



MINUTES OF THE
FISCAL and ENVIRONMENTAL
SELECT COMMITTEE

Wednesday, September 21, 2011 at 7:30 pm
Pike House, 1589 Millstream Road

PRESENT:

Chair	Aniko Varga
Vice-Chair	Vicky Husband
Recording Secretary	Warren Lee
	Patricia Cummins (regrets)
	Kenn Faris
	Warren Lee
	Elaine Limbrick
	Bob McMinn
	Greg Nuk (regrets)

STAFF/COUNCIL ATTENDING:

District Planner	Laura Beckett
Council Liaison	Marcie McLean

VISITORS:

Keyvan shojania	Representing Highlands 3 Holdings Ltd.
Randy Dick	Prossimo Development Consulting Ltd.

Call to order: 7:35 pm

1. APPROVAL OF THE AGENDA

MOVED BY: VICKY HUSBAND
SECONDED: KENN FARIS

That the agenda be approved, with the one modification: That new business (agenda item 4) precede Update from Staff (agenda item 3).

CARRIED

2. ADOPTION OF THE MINUTES

a) Fiscal and Environmental Select Committee – May 4, 2011

MOVED BY: VICKY HUSBAND
SECONDED: ELAINE LIMBRICK

That the Fiscal and Environmental minutes of May 4, 2011 be approved as amended: Pg. 1 – Kenn Faris (typo in last name); pg. 2, 4 lines from bottom: ' maximum of 6 times per day' REMOVE 6t; pg: 3 last sentence: cisterns BE A part of the ...; pg 4, 2nd point of committee noted: THERE is not a technical...

CARRIED

3. UPDATE FROM LIAISON/STAFF – Laura Beckett

From Last FESC Meeting

1. Council approved incorporating (after discussion with the owner) maximum building size restrictions in the zone for the York Property. (420m² for house, 525m² total acc bldg, 300m² single acc bldg, 1,000m² total all buildings (for agr)
2. Had much discussion with Mr. York incorporating green building policies into the building scheme but ultimately there was no agreement from the landowner to covenant those requirements
3. There was agreement to provide and adhere to a professional's report for invasive species mitigation for road construction. This was secured by covenant.

From Council

1. Sent a letter opposing the relocation of an ambulance form West shore to Victoria
2. Participated in CRD Arts Committee consultation putting forward that Highlands may be prepared to become a 50% (of full requisition) funding partner. The District currently makes voluntary payments that in 2011 totaled \$2,600.
3. District has assumed responsibility for Parks Management from the Highlands Park and Recreation Association who have reluctantly bowed out.
4. Called upon the Province to institute a moratorium on the installation of Smart Meters in Highlands pending further consultation.
5. Approved 2011 Road Works
6. Major Repairs throughout Millstream Road (mostly complete) Repair and Chip Seal to Blue Valley Road. (Repairs done awaiting chip seal)
7. Referred Community Centre Task Force recommendations on budget and procurement methodology to staff for recommendations.
8. Approved York Rezoning.
9. Approved a new policy requiring any development permits involving soil deposits be brought to council for consideration.
10. Received the Heritage Task Force Report and referred to staff for recommendations on next steps

4. NEW BUSINESS

- a) Council Referral – July 18, 2011
RE: REZONING APPLICATION – RZ-02-10 & OCP-03-10 LOT C, SECTION 30 AND 74, ROWNTREE AND GOWLLAND ROADS

Mr. Randy Dick and Mr. Keyvan Shojania were in attendance and gave a brief review of the proposed rezoning application and answered a number of questions from committee members.

MOVED BY: KENN FARIS
SECONDED: VICKY HUSBAND

That the Fiscal and Environmental Select Committee recommend to Council that:

The committee is not in favor of Rezoning Application RZ-02-10 and Official Community Plan Amendment Application OCP-03-10 on Lot C, Section 30 and 74, Rowntree and Gowlland Roads as presented.

CARRIED

Rationale:

The FESC members have the following objections to the proposal as presented:

- 1) Number of lots was too high. The committee was concerned about increases in water usage, traffic impact, and waste disposal.
- 2) The configuration of lots with respect to steep slopes, sensitive areas, and septic fields placement.
- 3) The Amenity is inadequate.
- 4) Lots are appropriate for single residential homes; duplexes and secondary suites are not supported.
- 5) A cash contribution be offered in lieu of trail building and maintenance.

FESC had further discussions on what most the community might feel would be more in line with what could possibly be more appropriate for this property.

MOVED BY: BOB MCMINN
SECONDED: VICKY HUSBAND

That the Fiscal and Environmental Select Committee recommend to Council that the following nine points must be satisfied as a minimum before the proposal moves forward:

1. A recommended alternative lot layout is shown in the attached diagram.
2. A recommended total number of lots is 11 or less, which is an increase of up to 9 additional lots from the current zoning.
3. Traffic impact assessment must be conducted and the report be shared with the committees.
4. Duplexes are not to be permitted.

