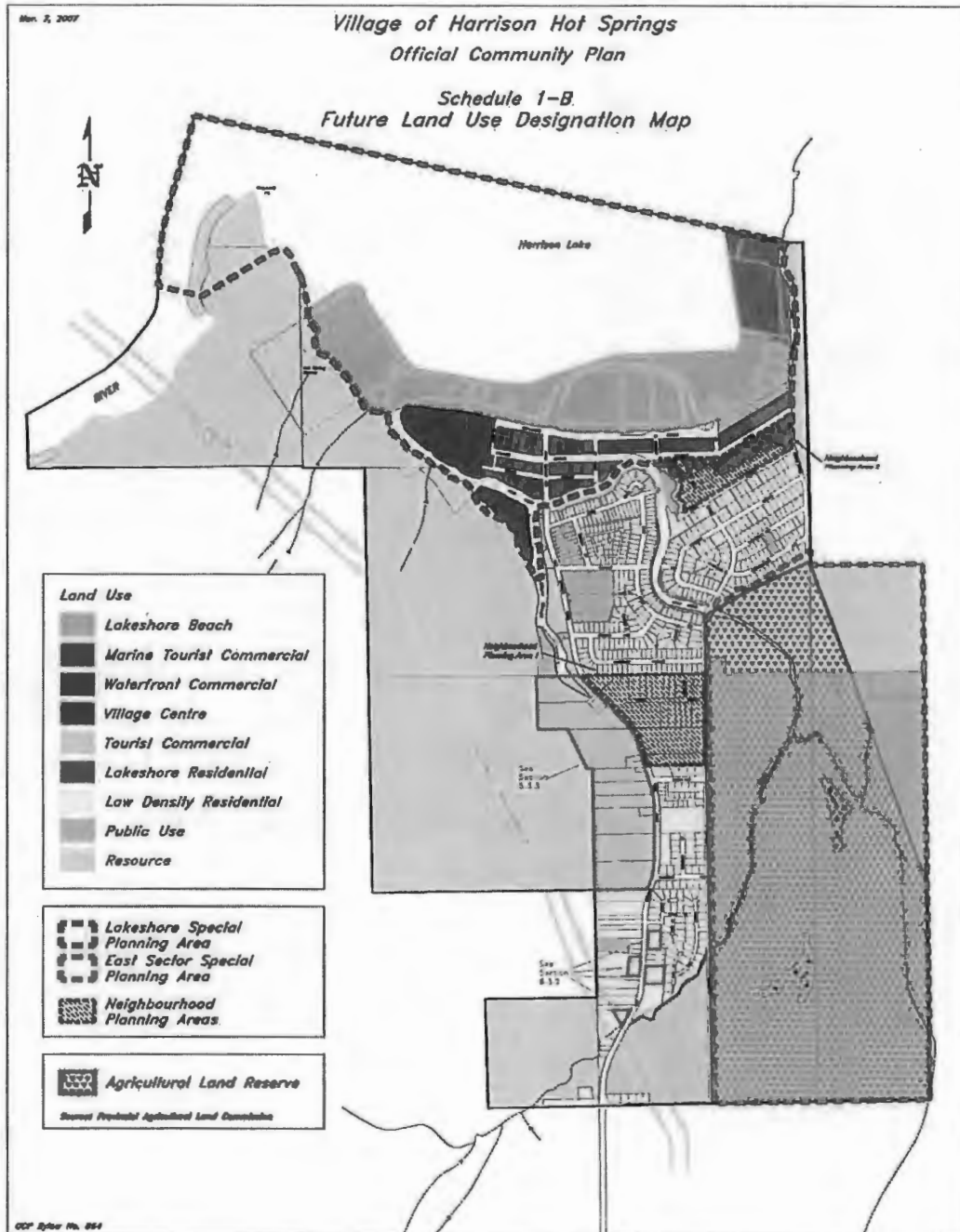


\_\_\_\_\_  
Debra Key  
Deputy Chief Administrative Officer/Corporate Officer

# ATTACHMENT A LOCATION MAP

arch 13, 2007 - OCP

## SCHEDULE 1-B – FUTURE LAND USE DESIGNATION MAP



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

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**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. 1080, 2016".

