

**DISTRICT OF HIGHLANDS
COMMITTEE OF THE WHOLE MEETING**

Minutes of the Committee of the Whole Meeting held June 13, 2005 at Caleb Pike House, 1589 Millstream Road at 7:00 p.m.

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

ABSENT: Councillor Kadar

IN ATTENDANCE: Scott Coulson, Administrator
Terry Trace, Municipal Clerk
Heinz Burki, Building Inspector

* **Note:** Prior to the Meeting Councillor Mendum obtained approval to tape the meeting proceedings.

1. APPROVAL OF THE AGENDA

**MOVED BY: COUNCILLOR MCPHERSON
SECONDED: COUNCILLOR K. BROTHERSTON**

THAT Council approve the agenda as presented.

CARRIED.

2. OTHER BUSINESS:

a) Policy 3103 – Safety Concerns related to Millstream Lake/Ross Durrance Road

Discussion took place with respect to Policy 3103 – Safety concerns related to Millstream Lake/Ross Durrance Road.

Concerns were raised with respect to first response and the ability of large fire trucks being able to maneuver the sharp corners. It was suggested that other areas in the Highlands be looked at also, with respect to road safety concerns and fire response.

It was noted that consultation of the residents should be included when carrying out any “major” road work within the Highlands as per policy.

It was suggested that staff ensure that the writer of the policy has all the facts with respect to the Millstream Lake/Ross Durrance Road safety concerns, such as the (3) step action plan of Council. It was also noted that letters were never sent to residents with respect to the three (3) step action plan.

Council expressed an interest in knowing the cost and time lines for carrying out the study's referred to in the policy.

The Building Inspector advised that staff is now acting on a three (3) step resolution of Council and that this did not require letters to the residents. He noted that the District has just received quotes to carry out the three step resolution of Council. He further noted that some signs will go up and some will come down. He further advised that Hydro will also be moving a hydro pole and then the work will proceed.

Discussion took place with respect to the three (3) step action plan. It was noted that this was recommended by Council prior to the IAO Report and that Council had already given their authorization to carry this work out in three stages. The first step was to install signage and mirrors and two pullouts, the second step was to lower rock bluff to provide sightlines for sufficient stopping distance at 20 km/hour and the third step was to remove rock bluff to allow widening of the road to permit two vehicles to pass.

It was noted that just carrying out the first and second step would not satisfy the needs of the IOA Report and that all three steps must be carried out.

It was noted that mirrors would not solve the problem with respect to large fire trucks being able to maneuver the corner and that the rock outcropping needs to be cut back. It was noted that Pease Lake Corner is also a challenge for fire trucks to maneuver.

Evelyn Samuels, 405 Hazlitt Creek Road, noted that she finds the road dangerous and unsafe. She further noted that the road does not meet the appropriate standards. She further noted that the road is not a heritage road, but rather an old logging road that desperately needs improved site lines.

Bob Flitton, 680 Stewart Mountain Road, noted that the tree that the mirror was to be placed on has been scraped by cars trying to make the corner.

Bob McMinn, 499 Millstream Lake Road, noted that the creation of the road was an issue at rezoning and not subdivision, therefore Council did not pass up an opportunity to make a Section 4 road.

It was noted that Bylaw No. 36 regulates who can use Ross Durrance Road.

Colleen Robertson, 1835 Millstream Road, noted that a fire started on the ground next to her tire rim, therefore she expressed concern with a fire starting should a mirror be placed on a tree. She further noted that the road needs safer standards and that it is not reasonable to limit traffic to local traffic only.

It was noted that Ross Durrance Road is a through road that connects the District of Highlands to another municipality. In addition people come from all over to use Mt. Work Park and must utilize the road to get to the park.

It was noted that the three step action plan is out of date and additional work needs to be done.

It was suggested that Policy 3103 be amended to change the word "continue" under Section 2 (vi) to the word "embark".

MOVED BY: COUNCILLOR MENDUM
SECONDED: COUNCILLOR M. BROTHERSTON

THAT staff ensure that the writer of the policy receives:

- a) a list of current signage on the road;
- b) Copy of Bylaw No. 36 and amendments;
- c) Copy of Resolution for Three step Action Plan;
- d) Map showing alternate route for Fire Access.

CARRIED.
OPPOSED: COUNCILLOR CARDINAL

Bob Flitton noted that the Alternate Fire Route accommodates only part of the area.

Concern was expressed with the limited information the District receives with respect to motor vehicle accidents and it was noted that not all accidents are reported.

Libby McMinn, 499 Millstream Lake Road, expressed a desire to place speed bumps on the road to reduce speed.

Evelyn Samuel, 405 Hazlitt Creek Road, indicated that she supports making the road safer and agrees with installing speed bumps.

The Mayor advised that speed bumps would affect Protective Services.

The Building Inspector advised that by cutting the rock down by 2 feet will improve sight lines but will not affect speed.

MOVED BY: COUNCILLOR MENDUM

THAT Staff provide time lines and terms of reference and cost to carry out the studies as per Policy 3103.

MOTION LOST DUE TO THE LACK OF A SECONDER.

It was noted that Bylaw 263 "District of Highlands Bylaw No. 36 to Regulate Roads and Traffic Amendment Bylaw No. 263, 2005" has received three readings to reduce the speed on Ross Durrance Road to 25 kl. per hr.

