

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

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

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy Chair)
Brian Bignell
Alan Birtch
Marg Doman
Allan Jackson, Councillor
Harvey Ruggles

Larry Burk, CAO

ABSENT: Raymond Hooper

Recording Secretary, C. Richardson

1. CALL TO ORDER

The Chair called the meeting to order at 4:00 p.m.

2. ADOPTION OF MINUTES

☐ APC minutes of
September 22, 2009

Moved by Lorne Lees
Seconded by Allan Birtch

THAT the minutes of the Advisory Planning Commission meeting of
September 22, 2009 be adopted.

CARRIED

3. DELEGATIONS/PETITIONS

None

4. CHAIRPERSON REPORT

None

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5. ITEMS FOR DISCUSSION

☐ **IRCA**

Was not discussed.

☐ **OCP East Sector**

CAO L. Burk wanted to keep the APC up to speed with the progress from the ILMB. The Village has licence to three lots the on the east sector for the future site for Public Works. The Village has the tenure on these properties. CHM Hill will submit a final report to the Village regarding the archeological study. The Village can then apply for Crown Grant or can have an extended tenure reserve up to 35 years. A report to Council will be submitted for decision. The Village will be able to use the property once the licence for the garbage dump has expired. Monies will be budgeted for cleanup of the property and buildings. The land consists of nearly 5 acres. A potential compost facility could be at this location. CAO has been in contact with Pat Bell regarding the progress and follow up.

Harvey Ruggles raised the question of the bridge on McCombs and future plans. L. Burk informed that this item will be addressed in the new year, with a rebuild of both bridges on McCombs.

☐ **Kingma update**

CAO reviewed the presentation provided by Kingma at the November 16, 2009 Council meeting for the members of the ACP. Section 7 and 8 of the OCP were of most importance for development in the areas being considered. Kingma would like to have initial work done on their property on Hot Springs Road and proceed with developing other areas later. Kingma is waiting on the RAR assessment before deciding what they would like to do with the area considered. They are using the title "Boardwalk Cottages" for this area. The 100 acres on top of the hill are mostly undevelopable land and may be used for trail development.

Whippoorwill Point is being left alone. The lower section of approximately 80 acres is resting on results from the RAR assessment for development potential. A Geo Tech is also being consulted. Kingma feels the "Lighthouse strip" will also be somewhat useable land for development. Geo Tech consultation will decide if this is possible. Marg Doman asked if a drainage study will be done on the property and was assured by CAO Burk that this study will be completed as well and other studies required by the Village. The occupier of the land must approach the ALC if they want to use the land for other purposes than allowed in the ALR.

Discussion of Floor Level Forests took place with debate over the accuracy of information provided from the Green Legacy delegations that appeared at the Council meeting November 16, 2009.

Chair L. Facio spoke of a report given to him from the Green Legacy that he has for APC member information if they wish to review it.

All are in agreement this development will take many years to complete.

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**□ Neighbourhood
Plan – Area 2 update**

Review of Michael Rosen's presentation at the Council meeting was provided by CAO L. Burk. Development of the area is when and if at this stage. It is for future development purposes and the meeting was held to see what type of development people would be open to for this specific area. CAO L. Burk stated that the Village has two applications already for rezoning in this area.

Lorne Lees asked for clarification of what would be required for a property owner to develop after the Neighbourhood Plan is approved. CAO L. Burk stated owners would be able to move ahead much faster with this in place and the Village and owners would be in agreement beforehand as to what can be built in this area.

THAT CAO have M. Rosen prepare a report for next council

Moved by Brian Bignell
Seconded By Lorne Lees

THAT the OCP recommend going forward with the Bylaw to amend the OCP and move forward with a Public Hearing.

Carried

**□ 853 Hot Springs
Road**

CAO L. Burk commented that Michael Rosen felt a Boat Sales business will turn into a winter boat storage site as it has in other areas and that other business opportunities could be more viable. The potential for a Tim Horton's without a drive-thru was presented by L. Burk. Lorne Lees stated he felt there is a need for a boat oriented business offering servicing, repair, rentals and boat related items. Business owners should be able to take the risk if they are willing to give it a try. Boat storage would not be in the best interest for this property. Zoning could stipulate that storage would not be allowed.

B. Bignell asked why not a drive-thru at the potential location of a Tim Hortons? L. Burk stated that drive-thrus' do not bring in more people. Lorne Lees stated that drive-thrus' cause many underlying traffic issues as well as environmental issues. L. Facio feels there is no room in the footprint of this parcel for a drive-thru and is also against the boat storage that could potentially take place. Harvey Ruggles questioned if the residents behind the property had concerned. L. Burk informed that measures would be made to offer residents the most privacy possible as well as providing sound buffers.

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□ Rezoning – 626 Hot
Springs Road

L. Burk offered ideas of rezoning for this area for APC consideration. Kingma owns the adjoining property which is zoned C5. The owner may develop this property as single family dwelling. Discussion of the use of this land brought the opinion from members that HHS is very short on Tourist/Commercial properties and that property owners are well away of the potential of the zoning. The owner has had the property since the late 80's after multiple failed development attempts had decided to build a single home. Most were in agreement that it seems a waste of land to only put a single home on the property. Lorne Lees stated that he would not be in agreement to grant rezoning as the property owner knew what he was getting into. Brian Bignell also agreed that he would not support this.

Moved by Lorne Lees
Seconded by Brian Bignell

THAT the APC does not support the rezoning of 626 Hot Springs Road.

CARRIED

L. Burk showed the APC the proposed development plans from Moser's for a new marina area. Condos, marina, hotel options are all being explored by the owners. Price of slip rental costs were brought up as the limited opportunities for moorage will need to be addressed.

Zolton Kiss spoke regarding option 1 on Lillooet and questioned the north side of Echo. Could a developer combine a lot on Lillooet and a lot on Echo to develop? Would the zoning be the same on Lillooet as it is on Echo in option 2. What happens to owners who become "land locked" and can you go down in zoning?

CAO L. Burk stated if an owner bought back to back properties, maintained the look on Echo as single family and the north side becomes multi-family this would be acceptable. The choice of the density is the question. The look of Echo would not change.

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6. ADJOURNMENT


Moved by Lorne Lees
Seconded by Allan Birtch

THAT the meeting be adjourned.


CARRIED

The meeting adjourned at 5:20 pm

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



Larry Burk (CAO)



Leo Fazio (Chair)