

DISTRICT OF HIGHLANDS  
PUBLIC HEARING

HIGHLANDS ZONING AMENDMENT BYLAW NO. 159, 2001

Minutes of the Public Hearing regarding Highlands Zoning Amendment Bylaw No. 159, 2001 held Tuesday, August 7, 2001 at the East Highlands Fire Hall, 3613 Woodridge Place at 7:00 p.m.

PRESENT: Mayor Karel Roessingh, Chair  
Councillor Faris  
Councillor McLellan  
Councillor McPherson  
Councillor Mendum  
Councillor Vogel

IN ATTENDANCE: Bruce Woodbury, Administrator

PUBLIC HEARING  
Highlands Zoning Amendment Bylaw No. 159, 2001  
7:00 P.M.

1. Public Hearing Opens:

The Chair declared the Public Hearing pertaining to Bylaw No. 159 open at 7:22 p.m. following a question and answer session.

2. Opening Statement by the Chair:

The Chair advised that as required by the Local Government 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 meeting.

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.

3. Public Hearing Notice:

The Chair read out the following:

HIGHLANDS ZONING AMENDMENT BYLAW NO. 159, 2001

The purpose of this Bylaw is to amend the Highlands Zoning Bylaw 100, 1998 by revising language to allow for the creation of a lot for park use in fee simple or by dedication and to allow subdivisions of land involving both a clustering of lots (reduced lot sizes) and the creation of one or more park lots through an exemption of the lot size requirements prescribed in the Zoning Bylaw, as long as the yield of lots other than those used for park does not exceed the base density of the parent lots under their existing zoning.

PUBLIC COMMENT

The following people made statements to Council and some provided written submissions to the Public Hearing which are attached hereto and form part of the minutes:

Marcie McLean, 1321 Millstream Road, addressed Council regarding Bylaw No. 159 noting her opposition to the Bylaw as outlined in a letter dated August 7, 2001, which was read out for those in attendance.

Alan Phillip, 671 Millstream Lake Road, said he reiterates previous comments submitted by the Parks and Recreation Advisory Committee and the Trails Advisory Committee. He noted that he would like to see the Bylaw only apply to Section 33, and that the Bylaw should make more references to public process.

Bob McMinn, 499 Millstream Lake Road, addressed Council in support of Bylaw No. 159 and read out his submission dated August 7, 2001.

Michael Bocking, 405 Hazlitt Creek Road, indicated he is in favour of Bylaw 159, stating that it would be beneficial and provide incentive to dedicate parkland, but acknowledged that there may be some difficulty with respect to willing buyers and sellers.

Paul Henry, 5018 Munns Road, indicated his support for Bylaw 159, noting that it had time saving benefits. He also noted that the need for parkland should be assessed through Parks and Recreation Advisory Committee involvement.

The Chair called a first, second and third time for further submissions and hearing none, declared the Public Hearing respecting Highlands Zoning Amendment Bylaw No. 159, 2001 CLOSED at 7:36 p.m.

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Karel Roessingh, Mayor

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Bruce Woodbury, Administrator

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