

Hemlock Valley

Zoning Bylaw Amendment

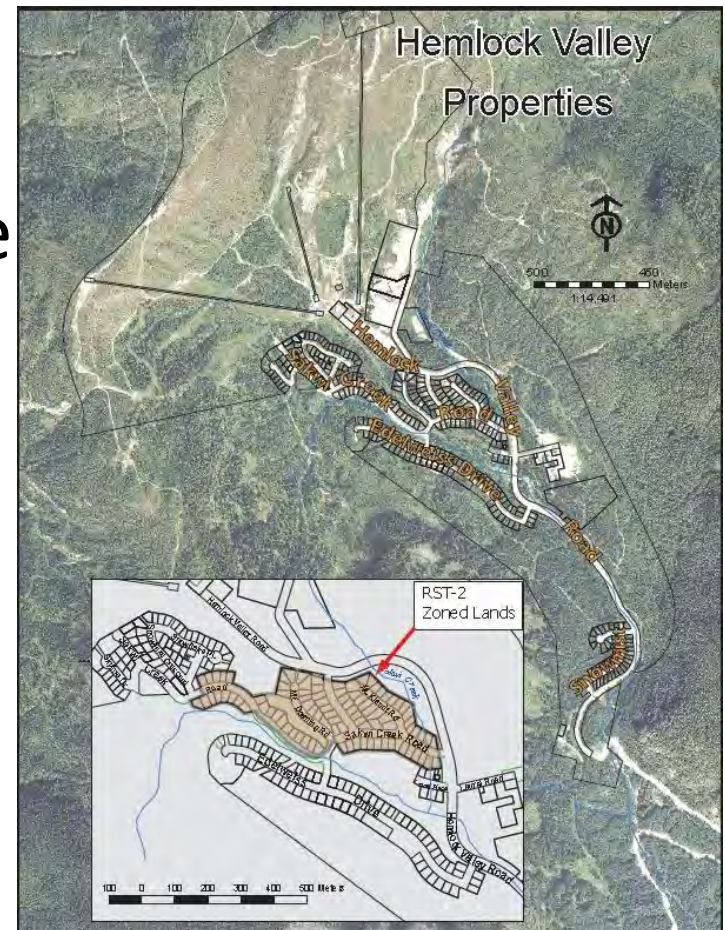
Agenda

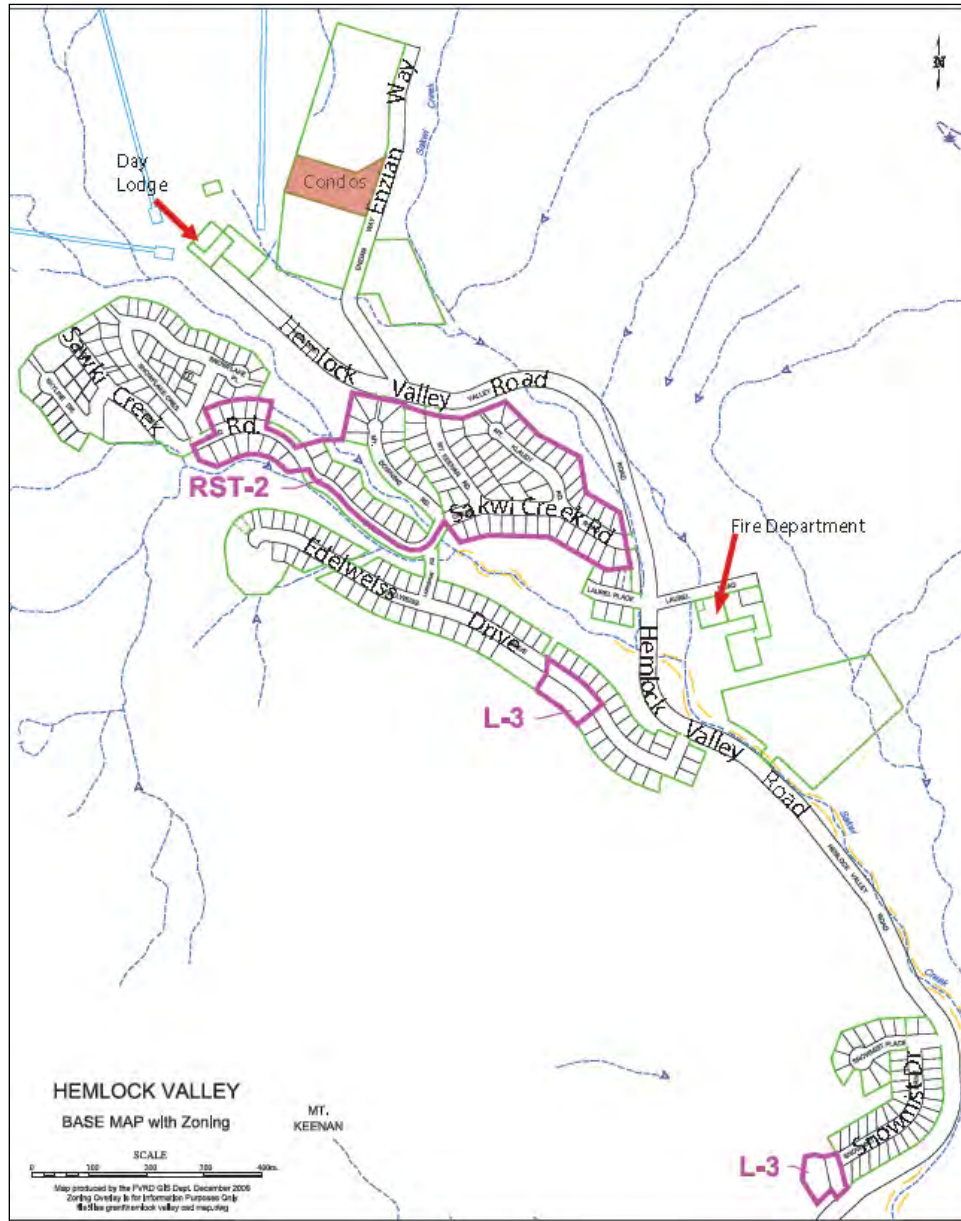
- 7:10 Introductions
- 7:15-7:40 Presentation
- 7:40-8:45 Discussion Period
- 8:45-8:50 Next Steps
- 8:50 End of the evening

Hemlock Valley Zoning Bylaw Amendment

Purpose

- To introduce zoning to un-zoned lands in Hemlock Valley.
- Expired building schemes have left a gap in land use regulations.
- Zoning will provide a level of protection against un-compatible uses.





HEMLOCK VALLEY
BASE MAP with Zoning

MT.
 KEENAN

SCALE
 0 100 200 300 400ft

Map produced by the PVWD GIS Dept. December 2006
 Zoning Overlay is for Informational Purposes Only
 ©2006 Greenbrook valley and mapping

What is a zoning bylaw?

- A regulatory document used by Local Governments to regulate:
 - Land uses on a parcel;
 - Building and structure height;
 - Setbacks;
 - Parking requirements;
 - Level of servicing required;
 - Density.



