

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

Minutes of the meeting held May 9, 2001  
at the Pike House at 7:10 p.m.

**PRESENT:** Jim Bates     Jane Eert     Elliott Gose, Chair  
              Joe Kadar     Eleanor Raynor     Staff: Kevin Key  
              Council Liaison: Councillor Bill Vogel  
              Also: Councillor Jane Mendum

**1. COUNCIL REFERRAL - BCALC - RZ-03-00 - REZONING OF SECTION 5**

Consultants in attendance: Garry Martin of MGE Consultants

Staff clarified OCP designations, existing Commercial/Light Industrial DP Guidelines and the role of the APC at this point in the application process. It was acknowledged that the consideration of the advisory committee comments and recommendations was completed at the last meeting.

**MOTION 25/01 MOVED BY JANE EERT  
SECONDED BY JIM BATES AND RESOLVED THAT:  
Motion 22/01 which stated "The APC recommends that the subject property be rezoned from GB2 to M2", be removed from the table and withdrawn.**

**CARRIED**

**Rationale:**

The APC considered that it was premature at this stage of the rezoning application process to be advancing a new zone.

**MOTION 26/01 MOVED BY JANE EERT  
SECONDED BY JIM BATES AND RESOLVED THAT:  
The APC recommends that RZ 03 00 proceed to the next steps in the application process and that the following be considered:**

- a. The topography of the property does not lend itself to easy site preparation for industrial uses. Attention must be paid to this constraint in order to prevent excessive and undesirable land clearing and alteration.

- b. To ensure that high site standards are developed, there must be an expansion of the existing Development Permit Guidelines which automatically came into effect when the 11 ha. part of property was designated Commercial/Light Industrial through the adoption of Bylaw 149 (Highlands Business Park).

CARRIED

Rationale:

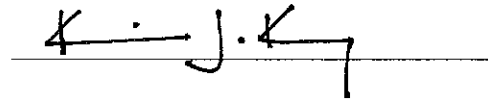
The property has a variety of constraints; access, sensitive features, and slope. In order to retain its forested setting, this portion of the industrial park should not be completely cleared and quarried as has been done directly south within the Millstream Industrial Park. The existing DP Guidelines were placed in the 1997 OCP to cover a small area of the Millstream Industrial Park designated Commercial/Light Industrial where the asphalt plant is currently located. The Guidelines are rather modest recognizing that the land has been significantly altered. Moreover, the Guidelines also applied to lands zoned General Industrial (M1), which has a narrower range of uses than that proposed in this rezoning application.

2. MOTION 27/01 MOVED BY ELEANOR RAYNOR  
SECONDED BY JANE EERT AND RESOLVED THAT:  
The meeting be adjourned.

CARRIED



Elliott Gose, Chair



Kevin Key, Planning Technician