

REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of the **PUBLIC INFORMATION MEETING** to present the **SILVER STAR ZONING BYLAW WORKING DRAFT** on behalf of the **SILVER STAR TECHNICAL COMMITTEE** held in the Boardroom of the Regional District of North Okanagan on TUESDAY, JUNE 15, 2004.

Members:	Michael Stamhuis (Chair) Paul Plocktis Psyche Brown	Regional District of North Okanagan Silver Star Ski Resort Land and Water B.C.
Resource Persons:	Alan Pattison Murray Thom	Regional District Planner Consultant Community Liaison
Staff:	Leah Mellott	Recording Secretary

Also Present: 17 in the public gallery

The Chair called the meeting to order at 7:30 p.m.

The audience was informed that this was the fourth public meeting regarding the Official Community Plan and Zoning Bylaw for Silver Star.

The Chair introduced the head table (Psyche Brown, Paul Plocktis, Michael Stamhuis, Leah Mellott, Alan Pattison and Murray Thom).

The Chair presented the tentative schedule for the bylaw process:

- July 6th – Bylaws to be presented to the Regional Board meeting for 1st and 2nd readings
- August 3rd – Public Hearing, 3rd Reading and Referral to the Ministry of Community, Aboriginal and Women's Services
- September 7th – Adoption

The Chair stated that Mr. Pattison would be presenting the working draft of the new Zoning Bylaw. The audience was informed that the floor would be opened to comments and questions once Mr. Pattison had finished his presentation.

The meeting was turned over to Mr. Pattison.

Mr. Pattison introduced the new Zoning Bylaw by outlining the differences between the Official Community Plan strategy and policies and the regulations and permitted uses outlined in the Zoning Bylaw. He explained that the zones were essentially the same as the current Zoning Bylaw for all existing neighbourhoods in terms of the permitted uses and that the Zoning Bylaw would pre-zone all new development lands at Silver Star to the uses as designated in the Community Plan. He noted that future developments would be considered through the Development Permit process to address matters relating to the form and character of development, environmental protection and wildfire hazards.

Mr. Pattison explained that the long-standing community issue regarding rental accommodation in the Residential zones had been further considered by the Committee and that a short-term rental accommodation use is now permitted in all zones. He explained that this direction had been stated at previous public meetings, but that the use was now listed as being permitted in the Zoning Bylaw.

He then outlined some regulatory aspects of the commercial and residential zones in the Zoning Bylaw with particular references to matters of building heights, parking requirements, permitted uses and the westward expansion of the Village mall. He noted that all single and duplex dwellings were now permitted a home occupation within limitations. He also outlined the open space, recreational, heritage and utility zones in the Zoning Bylaw.

Mr. Pattison concluded his opening remarks by noting that the Committee had resolved to postpone consideration of all special requests to change the zoning on a specific property until the new zoning bylaw was adopted.

The Chair opened the meeting to comments and questions.

Mike Lindsay expressed a concern regarding access to new development from Mistaya Road, with particular concern regarding pedestrian traffic conflicts with the additional traffic loading on Monashee Road. Mr. Pattison advised that all three accesses noted on the map were 'potential'. It was noted that if and when the Bella Vista area developed, access would be required off Silver Star Road. In response to a question, Mr. Pattison advised that the previous resort owner had completed a traffic study and that further studies had not been requested by the Ministry of Transportation.

Mike Lindsay questioned parking allocation for day skiers. Mr. Pattison advised that new development in parking areas would require replacement of existing parking in addition to parking required for the development. Ms. Brown explained that the resort was required to provide a specified amount of day-use parking within the Controlled Recreation Area.

Mike Lindsay expressed the need to consider lands for an administrative office for the community. Mr. Pattison noted that there was a general policy in the OCP to suggest such a facility in the vicinity of the fire hall and Mr. Plocktis concurred that the area around the fire hall would be the best location. Mike Lindsay questioned why

Development Cost Charge funds could not be used to develop an administrative facility. Mr. Pattison clarified that these funds were available strictly for community recreation for the GVPRD.

Caroline Fraser expressed a concern regarding future access to the cross-country trail system from the Village. She also indicated that it would be desirable to maintain a connection with the Sovereign Lake ski system. Mr. Pattison advised that the Regional District is not empowered to undertake planning for the ski product. He advised that Resort Use areas as indicated on the OCP map were for nordic, downhill and other ski product uses. Mr. Thom indicated that the Resort was working with Land and Water BC Inc. with respect to the ski product and that the Resort was well aware of the need for downhill and cross-country skiing. The audience was informed by Mr. Stamhuis that if the OCP endeavoured to embark upon policies for ski product planning there would be a distinct possibility that the Province would reject the OCP. It was noted that the Plan had provision for protection of ski-in / ski-out access for existing neighbourhoods.

