

Meeting with FVRD and Hemlock Valley Homeowner's Association (HVHA)

Location: Hemlock Valley Volunteer Fire Hall

Date: Friday March 24, 2017 at 1:30 pm

In attendance:

FVRD: Alec Niemi, Director Electoral Area "C"
Margaret Thornton, Director of Planning & Development
Katelyn Hipwell, Planner I
Johannes Bendle, Planner I

HVHA: Brian Murphy, President HVHA
Marty Mckinney, Hemlock Valley Fire Chief
Approximately 40 residents/property owners of Hemlock Valley

Introduction by FVRD Staff

- Thanked HVHA for organizing the meeting
- Summarized process of creating a new OCP for the entire Hemlock Valley in response to the approved Provincial Master Plan under the Resort Branch for Sasquatch Mountain Resort (formerly Hemlock Resort)
- Highlighted the OCP process and explained that the FVRD will be working on an overarching OCP for the expanded Controlled Recreation Area (CRA) which will be followed by Neighbourhood Community Plans (NCPs) for each phase and neighbourhood of development
- Provided information regarding the OCP process, which will be shared and continually updated on the FVRD's website (www.fvrd.ca) and confirmed there will be a general notice mailed out to all residents in the future

Questions/Concerns Identified by the Hemlock Valley Residents

Questions and concerns from Hemlock Valley residents were discussed and noted by staff. Preliminary responses provided by staff at the meeting are noted below in *italics*; further follow up will be incorporated into the OCP review process.

- Which plan version was referenced in staff report? (Impression was that old [2010] master plan was referenced in November Staff Report).
Staff can confirm that the Master Plan referenced in the Staff Report dated November 8, 2016 is the final version approved by the Province in March 2016.
- Phasing: How does it roll out and what are the triggers to enter into each new phase?
The developer has entered into an agreement with the Province which includes a number of development commitments that must be achieved prior to specific phases of the Sasquatch Mountain Resort development. The commitments can be reviewed here. Assuming the appropriate commitments are achieved, the phases of development are largely market driven; meaning, the market will support and demand expansion. Typically, subsequent phases of development are not triggered until a given threshold of utilization is achieved; however, no firm thresholds have been set at this time. The Master Plan suggests 35% utilization prior to development of a subsequent phase.
- What work has been done by the FVRD up to now?
The FVRD Board has approved the project scope and consultation strategy for the OCP update. Staff are just beginning consultation, consistent with the strategy that has been approved.
- When will the road be paved? General concerns with the condition of the road.
Staff noted the concerns with the road conditions. Follow-up with Ministry of Transportation and Infrastructure required.
- What changes can be expected with the new OCP?
Expected changes include but are not limited to: expansion of the OCP area to reflect the expanded CRA; Neighbourhood Plans to reflect the neighbourhoods proposed in the Master Plan; new land use designations to reflect the expanded uses proposed in the Master Plan; updated Development Permit Areas to reflect new studies and information (hazards, environmental, form and character).
- Concerns over building permit wait times – referenced old building permits [i.e. 2008].
The FVRD has worked diligently over the last few years to improve the permitting process by streamlining the application process, clarifying the requirements, increasing coordination between Planning and Building departments, and reducing the wait times.
- Community Greenways [i.e. right of ways connecting to resort at the end of Mt. Keenan/Mt. Downing culs-de-sac : who maintains/clears them for public access?
Staff noted the question and concerns. Follow-up with Ministry of Transportation and Infrastructure required as the access point fall under MOTI jurisdiction.

- Resort name change to Sasquatch Mountain – community wants to see community and road name remain Hemlock Valley.
Feedback was noted by staff – will be addressed through OCP update.
- Current infrastructure doesn't align with development plan [i.e. existing services cannot support proposed development].
Inventory and condition assessments of existing servicing infrastructure, as well as future servicing studies are required as part of the Master Development Agreement between the Province and the developer prior to further development.
- Can individual property owners include site specific OCP Amendments in overall plan review?
The FVRD may consider including site specific OCP amendments as part of the overall review, otherwise individual applications may be made. Staff encouraged anyone interested in an OCP amendment for their property to set up a meeting to discuss the proposal.
- What progress/work will be happening in the next couple of years?
The FVRD is working to update the OCP and develop neighbourhood plans for the various phased developments included in the Master Plan. In terms of development specific to the Master Plan, the timeline is dictated by the developer.
- How will the existing Hemlock village be addressed through OCP/NCP update process?
The development of the existing village base is included as a phase in the Master Plan. The FVRD will develop an NCP for the existing village simultaneously with the update of the overall OCP.
- Preferred overflow parking location: just north of fire hall on Laurel Road/Hemlock Valley Rd. – community wants to see existing tennis courts property remain public use [e.g. fire hall or community hall].
Community concerns were noted by staff and will be addressed throughout the OCP update process.
- Conflicts with Master Plan and existing OCP Designations [i.e. tennis court property].
Community concerns were noted by staff and will be addressed throughout the OCP update process.
- Current overflow parking needs as cited by Resort are disputed by residents.
Community concerns were noted by staff and will be addressed throughout the OCP update process.
- Snow storage and removal conflicts – continued trespass on private lands in absence of coordinated strategy/plan.

A snow storage and removal strategy forms one of the commitments that must be achieved by the developer per the Master Development Agreement with the Province. Staff noted the concerns. Follow-up with Ministry of Transportation and Infrastructure required.

- Lack of public trails and greenways in existing OCP – no safe walking space for pedestrians throughout village, especially in winter months.
Community concerns were noted by staff and will be addressed throughout the OCP update process.

Sentiments Expressed

- Berezan currently holds monopoly over commercial lands
- Concern over extended timeline for improvements - FVRD should expedite development and application timelines
- Progress wanted by the community on the development of the ski resort
- Increasing need for commercial land use that is privately owned – opportunities for local residents not associated with the Resort owner

Next Steps

- FVRD to send future mail-out to all Hemlock residents regarding the OCP review process
- FVRD to continue to update website as new information is available regarding the OCP review process
- FVRD to send referrals to other government agencies to solicit input

The FVRD thanks the Hemlock Valley Homeowners Association and the Hemlock Valley Volunteer Fire Hall for coordinating and hosting an introductory meeting between FVRD staff and Hemlock residents and property owners. The FVRD looks forward to continuing this dialogue throughout the OCP Review process and is available to meet with the residents again.

Please feel free to contact Katelyn Hipwell at khipwell@fvrd.ca or Johannes Bendle at jbendle@fvrd.ca , or toll free at 1-800-528-0061 for further information or updates. Updates are also available on the FVRD website: <http://www.fvrd.ca/EN/main/services/planning-development/projects-plans/hemlock-master-plan.html>.