

DISTRICT OF HIGHLANDS

ADVISORY PLANNING COMMISSION MEETING

Minutes of the meeting of the Advisory Planning Commission held Wednesday, January 25th, 1995 at the Langford Firehall No. 4 at 7:30 p.m.

PRESENT:

Carol Lester, Chair
Will Carrilho
Val Fletcher
Job Kuijt
Marcie McLean
Al Pellett
Councillor Vogel (7:30 p.m. to 8:12 p.m.)

IN ATTENDANCE:

Bruce Woodbury, Administrator
Dawn Scott, Deputy Clerk

PUBLIC GALLERY IN ATTENDANCE - 7:30 P.M. TO 8:10 P.M.:

Bob Flitton, Western Forest Products
Elliott Gose, Kathy Gose and Nancy McMinn representing the "Highlands East" W.F.P. Liaison Committee

1. Adoption of the Minutes of the Advisory Planning Commission Meeting held January 11th, 1995:

MOTION 5/95 MOVED BY VAL FLETCHER

SECONDED BY AL PELLETT AND RESOLVED THAT:

The Minutes of the Advisory Planning Commission meeting held Wednesday, January 11th, 1995, be adopted.

CARRIED

The Administrator recommended and it was agreed that agenda items numbered 2. - Planning Proposals - Official Community Plan, and 3. - Resignations from the Advisory Planning Commission would be considered at the In-Camera portion of the meeting.

4. Western Forest Products East Rezoning Application:

The Administrator provided an overview of the Western Forest Products East rezoning application for a large lot (10 to 70 acre) subdivision for residential use with 180 acres donated for Park and/or Municipal use on the property described as Part of Lot 1, Plan 9340, Sections 14 and 34 and Parts of Sections 11 and 21, Highland District (presently zoned Gb2 - Greenbelt 2, and proposing a new zoning to GB residential). It was noted that a large portion of the property proposed for donation for Park and/or Municipal use was outside the District of Highlands boundary.

The Administrator further noted that the subject application had been submitted on October 12th, 1994 and had been referred to Advisory Committees for input.

Reports including recommendations from the following Advisory Committees were read in turn by the Administrator and the Chair for the benefit of those in the public gallery:

- The "Highlands East" W.F.P. Liaison Committee of the Highlands District Community Association dated January 16th, 1995;
- Environment Advisory Committee dated January 8th, 1995;
- Fire Advisory Committee dated January 11th, 1995;
- Parks and Recreation Advisory Committee dated January 19th, 1995 prepared by the Administrator advising that the committee were not prepared to submit a preliminary recommendation at this time pending further site inspection;
- Roads Advisory Committee dated January 5th, 1995.

The following reports which had been previously distributed were re-distributed as handouts:

- Capital Regional District - Report of Preliminary Subdivision dated October 27th, 1994 - The Administrator noted that item one should have read Langford Electoral area rather than Langford Municipality, item two was redundant and that item seven should be deleted since Lot 1 had been subdivided;
- Roads Advisory Committee - Minutes of the meeting held January 5th, 1995;

- Environment Advisory Committee received November 17th, 1994;
- East Highlands Volunteer Fire Department - letter dated October 13th, 1994.

The Chair asked if anyone in the public gallery had any questions and Mr. Flitton representing Western Forest Products addressed the Advisory Planning Commission and advised that he would be meeting with the Highland District Community Association on January 26th, 1995 to facilitate discussion and input into the proposal, noting that he was quite sure a new plan would be submitted in the near future.

The Chair advised that recommendations from the Advisory Planning Commission would be presented for Council's consideration at the Regular Council Meeting scheduled for Monday, February 6th, 1995.

The Administrator advised that as requested, he had checked the Assessment Roll to determine the size of the site and provided the following information:

- Section 14 and 34 - 123 acres;
- Section 21 - 146 acres
- Section 11 - Outside of the District of Highlands boundaries and did not have the information which would be required before determining the total number of acres for the proposal.

Mr. Flitton agreed to clarify and provide the Administrator with the total number of acres contained in Section 11.

In response to a query, the Administrator provided information relative to the reference contained in the Fire Advisory Committee minutes regarding referral of the application to the Ministry of Forests for comment in the context of the Urban-Forest Interface. The Administrator advised that the Fire Advisory Committee had been provided with copies of the booklet from the Fire Commissioners office entitled "Wildland Urban Interface" and would likely be making specific recommendations after review of the information. The Administrator further noted that staff would refer the application to the Ministry of Forests for comment as suggested.

Val Fletcher suggested that Pat Hayes be invited to develop a plan for the District of Highlands which would include alternate accesses/escape routes.

The Administrator also advised that Western Forest Products had not submitted an application for their South property. Mr. Flitton advised that the company was in the process of reviewing an application from a professional golfer for a golf course on the subject property, that some preliminary investigation of watercourses and lands had been conducted, noting some concern with biking in the area which he hoped would be relieved when the CRD's Hartland Road access was completed.

Mr. Flitton further suggested that the Western Forest Products East application be considered on its own merit, rather than including it with the South.

In response to a query regarding Section 11, Proposed Lot 17 (70 acre lot), Mr. Flitton advised that there was no logic for the size other than the difficulty with road access and previous discussions with the Ministry of Transportation and Highways and J.E. Anderson and Associates subsequent proposal for one large lot. Mr. Flitton further noted that Western Forest Products were of the opinion that a large piece of land would go to the municipality as perhaps a municipal forest but that the company was open to discussing the matter.