5. Secondary suites are not to be permitted. FESC views these lots to be for single family residences.

6. That trails not be constructed as part of this rezoning.
7. That lanes be dedicated and constructed as shown on the FESC layout.
8. That the construction materials previously dumped on the power line right-of-way be suitably graded and seeded with native grasses on sufficient soil to ensure their growth.
9. Acceptable amenity offered by the proponent:
 - a. All land outside the lots created be transferred to the District of Highlands as shown on the attached diagram and be designated as parkland, **plus**
 - b. A \$50,000 amenity per each additional single family lot added to current zoning (2).
10. Of the cash amenity, \$100,000 be transferred to District of Highlands on completion of rezoning with remainder sequentially with subdivision approval.

CARRIED

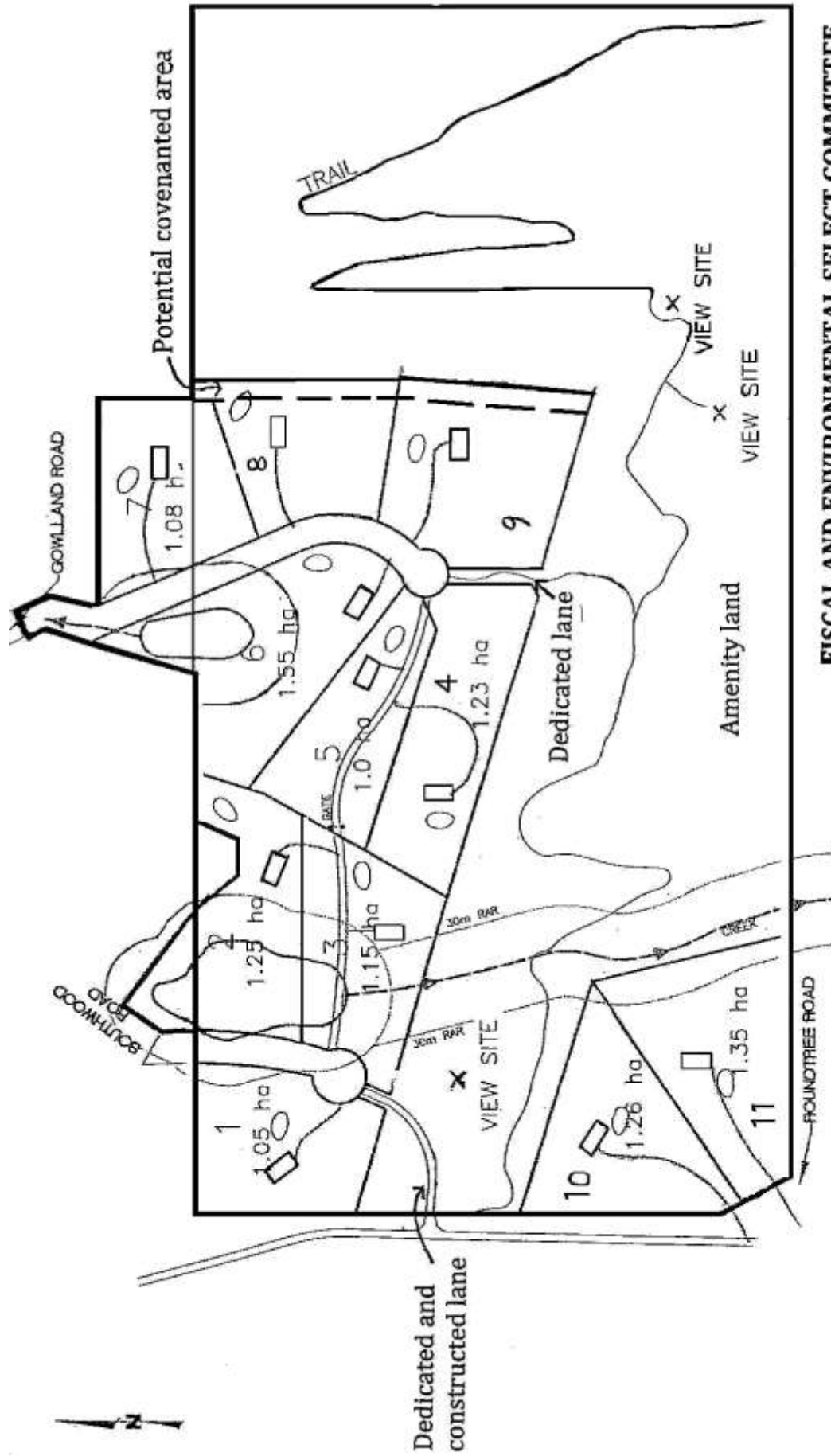
6. ADJOURNMENT

**MOVED BY: BOB MCMINN
SECONDED: WARREN LEE**

The meeting adjourned at 9:33pm.

Aniko Varga, Chair

Warren Lee , Recording Secretary



FISCAL AND ENVIRONMENTAL SELECT COMMITTEE

Recommended layout and lot number.

Lot C, Section 30 and 74, Rowntree and Gowlland Roads

- DISPOSAL FIELD AREA
- HOUSE SITE
- DRIVEWAY
- EMERGENCY ROAD
- PUBLIC TRAIL (CONCEPTUAL)

SITE AREAS:

TOTAL SITE AREA	- 32.21 ha (79.85)
TOTAL LOT AREA	- 15.89 ha (39.56)
TOTAL PARK AREA	- 16.52 ha (41.14)
TOTAL ROAD AREA	- 0.30 ha (0.74)
MIN LOT AREA	- 1.00 ha (2.5 ac)
AVERAGE LOT AREA	- 1.22 ha (3.0 ac)