

DISTRICT OF HIGHLANDS
COMMITTEE OF THE WHOLE MEETING
(POLICIES AND PRIORITIES)

Minutes of the Committee of the Whole Meeting held on April 19, 2005 at Caleb Pike School House, 1589 Millstream Road at 7:00 p.m.

PRESENT: Mayor Roessingh, Chair
Councillor K. Brotherston
Councillor M. Brotherston
Councillor Kadar
Councillor McPherson

ABSENT: Councillor Cardinal
Councillor Mendum

IN ATTENDANCE: Scott Coulson, Administrator
Terry Trace, Municipal Clerk
Laura Beckett, Municipal Planner

1. Approval of the Agenda

MOVED BY: COUNCILLOR MCPHERSON
SECONDED: COUNCILLOR M. BROTHERSTON

THAT the Agenda be approved as presented.

CARRIED.

2. OCP Review

The Municipal Planner advised that the District has hired Ms. Connie Morgan, who worked a number of years for Municipal Affairs, to assist with the OCP. She advised that Ms. Morgan will be researching Capital Regional District Bylaws and interviewing CRD staff to obtain necessary information for the Official Community Plan.

It was noted that research on each lot is necessary. Some lots have covenants, some lots are subdividable and some are not, and the District still needs more information on density and secondary houses and cottages for lots over 10 acres.

It was noted that pipe water has already been dealt with and that a policy will be drafted to deal with Wildland Urban Interface, independent of the OCP. However, the OCP will make reference to this policy.

It was suggested that the OCP include a map with lineaments and contours, which will help dictate where density should go based on potential for water use. It was noted that we need to be able to project density based on water, but it is difficult to do so. It was also noted that wells need to be monitored and a log should be kept for future development. It was suggested that the District determine the best scenarios for each area with respect to density based on available water.

It was suggested that overlay maps be prepared – one each for the following:

- a) water;
- b) secondary suites; and
- c) density.

It was suggested that it is important to consider water mapping along with density.

The Committee then referred to the June, 2004 Draft of the OCP.

It was suggested that on Page 21 – objective #1 should belong in chapter 6 and that chapter 3 and chapter 6 still requires a lot of work.

It was suggested that objectives and policies be determined first, before conducting:

- a) the monitoring of wells; or
- b) a baseline study.

It was suggested that a policy with respect to the monitoring of wells and a baseline study be incorporated into the OCP. This will help guide the District with respect to water and determining density areas.

It was noted that on Page 21 there is only one policy and more topics could be added to this area expanding on well data. It was suggested that all wells in the Highlands be documented.

The Municipal Planner suggested using the recommendations provided by Ingo Lambrecht and Sylvia Kenny.

It was suggested that long term residents be interviewed to determine where long term wells are located and their history.

It was suggested that a pamphlet be prepared for the residents to help educate them on well monitoring and maintenance. It was noted that this should be a policy in the OCP.

It was then suggested that the OCP consist of a new section for education, to include such issues as:

- a) wells;
- b) septic systems;
- c) safety; and
- d) wildland urban interface.

It was then suggested that an Action Plan be developed.

It was noted that the Riparian Areas and Wetlands have already been dealt with.

It was noted that in Chapter 6 – that reference to Southeast Highlands isn't clear enough and not descriptive enough.

Under 6.2 suggested wording was "protect aquifers within the Highlands".

It was suggested that Section 3.5 of Chapter 3 should be in Chapter 6 and “sustain and enhance aquatic habitat” should be added to this section.

Under Policies in Section 3.3 – it was suggested that pollutants of surface water drainage should be a policy. The Planner advised that this is a development permit area to guide development and allow control for the District.

It was noted that there should be a policy for monitoring wells and it was suggested that this become a line item in the budget.

It was suggested that there be a policy on providing education and protection on how people should be stewards of the Environment in the District of Highlands. It was further suggested to make reference to community groups and promote that the municipality will work with groups towards stewardship.

It was suggested that:

- a) Secondary suites be permitted on lots over 5 acres;
- b) Cottages be permitted on lots over 10 acres;
- c) The District doesn't decrease the 30 acre minimum; and
- d) 946 subdivision be permitted for lots over 20 acres.

It was suggested that the District work with the large lot owners with respect to tax incentives. This would help the District economically, environmentally and socially. Wording needs to be established for the OCP with respect to the large lot owners . It was noted that Page 10 with respect to large lot owners needs more work on permitted uses for large lots. It was suggested that options should be given.

It was suggested that a policy be drafted with respect to the District looking at proposals for the large lot owners, keeping green space in tact and keeping landowner working in the community to provide economic basis for the Highlands.

On Page 8, Rural Land Use, it was noted that the wording is too subjective. Wording changes will be provided to the Municipal Planner from Councillor McPherson for pages 8, 9 and 10.

It was noted that more work is required with respect to lot averaging.

It was noted that as many maps as possible should be overlay maps.

The questions was asked:

- a) What don't we have that we would like to have?
- b) What do we have that we don't want to lose?
- c) What did we once have and want to get back?

It was noted that the District doesn't want to lose “the feeling of living in nature” and it was suggested to slow down growth.

It was suggested that the District should have a 20 year plan and a local area plan for East Highlands and South Highlands and that there should be piped water for the industrial area and more density in the South Highlands.

It was noted that we do not have a strong economic base to provide fire protection and new roads. It was clarified that Bear Mountain would provide for this.

It was noted that it would be desirous to have a place where people can meet within the community and socially interact – similar to that of areas on the Gulf Islands.

It was noted that it would be desirous to have road side trails that are not adjacent to the road for safety reasons. It was noted that this is already covered in the trails network plan.

It was suggested that it was desirous to have one central fire department with two full time fighters.

It was noted that the Ross-Durrance Road issue needs to be dealt with.

It was suggested that a new objective for “Heritage” be added to the OCP and that an inventory take place, along with a map of heritage areas. It was noted that consent would be needed from landowners to go onto their property and consent to be included in the inventory.

It was noted that in Section 7.7 the Social Significance of Environment is weak and needs more work.

3. Adjournment

MOVED BY: COUNCILLOR K. BROTHERSTON
SECONDED: COUNCILLOR MCHPERSON

THAT the meeting adjourn at 9:15 p.m.

MAYOR

MUNICIPAL CLERK