

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

Minutes of the Committee of the Whole Meeting held September 12, 2005 at Caleb Pike House, 1589 Millstream Road at 7:05 p.m.

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

ABSENT: Councillor Cardinal

IN ATTENDANCE: Heinz Burki, Administrator
Laura Beckett, Municipal Planner
Sandi Chesley, Administrative Assistant

APPROVAL OF THE AGENDA.

1.

MOVED BY: COUNCILLOR MCPHERSON
SECONDED: COUNCILLOR KADAR

THAT the Agenda be approved as amended

Move Item 2. d) Woodridge Rezoning Application RZ-08-04 to the top of the agenda and renumber the other items accordingly.

CARRIED.

2. **OTHER BUSINESS:**

a) **Woodridge Rezoning Application
Rezoning RZ-08-04**

After a lengthy discussion on the regulations and legalities regarding amenity zoning, density bonusing and the District of Highlands pro-forma policy with respect to this application, Council requests a legal opinion.

MOVED BY: COUNCILLOR MENDUM
SECONDED: COUNCILLOR M. BROTHERSTON

THAT the Planner contact the lawyer to get clarification on the difference between density bonus amenity and non-density bonus amenity and are there any further requirements for amenity re-zoning specifically if the applicant should fill out a pro-forma.

CARRIED.

Further discussion ensued regarding the building scheme. There was concern about the size of the main and accessory buildings as well as the possibility of secondary suites. Councillor Marie Brotherston suggested to the developer that as part of the 219 Covenant, he stipulates that secondary suites are not allowed.

MOVED BY: COUNCILLOR M. BROTHERSON
SECONDED: COUNCILLOR MCPHERSON

THAT the size of the main building be set to a maximum of 425 metres squared and that the total accessory buildings be set to a maximum of 275 metres squared and no single accessory building exceed 100 metres squared.

CARRIED.

MOVED BY: M. BROTHERSTON
SECONDED: KADAR

THAT it be recommended to Council that a Public Hearing date be set.

COUNCILLOR MENDUM AND MAYOR ROESSINGH OPPOSED
CARRIED.

b) Road Improvements
Ross Durrance Road – Quote

There was a discussion on getting other quotes and setting up a site visit with Council, staff, the Fire Chief and Highways Maintenance, who provided the first quote. Council had concerns with the fire truck traveling Ross Durrance Road and requested that the Fire Chief bring the truck to the site visit.

MOVED BY: COUNCILLOR MENDUM
SECONDED: COUNCILLOR M. BROTHERSTON

THAT an on site meeting with Council, staff, the Fire Chief, and Victoria Contracting and Municipal Maintenance Corporation be set up to review the road improvements needed on Ross Durrance Road and further that the Fire Chief bring the fire truck of concern.

CARRIED.

c) Policy for Tree Removal District Right-of-Ways

After a short discussion Council felt that the Tree Removal Policy did not conform with the Tree Management Bylaw with reference to “dangerous” trees and that the District of Highlands does not have “Heritage” trees but rather “significant” or “protected” trees. Council requested that the Administrator amend the Draft Tree Removal Policy to reflect the Tree Management Bylaw.

d) Highlands Zoning Amendment Bylaw No. 265, 2005

Mayor Roessingh advised that Council wanted to have more discussion on the Zoning Amendment Bylaw No. 265 and that the public were able to speak on the topic.

The Administrator noted that if discussion occurred another Public Hearing would have to be set which also means rescinding third reading of the bylaw.

Les Allen, 641 Millstream Lake Road read a letter of support from Paul Block, 1611 Davies Road. Mr. Allen also handed in a petition in support of Bylaw 265.

Councillor Kadar asked the Planner to prepare a report to bring back to the next Regular Council meeting.

Laura Beckett advised that a report would not be ready until after the completion of the OCP

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

THAT the Planner prepare a report to be brought back to a future Council meeting.

COUNILLORS K. BROTHERSTON AND M. BROTHERSTON OPPOSED.

CARRIED.

e) UBCM Items for Discussion

Councillor Mendum brought forward a number of items that Council might be interested in to apply for funding such as Emergency Planning, Strategic Wildfire Protection Program, and Tourism.

After some discussion Mayor Roessingh expressed that staff and Council have other priorities such as completing the OCP before the fall election.

3. ADJOURNMENT

**MOVED BY: COUNCILLOR
SECONDED: COUNCILLOR**

THAT the Committee of the Whole Meeting adjourn at 9:20 p.m.

CARRIED.

MAYOR

ADMINISTRATOR