

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

Minutes of the Committee of the Whole Meeting held September 19, 2005 at Caleb Pike House, 1589 Millstream Road at 9:20 p.m. to discuss the Draft Official Community Plan

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

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

Draft Official Community Plan

The following changes were made in accordance with the September draft Official Community Plan:

Pg. 1

from: . does not impact the community aquifers in the long term:
to: . does not **have a significant** impact on the community aquifers;

Pg. 2 — Goal 4

from: To ensure jointly the long-term economic, environmental and social sustainability of the Highlands' community.
to: To ensure the long-term economic sustainability of the Highlands' community.

Pg. 7

from: . Recreational Residential Land Use
to: . **Recreational Tourism** Land Use

Pg. 7

from: 2.1 Water, Water Everywhere....
Groundwater availability will be the governing factor that will determine future land use development in the District of Highlands.
to: Groundwater availability will be **one of the major factors** that will determine future land use in the District of Highlands.

Pg. 8

Water — Policies (number 2)
from: The District will develop a comprehensive groundwater monitoring program. This ...
to: The District will develop a **strategy towards** a comprehensive groundwater monitoring plan. This...

Pg. 8 2.2 Land Use – General

changes to 3rd Paragraph: The long term availability of potable water through wells concerns many community members. Many community members also wish to provide housing for family members through suites or through subdivision. ~~Many suites exist illegally, and the District acknowledges that it must come to terms with the current situation before considering to allow suites.~~

continue with: While there is a desire to accommodate these needs within the community, there is also a responsibility to protect the water supply for current residents.

add: Consideration should be given to the impact of secondary suites.

remove: Policies 18 and 19 seek to provide some opportunity for community members, but these policies should only be considered once there is a reasonable level of understanding of the long term groundwater supply for Highlands. The District should undertake such a task within the first eighteen months of the adoption of this plan.

Pg. 9 Top of page.

from: The buildout of the Highlands under this OCP is approximately 1,000 single family dwelling lots. (This figure does not take into account existing secondary suites.) Public input clearly showed a desire to establish a final buildout and commit to it for the long term. The District intends to grow at an approximate average of 15 homes per year.

to: The buildout of the Highlands under this OCP is approximately 1020 single family dwelling lots. Public input to the OCP clearly showed a desire to establish a final buildout and commit to it for the long term. The District intends to grow at an approximate average of 15 homes per year.

Pg. 9 Land Use General — Policies

add: 1. When making land use decisions Highlands Council will consider the "triple bottom line," being environmental, economic and social values.

renumber accordingly.

Change #5 from: To avoid wildlife/human conflicts, the District recommends that development not occur in areas of high use by predators on their traditional trailways.

to: To avoid wildlife/human conflicts, the District recommends that consideration be given to areas of high use by predators when development occurs.

Pg. 10

#14 Water and energy conservation measures, such as the Implementation of Leadership in Energy and Environmental Design (LEED) building standards, are strongly encouraged throughout the District, especially at the household level.

#15 *from:* Where appropriate and resolved by Council, third party covenants with an appropriate conservation agency may be used to protect environmentally significant features and areas for future generations. Such costs should be shared by the developer or land owner and the District.

to: Where appropriate, resolved by Council and agreed to by the landowner covenants with an appropriatefor the future generations. Implementation and maintenance costs should be shared by all signatories to the covenant.

#17 *from:* To limit policies 18 and 19 below, the District will not permit such rezonings or secondary suites until a reasonable understanding of the groundwater supply for the Highlands has been undertaken.

to: To limit policy 20 below, the District will not permit secondary suites (the Planner advises suites should be residences) until a reasonable understanding of the groundwater supply of rte Highlands has been undertaken.

#18

delete and replace with: Council will amend the zoning bylaw to change the lot area requirements for subdivision from 12 hectares (30 acres) to 8 hectares (20 acres) in the RI, R4, GB1 and GB2 zones in accordance with Map 2.2.

Pg. 12 Rural Residential Land Use - Policies #4
remove: ~~on Munn Road~~ (at the end of the paragraph).

Pg. 13 2.6 Intensive Residential Land Use - Policies #1
from: The primary land uses will be single family and multi-family housing. Clustering of housing is encouraged.

to: The primary land uses will be single family and **attached** housing. Clustering....

Pg. 14 Commercial Industrial Land Use - Policies #8
remove: ~~on Munn Road~~ (at the end of the sentence).

Pg. 15 2.8 Institutional Land Use - Policies #4
from: To encourage the building of a community hall in an appropriate location.
to: To **support** the building of a community hall in an appropriate location.

Public Parks - Objectives
remove: ~~To establish connections to all parks and trails.~~

Pg. 17 Second paragraph
from: There are three principal watersheds in the Highlands - Pease, Craigflower....
to: There are three principal watersheds **within** the Highlands - Pease, Craigflower...

add as a second bullet: **older second growth**

remove good in last paragraph:Both public and private landowners need to be knowledgeable of the ecosystems and serve as **good** stewards

General Environment and Resources - Objectives - third bullet
from To use provisions of federal and provincial legislation and regulations to protect environmentally sensitive areas and biologically diverse ecosystems;
to: To use provisions of federal and provincial legislation and regulations **including best management practices**, to protect environmentally sensitive areas and

Pg. 18 General Environment and Resources - Policies
#5 add: All applications falling under the RAR will still be subject to Council review. This policy will be reviewed at Council's discretion.

