

DISTRICT OF HIGHLANDS  
PUBLIC HEARING  
RE: HIGHLANDS ZONING BYLAW AMENDMENT BYLAW NO. 114, 1999

Minutes of the Public Hearing regarding Highlands Zoning Bylaw Amendment Bylaw No. 114, 1999 held Monday, October 4, 1999 at the East Fire Hall, 3613 Woodridge Place at 7:20 p.m.

PRESENT: R.G. (Bob) McMinn, Mayor  
Councillor Robertson  
Councillor Vogel  
Councillor Yolland

IN ATTENDANCE: Bruce Woodbury, Administrator  
Loranne Hilton, Deputy Clerk

At the start of the Public Hearing immediately before the regular Council meeting, Mayor McMinn read a statement of resignation. This statement was repeated by the Mayor at the start of the regular Council meeting.

PUBLIC HEARING  
Highlands Zoning Bylaw Amendment Bylaw No. 114, 1999  
7:25 P.M.

1. Public Hearing Opens:

The Chair declared the Public Hearing pertaining to Bylaw No. 114 open at 7:25 p.m.

2. Public Hearing Notice:

The Chair read the "Notice of Public Hearing" which included the following:

"HIGHLANDS ZONING BYLAW AMENDMENT BYLAW NO. 114, 1999"

The purpose of the Bylaw is to amend the text of the Zoning Bylaw by the addition of the following:

Section 4.5(2) Despite Section 4.5(1), resubdivision of Lot 1, Plan VIP 52572, Section 14, Highland District may result in a reduction of its original lot area by 70% of its area that existed prior to a resubdivision.

The intent of the amendment is to allow a lot line adjustment between the subject property (known as 868 Finlayson Arm Road) and an adjacent property.

3. Opening Statement by the Chair:

The Chair advised that as required by the Municipal Act, the Public Hearing had been convened as an opportunity for all persons who believe that their interest in property is affected by the proposed Bylaw to be heard by Council or to present written submissions respecting matters contained in the Bylaw.

The Chair also noted that the meeting was not for open debate of the issues or for Council to state positions on the merits of the proposed Bylaw, noting that

Council will have its opportunity to discuss and debate the Bylaw at its Regular Council meetings.

The Chair advised that anyone wishing to speak to Council is asked to state his or her name and address for the record.

The Chair also advised that anyone could submit letters or briefs to staff at any time including after they had been read, and that all written material would be included in the record of the Public Hearing and would be available for public viewing.

The Chair further advised that after all persons who so wished had expressed their views, that he would ask three times "Is there anyone else who wishes to be Heard", and if no further views were forthcoming, the Public Hearing would be declared closed.

PUBLIC COMMENT

Comments from the following people were heard at the Public Hearing as follows:

Dale Cotton, 868 Finlayson Arm Road, explained that he, as the applicant, wished for the rezoning to allow a boundary change between his property and that of his neighbours. He noted that there would be no change in density.

Carol Lester, 787 Finlayson Arm Road, stated that while the proposed rezoning was not threatening to her or her neighbours, consideration should be given to the precedent that may be set in permitting the creation of a lot less than one acre in size.

The Chair called a first time for further submissions.  
The Chair called a second time for further submissions.

Dennis Laughren, 3608 Woodridge Place, suggested that the decision should be one of common sense, noting that if the proposal was feasible, why not?

Kevin Winstob, 866 Finlayson Arm Road, explained that the rezoning, and subsequent boundary change, would allow him to make use of an existing building on Mr. Cotton's property, eliminating the need to undertake construction of a building himself.

The Chair called a first, second and third time for further submissions and hearing none, declared the Public Hearing respecting Highlands Zoning Bylaw Amendment Bylaw No. 114, 1999 CLOSED at 7:33 p.m.

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R.G. (Bob) McMinn, Mayor

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Bruce Woodbury, Administrator

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