In response to a question, Mr. Stamhuis advised that all new developments would require that land be properly serviced (water and sewer) as part of new development, and that the new Water Utility Strategic Plan was part of this process.

Warren Burgess questioned specific language in the Commercial zones respecting accommodation for the owner/operator and it was agreed that the Zoning Bylaw would be amended accordingly. Mr. Burgess also raised issues on the parking standards for commercial developments respecting renovations and additions to commercial buildings and the Committee agreed to review these policies.

John Healy questioned why the make-up of the Committee did not include more representatives from the community and Mr. Stamhuis advised that the committee was established by the Regional Board. Ms. Brown indicated that the structure of the committee reflected the financial commitment of the three parties to embark upon the strategic planning program.

Mr. Healy also raised the impact of the Meadowlands development on beginner ski terrain and Mr. Pattison responded that the Resort had a beginner terrain strategy in the Silver Queen area. He also noted that Meadowlands had been seen as a potential development area for several years. Ms. Brown outlined generally how the overall development potential of the mountain as outlined in the Master Development Agreement was determined and noted that this number had not changed.

Mike Irwin raised questions on the ski-in / ski-out access. Mr. Pattison outlined the policy contained in the Plan wherein the ski-in / ski-out for existing neighbourhoods would not be negatively impacted by new development.

Mike Lindsay questioned if ski-in / ski-out would be maintained and the Committee agreed that this matter would be considered at the next meeting. Mr. Lindsay also requested clarification on how the comfortable carrying capacity of the mountain was

calculated as being the basis for the allowable bed units and Ms. Brown responded that the capacity was a complex formula relating to the number of ski runs, ski lifts and types of ski terrain. Mr. Plocktis emphasized that the allowable bed units had not changed and it was not expected to change as it was embedded in the Master Development Agreement.

Mr. Lindsay noted that Director Field had not attended any of the public information meetings and asked the Committee if they could provide some insights as to this oversight by Director Field. Mr. Stamhuis responded that Director Field and all members of the Board had received the Minutes of all public meetings as well as Minutes of the Technical Committee meetings and that regular briefings had been provided to Director Field on the issues being raised by the Community.

Gregg Cancade outlined the new duplex area across the buffer zone from the existing Knoll properties as a positive response to previous concerns about medium density development around the existing Knoll. He suggested that a similar duplex area should be identified along the Silver Queen lift line as a similar visual enhancement for the properties overlooking the Silver Queen chair. The Committee agreed to consider this proposal.

Mr. Cancade also expressed his concern regarding the capacity of Monashee Road to handle additional developments. He outlined how short-term rentals and pedestrian movements would further exasperate the existing traffic congestion on the lower Monashee Road. Mr. Pattison reiterated that there was sufficient right-of-way dedication on Monashee Road and that the issue was one of snow removal. He noted that the OCP had a policy whereby the Regional District would contact the Ministry of Highways to ensure that they were aware of the snow removal problems on Monashee Road. Mr. Stamhuis advised that road maintenance standards would likely be a significant issue for the governance study.

Jay Weiner questioned the need to undertake the project to update the OCP and prepare a new Zoning Bylaw if all the issues raised by the community could not be addressed. Mr. Pattison noted the restrictions and obligations under the Local Government Act and that, despite the perception that there may not be substantive change, particularly in the OCP, the details in the OCP and Zoning Bylaw reflect 15 years' experience with local regulations at Silver Star for both himself and for Mr. Thom. Mr. Weiner expressed his disappointment that the new bylaws reflected a change from a community resort to a destination resort. Ms. Brown noted that the reality was that modern ski resorts must change to remain viable and destination resort marketing must be pursued.

Ted Clavin requested clarification on the process to circulate a petition for a new community parks service and when the process could commence. Mr. Pattison noted that there was a policy in the Plan whereby the Regional District would assist in the process and he suggested that work on this initiative be delayed pending adoption of the Plan. He suggested that in the early fall 2004 an interested community committee contact Mr. Stamhuis who would guide them through the petition process. He explained that the issues were financial and political.

Mr. Pattison advised that all comments were to be at the Regional District office by 4:30 p.m. on Monday, June 21, 2004 and that final changes to the bylaws would be undertaken shortly thereafter and published on the Regional District webpage. Mr. Stamhuis advised that the announcement for the Public Hearing would not follow the previous methodology for informing residents and property owners regarding public meeting dates. He explained that notification for a public hearing would follow the Regional District Procedures Bylaw and the requirements of the Local Government Act.

The meeting adjourned at 9:20 p.m.