

## REGIONAL DISTRICT OF NORTH OKANAGAN

MINUTES of the **PUBLIC INFORMATION MEETING** to present amendments to 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, APRIL 10, 2004.

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**Members:** Michael Stamhuis (Chair) Regional District of North Okanagan  
Paul Plocktis Silver Star Ski Resort

**Resource Persons:** Alan Pattison Regional District Planner Consultant

**Staff:** Leah Mellott Recording Secretary

**Also Present:** 67 in the public gallery

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The Chair called the meeting to order at 4:10 p.m.

The Chair introduced Paul Plocktis, Alan Pattison, Leah Mellott and himself.

The audience was informed that the text of the Zoning Bylaw will be reviewed by the Silver Star Technical Committee and the intent is to have the Zoning Bylaw on the NORD website in approximately 10 days. The audience was asked to print their name and e-mail address on a list if they wished to have a copy of the text of the Zoning Bylaw sent to them.

The Chair provided a proposed timeline for adoption of the Official Community Plan (OCP). It is hoped that the bylaw will be presented to the Regional Board on May 4, 2004 for 1<sup>st</sup> and 2<sup>nd</sup> reading and referral to public hearing tentatively scheduled for June 8, 2004. The audience was informed that the Board is considering holding the June 8, 2004 Board meeting at Silver Star.

The Chair turned the meeting over to Mr. Pattison.

On the subject of residential lands, Mr. Pattison noted the following:

1. All residential properties can be used for short-term accommodation.
2. All residential lands are in a development permit area to set conditions for the 'form and character' with particular reference to preservation of the Victorian era ambiance.
3. Most existing neighbourhoods including the Knoll, Cabin Colony, Pinnacles Road and the new Ridge development as well as most new development areas are in a

- development permit area to set conditions for the protection of the natural environment and to review matters related to the wildfire interface.
4. He noted that in response to concerns about medium density residential adjacent to existing Knoll properties, the map had been changed whereby properties across the buffer from the existing Knoll properties would be low density residential and a new policy was placed in the plan supporting an overall preponderance of single and duplex dwellings in the Knoll Phase Three.
  5. He noted that special setback provisions had been set between the Knoll Phase Three and existing Knoll properties.

On the subject of Commercial Lands, Mr. Pattison noted the following:

1. In response to concerns regarding “after hour noise” in the new commercial properties, a policy is established in the plan not supporting noisy land uses adjacent to existing Knoll residential properties and that this policy would be further strengthened in the Zoning Bylaw.
2. In addition, special setbacks are provided in the plan adjacent to the existing Knoll residential properties to preserve views, privacy and environmental conditions.
3. It is noted that all commercial properties are in a development permit area to set conditions for the ‘form and character’ to maintain the Victorian era ambiance.
4. In addition neighbourhood commercial being lands outside the main Village area are also designated as development permit areas to set conditions for the protection of the natural environment and to consider the wildfire interface.

On the subject of Development Permit regulations, Mr. Pattison noted the following points:

1. He reiterated that virtually all lands at Silver Star are in a development permit area to set conditions for the ‘form and character’ of development based on Victorian era ambiance except the Cabin Colony which has specified guidelines for the mountain cabin theme.
2. There is a policy in the plan to set up a Design Review Panel which will consist of five members (one representative from the community, one representative from the Resort, three other Committee members) familiar with design issues to provide input into development permit applications. If the Regional District has endorsed a Statutory Building Scheme, it will form the basis of the development permit. In the absence of an endorsed Statutory Building Scheme, will fall back on Victorian era ambiance. The Panel, like all policies in the OCP still require ratification by the Regional Board.

The floor was then opened to comments and questions.

In response to a question regarding how development permits will be enforced, Mr. Pattison advised that a ‘form and character’ security deposit is taken. Security can be used to complete items not completed by the property owner. A Building Permit cannot

be issued that is not in harmony with the Development Permit. The Regional District can only withhold an Occupancy Permit for matters related to the Building Permit and the B.C. Building Code. If a property owner is not following through on the Building Permit, then a Stop Work Order may be issued. The Regional Board may take legal action to enforce a development permit.

