

Hemlock Valley:

Zoning Bylaw Amendment

0993, 2010

Consultation

- Met with:
 - Ratepayers
 - Fire Chief
 - Community members as a whole
- Newsletter was sent to all households introducing the zoning bylaw amendment
- Established & updated Hemlock Valley webpage on the FVRD website

Issues

- Geotechnical Hazards
- Snow Loads and Snow Shedding
- Parking
- Utilities and Servicing



Utilities and Services

Community Water System

- **What we know:**
 - Private system, regulated by the Province (Comptroller of Water Rights and Fraser Health Authority)
 - Valid operating Permit
 - Although, currently there is a non-compliance order
 - Quality issues with the water
 - Water system may have a short fall of potential connections
Certificate of Public Convenience and Necessity permits 193 lots to connect, 268 lots exist
- **What we do not know:**
 - Capacity of the system (quantity issues)

Community Sewer System

- **What we know:**
 - Private system, regulated by the Province (MOE)
 - Current operating permit
- **What do not know:**
 - Capacity of the system

Guiding Principles:

- **Building Schemes-** provided a 'guide' to inform zoning
- **Avoiding non-conformities-** all existing land uses will be permitted in proposed zoning bylaw

Guiding Principles

- **Avoiding Medium and High Density in Hazard Areas**
 - Most recent hazard studies informed zoning
 - OCP policies direct development away from hazards
 - Snow avalanche hazard can not be entirely avoided
 - 11 properties are located in the 'red' and 'blue' zone for snow avalanche.
 - These properties will be zoned RST-3 (Duplex)

Guiding Principles

- **Maintaining Overall Density within Servicing Thresholds**
 - Proposed zoning maintains original servicing thresholds
 - Staff is relying on the following assumptions:
 - Original utility approvals by the Province took building scheme densities into account
 - Province will ensure adequate quantity and quality standards are met
 - Utilities will be expanded as servicing thresholds are met

Guiding Principles

- **Siting Issues**

- Small lots and high snow loads have created siting issues;
- Snow shedding is a problem in un-zoned areas of Hemlock Valley; and
- Siting regulations address:
 - Snow shedding – increased side setback
 - Snow storage and on-site management- maximum lot coverage
 - To compensate for side setback, front and rear setback have been reduced

New Zones:

Resort Residential -3 (RST-3)

- Permits single family dwelling or duplex
- Reflects building scheme densities
- Maximum density for properties located in 'red' and 'blue' snow avalanche zone
- 25% maximum lot coverage

New Zones:

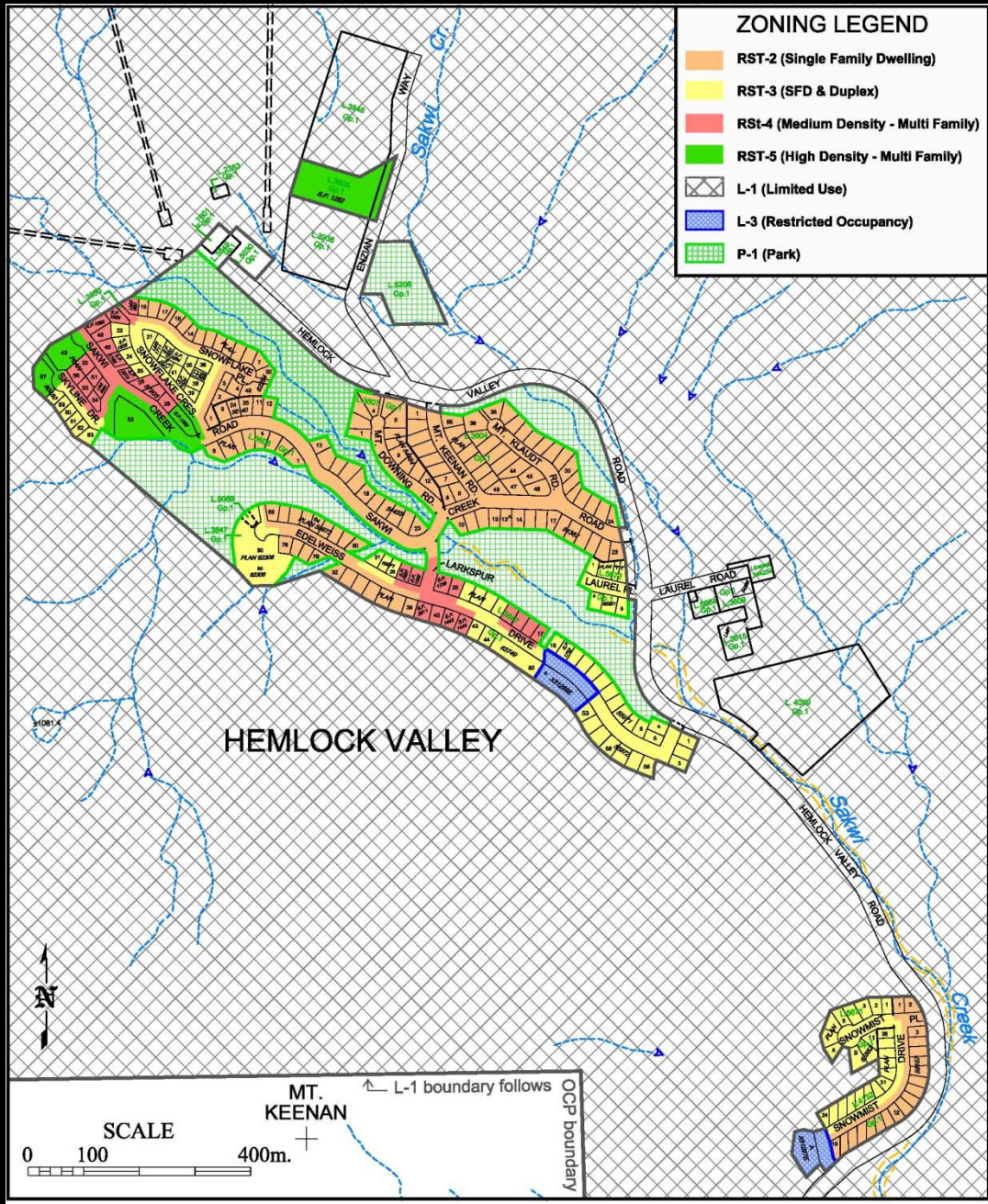
Resort Residential-4 (RST-4)

