
**HOTSPRINGS ROAD AREA DEVELOPMENT REGULATIONS
PUBLIC MEETING**

Public Meeting Notes

May 28, 2003 – 7:00 pm, Hootalinqua Fire Hall

Attendees: Approximately 22 Hotspring Road residents

YTG Community Development Branch: Dennis Shewfelt, Director, Jeff O'Farrell, Community Advisor and Brenda Hansen, Administrative Assistant

Note: This community meeting was arranged to discuss options for Amending the Hotsprings Road Area Development Regulations. There was an open house from 7:00-7:30 p.m. for residents to review maps, proposed amendments and options.

ITEMS:

1. Welcome, Introductions & Call to Order.

Jeff called the meeting to order at 7:30p.m, made introductions and acknowledged the hard work and leadership of the Steering Committee who served to guide the development of the Hotsprings Road Local Area Plan.

2. Presentation.

- Jeff identified that the primary purpose of the meeting was to obtain ideas and feedback from the community on how to proceed with amending existing zoning regulations and thus implementing local area plan. Jeff provided background on the history and planning and zoning in the area.
- Dennis spoke of the difference between planning and zoning.

3. Overview of Options for Amending the Existing Hotspring Road Regulations

- Jeff explained the Option Plan to all. {Copy attached} Dennis explained that this is not a “take it or leave it” situation and that it is important to proceed with implementing the plan. There has to be recognition to other areas that require more consultation and recognizing that much more discussion would take place.
- Roy Ness: Can zoning regulations be changed or amended according to the Plan? Dennis explained that the Plan gives the direction to proceed with the instructions and that we can amend the regulations but not the Plan.
- Katie Hayhurst: What is the process of Options 1 & 2 and what is the public requirement? Jeff explained that for Options 1 & 2, much drafting has already been done and is the draft document (6 months). Katie asked if there was public consultation. Dennis advised that this meeting is part of the public consultation (if Options 1 or 2). A public meeting will be held in September where draft regulations will be reviewed.

- Bona Cameron: Clarity was needed on the options and CR zoning permitted used in '96 plan. Bona advised that there were 3 things deleted in the new plan – referring to Pol.511. Bona read the letter that she had received and wanted to know what it meant where it stated “discretion of the Development Officer”.
- Mark Evans-Ehrich: Inquired about the future development of the “race-track” in area as he feels that issues around residential development have changed since the Plan was completed. Jeff O’Farrell explained that when the community approached government one of the fundamental principals was that the plan had to accommodate for future residential development. Future development was accommodated in two ways – 1) designating FRD and 2) increase density thresholds; reducing minimum lot sizes from 6 ha. to 3 ha. With respect to KDFN land selections in the area, Jeff noted that KDFN has yet to ratify and suggested that the community proceeds with zoning regulations. Mark asked if the “race-track” has been zoned future development and, whether it will remain as a parcel where government could develop into lots. Mark feels that there was more potential residential development than the community wanted.
- Val Smith: Is it possible for government to agree to remove the race-track from being identified as FD in the plan? Dennis advised that it was possible however, the impact of allowing for more residential development, on a reduced parcel size (3 ha.) is unknown. Dennis explained that the government has no control over who applies as this is at the Property Owners discretion. All subdivision applications will have to comply with relevant regulations.
- Dennis advised that he could not commit to an answer to Val’s question. Dennis explained that leaving this as future development, ensured that government will have to come back to the community to amend the regulations. Val feels somewhat satisfied that at sometime in the future, residents will have input into any changes.
- Zoning Committee –Val asked if it would be beneficial to form a zoning committee. Dennis commented that a zoning committee would help the government immensely as government could work with a group of people and implement the plan. Val asked if public consultation would be necessary if there was not a zoning committee. Jeff explained the Options when looking at zoning committee or no zoning committee.
- Bona Cameron: Bona read a November 8, 2001 memo from Brian Ritchie regarding open space. Dennis explained the content of the memo and advised that the memo was generic information. Dennis also advised that the government committed to follow the direction of the plan.
- Katie Hayhurst: Provided input of past history when she worked for the City of Whitehorse.
- Kelly Lanigan: Land development will evolve around people in the rural/residential areas. Kelly questioned why lots were 3 ha. and not smaller. Kelly felt that agricultural parcels are huge as the minimum Ag. lot size is 6 ha. He asked why these Ag. lots can’t be subdivided. Jeff explained that the Subdivision Act can only be amended by the legislature.
- Bernard: Ag. Development Program – Asked whether a 15 acre green house development would be potential in this area? Jeff responded by explaining that the plan would only accommodate a limited amount of ag. land (down River Road) 2 or 3 large ag. lots. Bernard asked whether people that owned ag. land could subdivide their ag. land. Jeff said that by law, they cannot be subdivided.
- Wayne Grove: Commented on the possibility if subdividing ag lots. He commented that political will may in years enable people with ag land to subdivide. Wayne referred to Pg. 2 “interpretation” in the Proposed Amendments and asked why game farming isn’t on the list.
- Lewes MacGillivray: Pilot Mountain 2 – What happened to the land. It was zoned YTG reserve, Hinterland.
- Katie Hayhurst: Katie felt that Option 1 was needed first to proceed with the process. Option 2 would need a committee and with that, the Committee could help for Options 1 & 2 but, Option 3 needs a Community Steering Committee meeting.

- Gunther Mueller: Supported the idea of forming a zoning committee. He felt that a zoning committee can start on Options 1 & 2.
- Kelly Lanigan: Asked whether the same people that did the plan will be on the Steering Committee. The zoning committee are community members.
- Bona Cameron: Felt that the entire plan should be reviewed carefully and the zoning committee go through it in detail.
- Val Smith: Will government still facilitate public consultation?
- Wayne Grove: Cabins are not supported by cabinet whereas others are. It was decided that the cabins will be dealt with later.
- Lewes MacGillivray: Supported Options 1 & 2. Lewes felt that the committee should meet with the public to discuss the issues that weren't covered and ensure that they are covered, then, go on with the process.
- Jenny Gruber: Zoning – CG. Dennis said that they may be accommodated in another zone. **Dennis and Jeff will look into Permit Uses – CG/CR.** Jeff advised that this was a good starting point (Misinterpretation or intent?)
- Kelly Lanigan: Asked whether any revisions to 1996 zoning have gone to cabinet and whether the new zoning have the same bearing. Dennis explained that any change to zoning will require public input and all comments will be reviewed. Following that, the process is laid out.
- Dennis asked for volunteers that would be interested and agree to sit on the zoning committee for Options 1 & 2.
- ***A ZONING COMMITTEE WAS STRUCK – WILL WORK TOWARDS OPTION 2.*** The zoning committee will consist of; Val Smith, Bona Cameron, Jenny Gruber, Lewes MacGillivray, Katie Hayhurst, Uli Nowlan, Kelly Lanigan and Wayne Grove.

Jeff thanked everyone for attending and commended their tremendous commitment.

The meeting was adjourned at 9:10 p.m.