

DISTRICT OF HIGHLANDS

ADVISORY PLANNING COMMISSION

Minutes of the meeting held November 12, 2002
at the West Fire Hall, 1564 Millstream Road at 7:15 p.m.

PRESENT:

APC	Rod Glover (Chair) Eleanor Rayner	Elliott Gose Sid Sidhu	Joe Kadar
Staff:	Bruce Woodbury	Jay Bradley	
Council:	Bill Vogel		
Applicant:	Ron King; Susan Blundell (ENKON), Michael Bocking	Peter Gericke (J.E. Anderson & Assoc)	

DISCUSSION

A. Kingco 2000 Ltd - Rezoning Application RZ-04-02

The applicant, Mr. Ron King, and his associates made a presentation to the APC providing a summary of the project.

Mr. King highlighted the following comments:

Overview

- Of 100 acres total in the site, only 20% is proposed to be developed.
- The lay of the land has been carefully considered: you can't see from one housing cluster to the other.
- Ron has provided (paid) 5% park dedication with the original application
- The proposed commercial use is being relocated from the eastern residential area to be integrated with the new retreat area. The zoning will shift to accommodate this use.

Relation to LGB9 Development:

- **Area east of Millstream Creek (between creek & Millstream Road) would stay with LGB9.**
- LGB9 has purchased the right to put Bear Mtn Drive thru Ron's property. This is subject to the terms of an agreement between LGB9 and Kingco.
- Through the land transfers, Kingco is to acquire a 10.6 acre parcel from LGB9
- There is a Restrictive Covenant and Right-of-way Agreement which provides Kingco with the right to access and develop the land, and install infrastructure.

These provisions will allow Ron to proceed with the development notwithstanding what happens with the LGB9 application.

- Kingco and LGB9 have made two joint applications, however, LGB9 and Kingco are not partners.

Protection of Greenspace vs. Density

- The current application is not impacting upon the greenspace, since this area is already secured, and the property is zoned 'residential.' If the APC likes the concept in general, then Ron requests that they support the increased density and allow Kingco to pay for the additional density through the provision of greenspace.
- Technically, the site can support 57 units (i.e. based on ground water supply, septic capacity). In order to preserve as much greenspace as possible, and provide for an open, rural-type development consistent with the Highlands' character, they were determined to reduce the density to 48 building units (providing for 57 residential units).
- They looked carefully at the land itself to see how this density could be provided for sensitively. Given that two of the proposed residential areas are already cleared, and the sensitive areas on-site are being preserved through covenant, they believe they are achieving this.
- For the existing riparian area in the property, they are proposing to enhance the area with three ponds (with water recirculated between them). This will provide for an environmental/wildlife corridor through the site.
- The wells for the development are now in place; also three existing septic fields prove that the infrastructure can be supported. There is a site already established for the water reservoir which cannot be seen from adjacent properties.
- Two of the development sites have already been cleared; there is no sensitive ecosystem that will be interfered with.

Visual Impact

- The proposed development will be unimposing and will have no impact upon neighbouring properties.
- The retreat area was walked through: there is no sensitive/riparian area, and it cannot be viewed from Mt Finlayson. The only sensitive area in the vicinity is the arbutus ridge along the Property Line, which will be covenanted.

Campsites

- there are camping sites provided for under the existing C-1 zoning. These are limited to tents (no cabins). Ron has no plans for the camp sites at this time, but he does not wish to give this up unless the APC/Council insists that he does so.

Trails

- On-site public trails in the vicinity of the resort is not encouraged as an amenity. The land is very steep, and not suited for trails. Also, the lands will be handed over to the retreat, which will be a Non-Profit Society.

Summary

- Ron indicated that there will be 48 buildings spread over 24 acres. Two million dollars will be spent on the roads / infrastructure, in order to spread the development out and maintain the rural quality. The project needs to maintain the density margin of 48 buildings with 57 units, if it is going to be financially viable.
- Ron encourages the APC to make recommendation for Kingco to provide more/other amenities if APC is dissatisfied with the amenities offered
- Kingco is trying to develop something which is suited to the Highlands. He does not have more land to give, but he is able to increase the cash payment as an amenity

Susan Blundell discussed sensitive areas:

- Through on-site surveys, ecological/vegetation/wildlife values were considered.
- The site is predominately a young forest with no significant wildlife values. The only exceptions, as for sensitivity, are: the wetland area, and the Douglas fir / Arbutus ridge near the retreat site. The TLC has recommended, and Kingco has agreed, to covenant/protect this site
- Susan has provided recommendations for: a Tree Protection Plan; Storm Water Management Plan; Replacement of Invasive Species; Bird Nesting Boxes; Retention of Forest & Natural Corridors to limit wildlife fragmentation; the retention of wetlands
- There will be no significant impact upon the environment
- All ponds proposed for the site will be lined with clay and planted

Michael Bocking discussed clustering; form & character:

- Physical / terrain separation is provided between residential nodes
- Propose Stewardship Council to be implemented through strata owners
- Central common areas linked by trails
- Common Meeting House: including meals

8:27: End of Presentations by the Applicant

The APC discussed the various environmental and engineering reports, and Advisory Committee recommendations as summarised by the memorandum from the Administrator dated 2002-November-08.

APC members discussed concerns regarding density. The general sentiment expressed is that the development is too dense (too many units). Further deliberation ensued upon what is an acceptable number of units.

Moved by Rod Glover

Seconded by Elliot Gose and resolved that:

Council approve a residential density of not more than 45 units for the site.

The APC approves of many of the facets which the proposed development attempts to achieve (clustering, form & character, pathways, rural character), but is uncomfortable with the proposed density, and would recommend a density of no more than 45 units for the site.

Motion to Amend Resolution (Sid Sidhu) to 40 units.

No seconder

Main Motion: Carried

Moved by Elliot Gose,

Seconded by Joe Kadar and resolved that:

More information is required and should be provided by the Developer with respect to:

- a. The proposed Retreat Centre (water supply and usage, land use site suitability, floor area of various structures proposed for the site, fire suppression plans);
- b. The proposed residences,

and, that previous reports relevant to the property (including those reports completed for the previous rezoning application) be consolidated. **Carried.**

Moved by Rod Glover,

Seconded by Eleanor Rayner, and resolved that:

The Municipality use the appropriate tools and controls to regulate the Form and Character of the proposed housing and retreat centre.

Carried.

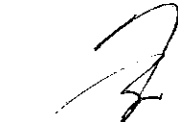
Moved by Sid Sidhu,

Seconded by Elliot Gose, and resolved that:

Accurate background information is needed from the Developer regarding the data used to calculate the proposed amenity. If the Developer and the Municipality don't come to an agreeable figure for the amenity value per lot payment, a Development Agreement should be used to address this. **Carried.**

The meeting adjourned at 10:05.


Acting Chair, APC


Jay Bradley, Planning Technician

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