

**Hotsprings Road Area Zoning Steering Committee  
Meeting Minutes**

**June 26<sup>th</sup>, 2003 – Hootalinqua Fire Hall**

**Attendees**

**Community Members:**

Bona Cameron	Jenny Gruber	Katie Hayhurst
Lewis MacGillivray	Bev Neukom	Garry Neukom
Uli Nowlan	Val Smith	Garry Umbrich

**YTG Community Development Branch:**

Dennis Shewfelt, Director  
Patricia Randell, Technician

**I. Introduction:**

- Introduction to the evenings agenda.

**II. Review of June 19<sup>th</sup>, 2003 Steering Committee Minutes:**

- No comments were made.

**III. Review of Proposed Amendments:**

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

**Proposed Amendment #18:**

- Committee has suggested the removal of the number of attached rooms a Bed and Breakfast may be permitted. They have also suggested the addition of the word "moderate" as shown below:  
"To accommodate a mix of single family housing and **moderate** commercial operations..."
- The Committee requested to have "It is intended to provide additional commercial opportunities to a small number of lots directly adjacent to the Hotsprings" added to the Purpose section of this zone.
- Committee would like the yards set backs to be consistent with of other residential zones:  
Front: 10m  
Side: 15m  
Rear: 15m
- Committee is resolved to accept the Proposed Amendment with the above stated changes.

**Proposed Amendment #19:**

- Committee is resolved to accept the proposed amendment.

Proposed Amendment #20:

- Committee is resolved to accept the proposed amendment provided that "Laundry Mat" is added to the list of permitted uses.

Proposed Amendment #21:

- Committee is resolved to accept the proposed amendment.

Proposed Amendment #22:

- Committee questions the need of the "minimum zoning area" in view of the changes to the regulations.
- Committee is resolved to accept proposed amendment.

Proposed Amendment #23:

- Committee is resolved to accept the proposed amendment.

Proposed Amendment #24:

- Committee is resolved to accept the proposed amendment.

Proposed Amendment #25:

- The permitted use "Resort" should be placed on its own line.
- The Committee recommends definitions for "Motel" and "Hotel", which includes provisions for a restaurant, be added to the regulations.
- The Committee has asked that tourists cabins are added to the list of permitted uses.
- The Committee does not want to see the removal of "Eating & Drinking Establishment", "Convenience Store" and "Gas Bar" from the permitted uses.
- Set backs were address and the Committee felt that there should be consistency throughout the regulation for the different types of zones. They have agreed that the set backs should read as follows for all of the commercial designations:

Front: 10m

Side: 15m

Rear: 15m

Proposed Amendment #26:

- In consideration of changes to Proposed Amendment #25, the Special Provisions cited in this section are no longer necessary. As such the Committee is resolved to have it removed from the regulations.

Proposed Amendment #27:

Takhini Hotsprings Ltd. submitted a handout to the Steering Committee containing their comments on the Proposed Amendments to the CMT zone. Below are the recommendations which came from the Committee based on their discussion of this handout.

- Under permitted uses the Committee recommends:
  - That "Resort" be replaced with "Resorts"
  - The addition of "Tourist Cabins"

The addition of "Equestrian Center"

- Under discretionary uses the Committee recommends:  
The addition of "Minor Agriculture"  
To have the "Parks and Playgrounds" moved to a permitted use
- Under accessory uses the Committee suggests that "One Primary Single Family Dwelling" and "One Secondary Single Family Dwelling" be listed as "Two Residential Dwellings".
- The Committee recommends that the setbacks for this zone also comply with other commercial zones and be set at:  
Front: 10m  
Side: 15m  
Rear: 15m
- Dennis will review the content of the Takhini Hotsprings Ltd. handout and further discussion will be held at a later date.

#### **V. Future Meeting:**

- Committee agreed that any further comments regarding the Proposed Amendments would be directed to Dennis. The Committee also agreed to having the Proposed Amendments revised and then distributed amongst the Steering Committee members for a final review prior to sending the Proposed Amendments to the community as a whole. As such this is the last formally scheduled meeting at this time.

#### **VI. Adjournment**