

**Hotsprings Road Development Area Regulations
Proposed Amendments
Hootalinqua Firehall
Meeting Notes.**

*Date ??
Dec 17/03*

Present.

YTG Representatives: Jeff O'Farrell, Manager Governance and Local Administration, George Stetkiewicz, Manager, Community Land Planning.

Approximately 20 community members

Brad Cathers, MLA for Lake Laberge

Agenda:

1. Introductions
 2. Brief history of planning and zoning leading to this meeting
 3. How a zoning regulation is organized and presentation of display materials
 4. "Open house" – review of display materials
 5. "Townhall" – questions and comments regarding zoning amendment package
1. Introductions. Jeff introduced YG representatives and informed everyone of the purpose of the meeting which was to finalize the proposed amendments to the Hotsprings Road Development Area Regulations.
 2. Brief history of planning and zoning leading to this meeting. Jeff provided a brief history of planning and zoning in the Hotsprings Road Area as follows:
 - Interim Whitehorse Periphery Development Area Regulations, 1978
 - Draft Hootalinqua North District Land Use Plan (was not approved) mid-1980's
 - Hotsprings Road Development Area Regulations, 1996
 - Hotsprings Road Local Area Plan, January 2002
 - Proposed Amendments, 2003 which are the purpose of the meeting. The development of these amendments was agreed to at a public meeting in May 2003 where it was decided to develop the amendments to the zoning regulations in 2 phases. Phase 1 would deal with;
 1. straightforward plan implementation matters such as the 3 hectare minimum lot size, and
 2. with amendments that improved upon the regulation by providing clarity but were not substantive in nature called housekeeping or category 2 items.
- Phase 2 would deal with planning or zoning matters which have arisen since the local area plan was developed but which required a longer period of time to consider and which should not delay passage of Phase 1 amendments.

3. How a zoning regulation is organized and presentation of display materials. George described how a zoning regulation could be interpreted to find out how a property is zoned and what the permitted uses of a property were. He referred to the display materials. The display materials consisted of a zoning map where each lot within the community was shown and the zoning designation for that property. In addition to the map were information panels showing the proposed permitted uses for each zone based on the 1996 Hotsprings Road zoning as amended by the proposed amendment package.
4. "Open house" – review of display materials. George invited people to check the zoning and permitted uses of their property and suggested that this next part of the meeting, be an opportunity to determine zoning designations of properties, to discuss with other community members aspects of the zoning amendments, to ask George or Jeff any questions, or to clarify any point in the zoning regulation. At this point in the meeting those present reviewed the presentation materials.
5. "Townhall" – questions and comments regarding zoning amendment package. After 20 minutes, the "Open House" was concluded for the more formal "Townhall" portion. The floor was opened to questions and comments regarding the proposed amendments and to any other land use matter that might have arisen.

After a discussion of the proposed amendments the following was agreed that;

1. the CMT - Commercial Mixed Use/Tourist Accommodation zone will be modified in a minor way by moving the "parks and playgrounds" and "minor agricultural pursuits" uses from discretionary uses to accessory uses.
2. the items cited for discussion in Phase 2 were;
 - Transfer of residential development potential in the CMT zone
 - Zoning for clustered residential portion of Takhini Hotsprings LTD lands including minimum lot size.
 - Whether to limit the number of, and type of, animals for breeding and boarding in the Agriculture zone.
 - Whether to limit the number of guest cabins permitted as part of a "guest ranch" in the Agriculture zone.
 - Whether to reduce the minimum lot size of the CG – Commercial Retail zone.
 - Whether to amend the game farm zoning to enable future uses and management.