**II. TEXT AMENDMENT**

A. That Schedule 1-A, the Official Community Plan Text of the Village of Harrison Hot Springs Official Community No. 864, be amended by including the following bullet to:

1. Section 5.3.3 - "Resort Residential Use."

**IV. READINGS AND ADOPTION**

READ A FIRST TIME THIS            DAY OF            , 2016

READ A SECOND TIME THIS        DAY OF            , 2016

A PUBLIC HEARING WAS HELD ON THE            DAY OF            , 2016

READ A THIRD TIME THIS        DAY OF            , 2016

ADOPTED THIS            DAY OF            , 2016

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Mayor

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Corporate Officer

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
February 15, 2016

13.

**BYLAWS**

**Report of Manager of Development and Community Services - February 10, 2016**

Re: Official Community Plan text amendment for Tourist Commercial Land Use Designation

**Moved by Councillor Reyerse**  
**Seconded by Councillor Piper**

THAT first reading be given to "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 1080, 2016";

THAT Council consider the consultation strategy in the staff reported dated February 10, 2016 as appropriate for consultation with persons, organizations and authorities for that will be affected by Official Community Plan Amendment Bylaw No. 1080, 2016 pursuant to Section 475 of the Local Government Act;

THAT Council consider that opportunities for early and on-going consultation with regard to the Official Community Plan amendment are not required or necessary; and

THAT the applicant host a public open house and provide feedback to Council in the form of a report prior to the scheduling of a public hearing.

**CARRIED  
UNANIMOUSLY**

**Report of Manager of Development and Community Services – February 10, 2016**

Re: Zoning Bylaw Amendment for 798 & 750 Hot Springs Road

**Moved by Councillor Reyerse**  
**Seconded by Councillor Piper**

THAT Zoning Amendment Bylaw No. 1081, 2016 be read a first time and authorize the scheduling of a public hearing; and

THAT the application be referred to the Advisory Planning Commission, Fraser Valley Regional District, School District, Ministry of Transportation and Infrastructure, Village Engineer, Deputy Financial Officer and the Chief Administrative Officer, and the Fire Chief for review and comment; and

FURTHER THAT the applicant host a public open house and report back to Council prior to the scheduling of a public hearing.

**CARRIED  
UNANIMOUSLY**



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** February 10, 2016

**FROM:** Lisa Grant **FILE:** 3360-20-Z01/14  
Manager of Development and 3360-20-Z02/14  
Community Services

**SUBJECT:** Zoning Bylaw Amendment for 798 & 750 Hot Springs Road

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#### ISSUE:

An application to rezone properties located at 798 and 750 Hot Springs Road from C-5 to CD-5 to permit a resort residential use.

#### BACKGROUND:

The property owners of 798 Hot Springs Road and 750 Hot Springs Road have applied to rezone their properties to allow a "Private Resort Development". A location map is provided in Attachment A. This application forms part of a proposed Official Community Plan bylaw amendment and would facilitate a resort use permitting cabins or other 'fixed roof' dwellings. It is similar to a holiday park or RV Park by which individuals purchase a strata lot which is typically used on a seasonal basis and provides on-site recreation amenities that help create a self-contained resort-feeling.

The subject properties are currently zoned Tourist Commercial C-5. The C-5 zone allows for campgrounds and hotels/motels. However, the zone does not permit resort residential use. The proposed resort residential use is quite similar to existing developments in this area. The proposed use is also similar to a holiday park use permitted in the C-7 Zone. Below is the definition of a Holiday Park:

*"means an area of land operated and maintained for the purpose of providing 2 or more recreational vehicle spaces, together with ancillary, common leisure and service facilities for the exclusive use of the owners or occupiers of the recreational vehicle-spaces; does not include a manufactured home park, motel, campground, or a group camp."*

While this definition is similar to the proposed use, the fixed roof nature of the structures is the primary differing aspect.

