

**ADVISORY PLANNING COMMISSION MINUTES
DISTRICT OF HIGHLANDS
Tuesday, July 26, 1994 - 7:30 p.m.
Caleb Pike House, 1598 Millstream Road, Victoria, B.C.**

In Attendance: Carol Lester (Chairperson), Marcie McLean, Peter Robbins, J. Kuijt, William Carrilho

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

Absent: V. Fletcher, A. Pellet

Attendance: 7 Public

Rezoning application, Province of B.C.

- this is a proposed subdivision for 59 5-acre lots
- want to hear responses from the public
- a ground water consultant is doing a review of the area right now which will include the Highlands as a whole
- concerned about the viewscape and wetland area as it relates to subdivision
- will be getting a preliminary design for subdivision in due course
- will apply road requirements judiciously

Bruce Woodbury

- read the comments from the following committees:

Environment Advisory Committee

"that the rezoning application by the Ministry of Lands be approved in principle with a general understanding that, in view of the environmentally sensitive nature of the proposed development area, serious consideration be given to a reduction in the proposed 59 number of lots"

Fire Advisory Committee

- recommendations:
 1. That all roads be loop-type roads or be connected to other roads by means of gated emergency access roads. No dead-end cul de sac roads. This is to provide two means of exit for fire apparatus and personnel; and
 2. That there be a gated access road to connect Rountree and Caleb Pike Roads; and
 3. That provisions be made for adequate water supply for fire fighting purposes. This may mean construction of ponds with dry stand pipes in some areas or installation of reservoir tanks/cisterns where necessary and,
 4. That it may be necessary to connect the proposed road in Section 35 with Stonecrest in order to provide escape route for fire apparatus and personnel."

Applicant

- what is the time frame for this application?
- we wish to start work on the layout design as soon as possible
- we understand you have not received reports from all the advisory committees at this point

C. Lester

- the recommendations this evening will be forwarded to Council for their August 2, 1994 meeting and that we will be considering the advisory committees reports when we receive them

Commission

- it is appalling there is so little information available on potable water in the area and what is available is out of date

Applicant

- agrees with that comment
- a program is being developed for the groundwater study
- there is no way to find out what individual water consumption is by various property owners

Applicant

- connection with Stonecrest would be out of the development area and involve crossing private property

Commission

- other exits may be more desirable and exits at the bottom of North Caleb Pike area may not be useful

B. Woodbury

- it is a requirement that cul de sacs be no longer than 500 m

REZONING, WESTERN FOREST PRODUCTS

C. Lester, Chairperson

- there have been considerable changes to the application, Haslet Creek is now outside of private ownership, and Lot 22 has been relocated to allow high viewpoint to be included in park area

D. Carrier, Applicant

- the seasonal waterfall is now located all within the park area
- Lot 8 has been increased in area due to percolation situation, the road has been adjusted in Section 38
- Lot 15 has had a boundary reduction
- Lot 22 has been relocated
- all the lots are 5 acres plus

Commission

- was Lot 8 lengthened to accommodate the percolation site?

Applicant

- Lot 8 was increased by 2 acres and Lot 15 was decreased
- Lot 22 was relocated to protect the hill area

Commission

- the north boundary of Lot 5, can it be adjusted?
- can the northern portion of Lot 5 be turned back into park land?

Applicant

- something could be done with Lot 5
- lots cannot be approved without proving potable water

B. Woodbury

- the applicant must prove ground water availability for each lot in each phase of subdivision as submitted for approval

Commission

- if after the first phase of development related water problems are evident in existing neighbouring wells, what would happen?

Applicant

- we could not proceed with the other phases of subdivision

W. Carrilho removed himself from the table due to a conflict of interest.

Public

- could there be shared driveways to lessen the impact on the environment and accesses to main roads?

B. Woodbury

- this is not a desirable idea

Applicant

- it may be possible to group the entrances
- will accommodate the Approving Officer's requirements for access
- the Environmental Impact Study will be done during the later design stage but will be done before construction begins
- a plan map of the area was shown of the Development Permit areas outlined in purple
- more areas could be included as covenanted areas due to slopes, wetlands, which are not shown as Development Permit Areas
- parking areas will be up to the Highland's Council to approve
- the road design will go require municipal approval before construction

Commission

- has the idea of pumping water from Third Lake for fire fighting been looked into?

B. Woodbury

- the idea of using water from the swamps and other watercourses has been looked at by the Fire Advisory Committee

Chairperson called a 5 minute recess, meeting continued In-Camera

W. Carrilho, returned to the table.

3. Adoption of the Minutes - June 28, 1994

Motion 7/94

MOVED BY J. KUIJT

SECONDED BY WILLIAM CARRILHO

AND RESOLVED THAT the minutes of the Advisory Planning Commission meeting held June 28, 1994 be adopted.

CARRIED

4. Adoption of the Minutes - July 12, 1994

Motion 8/94

MOVED BY WILLIAM CARRILHO
SECONDED BY PETER ROBBINS

AND RESOLVED THAT the minutes of the Advisory Planning Commission meeting held July 12, 1994 be adopted as corrected by:

- including the figure #4 before Firehall
- page 1 under applicant , bottom of page, 4th point, to read there "were" 1,737 acres purchased...
- Page 4, under Bruce Woodbury (2nd time) first point to read where "there is agreement..."
- Page 5, under applicant (middle of page) to read and "I understand that..." and the answer that I "received..."

