



FRASER VALLEY REGIONAL DISTRICT

Sunshine Valley - Electoral Area "B" Advisory Planning Commission

Wednesday, September 23, 2009 - 7:00 pm
FVRD Office, 45950 Cheam Avenue, Chilliwack, BC

Summary Notes of Meeting 5

Present:

APC: Doug Adolph, Al Johnson, Frances Kenny, Rick Gagnon
FVRD: Graham Daneluz, Dawn Smith

Absent:

Marilee Yorke, Dennis Adamson

1. Introduction & Administration

Chair Kenny opened the meeting at 7:05pm and welcomed those in attendance, APC members and FVRD staff.

One item was added to the Agenda:

- Report: Holiday Trails Resort Public Information meeting held on Saturday, September 12, 2009 in Sunshine Valley.
APC members generally discussed the recent meeting hosted by the proponent of a new campground in Sunshine Valley. Members noted that the meeting was well attended with over a hundred participants. The new land owner answered questions from the public, and shared details of the development which includes on-site services, new swimming pool, clubhouse, etc. Construction on foundation work appears to have started, and further construction will follow in the Spring 2010.

2. Meeting Notes

The minutes from the two previous APC meetings on June 3, 2009 and August 3, 2009 were reviewed and unanimously approved by the APC.

Given the importance of the APC recommendations at the August 3, 2009 meeting, FVRD staff suggested that members review the wording in the recommendations to ensure their satisfaction. The first recommendation from the August meeting was in regards to a dialogue on zoning regulation in Sunshine Valley. APC members discussed the powers and limitations of zoning, the amendment process and the public consultation requirements. APC members noted that the dialogue process is not pre-determined, and the community will have the opportunity to discuss. The APC members suggested a minor change to the recommendation, and unanimously agreed to the following amendment:

The Sunshine Valley Advisory Planning Commission is concerned about significant new development occurring without community consultation. APC members believe that the implementation of zoning regulation in Sunshine Valley may be in the community interest.

The primary purpose of introducing zoning regulation is to provide a reliable and fair public process regarding major land use changes. Accordingly, the Sunshine Valley APC recommends that the Regional District initiate a public dialogue to determine the level of community support for the implementation of zoning in Sunshine Valley. If zoning proceeds, the Regional District should work with the APC on options and details.

The remaining two resolutions from the August 3, 2009 meeting were reconsidered and unanimously supported by APC members without any changes.

Sunshine Valley Developments LTD should be advised of the need for improved communication and dialogue with the Sunshine Valley community about development, change and land use.

New owners of development properties should be provided with a copy of the Vision for Sunshine Valley and encouraged to communicate with the Sunshine Valley community about potential developments

3. Membership

The FVRD has received resignations from two members, Dave Vanderveen and Linda Berg, since the August 3, 2009 meeting. These resignations raised the question of membership recruitment, as the APC bylaw provides for up to ten members. The APC discussed the possibility of recruiting new members in the coming months, or deferring recruitment till after the planned APC priority setting and work program workshop in November. It was agreed that deferring recruitment till after the workshop would be practical, and likely recruitment could take place in Spring 2010.

4. Referrals from the Regional Board

FVRD staff introduced the two referral items from the Regional Board; (A) Sunshine Valley Resort – Conceptual Development Plan, and (B) Silvertip Resort Corridor – Expression of Interest Application to the Ministry of Tourism, Sports and the Arts. Both proposals include basic information which limits the response to general comments. Staff explained that the APC's advice and comments will be brought back to the Regional Board for consideration at their next meeting in October before being sent to the developer and the Province. Each referral item was then discussed individually.

A. Sunshine Valley Resort – Conceptual Development Plan

The conceptual proposal for Sunshine Valley Resort was provided by the proponent, Sunshine Valley Developments, in the late Spring 2009 for APC comments. The proposal is illustrated in a single overview map which is dated April 11, 2008.

APC members noted the conceptual and general nature of the proposal, and the difficulty in providing comments on a map without additional background information. It was noted that recent land transactions affect the conceptual map, and diminish confidence in the relevance of the map. The recently sold lands are expected to become a campground – which is not illustrated on the plan. After further discussion, the APC members agreed that an appropriate referral response should read as follows:

The Sunshine Valley Advisory Planning Commission (APC) wishes to provide an informed response on the Sunshine Valley Resort proposal and requires more information before making a decision. Accordingly, the APC makes the following recommendation:

- **further information is required, including: overview of the proposal; general description of key technical issues such as servicing (roads, water, sewer), hazards, environment/habitat, recreation, etc; identification of lands for sale; explanation of land development concept such**

as phasing, if design-build or single transactions, etc; identify permits required/obtained from approval agencies; and a rationale to explain how development will incorporate values from the Vision for Sunshine Valley document and ultimately benefit Sunshine Valley community;

- **undertake a meaningful and ongoing community consultation to obtain and include community feedback before development plans are advanced further.**

B. Silvertip Resort Corridor – Expression of Interest (EOI) Application to the Ministry of Tourism, Sports and the Arts.

FVRD staff explained that the Silvertip proposal is a crown lands ‘Expression of Interest’ (EOI) referral that was received by the Regional Board, and subsequently referred to the Sunshine Valley APC for comment. It was noted that the approval process for an all seasons resort in British Columbia is lengthy and a number of significant steps lie ahead for the project. Additional consultation, along with technical investigations, will be necessary – this referral is one of the first steps by the proponent. The subject lands are designated a limited use type of zone by the Regional District, and staff will evaluate the proposal in context of the zone in a report to the Regional Board. APC members commented on the significance of the Silvertip proposal, both in terms of geographic size, and potential impacts to the community. Discussion also focused on the need for improved clarity on the proposal, and factual details are difficult to locate in the proposal. Rather, details appear to be implied, which could lead to confusion. Following the discussion, APC members agreed to following response to the Silvertip EOI referral:

The Sunshine Valley Advisory Planning Commission (APC) has a significant interest in the proposed Silvertip Resort Corridor – Expression of Interest (EOI), and can offer the following preliminary comments:

- **proponent provide improved details on the impacts and benefits to the Sunshine Valley community, along with a general description of the servicing and proposed tenures;**
- **proposed private management of the crown lands surrounding Sunshine Valley raises strong concerns about limits on public access to a crown resource which is considered an extension of the existing community for recreation, drinking water, rural aesthetics and more. The APC recognizes that a variety of backcountry uses are occurring in the Sumallo-Silvertip corridor, but recommends that the Province explore other management models for the area in consultation with the local community;**
- **proponent (and Province) present EOI to Sunshine Valley residents at the earliest opportunity, as part of an ongoing consultation process.**

5. Invitation to the upcoming APC workshop

An invitation from Director Adamson to the upcoming APC workshop was distributed to the members. It was noted that the workshop is scheduled for Tuesday, November 17, 2009. The workshop will focus on identifying APC priorities and creating a work program to achieve these goals.

6. Newsletter

This item was deferred for discussion until after the November 2009 workshop.

7. Adjournment

The meeting was adjourned at approximately 9:20 pm. FVRD staff will prepare draft notes for distribution on the FVRD website within the following week. The draft minutes will also be posted on the FVRD website for the public review.