

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

**CALEB PIKE HOUSE**  
**1589 MILLSTREAM ROAD**

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1. **APPROVAL OF THE AGENDA**

2. **ADOPTION OF THE MINUTES**

- a) ***Minutes of the Regular Council Meeting held May 17, 2004*** **Pg. 1**  
***Recommended Action: Adoption as circulated***
- b) ***Minutes of the Committee of the Whole Meeting held May 31, 2004*** **Pg. 13**  
***Recommended Action: Adoption as circulated***

3. **INTRODUCTION OF LATE ITEMS**

4. **PETITIONS AND DELEGATIONS**

- a) ***Corporate Review – G.B. Cuff & Associates*** **CIRCULATED SEPARATELY**  
***Presentation by George Cuff***

5. **UNFINISHED BUSINESS**

- a) ***Rezoning Application No. RZ01-04*** **Pg. 15**  
***OWNER/APPLICANT: LGB9 – Bear Mountain Partnership/Les Bjola***  
***(Les Bjola in Attendance)***  
***LOCATION: Block B Section 75 Highland District; Section 16, Highland District Except that part in Plan VIP72555; Section 12, Highland District, Except parts in Plans 10853, 11134 And 45402; Section 5, Range 4 West, Highland District, Except part in Plans VIP60675, VIP67875 AND VIP75584; the south 60 acres of Section 6, Range 4 West, Highland District, Except part in Plan VIP67875 and LOT 24, Section 17, Highland District, Plan 4128, Except part in Plan 45401***  
***Submission of an amended application that consists of a commercial hotel, cabins and wilderness lodge, accessory commercial to a hotel; community commercial; 18 hole golf course, 150 single family homes. The “community zone” has been removed from the proposal and the applicant is proposing an amenity in the amount of \$2.5 million spread over 10 years. Applicant is also requesting a revitalization tax exemption for a five year period for any Hotel, Lodge or cabin component of the project, based on the assessed value of buildings and improvements.***  
***Recommended Action: Direct staff to prepare bylaws***

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- b) **Rezoning Application No. RZ04-04** **Pg. 19**  
**OWNER/APPLICANT: Kingco 2000 Ltd.**  
**(Ron King in attendance)**  
**LOCATION: Lot D, Sections 4 & 5, Ranges 3 West & 4 West, Highland District, Plan VIP76077**  
**CIVIC ADDRESS: Bear Mountain Parkway**  
*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**  
*Recommended Action: Rescind second reading, amend and give second reading as amended.*
  - (ii) **Highlands Zoning Amendment Bylaw No. 228, 2004**  
*Recommended Action: Rescind second reading, amend and give second reading as amended.*
  - (iii) **Highlands Zoning Text Amendment Bylaw No. 229, 2004**  
*Recommended Action: First and second readings and set public hearing date*
- c) **Rezoning Application No. RZ06-02** **Pg. 31**  
**OWNER: Millstream Industrial Park Ltd.**  
**(Richard Irwin in Attendance)**  
**LOCATION: Section 4 Range 3 West Highland District**  
**CIVIC ADDRESS: 2015 Millstream Road**  
*Application to rezone the subject property to permit the development of a business park.*
- (i) **Highlands Official Community Plan Amendment Bylaw No. 230, 2004**
  - (ii) **Highlands Zoning Amendment Bylaw No. 231, 2004**  
*Recommended Action: Third reading*
- d) **Rezoning Application No. RZ03-04** **Pg. 59**  
**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**  
*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: Set Committee of the Whole meeting*
- e) **Rezoning Application No. RZ03-97** **Pg. 67**  
**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, recycling and contaminated soil remediation facilities and offices.*
- (i) **Highlands Zoning Amendment Bylaw No. 217, 2004**  
*Recommended Action: Rescind second reading, amend and give second reading as amended and set public hearing date.*
  - (ii) **District of Highlands Roads and Traffic Regulation Amendment Bylaw No. 235, 2004**  
*Recommended Action: First, second and third readings*

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- f) **OCP Review** Pg. 79  
*Schedule for OCP review process based upon the Open House being held June 19, 2004*  
**Recommended Action:** Receive staff report for information
- g) **Bukin Road Access** Pg. 81  
**Recommended Action:** Schedule an on-site meeting
- h) **Advisory Committee Appointments** Pg. 83  
**Recommended Action:** Receive for information pending completion of review of recommendations from G.B. Cuff

6. **REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE & COMMISSIONS**

a) **Committee Reports**

- i) Administration and Finance – Councillor Cardinal  
**Administration & Finance Advisory Committee**  
Minutes of the Meeting held May 11, 2004 Pg. 89  
**Recommended Action:** Receive for information
- ii) Environment – Councillor McPherson  
**Environment Advisory Committee**  
Minutes of the Meeting held April 14, 2004 & May 12, 2004 Pg. 97  
**Recommended Action:** Receive for information
- iii) Parks, Trails and Recreation - Councillor K. Brotherston  
**Parks Trails & Recreation Advisory Committee**  
Minutes of the Meeting held May 10, 2004 Pg. 103  
**Recommended Action:** Receive for information
- iv) Protective Services - Councillor M. Brotherston
- v) Roads – Councillor Mendum
- vii) Planning and Zoning  
A) Advisory Planning Commission – Councillor Kadar  
**Advisory Planning Commission**  
Minutes of the Meeting held May 26 and May 27, 2004 Pg. 105  
**Recommended Action:** Receive for information

B) OCP Planning Coordinating Team – Councillor Kadar

**Planning Coordinating Team**

Minutes of the Meeting held May 20, 2004

**Recommended Action:** Receive for information

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b) Mayor's Report

7. **CORRESPONDENCE**

a) **Miscellaneous Correspondence**

**Recommended action:** Receive for information

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8. **BYLAWS**

a) **Juan de Fuca Recreation Centre Fees & Charges Bylaw No. 234, 2004**

Bylaw to set the fees and charges for the Juan de Fuca Recreation Centre effective September 1, 2004

**Recommended action:** First three readings

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9. **NEW BUSINESS**

a) **Budget Variance Report – to May 31, 2004**

**Recommended Action:** Receive for information

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b) **Use of “Jake Brakes”**

**Recommended Action:** Direct staff to have appropriate signage erected that requests operators to refrain from using “jake brakes”

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c) **Extension of Water**

**Recommended Action:** Request extension of CRD water service area boundaries to include Highway Recyclers & Crown land on Millstream Road

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d) **Building Report – May 2004**

**Recommended Action:** Receive for information

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10. **ADJOURNMENT**

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

**Recommended Action:** Adjourn the 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:

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- Legal Issues
- Personnel Issues