In response to a concern regarding access to the Knoll Phase Three, Mr. Pattison advised that Mistaya Road has been designated as an access since the 1980's. Mr. Pattison advised that the access will likely be an underpass. It was noted that Monashee Road is constructed to full Ministry of Transportation standards.

In response to a question regarding setbacks between the Knoll residential and Commercial, Mr. Pattison advised there is an existing ski-way which would be the setback. In response to a suggestion that the setback be increased, Mr. Pattison advised that he will review the issue again.

In response to a question regarding height restrictions, Mr. Pattison advised there is a policy that existing views should be maintained and the Plan has an existing maximum of four storeys.

In response to a question regarding Monashee Views, Mr. Pattison advised the maximum height is three storeys and the designation is medium density.

Mr. Pattison advised that any person can make an application to vary the height and there are policies in the plan to guide decision makers in whether or not to approve a height variance. It was noted that height regulations will be in the Zoning Bylaw.

In response to a question regarding delegation of authority for issuance of Development Permits, Mr. Pattison advised there will likely be a staff member (anticipate that it will be the Planner) who will act as liaison to the Design Review Panel and will have input into form and character of development as well.

In response to a question regarding Knoll Phase Three density, Mr. Pattison advised that Low Density includes single family and duplex dwellings. Medium density is on the other side of the road away from existing Knoll properties. It was requested that the preamble be changed to include a paragraph that property owners have requested low density and the reasons Mr. Pattison has chosen not to put in low density.

In response to a concern that short-term rental competes directly with commercial operations, Mr. Pattison advised that no issue has been discussed more than the issue of short-term rentals. This matter had been addressed by the Standing Committee on numerous occasions and the bottom line is that the Technical Committee had to make a recommendation to the Regional Board to either start a regime of bylaw enforcement or to make a short term rental accommodation use legal in all residential zones. The Committee's recommendation was to allow short-term rentals. It was noted that short-

term rentals complement the 'Alpine Ski Policy' and are consistent with other resorts in the province.

Numerous questions and concerns were received regarding nordic ski trails. The audience was informed that the Regional District has no authority over how the Resort plans their ski product. Mr. Pattison advised that Silver Star does not have a parks function. Silver Star is part of Greater Vernon Parks and Recreation District. There are policies in the plan for setting up a Silver Star recreation function. Mr. Pattison advised that nordic skiing is very important to the Resort and the Resort business plan and is not part of the Regional District planning process. Mr. Plocktis advised that the Resort's business is to take care of the customer and the Resort is aware that nordic trails are very important.

In response to a question regarding day-use parking, Mr. Pattison advised there are two policies in the OCP: 1) the existing parking lots in the Village are designated parking plus commercial – if commercial is developed then day-use parking must be replaced, and 2) review of day-use requirements and long-term strategy. It was noted that day-use parking standards are set by the Province and the current day-use parking is more than what is required for the comfortable carrying capacity of the Resort. The existing comfortable carrying capacity allows for more bed units to be developed without increasing the ski facilities. The Provincial standards have been applied with the current Master Development Agreement between the Resort and the Province. Mr. Plocktis advised that the comfortable carrying capacity is a ski product calculation that a ski resort planner must prepare and it is reviewed by the Province. The Plan very strongly supports a long term strategy for day-use parking. It was noted that the day-use parking does not necessarily have to be free parking.

In response to a question regarding the cabin colony, Mr. Pattison advised that the Cabin Colony is in development permit area for wildfire and protection of natural environment like most existing residential neighbourhoods and new development areas.

Numerous questions and comments were received regarding ski-in / ski-out access routes, and Mr. Pattison advised that he is stretching the legal capabilities of development permits by addressing ski-in / ski-out but as it is access to a building, it can be considered but this would not extend to ski trails per se.

