

**VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING**

DATE: August 17, 2009
TIME: 4:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy)
Raymond Hooper
Brian Bignell
Harvey Ruggles
Alan Birch
Allan Jackson, Councillor

Larry Burk, CAO

Recording Secretary, M. Mucha

ABSENT: Marg Doman

1. CALL TO ORDER

The Chair called the meeting to order at 4:02p.m.

2. ADOPTION OF MINUTES

☐ APC minutes of
July 21, 2009

Moved by A. Birch
Seconded by R. Hooper

THAT the minutes of the Advisory Planning Commission meeting of July 21, 2009 be adopted.

CARRIED

3. DELEGATIONS/PETITIONS

The CAO reported that Michael Rosen is joining us today as our planning consultant. M. Rosen will ensure we are all on the same page for the process of moving forward with development.

M. Rosen discussed recommendations from the *Neighbourhood Planning Areas 1 & 2 Draft* planning report of August 2, 2009 which was also presented to council last week. OCP provides broad direction of how these areas should be developed. However, there is no reference in the OCP for commercial development.

M. Rosen recommended referring *Neighbourhood Planning Areas 1 & 2* to other applicable parties; such as, the Ministry of Transportation and

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the FVRD for review and comment. A second recommendation was to schedule a neighbourhood meeting for property owners and residents.

The CAO reported that the Ministry of Highways basically do not have any development issues at this time in regards to access; however, their written response is to be solicited. This report has also been passed on to EDC.

4. **CHAIRPERSON REPORT**

The Chair commented on his visit to Garrison Crossings in Chilliwack. The Commission discussed suitability of this type of development for Harrison Hot Springs.

5. **ITEMS FOR DISCUSSION**

□ Report of CAO –
Neighbourhood
Planning Area 1 –
Initial Draft Report

NEIGHBOURHOOD PLAN 1 – INITIAL DRAFT REPORT

The CAO laid out the planning proposal for Area 1. Discussion included Secondary Suites and B & B's, which are both common in current new development in other communities.

B & B's are currently not permitted in R1 or R3 but can be in R2.

Other concerns included methods for controlling secondary suites. The CAO reported that controlling secondary suites in new development can be managed. The CAO commented that as land value increases, people will look for other ways to help pay mortgages. We can regulate these issues in the future through the use of good bylaw management and by taking advantage of other municipalities' tactics to enforce regulations. Regulations could state the property must be *owner occupied* in order to recognize a suite.

M. Rosen commented that it is important to discuss what we *should* do as opposed to *how* to deal with the mechanics. Regardless, all recommendations will all be brought to Council for approval.

Authorization from council to hold a community meeting has been arranged. M. Rosen made an important point that community meetings do not reflect the neighbourhood and we should concentrate on certain areas and not the entire village.

M. Rosen indicated that amending the OCP would be necessary to provide MF (multi-family townhouses) in the plan. This can be done if supported. The Commission recommended that the blue area in option

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#1 as being MF.

The APC supports Option 1 with the opportunity to accommodate suites, B & B and a MF component, provided that total number of units does not exceed the intent of the density suggested in the OCP.

Motion by R. Hooper
Seconded by B. Bignell

That the Neighbourhood planning Area 1 Option 1 be supported by the APC.

CARRIED

NEIGHBOURHOOD PLAN 2 – INITIAL DRAFT REPORT

M. Rosen has requested that *Neighbourhood Plan 2* be discussed at a later date due to current time constraints.

ALL AGREED

☐ Report of CAO –
Neighbourhood
Planning Area 2-
initial draft report

The CAO stated that when Commission members conduct a site visit of the areas, they should keep in mind the state and age of existing homes surrounding this area.

☐ Report of CAO –
Site Layout at 853 Hot
Springs Road – 2
options

SITE LAYOUT AT 853 HOT SPRINGS ROAD – 2 OPTIONS

The CAO reported on the planning proposals and opened the floor to discuss preferences.

The Commission commented on a 'log cabin style' for a gas station, and suggested options with corresponding fast food restaurants.

- Esso: Tim Hortons
- Chevron: White Spot
- Shell: Wendy's

Any recommendation from the Commission would not include drive-thrus in Harrison Hot Springs.

M. Rosen discussed his thoughts on the plan and stated that great architectural design should include building in the front and push building to the back. Parking spaces should not dominate the visibility of the development. Stone, rock, log, lighting, are all building features to include.

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Option 2 is preferable. Boat sales should not appear on the exterior if possible.

The CAO stated that we do not have restrictions on the type of business/retail store that will be in the new development. If the developer chooses to invest his money into this development, the type of business is his discretion. At this time, we would like to see other options that this developer can bring to the table.

Moved by L. Lees

Seconded by B. Bignell

THAT we ask the developer to provide our Commission with additional options and designs for our new development.

CARRIED

Next meeting will be Tuesday September 22, 2009 4:00pm

Reminders will be sent out by email.

6.

ADJOURNMENT


Moved by A. Birch

Seconded by L. Lees

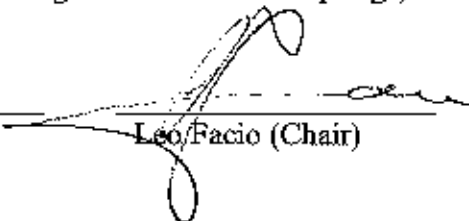
THAT the meeting be adjourned at 5:54.m.

CARRIED

Certified a true and correct copy of the minutes
of the Advisory Planning Commission meeting
held on August 17, 2009 in Council Chambers,
Village of Harrison Hot Springs, B.C.



Larry Burk (CAO)



Leo Facio (Chair)