In addition the properties are designated as Tourist Commercial by the OCP. While the land use designation generally support campgrounds and holidays parks, to ensure the proposed zoning is consistent with the OCP, a minor amendment is proposed to the OCP. This is being dealt with in Bylaw 1080, 2016.

Both properties are located in environmental and geotechnical development permit areas. The OCP provides guidance for the portion of the properties located in the area potentially subject to hazardous conditions. According to the OCP, a 20 m wide run-out zone is located at the toe of the slope. At this time the proposals are located outside of this run-out zone area. Should a development permit be required, it can be obtained at the time of subdivision.

Both property owners have completed preliminary overview of the environmental constraints and established a streamside protection areas. The streamside protection and enhancement area is approximately 10 m from the top of the bank. This small watercourse is located near the toe of the slope. The proposed development will be located outside of this area. Should a Riparian Area Regulation Approval be required it will be obtained at the time of subdivision.

#### **DISCUSSION:**

##### *Proposed Use*

Bylaw 1081, 2016 is proposing a private resort residential development. It has the following definition:

**“Private Resort Residential Development** means a bare land strata title subdivision pursuant to the Condominium Act, consisting of five or more one-family residential strata lots or holiday, summer or seasonal home strata lots, and containing associated resort and recreational amenity facilitates for the use of the residents of the development operation or in planned phases according to a unified design theme, and which contains no other land.”

This will facilitate a private resort residential use that is self-contained and includes the on-site amenities. These amenities may include clubhouses or recreational buildings, outdoor recreational facilities such as tennis courts, swimming pools, picnic sites, trails, open parks area and natural habitat areas.

##### *Density*

The applicant is proposing to create 40 strata lots on 798 Hot Springs Road and 48 strata lots on 750 Hot Springs Road. This is a proposed density of 50 units per hectare which is consistent with the existing C-5 Zone that the subject properties are currently zoned. As illustrated on Attachment B, the concept plan shows the clustering of lots on eastern portion of the properties away from the sloped lands and watercourse.

Bylaw 1081, 2016 would allow lots with a minimum size of 130 m<sup>2</sup>, this is consistent with the resort residential nature of the proposed use. The small lot sizes are reflective of the recreational nature of the development, similar to campsites and park model lots. The development concept proposes lots that range from 135m<sup>2</sup> to 196 m<sup>2</sup>.

*Form and Character*

Bylaw 1081, 2016 would allow for park model trailers or modular built cabins. These units would be approximately 55 m<sup>2</sup> (600 ft<sup>2</sup>) in size. Attachment C provides samples of potential units. The concept is to have small cabin-like development that provides ample outdoor space and on-site amenities. These units would be significantly smaller than a traditional single family home due to the recreational nature of the use.

*Amenity Contribution*

Policy 2.10 Development guides amenity contributions and identifies potential projects. These projects include:

- Expansion/Improvement of the Public Beachfront
- Public Safety Equipment and Facilities
- Community Hall
- Trail Systems
- Others

The applicant has proposed an amenity contribution of \$650.00 per unit. Therefore, 798 Hot Springs Road would provide an amenity contribution of \$26,000 and 750 Hot Springs Road would provide an amenity contribution of \$31,200. If this contribution is acceptable, a development agreement would be drafted.

As noted in the policy, the Deputy Financial Officer and Chief Administrative Officer review and evaluate amenity contribution proposals in the context of the identified framework. Therefore, prior to the public hearing, the above proposed contribution will be referred to the Deputy Financial Officer and Chief Administrative Officer.

In regards to projects, the applicant is satisfied to provide the contribution to one of the above identified projects.

*Consistency with OCP*

To ensure Bylaw 1081, 2016 is consistent with the OCP, a minor amendment is being proposed that would allow for resort residential use in the Tourist Commercial Land Use Designation.

