

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

DATE: August 16, 2011
TIME: 2:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
Councillor, Allan Jackson
Alan Birtch
Marg Doman
Ted Tisdale, Chief Administrative Officer
Brian Bignell
Harvey Ruggles
Andre Isakov, CEDO
Raymond Hooper
Lorne Lees (Deputy Chair)
Debra Key, Deputy Chief Administrative
Officer/Corporate Officer

Recording Secretary, K. Sobie

ABSENT:

Michael Rosen, Planning Consultant

1. CALL TO ORDER

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

2. LATE ITEMS

3. ADOPTION OF MINUTES

APC minutes of
June 21, 2011

Moved by Lorne Lees
Seconded by Harvey Ruggles

THAT the minutes of the Advisory Planning Commission meeting of
June 21, 2011 be adopted.

CARRIED

4. DELEGATIONS/PETITIONS

None

5. CHAIRPERSON REPORT

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None

6. ITEMS FOR DISCUSSION

□ Planning Area 1

A brief overview of Planning Area 1 was delivered by the Community Economic Development Officer. Previous to this meeting discussion with Michael Rosen took place. Michael noted the importance of the mixed use and incorporating multi family but having the single family look from Hot Springs Road; along with maintaining the park space.

Discussion of park land was mentioned it was noted that park space can be cash in lieu to allow the opportunity to enhance existing parks in the area. It is beneficial to the Village to not pay fees to maintain a small park (less than 5 acres) but rather improve parks that already are in existence. The idea of a public through road at the proposed development was well liked by all members as opposed to a cul-de-sac. It was discussed that McCombs should be single family small lot rather than a normal large lot.

□ Design Guidelines

Discussion of items that are in the design guidelines that need to be looked at went around the table and the main points were as follows:

Page 85 – at the time the guidelines were developed the pedestrian walkway at the Beach Hotel was going to be above the dike but it is on ground level.

Page 92 – On Lillooet and Cedar setback of 2 to 4 meters is encouraged but it was noted that the new restaurant is going to be built to the Village sidewalk.

Page 94 – Standard lighting design is a lot different.

Page 95 – Garbage containers receptacles should be updated

Page 98 – Overhanging signs should be taken out as they are no longer allowed.

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7. ADJOURNMENT

Moved by Brian Bignell
Seconded by Harvey Ruggles

THAT the meeting be adjourned at 3:02 p.m.

CARRIED


Leo Facio
Chair


Krystal Sobie
Recording Secretary