CARRIED

5. Highlands Subdivision Bylaw No. 1992, Amendment Bylaw No. 26, 1994

Discussion ensued on whether a minimum lot size for lots spit by a road may be more appropriate instead of eliminating Subsection 9.0.02 in its entirety.

Motion 9/94

MOVED BY J. KUIJT
SECONDED BY WILLIAM CARRILHO
AND RESOLVED THAT:

1. Proposed Bylaw 26, Amendment Bylaw No. 26, 1994 be recommended for approval; and
2. That staff provide new options to allow subdivisions of lots split by a road.

CARRIED

6. Highlands Zoning Bylaw, Amendment Bylaw No. 25, 1994

Motion 10/94

MOVED BY PETER ROBBINS
SECONDED BY J KUIJT

AND RESOLVED that proposed Bylaw No. 25, Amendment Bylaw No. 25, 1994 be recommended for approval.

CARRIED

7. Official Community Plan, Draft Terms of Reference

Motion 11/94

MOVED BY WILLIAM CARRILHO
SECONDED BY J. KUIJT

THAT it be recommended that the Official Community Plan - Terms of Reference be recommended for approval and be submitted to Council, subject to the following amendments:

1. Background - second paragraph, first line, to read "The importance of open green space in the urban fringe to the liveability and economic well being of cities is increasingly understood world wide;
2. Under Process, Item E, by deleting the last line "and Highlands residents at a Public Hearing"; and

3. Item F, to read "preparation of final Highlands Official Community Plan and presentation at a Public Hearing".

CARRIED

8. Rezoning Application - Province of B.C.

Motion 12/94

MOVED BY J. KUIJT
SECONDED BY W. CARRILHO
AND RESOLVED THAT:

The rezoning application, Province of B.C. be recommended for approval in principle and that Council consider the following points and concerns when considering amendments to the Zoning/Subdivision bylaws and the Official Community Plan:

1. Five-acre minimum lot size must not be compromised. The developer may have to be satisfied with fewer lots due to terrain restrictions, rather than lesser minimum lot size as this could compromise the integrity of septic fields and the desired rural nature of the subdivision.
2. Protection of numerous environmentally sensitive areas, especially swamp areas in the northern portion is paramount;
3. In designing the subdivision layout, impact upon views from Lone Tree Hill as well as Mount Finlayson and the Malahat should be considered, along with those from the Commonwealth National Legacy Park;
4. Reasonable repairs to environmental damage instituted by the previous owners (such as replanting of vegetative cover) should be required;
5. Roads built by First National should be downsized to local rural standards, and vegetation replanted. This could be done on alternating sides of the current roadway, thus adding curves and lessening the impact on views;
6. The westernmost portion of the road running along the ridge is an eyesore from many viewpoints and should either be eliminated altogether or seriously downsized to a gated fire access only road. However, some areas of currently existing road could be adapted to become parking areas for trail access to the Commonwealth National Legacy Park;
7. Road access to development areas and park access must be carefully considered. In the southern end, Rountree Road exits onto Finlayson Arm Road which is not a good choice for increased traffic flow, being steep, narrow and winding. As much as possible, traffic should be directed through Lorimer and Caleb Pike Roads;
8. Restrictive Covenants should be placed on building sites, to avoid homes perched conspicuously on hilltops or environmentally sensitive areas;
9. As much as possible, in developing subdivision road layout, existing roads and remnants of old logging roads should be used rather than further disturbing the environment with the construction of entirely new roads;
10. Recommend against Strata development for such a large area bordering significant park land, because it offers the municipality less control over roads and other matters;
11. That a geotechnical study be required to provide current data and projected data for potential affects of new wells on surrounding existing wells;
12. That appropriate measures be taken to provide adequate fire protection and consider the recommendations of the Fire Protection Advisory Committee;
13. 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 costs;
14. 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;

15. The sub-committee reports from the Environment Advisory Committee and Fire Advisory Committee are attached for Council's perusal.

CARRIED

9. Rezoning Application, Western Forest Products

Motion 13/94

MOVED BY J. KUIJT
SECONDED BY PETER ROBBINS
AND RESOLVED THAT rezoning application, Western Forest Products, be TABLED to a special meeting on August 4, 1994 at 7:30 p.m. at the Caleb Pike House.

CARRIED

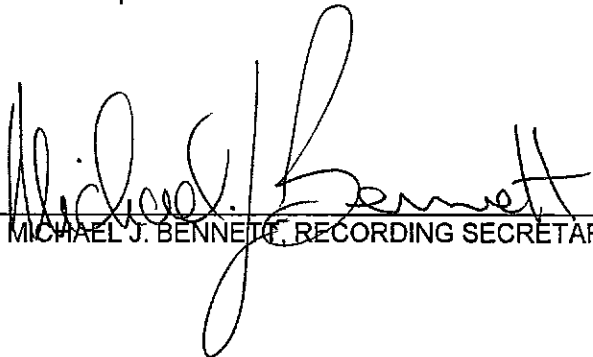
10. Adjournment

Motion 14/94

MOVED BY M. MCLEAN
SECONDED BY J. KUIJT
AND RESOLVED THAT the meeting be adjourned at 11:00 p.m.



CAROL LESTER, CHAIRPERSON



MICHAEL J. BENNETT, RECORDING SECRETARY

MJB:mb