- Medium density zone
- Permits up to 6 dwelling units
- Townhouse or rowhouse style of development
- Maximum lot coverage is 35%
- Height- 3 storeys

New Zone:

Resort Residential-5 (RST-5)

- High density zone
- Permits apartment/condo style of development
- Density calculation controls number of potential units
- Minimum and maximum unit size
- Height- 4 storeys



ZONING LEGEND

	RST-2 (Single Family Dwelling)
	RST-3 (SFD & Duplex)
	RST-4 (Medium Density - Multi Family)
	RST-5 (High Density - Multi Family)
	L-1 (Limited Use)
	L-3 (Restricted Occupancy)
	P-1 (Park)

HEMLOCK VALLEY



SCALE
0 100 400m.

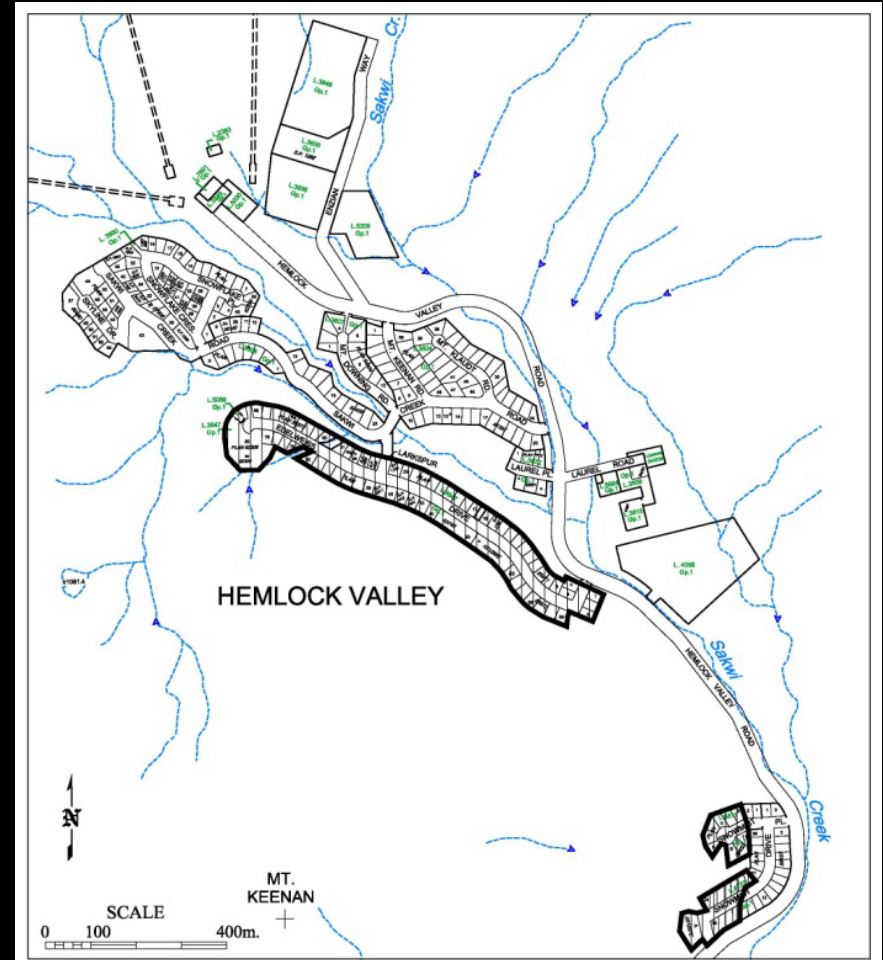
MT. KEENAN

↑ L-1 boundary follows

OCP boundary

Temporary Tourist Accommodation Use

- Permits rental accommodation
- Permitted throughout the majority of areas in Hemlock Valley
- However, restricted in snow avalanche areas



Thank you