

**VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE SPECIAL COUNCIL MEETING FOR THE PUBLIC HEARING OF  
ZONING BYLAW AMENDMENT BYLAW NO. 913, 2009**

**DATE:** June 9, 2009  
**TIME:** 7:00 p.m.  
**PLACE:** Council Chambers

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

Larry Burk, Chief Administrative Officer

**ABSENT:** Councillor Dave Kenyon

Recording Secretary, D. Key

**(1) Call to  
Order**

**CALL TO ORDER**

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

**(2)**

**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 amendment to Zoning Amendment Bylaw No. 913, 2009 for Council's consideration.

The Mayor reported that no submissions were received.

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

**Khazan & Son's Holding Ltd.**

Applicant did not appear.

**(3)**

**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.

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**David Menzies, 843 Hot Springs Road**

Asked how many houses would be going on this property? CAO reported that a maximum of 5 depending upon onsite driveways and setbacks.

Why would you want an R3 zone in this area when everyone else is zoned R1? Would you change my property? CAO replied if it meets current zoning regulations and OCP there would be no reason not to support it. The Mayor recommended that the applicant make an application and go through the process. Council does not make the decisions to rezone.

Now you are changing to R3 and it was R1. Every time Council changes you change it. Not happy having more houses next to me as there would be a large volume of traffic. Would also like to see what the design would be for the area.

**John Allen, 398 Hot Springs Road**

Concerns about the rezoning application. Normally the public should get an outline and plan of the buildings, parking, landscape areas, etc. Has concerns expressed about the approach and we should preserve an attractive area for the drive into Harrison. Important for public before Council moves ahead, the public needs to have elevations drawn for clear picture of what would be built. People are not impressed with eye sores along the way. Should be able to see a landscape plan. Should be a requirement of this development. It is unfair for the public to assess without any details. Historically the OCP was to set aside to provide for satellite commercial areas outside the downtown core. Not practical for services downtown because of tourists as there are parking issues. Should have something to allow for service commercial uses in that area, grocery, drycleaner, etc. Need an alternate site for gas station. If you give up CS zoning, where else within Harrison would you put CS zoning. Should have rezoning applications that include a development permit, landscape plans, height of building, etc. before the public considers. This bylaw should be put on hold until specific details are thrashed out and agreed to such as neighbourhood public issues, impact, etc.

The Mayor clarified to the public on what a R3 zone is – it is single detached residential, not condos, apartment buildings.

**Barry Dunn, 844 Angus Place**

What is an OCP?

The Mayor advised that the OCP is the Official Community Plan which was adopted in 2007.

Is the applicant just applying for single residential? What about access to the existing property. Would there be access from other property? CAO advised access is from Hot Springs Road only.

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**Gerard Tessier, 858 Hope Place**

Stated that Section 5.3.2. in the Bylaw it states the parcel should be 1 acre. CAO commented there is nothing in R3 zoning that stipulates it should be 1 acre minimum. CAO stated that Mr. Tessier has an old OCP Bylaw.

**Dan Lipp, 862 Hope Place**

Where is the water going to come from for these homes? Is the Village going to run water into the property for 5 homes? He was told when he bought into the area there was individual wells. CAO commented that in order to get approval, the owner would have to extend the watermain down to service the lots.

**Mark Rumpeltes, 848 Angus Place**

If they are not using the property for anything presently at this time, why are the neighbours having to look at the property now? The building is an eyesore right now. The property has been vacant.

The Mayor reports that it is a bylaw enforcement issue and the bylaw enforcement officer is diligent on those issues.

The Mayor called for a second time for further submissions to Council.

The Mayor called for a third and final time for further submissions to Council regarding Bylaw No. 913, 2009 Zoning Bylaw Amendment.

Hearing none the Public Hearing for Zoning Amendment Bylaw No. 913, 2009 is hereby closed.

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(8) **ADJOURNMENT**


Moved by Councillor Jackson  
Seconded by Councillor Perry

**CARRIED**

**THAT the public hearing be concluded at 7:28 p.m.**

Certified a true and correct copy of the minutes of the Zoning Bylaw Amendment Public Hearing held June 9, 2009 in the Council Chambers, Village of Harrison Hot Springs, BC

  
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Ken Becotte  
Mayor

  
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Larry Burk  
Chief Administrative Officer