



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

ADVISORY PLANNING COMMISSION MEETING

Date: Monday, December 12, 2016
Time: 2:00 p.m.
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER	
Meeting called to order by the Chair.	
2. INTRODUCTION OF LATE ITEMS	
3. APPROVAL OF AGENDA	
4. ADOPTION OF MINUTES	
(a) THAT the Minutes of the Advisory Planning Commission Meeting held on February 22, 2016 be adopted.	Item 4(a) Page 1
5. ITEMS FOR DISCUSSION	
(a) Report of Planning Consultant – October 27, 2016 Re: Rezoning from RSR to R-1 (388 Pine Avenue)	Item 5(a) Page 5
(b) Report of Planning Consultant – October 27, 2016 Re: Rezoning from RSR to R-3 (657 Hot Springs Road)	Item 5(b) Page 17
(c) Report of Planning Consultant – November 8, 2016 Re: Rezoning from RSR to R-4 (388 Pine – Proposed Lot B)	Item 5(c) Page 29
(d) Report of Planning Consultant – November 8, 2016 Rezoning from RSR to R-4 (673 Hot Springs Road)	Item 5(d) Page 41
6. ADJOURNMENT	

VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING

DATE: February 22, 2016
TIME: 2:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Freddy Marks, Chair
Donna Cooney
Terry Mitchell
Brian Williams

Chief Administrative Officer, Madeline McDonald
Manager of Development and Community Services, Lisa Grant

ABSENT: Frank Peters

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Brian Williams
Seconded by Donna Cooney

THAT the agenda be approved.

CARRIED
UNANIMOUSLY

4. ADOPTION OF MINUTES

Moved by Brian Williams
Seconded by Donna Cooney

THAT the Minutes of the Advisory Planning Commission Meeting held on September 17, 2015 be adopted.

CARRIED
UNANIMOUSLY

5. ITEMS FOR DISCUSSION

Freddy Marks excused himself from the Chambers at 2:01 p.m. due to a potential conflict of interest stating that 853 Hot Springs Road neighbours his property and one of his clients are the owners of 798 or 750 Hot Springs Road.

Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission Meeting
February 22, 2016

Moved by Terry Mitchell
Seconded by Donna Cooney

THAT Brian Williams assume the position of Chair for the meeting.

**CARRIED
UNANIMOUSLY**

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

Re: Rezoning Application for 853 Hot Springs Road

Moved by Brian Williams
Seconded by Terry Mitchell

THAT the Advisory Planning Commission support Zoning Amendment Bylaw
No. 1076, 2016.

**CARRIED
UNANIMOUSLY**

**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 Brian Williams
Seconded by Terry Mitchell

THAT the Advisory Planning Commission support Village of Harrison Hot
Springs Official Community Plan Amendment Bylaw No. 1080, 2016.

**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 Terry Mitchell
Seconded by Donna Cooney

THAT the Advisory Planning Commission support Zoning Amendment Bylaw
No. 1081, 2016.

**CARRIED
UNANIMOUSLY**

Freddy Marks re-entered the Chambers at 2:40 p.m.

Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission Meeting
February 22, 2016

6.

ADJOURNMENT

Moved by Brian Williams
Seconded by Donna Cooney

THAT the meeting be adjourned at 2:40 p.m.

**CARRIED
UNANIMOUSLY**

Freddy Marks
Chair

Debra Key
Corporate Officer

DRAFT



REPORT TO THE ADVISORY PLANNING COMMISSON

TO: Members of the APC **DATE:** Oct 27, 2016
FROM: Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z02/16
(388 Pine Avenue)
SUBJECT: Rezoning from RSR to R-1

ISSUE:

Seeking input from the APC on this rezoning process. This site is currently associated with a large development project, which will see four (4) lots created out of three (3) existing lots. This site, proposed Lot A, has a dwelling located upon it and is currently zoned RSR (Reserve Residential). As this site is currently in the RSR (Residential Reserve) zone, a change of zone to R-1 (Low Density Residential-Conventional Lot) is required, as the developer is seeking to subdivide this parcel of land into two Lots: Proposed Lot A and B. Lot A is the subject of this report. Overall approximately 100 new dwelling units could be created for the entire development project.

BACKGROUND:

This rezoning application is part of a large development that will create four (4) lots, Proposed Lots A to D, from three (3) current lots. This site, proposed Lot A, is currently zoned RSR and has a single family dwelling unit located on it. The RSR regulations would not allow for the proposed single family dwelling unit on the proposed parcel size for the proposed parcel of land. The access and egress point will be Pine Avenue.

The developer, Mr. Allan Bott, did set up a community meeting for the public to review and discuss his entire project. This meeting was held on September 13th.

COMPARISON OF THE ZONING BYLAW REGULATIONS:

Regulation Category	Current Zoning Requirements	Proposed Zoning Requirements
Principal Uses	a/. SFD b/. Daycare facility	a/. SFD b/. Family daycare
Accessory Uses	a/. Type 1 home occupation b/. Parking area c/ Accessory structures and buildings	a/. Family Day care b/. Home Occupation c/. Accessory buildings

Regulation Category	Current Zoning Requirements	Proposed Zoning Requirements
Min Parcel Size	0.8 ha	540 M ² (With sewer and water)
Min Width	60 M	18 M
Front Setbacks	10 M	7.5 M
Interior Setbacks	5 M	7.5 M
Exterior Setbacks	7.5 M	1.5 M
Rear Setbacks	10 M	3.6 M
Max parcel coverage	10%	40%
Min Floor Area	75 M ²	N/A
Max Number of Principal Buildings	1 per parcel	1 per parcel
Max Building Height	a/. 10.7 m for the principal building b/. 5 m for the accessory building	a/. 10.7 M for the principal building
Parking/Loading	Section 5 requirements	Section 7 requirements


WATER AND SEWER SERVICES:

N/A.

COMMUNITY AMENITY CONTRIBUTIONS:

The developer has indicated that they are willing to contribute \$150,000 towards the purchase of new firefighting equipment for the Harrison Hot Springs Volunteer Fire Department.

Respectfully submitted;



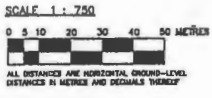
 Ken Cossey, MCIP, RPP,
 Planning Consultant

- Attachments (4)
- Location Map
 - Traffic Impact Report
 - Draft amendment bylaw
 - Overall Development Plan

PROPOSED SUBDIVISION PLAN OF
 LOT "K" PLAN 10239
 LOT 3 PLAN 5519
 PARCEL "A" (EXPLANATORY PLAN 8880) LOT 4 PLAN 5519
 SECTION 12 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT
 HARRISON HOT SPRINGS, B.C.

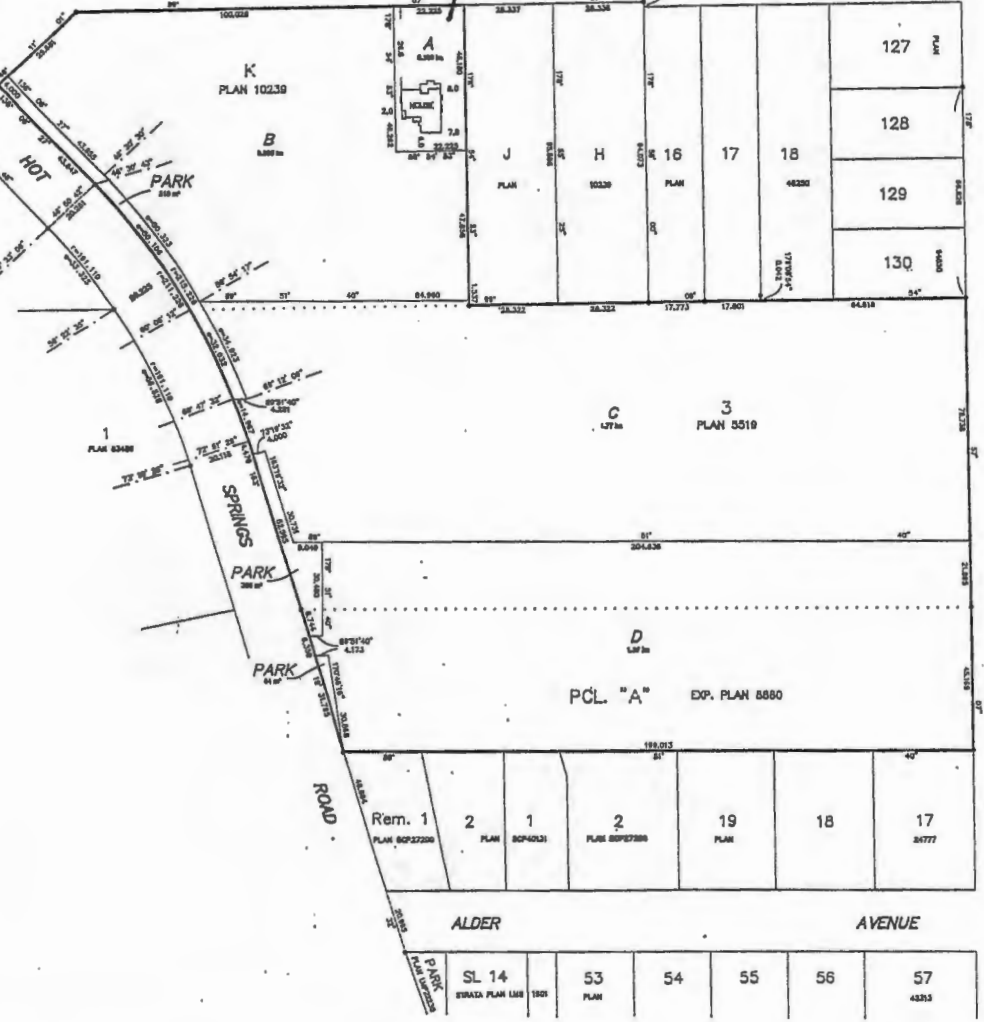
SITE ↗

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PCL "B"
 EXP. PLAN 1008
 PCL 1008

Rem. 15
 PLAN 888



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 FAX. (604) 796-1400 (TOLL FREE)

PREPARED BY EDWARD S. EATON, BOLA, OLS
 THIS DATE OF JUNE 2014

COPY



October 18, 2016
McElhanney File: 2121-00258-00

1073980 BC LTD
Box 656
Agassiz, BC
V0M 1A0

Attention: Allan Bott

Dear Sir:

1073980 BC Ltd.- Pine Avenue Subdivision Traffic Impact Study – Trip Generation Results

1.0 BACKGROUND

A residential development, consisting of single family houses, duplexes and town homes, is proposed at Harrison Hot Springs, BC. This development is located east of Hot Springs Road, south of Pine Avenue, and west of McCombs Drive.

McElhanney was commissioned to prepare a traffic impact study for the proposed development. This memo summarizes the trip generation and distribution estimates for the study.

Figure 1 (on page 3) illustrates the study area.

2.0 DEVELOPMENT DESCRIPTION

The planned development includes a total build-out of 35 single family units, 18 duplexes (36 units) and about 34 town houses to be built in three phases.

The phasing plan is summarized in Table 1 below:

Table 1 Land Use and Phasing

Phase	Land Use
1	35 single family units
2	18 Duplexes (36 units)
3	34 townhouses



2.1 Site Accesses

The access to the Phase 1 and 2 properties will be from McCombs Drive and the Phase 3 access is planned on Pine Avenue, as shown in **Figure 1**. Two emergency only accesses will be constructed off Hot Springs Road, between Pine Avenue and Alder Avenue to facilitate the development.

3.0 TRIP GENERATION and DISTRIBUTION

3.1 Trip Generation

Trip generation for the development was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual. **Table 2** summarizes the results of the trip generation for the weekday AM and PM peak hours.

