

# DISTRICT OF HIGHLANDS

## ADVISORY PLANNING COMMISSION

Minutes of the meeting held August 3, 2000  
at the Municipal Office, 1980 Millstream Road at 7:05 p.m.

PRESENT: Jim Bates      Elliott Gose, Chair      Marcie McLean  
          Sid Sidhu      Sheila Taylor      Kevin Key  
          Councillor Bill Vogel      Regrets: Roland Dawkins, Jane Eert

### 1. COUNCIL REFERRALS

Rezoning - Deanna Place RZ 04 99

Brian Spencer and Dale Nicoll were in attendance. A concept plan with seven lots with parkland was presented. The comments of advisory committees were also considered. Discussion focussed on parkland, trail, density and amenity issues.

**MOTION 16/00 MOVED BY MARCIE MCLEAN  
SECONDED BY SID SIDHU AND RESOLVED THAT:**  
Regarding RZ 04 99, the APC recommends that Council deny the current application for seven lots and parkland for the following reasons:

1. To approve seven lots would be to allow a density increase of 3.5 times the present zoning. Such an increase would set a poor precedent for this area of the Highlands.
2. CRD Parks may choose not to participate, in which case the proposed park (with maintenance and liability responsibilities) could fall to the municipality.
3. The proposal does not conform to the precedent set in the WFP Highlands East rezoning for amenities. In that project a payment was made to the municipality when CRD acquired the parkland amenity and an additional payment was made for the increased density.

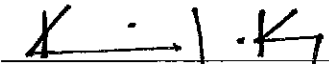
CARRIED

### 2. MINUTES

**MOTION 17/00 MOVED BY SID SIDHU  
SECONDED BY SHEILA TAYLOR AND RESOLVED THAT:**  
The minutes of the meeting held June 27, 2000 be adopted.

CARRIED

  
Elliott Gose, Chair

  
Kevin Key, Planning Tech.