

REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of the **PUBLIC INFORMATION MEETING** to present the **WORKING DRAFT SILVER STAR OFFICIAL COMMUNITY PLAN** on behalf of the **SILVER STAR TECHNICAL COMMITTEE** held in the National Altitude Training Centre at Silver Star Mountain on SATURDAY, MARCH 20, 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 Brent Harley	Regional District Planner Consultant Brent Harley & Associates
Staff:	Leah Mellott	Recording Secretary

Also Present: 87 in the public gallery

The Chair called the meeting to order at 4:05 p.m.

The Chair stated that Mr. Pattison will be presenting the working draft of the new Official Community Plan (OCP). The purpose of the meeting is to obtain comments and feedback on the working draft. The Chair advised that the floor will be opened to comments and questions once Mr. Pattison has finished his presentation.

The Chair introduced the head table (Paul Plocktis, Psyche Brown, Alan Pattison, Brent Harley and Leah Mellott).

The audience was informed that preparation of the OCP and Zoning Bylaw is part of a tri-partied process funded jointly by the Regional District, the Resort and the Province. The Technical Steering Committee (consisting of Mr. Stamhuis, Mr. Plocktis and Ms. Brown) as well as Murray Thom as Community Liaison is responsible for overseeing preparation of the OCP and Zoning Bylaw. It was indicated that preparation of the Zoning Bylaw was well underway and would follow directly after preparation of the OCP and that preparation of the Strategic Water Plan will commence later this year depending on the direction of the OCP and Zoning Bylaw.

The members of the Technical Committee provided a brief overview of their role on the Committee. Mr. Plocktis commented on the direction the Resort is taking. Ms. Brown provided an overview of the Base Area Master Plan and the Provincial "Commercial Alpine Skiing Policy". Mr. Stamhuis advised that the Regional District's role is: 1) administer the process to ensure there is public input, 2) prepare bylaws and process

bylaws through the Regional Board, and 3) administration of the bylaws as development happens.

The Chair presented an overhead of the timelines involved in the bylaw process:

- April 2nd - Text of the OCP will be available on the NORD website as well as printed copies available at the Regional District office. Mr. Thom will also be provided with copies for distribution to interested parties.
- April 10th – A public information meeting will be held to provide one last opportunity for questions and feedback.
- May 4th - Final draft of bylaws will go to the Regional Board meeting for 1st and 2nd reading and referral to agencies who need to provide input (e.g. City of Vernon).
- June 8th – Regional Board public hearing, 3rd reading and referral to the Province for formal approval.
- July 6th – Bylaws will go to the Regional Board meeting for final adoption.

The Chair introduced Mr. Pattison.

Mr. Pattison presented an overview of the questionnaire results and advised that the results will be posted on the Regional District website along with the first draft of the OCP in early April. The significant planning issues addressed in the questionnaire are to preserve the gaslights theme, address parking / snow removal, environmental management and water/sewer servicing.

Mr. Pattison provided an overview of the January 10th open house. He indicated that approximately 300 people attended and comments were concentrated on the following categories: Mid-T residential area; Knoll residential expansion area; expansion of Village commercial area; ski, vehicle and pedestrian access; cabin colony; and community services.

The audience was informed that the OCP is a long-term strategic document that currently exists and the working draft is an update of the existing plan. The Zoning Bylaw is new for Silver Star and sets day-to-day regulations. It was indicated that aspects related to skiing are not covered by the Local Government Act.

An overhead of the proposed OCP map was displayed.

Mr. Pattison provided details on changes to various sections of the OCP:

Residential:

- All residential developments will be in a Development Permit Area.

- Design Panel will be established and Development Permit applications will be submitted to the Design Panel who will present recommendations to the Regional Board.
- All residential developments will have the capability of short term accommodation.
- Cabin Colony will have an additional Development Permit Area for ‘protection of the natural environment’.
- Meadowlands (Mid-T) residential area is low density - objective is to try to increase percentage of permanent occupancy. There will be an approximate 20-metre wide ski-in / ski-out setback from existing Pinnacles properties.
- Monashee Views is medium density with a mixture of single family, apartment buildings and townhouses. A policy will be in the OCP text stating that as Monashee Views is being developed the possible road connection to Lumby will be monitored. There will be an additional Development Permit Area for ‘protection from hazardous conditions’ - wildfire interface.
- Knoll Phase Three is a mix of residential uses. An additional access to Knoll Phase Three will be required as access from the top of the Knoll is not suitable as a primary access. There will be an additional Development Permit Area for ‘protection from hazardous conditions’ - wildfire interface.
- Bella Visa (Okanagan Views) is a mix of residential uses. Development will be contingent upon a connection to Silver Star Road. There will be no ski-in / ski-out considerations. There will be an additional Development Permit Area for ‘protection from hazardous conditions’ – wildfire interface.