Table 2 Trip Generation

<i>AM Peak</i>											
Development	ITE Landuse	Size	Unit	Trip Rate	Source	In/Out Ratio		Trips			Total
						% In	% Out	In	Out		
Phase 1											
Single Family detached	Single Family detached	35	Dwelling Unit	0.75	trips/unit	ITE Land Use 210	25%	75%	7	20	27
Phase 2											
Duplex	Condo/Townhouse	36	Dwelling Unit	0.44	trips/unit	ITE Land Use 230	17%	83%	3	13	16
									Total (Phase 1+2)		
									10	33	43
Phase 3											
Townhomes	Condo/Townhouse	34	Dwelling Unit	0.44	trips/unit	ITE Land Use 230	17%	83%	3	12	15
									Total (Phase 1+2+3)		
									13	45	58
<i>PM Peak</i>											
Development	ITE Landuse	Size	Unit	Trip Rate	Source	In/Out Ratio		Trips			Total
						% In	% Out	In	Out		
Phase 1											
Single Family detached	Single Family detached	35	Dwelling Unit	1.00	trips/unit	ITE Land Use 210	63%	37%	22	13	35
Phase 2											
Duplex	Condo/Townhouse	36	Dwelling Unit	0.52	trips/unit	ITE Land Use 230	67%	33%	13	6	19
									Total (Phase 1+2)		
									35	19	54
Phase 3											
Townhomes	Condo/Townhouse	34	Dwelling Unit	0.52	trips/unit	ITE Land Use 230	67%	33%	12	6	18
									Total (Phase 1+2+3)		
									47	25	72

The proposed development for all three phases is expected to generate in the order of 58 vehicles per hour (vph) during the weekday AM peak hour and 72 vph during the PM peak hour at the full buildout.



3.2 Trip Distribution

The incoming and outgoing traffic distribution percentages assumed for the development trips are shown below in **Figure 1**. The distribution was based on the best engineering judgment.

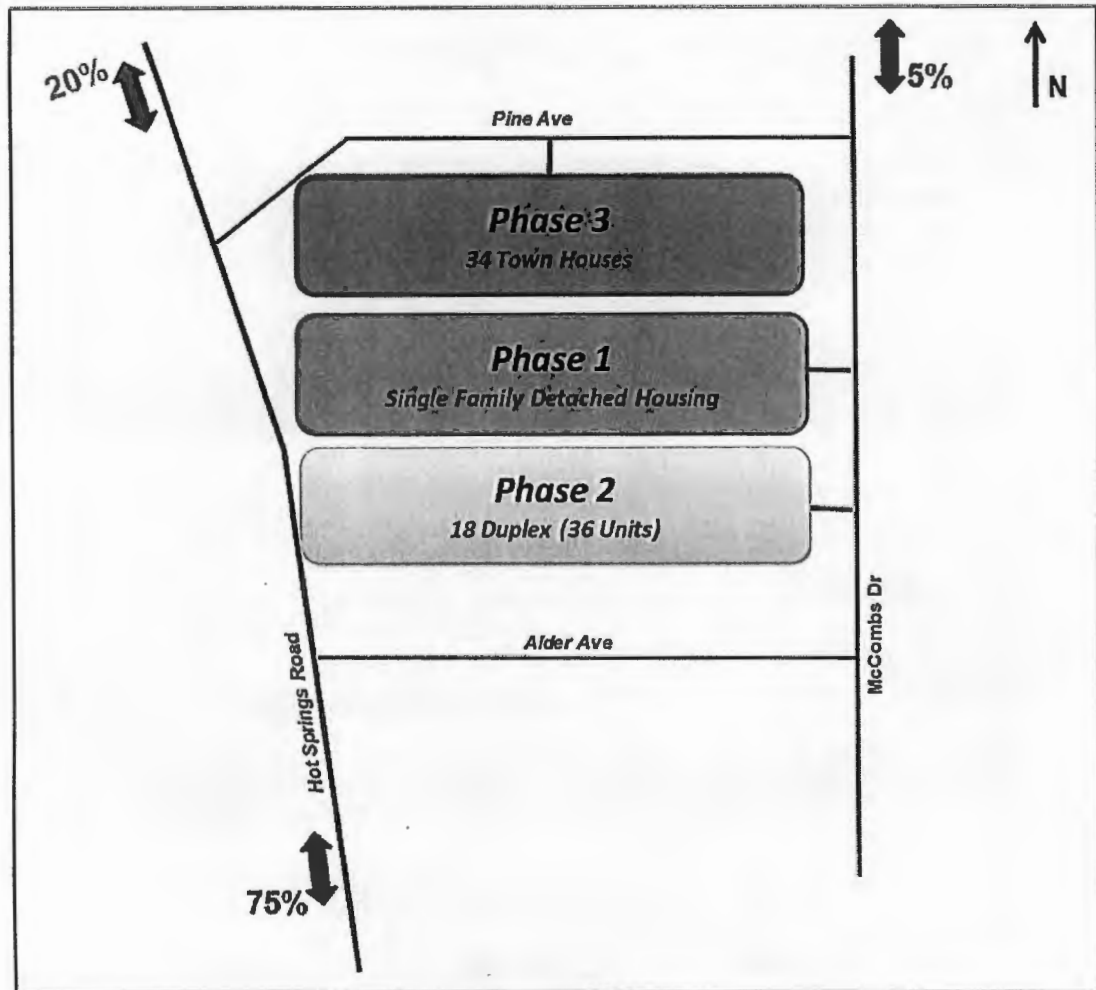


Figure 1 Traffic Distribution



3.3 Traffic Assignment

The new development trips for all three phases were assigned to the surrounding road network, according to the percentages shown in *Figure 1*. The traffic assignment at the full buildout is shown in *Figure 2*.

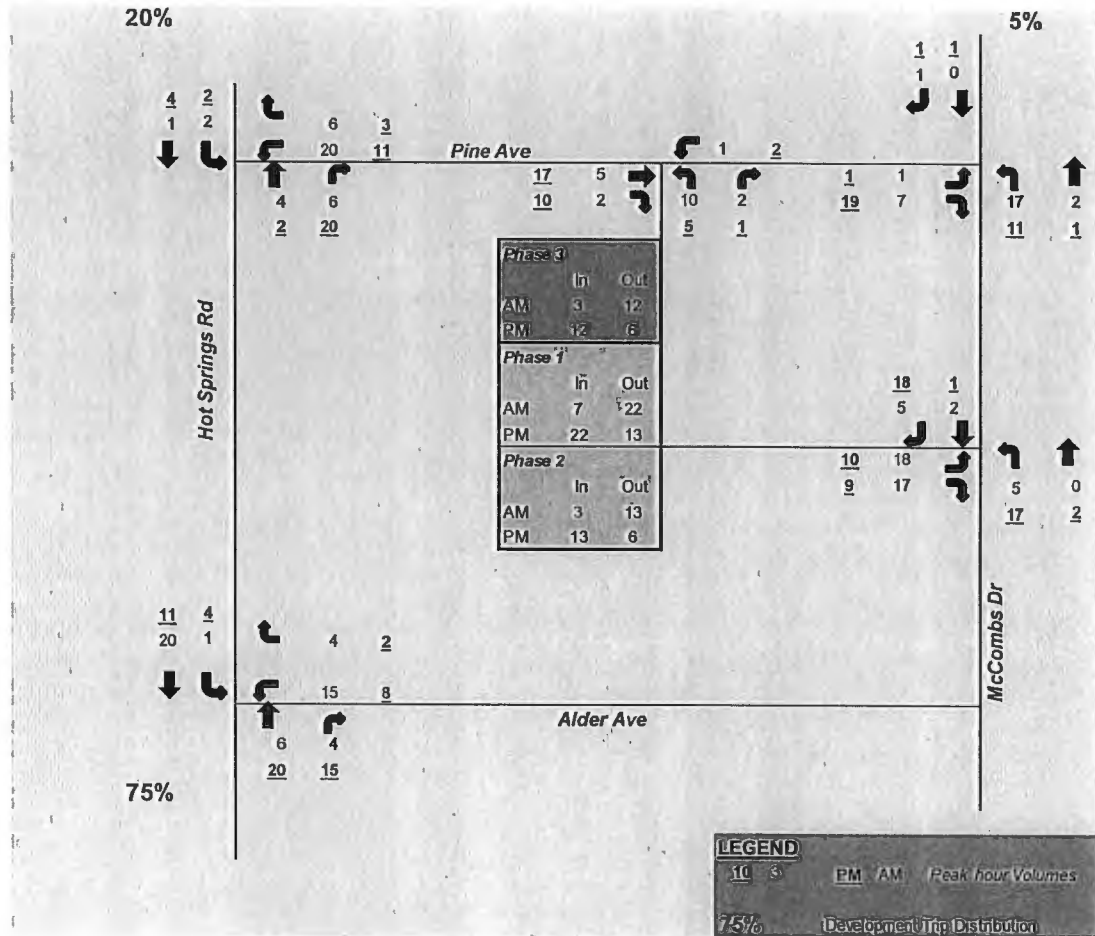


Figure 2 Traffic Assignment



Page 5

Our File: 2121-00258-00

4.0 Conclusion

The above results show that a modest trip generation from the proposed development is expected.

Please call the undersigned if you have any questions regarding this analysis.

Yours very truly,

McELHANNEY CONSULTING SERVICES LTD.

Prepared by:

Reviewed by:

Ahmad Puri, P.Eng.
Traffic Engineer

email: apuri@mcelhanney.com

Denny Leung, P.Eng.
Senior Traffic Engineer

email: dleung@mcelhanney.com

**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 7, 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 Amendment Bylaw No. 1094, 2016**".

MAP AMENDMENT

2. That:
 - (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 388 Pine Avenue, legally described as Lot K Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 10239 (PID 008-034-923), outlined in heavy black outline and vertically lined on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Low Density Residential (Conventional Lot) R-1** zone; and,
 - (b) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 388 Pine Avenue, legally described as Lot K Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 10239 (PID 008-034-923), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and that portion of Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and,
 - (c) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and horizontally lined on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Low Density Residential 3 (Small Lot) R-3** zone; and

- (d) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 673 Hot Springs Road, legally described as Parcel "A" (Explanatory Plan 8880) Lot 4 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 011-149-647), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential (RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone and that portion of Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential (RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and
- (e) The map appended hereto designated as Schedule 1 showing such amendments is an integral part of this Bylaw.