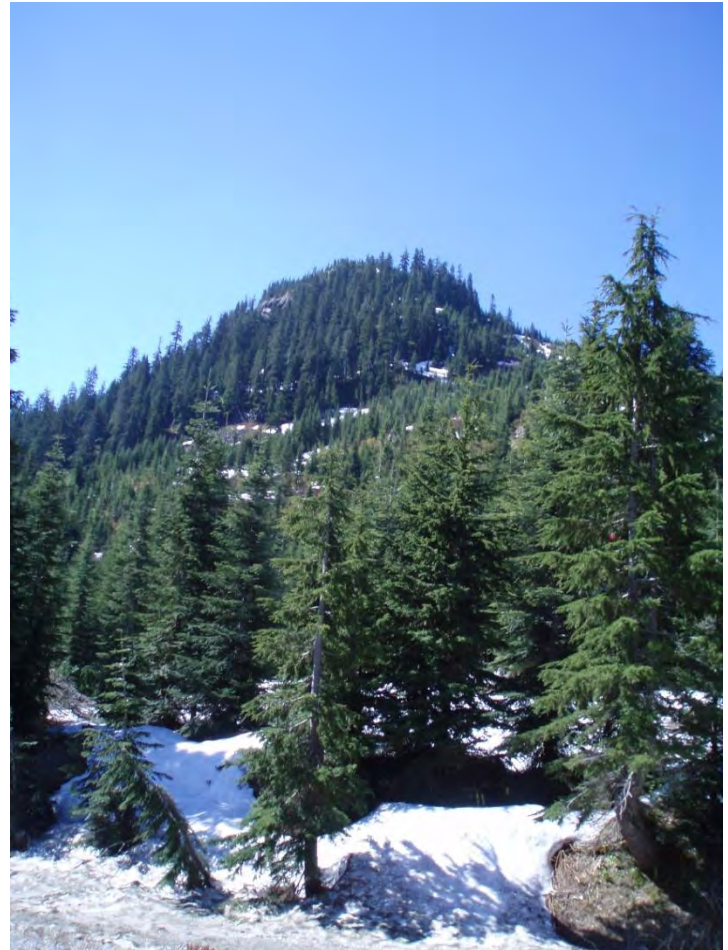
Scope of the project



- Focus is on un-zoned lands- primarily private lands;
- Guided by expired Building Schemes and the OCP; also
- Infrastructure and servicing and hazard information.

What is an OCP?

- Policies to help guide decisions on land use management and planning;
- Future oriented document;
- Covers a wide variety of topics including future housing needs, future land uses and servicing requirements, restrictions on hazardous areas ect.



Differences between an OCP and Zoning Bylaw

Official Community Plan

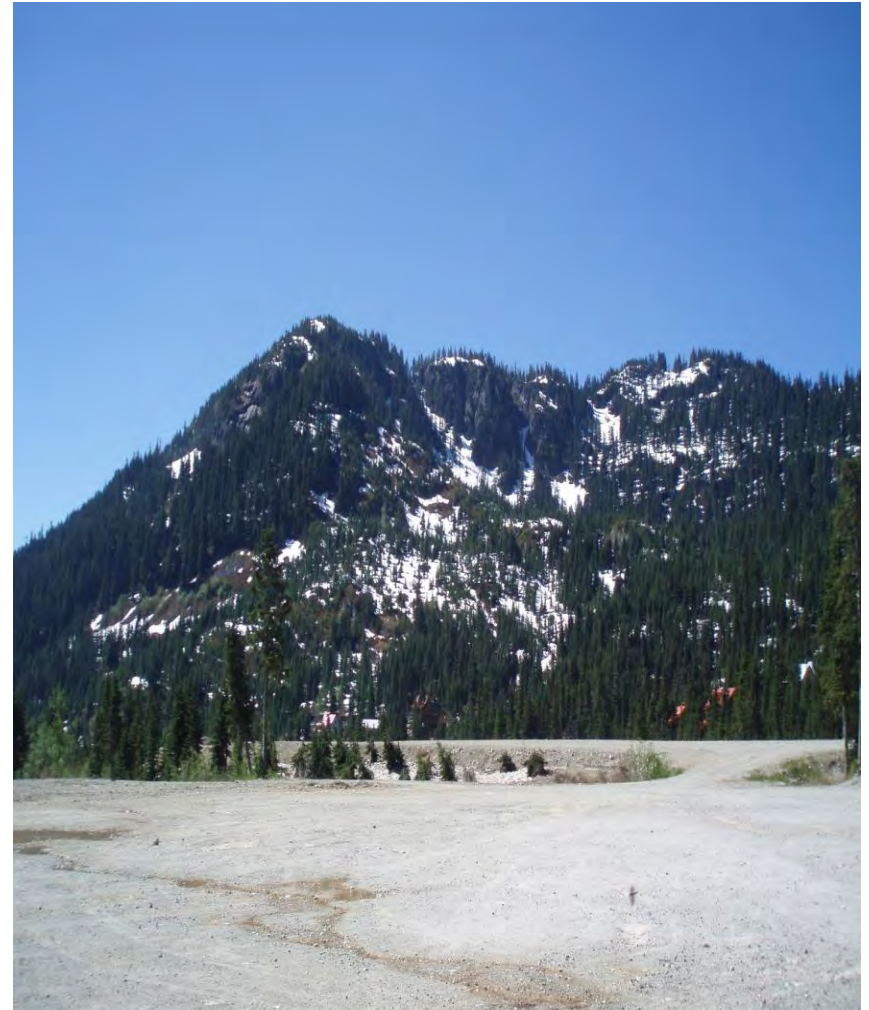
- Future oriented
- Based on policies and guidelines
- Based on values
- *Zoning bylaws must be consistent with the OCP*

