

**District of Highlands Advisory Planning Commission  
Minutes of August 25, 2005 Meeting  
Caleb Pike House, 1589 Millstream Road  
7:00 PM**

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**Present:** Michael Bocking  
Rod Glover  
Ellie Rayner, Chair  
Colleen Robertson, Vice Chair  
Sheila Taylor  
Kent Willner

**Regrets:** Eric Bonham

**In Attendance:** Councillor Joe Kadar, Council Liaison  
Laura Beckett, Municipal Planner, Secretary for APC  
Ron Cheeke, Proponent

**1. Approval of the Agenda**

**MOVED BY: MICHAEL BOCKING**  
**SECONDED BY: COLLEEN ROBERTSON**

**THAT** the agenda be approved with the change of moving Woodridge ahead of OCP, and that consideration of the letter from Gunter and Waltraut Schnarr (attached) generally be added to the OCP discussion.

CARRIED.

**2. Adoption of April 20, 2005 Minutes**

**MOVED BY: SHEILA TAYLOR**  
**SECONDED BY: MICHAEL BOCKING**

CARRIED.

**3. Rezoning Application for Lots A and B, Section 39, Highland District, Plan 34213 (RZ-08-04) – Woodridge**

Ron Cheeke, one of the application's proponents, discussed recent changes to the proposal. He indicated that with the new proposal, they were able to achieve an average

lot size of 5 acres, as requested previously from the Advisory Planning Commission. "Remnant A", as indicated on the map attached to this meeting's agenda package would be dedicated to the Highlands. He further indicated that the proposed roads were shortened, and that a footpath for emergency access would be established in response to public requests. The two areas that would be dedicated to Highlands are those that are designated Greenbelt and Greenspace in the current OCP. Mr. Cheeke expressed that the proposal conforms to the area around it, with respect to lot sizes. Concerns that were raised at the open house held July 26, 2005 included: no road be extended from proposed lots 4 and 5 to Talon Ridge (Mr. Cheeke is researching how he can do this); and establishing a building scheme that would not have a minimum house size. Mr. Cheeke expressed that he would establish a building scheme and that there may be a minimum house size of 1,000 sq. ft.

A member of the commission wondered if there was a way to control the maximum house size so as to avoid, "monster homes."

Staff advised that this is typically regulated through zoning. There was discussion about including a maximum house size in the proposed zone.

In response to a question from a member of the commission, Mr. Cheeke agreed to dedicate time to find people with rural values/lifestyles to purchase the proposed lots, but he is highly motivated to sell the property. Mr. Cheeke also read a letter from hydrogeologist Bill Hodge, who was hired by the proponents to perform well testing. The letter indicated that the lab test, which tested 42 parameters of well chemistry, came back with good news indicating that there was no elevated iron or magnesium.

A member from the commission stated a desire to see less lots, and asked if the developer would drill an additional well and donate it to Highlands as a monitoring well.

Mr. Cheeke stated that they were already dedicating one third of their property to the District.

A member of the commission spoke in support of the proposal, expressing satisfaction that both properties were being dealt with together, that the lot sizes were better, that this was an appropriate use of the hydro right of way land, and that the "Remnant A" proposed parcel, which would be dedicated to the District, was the most sensitive area.

Another member of the commission asked why there was less cash amenity coming forward. Mr. Cheeke advised that this was because in this most recent proposal a significant amount of land was also being offered to the municipality. The same member questioned that if this was an amenity rezoning, then why the pro forma not was being used.

A comment was made that if no value had been attached to the proposed road-side trails, that this should also be included in the pro forma.

Mr. Cheeke expressed that the application had come a long way, stating that the proposal meets the OCP land designation.

A member returned this comment by questioning if the proposal met the goals of the OCP. There was some discussion of this.

