



WHISTLER

MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL
TUESDAY, APRIL 24, 2018 STARTING AT 6:00 P.M.**

**In the Franz Wilhelmsen Theatre at Maury Young Arts Centre
4335 Blackcomb Way, Whistler, BC V0N 1B4**

PRESENT:

Mayor: N. Wilhelm-Morden
Councillors: S. Anderson, J. Crompton, J. Ford, J. Grills, C. Jewett and
S. Maxwell

Chief Administrative Officer, M. Furey
General Manager of Infrastructure Services, J. Hallisey
General Manager of Corporate and Community Services, N. McPhail
General Manager of Resort Experience, J. Jansen
Director of Finance, K. Roggeman
Director of Planning, M. Kirkegaard
Municipal Clerk, B. Browning
Manager of Financial Services, M. Peatfield
Manager of Communications, M. Comeau
Senior Planner, J. Belobaba
Planner, F. Savage
Planning Analyst, R. Licko
Planner, A. Antonelli
Bylaw Supervisor, L. DeBou
Council Coordinator, S. Termuende

This Public Hearing is convened pursuant to section 464 of the *Local Government Act* to allow the public to make representations to Council respecting matters contained in "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017" (the "proposed Bylaw").

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

Members of Council may ask questions following presentations; however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

As stated in the Notice of Public Hearing, the purpose of the "Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017" is to terminate the Alpine Meadows Land Use Contract and to rezone the above-noted

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properties to RS1.

Presentation by municipal staff	Senior Planner Jake Belobaba gave a presentation regarding the proposed Bylaw.
Submissions from the Public	Mayor N. Wilhelm-Morden called for submissions by the public.
Craig Ross 7315 Spruce Grove Lane	Mr. Ross expressed opposition to the proposed Bylaw. He stated that he considered the proposed zoning as a downzoning and unfair to owners. Mr. Ross said currently, the owners are allowed a 2,500 square foot residence and out buildings. Under LUC zoned RS1, owners are not looking for more out buildings. He stated that they feel staff has not consulted with the property owners, and that the owners felt ignored until the first Public Hearing. Mr. Ross stated that it seemed like staff is forcing zoning. Mr. Ross stated that applying for rezoning after termination of the LUC is challenging and unfair to owners. Mr. Ross stated that owners have received very little support from the RMOW Planning department and staff regarding access, building requirements and zoning. Mr. Ross stated staff are misguided. He stated that over the years, the property owners have been turned away from developing. Mr. Ross stated that the owners don't agree with how application has been handled. Mr. Ross asked Council to direct staff to work with owners to provide winning solutions to all involved.
Submissions from the Public	Mayor N. Wilhelm-Morden called twice more times for submissions by the public.
Richard Diamond 1435 Northlands Boulevard	Mr. Diamond stated that access to the large lots is an issue. He stated that this issue is addressed under the LUC and argued that the access currently is impossible to meet under the current standards of the Zoning Bylaw. Mr. Diamond stated that the RMOW needs to resolve access before putting zoning on properties. Mr. Diamond felt that the RMOW was using access as a way of blocking development. He stated that as part of process of putting zoning on, development and access need to be addressed.
Paul Bragg Lot 32 Alpine Meadows	Mr. Bragg gave a history of Lot 32 and the history of development of Lot 29, 31 and 32. Mr. Bragg met with other lot owners over the years and he stated that if this rezoning welcomes owners, the RMOW needs to leave it tight and right. Mr. Bragg stated that currently he has suffered a 6 month stop work order from conflicting zoning interpretations.
Submissions from the Public	Mayor N. Wilhelm-Morden called three more times for submissions by the public.
Correspondence	The Municipal Clerk Brooke Browning indicated that four pieces of correspondence have been received regarding the proposed Bylaw.

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MOTION TO CLOSE THE PUBLIC HEARING

Moved by Councillor J. Ford

Seconded by Councillor J. Crompton

That the Public Hearing for “Land Use Contract Termination Bylaw (Alpine Meadows) No. 2166, 2017” be closed at 6:15 p.m.

CARRIED

Mayor, N. Wilhelm-Morden

Municipal Clerk, B. Browning