

**VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE SPECIAL COUNCIL MEETING FOR THE PUBLIC HEARING OF  
ZONING BYLAW AMENDMENT BYLAW NO. 912, 2009**

**DATE:** May 25, 2009  
**TIME:** 7:00 p.m.  
**PLACE:** Council Chambers

**IN ATTENDANCE:** Mayor Ken Becotte  
Councillor Dave Harris  
Councillor Bob Perry  
Councillor Allan Jackson  
Councillor Dave Kenyon

Larry Burk, Chief Administrative Officer

Recording Secretary, D. Key

**(1) Call to  
Order**

**CALL TO ORDER**

Mayor Becotte called the meeting to order at 7:00 p.m.

**(2) Late Items**

**LATE ITEMS**

Public Advisory Committee Representative (Fraser Valley Regional District Strategic Transit)

**(3) Approval of  
Agenda**

**Moved by Councillor Harris**  
**Seconded by Councillor Kenyon**

**THAT** the agenda be approved as amended.

**CARRIED**

**(4) Delegation**

**DELEGATION**

Mystico Beads – Sandy Regino – Delegation did not appear

**(5) Public  
Advisory  
Committee  
Appointment**

**Moved by Mayor Becotte**  
**Seconded by Councillor Jackson**

**THAT** Gail Guimont be appointed as the representative to the Public Advisory Committee (FVRD Strategic Review of the Fraser Valley).

**CARRIED**

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(6) **PROCEDURE FOR PUBLIC HEARING**

Mayor Becotte read the opening statement and procedure for conducting this public hearing convened pursuant to Sec 890 and 892 of the *Local Government Act*.

Chief Administrative Officer Larry Burk read out the proposed text amendment to Zoning Amendment Bylaw No. 912, 2009 for Council's consideration.

The Mayor reported on the submissions that were received - 28 signatures to specific statement of opposing the race car track at Tugboat Junction Adventure Park, 10 letters from John Allen and 1 from a resident at 730 McCombs Drive.

Mayor Becotte provided the applicant an opportunity to make a brief presentation.

**Tugboat Junction**

The applicant, Gary Senft reported that he has operating Tugboat Junction for the last seven years. He has been serving young children, families and grandparents but has not been serving a large segment of the population of teenagers and young adults. Go Karts help fill the needs for young adults. He has looked at gas karts and electric karts, but decided to support the "green initiative" in Harrison Hot Springs and operate electric karts. His business hours are 11:00 a.m. to 6:00 p.m. in off season and 11:00 a.m. to 8:00 p.m. in the summer months so is not operating in early morning hours. Gary Senft indicated that the track will operate as far away from the residences as possible. He outlined the track route on a map for Council and the gallery and pointed out a diagram of the track. Tracks are 18" feet wide and are designed for children, not hot rodding. Karts are a double kart, meaning they have two seats. Karts weighed approximately 800 lbs. They have a complete bumper absorption system that goes all around the kart. The noise level is like an electric wheelchair. Indicated he checked with another municipality that has electric go karts and provided a copy of the statistics for Council.

(7) **PUBLIC INPUT**

Mayor Becotte invited the public an opportunity to speak and provide comments and only speak once until all have had opportunity to be heard. Each speaker will have 7 minutes for comment. Please stand and give your name and address.

**Rob Halazan, 740 Hot Springs Road**

Stated that he believed Councillor Harris has a conflict of interest and asked him to excuse himself. The Mayor stated he had determined that there is no conflict of interest.

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Rob Halazan said that due to the recent unauthorized development, he has experienced serious problems. He said there are drainage problems, but Tugboat has sandbagged the property. He said this is unsightly. He has cleared vegetation, has installed bouncing castles. There is ongoing screaming and music. There was no buffer ever installed. Noise is amplified. People can be heard talking. Harrison Springs RV Park is one of the last tenting campsites. Original intent of the C5 zoning, was to promote tourism and provide accommodation. He said this will attract loud partying, yelling and screaming, train whistle, loud music, loud and boisterous teenagers. This will have a serious negative effect. Race tracks of any kind cannot be next to campsites. When did the change occur from primary use of C5 - was it ever rezoned? This primary useage must be protected. Support camping and RV parks. Tugboat Junction has absentee owners. We love nature and peace and quiet. In 2005 this application was denied. Asked that this amendment bylaw to build a race track be denied.

