

DISTRICT OF HIGHLANDS
REGULAR COUNCIL AGENDA
MONDAY, APRIL 5, 2004 - 7:00 P.M.

CALEB PIKE HOUSE -1589 MILLSTREAM ROAD

1. **SPECIAL PRESENTATION**

a) *Presentation to Davyd McMinn*

2. **PETITIONS AND DELEGATIONS**

a) **Rezoning Application No. RZ03-04** **Pg. 1**

OWNER/APPLICANT: 654449 BC Ltd.
(BOB FLITTON IN ATTENDANCE)

LOCATION: Lot A, Section 39, Highland District, Plan 34216 except those parts in Plans 34217 and VIP56528 and Lot B, Highland District Section 39 Plan 34216
CIVIC ADDRESS: North end of Woodridge Place

Memo from Planning Technician dated March 1, 2004

Application to rezone the property to a new Rural Residential zone to permit the creation of 15 residential lots with a minimum lot area of 3 acres and an average lot size of 5 acres

Recommended Action: *Identify what further information is require and refer the rezoning application to the advisory committees and Advisory Planning Commission.*

b) **Rezoning Application No. RZ06-02** **Pg. 21**

OWNER: Millstream Industrial Park Ltd.
(RICHARD IRWIN IN ATTENDANCE)

LOCATION: Section 4 Range 3 West Highland District

CIVIC ADDRESS: 2015 Millstream Road

Memo from Administrator dated March 28, 2004

Application to rezone the subject property to permit the development of a business park.

Recommended Action: *As outlined in staff report*

c) **Rezoning Application No. RZ04-04** **Pg. 49**

OWNER/APPLICANT: Kingco 2000 Ltd.)

LOCATION: Lot D, Sections 4 & 5, Ranges 3 West & 4 West, Highland District, Plan VIP76077

CIVIC ADDRESS: Bear Mountain Parkway

Memo from Deputy Clerk dated March 28, 2004

Application to realign the Community Institutional 1 (CI-1) and Conservation 1 (C-1) zoning boundaries on the property and amend the permitted uses in the zones to permit a wider range of uses

(i) Highlands Official Community Plan Amendment Bylaw No. 227, 2004

(ii) Highlands Zoning Amendment Bylaw No. 228, 2004

(iii) Highlands Zoning Text Amendment Bylaw No. 229, 2004

Recommended Action: *First and second readings and set public hearing date.*

- d) **Rezoning Application No. RZ-06-04** **Pg. 57**
OWNER/APPLICANT: Capital Regional District & Kevin Smith.
LOCATION: Lot B, Section 77, Highland District, Plan 37053; That Part of Section 77, Highland District lying to the south of Munns Road, as said Road is dedicated on Plan 11366 except part in Plans 11366, 11027 and 37053; the West ½ of Section 79 Highland District; and Section 78 Highland District, except the West 11 chains thereof and except part in Plan 20030
Memo from Deputy Clerk dated March 28, 2004
Letters from applicants requesting reconsideration
Recommended Action: Receive letters for information and deny the request

- LATE ITEM** e) **Rezoning Application No. RZ03-97** **Separate Enclosure**
OWNER: John Chew (Highwest Waste Recyclers Ltd.)
LOCATION: Section 15, Highland District except those parts in Plans 7077, 7599 and 16010
CIVIC ADDRESS: 1943 Millstream Road
Rezoning and OCP Amendment to permit a construction and demolition waste disposal site including associated recycling and contaminated soil remediation facility.
Recommended Action: Cancel public hearing

3. **ADOPTION OF THE MINUTES**

- a) **Minutes of the Regular Council Meeting held March 15, 2004** **Pg. 103**
Recommended Action: Adoption as circulated

4. **BUSINESS ARISING FROM THE MINUTES**

5. **REPORTS**

a) **Committee Reports**

- i) Administration and Finance – Councillor Cardinal
ii) Environment – Councillor McPherson

Environmental Advisory Committee Minutes – March 10, 2004 **Pg. 117**
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: Receive for information

- iii) Parks, Trails and Recreation - Councillor K. Brotherston

Parks Trails & Recreation Advisory Committee Minutes – March 8, 2004
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: Receive for information **Pg. 121**

