

Sunshine Valley Community Meeting
Saturday, March 10, 2007
Meeting Notes

Fraser Valley Regional District Representatives:

- Arne Zabell, Electoral Area B Director
- Hugh Sloan, Director of Planning
- Jane Sowik, Manager of Administration
- Graham Daneluz, Manager of Forward Planning/Deputy Planner
- Gillian Berger, Recording Secretary

Sunshine Valley Developments:

- Kerry Rawlick, President/Owner, Sunshine Valley Developments

Director Zabell called the meeting to order at 10:10 am. There were approximately 80 people in attendance representing the community of Sunshine Valley.

Director Zabell noted that at the 2003 Sunshine Valley community meeting, the community agreed that enhanced communication was one of their top ten priorities. Since the 2003 meeting the Community has participated through a consultant with FVRD and provincial officials in preparing a Governance Study which highlights a number of issues including land ownership, public access, property boundary and other related issues. Accordingly, this meeting has been arranged to allow community members the opportunity to discuss issues, raise concerns and try to resolve issues that historically have not been addressed.

Mr. Sloan briefly reviewed the suggested agenda noting that it need not be limited to those topics listed. Mr. Kerry Rawlick, developer for Sunshine Valley was introduced and expressed a willingness to address community members' concerns. The focus of the meeting is to be positive and concentrate on those issues that the community.

1. ALPINE VILLAGE

A resident reported on some success Alpine Village had lobbying Cattermole with regard to its logging practices and expressed concern that their gains may be lost when Cattermole sells its operation to another contractor. Mr. Sloan said the Regional District will assist in coordinating another meeting, which will include the local district forestry office, with the aim of securing protection for the community from harmful logging practices regardless of whom the logging contractor may be. Mr. Rawlick advised residents to review Cattermole's mandate as a cut block on the backside of Sumallo Mountain has been approved which will be a definite eyesore to the community.

There was discussion around trying to designate Sunshine Valley as a "view sensitive area" which would automatically control logging practices to a certain extent. Mr. Daneluz suggested Sunshine Valley residents may want to lobby the District Manager of Forests who has discretion with regard to applying this designation. Mr. Sloan urged residents not to think in terms of black

and white with regard to logging practices and to consider that it's possible for economic development and land preservation to go hand in hand.

The next comment referred to the need for increased riprapping at the lower end of the Sumallo River and the question was asked who would be responsible for bearing the associated costs and whether funds would be available from the Provincial Emergency Program? Mr. Sloan spoke to the difference between capital costs and maintenance costs with regard to dike protection. The provincial government will fund capital costs associated with diking, but only when a local service area has been set up to provide for the maintenance costs which are borne by the community. Ms. Sowik explained the purpose, methods of creation and funding formulas behind local service areas. Mr. Sloan pointed out that dike maintenance involves a very comprehensive system that is set out in a provincial operations and maintenance manual and includes provisions for legal public access for the purposes of repair.

The issue of the disrepair and ownership status of Alpine Boulevard was raised with Mr. Sloan advising the road is currently designated a provincial forestry road. However, based on the results of a recent survey the regional district is working with the Ministry towards having this road designated as a provincial highway. The Ministry of Transportation will then be responsible for all road maintenance.

Discussion ensued around that fact that Alpine Valley operates as a corporation which means that with regard to voting rights, the "corporation" is entitled to one vote, not individual residents. Mr. Sloan suggested the corporation structure is one that may not serve the Alpine community well. He suggested a strata title subdivision may be a better alternative.

2. PARKHILL

Alternate Egress

A letter was sent to the FVRD regarding the fact that the Parkhill Subdivision has only one access road and requested that another access road be provided. Mr. Low advised that in the past arrangements were made and land was set aside to accommodate a second access road. This land is still available for that purpose.

Geotechnical Study

Reference was made to the contents of a MoT document that stated the ground in the Parkhill area was unstable and no permanent structures should be built there. The question was asked if anyone was familiar with this study and what are the restrictions as far as building on these lots? Mr. Rawlick reported that the document in question is a 1999 MoT Highways study that is a matter of public record.

Mr. Sloan explained the process behind complex geotech areas in the FVRD. He advised that a section of the Local Government Act requires a geotechnical study be conducted for risk areas. Based on the results of the study and with proper consideration and engineering it is possible to develop in these areas. Appropriate steps must be taken, however, to minimize the risk. In addition, the homeowner must hire a registered professional engineer to be involved in the structural work.

In response to an enquiry Mr. Sloan advised that should a structure be destroyed by flood or fire for example, any rebuilding must be done in accordance with the provincial building code. Existing structures are grandfathered but any new structure will have to meet the building code requirements.

Mr. Rawlick noted he wasn't here to comment on current development issues, and noted many of the issues raised deal with "what if" scenarios. Referring to other initiatives he has in various stages of development, he said his experience is that the FVRD is a pleasure to work with. He urged residents to embrace the Regional District and work co-operatively with them to move the community forward.

There was a brief break in the meeting from 11:23 to 11:37 am.

Mr. Sloan dealt with a routine business matter noting that because of the "corporation structure" it is extremely difficult for the FVRD to create accurate, all encompassing mailing lists. He urged the various council and association groups to add the FVRD to their contact lists, pass along any mailing lists they may currently have and keep the FVRD updated with regard to changes.

