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## MEMORANDUM

To: Chair and members of the Electoral Area Services Committee  
Chair and members of the Regional Board

From: Dawn Smith, Planner I

Date: July 28, 2010

Subject: Sunshine Valley Zoning Dialogue

File No.: 6520-21-038

Attachments: Appendix A – July 24, 2010 Meeting Notes  
Appendix B – Survey Response Summary  
Appendix C – Additional Public Feedback; letters from Sunshine Valley  
Developments Ltd. and Globe Estates Ltd.

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### **RECOMMENDATION:**

THAT the Regional Board receives the Sunshine Valley Zoning Dialogue; July 24, 2010 Meeting Notes, Survey Response Summary, additional public feedback and staff memorandum dated July 28, 2010.

FURTHER THAT the preparation of zoning for Sunshine Valley be forwarded to the Electoral Area Services Committee priorities session for consideration in the 2011 Planning Department Work Priorities.

### **ISSUE:**

The Regional District recently hosted the Sunshine Valley Zoning Dialogue on Saturday, July 24, 2010. The intent of the meeting was to provide residents with information on zoning, answer questions and to gather input to determine if there is sufficient community interest to prepare a draft zoning bylaw for public consideration and comment.

### **BACKGROUND:**

In 2008 during the Vision for Sunshine Valley process many residents asked practical questions regarding the impacts of development such as traffic and safety, or how water and septic are being addressed. Other residents noted concerns about the type of land use and want a say in how or whether development should occur. It was clear that residents value local decision making and want to be informed in major decisions about change in Sunshine Valley.

In late 2009, recognizing that many of these concerns stem from the lack of land use regulation or zoning, the Sunshine Valley Advisory Planning Commission (APC) recommended that the FVRD host a community discussion on the matter.

In consultation with the Sunshine Valley APC, preparations for the Zoning Dialogue included the distribution of a series of community newsletters with background information on zoning, and contact with key community groups and land owners. The meeting format was structured to allow multiple opportunities for public participation, including; survey responses, individual discussions with staff during the open house, and group discussion.

The Zoning Dialogue event opened with an hour long open house, allowing interested residents and landowners to drop in and view information boards on zoning, visit with staff and access additional background documents at the reading table. Following an introductory presentation by staff, a subsequent community discussion was held for over two hours in an open floor format to allow for questions or comments to the FVRD. At the conclusion of the meeting, all meeting attendees were asked to complete a survey before the July 31, 2010 deadline.

### **DISCUSSION:**

Overall the Zoning Dialogue event was well attended with approximately 65 attendees during the open house portion and 61 participants during the later community discussion. A copy of the meeting notes are attached as Appendix A.

There was a wide ranging discussion at the meeting, with some outright opposition or support of zoning, but in large part most participants raised questions and showed interest in proceeding forward with draft zoning, provided some form of community referendum was held to determine support for adoption of a zoning bylaw. However, the majority landowner, Sunshine Valley Developments Ltd. (SVDL) clearly stated their opposition to zoning and encouraged the FVRD to consider an alternative method to provide community consultation and input on land use and development. Please see statement from SVDL attached as Appendix C. Given the many perspectives on managing land use in Sunshine Valley, the Regional District will need to work together with land owners, key stakeholders and community members to identify concerns and balance interests.

Comments and questions in the meeting generally related to the following topics:

- Fees and services attached to zoning
- Why consider zoning now?
- Hemlock Valley example
- Alternatives to zoning
- Impact to property values
- Concerns with current development practices
- Engineering and Geotechnical reports
- Responsibility of building permits
- Referendum options
- Existing strata rules
- Levels of community service

Residents and landowners were also asked to share their thoughts in a survey distributed at the meeting. Please see Appendix B for the Survey Response Summary. We received surveys on behalf of 35 individuals; this represents just over half of the attendance at the public meeting where over 60 individuals attended. In response to the key question "Should the FVRD move forward with a public process to consider zoning?", over two-thirds (69%) of respondents indicated yes, with remaining 14% unsure and 17% indicating no.

Many of the meeting participants and survey responses indicated a strong interest in hosting some form of community referendum on zoning. It was clear in their comments, that residents want an opportunity to review a draft zoning in detail and provide their opinion in a straightforward black and white method. We recognize that a referendum under the Community Charter is one option, however for many reasons this method may be less desirable in Sunshine Valley given the significant number of lease or shared interest forms of land ownership. These ownership patterns would likely complicate a referendum process and limit a significant number of individuals from participating in a referendum under the Charter. Therefore an alternative referendum process will likely be required, one which is structured to provide a vote for everyone, but ensure a fair and transparent process. The details of the alternative referendum process would require further research and discussion, however it would appear possible.

Upon consideration of the community meeting comments and survey results, there appears to be sufficient support to advance to the next stage and prepare a draft zoning bylaw for Sunshine Valley for public consideration and input. The next steps would involve a scoping exercise to identify the cost and broad Sunshine Valley zoning concept, and eventually Regional Board consideration in the 2011 Planning Department Work Priorities. A detailed work plan would then follow, outlining timeframe, process, and options for public consultation (including referendum).

**COST:**

The Sunshine Valley Zoning Dialogue process is a scheduled 2010 Planning Department Work priority. Any subsequent initiatives from this process, including the preparation of draft zoning and public process would require consideration in the 2011 or future work priorities.

**COMMENT BY DEPARTMENT HEAD:**

Reviewed and supported.

**COMMENT BY DIRECTOR OF FINANCE:**

Reviewed and supported.

**COMMENT BY CHIEF ADMINISTRATIVE OFFICER:**

Reviewed and supported.