Zoning Bylaw

- Deals with land uses in the present
- Regulatory/ rules
- Can be restrictive in nature
- Creates parameters for development

Other Considerations

- Hazards
- Servicing capacity
- Siting requirements and potential restrictions



Limitations of the project

- Proposals outside of the OCP policy, and/or
- Site specific proposals, may be brought forward by an individual property owner at the completion of the zoning bylaw amendment.



Where are we today?

 Referral letters sent to various agencies;

 A community newsletter was sent to all property owners; and

 Identified issues.

What should a Local Government consider when applying zoning?

- Is the proposed land use compatible with other surrounding land uses;
- Is the proposed land use viable on a lot(i.e. capacity within servicing thresholds, safe from hazards, adequate lot size).

Issue: Servicing

- Water
 - Currently the water system is on a boil water advisory;
- Sanitary Sewer
 - Lack of current information about the system;

The Regional District is reliant on other agencies for information.

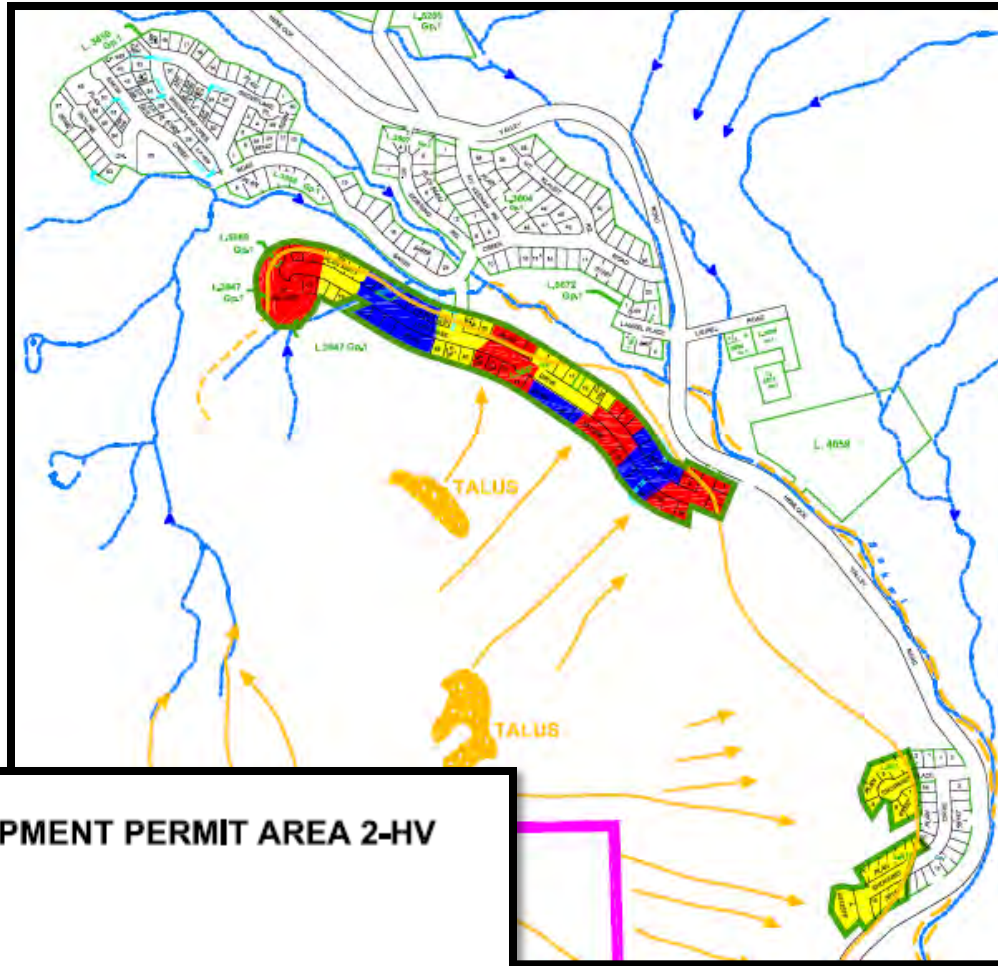
Issue: Fire Protection

- Fire Protection
 - Quantity of water supply, especially in the summer months;
 - Available resources;
 - Bylaw 1110, Subdivision & Development requires
 - Fire flow of 30 litres/second for a 2 hr period.;
 - Building separation; and
 - Every building should be within 100 metres of a fire hydrant.

Issue: Hazard Areas

- Limited knowledge when building schemes were created;
- Overview hazard studies have identified areas susceptible to hazards;
- Regional District must consider risk to life and property.