*Next Steps*

Unlike an OCP amendment, the *Local Government Act* does not require consultation to be considered of whether early and on-going consultation is required. However, a public hearing is required. Because this application forms part of an OCP amendment, it is proposed that consultation will be the same as that identified in the report titled "Official Community Plan text amendment for Tourist Commercial Land Use Designation". This will include a referral to the Advisory Planning Commission, Fraser Valley Regional District, Ministry of Transportation and Infrastructure, School District, Village Engineer and the Fire Chief.

*Attachments:*

Village of Harrison Hot Springs Zoning Bylaw Amendment No. 1081, 2016

*Options:*

Option 1

THAT Zoning Amendment Bylaw No. 1081, 2016 be read a first time and authorize the scheduling of a public hearing; and

THAT the application be referred to the Advisory Planning Commission, Fraser Valley Regional District, School District, Ministry of Transportation and Infrastructure, Village Engineer, Deputy Financial Officer, Chief Administrative Officer, and the Fire Chief for review and comment.

Option 2

THAT Zoning Amendment Bylaw No. 1081, 2016 be read a first time and authorize the scheduling of a public hearing; and

THAT the application be referred to the Advisory Planning Commission, Fraser Valley Regional District, School District, Ministry of Transportation and Infrastructure, Village Engineer, Deputy Financial Officer and the Chief Administrative Officer, and the Fire Chief for review and comment; and

FURTHER THAT the applicant host a public open house and report back to Council prior to the scheduling of a public hearing.

Option 3

Decide not to proceed with the Rezoning Application.

**RECOMMENDATION:**

THAT Zoning Amendment Bylaw No. 1081, 2016 be read a first time and authorize the scheduling of a public hearing; and

THAT the application be referred to the Advisory Planning Commission, Fraser Valley Regional District, School District, Ministry of Transportation and Infrastructure, Village Engineer, Deputy Financial Officer, Chief Administrative Officer, and the Fire Chief for review and comment.

Respectfully submitted for your consideration;



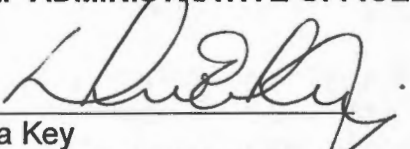
\_\_\_\_\_  
Lisa Grant  
Manager of Development and Community Services

