



## DISTRICT OF HIGHLANDS

### ADVISORY PLANNING COMMISSION

Minutes of Meeting held on June 1, 2006  
School House, 1589 Millstream Road at 7:00 p.m.

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**PRESENT:** Eleanor Rayner, Chair  
Colleen Robertson, Vice Chair  
Mara Dhillon  
Honora Johannesen  
Eric Bonham  
Kent Willner

**ABSENT:** Fred York

**IN ATTENDANCE:** Councillor Ken Brotherston, Council Liaison  
Laura Beckett, Planner

#### 1. APPROVAL OF THE AGENDA

**MOVED:** Mara Dhillon  
**SECONDED:** Eric Bonham

It was suggested to add item, "Highlands Community News," following item No. 2.

THAT the agenda be approved as amended.

CARRIED

#### 2. HIGHLANDS 3 HOLDINGS REZONING Rezoning Application – RZ-01-05

One member expressed that he would not favour approval of the application. There is the issue of tying land into the bigger picture, specifically regarding water. There is a worry about setting a precedent of changing the 2005 proposed OCP.

Another member agreed, and expressed concerns related to the hydro right of way. She also expressed concern with amenity zoning in general, and expressed that there is a need of a wider, more extensive look. She believed that the property should remain rural and that decision should wait for the OCP to be approved, otherwise it is to confusing.

Another member expressed that she could not support the application without an adopted OCP.

Another member observed that the proposal is not close to what is in the proposed 2005 OCP, and expressed that the does not agree with the concept of amenity zonings. He felt that a 7.5 acre property is plenty large enough, and thought that this rezoning application would be a tough sell with the current OCP, but maybe would be easier with the proposed OCP.

A member expressed the length of time that had been spent working on the proposed OCP, and that

even through that process, people struggled with the term, "rural". She felt that an OCP should be a planning tool, and that any decision should await OCP adoption. She does not favour the application because the lots are too small.

A member acknowledged that he has a hard time supporting the application in relation to the OCP, but that he does personally support the change in density.

A member acknowledged that the developer had likely done the necessary research with respect to groundwater being able to support the proposed density. However, he felt that there is still too little "big picture" information regarding groundwater use and future in the Highlands.

A member felt, through family experience, that the area had more than adequate groundwater.

Another member agreed with everyone, and wished that the OCP was adopted because then, "we would know where we are going." She felt that properties of 7 to 10 acres are more manageable than larger lots. But smaller is too small. Regarding water, she agreed with the need to know the big picture, but was concerned because Highlands' standards are already higher than those of other municipalities. Positive aspects of the application included the Rowntree upgrade, trails and the amenity. She would support a 7 to 10 acre average lot size if they had residential use zones and Council requested a higher yielding well as an amenity.

**MOVED: Honora Johannesen**

**SECONDED: Eric Bonham**

**THAT** the proposal not be supported, considering that it fits neither the current nor the proposed OCP.

CARRIED

**OPPOSED: Colleen Robertson**

**Kent Willner**

### **3. HIGHLANDS COMMUNITY NEWS**

A member read aloud the item regarding the APC appointments in the issue of the Highlands Community News. Various views and opinions were noted. Honora indicated that she felt harassed by the words in the article.

### **4. Adjournment**

**MOVED: Colleen Robertson**

**SECONDED: Kent Willner**

CARRIED