

Hotsprings Road Area Zoning Steering Committee Meeting

Draft Meeting Minutes

June 12, 2003 – Hootalinqua Fire Hall

Attendees

Community Members:

Bona Cameron	Jenny Gruber	Karl Gruber
Katie Hayhurst	Kelly Lanigan	Fred Last
Lewis MacGillivray	Uli Nowlan	Alison Reid
Val Smith	Garry Umbrich	Ingred Zakussor

YTG Community Development Branch:

Dennis Shewfelt, Director
Patricia Randell, Technician

I. Introduction

- Introduction of members
- Explanation of steering committee process
- Explanation of how to use handouts
- Discussion of the Category System

II. Review of May 28, 2003 Public Meeting Minutes

Suggested Changes:

- Seventh Paragraph: Remove "Kwanlin Dun – potential developmentcoming up every five years" and make editorial changes to the remaining section of this paragraph.
- Sixth Paragraph: "The zoning area" should read "being identified as FD in the plan?"
- Third Paragraph: "Is the public consultation" should read "is part of the public consultation" and the following should be added "Public meeting will be held in September where draft regulations will be reviewed."
- Eighth Paragraph: Remove "a policy of"

III. Review of the First Nations Letters

- Letters were circulated to the members
- No comments where made at this time

IV. Reviewed Proposed Amendments to the Regulations and the Revised Zoning Map

Each proposed amendment was read and then explained by Dennis and was followed by a discussion by the Committee. Below are the proposed amendments in the order that they were reviewed along with the Committees recommendations.

Proposed Amendment # 1:

- Committee is resolved to set this amendment aside and to address it at a later date, as it is a Category 3 change.

Proposed Amendment #2:

- Committee would like to have research done in order to determine whether it is possible to limit the amount of livestock permitted on rural residential lots according to lot size.
- Community Development Branch will research this issue and bring an answer back to the committee at the next meeting.
- Committee agrees to readdress this amendment at the following meeting with new information.

Proposed Amendment #3:

- Committee is resolved to accept proposed amendment.

Proposed Amendment #4:

- Committee feels that the definition of Resort should reflect the Hotsprings area. They have asked that they be provided more examples of definitions and a group of members have committed to forming drafts for review by the committee.
- Committee agrees to readdress this amendment at the following meeting.

Proposed Amendment #5:

- Committee would like to see the regulations read "either attached to or". This option would provide more alternatives with regards to building a secondary dwelling.
- Committee is resolved to accept the proposed amendment providing the above stated change is implemented.

Proposed Amendment #6:

- Committee is resolved to accept the proposed amendment.

Proposed Amendment #7:

- Committee is resolved to accept the proposed amendment.

Proposed Amendment #8:

- Amendment reads "same area" but should read "same zoning"
- Committee is resolved to accept the proposed amendment provided the above stated change is implemented.

Proposed Amendment #9:

- Committee is resolved to accept the proposed amendment.

Proposed Amendment #10:

- Explanation line reads "does meet" but should read "does not meet"
- Committee is resolved to accept the proposed amendment.

Proposed Amendment #11:

- The Zoning Amendments and the Zoning Map should specify the FD parcel West of the Takhini Hotsprings as an Agricultural Future Development Zone.
- Committee is resolved to accept the proposed amendment provided the above changes are implemented.

Other Points Raised During the Proposed Amendment Discussion:

- The committee would like to see page numbers and a footer date added to the proposed document.
- Under the Zone CR: committee would like to see resort on an independent line for clarification.
- There are inconsistencies in the setbacks for the different zones.
- There is a discrepancy under the Zone CR for minimum lot size.
- Commercial ventures are dissecting the tourism industry by breaking Commercial Zoning into three separate classifications.
- Mailboxes are too close to the road, specifically Pilot Mountain, River Road and the Hotsprings.

V. Newsletter

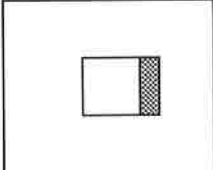
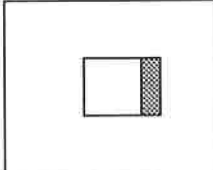
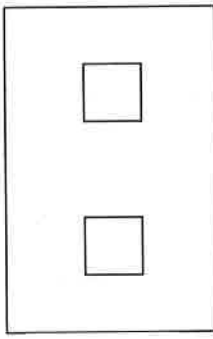
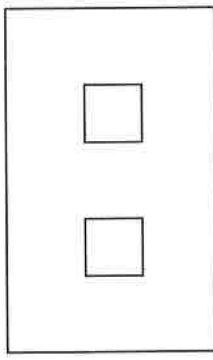
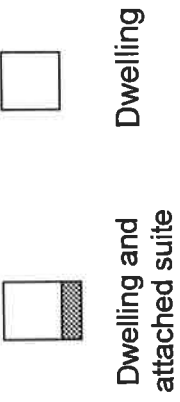
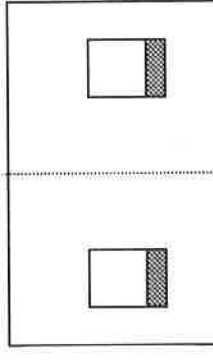
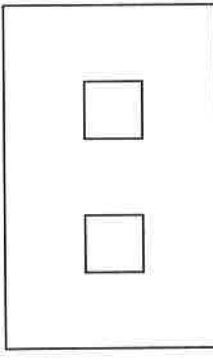
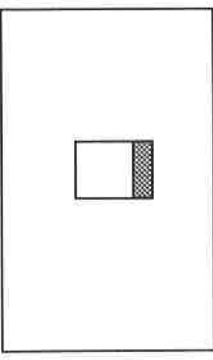
- Committee decided that there should be a newsletter distributed to the community for the purpose of keeping the community informed

VI. Next Meeting

- Thursday, June 19, 2003 at 7pm

VII. Adjournment

Draft: Rural Residential Subdivision Regulations

Current	Proposed
<p>Two hectares or less</p> 	<p>Two hectares or less</p> 
<p>Greater than 2 hectares</p> 	<p>Between 2.1 and 5.9 hectares (Can not be subdivide; existing rights retained)</p> 
<p>Legend</p> 	<p>Six hectares or greater</p>  <p>Option 1: Subdivide</p>  <p>Option 2: Two Dwellings</p>  <p>Option 3: Single Dwelling with Attached Suite</p>