**DIRECTOR OF FINANCE COMMENTS:**

---

Tracey Jones  
Deputy Financial Officers

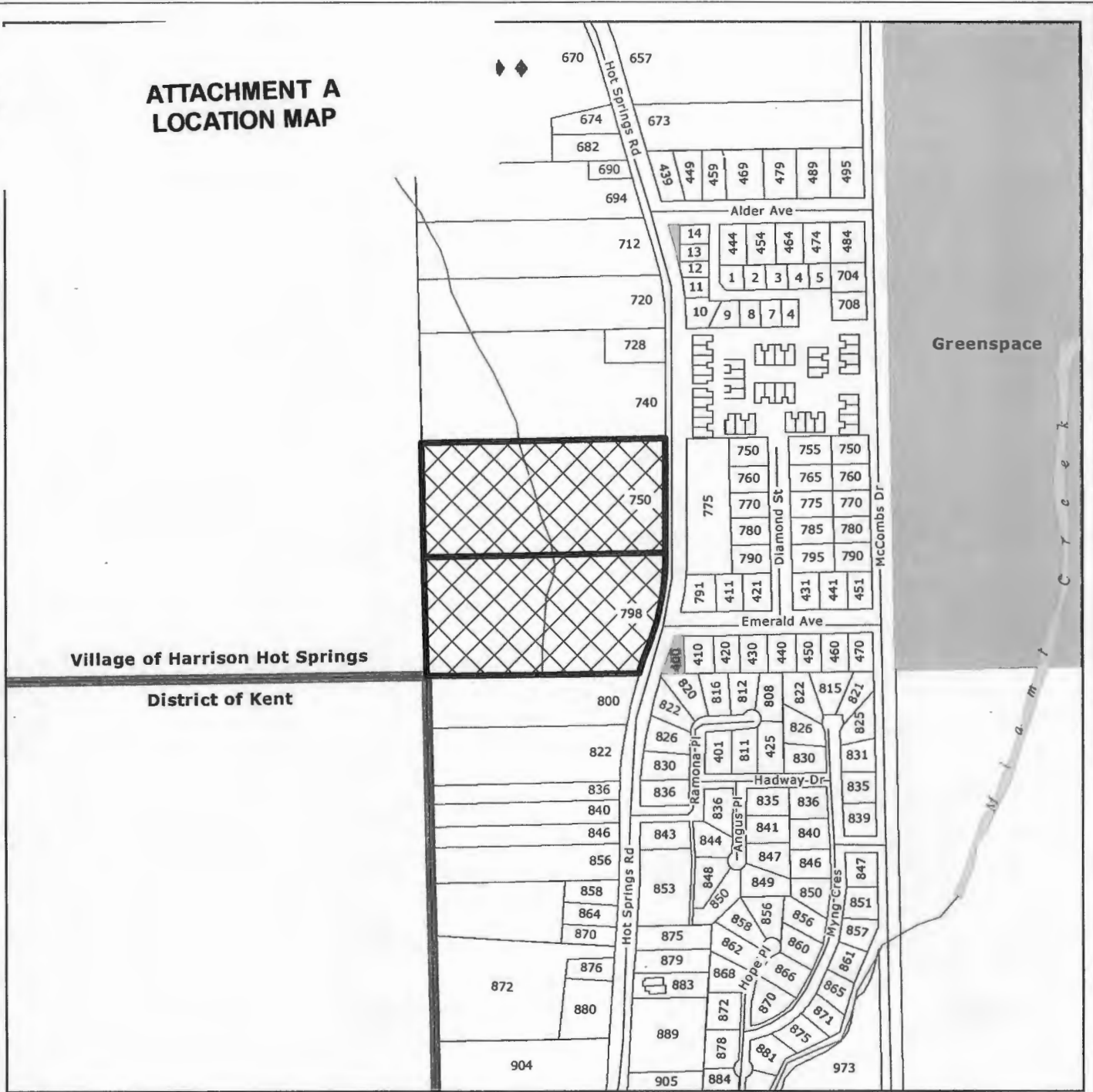
**CHIEF ADMINISTRATIVE OFFICER COMMENTS:**



---

Debra Key  
Deputy Chief Administrative Officer/Corporate Officer

# ATTACHMENT A LOCATION MAP



Village of Harrison Hot Springs

District of Kent

## Harrison Hot Springs

### Zoning Amendment Map Schedule



Scale: 1:5,000  
Date Created: February 10, 2016



**Current Zoning:** Tourist Commercial (C-5)

**Proposed Zoning:** Comprehensive Development Zone 5 (CD-5)



Paved Road



Streams



Indian Reserves



Parcels



Unpaved Road



Waterbodies



Jurisdictions



Parks and Protected Areas

This map was compiled by the Fraser Valley Regional District for the Village of Harrison Hot Springs, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.

