

DISTRICT OF HIGHLANDS

COMMUNITY INFRASTRUCTURE AND SERVICES ADVISORY COMMITTEE

Minutes of Meeting held on April 26, 2006
at Caleb Pike House, 1589 Millstream Road at 7 p.m.

PRESENT: Bob Flitton (7:30 p.m)
Frank Hiebert
Elaine Limbrick
Libby McMinn
Laurain Mills
Tara Parkinson
Alan Philip
Evelyn Samuel-Chair
Fred York

COUNCIL LIAISON: Councillor Ken Brotherston

ABSENT: Lyle Ferguson

STAFF IN ATTENDANCE: Laura Beckett, Municipal Planner

1. APPROVAL OF THE AGENDA

MOTION:
MOVED: ALAN PHILIP
SECONDED: ELAINE LIMBRICK

THAT the agenda be approved as amended by:
Moving:
Item #8 to item #5

CARRIED

2. ADOPTION OF THE MINUTES

a) Minutes of the Meeting held on March 22, 2006.

MOTION:
MOVED: LIBBY MCMINN
SECONDED: FRED YORK

THAT the Minutes of the Meeting of March 22, 2006 be adopted as circulated.

CARRIED

3. FIRE CHIEF BARRY FORD—VERBAL REPORT

Re: Activities and Concerns of the Fire Department

Financial:

- Priority #1: Both fire halls need earthquake and other upgrading. Another bay is needed.
- Unit 384, Class A pumper, needs replacement (bought in 1979 and is 3 years past due date). Will cost up to \$380,000 and will take a year to build once order is in. This truck is needed to maintain insurance coverage.
- With the development of the industrial area and growth in the south Highlands, Class A & B foam capacity (chemical fires and others) is needed.
- Specifications for specialized equipment are being investigated.
- No hose dryer in West Fire Hall: tower is cheaper than hose dryer. Drying hoses lengthens the life of fire hoses.
- On the wish list is a local burn training facility. This could be a metal ship container (Otter Point is using one). Currently, we have to go to Maple Ridge for training.

Volunteer:

- Currently have 29 members; 35 would be better. Currently, daytime coverage cannot be guaranteed.
- Recommend a **paid day-time staff member**. This person could undertake the administrative duties which are difficult to perform with volunteer members who are working at other jobs during the day. Duties could include: building inspections, rezoning referrals, issuing burning permits, maintenance on halls and equipment, training planning, answering day-time calls for break & enter, search & rescue, calls for mutual aid from other fire departments, meetings with other fire departments for regional planning.

Other:

- Fire Department is encouraging putting more **dry hydrants** throughout the district. There are many small bodies of water that could be used, but they are not accessible. Using portable pumps dropped into water bodies are prone to clogging problems and do not pump at a large enough volume. Council could consider giving an incentive for landowners putting in a dry hydrant.
- Fire Chief is working with staff on improving dry hydrant access and fire truck pullout in the new Eagle Lake subdivision.

Committee Comments:

- Grants are available for Fire Halls, but it takes time to prepare applications.
- Would it be feasible to sell both properties and build a central one (perhaps in conjunction with a community hall)? This could also provide emergency sheltering. Fire Chief does not favour just one Fire Hall location for the Highlands—this would increase response times due to the location of our volunteer base.
- Suggestion that Council bring in a consultant to evaluate the needs of the Fire Department.

Fire Chief thanked for his report and discussion.

4. UNFINISHED BUSINESS

Community Works Funding Agreement
Tabled from the March 22, 2006 Meeting

These funds have been allocated by Council for a water monitoring study.

MOTION:

MOVED: FRANK HIEBERT

SECONDED: LIBBY MCMINN

THAT the Community Works Funding Agreement be received for information.

CARRIED

5. Report—Planner
Re: Rezoning/OCP Amendment Application—RZ 01-06
3290 Munns Road (Ford)

In a full discussion, the Committee clarified various points about the proposed rezoning and subdivision. It was agreed that a number of subdivision options have been removed in the Highlands. These are:

- Subdivision for relative under the Local Government Act
- Subdivision due to bisection by road
- Increase in minimum lot size due to down zoning

In the development of the current Draft OCP, there was acknowledgement that some landowners had lost rights and potential from the time they bought their properties. If these landowners desired to subdivide their properties, they should apply for rezoning in the usual manner. This case is a case in point.