READ A FIRST TIME THIS 21st DAY OF NOVEMBER, 2016

READ A SECOND TIME THIS 21st DAY OF NOVEMBER, 2016

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2016

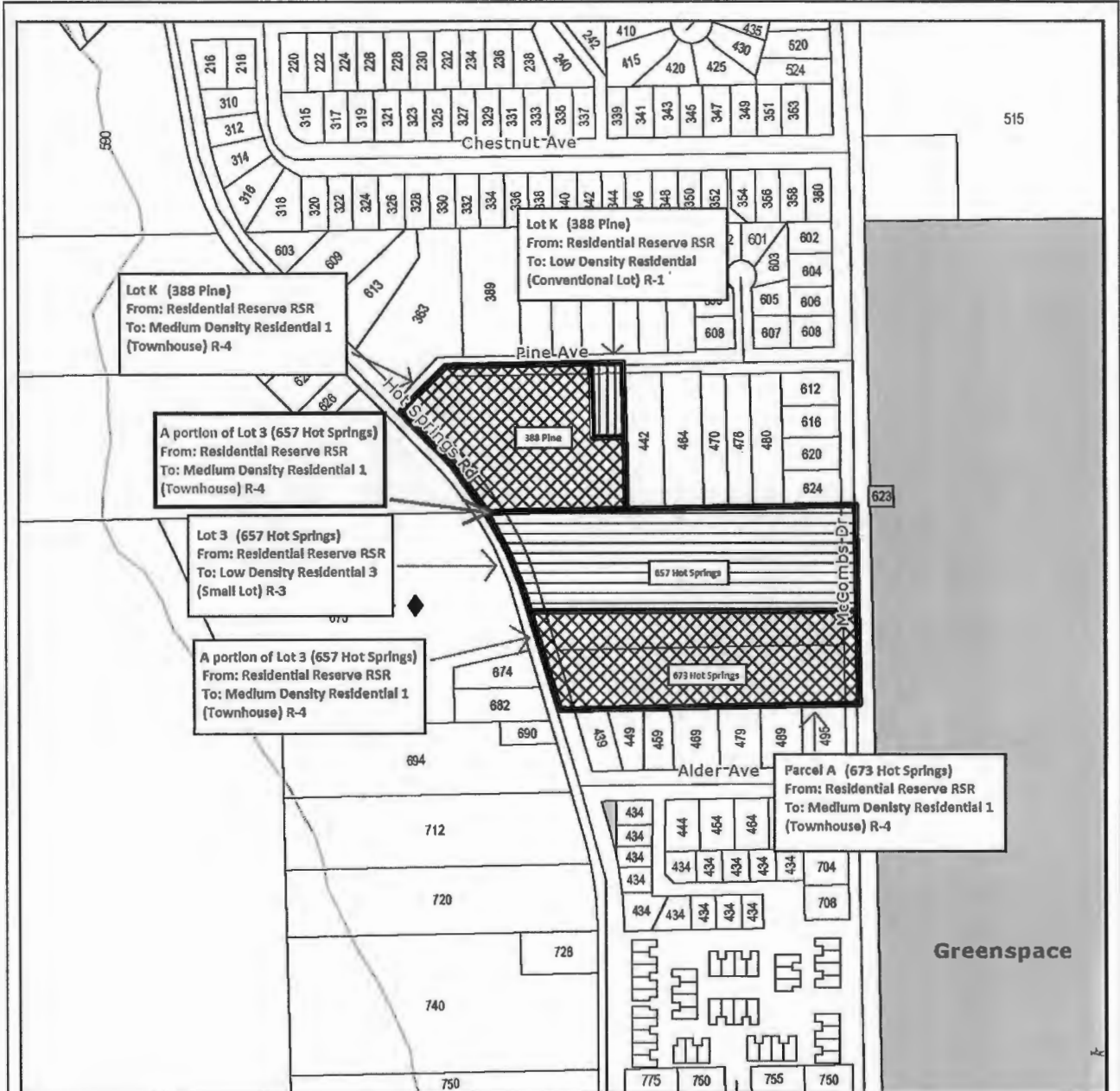
READ A THIRD TIME THIS DAY OF , 2016

ADOPTED THIS DAY OF , 2016

 Mayor

 Corporate Officer

SCHEDULE 1



Harrison Hot Springs		 HARRISON HOT SPRINGS <i>No Smelly Refinement</i>
Zoning Amendment Map Schedule		
		Scale: 1:4,000 Date Created: October 27, 2016
<p> From: Residential Reserve (RSR) To: Medium Density Residential 1 (R-4)</p>	<p> From: Residential Reserve (RSR) To: Low Density Residential 3 (R-3)</p>	
<p> Paved Road</p> <p> Unpaved Road</p>	<p> Streams</p> <p> Waterbodies</p>	<p> Indian Reserves</p> <p> Parks and Protected Areas</p> <p> From: Residential Reserve (RSR) To: Low Density Residential (R-1)</p>
<p>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.</p>		



REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Members of the APC **DATE:** Oct 27, 2016
FROM: Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z03/16
SUBJECT: Rezoning from RSR to R-3 **(657 Hot Springs Road)**

ISSUE:

Seeking input from the APC on this rezoning process. This site is currently associated with a large development project, which will see four (4) lots created out of three (3) existing lots. This site, proposed Lot C, is currently vacant and is currently zoned RSR (Reserve Residential). As this site is currently in the RSR (Residential Reserve) zone, a change of zone to R-3 (Low Density Residential-Small Lot) is required, as the developer is seeking to develop 35 single family dwelling units on this site. Overall approximately 100 new dwelling units could be created for the entire development project.

BACKGROUND:

This rezoning application is part of a large development that will create four (4) lots, Proposed Lots A to D, from three (3) current lots. This site, proposed Lot C, is currently zoned RSR and is vacant. The RSR regulations would not allow for the proposed density of 35 single family dwelling lots on this site. The access and egress point will be McCombs Drive, and the developer has provided a traffic impact report which has been attached to this report for your reference.

The developer, Mr. Allan Bott, did set up a community meeting for the public to review and discuss his entire project. This meeting was held on September 13th.

COMPARISON OF THE ZONING BYLAW REGULATIONS:

Regulation Category	Current Zoning Requirements	Proposed Zoning Requirements
Principal Uses	a/. SFD b/. Daycare facility	a/. SFD
Accessory Uses	a/. Type 1 home occupation b/. Parking area c/ Accessory structures and buildings	a/. Family Day care b/. Home Occupation c/. Accessory buildings

Regulation Category	Current Zoning Requirements	Proposed Zoning Requirements
Min Parcel Size	0.8 ha	360 M ² (With sewer and water)
Min Width	60 M	12.5 M
Front Setbacks	10 M	4.5 M
Interior Setbacks	5 M	4 M
Exterior Setbacks	7.5 M	1.2 M
Rear Setbacks	10 M	3.6 M
Max parcel coverage	10%	55%
Min Floor Area	75 M ²	N/A
Max Number of Principal Buildings	1 per parcel	1 per parcel
Max Building Height	a/. 10.7 m for the principal building b/. 5 m for the accessory building	a/. 10.7 M for the principal building b/. 5 M for the accessory buildings
Parking/Loading	Section 5 requirements	Section 7 requirements

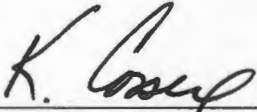
WATER AND SEWER SERVICES:

The site is surrounded by various sewer and water lines and can be serviced easily

COMMUNITY AMENITY CONTRIBUTIONS:

The developer has indicated that they are willing to contribute \$150,000 towards the purchase of a new firefighting equipment for the Harrison Hot Springs Volunteer Fire Department.

Respectfully submitted;

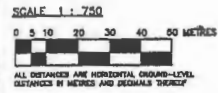

 Ken Cossey, MCIP, RPP,
 Planning Consultant

- Attachments (4)
- Location Map
 - Traffic Impact report
 - Draft amendment bylaw
 - Overall Development Plan

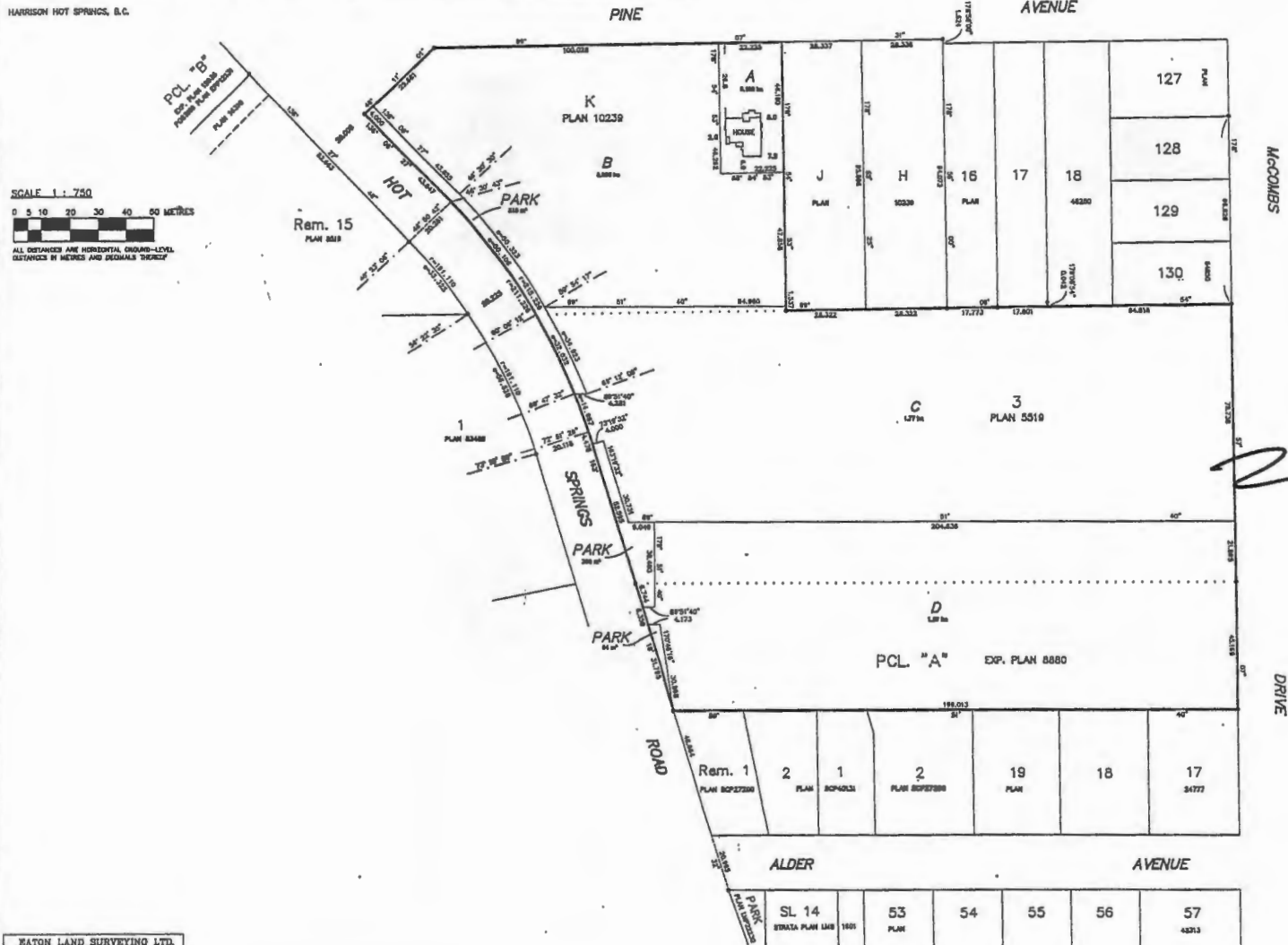
PROPOSED SUBDIVISION PLAN OF
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 LOT 3 PLAN 5519
 PARCEL "A" (EXPLANATORY PLAN 8880) LOT 4 PLAN 5519
 SECTION 12 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT

HARRISON HOT SPRINGS, B.C.

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 WWW.EATONLANDSURVEYING.COM
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 OUR FILE 0433 DRAWING 0000 PROP 879 4

PREPARED BY EDWARD G. EATON, B.S.L.S. CLS.
 THE 27th DAY OF JUNE 2014.



October 18, 2016
McElhanney File: 2121-00258-00

1073980 BC LTD
Box 656
Agassiz, BC
V0M 1A0

Attention: Allan Bott

Dear Sir:

1073980 BC Ltd.- Pine Avenue Subdivision Traffic Impact Study – Trip Generation Results

1.0 BACKGROUND

A residential development, consisting of single family houses, duplexes and town homes, is proposed at Harrison Hot Springs, BC. This development is located east of Hot Springs Road, south of Pine Avenue, and west of McCombs Drive.

McElhanney was commissioned to prepare a traffic impact study for the proposed development. This memo summarizes the trip generation and distribution estimates for the study.

Figure 1 (on page 3) illustrates the study area.

2.0 DEVELOPMENT DESCRIPTION

The planned development includes a total build-out of 35 single family units, 18 duplexes (36 units) and about 34 town houses to be built in three phases.

The phasing plan is summarized in **Table 1** below:

Table 1 Land Use and Phasing

Phase	Land Use
1	35 single family units
2	18 Duplexes (36 units)
3	34 townhouses



2.1 Site Accesses

The access to the Phase 1 and 2 properties will be from McCombs Drive and the Phase 3 access is planned on Pine Avenue, as shown in **Figure 1**. Two emergency only accesses will be constructed off Hot Springs Road, between Pine Avenue and Alder Avenue to facilitate the development.