**ATTACHMENT B  
CONCEPT PLAN**



**PRECISION**  
Engineering & Planning Associates Ltd.

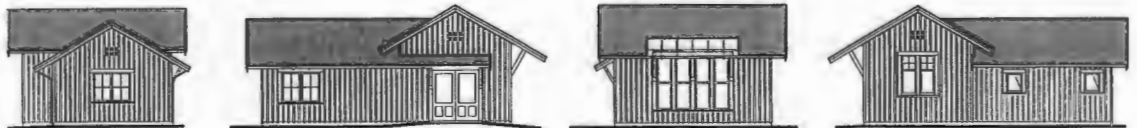
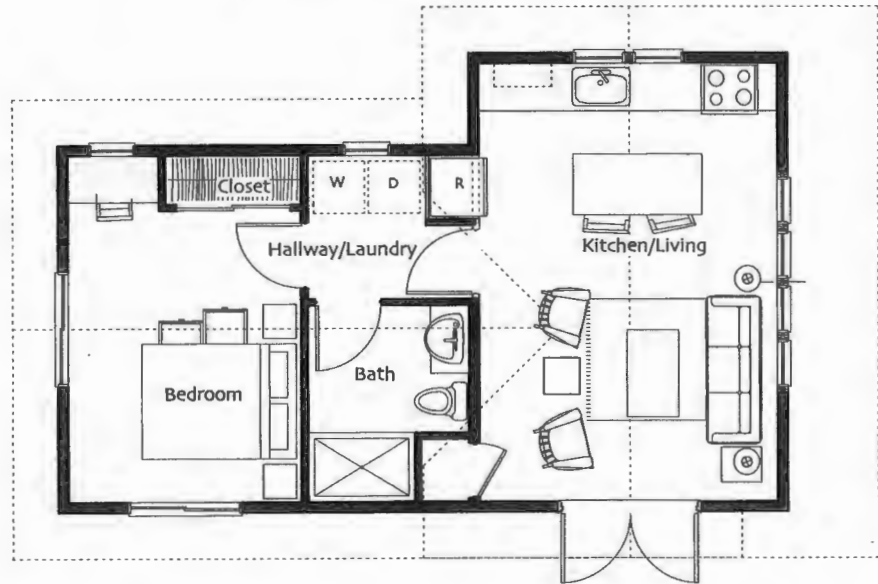
3 45953 Airport Rd  
Chilliwack  
British Columbia  
V2P 1A3  
Tel: 604.702.3434  
Fax: 604.732.0555

**750/798 Harrison Hot Springs Road**

1. 150C  
May 5, 2015

# ATTACHMENT C EXAMPLES

Main Room 13' x 19'  
 Bedroom 10'-6" x 15'  
 Bath full  
 Total Area 568 sf  
 Footprint: 32' x 20'



**GoodFit**  
 Cottages and Small Houses  
 PO Box 230 • Langley, Washington 98260 • plans@rosschapin.com • www.rosschapin.com

© Ross Chapin Architects • Sizes are approximate / Plans are subject to change

**Greenwood  
 Studio**



# San Juan

# WILDWOOD

Lakefront Cottages

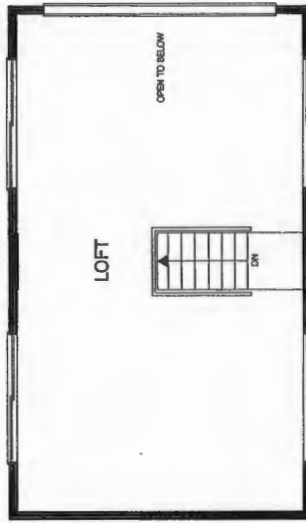
\* Plans and dimensions are approximate and subject to change. E30E



FIRST



LOFT



Anacortes

WILDWOOD  
Lakefront Cottages

\* Plans and dimensions are approximate and subject to change. E&OE

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

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**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. 1081, 2016**".

**II. TEXT AMENDMENT**

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

- A. Inserting the following new definition in section III Definitions:  
"**PRIVATE RESORT RESIDENTIAL DEVELOPMENT** means a bare land strata title subdivision pursuant to the Condominium Act, consisting of five or more one-family residential strata lot or holiday, summer or seasonal home strata lots, and containing associated resort and recreational amenity facilities for the use of the residents of the development, which is planned and developed as a whole in a single development operation or in planned phases according to a unified design theme, and which contains no other land."
- B. Inserting the following new sub-section: "**VI. 4). (10) Comprehensive Development Zone 5 – CD-**"; and
- C. Inserting the above sub-section within the Table of Contents.

**"VI. 4). (10) COMPREHENSIVE DEVELOPMENT ZONE 5 – CD-5**

**.1) Intent**

The purpose of this zone is to designate land in areas of attractive natural assets, which, by reason of their setting and the feasibility of access to water and sewer are suitable for development of bare-land strata

subdivisions with a full range of resort or recreational amenities for the use of the property owners, but which, because of their setting or location, are not appropriate for conventional urban housing development over the long-term.