Commercial:

- Multiple uses under commercial – provides flexibility.
- All commercial developments will be in a Development Permit Area for ‘form and character’ – gaslights theme.
- Ski-in / ski-out, vehicle circulation and firefighting access will be considered as part of the Development Permit process.
- Main Street will continue westward as a pedestrian mall and will link to Brewer’s Pond.
- There will be a policy in the OCP regarding a day-use parking plan.
- New designation called “Neighbourhood Commercial”.
- Temporary Commercial Permits and Temporary Industrial Permits may or may not be approved by the Regional Board for a maximum of two years.
- Four storeys will be the maximum height in the OCP, however, there will be provision for variances which may or may not be approved by the Regional Board.

Comprehensive Development Area:

- Silver West provides a location for RV’s and snowmobiles.
- A good strong buffer will be required.
- The proposed community service station if warranted, would be in this area.

Transportation:

- Proposed roads on the OCP map are very preliminary.
- Lanes are not part of the OCP.
- Trying to make road to Lumby a reality.

Parking:

- There will be a policy in the OCP for a more efficient process to have vehicles removed from public roads.
- Policy to promote the preparation of a long term day-use parking strategy.

Recreation and Open Space:

- BX Creek and the tributary to BX Creek designated as Open Space for the protection of the natural environment.
- Brewer's Pond is within an open space area including the adjacent watercourse up to Monashee Road. Brewer's Pond is also designated as a community recreation area.
- National Altitude Training Centre property designated as community recreation.
- There will be a policy in the OCP to allow for the community to set up its own parks district. Silver Star is currently under Greater Vernon Parks District. In order to establish its own parks district, there would have to be a petition approved by the property owners.

Development Permit Areas:

- Intend to pre-zone all lots at Silver Star.
- All residential and commercial areas will be designated as Development Permit Areas – 'conditions for form and character'.
- The Cabin Colony will have an additional Development Permit Area – 'protection of natural environment'
- Monashee Views, Knoll Phase Three and Bella Vista will have an additional Development Permit Area – 'protection from hazardous conditions' - wildfire interface.
- An explanation of situations when Development Permits are not required will be included in the OCP.

The Chair informed the audience that it is anticipated that a Strategic Water Plan will follow once the OCP and Zoning Bylaw have been adopted. He indicated that servicing will be required during the Development Permit process and no Building Permits will be issued without having servicing in place. The audience was informed that the Regional District has applied for funding for a restructuring study, however, no response from the Province has been received. It was noted that the restructuring study is a separate process from the OCP.

The Chair opened the floor to questions and comments.

In response to several questions regarding density, it was confirmed that:

- Density will be regulated in the Zoning Bylaw

- Low density consists of single family homes and duplexes (e.g. The Knoll)
- Medium density examples are Creekside and Grandview
- Medium density will require a reduced percentage of land coverage
- Single family homes with suites are considered low density

In response to a question regarding cross-country ski trails Mr. Pattison advised that the Regional District does not have legal authority under the Local Government Act to regulate ski trails. It was questioned why cross-country trails cannot be designated as recreation and open space to protect them. Mr. Pattison advised that the Local Government Act allows BX Creek to be protected, however the Regional District cannot take land and declare it public. The audience was informed that there needs to be a strategy for the community to take ownership and control of those lands.

In response to a question regarding day-use parking, Mr. Pattison advised that there will be a dual designation (day-use parking and commercial).

A comment was received that two roads will not be adequate for the amount of proposed development.

In response to a question regarding stormwater, Mr. Pattison advised that in order for the Regional District to be responsible for stormwater management, a new service would have to be set up and would be taxed. Mr. Stamhuis informed the audience that development will have to be approved by the Regional District as the water purveyor to ensure the development will not jeopardize the reservoir. The Regional District would be in a position to veto any development that would compromise the water supply. It was noted that an applicant would have to show how stormwater is emanating from a building and how it will be disposed of during the Building Permit process.

In response to a question regarding commercial areas, Mr. Pattison advised that the commercial areas outside of the existing Village have been set aside for neighbourhood commercial developments such as a neighbourhood pub / restaurant or small inn to break up the community so it is not solid residential.

In response to a question regarding access to the Knoll Phase Three, Mr. Pattison advised that the road will likely be a tunnel under the Silver Queen.

In response to a question regarding the golf course, Mr. Pattison advised that a golf course is no longer being proposed and he indicated that it is not part of the OCP.

A comment was received that low density is preferred for the Knoll Phase III and several members of the audience questioned why medium density is being proposed. Ms. Brown advised that the Province's agreement with Silver Star allows a certain number of bed units and how they are distributed is the Resort's responsibility. If one area is designated a higher density, then another area would have to compensate with a lower density. The Master Plan allows for phasing and if at some point development stops, the phases can

stand alone. Ms. Brown advised that the Alpine Ski Guidelines may be viewed on the Land and Water BC website www.lwbc.ca.ca.