Issue: Hazard Areas Snow Avalanche



RISK ZONES: DEVELOPMENT PERMIT AREA 2-HV

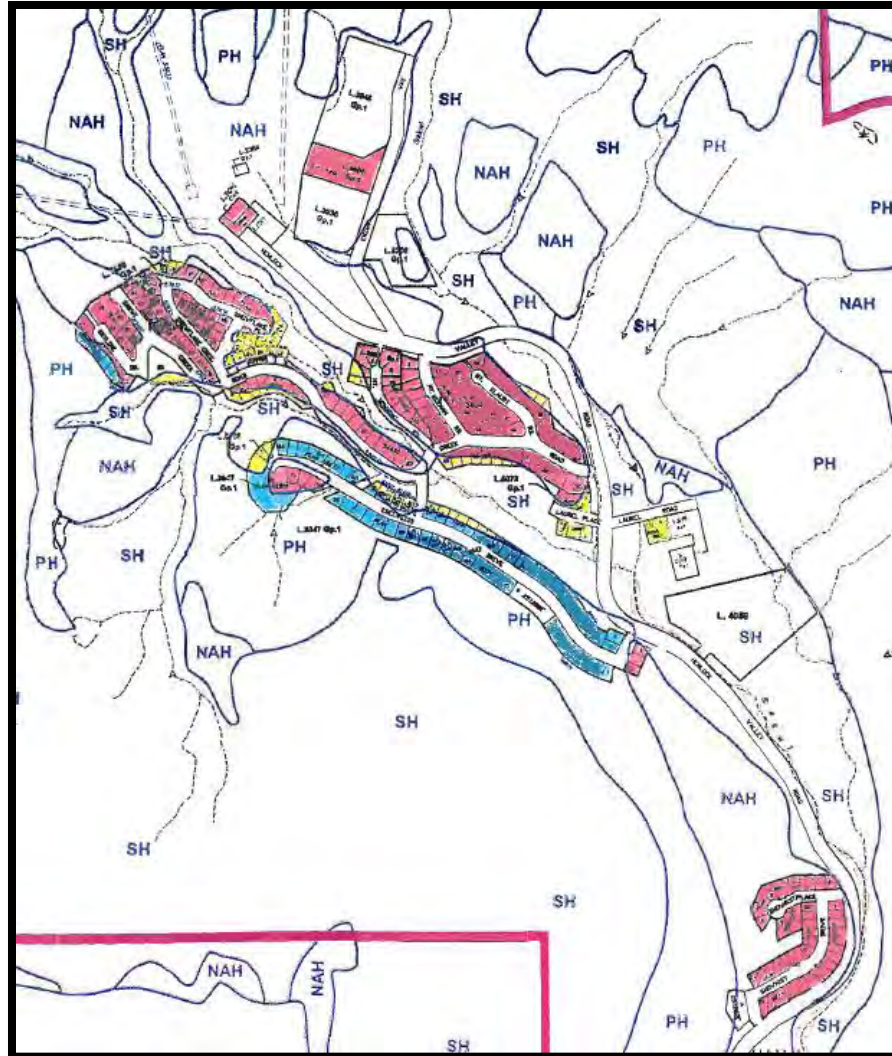


RED ZONE

BLUE ZONE

YELLOW ZONE

Issue: Hazard Areas



Issue: Snow Shedding & Snow Loads

