

**DISTRICT OF HIGHLANDS**

**ADVISORY PLANNING COMMISSION**

**Minutes of the Advisory Planning Commission Meeting held Wednesday, February 22nd, 1995 at Langford Firehall #4, 1564 Millstream Road at 7:30 p.m.**

**PRESENT:**

**Will Carrilho, Acting-Chair  
Job Kuijt  
Marcie McLean  
Al Pellett  
Councillor Vogel**

**IN ATTENDANCE:**

**Bruce Woodbury, Administrator  
Dawn Scott, Deputy Clerk  
Kevin Key, Planning Technician**

**IN ATTENDANCE REPRESENTING THE DEVELOPER  
MINISTRY OF ENVIRONMENT, LANDS AND PARKS:**

**Wayne Verwoord, Property Negotiator, Real Estate  
Services Branch, BC Lands  
Michael Bocking, Michael Bocking and Associates  
Evelyn Samuel, Michael Bocking and Associates  
Allan Hardie, Wright, Parry, Taylor and Fuller  
Jonathan Secter, Secter Environmental Resource Consulting**

**IN ATTENDANCE REPRESENTING THE HIGHLAND DISTRICT COMMUNITY  
ASSOCIATION'S DEVELOPMENT ADVISORY COMMITTEE:**

**Rod Glover  
Barry Duch  
Kerry Sutton**

**GALLERY IN ATTENDANCE: 6**

2. OTHER BUSINESS

a) B.C. Lands Rezoning:

The Acting-Chair introduced the B.C. Lands Rezoning proposal for discussion.

Michael Bocking, Consultant to the Ministry of Environment, Lands and Parks addressed the Advisory Planning Commission and introduced representatives of the Highland District Community Association's Development Committee.

Mr. Bocking provided an overview of the proposal and an overview of the amendments to the proposed "draft" by-laws presented for consideration.

Messrs. Bocking, Verwoord, Hardie and Secter and the Administrator responded to queries and concerns from the Advisory Planning Commission and the gallery related to the following:

- area of panhandles now included in lot sizes;
- average densities;
- amendment to the Memorandum of Understanding ratified by Council on February 20th, 1995 which "will permit lots with an average lot size of 5 acres based on the gross development area";
- minimum lot size would be addressed by zoning by-law;
- 10 lots were less than two hectares out of 57 and a number of lots over the average;
- proposal of 1.5 hectares based on discussions with the community;
- land going to come out of the proposal for Parks and road;
- want to set a figure for minimum/maximum to provide the best option in conjunction with the concept plan for a maximum of 58 lots;
- the original memorandum of understanding allowed 60 lots, now asking for 57 lots and the developer reduced the number himself;
- preliminary plan for sewage, wells etcetera to be determined but some flexibility required. May have to amalgamate two lots if constrained;
- effective average would be 105 hectares of developable land developed by 57 lots;
- average lot size would be 1.85 hectares which is 4.55 acres average lot size;

- concern related to a possible cougar den in the area could be addressed in consultation with Sean Sharpe, R.P. Bio, M.Sc., Large Carnivore Specialist, Wildlife Operations Section of BC Environment who had indicated little or no concern since cougars were quite mobile;
- by-law nos. 17, 18 and 19 had been included in the agenda for comparison purposes;
- a program to monitor environmental concerns could be developed as the development went along but would be overseen by the Approving Officer;
- it would be difficult to assess value to provide bonding for environmental purposes;
- development permit applications would be an issue for in-depth discussions at the time of construction;
- need for education and awareness of contractors/construction trade pertaining to environmental protection;

The Administrator read the recommendations and rationale contained in the reports from various Advisory Committees as listed below. Further discussion ensued and responses to questions and concerns were provided.

- **Report from the Environment Advisory Committee  
Dated February 22nd, 1995;**
- **Report/Minutes from the Fire Advisory Committee  
Dated January 11th, 1995;**
- **Reports from the Parks and Recreation Advisory  
Committee Dated February 20th 1995 and November 18th, 1994;**
- **Report from the Roads Advisory Committee  
Dated February 17th, 1995;**
- **Report from the BC Parks Advisory Group Dated  
February 22nd, 1995 and a Letter from BC Parks Dated  
February 22nd, 1995.**

**b) Background Reports/Minutes**

- **Advisory Planning Commission  
Minutes of November 23rd, 1994;**

- **Letter from Gilbert Neufeld  
(Received October 21st, 1994);**
- **Memorandum of Understanding Between the District  
of Highlands and the Ministry of Environment, Lands  
and Parks - Including a Recent Amendment.**

The Administrator outlined further processes to be followed in conjunction with the application.

**The public portion of the Advisory Planning Commission Meeting was adjourned at 9:55 p.m. and Councillor Vogel and those in public gallery left the meeting.**

**The Advisory Planning Commission meeting convened In-Camera at 10:00 p.m.**

**IN-CAMERA**  
**10:00 P.M.**

The Advisory Planning Commission reviewed the following By-Laws:

- **By-Law Nos. 21, 22 and 23 at First Reading:**
- **By-Law Nos. 17, 18 and 19 (Western Forest Products):**
- **By-Law Nos. 21, 22 and 23 "DRAFT" (PREPARED BY CONSULTANT):**

It was agreed that By-Law No. 17 would be reviewed as a replacement for "draft" By-Law No. 21.

The Administrator responded to questions and concerns during review of the aforementioned.

