



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## ADVISORY PLANNING COMMISSION MEETING

**Date:** Wednesday, July 4, 2018  
**Time:** 10:00 a.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 March 16, 2018 be adopted.	Item 4(a) Page 1
<b>5. ITEMS FOR DISCUSSION</b>	
(a) Rezoning of Lot 34 on Echo Avenue, legally described as Lot 34 Section 12 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 27133, from R-2 (Low Density Residential - Duplex) to R-3 (Low Density Residential - Small Lot).  Report of Planning Consultant – June 5, 2018 Re: Rezoning from R-2 to R-3  Zoning Amendment Bylaw No. 1125, 2018	Item 5(a) Page 3
<b>6. ADJOURNMENT</b>	

VILLAGE OF HARRISON HOT SPRINGS  
ADVISORY PLANNING COMMISSION MEETING

4(a)

**DATE:** March 16, 2018  
**TIME:** 9:00 a.m.  
**PLACE:** Council Chambers  
495 Hot Springs Road  
Harrison Hot Springs, BC

**IN ATTENDANCE:** Freddy Marks, Chair (attended at 9:05 a.m.)  
Frank Peters  
Terry Mitchell  
Brian Williams

Deputy Chief Administrative Officer/Corporate Officer, Debra Key  
Planning Consultant, Kerr Cossey

**ABSENT:**  
Donna Cooney

*Recording Secretary: Nicole Sather*

1.

**CALL TO ORDER**

Corporate Officer, Debra Key called the meeting to order at 9:00 a.m. and advised members that if quorum is not achieved by 9:15 a.m. that the meeting must be cancelled.

Chair Freddy Marks entered the chambers at 9:05 a.m. and assumed conduct of Chair.

Corporate Officer excused herself from chambers.

2.

**INTRODUCTION OF LATE ITEMS**

None

3.

**APPROVAL OF AGENDA**

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

THAT the agenda be approved.

**CARRIED  
UNANIMOUSLY**  
APC-2018-03-01

4.

**ADOPTION OF MINUTES**

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

THAT the Minutes of the Advisory Planning Commission Meeting held on December 17, 2017 be adopted.

**CARRIED  
UNANIMOUSLY**  
APC-2018-03-02

5. **ITEMS FOR DISCUSSION**

(a) Zoning Bylaw No. 1115, 2017 (*proposed*)

Planning Consultant, Ken Cossey, presented a PowerPoint slideshow regarding the proposed draft Zoning Bylaw No. 1115, 2017.

Ken Cossey reported on the Fraser Valley Regional District recommendation to amend definition of natural grade level to finished grade level. This recommendation will be incorporated into the proposed bylaw prior to third reading.

Commission members discussed the proposed Zoning Bylaw.

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

THAT the Zoning Bylaw No. 1115, 2017 be supported as proposed.

**CARRIED  
UNANIMOUSLY**  
APC-2018-03-03

6. **ADJOURNMENT**

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

THAT the meeting be adjourned at 9:50 a.m.

**CARRIED  
UNANIMOUSLY**  
APC-2018-03-04

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

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



Under s 6.3.2 the following related policies have been provided for the APC's consideration:

- i. Single family and two-family (duplex) residential development will be permitted in the Low Density Residential Area as shown on Schedule 1-B. (Note this schedule is in the current OCP);
- ii. The configuration and density of future development will take account of the capacity of the road system and the available services and encourage compatibility with the existing low density residential land uses; and

2/. The site is not within any Neighbourhood Area Plan.

The proposed development meets the requirements of the Village's OCP.

#### Surrounding land uses and lot sizes

The current site is vacant but surrounding the site are single family dwellings built on various lot sizes ranging from a minimum of 360 M<sup>2</sup> to 2,089 M<sup>2</sup> the lot under consideration. The applicant is proposing the following lot sizes:

- 1) One at 485 M<sup>2</sup>;
- 2) Two at 419 M<sup>2</sup>; and
- 3) One at 766 M<sup>2</sup>.

The minimum lot size for the R-3 zone is 360M<sup>2</sup>, so the applicant's proposed lot sizes exceeds the minimum requirement.

#### Traffic and Road issues

The road designation or classification system is a hierarchical based system that focusses upon the respective traffic volumes and the function of the road.

The site is located at the intersection of Echo Avenue, a local designated road, and Eagle Street, a collector designated road. Both the local and collector roads are at the lowest end of the hierarchy. The ranking generally ranges in descending order from; highway, arterial, collector, down to local. The Village's Subdivision and Development Servicing Bylaw is based upon this hierarchical system.

Assuming a range of approximately 1.5 cars per household (The Star 2014) to 2.28 cars per household (Experian Automotive), then this development will be adding approximately 6 to 9 vehicles into the Village's road network system.

The addition of the 4-infill lots will not affect either road network system.

#### **WATER AND SEWER SERVICES:**

In discussions with the Village's Infrastructure Manager, the sewer plant and water plant upgrades will easily handle the proposed four (4) new lots.