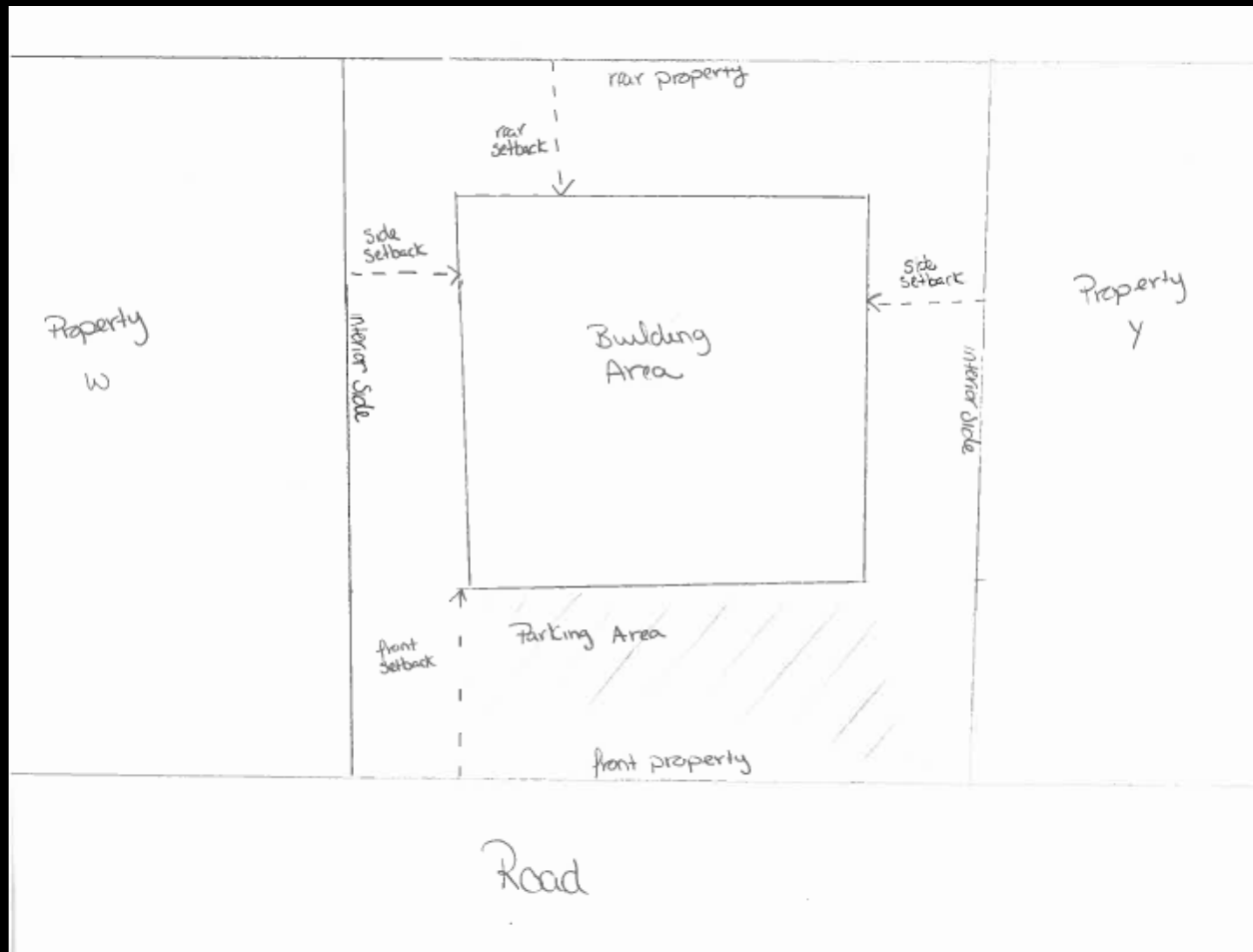
- Snow load for Hemlock 505.4 psf (pound per square foot) vs. Mission District 50.13 psf.
- Roofs are designed to shed snow;
- Snow must be managed on site.