It was noted that a public consultation process should take place with respect to repairs and/or improvements on Ross Durrance Road and that public consultation should include all of the Highlands, as all Highlanders may use the road.

It was suggested that terms of reference be done for the studies and then determine who will conduct the studies, have the studies done and then engage in a public process for the work to be carried out.

MOVED BY: COUNCILLOR MENDUM
SECONDED: COUNCILLOR M. BROTHERSTON

THAT Council instruct staff to research the possibility of access road control devices and the feasibility and possible cost for emergency vehicles during an emergency.

CARRIED.

MOVED BY: COUNCILLOR M. BROTHERSTON
SECONDED: COUNCILLOR MCPHERSON

THAT Policy No. 3103 "Safety Concerns related to the Millstream Lake/Ross-Durrance Road Region" be amended to include a consultation process with Highland residents once all studies have been done and the information has been gathered, prior to the commencement of work on the road.

CARRIED.

MOVED BY: COUNCILLOR MCPHERSON
SECONDED: COUNCILLOR MENDUM

THAT the word "continue" in Section 2(vi) of Policy 3103 "Safety Concerns related to the Millstream Lake/Ross-Durrance Road Region" be replaced with the word "embark".

CARRIED.

**b) Wildland Urban Interface Hazard Mapping Pilot Project
(Referred by Council – May 16, 2005)**

Discussion took place with respect to whether the program should be voluntary.

It was suggested that the District get in writing where the information will be forwarded to and who will have access to it, once it is compiled.

MOVED BY: COUNCILLOR M. BROTHURSTON
SECONDED: COUNCILLOR MCPHERSON

THAT staff be instructed to proceed to determine funding availability for engaging Quintech Fire services Ltd. to carry out a wildland urban interface hazard mapping pilot project for the District of Highlands, educate the community with respect to the gathering of the information for this project and then proceed to engage Quintech Fire Services Ltd. to carry out the project.

CARRIED.

- c) OCP Review – Council to provide Staff with direction for Second Draft (Councillors are welcome to lend their draft OCP's (May 2005) with their notes to Laura)**

Council indicated that it is their desire to see the second draft of the Official Community Plan with their suggested changes from the previous meeting dealing with the OCP, prior to having further discussion.

- d) Report – Municipal Planner**
Re: Referrals for Bylaws 261 and 262
Bear Mountain Rezoning RZ-01-04

Discussion took place with respect to the referrals received.

Council suggested that staff provide an assessment on how to mitigate the recommendations from Marlene Caskey, R.P. Bio, Ecosystem Biologist, Environmental Stewardship Division, MWLAP, Nanaimo, for an action plan.

Bob Flitton, noted that a rezoning application for this property has been applied for since 1992, prior to the Regional Growth Study, and that a dishonest view of this property was provided to the Capital Regional District and it is time that the District got it right.

The Mayor advised that the Context Statement will address the Regional Growth Study.

Bob Flitton expressed a concern on how the land was designated the way it is in the Regional Growth Strategy to begin with and questioned whether the landowner can appeal to the Board.

The Mayor advised that there is an appeal process and the landowner does have the opportunity to appeal to the Board.

The question was raised as to whether or not the proponent received a copy of the referrals received by the District Office.

Les Bjola responded that he had not received a copy of the referrals.

Council expressed a concern with respect to the Master Development Agreement being sufficient enough to mitigate the concerns raised by Marlene Caskey.

Les Bjola indicated that Mr. Walter van Grugan of the Ministry of Water Land and Air walked the property with Mr. Bjola and is in favor of the development. He noted that Mr. van Grugan traced the water course from top to bottom and examined the proposed work. In addition, Mr. van Grugan examined the work carried out to date on the Langford side of Bear Mountain.

The Administrator noted that the Municipal Planner does not have any concerns with the recommendations made by Marlene Caskey and confirmed that the Planner noted that the recommendations can be dealt with during the subdivision approval stage.

Les Bjola expressed his frustration with Council. He noted that he has been patient to date and is frustrated and fed up with the Council going in circles.

It was suggested that Mr. Bjola sit down with the Municipal Planner to determine if Ms. Caskey's issues have been dealt with.

The Mayor suggested that individual councilors meet with the Municipal Planner to address their concerns.

Bob Flitton noted that the proponent should be present at the time that the individual councilors speak to the Municipal Planner.

It was suggested that the Municipal Planner meet first with proponent to determine all of the issues and to get answers from Les on what has already be done, then meet with the individual councilors.

Colleen Robertson asked if the Municipal Planner has walked the site and if not, then Ms. Robertson expresses her concern.

It was suggested that the Master Development Agreement be placed on the website.

MOVED BY: COUNCILLOR CARDINAL
SECONDED: COUNCILLOR K. BROTHERSTON

THAT Council receive the Referral Report for Bylaws 261 and 262 with respect to Bear Mountain Rezoning RZ-01-04 for information.

CARRIED.

3. ADJOURNMENT

**MOVED BY: COUNCILLOR MENDUM
SECONDED: COUNCILLOR MCPHERSON**

THAT the meeting adjourn at 9:45 p.m.

MAYOR

MUNICIPAL CLERK