A comment was received that an additional Development Permit Area should be in place for the Knoll Phase Three for 'protection of the natural environment'. Mr. Pattison noted that this conflicts with the Development Permit Area for 'protection from hazardous conditions' as the best protection is to take down the trees. Mr. Pattison will consider these issues for the next draft of the OCP.

In response to a question regarding what will be done to ensure the quality of development stays high, Mr. Pattison advised that the responsibility will be with the Design Panel and Guidelines for Development Permits. He indicated that the previous statutory building schemes will flow into the OCP.

In response to a question regarding parks, Mr. Pattison informed the audience that he envisioned the land around the NATC and ski club land as becoming part of the community recreation complex.

In response to a suggestion that parking be done in the perimeter and a shuttle provided, Mr. Pattison advised that he is encouraging the resort to come up with a strategy for day-use parking that will provide a long-term parking strategy.

In response to a question regarding if adoption of the OCP will require a change to Silver Star Park, Mr. Pattison advised that a proposed realignment is taking place in terms of Sovereign Lake cross-country ski trails that cross into the controlled recreation area.

In response to a question regarding the 'protection of the natural environment' Development Permit Area for the Cabin Colony, Mr. Pattison advised that the Development Permit Area will consider preservation of the existing trees and ecology when a property owner applies to redevelop the land. He also noted that there are penalties under law for removing trees that are in a Development Permit Area. A comment was received that the Cabin Colony has a legal document stating that they have the right to double the size of their dwellings. Mr. Pattison advised that many laws can apply to a piece of property.

In response to a question regarding the draft Zoning Bylaw, Mr. Pattison advised that the Zoning Bylaw is still under formulation and it is hoped that a draft will be ready by April 2nd posting on the webpage.

In response to a question regarding parking, Ms. Brown advised that the Ski Area Guidelines consider the comfortable carrying capacity of the mountain (number of skiers on the mountain at one time). Through this planning process the Province is hoping to separate day-use parking and commercial parking. She also noted that the Ministry of Transportation will have to consider any impacts on Silver Star Road.

In response to a question regarding the proposed road to Lumby, Mr. Pattison advised that he will address this matter in the text of the OCP.

A comment was received that the infrastructure on the Knoll will need to be addressed, in particular with regard to emergency situations.

A comment was received that Monashee Road is very narrow and a fire truck could not get through. Mr. Pattison advised that the snow plowing company has the authority to have a vehicle towed. Mr. Pattison indicated that he will contact the Ministry of Transportation to discuss how the Regional District can interface with the Ministry to ensure adequate snow removal. A comment was noted that additional traffic on Monashee Road will only add to the already huge problem. It was also noted that Monashee Road is a significant pedestrian walkway. Mr. Pattison advised that public rights-of-way are owned and managed by the Ministry of Transportation. The Regional District cannot put in pedestrian walkways without Ministry approval and funds are not available. A suggestion was made that pedestrian traffic be directed to ski-ways in the evening to alleviate pedestrian traffic on the road. Mr. Plocktis advised that the resort will likely apply for a permit for a tunnel under Monashee Road to connect the pedestrian mall to Brewer's Pond.

In response to a comment regarding lots in the Mid-T residential area, Mr. Pattison advised that more land will be left as open space between the buildings as the Mid-T is a high visual area for the community.

Several comments were received regarding the importance of maintaining the cross-country ski trails.

Several comments were received that the April 10th meeting date did not allow sufficient time for the public to review the draft documents. The Chair advised that April 10th was chosen as the mountain would still be active. He suggested that the meeting could be rescheduled to April 17th if that is what the public preferred. It was determined by a show of hands that the majority preferred to hold the meeting on April 10th in the auditorium.

A comment was received that single family development needs to be included around the Knoll with a buffer zone between differing densities.

In response to a question regarding the difference between commercial and medium density, Mr. Pattison advised that retail stores, services, restaurants and pubs would be considered commercial. It was noted that an extension of Shorts Road to include commercial has been talked about for several years.

In response to a question regarding the temporary maintenance facility, Mr. Plocktis advised that it is now proposed that the facility would move further towards Vernon and, if approved, will move this year. He stated that the timing is dependent on the land

exchange with parks. In response to a comment that the facility will block Gold Mountain Nordic Trail, Mr. Plocktis advised that the intent is to keep the trail open.

Mr. Pattison cautioned developers that once the OCP gets 1st and 2nd reading, it could impact the development schedule in terms of obtaining Building Permits because the new OCP includes a new provision requiring the issuance of a Development Permit.

The Chair thanked everyone for their input and confirmed that the Silver Star Technical Committee and Planner Consultants will be in the auditorium of the National Altitude Training Centre at 4:00 p.m. on April 10th to take comments and answer questions.

The meeting adjourned at 6:30 p.m.