**Mamie Lees, #23 - 736 McCombs Drive**

If in the event the electric karts don't work, would you automatically change to a bylaw for him to use gas? The CAO stated that a new application would have to be made.

**Harvey Ruggles, #22 - 730 McCombs Drive**

Don't want the track. Has Council actually seen or heard the karts work? Do they have a decibel level of noise? What kind of surface will they be on? Gravel? In the past, the responsibility of the owner has been less than active. If there are problems on the property, we need assurance that they will be taken care of quickly. How will the safety level be checked, speed of karts, safety buffers? Are animals and people going to be protected? Is there adequate fencing? Agree with the RV Park owner that this is not in Harrison's best interests for this park.

**John Allen, 398 Hot Springs Road**

Asked why his submissions were not read out or if his submissions are before Council. He commented that Councillor Harris has a conflict of interest and should have excused himself from the meeting. Disappointed that rules are not being followed tonight. Stated he hasn't been provided a copy of the bylaw and was refused. Believes there is an error in the bylaw itself. Would like to refer to Bylaw 912 in the public binder. Says text amendment is in wrong section under Principal Uses - Site Specific. It should be in the Accessory Uses - Site Specific category. OCP says it should allow both residential and commercial to coexist happily. Conflict is a nuisance - such as noise, smells, vibrations. Any commercial use that borders a residential zone creates a nuisance. There is an ongoing noise problem, bells are rung, sirens are sounded. Noises can be heard throughout the neighbourhood. Teenagers will create a lot of noise and destroy Mr. Halazan's business and the peace and tranquility. In 2005 this issue was rejected. Teenagers are great people when with their families. There is an influx of teenagers and the last thing we need in Harrison are things that attract teenagers. We

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want to attract retired people. We want it to be a peaceful, quiet serene Village that gives people a break. Have had numerous problems with noise at Tugboat Junction. Believes his property value and those typically in Harrison will be negatively affected if any kind of go kart track is built.

**Ya Tam, 740 Hot Springs Road, Harrison Springs RV Park**

I ask that you deny and reject the application as it will seriously affect our camping grounds. We are the only camping ground that allows tenting in Harrison.

**Gary Senft, Applicant**

Idle teenagers have nothing to do and we have been asked to create things for teenagers to do. He asked if there have been any formal complaints here in the Village in the last two years. There have been ATV's running in the park but haven't had any complaints. I am very cognizant about noise. Trying to bring something that is needed for the community and something for people to do. Look forward to Council's support. Looking forward to a positive outcome.

**Marg Doman, 518 Cottonwood Avenue**

Pointed out that the track diagram seems quite close to the edge of the other property.

The Mayor called for a second time for any further submissions to Council regarding Bylaw No. 912, 2009 Zoning Bylaw Amendment.

**John Allen, 378 Hot Springs Road**

What Mr. Senft proposed to Council in 2002 is not what is there now. We were told it was going to be a beautiful attraction. It would not be an eyesore. There are weeds and rusty rebar and looks like a tacky tourist area. He still has no occupancy permit, building permit or business licence. Mr. Senft does not abide by any bylaw that applies to his business and he doesn't even live here.

The Mayor called for a third and final time for further submissions to Council regarding Bylaw No. 912, 2009 Zoning Bylaw Amendment.

Hearing none the Public Hearing for Zoning Amendment Bylaw No. 912, 2009 is hereby closed.

**Concluded at 7:50 p.m.**

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**(8) ADJOURNMENT**

**(8) Bylaw No.**                    **The CAO commented that he would amend the Bylaw to read Accessory Uses – Site**  
**912, 2009 Zoning**               **Specific.**  
**Bylaw**                           **Moved by Councillor Kenyon**  
**Amendment**               **Seconded by Councillor Harris**

**THAT** Bylaw No. 912, 2009 Zoning Bylaw Amendment be received for second reading as amended.

**CARRIED**

**Moved by Councillor Jackson**  
**Seconded by Councillor Perry**

**THAT** the meeting be adjourned at 8:00 p.m.

**CARRIED**

Certified a true and correct copy of the minutes of the Zoning Bylaw Amendment Public Hearing held May 25, 2009 in the Council Chambers, Village of Harrison Hot Springs, BC

  
\_\_\_\_\_  
**Ken Becotte**  
**Mayor**

  
\_\_\_\_\_  
**Larry Burk**  
**Chief Administrative Officer**

