

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

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

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy Chair)
Brian Bignell
Marg Doman
Allan Jackson, Councillor
Michael Rosen
Raymond Hooper
Larry Burk, CAO
Andre Isakov, CEDO

ABSENT: Harvey Ruggles
Alan Birtch
Recording Secretary, C. Richardson

1. CALL TO ORDER

The Chair called the meeting to order at 4:03 p.m.

2. LATE ITEMS

3. ADOPTION OF MINUTES

☐ APC minutes of
February 16, 2009

Moved by L. Lees
Seconded by M. Doman

THAT the minutes of the Advisory Planning Commission meeting of
February 16, 2010 be adopted as amended.

CARRIED

ERRORS AND OMISSIONS

Typos page 2/3/4 change ACP to indicate APC

AGENDA CHANGES

Item b) Title adjustment
Item g) Lakeshore special planning area

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4. DELEGATIONS/PETITIONS

None

5. CHAIRPERSON REPORT

None

6. ITEMS FOR DISCUSSION

☐ OCP Amendment
Bylaw No. 935 &
Zoning Amendment
Bylaw No. 936 for
IRCA

CAO L. Burk stated that it is a formal courtesy to involve the APC with this development and have their comment heard. Clarification of the OCP amendment was provided by the CAO and the changes were discussed. There will be a public hearing scheduled for March 29, 2010. Staff will report back to Council of the APC's approval of these changes. CAO L. Burk reviewed the changes to the OCP and discussed the reasoning for these changes.

Third and fourth reading will move forward at the Public Hearing.

☐ Neighbourhood
Planning Area 2 Select
Committee TOR

CAO L. Burk quoted the official resolution at Council that a Public Working Group be established to further review the Neighbourhood Plan area 2 frameworks. It was stated by the CAO that a "select committee" and TOR for such committee are unnecessary. The document prepared by Michael Rosen and CAO L. Burk was distributed to the APC members and Councillor Perry which outlines the objective of the Working Group. This document was reviewed by the members. The working group which will consist of 7-9 residents will be chaired by the CAO and Michael Rosen will also attend these meetings. A member of this group will be responsible for the minutes of the meetings. The Working Group does not need to be as formal as a select committee. The Chair noted the changes that were made regarding this "select committee". The CAO stated that it was Council's decision to appoint a Work Group instead of a select committee. Members will now be selected from residents of the area who respond to the letter of interest which will be sent out by the Village office.

Moved by Lorne Lees
Seconded by Brian Bignell

THAT the APC accepts the Terms of Reference change made to reflect a Neighbourhood Plan Working Group.

CARRIED

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☐ Zoning

Moved by Marg Doman
Seconded by Raymond Hooper

THAT a report be prepared for Council to proceed with a new zoning bylaw prepared by staff.

CARRIED

Michael Rosen informed the APC members of the zoning updates that he is currently working on and the intensive working relationship that is necessary between staff, committees, the OCP and input from other various areas. Ideas and input from the APC members is eagerly anticipated to move forward with positive changes that can be explored further by staff. These meetings are expected to be quite lengthy. The controversy of mapping changes was discussed. The discussion of pre-zoning will be discussed in further detail at the next meeting. The difficulty of using the current OCP with the existing zoning bylaw was stated.

☐ Meeting date with Michael Rosen

Discussed as above with no meeting date set at this point in time.

☐ Riparian area bylaw

Distributed for information

☐ APC Terms of Reference

Moved by Marg Doman
Seconded by Brian Bignell

THAT the terms of reference for the APC be accepted and referred to Council for adoption.

CARRIED

☐ Lakeshore Planning Special Area

CAO L. Burk referred to section 4 of the OCP regarding the Lakeshore Special Planning area and the work that needs to begin in this area. Development can not begin until there is an updated Village Center plan and design guideline established. The OCP clearly stated that this design plan be in place.

Moved by Brian Bignell
Seconded by Raymond Hooper

THAT the APC request Council to refer to staff to begin moving on the Lakeshore Special Planning Area developing a Village Centre Design Guideline.

CARRIED

The next APC meeting is scheduled for April 20, 2010.

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7. **ADJOURNMENT**

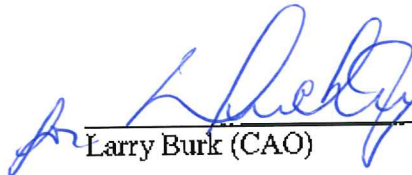
Moved by Marg Doman
Seconded by Lorne Lees

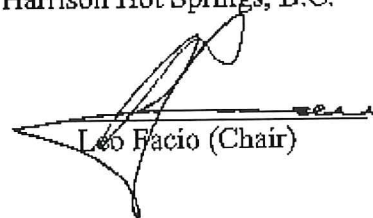
THAT the meeting be adjourned.

CARRIED

The meeting adjourned at 5 p.m.

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


Larry Burk (CAO)


Leo Fazio (Chair)