In response to a question regarding how funds would be collected for civic and local government buildings, Mr. Pattison advised that it falls under the governance study as to how this community will evolve. If land is needed for a civic office, than land will need to be obtained from the Crown with the Resort's permission or from the Resort directly. The Regional District has no ability to collect Development Cost Charges for Silver Star. The money going to Greater Vernon Parks and Recreation District is strictly for recreation.

In response to a question regarding the setback from Monashee Views to the Knoll, Mr. Pattison advised it is approximately 50 metres.

In response to a question regarding who owns the ski-way, Mr. Pattison advised that the ski-way is on private land and he will do further research in more detail.

In response to a question regarding parking, Mr. Pattison advised that the new Zoning Bylaw will address residential on-lot parking. There will be different parking regulations in the new Zoning Bylaw from the current Bylaw to ensure there is adequate off-street parking and to address the issue of snow storage as well.

In response to a question regarding environment management, Mr. Pattison advised that all new development areas around the Knoll will have the same requirements as the Cabin Colony. A concern raised at the last meeting that Knoll Phase Three could be clear cut is no longer an issue.

In response to a comment that a transportation study should be completed for the Silver Star Road access, Mr. Pattison advised that referral letters have been forwarded to the Ministry of Transportation and so far they have not requested a transportation study.

In response to a question regarding removal of trees, Mr. Pattison advised that the Local Government Act states that a tree cannot be removed without a Development Permit. There are provisions in the plan where a development permit is not required and Mr. Pattison will make sure that a development permit is not required to remove dead trees.

In response to a suggestion that the ski-way be designated behind the treed area that is already in a cleared area, Mr. Pattison advised that he will review this matter. It was noted that it is heavily treed beyond the lot lines.

In response to a question regarding height variances for a commercial building, Mr. Pattison provided a brief explanation of visual absorption planning and advised that application of these principles is part of the art of a Planner. He advised that the new OCP has tightened height restrictions.

A request was received that the Resort provide information as to the developing ski product.

In response to a statement that policies regarding the Cabin Colony are contradictory, Mr. Pattison advised that he will review this matter. He confirmed that the Cabin Colony is designated low density.

In response to a question regarding proposed roads, Mr. Pattison confirmed that they will be full size roads with cul de sacs, etc.

In response to a question regarding the Design Review Panel, Mr. Pattison advised that all five members of the Design Review Panel would be appointed by the Regional Board Chair.

A suggestion was received that the background report emphasize the all-season aspect of the Resort in support of efforts to increase the summer profile.

A suggestion was received that hardie plank needs to be added as a possible siding material in the form and character guidelines.

In response to a question regarding the design plan for the Ridge, Mr. Pattison confirmed that the Ridge must have Victorian era ambiance or the Regional Board must endorse an alternative Statutory Building Scheme. He confirmed that the intent is to maintain consistency with the existing design guidelines.

A comment was received that a home at 150 Odin Road is a timber design, however it won a design award.

A letter addressed to Tom Christensen was read by Mike Lindsay. He indicated that the letter was written by John Healy. A copy was provided to the Committee.

In response to a question regarding access to the maintenance facility, Mr. Plocktis advised that the Resort is not intending to use the site as previously planned and instead is reviewing a new site near the Waste Transfer Station.

It was confirmed that Pinnacles Road will be paved as part of the development for Block W.

The audience was informed that the Regional District is trying to produce the OCP map “in house” and, if successful, copies will be available in approximately 10 days. The map will also be available on the NORD webpage.

The Chair advised that public input will be accepted until April 26, 2004. A formal public hearing will take place when the Bylaw goes to 3<sup>rd</sup> reading – likely June 8, 2004 Regional Board meeting. It was noted there will be no opportunity for public input at the May 4, 2004 Regional Board meeting.

The meeting adjourned at 6:00 p.m.