

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

Minutes of the Committee of the Whole Meeting held July 11, 2005 at Caleb Pike House, 1589 Millstream Road at 7:20 p.m.

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

IN ATTENDANCE: Terry Trace, Municipal Clerk
Heinz Burki, Building Inspector
Laura Beckett, Municipal Planner

1. APPROVAL OF THE AGENDA

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

THAT Council approve the agenda as presented.

CARRIED.

2. OTHER BUSINESS:

**a) Woodridge Summary Report – Municipal Planner
Rezoning RZ-08-04**

Ron Cheeke, developer, spoke in support of his proposed development. He indicated that he has made a proposal using the entire property and proposes to dedicate green space to the Highlands. He noted that the average lot would be a 5 acre minimum which is in keeping with the current OCP. He noted that he would provide a 30 metre buffer along Lots 10, 11 and 12 and provided a covenanted strip for the one resident on Woodridge. He also noted that a footpath would be provided.

The Planner advised that this proposal is more desirable than the 8 lot proposal and it is more desirable dealing with the 77 acres opposed to two separate pieces of land.

Discussion took place with members of Council and the public with respect to the proposed development.

It was questioned whether there would be a creek crossing to Mt. Work Park and if the lots would have a third party covenant.

Ron Cheeke replied no to both issues.

It was noted that Lot 4 could be adjusted to include a trail into the park with no creek crossing.

It was noted that this proposal was a good compromise.

Care Snowdon, 3739 Ravenheights Road, expressed concern with respect to the Green Space and questioned if it would have a third party covenant.

The Mayor explained that the green space will be given to the Municipality and the District will be able to do what they wish with the property.

Daphne Williams, 3432 Verona Crescent, expressed a concern with respect to water.

It was noted that the Payne Review indicates that there is plenty of water after conducting a 6 hour draw down test.

It was suggested that the developer conduct water testing on the lot.

Mr. Cheeke noted that the density proposed on the property is less than the Payne Report guidelines and that the well process should be at the subdivision stage and at that time the lots lines could be adjusted accordingly. Mr. Cheeke also advised that a traffic study has already been carried out.

It was clarified that there was never any density trading issues with respect to Woodridge.

It was questioned if a roadside trail would be provided with this proposal.

Mr. Cheeke advised that there would be. He further noted that he is prepared to hold an open house if Council proceeds with drafting the appropriate bylaws.

Ann Marie Hart, 3837 Blue Valley Road, expressed a concern with respect to water, increased traffic, noise and light pollution. She also expressed concerns with respect to the environment.

Bob Flitton, 680 Stewart Mtn. Road, noted that an Environmental Engineer indicated that there would be less disruption with the environment with the proposed development than in the land's current state. He also noted that Woodridge is one of the widest roads in the Highlands. He then noted that he has spoken to three (3) different GeoTechs and Water Engineers with respect to water for Woodridge and was advised that there is more water under the Woodridge property than the Stewart Mountain Road subdivision – which has a greater density. He noted that 3rd party covenants are not necessary and that there is no other property designated by the OCP for development other than Bear Mountain.

Ron Cheeke noted that he could possibly place “no build” covenants on the subdivided lots.

Leath Williams, 3432 Verona Crescent, indicated that there is a lack of awareness in the neighbourhood of the proposed development.

Ron Cheeke noted that the Woodridge issue has been in the paper for months and that he doesn't understand how people would not know about the proposal.

The Planner advised that the bylaws could be prepared for the August 2, 2005 Council Meeting.

MOVED BY: COUNCILLOR CARDINAL
SECONDED: COUNCILLOR KADAR

THAT Council direct staff to prepare the appropriate Bylaws for Rezoning Application RZ-08-04;

FURTHER THAT the Developer be requested to conduct a public consultation process before first reading;

FURTHER THAT the Developer conduct well tests after the initial bylaw readings and prior to the Public Hearing process;

FURTHER THAT the Amended Rezoning Application RZ-08-04 be referred to the Advisory Committees and the Advisory Planning Commission for their review.

CARRIED.

OPPOSED: COUNCILLOR MENDUM.

b) Official Community Plan – 2nd Draft

The Municipal Planner walked Council through changes to the Official Community Plan, as per her report dated July 8, 2005.

Concern was expressed with respect to residences with illegal suites. It was suggested that illegal suites be required to be registered and that a time line should be given to bring existing suites into compliance to make them legal. It was noted that this should be left out of the OCP until after the Open House.

Eleanor Rayner, 600 Stewart Mountain Road, expressed a concern with the number of illegal suites there are on small lots.

Pattie Whitehouse, 829 Finlayson Arm, expressed a concern with respect to a renter of a suite being a co-owner and noted that she was advised that this could pose a problem and that the District should look into this matter.

The Planner noted that the Integrated Pest Management Policy was incorporated into the OCP as Policy No. 3.1 on Page 21. It was suggested that there should be public education with respect to this placed under general objectives.

It was suggested that text be placed back into the OCP with respect to Subdivision 946 minimum lot sizes of 5 acres.

It was suggested that on Page 35, Policy 5.1, Millstream Road be made a collector road up to Emma Dixon.

It was suggested that a map showing the lineaments be placed in section 2.1.

Council agreed that the referral list is acceptable.

Council agreed that open houses should take place on July 26th and 27th, 2005.

Council agreed that advertising for the open house shall be on the Post boxes, on the web site, at the Municipal Hall and in the form of a direct mail-out.

It was suggested that all of the Highlands be designated as a Development Permit area to alleviate problems with having to apply to change RGS.

MOVED BY: COUNCILLOR M. BROTHERSTON
SECONDED: COUNCILLOR K. BROTHERSTON

THAT Council proceed past 10:30 p.m.

CARRIED.

It was suggested that staff get more clarification on unprotected Green Space and hold a station at the Open House in conjunction with the Regional Context Statement for public input.

Council requested that the Planner check with Colwood, Metchosin and Sooke on how they deal with unprotected green space.

MOVED BY: COUNCILLOR CARDINAL
SECONDED: COUNCILLOR K. BROTHERSTON

THAT Council direct staff to amend the July, 2005 draft OCP as directed; and **FURTHER THAT** Council direct staff proceed with holding an Open House on July 26th and July 27th and advertisements prepared accordingly and advertisements be prepared accordingly.

CARRIED.

3. ADJOURNMENT

MOVED BY: COUNCILLOR M. BROTHERSTON
SECONDED: COUNCILLOR CARDINAL

THAT the Committee of the Whole Meeting adjourn at 10:35 p.m.

CARRIED.

MAYOR

MUNICIPAL CLERK