



DISTRICT OF HIGHLANDS
MINUTES OF THE
COMMITTEE OF THE WHOLE MEETING

Monday, November 14, 2011 @ 7:00 P.M.
School House, 1589 Millstream Road

To CoTW
January 16, 2012

PRESENT:

Mayor
Councillors

Jane Mendum
Allen Dobb
Diane Gill
Sigurd Johannesen
Marcie McLean
Karel Roessingh
Ken Williams

IN ATTENDANCE:

Chief Administrative Officer
Corporate Officer
Planner
5 members of the public

Chris Coates
Tina Neurauter
Laura Beckett

1. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR ROESSINGH
SECONDED: COUNCILLOR GILL

That the agenda be approved.

CARRIED

2. ADOPTION OF THE MINUTES

a) Committee of the Whole – October 11, 2011

MOVED BY: COUNCILLOR MCLEAN
SECONDED: COUNCILLOR ROESSINGH

That the Committee of the Whole minutes of October 11, 2011 be adopted.

CARRIED

3. NEW BUSINESS

a) Report – L. Beckett, Planner – October 5, 2011
RE: REZONING APPLICATION RZ-02-10 – | OCP-03-10

The Planner, Laura Beckett, introduced Rezoning Application RZ-02-10/ OCP-03-10. Ms. Beckett explained that the application had been reviewed by the Community Infrastructure and Services Select Committee, the Fiscal and Environmental Select

Committee and the Advisory Planning Commission. All comments and recommendations from those committees are attached in the report.

Mr. Randy Dick, Prossimo Development Consulting Ltd., was in attendance and reviewed with Council the proposed application. Mr. Dick spoke to the proposed amenity contribution (40 acres of parkland, including trail valued up to \$75,000) and stated that this could be given as a cash contribution toward the proposed community hall instead. Mr. Dick reviewed with Council large scale plans of the development, including the plan overlaid on the biophysical inventory. He noted that all 30-metre riparian setbacks had been avoided in selecting possible house sites and septic areas. Mr. Dick stated that he felt sustainability issues had been addressed, including the proposal for two “more affordable” duplex lots and for the potential of “suites” to be included as a use in the proposed single family dwelling parcels.

Mr. Dick noted that CISSC and FESC had recommended that the density be reduced by two lots (proposed 13 down to 11) but that the owner and applicant do not agree with that recommendation.

Council and members of the public commented on many issues including:

- Would the proposed new roads be strata roads or public roads.
- Could a predetermined building scheme be included in the zone (by covenant).
- What is the benefit to the community – how would increasing the current two lots, that can be achieved under current zoning, to a proposal for thirteen lots be a movement toward sustainability.
- Can building standards be used to accomplish sustainability objectives.
- Is the amenity enough for this increase in density.
- There needs to be a clearer understanding of what the amenity is.
- Reducing house size and site coverage to attain some sustainability objectives.

MOVED BY: COUNCILLOR JOHANNESSEN
SECONDED: COUNCILLOR ROESSINGH

That Committee recommend to Council:

THAT the proponents be requested to show the proposal’s sustainability benefits to the District via the newly established Sustainability Appraisal Form Policy, V-3506.

CARRIED

4. ADJOURNMENT

MOVED BY: COUNCILLOR GILL
SECONDED: COUNCILLOR ROESSINGH

THAT the Committee of the Whole meeting adjourn at 8:34 pm.

CARRIED

Mayor

Corporate Officer