

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

DATE: August 24, 2010
TIME: 2:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy Chair)
Brian Bignell
Allan Jackson, Councillor
Michael Rosen
Andre Isakov, CEDO
Harvey Ruggles
Alan Birtch
Ted Tisdale
Marg Doman (appeared at 2:03 p.m.)

Recording Secretary, K. Burr

ABSENT:

Raymond Hooper

1. CALL TO ORDER

The Chair called the meeting to order at 2:00 p.m.

2. LATE ITEMS

Zoning Bylaw 946

d) Zoning Bylaw 946

Meeting time

e) Meeting time

Moved by Lorne Lees
Seconded by Harvey Ruggles

THAT the agenda be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

APC minutes of
May 25, 2010

Moved by Brian Bignell
Seconded by Alan Birtch

THAT the minutes of the Advisory Planning Commission meeting of
May 25, 2010 be adopted as amended.

CARRIED

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ERRORS AND OMISSIONS

Page 1 under call to order the time should read 4:00 p.m.
Page 2 Item 6 "preserve" should read "perceived"
Page 2 Administration joined in at 4:16 p.m.
Page 3 Meeting adjourned at 5:16 p.m.

4. DELEGATIONS/PETITIONS

None

5. CHAIRPERSON REPORT

None

6. ITEMS FOR DISCUSSION

Zoning Bylaw

Michael made a note of all the issues raised by the APC in previous meetings. Another issue raised is the minimal parcel size in residential zones.

Design Guidelines

It was noted that the current set of guidelines in the OCP need to be revisited as they are not relevant today.

**Rezoning
Application -
Jastrzebski**

Report of Michael Rosen, Planning Consultant – April 14, 2010

Re: Rezoning Application – Jastrzebski 622 and 626 Hot Springs Road Parcel A, Sec 12, TWP 4, NWD, Plan RP11763. Parcel B, Sec 12, TWP 4, NWD, Plan EP15935

It was noted that the APC have voted against a single family dwelling on the two above properties on two separate occasions. It was mentioned that there needs to be more campgrounds and commercial properties in the area. The size of the parcel is 40 x 50 meters which is almost the same size as a residential parcel. It was noted that the lots are not zoned for a campground. It was noted that this should be discussed with the EDC as it is currently C5 zone.

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Moved by Marg Doman
Seconded by Alan Birtch

THAT we rezone the properties from C5 tourist commercial to R1 single family residence.

**DEFEATED
OPPOSED BY L. LEES
OPPOSED BY B. BIGNELL
OPPOSED BY L. FACIO
OPPOSED BY H. RUGGLES**

Moved by Lorne Lees
Seconded by Brian Bignell

Zoning Bylaw 946

THAT we rezone the properties from C5 tourist commercial to R1 single family residence, subject to the approval of the Economic Development Committee.

**CARRIED
OPPOSED BY M. DOMAN
OPPOSED BY A. BIRTCH**

Meeting time

Moved by Harvey Ruggles
Seconded by Brian Bignell

THAT the APC supports Zoning Bylaw 946.

CARRIED

Moved by Leo Facio
Seconded by Marg Doman

THAT the meeting time for the APC be changed from 4:00 p.m. to 2:00 p.m.

CARRIED

The next APC meeting will be September 21, 2010 at 2:00 p.m.

It was noted that businesses throughout the Village could use some "sprucing up." It was mentioned that the EDC is looking into this to create an incentive program to encourage businesses to improve the look of their buildings.


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7. ADJOURNMENT

Moved by Marg Doman
Seconded by Harvey Ruggles

THAT the meeting be adjourned at 3:07 p.m.

CARRIED



Leo Facio
Chair



Krystal Burr
Recording Secretary