#7 from: The District will encourage the removal of invasive species throughout the Highlands.
to: The District will **support** the removal of invasive species throughout the Highlands.

#9 add: The District should develop a community water and energy conservation program **in partnership with local stewardship agencies**.

Pg. 19
#13 remove: The District will study ~~on the~~ ways and means to protect life and property from wildfires.

Under Natural Hazard Conditions — Policies #3

from: Lands subject to flooding should be left *in their natural state*, or alternatively, dedicated as parks. Lands subject to flooding may be used for agriculture, providing best management practices are used.

to: Lands subject to flooding could be left in their natural state dedicated as parks or used for agriculture providing best management practices are used.

Pg. 22 – n.

Remove: n. retaining, enhancing or restoring native vegetation coverage to protect habitat, reduce water use, and reduce use of pesticides and fertilizers **in all watersheds** within Highlands.

Pg. 23 – Biodiversity – Policies #1

add: *These efforts may* be used to help *direct* priorities for park acquisition, preferably at the regional, **provincial**, or federal levels, and to guide development applications when applying the Riparian Areas Regulation.

Pg. 26 The Highlands Parks and Recreation Plan

changes as follows:

The Highlands Parks and Recreation Master Plan was adopted by Council in 2001. This plan had the input of the Parks and Recreation Advisory Committee. It is a strategic document that reflects the then-current needs and desires of Highlands' residents.

~~Public input at that time generally reflected the following:~~

remove all the bullets and continue with:

A Trails Master Plan was completed in 2002 by the Trails Advisory Committee. This comprehensive plan.....

add: **Both Master Plans should be updated on a regular basis.**

Pg. 27 4.2 General Parks and Trails Policy #1

add: ... The CRD *Parks* Master Plan and BC *Parks* should also be consulted **as well as the affected landowners.**

Pg. 28 last bullet:

from: . District Parks are not currently designed for overnight camping, however this should be re-examined.

to: . District Parks are not currently designed for overnight camping, however this **could** be re-examined.

Pg. 29 4.5 Lake Access Policies

remove #1 and renumber.

~~#1 The District may seek to provide public lake access at the time of subdivision where appropriate and environmentally sensible..~~

Pg. 30

add: ... **Currently** a morning and evening peak hour commuter service is provided...

Pg. 31.

2. a. *add* Only the minimum number of **stream** crossings necessary are constructed;

2. g. *add* The location of the **stream** crossing minimizes the length of the structure;

Pg. 34

Remove first sentence of fourth paragraph:

~~The southern areas of the Highlands served by Millstream Road are, from an engineering perspective, able to be serviced by the CRD water service and Langford's sewer system. At the present time none of the~~

Pg. 35

Water Supply and Well Protection — Policies

#4 from:

The District will encourage the conservation of water, including the use of water conserving technology and low water use landscaping.

to.

The District will **support** the conservation of water, ...

#10 from.

The District will make every effort to budget annually for groundwater related items, which should include a comprehensive groundwater monitoring program.

to:

The District will make every effort to budget...which **could** include a comprehensive groundwater monitoring program.

Pg. 36

#13

remove:

~~Other than lands within the Highlands Servicing Boundary, use of a centralized infrastructure for water supply is not acceptable. **for the present or the long term future.**~~

Pg. 37 add:

6.5 Surface Water Drainage – Policies #8

Add:

... All applications falling under the RAR will still be subject to Council review. This policy will be reviewed at Council's discretion.

Pg. 39 #3

Change to read as: **The District supports (a) paid firefighting position (s).**

Pg. 42 7.5

Arts and Culture

add - immediately following the first paragraph:

Highlands contributes financially and through leadership to the Greater Victoria Public Library and shares ownership of the Juan de Fuca Branch with other West Shore Communities. Highlands also provides financial and leadership support to the CRD Arts Committee.

Pg. 47

#2

from:

Support should be given to rezoning Bear Mountain Comprehensive Development "Residential Area" properties to allow for home-based businesses.

to:

Consideration could be given to allow for home offices in the Bear Mountain Comprehensive Development Residential Area.

Pg. 50

Guidelines

#1 add:

No unnecessary site disturbances shall be permitted within **at least** 30 metres (100 feet) of the top of bank of watercourses, or the natural....

#4

from:

... A landscaping security deposit may be required to encourage compliance....

to:

... A landscaping security deposit **will** be required to encourage compliance....

Pg. 51 Guidelines #15

add: ...All applications falling under the RAT will still be subject to Council review. This policy will be reviewed at Council's discretion.

Staff advised Council that the Regional Context Statement will be updated to correspond with Council's changes to the September Draft OCP.

Pg. 64 a.1 Public Amenities #2

remove: 2. protection of sensitive "high value" environmental areas by ~~three party~~ covenant;

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

THAT Council direct staff to incorporate all the changes made to the Draft OCP and prepare the bylaws for the next Regular meeting of Council on October 3, 2005.

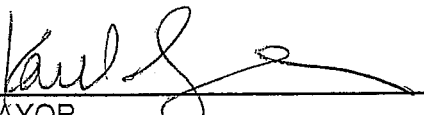
CARRIED.


ADJOURNMENT

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

THAT the Committee of the Whole Meeting adjourn at 11:20 p.m. and **FURTHER** THAT Council reconvene to the Regular Council meeting.

CARRIED.


MAYOR


ADMINISTRATOR