.2) Permitted Uses

The following uses and no others are permitted in the CD-5 zone:

Principal Uses

- .1 Private Resort Residential Development

Accessory Uses

- .1 Garden/Storage Shed

.3) Conditions on Use

- .1 All principle uses shall be connected to the Village of Harrison Hot Springs community water system and sanitary sewer system.
- .2 Common amenity and recreation facilities, shall be provided for the exclusive use of residents of the private resort residential development and their guests.
- .3 Common amenity and recreation facilities may include clubhouses or recreational buildings, outdoor recreational facilities such as tennis courts, swimming pools, picnic sites, trails, open park areas, and natural habitat areas.
- .4 No recreational vehicles shall be occupied on lands within the private resort residential development.

.4) Regulations

On a *parcel* zoned CD-5, 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>Strata Lot Size</i>	130 m <sup>2</sup>
Minimum <i>Strata Lot Width</i>	9 metres
Minimum <i>Strata Lot Depth</i>	15 metres
Minimum <i>Strata lot Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>front parcel line to deck</i></li> <li>• <i>interior parcel line</i></li> <li>• <i>exterior parcel line</i></li> <li>• <i>rear parcel line</i></li> </ul>	2 metres 6 metres 1.2 metres 1.2 metres 3.5 metres
Maximum <i>Residential Density</i>	50 units per hectare
Maximum <i>Number of Accessory Buildings</i>	1
Accessory <i>Building and Structures Minimum Strata Lot Setback</i> <ul style="list-style-type: none"> <li>• <i>front parcel line</i></li> <li>• <i>side parcel line</i></li> <li>• <i>rear parcel line</i></li> </ul>	6 metres 1 metres 1 metres
Maximum <i>Lot Coverage</i>	50%
Maximum <i>Building Height</i>	7.5 metres for principle buildings 3.0 metres for accessory buildings
<i>Parking and Loading</i>	1 space per parcel

.5) Community Amenities

On a parcel zoned CD-5, no building or structure shall be constructed until the following community amenity has been provided to the Village:

1. the offered \$650.00 per unit community amenity contribution as outlined within the *Development Agreement*;

.6) Comprehensive Development Plan

On a parcel zoned CD-5, 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.

.7) Amenity and Common Building Setbacks

Amenity or common buildings or structures shall only be located on common land. No part of any amenity or common building or structure located on common lands shall be located closer than:

- 3 metres from the strata lot boundary

III. 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 Lot 9 Section 12 Township 4 Range 29 Meridian 6 New Westminster District Plan NWP5519 Meridian W6 PID 011-150-491 and Lot 10 Section 12 Township 2 Range 29 Meridian 6 New Westminster District Plan NWP5519 Meridian W6 PID 011-150-513 and as outlined in heavy black outline and cross-hatched on Schedule 2 of this Bylaw, from the **Tourist Commercial (C-5)** to **Comprehensive Development Zone 5 (CD-5)**.

