



Fraser Valley Regional District

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Electoral Area "C"

Hemlock Valley Zoning Bylaw Amendment

Introductory Meeting

December 7th, 2009 – 7:00 PM

FVRD Community Access Centre, Deroche B.C.

MEETING NOTES

Present: Electoral Area Director: Wendy Bales, Electoral Area "C"

FVRD: Graham Daneluz, Manager of Forward Plans, Lisa Grant, Planner

Members of the Public: 13

1. Greetings

The meeting began at approximately 7:05 PM with Regional District staff welcoming members of the public and introductions of FVRD staff and the Local Electoral Area Director. The evening began with a brief explanation of the purpose for the meeting and that evening's agenda.

2. Introduction of the Zoning Bylaw Amendment

Lisa introduced the zoning bylaw amendment project with a presentation. The first part of the presentation explained the purpose of the zoning bylaw amendment and how it will address a gap left in land use controls by the expired building schemes. By introducing zoning to un-zoned lands, the Regional District will have mechanism to prevent non-compatible land uses and siting in Hemlock Valley. The scope of the project were outlined which included a focus on un-zoned lands, Building Schemes and the Official Community Plan (OCP) to help guide the project. Staff emphasized that hazard and servicing information also needs to be considered when applying zoning to un-zoned lands. Furthermore, staff explained that the zoning bylaw amendment project is limited in scope and will not address site specific proposals or uses not permitted pursuant to the OCP's land use designations.

3. Issues

The second part of the presentation focused on issues identified as part of the background research and meetings with various agencies. Issues were introduced by way of an explanation of the concept of what a Local Government should consider when applying zoning to an area. Specifically, that the public has an expectation that a proposed land use is viable for a lot. Issues identified during background research need to be considered to ensure permitted uses and density thresholds are viable on individual lots in Hemlock Valley. Issues included servicing (water system and sanitary sewer system), fire protection, geotechnical hazards, snow shedding and snow loads, parking and finally lot sizes. Each of the issues presents a challenge when applying zoning to lots in Hemlock Valley. The final part of the presentation showed a preliminary concept for proposed new zones; which included four potential zones that would be

distributed to achieve the same density thresholds as detailed in the building schemes. At the conclusion of the presentation a question period followed whereby several questions were raised concerning the issues raised earlier in the evening. They are summarized below.

4. Zoning Bylaw Concept

The preliminary zoning bylaw concept includes four potential zones. A one-family zone, a one-family and duplex zone, a medium density multi-family zone (maximum six units) and a high density multi-family zone (maximum 60 units).

5. Building Schemes

Questions were raised concerning how building schemes would be applied to individual lots and if proposed zones would be based on building scheme densities assigned to individual lots. Planning staff advised that Building Schemes are a general guide. However, other considerations such as servicing and hazard information need to be considered. When the original building schemes were drafted hazard information was not known, years later, the Regional District has information as detailed in the Thurber's geotechnical overview study and avalanche studies that identified lots affected by potential hazards. This information must be considered when zoning is applied. A second question was asked how the Regional District is going to address the policy in section 3.4.1 (B) of the OCP stating "...zoning regulations shall be in accordance with the building scheme...". Staff replied that this is an important OCP policy, but it must be understood in conjunction with the other policies of the Plan, including those related to hazard avoidance and servicing OCP policies.

6. Snow Avalanche

Residents asked questions concerning what information the Regional District is using for hazard evaluation, specifically snow avalanches. Staff responded that Dave McClung's avalanche hazard study from 2000 is the most recent overview report the Regional District has. It was noted by members of the public that newer studies for individual properties have been completed that indicate the risk of snow avalanche is reduced. One study the Regional District has not reviewed. A discussion ensued, that avalanche conditions may have improved with maturing of the forest cover on Mt. Keenan and this may require an updated avalanche study. Planning staff advised that a new avalanche study is desirable. However, funding may be an issue for such a study. Staff would contact an avalanche specialist to cost out a new study and look for funding alternatives. Staff further explained that if a study is not financially viable during 2010 zoning should move forward using the current information that is available (i.e. 2000 overview study).

7. Utilities

Hemlock Valley utilities (water, sanitary sewer and power) are provided by a private company. Therefore, the Regional District does not have first-hand information concerning the water system and sanitary sewer system. All information must be provided by the utility owner or other agencies (Fraser Health and Ministry of Environment). A question was raised concerning the lack of information about utilities. Staff reviewed steps we have taken to obtain information. Letters were sent to the utility owner and regulating agencies and planning staff would continue to request information from the Province and utility owner.