3.0 TRIP GENERATION and DISTRBUITION

3.1 Trip Generation

Trip generation for the development was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual. **Table 2** summarizes the results of the trip generation for the weekday AM and PM peak hours.

Table 2 Trip Generation

AM Peak														
Development	ITE Landuse	Size	Unit	Trip Rate	Source	In/Out Ratio		Trips			Total			
						% In	% Out	In	Out					
Phase 1														
Single Family detached	Single Family detached	35	Dwelling Unit	0.75	trips/unit	ITE Land Use 210	25%	75%	7	20	27			
Phase 2														
Duplex	Condo/Townhouse	36	Dwelling Unit	0.44	trips/unit	ITE Land Use 230	17%	83%	3	13	16			
									Total (Phase 1+2)			10	33	43
Phase 3														
Townhomes	Condo/Townhouse	34	Dwelling Unit	0.44	trips/unit	ITE Land Use 230	17%	83%	3	12	15			
									Total (Phase 1+2+3)			13	45	58
PM Peak														
Development	ITE Landuse	Size	Unit	Trip Rate	Source	In/Out Ratio		Trips			Total			
						% In	% Out	In	Out					
Phase 1														
Single Family detached	Single Family detached	35	Dwelling Unit	1.00	trips/unit	ITE Land Use 210	63%	37%	22	13	35			
Phase 2														
Duplex	Condo/Townhouse	36	Dwelling Unit	0.52	trips/unit	ITE Land Use 230	67%	33%	13	6	19			
									Total (Phase 1+2)			35	19	54
Phase 3														
Townhomes	Condo/Townhouse	34	Dwelling Unit	0.52	trips/unit	ITE Land Use 230	67%	33%	12	6	18			
									Total (Phase 1+2+3)			47	25	72

The proposed development for all three phases is expected to generate in the order of 58 vehicles per hour (vph) during the weekday AM peak hour and 72 vph during the PM peak hour at the full buildout.



3.2 Trip Distribution

The incoming and outgoing traffic distribution percentages assumed for the development trips are shown below in **Figure 1**. The distribution was based on the best engineering judgment.

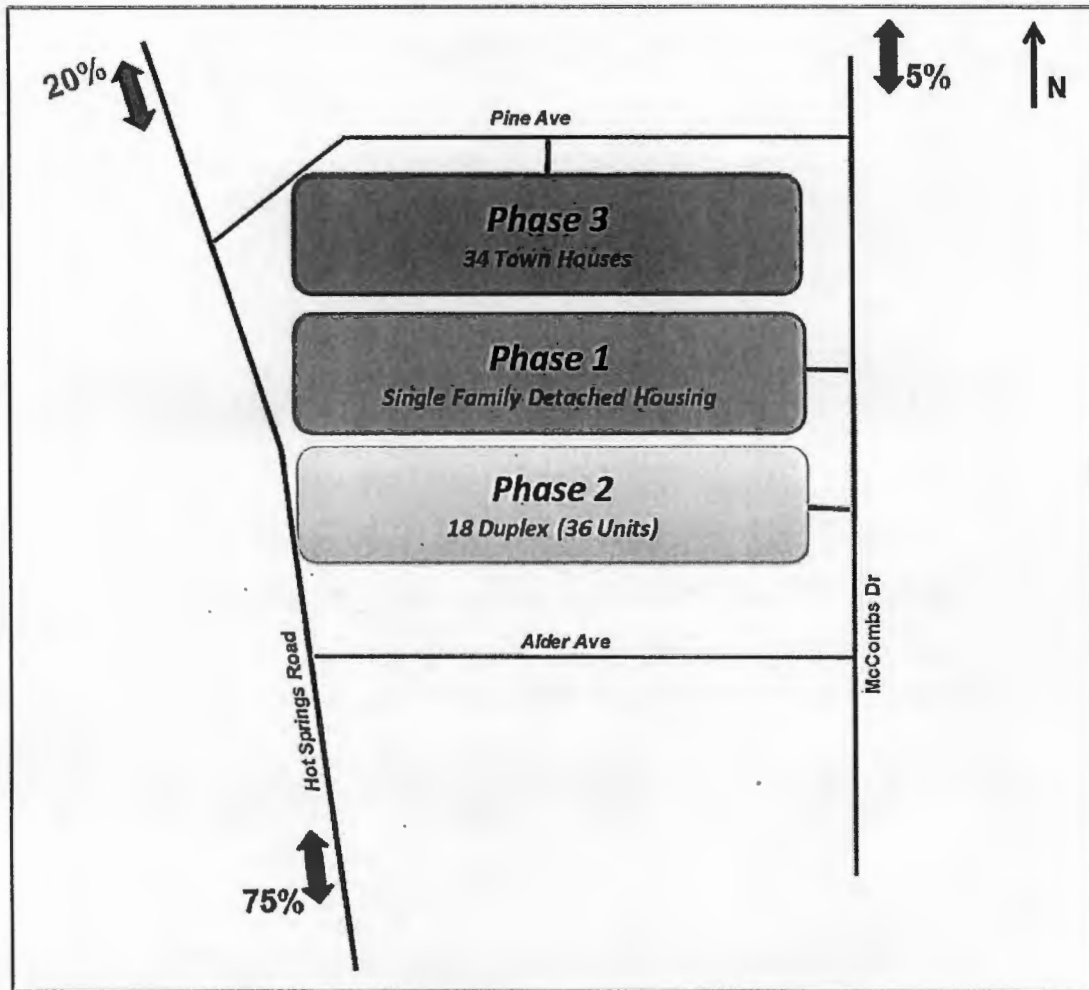


Figure 1 Traffic Distribution



3.3 Traffic Assignment

The new development trips for all three phases were assigned to the surrounding road network, according to the percentages shown in *Figure 1*. The traffic assignment at the full buildout is shown in *Figure 2*.

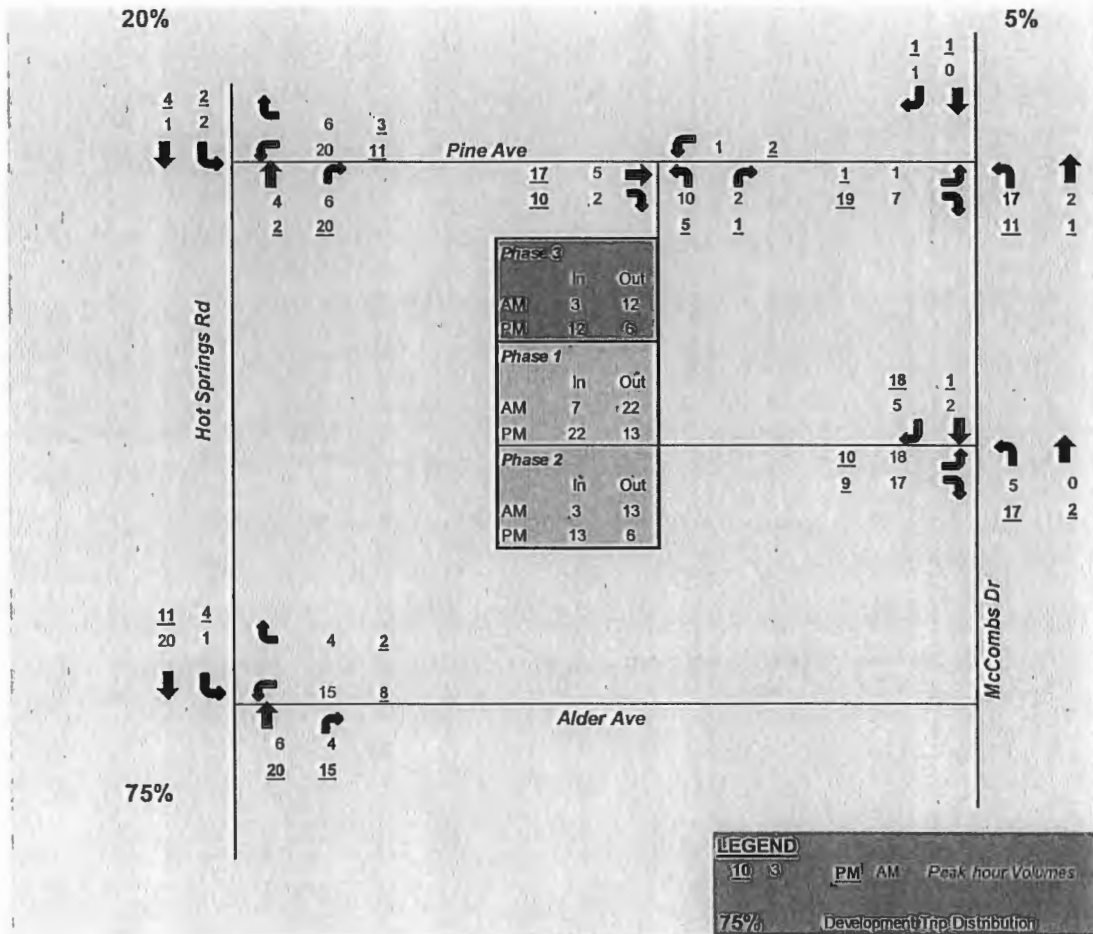


Figure 2 Traffic Assignment



Page 5

Our File: 2121-00258-00

4.0 Conclusion

The above results show that a modest trip generation from the proposed development is expected.

Please call the undersigned if you have any questions regarding this analysis.

Yours very truly,

McELHANNEY CONSULTING SERVICES LTD.

Prepared by:

Reviewed by:

Ahmad Puri, P.Eng.
Traffic Engineer

email: apuri@mcelhanney.com

Denny Leung, P.Eng.
Senior Traffic Engineer

email: dleung@mcelhanney.com

**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 7, 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 Amendment Bylaw No. 1094, 2016**".

MAP AMENDMENT

2. That:
 - (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 388 Pine Avenue, legally described as Lot K Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 10239 (PID 008-034-923), outlined in heavy black outline and vertically lined on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Low Density Residential (Conventional Lot) R-1** zone; and,
 - (b) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 388 Pine Avenue, legally described as Lot K Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 10239 (PID 008-034-923), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and that portion of Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and,
 - (c) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and horizontally lined on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Low Density Residential 3 (Small Lot) R-3** zone; and

- (d) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 673 Hot Springs Road, legally described as Parcel "A" (Explanatory Plan 8880) Lot 4 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 011-149-647), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential (RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone and that portion of Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential (RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and
- (e) The map appended hereto designated as Schedule 1 showing such amendments is an integral part of this Bylaw.

READ A FIRST TIME THIS 21st DAY OF NOVEMBER, 2016

READ A SECOND TIME THIS 21st DAY OF NOVEMBER, 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

SCHEDULE 1



Harrison Hot Springs
Zoning Amendment Map Schedule



HARRISON HOT SPRINGS
Masterfully Rejuvenated



Scale 1:4,000 Date Created: October 27, 2016

- | | |
|---------------------------------------------------------------------------|------------------------------------------------------------------------|
| From: Residential Reserve (RSR)
To: Medium Density Residential 1 (R-4) | From: Residential Reserve (RSR)
To: Low Density Residential 3 (R-3) |
| Paved Road | Streams |
| Unpaved Road | Waterbodies |
| Indian Reserves | Parks and Protected Areas |
| From: Residential Reserve (RSR)
To: Low Density Residential (R-1) | |

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 for particular purpose or use.



REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Members of the APC **DATE:** Nov 8, 2016
FROM: Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z07/16
(388 Pine Avenue – Proposed Lot B)
SUBJECT: Rezoning from RSR to R-4

ISSUE:

Seeking input from the APC on this rezoning process. This site is currently associated with a large development project, which will see four (4) lots created out of three (3) existing lots. This site, proposed Lot B, is vacant and is currently zoned RSR (Residential Reserve). As this site is currently in the RSR (Residential Reserve) zone, a change of zone to R-4 (Medium Density Residential-Townhouse) is required, as the developer is seeking to subdivide this parcel of land into two Lots: Proposed Lot A and B. Lot B is the subject of this report. Overall approximately 100 new dwelling units could be created for the entire development project.