Therefore, the Committee examined the rezoning application on its merits and recommended the following motion:

MOTION:

MOVED: BOB FLITTON

SECONDED: ELAINE LIMBRICK

THAT Council approve the above rezoning application on the following merits:

- The applicant bought the land when it could still be subdivided under the terms of the subdivision for relative legislation.
- The applicant had to wait five years from the time of purchase before applying for a subdivision under the above legislation and was within seven months of the date of possible subdivision when the DoH approved a bylaw which made the subject property too small for subdivision under this legislation.
- The subdivision is adjacent to lots of similar size.
- The applicant has approached all neighbours who support the subdivision (Council has received a petition with 15 signatures in support.) No letters of opposition have been received.

**AMENDING MOTION:
MOVED: TARA PARKINSON
SECONDED: ALAN PHILIP**

THAT the above motion be amended to include:
THAT Council approve the above rezoning application providing that a satisfactory covenant can be placed on the property title which limits the ownership of the property to a family member for a period of time no less than 10 years. And if that 10 year period is broken, then there shall be a significant financial penalty. Unless, there is an extenuating circumstance by the family.

MOTION AS AMENDED CARRIED

**6. Report—Planner
Re: Highlands 3 Holdings—Rezoning Application Pro Forma (RZ-01-05)**

As part of consideration of this rezoning application, the Committee received two letters in opposition and heard a petition from Mr. Kevin Wenstob objecting to the rezoning.

The Committee heard from Mr. Kerry Sutton, speaking for the applicant. In a full discussion, the Committee clarified various points about the proposed rezoning and possible amenities with Mr. Sutton.

**MOTION:
MOVED: ALAN PHILIP
SECONDED: TARA PARKINSON**

THAT Council deny the application.

**AMENDING MOTION:
MOVED: BOB FLITTON
SECONDED: FRANK HIEBERT**

THAT the above motion be amended as follows;
THAT Council not proceed with the above application until all neighbours have been personally contacted (including those on Finlayson Arm Road) and the draft OCP be adopted.

MOTION AS AMENDED CARRIED

9. LETTER FROM MINISTRY OF PUBLIC SAFETY

**MOTION:
MOVED: BOB FLITTON
SECONDED: FRED YORK**

THAT the Committee RECEIVE the letter for information.

CARRIED

RECOMMENDATIONS

DISTRICT OF HIGHLANDS COMMUNITY INFRASTRUCTURE AND SERVICES ADVISORY COMMITTEE

From Meeting held on April 26, 2006
at Caleb Pike House, 1589 Millstream Road at 7 p.m.

1. **Re: Rezoning/OCP Amendment Application—RZ 01-06
3290 Munns Road (Ford)**

THAT Council approve the above rezoning application on the following merits:

- The applicant bought the land when it could still be subdivided under the terms of the subdivision for relative legislation.
- The applicant had to wait five years from the time of purchase before applying for a subdivision under the above legislation and was within seven months of the date of possible subdivision when the DoH approved a bylaw which made the subject property too small for subdivision under this legislation.
- The subdivision is adjacent to lots of similar size.
- The applicant has approached all neighbours who support the subdivision (Council has received a petition with 15 signatures in support.) No letters of opposition have been received.

THAT Council approve the above rezoning application providing that a satisfactory covenant can be placed on the property title which limits the ownership of the property to a family member for a period of time no less than 10 years. And if that 10 year period is broken, then there shall be a significant financial penalty. Unless, there is an extenuating circumstance by the family.

2. **Re: Highlands 3 Holdings—Rezoning Application Pro Forma (RZ-01-05)**

THAT Council not proceed with the above application until all neighbours have been personally contacted (including those on Finlayson Arm Road) and the draft OCP be adopted.

10. ADJOURNMENT

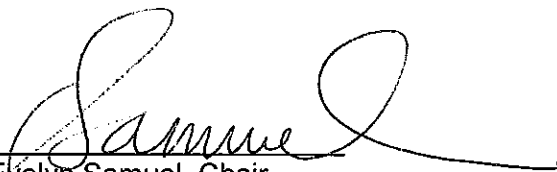
MOTION:

MOVED: ELAINE LIMBRICK

SECONDED: FRED YORK

THAT the meeting adjourn.

CARRIED



Evelyn Samuel, Chair