Water

Planning staff explained that we met with Fraser Health concerning the water system and were advised that quality issues exist, quantity issues may exist and that mandatory reporting has not taken place for several years. Members of the public acknowledged that there are quality issues, but that quantity has not been an issue and further that recent replacement of valves have prevented leaking and should address quantity issues. Planning

staff noted that approximately 40-50% of the resort is developed and quantity could pose an issue at the time the resort is fully built out.

Septic

Similar to the situation with the water system, the sanitary sewer system is a privately owned utility under the jurisdiction of a provincial entity (in this case Ministry of Environment). Staff explained that information obtained from MOE demonstrates that the system is approved and has a current operating certificate. However, it does not meet the current standards of the day (if it were a new system) and that reports for discharge levels have not been submitted thus leaving a gap in information concerning the capacity of the system. Members of the public responded stating that there have been no concerns with the sanitary sewer system. An observation from one community member stated that new residences being built in Hemlock are much larger than in the past and often have more washrooms than older houses.

Fire Protection

Planning staff asked a question if quantity is a concern for fire protection. A response from the fire chief stated that on a couple of occasions in the summer months water quantity has been an issue. Staff explained that Bylaw 1110 (Subdivision and Development Bylaw) requires all buildings to be located within 100 metres of a fire hydrants. A map showing this requirement was mapped and showed areas in Hemlock Valley do not meet this rural servicing standard. The fire chief also advised that there are access concerns to Skyline Drive by fire trucks.

8. Snow Loads, Snow Shedding, On-site Parking and Lot Dimensions

Staff presented information concerning snow loads and snow shedding. Snow shedding has been a problem in areas of Hemlock Valley that are developed. Staff outlined how zoning can partly address snow loads and snow shedding (setbacks from property lines). A member of the audience inquired about who determined snow load information for the Regional District. Planning staff responded National Resources Canada sets snow loads but staff will obtain further information and forward it to the individual. Another question was asked concerning how setbacks will be determined. Staff responded that current Regional District regulations, expired building schemes, and other resort zoning regulations were reviewed and are being applied on a site by site basis. Additionally, snow storage areas are being considered when determining setbacks.

9. Parking and Lot sizes

Regional District staff explained that on-site parking is essential for Hemlock Valley, due to snow clearing. Parking regulations need to be considered when reviewing siting requirements and the amount of parking different uses may require. The final topic of the evening's presentation was lot sizes. The size of lots found in Hemlock Valley is similar to suburban and urban areas. As part of the review process an image was shown demonstrating how Regional District regulations (setbacks and lot coverage) were applied to each lot as well as building scheme policies to determine the level of density lots could sustain. This helped to identify lots that can not meet these regulations.

10. Current Zoning Regulations and Future Development

Questions were raised by community members if year round occupancy was permitted under the current zoning bylaw for lands located in the RST-2 zone. Staff responded that year round occupancy was permitted in the RST-2 zone by the *One-Family Residence* use. Community members stated that this was not clear in the zoning bylaw especially with a permitted use for seasonal holiday home. It was suggested that this use be removed from the RST-2 zone and that it not be included in new zones for Hemlock

Valley. Staff agreed that zoning for a seasonal use can be unclear and is difficult to enforce. Community members inquired if Hemlock Valley could have its own zoning bylaw. Staff responded by asking, what is the benefit of Hemlock Valley having its own zoning bylaw? Residents replied that Hemlock was a unique place and this should be reflected in the zoning bylaw. Staff responded that zones being drafted are for Hemlock Valley only and reflect the unique aspects of the area. Further, residents were invited to draft ideas for the zoning bylaw for the Regional District to consider.

Other questions addressed the topic of increasing density in one-family residential areas by permitting multi-family. One resident felt this could have a negative impact on their neighbourhood. Another residence responded by stating that multi-family residences are what a successful resort needs and the majority of resorts have primarily multi-family. Additionally, it was felt that the village needs to be developed as expressed in past Master Plans. A final question was posed by a community member, if the zoning project has a relationship to the proposed new master plan. Staff advised that the proposed zoning amendment is not related to the master plan, and that the master plan requires a provincial approval process.

11. Close of the Meeting & Next Steps

To wrap up the evening, staff detailed the next steps, which include future public meeting and a draft bylaw. Staff thanked community members for attending and advised that a future meeting may take place in the early 2010.

The meeting ended at approximately 8:30 pm.