BACKGROUND:

This rezoning application is part of a large development that will create four (4) lots, Proposed Lots A to D, from three (3) current lots. This site, proposed Lot B, is currently zoned RSR and is vacant. The RSR regulations would not allow for the proposed townhouse dwelling units on the proposed parcel of land. The access and egress point will be Pine Avenue.

The developer, Mr. Allan Bott, did set up a community meeting for the public to review and discuss his entire project. This meeting was held on September 13th.

COMPARISON OF THE ZONING BYLAW REGULATIONS:

Regulation Category	Current Zoning Requirements	Proposed Zoning Requirements
Principal Uses	a/. SFD b/. Daycare facility	a/. Multiple Family Dwellings
Accessory Uses	a/. Type 1 home occupation b/. Parking area c/ Accessory structures and buildings	a/. Family Day care b/. Home Occupation c/. Accessory buildings

Regulation Category	Current Zoning Requirements	Proposed Zoning Requirements
Min Parcel Size	0.8 ha	1500 M ² (With sewer and water)
Min Width	60 M	22 M
Front Setbacks	10 M	4.5 M
Interior Setbacks	5 M	3.6 M
Exterior Setbacks	7.5 M	7.5 M
Rear Setbacks	10 M	7.5 M
Max parcel coverage	10%	55%
Min Floor Area	75 M ²	N/A
Max Number of Principal Buildings	1 per parcel	N/A
Max Building Height	a/. 10.7 m for the principal building b/. 5 m for the accessory building	a/. 11 M for the principal building
Min Amenity Area (m ²)		a/. 5 per unit (10 or less units) b/. 10 per unit (more than 11 units)
Parking/Loading	Section 5 requirements	Section 7 requirements

WATER AND SEWER SERVICES:

N/A

COMMUNITY AMENITY CONTRIBUTIONS:

The developer has indicated that they are willing to contribute \$150,000 towards the purchase of new firefighting equipment for the Harrison Hot Springs Volunteer Fire Department.

Respectfully submitted;

Ken Cossey, MCIP, RPP,
Planning Consultant

Attachments (4) Location Map
 Traffic Impact Report
 Draft amendment bylaw
 Overall development plan



October 18, 2016
McElhanney File: 2121-00258-00

1073980 BC LTD
Box 656
Agassiz, BC
V0M 1A0

Attention: Allan Bott

Dear Sir:

1073980 BC Ltd.- Pine Avenue Subdivision Traffic Impact Study – Trip Generation Results

1.0 BACKGROUND

A residential development, consisting of single family houses, duplexes and town homes, is proposed at Harrison Hot Springs, BC. This development is located east of Hot Springs Road, south of Pine Avenue, and west of McCombs Drive.

McElhanney was commissioned to prepare a traffic impact study for the proposed development. This memo summarizes the trip generation and distribution estimates for the study.

Figure 1 (on page 3) illustrates the study area.

2.0 DEVELOPMENT DESCRIPTION

The planned development includes a total build-out of 35 single family units, 18 duplexes (36 units) and about 34 town houses to be built in three phases.

The phasing plan is summarized in Table 1 below:

Table 1 Land Use and Phasing

Phase	Land Use
1	35 single family units
2	18 Duplexes (36 units)
3	34 townhouses



2.1 Site Accesses

The access to the Phase 1 and 2 properties will be from McCombs Drive and the Phase 3 access is planned on Pine Avenue, as shown in **Figure 1**. Two emergency only accesses will be constructed off Hot Springs Road, between Pine Avenue and Alder Avenue to facilitate the development.

3.0 TRIP GENERATION and DISTRBUITION

3.1 Trip Generation

Trip generation for the development was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual. **Table 2** summarizes the results of the trip generation for the weekday AM and PM peak hours.

Table 2 Trip Generation

<i>AM Peak</i>												
Development	ITE Landuse	Size	Unit	Trip Rate	Source	In/Out Ratio		Trips				
						% In	% Out	In	Out	Total		
Phase 1												
Single Family detached	Single Family detached	35	Dwelling Unit	0.75	trips/unit	ITE Land Use 210	25%	75%	7	20	27	
Phase 2												
Duplex	Condo/Townhouse	36	Dwelling Unit	0.44	trips/unit	ITE Land Use 230	17%	83%	3	13	16	
Total (Phase 1+2)									10	33	43	
Phase 3												
Townhomes	Condo/Townhouse	34	Dwelling Unit	0.44	trips/unit	ITE Land Use 230	17%	83%	3	12	15	
Total (Phase 1+2+3)									13	45	58	
<i>PM Peak</i>												
Development	ITE Landuse	Size	Unit	Trip Rate	Source	In/Out Ratio		Trips				
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Phase 1												
Single Family detached	Single Family detached	35	Dwelling Unit	1.00	trips/unit	ITE Land Use 210	63%	37%	22	13	35	
Phase 2												
Duplex	Condo/Townhouse	36	Dwelling Unit	0.52	trips/unit	ITE Land Use 230	67%	33%	13	6	19	
Total (Phase 1+2)									35	19	54	
Phase 3												
Townhomes	Condo/Townhouse	34	Dwelling Unit	0.52	trips/unit	ITE Land Use 230	67%	33%	12	6	18	
Total (Phase 1+2+3)									47	25	72	

The proposed development for all three phases is expected to generate in the order of 58 vehicles per hour (vph) during the weekday AM peak hour and 72 vph during the PM peak hour at the full buildout.



3.2 Trip Distribution

The incoming and outgoing traffic distribution percentages assumed for the development trips are shown below in **Figure 1**. The distribution was based on the best engineering judgment.

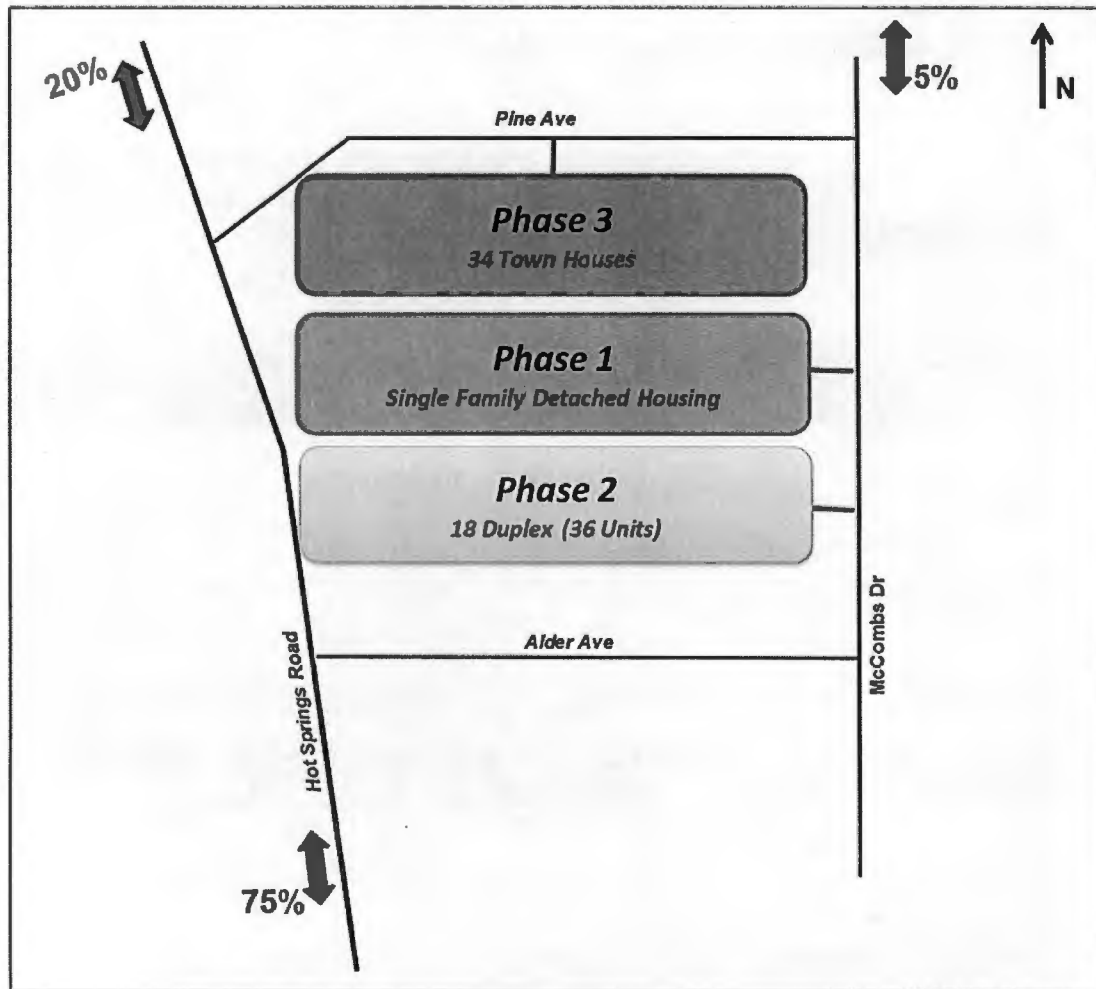


Figure 1 Traffic Distribution



3.3 Traffic Assignment

The new development trips for all three phases were assigned to the surrounding road network, according to the percentages shown in *Figure 1*. The traffic assignment at the full buildout is shown in *Figure 2*.

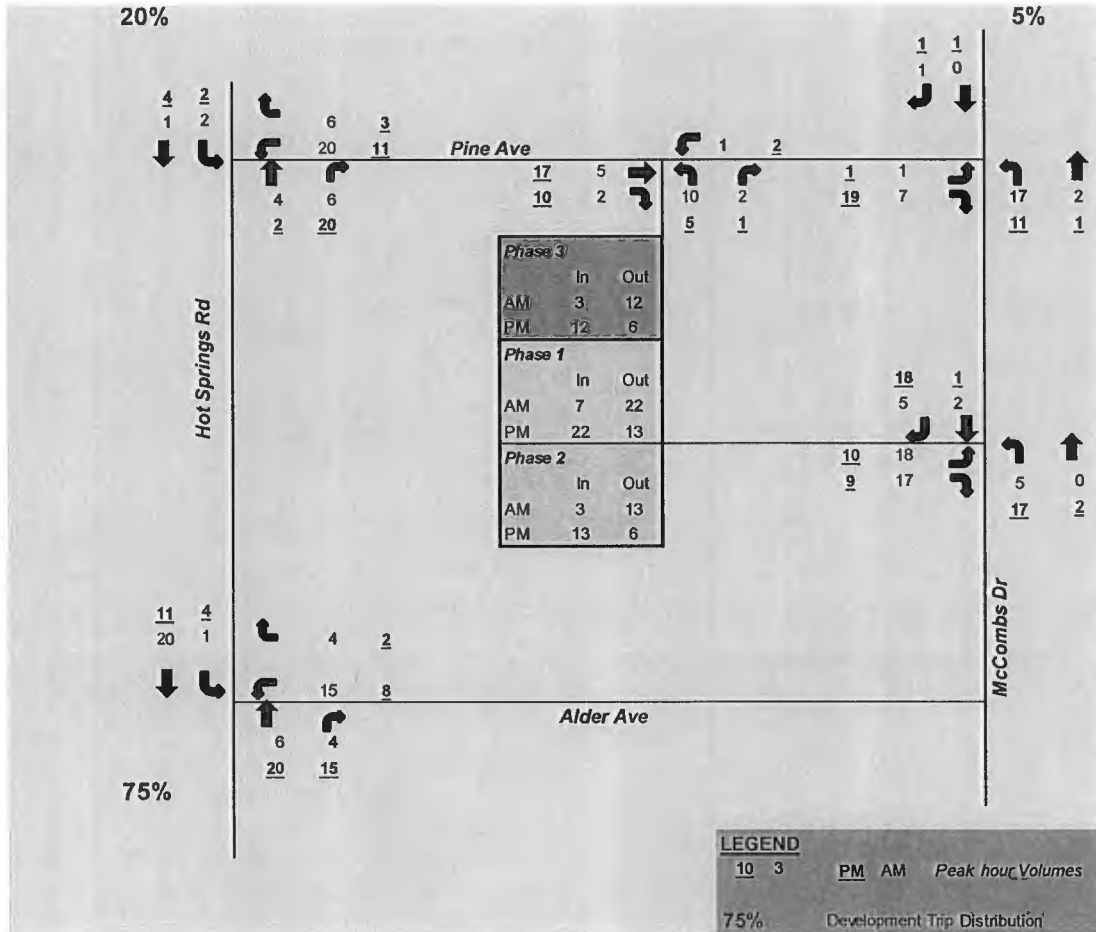


Figure 2 Traffic Assignment



Page 5

Our File: 2121-00258-00

4.0 Conclusion

The above results show that a modest trip generation from the proposed development is expected.

