

**ADVISORY PLANNING COMMISSION MINUTES**  
**DISTRICT OF HIGHLANDS**  
**Tuesday, July 12, 1994 - 7:40 p.m.**  
**FIREHALL, 1564 Millstream Rd.**

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**In Attendance:** Carol Lester (Chairperson), Bruce Woodbury, Michael J. Bennett and members of Advisory Planning Commission, Environment Advisory, Parks Advisory, Roads Advisory, Fire Protection Advisory, Highland District Community Association

**Attendance:** 28

Mr. Verwood, Applicant for Ministry Of Environment, Lands and Parks

- showed photographs for reference purposes of the property in question
- these photos are shown as North Caleb and South Caleb areas.
- proposal is for a 5 acre minimum residential subdivision
- there has been no design of the subdivision layout at this time
- It would be more efficient for the proposal to have feedback from the community and hear what their comments are
- working with the approving officer re the application
- a ground water engineer will be hired with terms of reference, regarding the existing wells, trouble wells, production of the wells etc.

Public

- we should have the ground water information before the rezoning takes place

Applicant

- this is a basin area which collects ground water. Therefore there should be water somewhere in the area
- previously wells have been dug in the area which show water in them

Bruce Woodbury

-It is the practice for this type of application for the developer not to spend any necessary monies until first reading of the bylaw so that the applicant would have an idea of what is proposed by the municipality

Public

- what is the number of lots proposed

Applicant

- there is no strict number proposed
- we will pursue development that will show a profit that justifies acquisition of the Commonwealth Legacy park as a whole
- we are using the density transfer that is laid out within the Municipal Act
- there is a 1737 acres purchase from First National and using a 30 acre lot proposal this works out to roughly 59 lots of a 5 acre size.
- there would be 59 lots maximum but there maybe lesser number of lots.
- approaching a subdivision proposal with the acknowledgement of the dedication of the Commonwealth Legacy Park

Bruce Woodbury

- we are looking at getting the Commonwealth Legacy Park for zoning of this property

Public

- some areas are in a development permit area
- would the lots be outside of the development permit boundaries

Applicant

- the boundaries of the subdivision are within the development areas
- the BC Parks Department needs to dedicate the Commonwealth Legacy Park as a Class A park

Public

- the boundary that is shown on the proposal is what we get?

Applicant

- Maybe there will be severe downsizing of the number of lots proposed
- maybe there would be other options to review for development
- the order in council has been drafted for the Commonwealth Legacy Park
- this property has difficult areas for development

Public

- within these 59 lots will there be a common septic system and common wells?

Applicant

- there maybe a need for clustering the sharing of services
- clustering would be more profitable for the developer and would concentrate costs

Public

- the groundwater engineer will do the review , will they check out the established wells?

Applicant

- the existing information will be reviewed as they have definite merits
- a questionnaire will be developed that will be referred to the residents in the area regarding the wells such as the amount of water they use, when they go dry, capacity etc.
- this will create an accurate picture for this proposed development and within the area in general

Public

- are there any environmental protection areas in this subdivision area?

Bruce Woodbury

- the developer will consider the environment when he prepares the plan of subdivision for the number of lots
- there will be a detailed layout of the area

Public

- what is the breaking point for the developer regarding the number of lots

Applicant

- I've done calculations that work out to the bottom line of 50 lots

Public

- What about the areas that are not able to be built on

Applicant

- restrictive covenants will be placed on the areas that are environmentally sensitive
- example would be that we not build on the ridge as this view can be seen from the malahat and surrounding area and a restrictive covenant maybe placed as to where no buildings will take place

Public

- is there a merit for a 5 acre averaging of this area?

Applicant

- averaging would make life easier and would not adversely effect the lot yield

Public

- would not want to see panhandle lots within this development
- would be more acceptable to the environment to have a comprehensive development area
- how does one factor in water usage for hobby farms, single family dwellings etc.?

Applicant

- the questionnaire will be circulated, as mentioned to answer these questions

Public

- how does one estimate the water when there are no meters to read?

