

**ADVISORY PLANNING COMMISSION MINUTES
DISTRICT OF HIGHLANDS
Thursday, August 4, 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, V. Fletcher

Also Present: Mayor R. McMinn; Bruce Woodbury, Administrator; Michael J. Bennett, CRD
Administrative Officer and Recording Secretary

Absent: W. Carrilho, A. Pellett

REZONING APPLICATION, WESTERN FOREST PRODUCTS

Motion 15.94

MOVED BY J. KUIJT

SECONDED BY M. MCLEAN

THAT it be recommended to remove the northerly 2.5 acre portion of Lot 5 from said lot and that area be included in the proposed park.

CARRIED

Motion 16.94

MOVED BY M. MCLEAN

SECONDED BY P. ROBBINS

THAT it be recommended to exclude the Hazlitt Creek portion from proposed Lot 13 and use the existing old logging road for access to Section 38.

CARRIED

Motion 17.94

MOVED BY J. KUIJT

SECONDED BY P. ROBBINS

THAT the following amendments to proposed amending Bylaw 17 be recommended to District of Highlands Council:

In accordance with the Environment Advisory Committee's recommendation, it be recommended that Bylaw 17 to amend Bylaw 1404, Langford Official Community Plan 1986 be amended as follows:

1. SECTION 1.(2)(A) SECTION 2.2 GREENBELT AREA

Delete Subsection 2.2.4.7 (a) in its entirety and substitute for it the following:

- (a) Land designated Greenbelt Residential 5 in Appendix "D" shall have the maximum density of one one-family dwelling per lot and a minimum lot size of 2.0 hectares (4.94 ac.).

2. SECTION 1. (2)(B) 2.2.6. DEVELOPMENT PRINCIPLES FOR GREENBELT RESIDENTIAL 5

- (1) Delete in the first paragraph the word "principles" in the third line and substitute for it the word "policies".
- (2) Include the following after the word "designation":
"Subject to Section 2.6 and 2.7 the following policies will also apply."

3. SUBSECTION (B)1. ENVIRONMENT/CONSERVATION

Subsection 1 (a) be amended to read as follows:

"Environmental, cultural and historical resources will be identified by the developer and guidelines for their preservation will be required."

Subsection 1 (c)

- (a) delete the word "and" in the second line;
- (b) delete the words "eliminate any" and substitute the words "minimize the"
- (c) include a comma after the word runoff and make the word "creeks" singular
- (d) delete the word "increased" and substitute the words "an increase"

Subsection 1 (d) be amended to read as follows:

"Lands adjacent to parks and road right-of-ways are to remain as naturally vegetated buffer zones so that visibility of developed portions of properties remains minimal."

V. Fletcher left the meeting.

Subsection 1 (e)

delete the word "is" and substitute for it the words "shall be"

4. SUBSECTION (B) 2 SERVICING

Subsection 2(a) be amended to read as follows:

"If offsite infrastructure improvements are required such improvements should not impose financial costs on the District of Highlands."

Subsection 2 (b) be amended to read as follows:

"The existing rural character of road right-of-ways should be retained and every effort made to preserve the native vegetation and rock outcroppings."

Subsection 2 (c) be deleted in its entirety and substitute for it the following:

"Adequate fire protection infrastructure should be provided by the developer."

5. Subsection (B) 3 Development Design

Include after Subsection 3b the following new subsections:

- "3(c) Development proposals which include clustering should not result in an increase in the permitted number of lots."
- "3(d) Emergency access routes should be provided as necessary to allow for evacuation of surrounding areas in the event of forest fires and other major hazards."

Subsection 3(a) be amended to read as follows:

"A variety of lot sizes may be allowed to provide flexibility for site planning."

Subsection 3(b) be amended to read as follows:

"Subdivision layouts or detailed design schemes which promote clustering of lots are encouraged, wherever practicable, to provide neighbourhoods with large public areas of natural greenspace."

Motion 18.94

MOVED BY M. MCLEAN

SECONDED BY J. KUIJT

THAT the adjournment time of the APC meeting be extended past 11:00 p.m.

CARRIED

6. SUBSECTION (B) 4 RECREATION

Amend Subsection 4 (a) to read "4 b" and to include after the word connecting, the words "these roadside trails"

Include the following new subsection before subsection 4 b:

"4 (a) 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."

Motion 19.94

MOVED BY J. KUIJT

SECONDED BY P. ROBBINS

THAT it be recommended to Council Section 1 (b) Environmental/Conservation of the Environment Advisory Committee Report be considered as a policy statement by Council:

"An educational brochure (such as 'Building Green in Rural Highlands') will be provided to prospective developers and property owners in order to encourage developments which fit into the rural and natural environment and which are as water and energy efficient as possible."

CARRIED

7. Adjournment

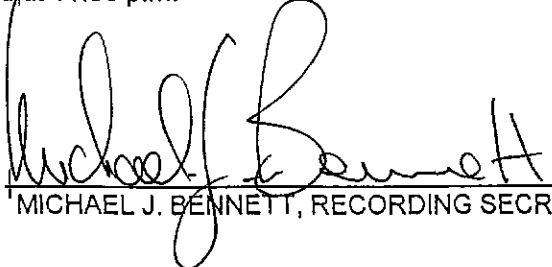
Motion 20/94

MOVED BY M. MCLEAN

SECONDED BY J. KUIJT

AND RESOLVED THAT the meeting be adjourned at 11:50 p.m.


CAROL LESTER, CHAIRPERSON


MICHAEL J. BENNETT, RECORDING SECRETARY

MJB:mb