

**VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE PUBLIC HEARING OF  
OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 935, 2010 AND  
ZONING BYLAW AMENDMENT BYLAW NO. 936, 2010**

**DATE:** March 29, 2010  
**TIME:** 7:00 p.m.  
**PLACE:** Council Chambers

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

Andre Isakov,  
Community and Economic Development Officer  
Debra Key, Corporate Officer (Recorder)

**ABSENT:** Councillor Dave Kenyon

**(1) Call to  
Order**

**CALL TO ORDER**

Mayor Becotte called the public hearing to order at 7:05 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*.

The Mayor read out the proposed amendment to the Official Community Plan Amendment Bylaw No. 935, 2010 and Zoning Amendment Bylaw No. 936, 2010 for Council's consideration.

The Mayor reported that no submissions were received.

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

**IRCA GROUP OF MANAGEMENT INC.**

Grant Sanborn provided a brief description of the proposed development outlining major changes to the building, reduction in floors, elimination of the hotel component and increased density from 150 to 173 per hectare. There will be an increase in commercial floor space. Parking will be in accordance with the bylaw.

**(3)**

**PUBLIC INPUT**

Mayor Becotte invited the public an opportunity to speak and provide comments and to speak

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once until all have had opportunity to be heard. Each speaker will have ample time for comment. Please stand and give your name and address.

**John Allen, 298 Hot Springs Road**

Objected to the developer making presentation. Zoning bylaw amendment 936 – the ad states that zoning bylaw be amended and stated that Section 12 says it has been repealed. The Village has advertised to amend a section of a bylaw that doesn't exist.

Object to Council's statement about the lack of public consultation. Bylaws are a mistake. Village Council is acting totally improperly in considering these bylaws and not operating in the public interest. The Village didn't provide enough public consultation. There has been violation to the current OCP. Comments from the APC and the FVRD were not made available in the Public Hearing package. Objection that the Public Hearing is being held without consultation and comments from the FVRD.

The business people were not given special consideration given the fact they pay the majority of the taxes in the Village and are the support all the local efforts – applications weren't in the package. There was no neighborhood select committee formed for this area. Covenants weren't provided to us. Recommended that Council not proceed with these bylaws.

**Leo Facio, 352 Walnut Avenue**

The APC did meet and did discuss the project and provide comments in support.

**George Huwyler, 495 Naismith**

Objecting to the residential component. Should be hotel rooms, at least 50% of the units.

**Marcel Juneau, 673 Hot Springs Road**

Congratulate the proponents for hanging around. Hang in there.

**John Neville, 124 Lillooet**

Totally in favour of it before, certainly in favour of it now. A little bit of retail on Lillooet is better than before.

**John Allen, 298 Hot Springs Road**

St. Alice Street – I told you at the time, the Harrison Hotel built St. Alice Street. The Mayor at the time told Mrs. Wilson that the Village would take the required 8 feet from her at the time of development in order for the Harrison Hotel to build a street in which the travel portion was wide enough. The Springs Café side – 8 feet needs to be taken off to provide a

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sidewalk. From the plans it looks like the building is going to be built right up to the sidewalk. Is in violation of streets and roads bylaw. The architect says that 3 stories are being knocked off the height of the building but the square footage is only dropping by 4,000 sq. ft. The height at 7 stories is still higher than the OCP contemplates. Bylaw 893 still says is should have a strong commercial focus. Council should look hard as to whether this is in the public interest to pass the bylaws that are being discussed. Planning principles in OCP is that Council will not change without public benefit. Objection to height limitation. Should be a quality of development rights. Council is setting a precedent with this development. Process for public hearing is flawed, lack of information, no attempt to make in the public's interest. There is a conflict here. Keep the business community of Harrison alive. Do not pass 935 and 936.

Mayor Becotte asked a second time if there was anyone else who would like to provide a comment or submission to Council regarding Bylaw No. 935, 2010 and No. 936, 2010?

Mayor Becotte asked a third time if there was anyone else who would like to provide a comment or submission to Council regarding Bylaw No. 935, 2010 and No. 936, 2010?

Grant Sanborn, advised that the developer has deposited to the Village Letters of Credit and continues to commit a contribution of \$50,000 for amenities.

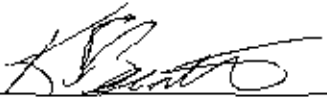
**John Allen, 298 Hot Springs Road**

OCP says that density increases in downtown core will only be considered after Village Centre Plan. Another reason why bylaws are illegal.

Mayor Becotte asked a third time and final time if there was anyone else who would like to provide a comment or submission to Council regarding Bylaw No 935, 2010 and No. 936, 2010?

**The public hearing concluded at 7:53 p.m.**

Certified a true and correct copy of the minutes of the  
Official Community Plan Amendment Bylaw No. 935,  
2010 and Zoning Bylaw Amendment Bylaw No. 936,  
2010 Public Hearing held March 29, 2010 in the  
Council Chambers, Village of Harrison Hot Springs, BC

  
Ken Becotte  
Mayor

  
Debra Key  
Corporate Officer

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