**MOVED BY: COLLEEN ROBERTSON**  
**SECONDED BY: MICHAEL BOCKING**

**THAT** this application be forwarded to public hearing, subject to staff ensuring that the format of this application is correct, and that if necessary a pro forma be completed, and to ensure that the pro forma meets the existing amenity requirements.

**DISCUSSION**

**MOVED BY: ROD GLOVER**  
**SECONDED BY: COLLEEN ROBERTSON**

*Amendment to Motion:* Replace, “format of this application is correct,” with, “status of the application as an amenity rezoning is legally acceptable,”

CARRIED.

**MOVED BY: MICHAEL BOCKING**  
**SECONDED BY: SHEILA TAYLOR**

*Amendment to Motion:* At the beginning of the motion place, “APC supports the density and general layout of the application and...”

CARRIED.

OPPOSED: Rod Glover

**As amended**

CARRIED.

OPPOSED: Rod Glover

**4. OCP – Review of July 2005 Draft**

There was a general discussion regarding density.

Regarding page 7, section 2.2, third paragraph: A member commented that this statement doubles the growth rate compared to what Highlanders preferred according to the 2003 OCP survey. Bear Mountain can not be considered in a bubble, separate from the rest of Highlands. Another member commented that the stated growth rate of 15 to 20 new homes annually between 2000 and 2005 did not seem realistic, and that the member thought it was higher.

The commission agreed that any expressed growth rate should be one number for all of Highlands, but there was disagreement over what that average or estimated growth rate should be.

There was general agreement that the word “sprawl” on page 8 should be changed to “unplanned growth”. It was also suggested that staff look at the Smart Growth web site for a definition of sprawl, if something better could be found there.

Regarding policy #4 on page 9, a member commented that this policy did not appear to significantly change things. Another comment was that offering support for changing minimum lot sizes (without an amenity offering) is like a direct gift. Another comment was that strengthening “rural” Highlands means allowing for more “rural” lots. It was further expressed that in other jurisdictions 5 or 10 acres is considered rural.

It was generally agreed that in land designated Managed Forest on Map 2.1 the minimum lot size should be at least 30 acres. It was further suggested that some communities that have lands so designated have larger minimum lot sizes than 30 acres (such as 50 acres in the Cowichan Valley Regional District. There was discussion expressing that there is no benefit to the rest of the community to support reducing the minimum lot size, and that this should be done by amenity zonings. It was also expressed that many small lots were the result of amenity zonings, and that there should be **no more small lots in the Highlands.**

There was discussion stating that the 2003 OCP survey had expressed that some residents felt that Highlands has enough park, yet other survey respondents felt that a community can never have enough park.

**MOVED BY:            ROD GLOVER**  
**SECONDED BY:**

**THAT** the APC reject policy #4 in Rural Land Use section 2.3, and the equivalent policy in the next section.

MOTION FAILS DUE TO NO SECONDER.

Councillor Kadar suggested that the APC respond to the July 2005 draft OCP policies to provide Council clear direction.

The majority of the APC members did not agree with the 10-acre lot size “pockets” and 20-acre minimum lot size elsewhere, as shown on map 2.1. This scenario does not reflect adjacent lot sizes, the boundaries between 10 and 20 acre areas are arbitrary, and 20 acre minimum lots does not allow subdivision of 30-acre lots. It was also noted that road, park and trail dedications reduce the subdivision potential of lots that appear subdividable.

However, the members generally agreed to not leave the minimum lot size at the current 30-acre minimum.

There was no support for the 20-acre minimum lot size throughout the Highlands

**MOVED BY: COLLEEN ROBERTSON**  
**SECONDED BY: KENT WILLNER**

THAT the central corridor of Highlands, as marked on the attached map, remains at the 30-acre parcel minimum, and the rest of the rural areas be at a 10-acre parcel minimum.

CARRIED.  
ROD GLOVER OPPOSED.

The commission generally agreed with lot averaging, but expressed a need for a policy assuring that covenants are placed on the large remaining parcels.