Please call the undersigned if you have any questions regarding this analysis.

Yours very truly,

McELHANNEY CONSULTING SERVICES LTD.

Prepared by:

Reviewed by:

Ahmad Puri, P.Eng.
Traffic Engineer

email: apuri@mcelhanney.com

Denny Leung, P.Eng.
Senior Traffic Engineer

email: dleung@mcelhanney.com



VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1094

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 7, 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 Amendment Bylaw No. 1094, 2016**".

MAP AMENDMENT

2. That:
 - (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 388 Pine Avenue, legally described as Lot K Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 10239 (PID 008-034-923), outlined in heavy black outline and vertically lined on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Low Density Residential (Conventional Lot) R-1** zone; and,
 - (b) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 388 Pine Avenue, legally described as Lot K Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 10239 (PID 008-034-923), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and that portion of Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and,
 - (c) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and horizontally lined on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Low Density Residential 3 (Small Lot) R-3** zone; and

- (d) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 673 Hot Springs Road, legally described as Parcel "A" (Explanatory Plan 8880) Lot 4 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 011-149-647), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone and that portion of Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential (RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and
- (e) The map appended hereto designated as Schedule 1 showing such amendments is an integral part of this Bylaw.

READ A FIRST TIME THIS 21st DAY OF NOVEMBER, 2016

READ A SECOND TIME THIS 21st DAY OF NOVEMBER, 2016

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2016

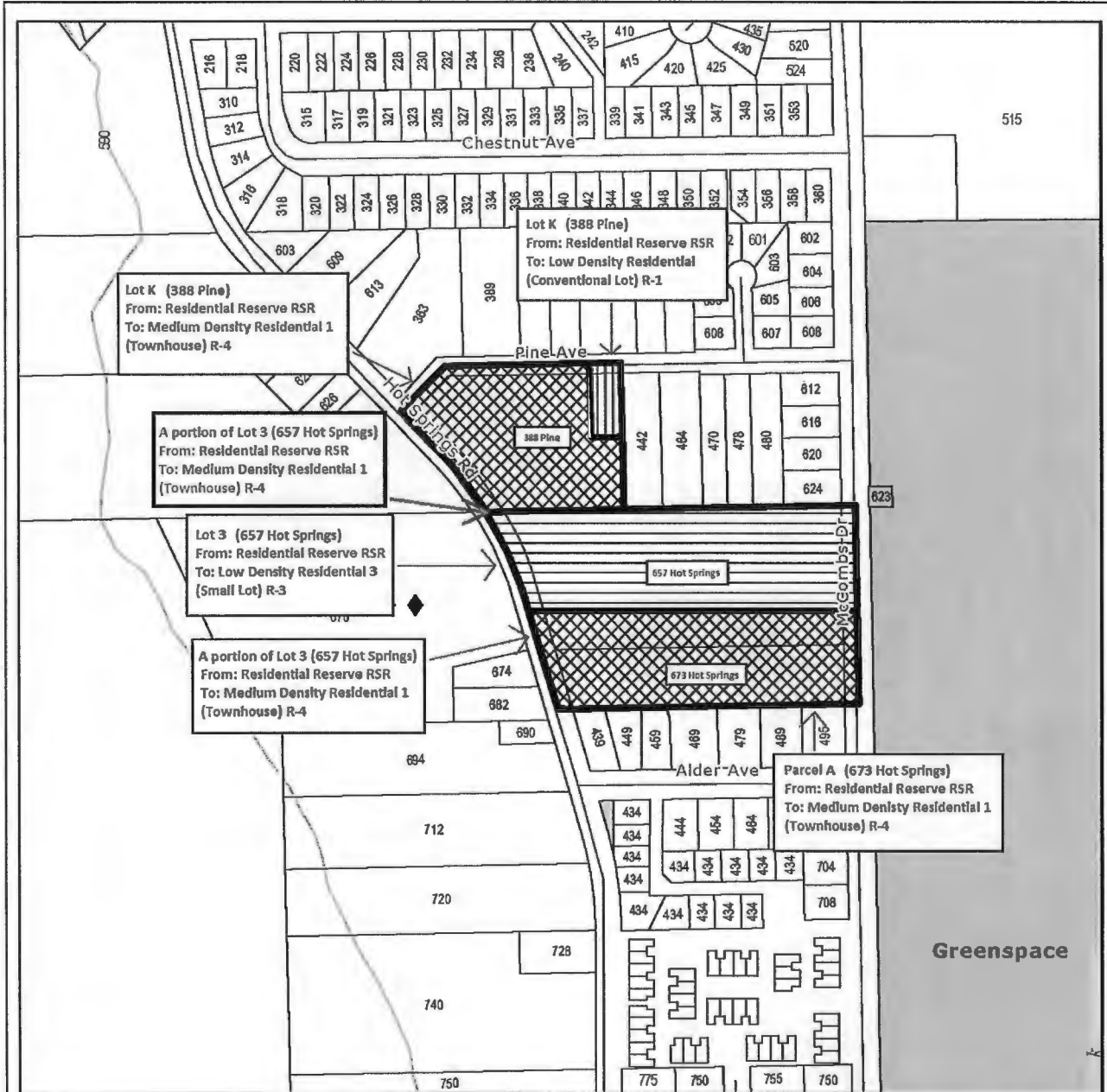
READ A THIRD TIME THIS DAY OF , 2016

ADOPTED THIS DAY OF , 2016

Mayor

Corporate Officer

SCHEDULE 1



Harrison Hot Springs		 HARRISON HOT SPRINGS <i>No Smelly Refused</i>
Zoning Amendment Map Schedule		
		Scale: 1:4,000 Date Created: October 27, 2016
<p> From: Residential Reserve (RSR) To: Medium Density Residential 1 (R-4)</p>	<p> From: Residential Reserve (RSR) To: Low Density Residential 3 (R-3)</p>	
<p> Paved Road</p> <p> Unpaved Road</p>	<p> Streams</p> <p> Waterbodies</p> <p> Indian Reserves</p> <p> Parks and Protected Areas</p>	<p> From: Residential Reserve (RSR) To: Low Density Residential (R-1)</p>
<p>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.</p>		



REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Members of the APC **DATE:** Nov 8, 2016
FROM: Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z04/16
(673 Hot Springs Road)
SUBJECT: Rezoning from RSR to R-4

ISSUE:

Seeking input from the APC on this rezoning process. This site is currently associated with a large development project, which will see four (4) lots created out of three (3) existing lots. This site, proposed Lot D, is vacant and is currently zoned RSR (Residential Reserve). As this site is currently in the RSR (Residential Reserve) zone, a change of zone to R-4 (Medium Density Residential-Townhouse) is required, as the developer is seeking to place approximately 18 duplex buildings for up to 36 dwelling units on this parcel of land. Overall approximately 100 new dwelling units could be created for the entire development project.

BACKGROUND:

This rezoning application is part of a large development that will create four (4) lots, Proposed Lots A to D, from three (3) current lots. This site, proposed Lot D, is currently zoned RSR and is vacant. The RSR regulations would not allow for the proposed townhouse dwelling units on the proposed parcel of land. The access and egress point will be McCombs Drive.

The developer, Mr. Allan Bott, did set up a community meeting for the public to review and discuss his entire project. This meeting was held on September 13th.

COMPARISON OF THE ZONING BYLAW REGULATIONS:

Regulation Category	Current Zoning Requirements	Proposed Zoning Requirements
Principal Uses	a/. SFD b/. Daycare facility	a/. Multiple Family Dwellings
Accessory Uses	a/. Type 1 home occupation b/. Parking area c/ Accessory structures and buildings	a/. Family Day care b/. Home Occupation c/. Accessory buildings

Regulation Category	Current Zoning Requirements	Proposed Zoning Requirements
Min Parcel Size	0.8 ha	1500 M ² (With sewer and water)
Min Width	60 M	22 M
Front Setbacks	10 M	4.5 M
Interior Setbacks	5 M	3.6 M
Exterior Setbacks	7.5 M	7.5 M
Rear Setbacks	10 M	7.5 M
Max parcel coverage	10%	55%
Min Floor Area	75 M ²	N/A
Max Number of Principal Buildings	1 per parcel	N/A
Max Building Height	a/. 10.7 m for the principal building b/. 5 m for the accessory building	a/. 11 M for the principal building
Min Amenity Area (m ²)		a/. 5 per unit (10 or less units) b/. 10 per unit (more than 11 units)
Parking/Loading	Section 5 requirements	Section 7 requirements

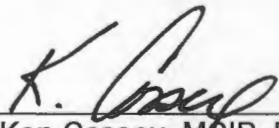
WATER AND SEWER SERVICES:

N/A

COMMUNITY AMENITY CONTRIBUTIONS:

The developer has indicated that they are willing to contribute \$150,000 towards the purchase of new firefighting equipment for the Harrison Hot Springs Volunteer Fire Department.

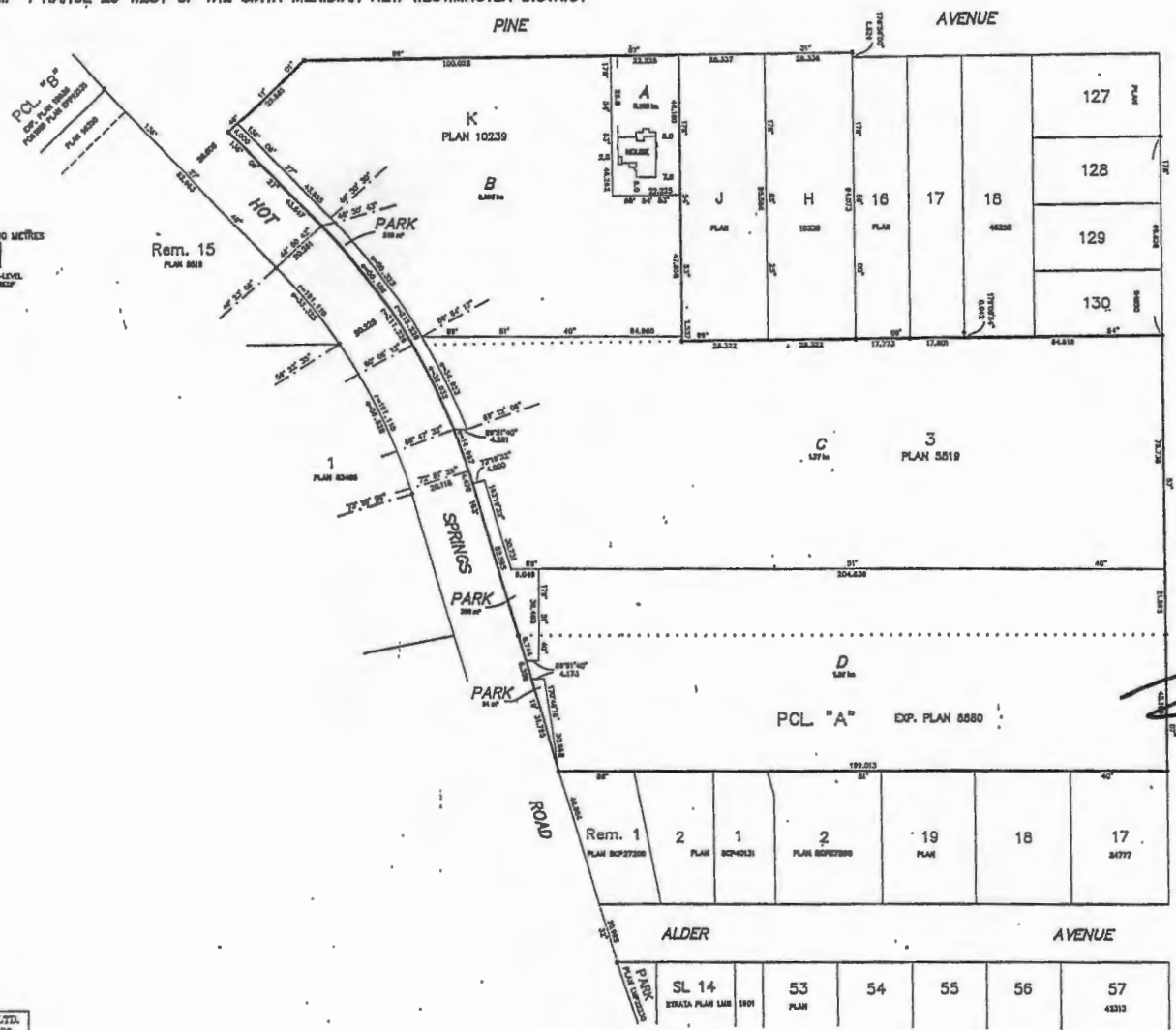
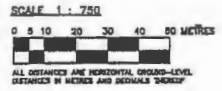
Respectfully submitted;


