

ADVISORY PLANNING COMMISSION MINUTES
DISTRICT OF HIGHLANDS
Tuesday, May 31, 1994 - 7:30 p.m.
Caleb Pike House, 1598 Millstream Road, Victoria, B.C.

In Attendance: Carol Lester (Chairperson), Val Fletcher, Marcie McLean, Al Pellett, Peter Robbins

Also Present: Bill Vogel, Councillor; Michael J. Bennett, Administrative Officer and Recording Secretary

Attendance: Approximately 13 people

The Chairperson opened the meeting at 7:30 p.m. and announced receiving a letter from W. Carrilho, an Advisory Planning Commission member who excused himself from the proceedings as he is an adjacent property owner.

The Staff Report and Committee reports were read to the members and public in attendance.

The Chairperson invited the applicant for Z-01-94 (Highlands) to make his presentation.

D. Carrier, Applicant for Western Forest Products

Comments on the reports:

- cannot comment on Lot 5 until the owners have been contacted
- developer is agreeable to changing the boundary of Lot 15 so the creek will remain in the park land
- a less obtrusive bridge, i.e., something like a log bridge could be built which would have less maintenance problems
- trails beside the road are considered in the plan
- has a concern with the 5,000 gal. tanks on each lot as they could be an eyesore

Public

- don't see a problem with trails on the roads away from the travelled portion
- the 66 ft. width would include the trails

Applicant

- a 66 ft. width may not be enough in certain areas as they may have to go around rock bluffs
- not against increasing the road width to accommodate trails on one side of the road

Public

- what process is in place to control damage to the environment?

Applicant

- the Approving Officer has stated that he will want to walk the area and flag the trees that will remain
- expects that the damage deposit will be required that will rectify any problems
- once zoning is granted, a PLA (Preliminary Layout Approval) is not a fait accompli as it must prove water for the lots prior to construction of the lots
- if water cannot be found then flexibility should be allowed to adjust the boundary
- construction cannot start until the Approving Officer has given his approval

Public

- what specifications will the road be built to?

Applicant

- the road will be build to the District's requirements. The Highway's specifications do not apply in this area.

Commission Member

- would the applicant please comment on the four wells that were drilled on Lots 1, 15 and 21

Applicant

- one dry well and one well with 2 1/2 gal./min on Lot 1; on Lot 15 - 11 gal./min; Lot 21 - 6 gal./min and, I don't have statistics with me, but I believe the wells were drilled at approximately 300 ft. on average

Public

- is it the intent to have one well per property?

Applicant

- yes

Public

- can the water be supplemented by cisterns?

Applicant

- the developer must prove water first and then the home owner can use cisterns

Commission Member

- regarding the statement of the Environment Advisory Committee that a geotechnical study be required to provide current data and projected data for potential effects of new wells on surrounding existing wells, please comment

Applicant

- the Approving Officer will require, as a condition of subdivision approval, that a geotechnical study be done
- a geotechnical engineer using various means at his disposal to look for water regarding rock structures, information from Water Management Branch, etc.
- will be checking the surrounding wells after drilling has taken place
- require 1,400 litres per day, approximately 1/4 gal./min.

Commission Member

- please comment on Lot 15's perc test hole being 85 ft. from the creek

Applicant

- one of the perc holes was dug at 85 ft. but it is required that the septic field be 100 ft. from the creek and this is being done

Commission Member

- trails for walking, cyclists, horses are incompatible on one trail

Applicant

- will attempt to do what the Approving Officer requires

Public

- concerned with the Fire Commission's report on Corry Road

Fire Department

- gave various recommendations to look at Corry Road for discussion. This would improve the response time, not overly concerned about these recommendations.

Public

- the character of Millstream Lake Road is to be a rural country style and see no problems with multiuse path ways as the cyclists and horses can be on the road part
- the road should not be built to encourage speeding

Public

- what about the hydro hookup

Applicant

- the B.C. Hydro Right-of-Way is now removed from the plans
- Hydro will do the hookup but will require some help from the developer

Public

- are the building sites proposed flexible?

Applicant

- there are sensitive areas, therefore, these areas will be marked where no construction will take place
- the Approving Officer will be involved in the siting of these areas
- a building scheme will be put on by the developer for such things as height of the buildings, design of the building, the colour of the building, the cutting of trees and this will be controlled by the developer and after the lots are all sold the building scheme will be revert to the owners of the lots
- Approving Officer will be required to review the building scheme

Commission Member

- would like a comment from the Roads Advisory Committee on their report suggesting removal of pavement from either end of Millstream Lake Road

Committee Member

- would see this kilometer at either end removed to help control local traffic, the road is sealcoated, therefore, would not be difficult to remove and it would remain as a dirt road which would help control traffic

Fire Committee

- a residential sprinkler system should be installed in all buildings

Public

- how does the developer see this project as being a good proposal

Applicant

- as it stands the developer can create 22 30-acre lots without any involvement of the public
- the developer does not propose to do this and, therefore, is making this application
- the roads will be to the standards of Council
- there will be a dedication of park which is an incredible benefit to the area
- the developer will build less roads, therefore, lots should increase in value
- this is a difficult area to develop regarding topography, therefore, it is better to cluster the development
- the people who purchase lots want 5-acre lots, not 1-acre lots

The meeting adjourned and continued, In-Camera.

2. MINUTES - Minutes of the meeting of April 26, 1994

MOVED BY M. MC LEAN

SECONDED BY A. PELLETT

THAT the minutes of April 26, 1994 be approved as circulated.

CARRIED

3. Consideration of Applications

MOVED BY AL PELLETT

SECONDED BY PETER ROBBINS

2 THAT Z-01-94 (HIGHLANDS) be recommended for approval in principle and that Council consider the following points and concerns when considering amendments to the zoning/subdivision bylaws and Official Community Plan:

1. That a geotechnical study be required to provide current data and projected data for potential effects of new wells on surrounding existing wells;
2. That the Approving Officer and Fire Chief consult on the location of an emergency vehicle access road for a possible relocation in a less environmentally sensitive area;
3. That appropriate measures be taken to provide adequate fire protection and consider the recommendations of the Fire Protection Advisory Committee;
4. All roads should be accompanied by a separate parallel trail; these trails should be in a parklike setting separated from the roads by vegetative screening; the trails should be included as a part of the developer's cost;

5. Given the potential park use by the public and parking of vehicular traffic, that consideration be given for adequate parking areas within the proposed park area to discourage parking on local roads;
6. The boundary of Lot 15 to be adjusted to include Haslett Creek in the proposed park and further that proposed Lot 15 be reviewed as to the capabilities of septic disposal due to the several creeks running through the lot;
7. If improvements to Millstream Lake Road or other area roads are going to be required to accommodate increased traffic flow, that improvements be done at this time while the developer can be required to bear a portion of the costs; and
8. The sub committee reports from the Environment Advisory Committee, Parks and Recreation Advisory Committee, Roads Advisory Committee and the Fire Services Committee are attached for Council's perusal.

CARRIED

The meeting was adjourned at 11:05 p.m.



CAROL LESTER, CHAIRPERSON



MICHAEL J. BENNETT, RECORDING SECRETARY

MJB:mb