Applicant

- I will ask the groundwater engineer to find out how to measure their consumption

Public

- how will we know what the effect of this development will be on the existing wells ?

Applicant

- data will indicate where the wells are and the quantity that will be used
- as an example he believes there is a 120 gallon per minute well at the corner of Caleb and Millstream Rd. which is a prolific well, which maybe used for a number of lots in the development

Public

- could a log be done of the area to determine the groundwater levels?

Applicant

- we will review this with the groundwater engineer
- we will also record well capacity
- the engineer will determine what well would be used for using a recorder for measuring water capacity

Public

- who would hold the restrictive covenants on the property?

Applicant

- someone that is able to enforce the documents such as the Municipality

Bruce Woodbury

- the restrictive covenant as stated in the Land Title Act of Sec. 215 would be a government agency
- there is legislation in process to amend Sec. 215 to allow a third party to be involved in a restrictive covenant

Public

- would there be a opportunity to bring in a third party later in the process?

Bruce Woodbury

- the restrictive covenant could be amended where the agreement of the two parties in question
- if the covenant is already placed on each individual lots and they are sold it would be very, very difficult to include a third party.

Public

- what is the time frame for development of this development?

Applicant

- this will be a phased development
- the white lines as shown on the photographs are for the roads built and the white line within the proposed boundary is a road built by First National as shown in the 1992 air photo
- this road runs along the ridge. The north end and south end would be cul-de-sacked. The remainder of the road would then become a fire access only

Public

- would the developer be using the existing logging roads within the area ?
- would they be using the existing access points?

Applicant

- will be only using the existing logging roads if the subdivision proposal requires them to be used
- the three access points would be Lorimer, Caleb Pike and Rowntree Roads
- the North Caleb portion of the development will be developed on the northerly and easterly portion so that

it would not effect the marshy areas further to the south

Public

-this road is being used for the public for various reasons, is it possible to have it closed?

Applicant

- in agreement with the Municipality, BC Parks will be putting a gate on Rowntree Road

Public

- is there an existing agreement for the park between the Province and Municipality?

Bruce Woodbury

- yes, but this does not bind council to the rezoning

Public

- it seems that various developments in the area are in isolation of each other
- what amenities are there available to the community other than parkland?
- can there be Schools, Municipal Halls, Fire Halls in the amenity proposal?

Applicant

- this is a new amendment to the Act and understands that this is still being developed. An answer that he received was that the wording was such so that one could be creative

Public

- there are several hundred people living in the area and they could use other amenities

Bruce Woodbury

- every major project goes to the School Board for their comments
- if land is set aside for a Municipality or the school it must specify as to what use it is put to

Public

- what soil studies are being done regarding leaching into the soil?
- understands that dye tests have been done to study ground water

Applicant

- this will be addressed in the groundwater study and will ask the groundwater engineer regarding dye testing

Bruce Woodbury

- a drainage study, culverting and road networking will be required by the developer to be shown in his subdivision proposal

Public

- what about the impact of traffic to Finlayson Arm Rd?

Applicant

- this is being studied by the Municipality

Public

- will Millstream Lake Rd, and Millstream intersection be improved?

Bruce Woodbury

- this will be reviewed

Public

- can the roads in undeveloped subdivisions be gated until development of the lots in the area has taken place

Applicant

- once subdivision is in it is a municipal issue and they are classed as public roads
- closures to traffic is not the way to go

Public

- what about access to the Commonwealth Legacy Park?

Applicant

- access has not been resolved as BC Parks input is not available at this time
- it would be foolish not to orient this development towards the Commonwealth Legacy Park

Public

- when will this proposal come back to the committees?

Applicant

- the soonest would be 2 months with a definitive plan

Public

- who would look after a strata development?

Bruce Woodbury

- a strata council would look after the area regarding the common property, but development would not be to the specs of the municipal standards for road development

Public

- how will this proposal be sold?

Applicant

- it will take a minimum of 4 years to sell as a phased development and it is the ministries policy to offer the lots for sale to the public, possibly through a multiple listings sales agent and the lots would sell at this time for approximately \$160,000.

On General Motion the meeting adjourned at 9:10 p.m.