 Ken Cossey, MCIP, RPP,
 Planning Consultant

- Attachments (4)
- Location Map
 - Traffic Impact Report
 - Draft amendment bylaw
 - Overall development plan

PROPOSED SUBDIVISION PLAN OF
 LOT "K" PLAN 10239
 LOT 3 PLAN 5519
 PARCEL "A" (EXPLANATORY PLAN 8880) LOT 4 PLAN 5519
 SECTION 12 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT
 HARRISON HOT SPRINGS, B.C.

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 EATON LAND SURVEYING LTD. accepts no responsibility or liability for
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 any electronic search, or actions taken based on this document. This
 plan is not to be used to establish property lines.



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EATON LAND SURVEYING LTD.
 B.C. & CANADA LAND SURVEYORS
 702 WEST 6th, VANCOUVER, B.C.
 www.eatonlandsurveying.com
 Ph. (604) 276-1440 (2008)
 OUR FILE 0403 REVISION 0403 PROP 003 4

PREPARED BY EDWARD S. EATON, B.C.L.S. C.L.S.
 2ND 27th DAY OF JUNE, 2014.



October 18, 2016
McElhanney File: 2121-00258-00

1073980 BC LTD
Box 656
Agassiz, BC
V0M 1A0

Attention: Allan Bott

Dear Sir:

1073980 BC Ltd.- Pine Avenue Subdivision Traffic Impact Study – Trip Generation Results

1.0 BACKGROUND

A residential development, consisting of single family houses, duplexes and town homes, is proposed at Harrison Hot Springs, BC. This development is located east of Hot Springs Road, south of Pine Avenue, and west of McCombs Drive.

McElhanney was commissioned to prepare a traffic impact study for the proposed development. This memo summarizes the trip generation and distribution estimates for the study.

Figure 1 (on page 3) illustrates the study area.

2.0 DEVELOPMENT DESCRIPTION

The planned development includes a total build-out of 35 single family units, 18 duplexes (36 units) and about 34 town houses to be built in three phases.

The phasing plan is summarized in Table 1 below:

Table 1 Land Use and Phasing

Phase	Land Use
1	35 single family units
2	18 Duplexes (36 units)
3	34 townhouses



2.1 Site Accesses

The access to the Phase 1 and 2 properties will be from McCombs Drive and the Phase 3 access is planned on Pine Avenue, as shown in **Figure 1**. Two emergency only accesses will be constructed off Hot Springs Road, between Pine Avenue and Alder Avenue to facilitate the development.

3.0 TRIP GENERATION and DISTRIBUTION

3.1 Trip Generation

Trip generation for the development was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual. **Table 2** summarizes the results of the trip generation for the weekday AM and PM peak hours.

Table 2 Trip Generation

<i>AM Peak</i>											
Development	ITE Landuse	Size	Unit	Trip Rate	In/Out Ratio			Trips			
					Source	% In	% Out	In	Out	Total	
Phase 1											
Single Family detached	Single Family detached	35	Dwelling Unit	0.75	trips/unit	ITE Land Use 210	25%	75%	7	20	27
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Duplex	Condo/Townhouse	36	Dwelling Unit	0.44	trips/unit	ITE Land Use 230	17%	83%	3	13	16
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Single Family detached	Single Family detached	35	Dwelling Unit	1.00	trips/unit	ITE Land Use 210	63%	37%	22	13	35
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									Total (Phase 1+2)		
									35	19	54
Phase 3											
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									47	25	72

The proposed development for all three phases is expected to generate in the order of 58 vehicles per hour (vph) during the weekday AM peak hour and 72 vph during the PM peak hour at the full buildout.



3.2 Trip Distribution

The incoming and outgoing traffic distribution percentages assumed for the development trips are shown below in **Figure 1**. The distribution was based on the best engineering judgment.

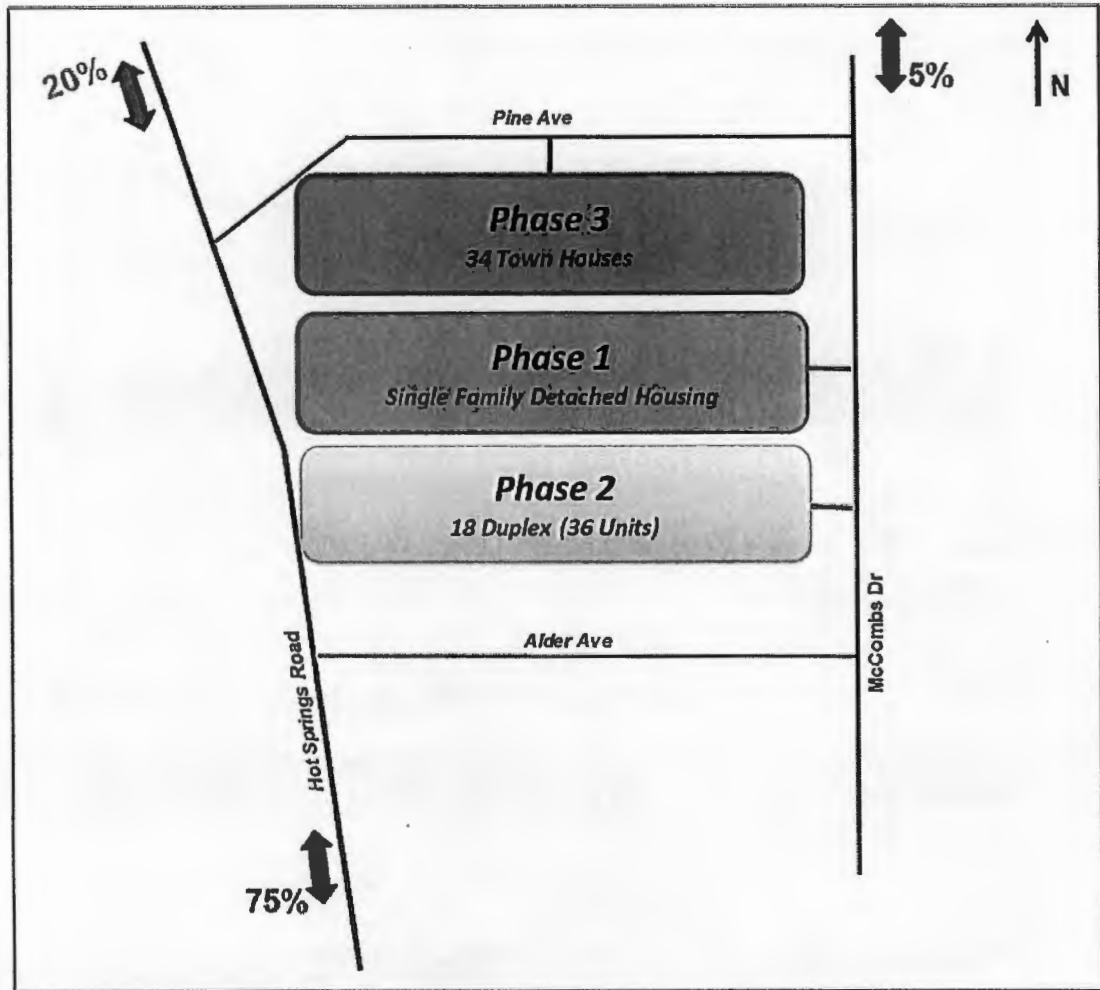


Figure 1 Traffic Distribution



3.3 Traffic Assignment

The new development trips for all three phases were assigned to the surrounding road network, according to the percentages shown in **Figure 1**. The traffic assignment at the full buildout is shown in **Figure 2**.

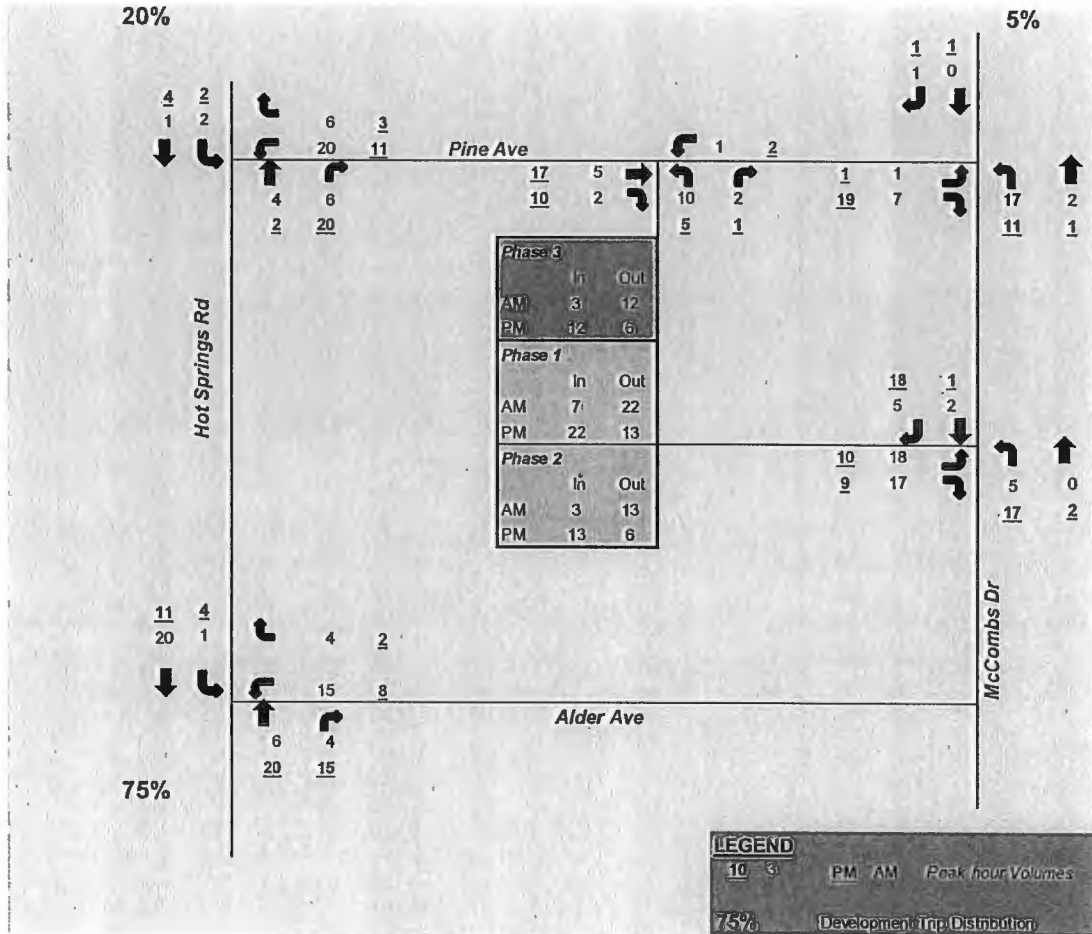


Figure 2 Traffic Assignment



Page 5

Our File: 2121-00258-00

4.0 Conclusion

The above results show that a modest trip generation from the proposed development is expected.