Issue: Parking & Lot Size

- Parking
 - On-street parking is not available;
 - All parking must be managed on-site;
 - Different uses and density levels require more parking.
- Lot Size
 - Small lot sizes;
 - Variety of topographic conditions;
 - Must consider parking requirements, setbacks for snow shedding, and building separation for fire protection, ect.

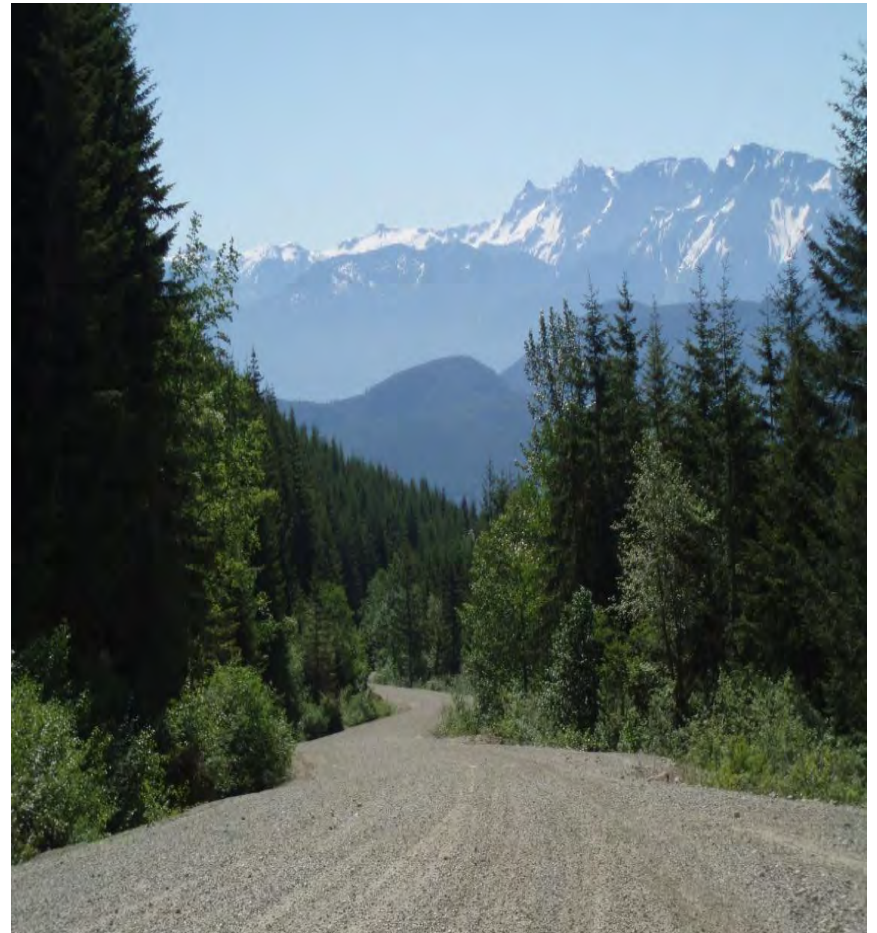
Issue: Lot Sizes



Working with the issues...

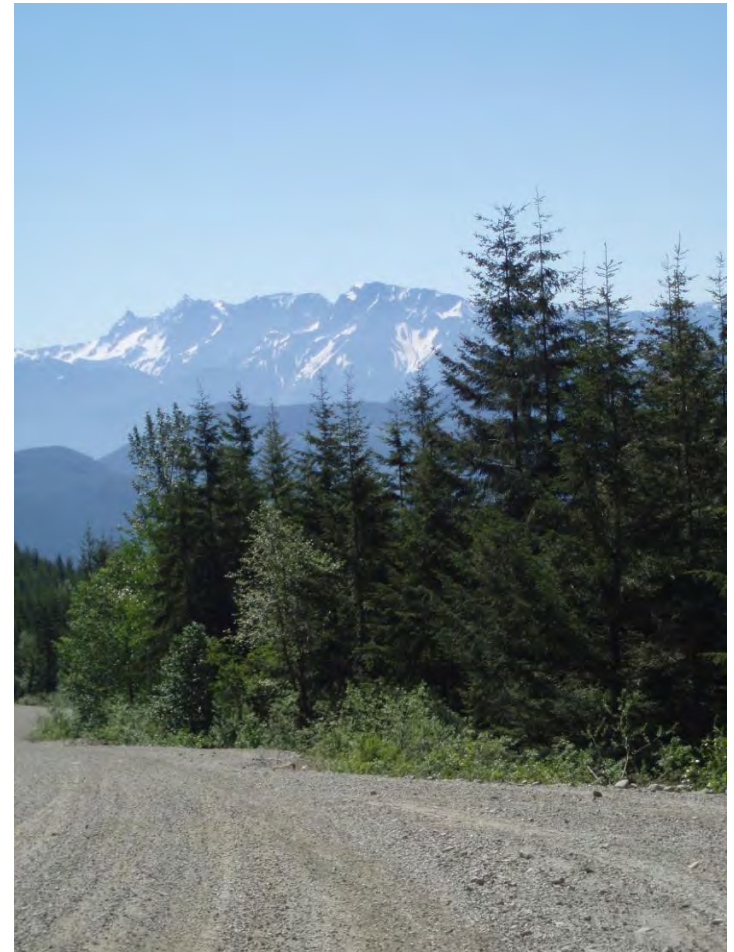
preliminary concepts

- Potential for four new zones:
 - High density multi-family;
 - Medium density multi-family;
 - Duplex and Single-family
 - Single family
- Approximately same level of density;



Milestones for the project: Community Involvement

- Community introductory meeting completed prior to the new year;
- Public meeting introducing draft bylaws in early 2010;
- Public hearing for the draft zoning bylaw in early 2010; and
- Zoning bylaw amendments adopted and in place for 2010 building season.



What is coming next...

- Applying building scheme information, issues (as identified above) to each lot;
- Continue to investigate servicing issues;
- Drafting proposed zones for the draft bylaw; and
- Bringing a draft bylaw to Elected Officials in the early 2010.

Feedback or Questions

Website:

<http://www.fvrd.bc.ca/InsidetheFVRD/CommunityPlanning/Pages/HemlockValley.aspx>

Contact:

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