**COMMUNITY AMENITY CONTRIBUTIONS:**

N/A

**DEVELOPMENT PERMIT REQUIREMENTS:**

N/A

Respectfully submitted;



Ken Cossey, MCIP, RPP  
Planning Consultant

Attachments (3)      Location Map  
                                 Draft amendment bylaws  
                                 Overall Development Plan





VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1125

A bylaw to amend Village of Harrison Hot Springs
Zoning Bylaw 1115, 2017

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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. 1125, 2018"

MAP AMENDMENT

- 2. That:
(a) Schedule A, the Zoning Map of the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, be amended by rezoning the lands, legally described as Lot 34, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 27133 (PID 008-972-362), outlined in red and cross-hatched on Schedule 1 of this Bylaw from Low Density Residential 2 (Duplex) - R-2 zone to Low Density Residential 3 (Small Lot) 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 22nd DAY OF MAY, 2018

READ A SECOND TIME THIS 22nd DAY OF MAY, 2018

A PUBLIC HEARING WAS HELD ON THE \_\_\_ DAY OF \_\_\_, 2018

READ A THIRD TIME THIS \_\_\_ DAY OF \_\_\_, 2018

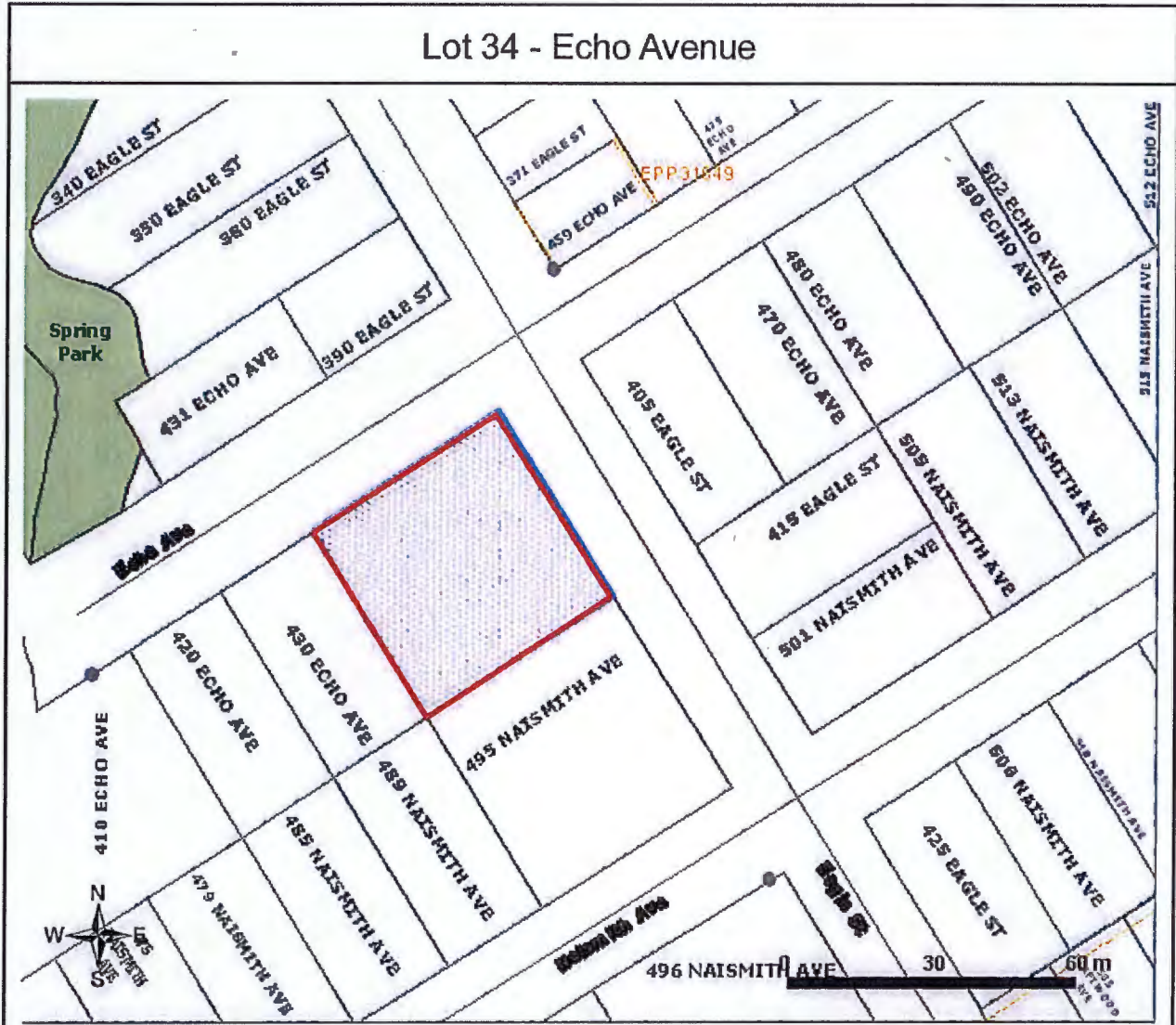
ADOPTED THIS \_\_\_ DAY OF \_\_\_, 2018

Mayor

Corporate Officer

**Schedule 1**  
**Bylaw No. 1125, 2018**

**Lot 34 - Echo Avenue**



<p>Disclaimer: This map was compiled by the Fraser Valley Regional District, 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>	<p>Lot 34, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 27133</p>	<p>Scale 1:1286 26 March 2018, 09:49</p>
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