

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

Location: FVRD Office, Chilliwack
Date: Thursday, January 9, 2020 9:30-11:30am

In attendance:

FVRD: Katelyn Hipwell, Planner II
Andrea Antifaeff, Planner I

HVHA: Brian, Terese, Marie, Nancy; Call-ins: Kendra, Lindsey

Introduction by FVRD Staff

- 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 approach to creating the draft Plan. Provided overview on how draft Plan functions and relationship between OCP and Neighbourhood Plans / Terms of Reference

Comments/Concerns Identified by the HVHA

Comments and concerns from the Executive were discussed and noted by staff. Brian, on behalf of absent Directors, submitted two written comment forms.

- The OCP blurs the development phases of the Master Plan – concern it may allow for too much flexibility with regards to MDA commitments
- Land use designation above Edelweiss Drive should be included in Natural /Protected
- Policy in support of an evacuation route is required
- Plan feels very general; some sections are unclear: special planning area overlay (HW NP)
- Land use designations are broad
- Hiking, ATV trails should be noted within Plan – this can be pulled from Public Recreation Management Plan once completed by Berezan and Province
- Specific lands designated for park are missing from the Neighbourhood Plan
- Master Plan identifies lit walking trail and deliverable – should be reflected in OCP as well

- RAR setbacks are concerning – limit rec access along RAR areas such as ATV, etc.
- Lack of clear timelines in plan are concerning
- Concern over pedestrian safety – connections between subdivisions exclusive of roads do not exist
- Snow storage management strategy required – currently no place for storage, would be exacerbated if sidewalks were installed
- Further clarification over utility related policies and FVRD Sewer/Water gap analysis studies and what this means for the existing systems
- Concern that language in policy 1.8.9 (Hemlock West NP) is not strong enough in order to protect public interest and desire to retain the specific lot (Tennis Courts) as a public use
- Interest in BC Hydro taking over utility
- Interest in seeing more formalized partnership between FVRD and Sts'ailes in order to expedite development
- Strong interest in further community investment, separate from developer, i.e. fire hall, community hall, community trails, etc.
- Concern over snow shed considerations with new development
- Support for wildfire hazard interface development permit area guidelines and fire smart principles incorporated into new developments
- Strong concern over emergency response – intermittent cellular connectivity, power failure, dangerous road conditions – further highlights needs for community centre
 - 57 outages in one year
 - 10 hour span without power/ cell service
 - Battery backup with Telus is insufficient
- Community centre to serve multiple functions – possible partnership with Sts'ailes (interpretive centre), emergency centre, community health space - complete public access
- Opportunity for partnership between Fire Hall/FVRD/Telus to create battery back up charging during outages
- Stats require more recent update – newest census, more stats preferred i.e. building, etc.
- Would like to see more reciprocity with Village of Harrison Hot Springs – work together to create resort area
- Desire to see speed limits within Village area – down to 30km/hr – OCP should have advocacy policy
- Concern over impact to riparian areas and other ecologically sensitive areas in winter during snow clearing – snow, gravel, salt brine, debris from roads all pushed into creeks
- Timing of development is a great concern – update reports should be a requirement from the developer to encourage timely build out of master plan vision
- HVHA would like opportunity to meet with Sts'ailes to develop coordinated approach to possible community hall, trails, etc.
- Community Welcome sign requested – advocacy policy in OCP

Next Steps

- FVRD to host public information meetings at Sasquatch Resort (February 28th and March 7th)
- Public consultation to continue throughout 2020
- FVRD to continue to update website as new information is available regarding the OCP review process

The FVRD thanks the Hemlock Valley Homeowners Association for meeting with FVRD staff to discuss the early draft of the OCP. The FVRD looks forward to continuing this dialogue throughout the OCP Review process and is available to meet with residents at any time.

Please feel free to provide further comment via email to hemlockocp@fvrd.ca or contact Katelyn Hipwell directly by email at khipwell@fvrd.ca or phone 604-702-5084 for further information or updates. Updates are also available on the FVRD website at www.fvrd.ca/hemlockocp.