Please call the undersigned if you have any questions regarding this analysis.

Yours very truly,

McELHANNEY CONSULTING SERVICES LTD.

Prepared by:

Reviewed by:

Ahmad Puri, P.Eng.
Traffic Engineer

email: apuri@mcelhanney.com

Denny Leung, P.Eng.
Senior Traffic Engineer

email: dleung@mcelhanney.com



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1094**

**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 7, 2013;

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 - (a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 388 Pine Avenue, legally described as Lot K Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 10239 (PID 008-034-923), outlined in heavy black outline and vertically lined on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Low Density Residential (Conventional Lot) R-1** zone; and,
 - (b) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 388 Pine Avenue, legally described as Lot K Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 10239 (PID 008-034-923), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and that portion of Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and,
 - (c) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and horizontally lined on Schedule 1 of this Bylaw from **Reserve Residential(RSR)** zone to **Low Density Residential 3 (Small Lot) R-3** zone; and

- (d) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 673 Hot Springs Road, legally described as Parcel "A" (Explanatory Plan 8880) Lot 4 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 011-149-647), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential (RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone and that portion of Schedule A, the Zoning Map of the Village of Harrison Hot Springs Bylaw No. 1020, 2012 be amended by rezoning the lands located at 657 Hot Springs Road, legally described as Lot 3 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 5519 (PID 008-033-170), outlined in heavy black outline and cross-hatched on Schedule 1 of this Bylaw from **Reserve Residential (RSR)** zone to **Medium Density Residential 1 (Townhouse) R-4** zone; and
- (e) The map appended hereto designated as Schedule 1 showing such amendments is an integral part of this Bylaw.

READ A FIRST TIME THIS 21st DAY OF NOVEMBER, 2016

READ A SECOND TIME THIS 21st DAY OF NOVEMBER, 2016

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2016

READ A THIRD TIME THIS DAY OF , 2016

ADOPTED THIS DAY OF , 2016

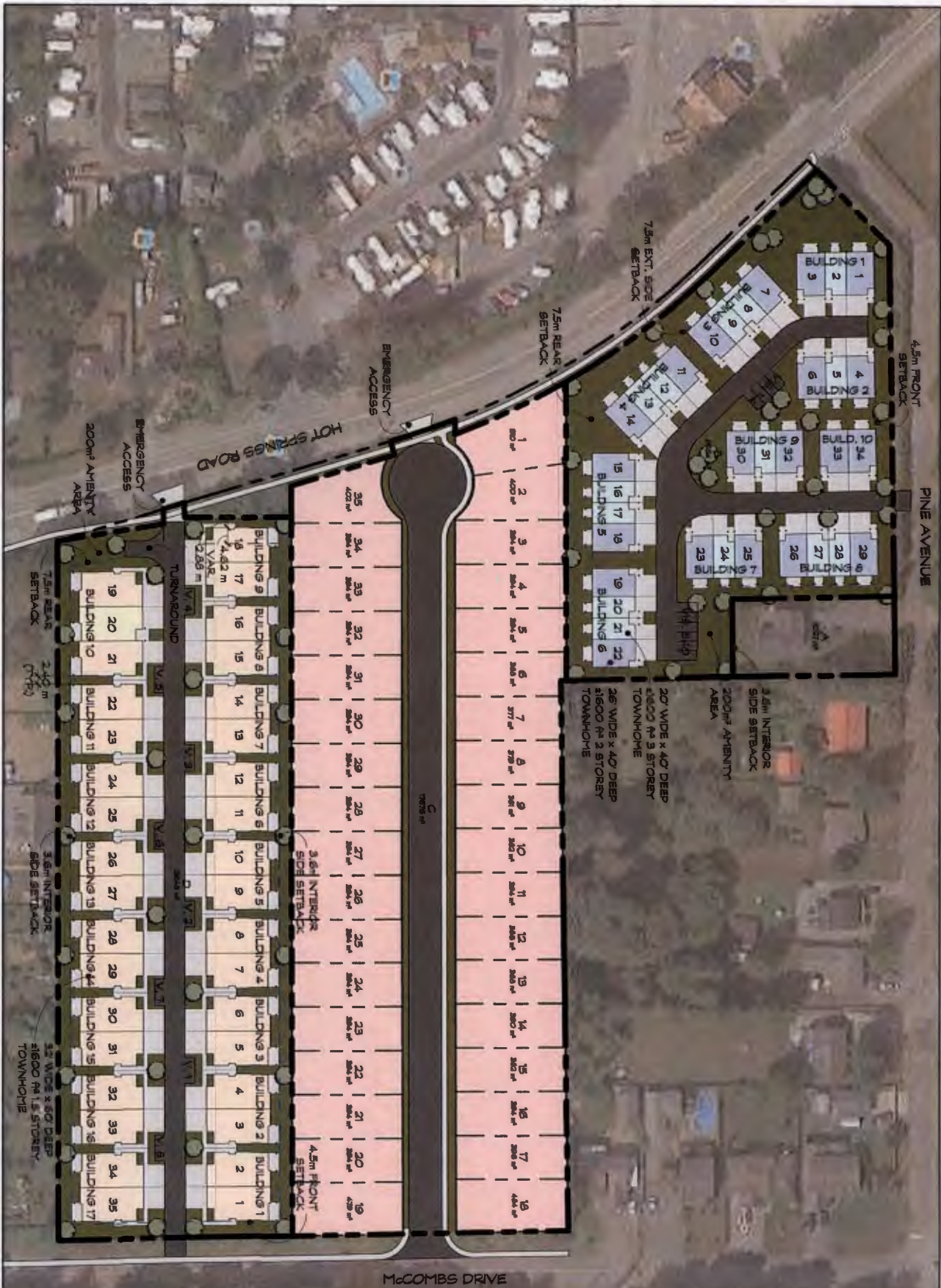
Mayor

Corporate Officer

SCHEDULE 1



Harrison Hot Springs		 HARRISON HOT SPRINGS <i>No Family Required</i>
Zoning Amendment Map Schedule		
		Scale: 1:4,000 Date Created: October 27, 2016
<p> From: Residential Reserve (RSR) To: Medium Density Residential 1 (R-4)</p>	<p> From: Residential Reserve (RSR) To: Low Density Residential 3 (R-3)</p>	
<p> Paved Road</p> <p> Unpaved Road</p>	<p> Streams</p> <p> Waterbodies</p> <p> Indian Reserves</p> <p> Parks and Protected Areas</p>	<p> From: Residential Reserve (RSR) To: Low Density Residential (R-1)</p>
<p>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.</p>		



Spinnaker Wynd
 Harrison Hot Springs, B.C.
 1 : 1000
 November 3, 2016

3.45953 Airport Rd
 Chilliwack
 British Columbia
 V2P 1A3
 t: 604 782 0825
 f: 604 782 0856

PRECISION
 building design associates
 inc.



PROPOSED SUBDIVISION PLAN OF PROPOSED LOT C
SECTION 12 TOWNSHIP 4 RANGE 29 WEST OF THE SIXTH MERIDIAN NEW WESTMINSTER DISTRICT

HARRISON HOT SPRINGS, B.C.

SCALE 1:400

0 5 10 20 30 METRES

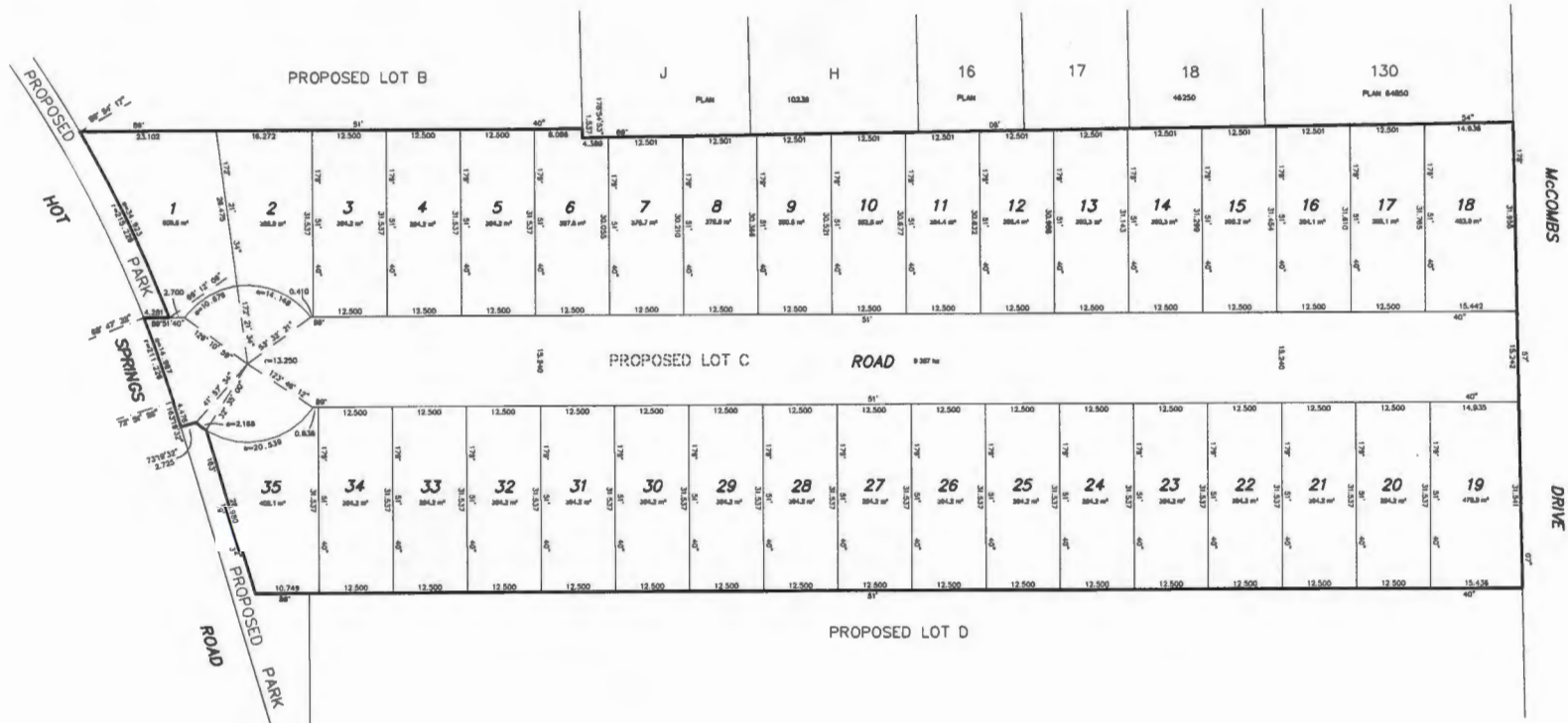


ALL DISTANCES ARE HORIZONTAL GROUND-LEVEL DISTANCES IN METRES AND DECIMALS THEREOF

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 OUR FILE 088 DRAWING 0888 PROP SUB LOT C

PREPARED BY EDWARD C. EATON, M.C.S., C.L.S.
 THIS 15th DAY OF AUGUST, 2016.
 REVISED THIS 5th DAY OF OCTOBER, 2016.

