

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

DATE: December 16, 2016
TIME: 3:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Freddy Marks, Chair
Terry Mitchell
Brian Williams
Frank Peters

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/CO, Debra Key
Planning Consultant, Ken Cossey (via telephone)

ABSENT: Donna Cooney

Recording Secretary: Debra Key

1. **CALL TO ORDER**

Chair Freddy Marks called the meeting to order at 3:00 p.m.

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

Moved by Brian Williams
Seconded by Terry Mitchell

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**

4. **ADOPTION OF MINUTES**

None

5. **ITEMS FOR DISCUSSION**

Report of Planning Consultant – October 27, 2016 and November 8, 2016
Re: Rezoning of 388 Pine Avenue Development

CAO Madeline McDonald provided an apology to the members for calling a further meeting due to an error in the staff report that was presented to the members at the December 12, 2016 meeting.

Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission Meeting
December 16, 2016

Specifically, in the staff report on page 18 of the agenda package, the proposed zoning for the R-3 zone had indicated a 3.6M, not 4M rear setback as prescribed in the R-3 zoning. Staff provided the members with an excerpt of Zoning Bylaw No. 1020, Residential Zones, which describes the different residential zones and required setbacks.

Ken Cossey, Planning Consultant provided a brief clarification of the differences in the residential zones as outlined in the development and described how and why the standards for certain setbacks are prescribed from a safety perspective, including fire separation and sight lines.

Moved by Brian Williams
Seconded by Frank Peters

THAT the motion passed at the Advisory Planning Commission Meeting on December 12, 2016, as read:

“THAT the proposed rezoning development for 388 Pine Avenue from RSR to R-1, 657 Hot Springs Road from RSR to R-3, 388 Pine Avenue – Proposed Lot B from RSR to R-4 and 673 Hot Springs Road from RSR to R-4, be supported but recommend that the rear setbacks of 657 Hot Springs Road from RSR – R-3” be rescinded.

**CARRIED
UNANIMOUSLY**

Moved by Brian Williams
Seconded by Terry Mitchell

THAT the proposed rezoning development for 388 Pine Avenue from RSR to R-1, 657 Hot Springs Road from RSR to R-3, 388 Pine Avenue – Proposed Lot B from RSR to R-4 and 673 Hot Springs Road from RSR to R-4, be supported.

**CARRIED
UNANIMOUSLY**

6. **ADJOURNMENT**

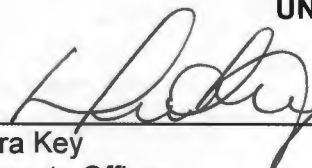
Moved by Brian Williams
Seconded by Terry Mitchell

THAT the meeting be adjourned at 3:15 p.m.

**CARRIED
UNANIMOUSLY**



Freddy Marks
Chair



Debra Key
Corporate Officer