

**DISTRICT OF HIGHLANDS**

**ADVISORY PLANNING COMMISSION**

Minutes of the meeting held January 25, 2001  
at the Pike House at 7:00 p.m.

**PRESENT:** Roland Dawkins     Jane Eert     Elliott Gose, Chair  
              Marcie McLean     Sid Sidhu     Kevin Key  
              Councillor Bill Vogel (Council Liaison)

**Also:** Councillors Mendum & McPherson    **Regrets:** Sheila Taylor

**1. MINUTES**

The minutes of the meeting held August 3, 2000 were adopted by including Councillor Vogel's attendance at that meeting.

**2. COUNCIL REFERRALS**

**MOTION 01/01 MOVED BY MARCIE MCLEAN  
SECONDED BY ROLAND DAWKINS AND RESOLVED THAT:**  
The proponent be required to provide an independent appraisal as soon as possible to establish with more certainty the value of the lands with their base density.

**CARRIED**

- 2. MOTION 02/01 MOVED BY JANE EERT  
SECONDED BY JIM BATES AND RESOLVED THAT:**  
A Development Agreement as a method of acquiring amenities is generally acceptable subject to endorsement of this method by the District's legal counsel.

**CARRIED**  
McLean & Sidhu opposed

- 3. MOTION 03/01 MOVED BY SID SIDHU  
SECONDED BY MARCIE MCLEAN AND RESOLVED THAT:**  
Given the high density proposed and the concerns of advisory committees (particularly related to adverse environmental impacts), the application be denied.

**DEFEATED**

4. **MOTION 04/01 MOVED BY JANE EERT  
SECONDED BY MARCIE MCLEAN AND RESOLVED THAT:**  
If this application is approved, up to 42 lots would be created on a parcel whose current zoning allows two or three. The APC believes that when the whole of the WFP lands in this immediate vicinity are considered, the area covered by the present application is the appropriate location for increased density. WFP has indicated its intent to develop no more than 54 residential lots on the remaining lands, but there is no guarantee this conceptual plan will be followed. Therefore, the APC recommends that this application be approved only if residential development potential on the adjacent WFP lands is restricted.

CARRIED  
Bates & Sidhu opposed

5. **MOTION 05/01 MOVED BY JANE EERT  
SECONDED BY ROLAND DAWKINS AND RESOLVED THAT:**  
As requested by the Trails Advisory Committee from their meeting held January 23, 2001, that the words "to the satisfaction to the District of Highlands", be added to the following sections: 12.8.1(4) 12.9.1(4) 12.10.1(4)

CARRIED

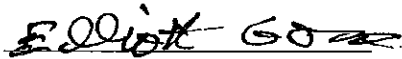
6. **MOTION 06/01 MOVED BY ROLAND DAWKINS  
SECONDED BY MARCIE MCLEAN AND RESOLVED THAT:**  
Zoning Bylaw 138 be accepted.

MOTION WITHDRAWN

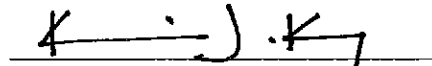
7. **MOTION 07/01 MOVED BY JANE EERT  
SECONDED BY SID SIDHU AND RESOLVED THAT:**  
The meeting be adjourned.

CARRIED

The next meeting of the APC was tentatively scheduled for Wednesday, January 31, 2001.



Elliott Gose, Chair



Kevin Key, Planning Tech.