

DISTRICT OF HIGHLANDS
ADVISORY PLANNING COMMISSION

Minutes of the meeting held Wednesday, November 8, 1995
at the West Highlands Firehall, 1564 Millstream Road at 7:35 p.m.

PRESENT: Carol Lester, Chair Councillor Bill Vogel
 Will Carrilho Mayor Robert McMinn
 Jane Eert Kevin Key, Planning Technician
 Marcie McLean
 Dave Osborn
 Al Pellett
 Kerry Sutton

1. **MINUTES**

Minutes of the meeting held October 4, 1995:

**MOTION 28/95 MOVED BY JANE EERT
SECONDED BY KERRY SUTTON AND RESOLVED THAT:
The minutes of the meeting held October 4, 1995 be adopted as circulated.**

CARRIED

2. **COUNCIL REFERRALS**

(1) **Rezoning** - Third Lake Landholders Inc. (RZ-05-95)

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 consideration of a recommendation to Council. Elliot and Kathy Gose attended on behalf of the property owners. The Commission discussed elements and impacts of the proposal recognizing that comments from other Advisory Committees were forthcoming and that the application would be discussed at a future meeting.

(2) 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 consideration of a recommendation to Council. Rick Yeomans attended on behalf of the property owner. The Commission discussed elements and impacts of the proposal and the comments of the Advisory Committees.

MOTION 29/95 MOVED BY DAVE OSBORN

SECONDED BY KERRY SUTTON AND RESOLVED THAT:

The APC recommends that Council deny this rezoning application. We have received commentary from the other relevant Advisory Committees (Roads, Environment, Fire and Parks and Recreation) and this denial recommendation comes from us all.

Our reasons, briefly, are as follows:

(a) the proposed building area is covered by Covenants prohibiting building or tree removal. We believe there are valid reasons for these Covenants to exist;

(b) driveway access to the site would be extremely difficult at best, and excessively long and steep, requiring drastic alteration to the land itself; and

(c) the trail dedication which is offered as amenity lacks feasibility, due to the steep terrain and the narrow ten foot width. Also, as noted in the Planning Technician's report, such a "trail could only be secured by right-of-way on private land" due to BC Hydro's involvement.

Reports from the other Advisory Committees are attached for your perusal.

CARRIED

(3) 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 consideration of a recommendation to Council. The Commission discussed elements and impacts of the proposal and the comments of the Advisory Committees.

**MOTION 30/95 MOVED BY MARCIE MCLEAN
SECONDED BY JANE EERT AND RESOLVED THAT:**

(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;

(c) the APC has received official commentary from the following Advisory Committees: Parks and Recreation, Roads, Environment and Fire, and they are attached for Council's perusal. All of these Committees except Fire agree with the APC, recommending denial of this application for similar reasons; and

(d) the APC agrees with Committee concerns regarding the possible impact of this or any future on-site development. In particular, the environmental concerns re seasonal creeks and wetlands on the property should be addressed as well as potential traffic problems should any major increase in traffic be generated.


CARRIED

3. **ADJOURNMENT**


**MOTION 31/95 MOVED BY DAVE OSBORN
SECONDED BY KERRY SUTTON AND RESOLVED THAT:**

The meeting of October 4, 1995 be adjourned at 10:30 p.m.

CARRIED



Carol Lester, Chair



Kevin Key, Planning Technician