

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

DATE: February 16, 2010
TIME: 4:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy Chair)
Brian Bignell
Alan Birtch
Marg Doman – arrived at 4:05
Allan Jackson, Councillor
Harvey Ruggles
Raymond Hooper

Larry Burk, CAO

ABSENT:
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
November 17, 2009

Moved by Lorne Lees
Seconded by Harvey Ruggles

THAT the minutes of the Advisory Planning Commission meeting of
November 17, 2009 be adopted.

CARRIED

3. DELEGATIONS/PETITIONS

None

4. CHAIRPERSON REPORT

None

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION
MEETING
FEBRUARY 16, 2010
PAGE (2)**

5. ITEMS FOR DISCUSSION

**☐ Neighbour Plan
Area 2**

Council moved forward with the recommendation of a separate select committee regarding Neighbour Plan Area 2. This select committee would be involved in working with the public and the APC. CAO L. Burk requested that the APC develop a limited Terms of Reference for the select committee to work with. The Chair suggested an advertisement in the Observer for people who are interested to submit their names for consideration.

**Moved by Leo Facio
Seconded by Marg Doman**

THAT an advertisement be placed for an APC select committee for Planning Area 2.

CARRIED

It was suggested that the Terms Of Reference be fairly simple and include review, planning, etc. Applicants will be reviewed by the APC for acceptance with a recommendation to Council for final plan. Distribution of letters to residents of the area requesting interest was discussed.

☐ Zoning Bylaw

CAO L. Burk discussed the Zoning Bylaw and the difficulties in working within this document as it is dated and archaic. Changes to bring the Zoning Bylaw up to date should be further investigated. It was suggested that a new Zoning Bylaw with alternative options for issues could be helpful for future development. Other smaller communities zoning bylaw could be reviewed to help with updates. Discussion of business licences and previous problems in the Village brought members to agreement that zoning changes need to be addressed. The Village could potentially have more control over the types of home-based businesses requesting business licences. Michael Rosen would be involved with this project and will have a meeting dedicated to the zoning bylaw. There was discussion of existing zoning, frontage options and related zoning by the members. It was requested that the members comeback with input as to what types of zones they feel the Village would like to have.

**☐ Lakeshore Special
Planning Area**

Michael Rosen will be responsible in getting this project started. A meeting date will be decided soon. Design criteria and guidelines will be discussed in the future.

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION
MEETING
FEBRUARY 16, 2010
PAGE (3)

**□626 Hot Springs
Road**

CAO requested the members take another look at the proposed development on this property. The property owner still would like to build a single family dwelling on this lot and is not able to build more than this at this point in time. It was suggested the property owner come forward with a zoning change request to residential from commercial. The opinion that there is already very little commercial zoned areas in the Village and the request that been reviewed and turned down already was expressed. Past community consultation brought forth the general opinion that the zoning should not be changed on this land. The thought process of cleaning up the zoning bylaw would eliminate problems such as this. Members were in agreement not to change the zoning for this property at this time.

□OCP Greenway Plan

CAO L. Burk asked if the APC has any input in the development of this area across from the Village Office. What could the potential of this property be? Would Kingma be interested in this property? CAO will hold this discussion at a later date.

□ Gohl/TRCA

A seven story structure is now in the plans for this development. Plans were passed around for members to view. There was discussion of the changes from the old plan that was submitted to the Village and the benefits of the new design. Start of construction is estimated for spring. Previous discussion with Mr. Gohl regarding waving the DCC for contribution to another amenity was brought up as well as design criteria.

□298 Lilooet

DP extension was awarded at the last Council meeting. Building Permits to be issued shortly.

□Riparian setbacks

The Chair discussed the topic of overriding the OCP to reduce riparian areas and requested clarification from the CAO. The setback in the OCP is a Miami River Development area and not a riparian area. Review of the wording in the OCP was provided for the Commission members. Until June of last year the government was in charge of the approvals, it is now in the hands of municipalities. CAO cautioned the members for the wording of the OCP and Riparian areas when moving forward with development. Discussion of the development in the east sector brought forward the amount of land that will be given back to the Village and great debate of rumors and misinformation. It was stated that the APC will be involved when Mr. Kingma does come forward with a complete development plan. The question of 30m riparian zone has not yet applied due to RAR assessments and Development Permits.

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION
MEETING
FEBRUARY 16, 2010
PAGE (4)**

☐Meeting dates

Next APC meeting is scheduled for March 16, 2010, 4 pm.

6.

ADJOURNMENT

Moved by Marg Doman


Seconded by Brian Bignell

THAT the meeting be adjourned.

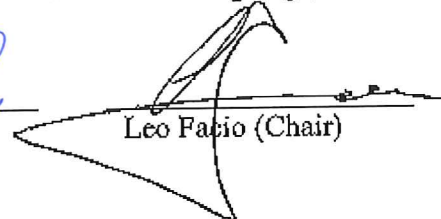
CARRIED

The meeting adjourned at 5:40pm

Certified a true and correct copy of the
minutes of the Advisory Planning
Commission Meeting held February 16,
2010 in Council Chambers, Village of
Harrison Hot Springs, B.C.



Larry Burk (CAO)



Leo Fazio (Chair)