3. SUNSHINE VALLEY RATEPAYERS ASSOCIATION

Ms. Barb Bell, President of the Sunshine Valley Ratepayers Association reported that a grant under the Spirit BC/Legacy Now program for a big screen TV is currently on hold. Three additional grants under the Legacy Now program have been declined that related to tourism activities, the acquisition of a public building and an emergency building because the projects were not shelf ready (no architectural plans) and not located on public land.

Mr. Sloan noted that the eligibility guidelines for these grant applications were quite stringent. However, there will be more opportunities and he encouraged community to start now and be prepared for the next opportunity.

4. ROAD AND DITCH MAINTENANCE

Mr. Sloan commented that this is a problem all over BC and is a result of changes by MoT and the fact that private contractors are now being used. In Sunshine Valley there is a pressing need for proper ditching and for culverts to be put in place so water drains under the road not on top. Individual properties require culverts under the driveways. Mr. Sloan suggested the best approach for the community would be to create a plan outlining the work required to address the drainage issues and challenges and present it to MoT. MoT is responsible for maintenance on all public roads. The problem in Sunshine Valley is the road designations – there are some public, some private and some designated forestry.

Representatives from Parkhill have already spoken to a contractor who will be commencing work shortly on improving drainage, ditching and gravel replacement. Any private properties in Parkhill requiring culverts will have to have them installed – this will not be optional.

Snow removal/ploughing was identified as a problem in Sumallo Village with the contractor ploughing snow into the driveways which then freezes over preventing homeowners from accessing their properties. Mr. Rawlick undertook to address the following issues:

- snow removal/ploughing
- nails coming out of the bridge
- excessively dusty roads in the summer
- the Sunshine Valley sign on the trailer and the lighting
- the broken fence on Alpine
- and the fact that the contractor does not appear to respond to residents' concerns

The meeting broke for lunch between 12:05 pm and 12:40 pm.

5. HIGH SPEED INTERNET ACCESS

Director Zabell introduced George and Gary from Lookieloo Internet Service who provided residents with an overview of their service and what they may be able to provide for residents, given the challenges posed by the topography. There is the possibility of hooking up to the “dark fibre” already installed in the ground and the Sunshine Valley Ratepayers Association agreed to provide a letter of support so this option may be pursued with Telus.

6. OPEN FLOOR

Meeting Facility

The issue of ownership by the Sunshine Community Co-operative Club of the community building was raised with a request made for a formal study or research to be conducted to ascertain whether in fact the building can be sold to the community as a whole. There is a huge need for a community building that serves the entire community not just the SCCC. In addition, having a public facility on public lands will assist the community with accessing grant funding. Director Zabell highlighted that the possibility of a Service Area to support the facility was possible but ownership would need to shift to the public.

There was a great deal of discussion around the logistics of how the community may go about acquiring the meeting hall building. In response to a query, Mr. Rawlick advised he believes he does have first right of refusal should the hall be offered up for sale. However, he would be open to pursuing negotiations with the community. Mr. Low stated that he and his brother gave the facility to the SCCC to operate and if they didn't want it he'd take it back.

Road Signs and House Numbering

It has previously been reported that the road signs in Alpine Meadow are illegible which is a safety issue as first responders can't locate addresses. There is also an issue with regard to house numbering which Director Zabell advised needs to be standardized. Once individual residents can agree on a standard numbering system the FVRD can assist with having the residences properly numbered. Mr. Sloan undertook to look into these two issues.

Cell Phone Coverage

A question was raised with regard to cell phone coverage. Director Zabell reported he is continuing to work with Doug Joinson, FVRD Manager of Communication and Information Services on this issue. At the moment the only way to have cell phone access is via an external antennae.

Garbage Pick Up

A resident enquired why he is charged for garbage pick up when he has to take his garbage to the community transfer facility. It was explained the garbage charge isn't for pick up but is a charge to have garbage facilities provided and maintained in all of Electoral Area B. Director Zabell noted the all services are provided in practical terms and the costs are distributed equally within the Electoral Area.

Review Council

There was much conflicting discussion around the role of the Review Council in approving development and whether or not this Council is still has the mandate to operate. Don Low alleged that Director Zabell is the only person currently breaking the Review Council Rules and a letter had been written to him. Mr. Sloan suggested this is an old issue and that the community should concentrate on initiatives for the future. He added that the FVRD cannot legally recognize the Review Council because of its independent status. Kerry Rawlick noted SVDL does not recognize the Review Council. Director Zabell noted this is an internal issue for the SCCC to resolve.

7. COMMUNITY BASED COMMITTEE

Mr. Sloan noted in the Fall of 2006, there was discussion around creating a community committee to serve the entire Sunshine Valley community. Now that residents have a new co-operative developer to work with and many new residents with ideas and a willingness to contribute, the community should consider whether they wish to pursue a visioning exercise. Should they choose to do so, the FVRD is willing to provide assistance.

Anyone interested in being part of a community committee was asked to add their names to the sign up sheets in the back of the room. In terms of contacting the balance of community members to solicit participation and inform them of the community's next steps, minutes from this meeting will be posted on the FVRD website, further mailouts can take place but assistance is required in creating current mailing lists. The community was urged to post information on community notice boards and associations and councils were urged to advise their members. Diverse representation is encouraged.

The meeting was concluded at 2:30 pm.