**MOTION 13/95 MOVED BY MARCIE MCLEAN  
SECONDED BY AL PELLETT AND RESOLVED THAT:  
The meeting continue past 11:00 p.m.**

**CARRIED**

**MOTION 14/95 MOVED BY AL PELLETT**

**SECONDED BY MARCIE MCLEAN AND RESOLVED THAT:**

**The following changes to By-Law No. 17 be recommended to Council as amendments to By-Law No. 21, AND THAT any other clauses inserted in By-Law No. 17 BE INCORPORATED into By-Law No. 21:**

1. **SECTION 1. (1) - Map 3 (1988) Plan Map A  
Langford Greenbelt Areas**

**ADD Greenbelt 1 as follows:**

**. . . Greenbelt 1 and Greenbelt 2 designation and . . . .;**

2. **SECTION 1. (2) (A) - Section 2.2 Greenbelt Areas**

**REPLACE the reference to Subsection 2.2.4.6 WITH 2.2.4.7, AND  
REPLACE the reference to Subsection 2.2.4.7 to 2.2.4.8;**

3. **SECTION 1. (2) (A) (a) - Greenbelt Areas**

**REPLACE the reference to Residential 5 with Residential 6**

**DELETE the following words after the word . . . lot:**

**"and a minimum lot size of" AND REPLACE WITH:**

**"and an average lot size of".**

**ADD the following words after . . . 2.0 hectares (4.94 ac):**

**"or greater".**

4. **SECTION 1. (2) (B) - REPLACE**

**"Subsection 2.2.5 Land Capability Study for the Highlands" WITH:**

**"Subsection 2.2.6 Development Principles for Greenbelt Residential 5"  
. . . .**

**REPLACE THE reference to Subsection "2.2.6" WITH:**

**"2.2.7 DEVELOPMENT PRINCIPLES FOR GREENBELT  
RESIDENTIAL 6".**

**REPLACE** the reference to Greenbelt Residential 5 in the paragraph following "2.2.7 DEVELOPMENT PRINCIPLES FOR GREENBELT RESIDENTIAL 6" WITH "Greenbelt Residential 6".

5. **SECTION 1. (2) (b) 3. b. - Development Design**

**Item b. DELETE** the following words:

. . . . neighbourhoods with . . .

6. **SECTION 1. (2) (B) 4. c. - Recreation - DELETE** in its entirety AND **REPLACE WITH:**

4. c. Given its proximity to a large provincial park, consideration should be given to the provision of parking areas.

7. **SECTION 1. (3) - Appendix D Highland Local Area Plan:**

**ADD** the words "Greenbelt 1 and" prior to the words Greenbelt 2; AND, **REPLACE** the number 5 with the number 6 after the words "Greenbelt Residential".

8. **SECTION 1. (2) (B) 3. - Development Design DELETE** the word "shall" and **REPLACE** with the word "should" in each instance and **INCORPORATE ITEMS (10) AND (12) OF DRAFT BY-LAW NO. 21 AS FOLLOWS:**

**"3. e. -** House sites **should** be located in environmentally appropriate areas and to minimize disturbance to the natural environment."

**"3. f. -** Roads and house sites **should** be located to minimize visibility from key park viewpoints outside the development area."

9. **SECTION 1. (2) (B) 2. - Development Design ADD** the following as item a. and the original statements reassigned as items b, c, and d. as recommended in a report from the Roads Advisory Committee dated February 17th, 1995:

"a. The principles of self-regulating roads, (rural equivalent to traffic calming principles), should be implemented for local roads."

10. SECTION 1. (2) (B) 2. - Servicing ADD the following statement as item e., as recommended in a report from the Roads Advisory Committee dated February 17th, 1995:

"That the intersection of Millstream/Millstream Lake Roads be identified as potential offsite infrastructure improvement."

CARRIED

MOTION 15/95 MOVED BY JOB KUIJT

SECONDED BY AL PELLETT AND RESOLVED THAT:

It be recommended to Council that By-Law No. 22, 1994 BE REPLACED BY "draft" By-Law No. 22, 1995.

CARRIED

MOTION 16/95 MOVED BY AL PELLETT

SECONDED BY JOB KUIJT AND RESOLVED THAT:

It be recommended to Council that By-Law No. 23, 1994 BE REPLACED BY "draft" By-Law No. 23, 1995, AND THAT the following BE INCLUDED as item (3) in Section 13.11C.02 - Minimum Service Levels:

- (3) Individual septic fields for each lot.

CARRIED

1. ADOPTION OF THE MINUTES

a) Adoption of the Minutes of the Advisory Planning Commission Meeting Held December 14th, 1994:

b) Adoption of the Minutes of the Advisory Planning Commission Meeting Held February 8th, 1995:

Due to time constraints, the minutes of the Advisory Planning Commission meeting held December 14th, 1994 and February 8th, 1995 will be included in the next agenda for ratification.


3. ADJOURNMENT

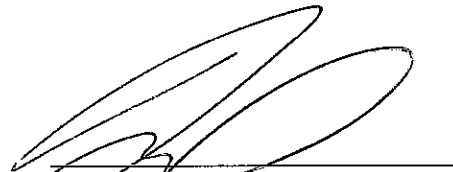
**MOTION 17/95 MOVED BY AL PELLETT**

**SECONDED BY MARCIE MCLEAN AND RESOLVED THAT:**

**The Advisory Planning Commission meeting held Wednesday, February 22nd, 1995, BE ADJOURNED at 11:45 p.m.**

CARRIED

  
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Will Carrilho, Acting Chair

  
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Bruce Woodbury  
Recording Secretary