

# AGENDA

## Hotsprings Road Zoning Steering Committee

June 12, 2003, 7 p.m. Hootalinqua Fire Hall

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- 1 Introductions
- 2 Review of meeting notes from May 28, 2003 public meeting
- 3 Review proposed amendments to the regulations and the revised zoning map
- 4 Review of letter to the First Nations
- 5 Workplan
  - a) Newsletter
  - b) Next Meeting → June 19, 2003
- 6 Adjournment

June 12, 2003

# Steering Committee : Others

Name :

Fred East

Alison Reid

Val Smith

Garry Ambrich

LEWIS MAC GILLICRAE

Uli Nowlan

Bona Cameron.

Jenny Gruber

WARR GRUBER

Patricia Hayhurst

Inger Garritson

Kelly Larigan.

# Hot Springs Road Zoning Committee Meeting. June 12 / 03

## Attendance

- ~~Val Smith~~

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## Introductions:

- Explanation of process and how to use package.
- Discuss category divisions and how we are going to address them.
- Did in house planners that live in area draft the proposal → Yes.

## Minutes Review

- #1 → Kwanlin Dunn, "potential development problem with "patient"
- paragraph does not follow to make sense.
  - should state that we don't know what each parcel should be developed as

→ paragraph addresses two issues  
→ should read "is it possible to remove race track - Yes - government will ~~should~~ have further ~~consultation~~ consultation  
→ "issue of lot size should come up every five years.

2nd amendment.

→ Dennis did not say that the meeting is public consultation

→ wrong.

→ should say "part of public consultation"

\*reference public meeting in Sept at the end of the process.

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House Keeping:

First Nations Letter Review:

→ Reg. to circulate into band meetings. to the 3 FN's

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# 3 Proposed Regulations.

#1 → Read

→ came to light bes of application  
→ plan does not address guest cabins, temporary residences.  
→ propose to set aside for further consultation.

Q → No limit at this time? 20 xed?  
Yes.

Q → Can we flag items other than those previously done. (page 3.)

#1 cont: → committee ok will pass

#2: Read

→ used to bring clarity.

Q → limit to how much RR can have.

→ Should this be related to size.

C → should be consistent.

C → property next to Gruber starting to smell

D → minor agriculture was always allowed

C → can be classified as a home occupation

Q → what is discretionary?

→ permission of development officer. A public notification

C → Should we put this aside for further discussion

D → should note that this process for future use, not for currently ~~some~~ operating residences.

C → How do we combine this with home occupation.

Q → is it customary to limit # of animals by size. on livestock

→ We can research limitations and

for personal use. come back to you.

→ Will people who already have these operating, be grandfathered.

→ Take offer.

# put page # on proposal.

- #3
- Read.
  - Allow development officer to grant an approval where there is a small exceeding factor.
  - Allows for shorting the process without changing the land use.
  - Committee Agrees
- Q → Subdivision? is different?
- Q → Lot size interpretation → Subdivision
- A → No, different process

#4 → Read.

C → feels that the definition needs to be approved.

→ want more examples defn. to pick from.

→ want to look at 4 valleys example.

→ Suggest to park it and bring back suggestion and example for next week.

+ Agreed.

→ Committee brought that resort is not clear under CR.

→ the more specific you get the more amendments later → leave room for scope and interpretation.

\* Add date to each page.

#5 → Read.

→ Why is there a limit?

→ Is there a difference btw primary and secondary.

→ Explained draft drawing.

→ should have the option to be attached or attached when in a 2.1 and 5.9.

→ keep the first part in remove grey.

→ 5 agreed upon.

#6 → Read.

→ Deleting first def and replacing with the second.

→ Agreed.

# To address late the different zones have inconsistency in set backs.

#7 → Read.

→ Agreed earlier ∴ must give them a duty.

→ Agreed.

#8 Read

→ specifies what the development officer can do

→ should read same zoning ~~designation~~

→ Agreed.

#9 → Read

→ use within a zone that exists is allowed to continue to use.

→ explained non-conforming.

Q → what about changes to buildings.

A → Referred to U.3

Q → what about maintenance to non-conforming uses.

→ Agreed.

#10: Read.

→ provides for not over restricting.

→ Raised: CR → discrepancy btw min. lot size 10 in English 7 in French  
→ want to address min. lot size under commercial residential

→ should read does not in the underline portion

#11: Read.

→ Question FD at the end of hot spring

→ should be future Ag.?

→ clarify.

→ Public use designation

→ Commercial ventures are dissecting the tourism industry.

→ Questioning the number types.

Next meeting: Thursday, 19/03

→ Mail boxes are a hazard inhibits  
turnaround → too close to the  
road.

→ Polit mountain. & River Road &  
Hot Springs.

⊗ Newsletter to circulate.  
& should also state  
these points which  
are the content.