In response to a further query regarding Westoby Road, Mr. Flitton advised that although he did not remember the reasons for sure, it was his understanding that the road was to be improved and extended, but that this was prevented in the past due to the reluctance of the residents in the area.

The Administrator confirmed that the Advisory Planning Commission recommendations would be presented at the Regular Council Meeting scheduled for Monday, February 6th, 1995 prior to the departure of representatives in the public gallery at 8:08 p.m.

IN-CAMERA - 8:12 P.M.

4. Western Forest Products East Rezoning Application:

In response to discussions, the Administrator advised there may be a need to request that the applicant provide more technical detail for the proposal than was necessary on the Western Forest Products North application.

In response to a query, the Administrator provided information regarding an amenity for clustering and density, noting that an amenity does not have to be a building or facility on the subject land, could not be in cash but could be a completed facility, Park, Municipal Forest or equipment.

The Administrator noted that Mr. Flitton had indicated that planning for the proposal was ongoing and that a revised proposal would likely be presented.

**MOTION 6/95 MOVED BY JOB KUIJT
SECONDED BY AL PELLETT AND RESOLVED THAT:
The rezoning application, Western Forest Products East BE RECOMMENDED
FOR APPROVAL IN PRINCIPLE, AND THAT Council consider the following
points and concerns when considering amendments to the Zoning/Subdivision
By-Laws and the Official Community Plan:**

- 1) The Western Forest Products East subdivision BE RESTRICTED to the current allowable density for 460 acres, that is 15 lots, AND FURTHER that those lots be confined within the boundaries of Section 21 and 34, AND THAT, the residential development area total no more than 150 acres, leaving an amenity area of 300 plus/minus acres which shall include Section 11 in its entirety;
- 2) HOWEVER, should the developer wish to discuss either a decrease in the area of the amenity lands and/or an increase in the residential development density, this could be considered.
 - In this case, the Advisory Planning Commission would like the applicant to consider providing some or all of the following items as amenities:
 - Langford Firehall No. 4;
 - new fire trucks;
 - municipal offices.
- 3) The Advisory Planning Commission feel that this rezoning application SHOULD BE CONSIDERED IN ISOLATION from any other land which might be owned by the applicant AND RECOMMEND against any transfer of density to Western Forest Products South holdings.
- 4) That appropriate measures be taken to provide adequate fire protection and consider the recommendations of the Fire Advisory Committee.
- 5) 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.
- 6) That a geotechnical study BE REQUIRED to provide current data and projected data on potential affects of new wells on surrounding existing wells.

- 7) **The following SHOULD BE PROVIDED BY THE APPLICANT:**
- a) **a preliminary surface water drainage study;**
 - b) **a preliminary environmental impact assessment;**
 - c) **a significant environmental features inventory; AND,**
 - d) **a planning report of the same scope and detail as that provided by the Province of British Columbia for the West Millstream Housing Development.**
- 8) **CONSERVATION COVENANTS, AS REQUIRED, should be placed on the properties prior to rezoning approval.**

CARRIED

3. Resignations from the Advisory Planning Commission -
Job Kuijt and Peter Robbins:

Val Fletcher advised that he would be unable to accept a further appointment to the Advisory Planning Commission due to his interest and commitment to the Volunteer Fire Department.

The Administrator noted that information regarding resignations would be presented to Council at the Regular Meeting scheduled for February 6th, 1995, after which further appointments to fill vacancies would be considered.

**MOTION 7/95 MOVED BY AL PELLETT
SECONDED BY MARCIE MCLEAN AND RESOLVED THAT:
The report from the Administrator dated January 20th, 1995 advising of the resignation of Job Kuijt and containing the letter of resignation from Peter Robbins dated January 15th, 1995, BE RECEIVED FOR INFORMATIONAL PURPOSES.**

CARRIED

2. Planning Proposals - Official Community Plan
Terms of Reference AND Rating Form:

It was agreed that the planning proposals submitted for review of the Official Community Plan would be discussed and rating forms completed at the next Advisory Planning Commission meeting scheduled for Wednesday, February 8th, 1995.

5. ADJOURNMENT:

MOTION 8/95 MOVED BY AL PELLETT
SECONDED BY WILL CARRILHO AND RESOLVED THAT:
The Advisory Planning Commission meeting held Wednesday, January 25th,
1995, BE ADJOURNED at 11:00 p.m.

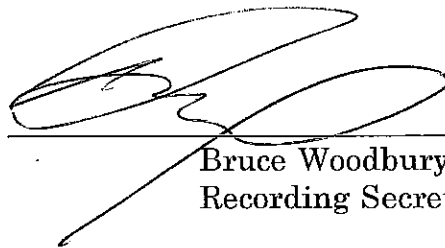
CARRIED

6. NEXT MEETING:

It was noted that the next meeting of the Advisory Planning Commission was
scheduled for **WEDNESDAY, FEBRUARY 8TH, 1995** at 7:30 p.m. at Langford
Firehall No. 4, 1564 Millstream Road.



Carol Lester, Chair



Bruce Woodbury
Recording Secretary