The commission generally agreed that policies 2.3 (6) and (7) and 2.4 (4) and (5) should be removed because the essence of these policies is captured in Section 2.2 Policy #1.

There was discussion around the need to “encourage” agriculture. Concern was expressed about allowing agriculture in environmentally sensitive areas. The commission generally agreed on the following policy: “Agricultural uses are encouraged, except where they would cause degradation of the natural environment.” This policy could be placed in either the Working Landscapes or Land Use General sections.

The commission generally agreed that Section 2.5 Recreational Residential Land Use should be rewritten to reflect the zones currently on the Kingco land in consultation with Ron King (owner of the land).

Regarding suites and cottages, the commission generally agreed that these should be allowed under certain conditions. These conditions included: 1 suite or cottage per lot; suites or cottages should only be allowed on properties above a certain size; septic sustainability; traffic impact; well impact. The comment was made that the Housing Task Force advised a 5-acre minimum lot size for suites, and a 10-acre minimum lot size for cottages (where owners could choose between a suite or cottage). The commission generally agreed on these figures for the OCP.

The discussion then geared toward the tourist accommodation policy in the draft OCP (section 2.3, policy 3). The members generally felt that a maximum of 12 tourist accommodation units was too high, and suggested that **6 tourist accommodation units be the maximum**. The commission then discussed combining a suite or cottage with tourist accommodation units. It was agreed that tourist accommodation units should only occur in the Rural Land Use Designation. The table below describes what the commission generally agreed upon. The basic principal is that the number of total use/units goes up proportionately with the lot size at a ratio of one additional unit per 5

acres of land to a maximum of 1 secondary housing unit (suite or cottage) and 6 tourist accommodation units. It was expressed that there should be a limit on the length of stay for the tourist accommodation use. It was suggested that tourist accommodation provisions should be included in the home occupation section of the Zoning Bylaw relating to bed and breakfast.

<b>Example Lot Size (acres) In Rural Designation</b>	<b>Example Maximum Use/Units</b>
5	1 suite
10	1 suite or cottage + 1 tourist accommodation unit
15	1 suite or cottage + 2 tourist accommodation units
20	1 suite or cottage + 3 tourist accommodation units
25	1 suite or cottage + 4 tourist accommodation units
30	1 suite or cottage + 5 tourist accommodation units
35	1 suite or cottage + 6 tourist accommodation units
Greater than 35 acres	1 suite or cottage + 6 tourist accommodation units

It was generally agreed that a chart similar to the above should be included in either the OCP or the zoning bylaw.

Concern was expressed that the Intensive Residential Land Use Designation not be used elsewhere in Highlands. Other than this comment, there were no issues with this land use designation.

The commission generally agreed that Institutional Land Use Policy #4 on page 14 should be changed to read, "To encourage the building of a community hall in an appropriate location."

Regarding the private lake issue (section 4.5, policy 1), the commission generally agreed that the policy should read, "The District may seek to acquire public lake access in the Highlands where environmentally sensible."

The commission generally agreed that there should not be overnight camping in District Parks.

The commission generally agreed with policy 7 in section 4.6, which discourages mountain biking in provincial and regional parks.

**MOVED BY:           MICHAEL BOCKING**  
**SECONDED BY:       KENT WILLNER**

**THAT** the July 2005 Draft OCP with the recommended amendments go to public hearing.


One member expressed that many things still need discussion.

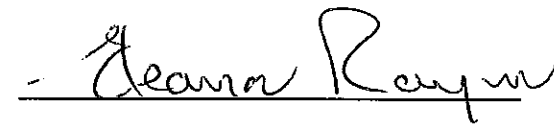
CARRIED.  
ROD GLOVER OPPOSED.

**5. Adjournment at 10:15pm**

**MOVED BY: SHEILA TAYLOR**  
**SECONDED BY: KENT WILLNER**

CARRIED.

  
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*Laura Beckett, APC Secretary*

  
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*Eleanor Rayner, Chair*