

**DISTRICT OF HIGHLANDS**  
**ADVISORY PLANNING COMMISSION**

Minutes of the meeting held Wednesday, October 4, 1995  
at the West Highlands Firehall, 1564 Millstream Road at 7:35 p.m.

PRESENT: Carol Lester, Chair  
Will Carrilho  
Jane Eert  
Marcie McLean  
Dave Osborn  
Al Pellett  
Kerry Sutton

IN ATTENDANCE: Councillor Bill Vogel  
Kevin Key, Planning Technician

1. MINUTES

Minutes of the meeting held April 26, 1995:

MOTION 25/95 MOVED BY DAVE OSBORN  
SECONDED BY AL PELLETT AND RESOLVED THAT:  
The minutes of the meeting held April 26, 1995 be adopted as circulated.

CARRIED

2. COUNCIL REFERRALS

(1) Commercial Rezoning - Western Forest Products (RZ-02-95)

Council had referred the application for OCP and Zoning Bylaw amendments to all Advisory Committees requesting that their recommendations be forwarded to the Commission for presentation to Council. Mr. Bob Flitton attended on behalf of the property owners and noted that although a rezoning for retail commercial use would be desirable, there is an immediate need for a small project office for WFP projects. The Commission discussed elements and impacts of the proposal.

**MOTION 26/95 MOVED BY MARCIE MCLEAN  
SECONDED BY WILL CARRILHO AND RESOLVED THAT:  
regarding RZ-02-95, the following is recommended to Council:**

**(a) the APC feels very strongly that a land use decision as important as the first (and possibly only) commercial zoning in the Highlands should not be made by a single land owner or developer, nor should it be made in haste; it should be made by the people of the Highlands through the upcoming OCP process, and for this reason, the APC recommends that Council deny this application at this time;**

**(b) the APC recommends that if the applicant desires a sales office on the land in question, they should re-apply for a temporary commercial use permit; and**

**(c) the APC also wishes Council to be aware that we have not yet received comments on this application from other Municipal advisory committees. When the APC has had an opportunity to study these, we may have further recommendations to Council.**

**CARRIED**

**(2) Green Spaces Strategy - Regionally significant area identification**

Council had referred the matter to the Commission for recommendations to be presented at the regular Council meeting scheduled for November 6, 1995. The Commission discussed the scope of the strategy and types of land that may have regional significance.

It was agreed that individual members should submit their suggestions for areas to the Council liaison (K. Joy) or the Chair (D. Benn) of the Parks and Recreation Advisory Committee prior to their meeting scheduled for October 11, 1995.

**(3) Residential Rezoning - Yeomans - RZ-04-95**

Council had referred the application for OCP and Zoning Bylaw amendments to all Advisory Committees requesting that their recommendations be forwarded to the Commission for presentation to Council.

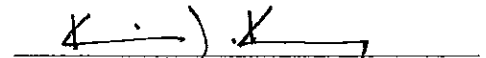
It was agreed that the Commission members would discuss the application with the comments from the advisory committees at its next meeting.

3. ADJOURNMENT

MOTION 27/95 MOVED BY MARCIE MCLEAN  
SECONDED BY KERRY SUTTON AND RESOLVED THAT:  
The meeting of October 4, 1995 be adjourned at 10:15 p.m.

CARRIED

  
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Carol Lester, Chair

  
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Kevin Key, Planning Technician