B. That the map appended hereto designated as Schedule 2 showing such amendment is an integral part of this Bylaw.

READ A FIRST TIME THIS DAY OF , 2016

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2016

READ A SECOND TIME THIS DAY OF , 2016

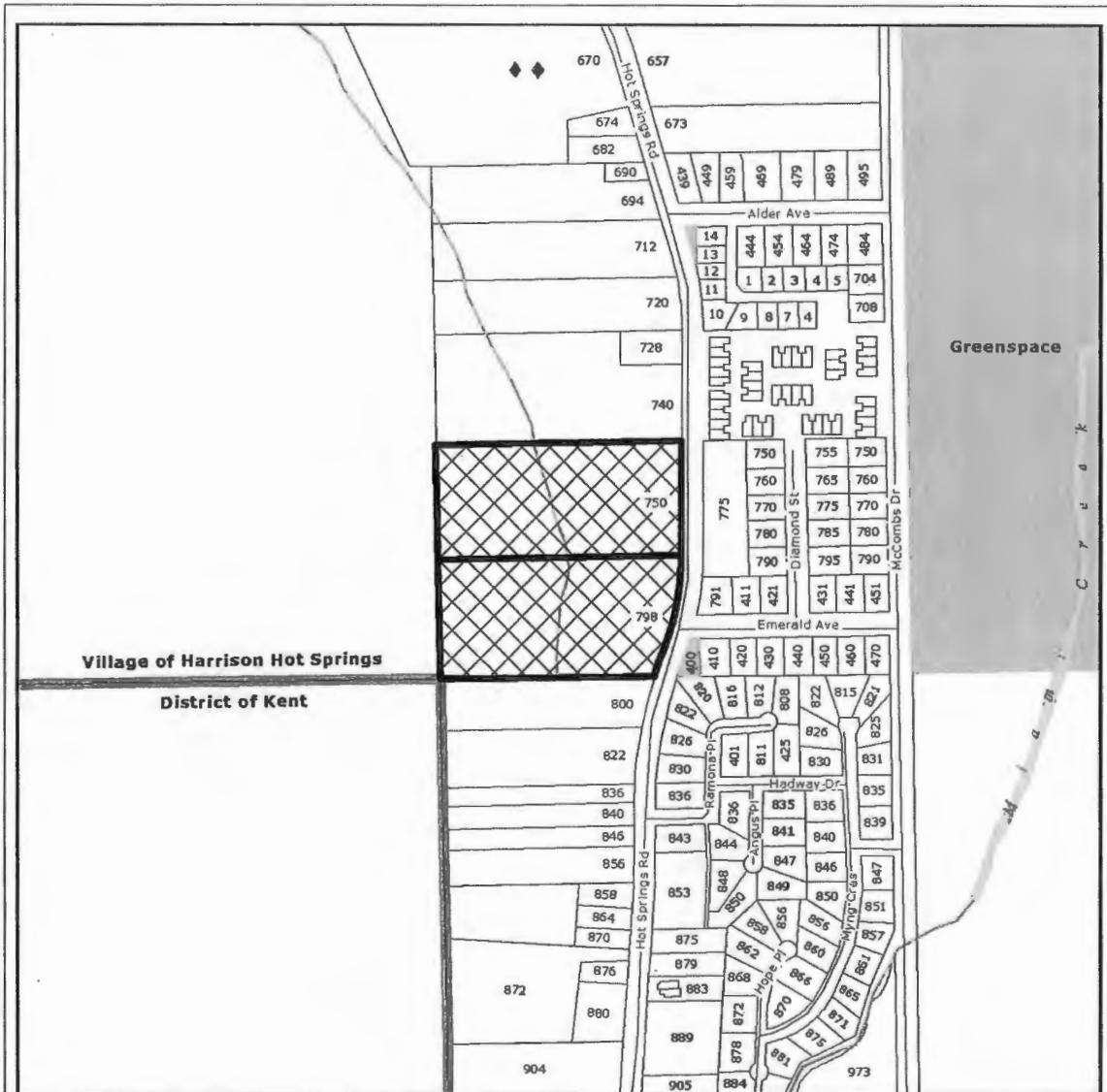
READ A THIRD TIME THIS DAY OF , 2016













ADOPTED THIS DAY OF , 2016

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Schedule 1 of Bylaw 1081



<b>Harrison Hot Springs</b>		 <b>HARRISON HOT SPRINGS</b> <i>Historically Rejuvenated</i>
<b>Zoning Amendment Map Schedule</b>		
		Scale: 1:5,000 Date Created: February 10, 2016
<p>  <b>Current Zoning:</b> Tourist Commercial (C-5)   <b>Proposed Zoning:</b> Comprehensive Development Zone 5 (CD-5)                 </p>		
<p>  Paved Road   Unpaved Road                 </p>	<p>  Streams   Waterbodies                 </p>	<p>  Indian Reserves   Jurisdictions   Parcels   Parks and Protected Areas                 </p>
<p><small>This map was compiled by the Fraser Valley Regional District for the Village of Harrison Hot Springs, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.</small></p>		