

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

DATE: April 20, 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
Andre Isakov, CEDO
Harvey Ruggles
Alan Birtch

Recording Secretary, K. Burr

ABSENT:

1. **CALL TO ORDER**

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

2. **LATE ITEMS**

**c) Public Working Groups in reference with Planning area 2 --
Chair**

It was noted that about 5 names have come in. In the next couple of days Michael Rosen will set up meetings and will inform the Chair of the date and times and welcomes everyone to join in.

**d) Official Community Plan Amendment Bylaw No. 937, 2010
Greenhouse Gas Emissions Reduction Targets, Policies, and Actions
– Michael Rosen.**

Michael made note of his Report and Bylaw No. 937 that was brought to Council April 19, 2010. He noted that the Bylaw had two readings last night and it will be going to a Public Hearing on May 3, 2010.

Moved by Marg Doman
Seconded by Raymond Hooper

THAT the APC accepts the recommendation of Bylaw No. 937, 2010 Green house Gas Emissions Reduction Targets, Policies, and Actions.

CARRIED

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3. APC minutes of
March 16, 2009

ADOPTION OF MINUTES

Moved by Lorne Lees
Seconded by Harvey Ruggles

THAT the minutes of the Advisory Planning Commission meeting of March 16, 2010 be adopted with amendments.

CARRIED

ERRORS AND OMISSIONS
Page 2 it should say APC.

4. **DELEGATIONS/PETITIONS**

None

5. **CHAIRPERSON REPORT**

None

6. **ITEMS FOR DISCUSSION**

- Zoning Bylaw

It was noted that the Commission had the following ideas to changes in the Zoning Bylaw:

Strip across the road from the Village Office is zoned R2 (two family residential) and it was noted that it should be none buildable with respect to the setbacks. Michael Rosen noted that private land cannot be zoned for public use.

Seasonal vending business "open air business" should have an area zoned specifically for these types of business so they are not spread out all over the Village but allocated to one area.

It is noted that home based businesses more specifically Bed and Breakfasts (type 2) are only allowed in R2 zones, which is found to be misleading by the language in the bylaw.

Pre-zoning and Re-zoning was explained by Michael Rosen as they were items that had been mentioned in previous meetings and there were concerns regarding the difference of the two types of zoning.

Property zoned as C1 can have a parking garage as its principal use. R4 can have it as its secondary use.

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Making the language clearer for public to read.

Legal non conforming use. Business that have been operation for many years and the current zoning does not allow it, with respect to legal non conforming use the business can continue to operate unless the business is inactive for 6 months or there is a fire and more than 75 % of the building is damaged.

Identifying a new area for a Community Care Facility.

The size of new lots going in.

7.

ADJOURNMENT

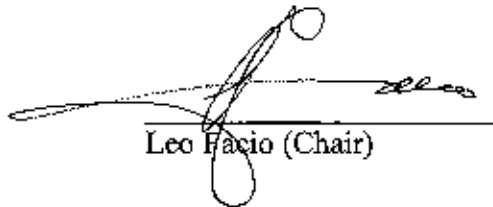
Moved by Brian Bignel

Seconded by Harvey Ruggles

THAT the meeting be adjourned.

CARRIED

The meeting adjourned at 5:50 p.m.


Leo Facio (Chair)


Krystal Burr (Recording Secretary)