Parks Trails & Recreation Advisory Committee Move for Health Day **Pg. 125**
Memo from Deputy Clerk dated March 29, 2004-03-29
Recommended Action Endorse the proposal

- iv) Protective Services - Councillor M. Brotherston
v) Roads – Councillor Mendum

vii) Planning and Zoning

- A) Advisory Planning Commission – Councillor Kadar
- B) OCP Planning Co-ordinating Team – Councillor Kadar

OCP Review

Memo from Deputy Clerk dated March 28, 2004

Recommended Action: *As outlined in report*

Pg. 127

b) Mayor's Report

6. CORRESPONDENCE

- a) **Highlands District Community Association dated March 25, 2004** **Pg. 129**
Re: Municipal Office grounds
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: *Receive for information and direct staff to work with HDCA to determine final plans and costs*
- b) **Highland Emergency Program dated March 15, 2004** **Pg. 133**
Re: Amateur Radio Field Day – June 26 & 27, 2004
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: *Permit the field day*
- c) **District of Saanich dated March 22, 2004** **Pg. 137**
Re: Rural Saanich Local Area Plan
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: *Receive for information*
- d) **Greater Victoria Public Library** **Pg. 221**
Five Year Plan
Memo from Deputy Clerk dated March 28, 2004
Recommended action *Receive for information*
- e) **Fire Commissioner dated March 22, 2004-** **Pg. 231**
Apology for missing Medal Ceremony on March 1, 2004
Recommended Action: *Receive for information*

7. BYLAWS

- a) **Land Sales Reserve Establishment Bylaw No. 223, 2004** **Pg. 233**
Memo from Deputy Clerk dated March 28, 2004
Create a land sales reserve account as required by Provincial legislation
Recommended Action: *Adoption*
- b) **Council Procedure Bylaw No. 224, 2004** **Pg. 235**
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: *First three readings*

- c) **Highlands Official Community Plan Amendment Bylaw No. 225, 2004** **Pg 253**
Highlands Zoning Amendment Bylaw No. 226, 2004
Robertson
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: *Third reading and adoption*

8. **NEW BUSINESS**

- a) **Building Report – March 2004** **Pg. 259**
Memo from Building Inspector dated March 29, 2004
Recommended Action: *Receive for information*
- b) **Committee of the Whole Meetings – Five Year Financial Plan** **Pg. 261**
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: *Set meeting dates of April 7 & 27, 2004*
- c) **Public Hearing Guidelines** **Pg. 263**
Memo from Deputy Clerk dated March 28, 2004
Set guidelines for public hearings
Recommended Action: *As outlined in report*
- d) **Appointments to Advisory Planning Commission** **Pg. 275**
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: *Appoint for two year term*
- e) **Community Hall Task Force** **Pg. 279**
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: *Approve terms of reference*

9. **OTHER BUSINESS**

- a) **Bear Mountain/LGB9 Rezoning Application RZ01-04** **Pg. 281**
Group of Seven
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: *As outlined in report*
- b) **Bear Mountain/LGB9 Rezoning Application RZ01-04** **Pg. 285**
Correspondence Received
Memo from Deputy Clerk dated March 28, 2004
Recommended Action: *As outlined in report*

- LATE**
ITEM c) **Conservation Covenant Amendment** **Separate Enclosure**
Memorandum from Planning Technician – 708 Skyview Place
(Lot 16 Plan VIP74674) – Michael Volk
Amendment to the boundaries of the residential use zone (RUZ) by exchanging 1247 m² of the RUZ area for 1658 m² of protected area to permit the applicant to build masonry rock walls to retain the hillside and landscape the area was authorized March 15, 2004. One of the conditions of the authorization stipulated a condition that the RUZ extension could not encroach closer than 20 metres to adjacent road right of way. This creates a conflict with the surveyed site plan for the amended RUZ which shows 5 metres.
Recommended Action: *Rescind portion of Council resolution adopted March 15, 2004 that stipulates the 20 meters condition.*

10. **ADJOURN TO INCAMERA**

a) ***Resolution to Convene In-Camera Meeting***

Pg. 287

Recommended Action: *Adjourn this portion of regular meeting and that the meeting be closed to the public and convened to in-camera under Section 90 of the Community Charter to deal with matters relating to the following:*

- *Bylaw enforcement*
- *Legal Matters*