

DISTRICT OF HIGHLANDS
PUBLIC HEARING

HIGHLANDS OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 177, 2002

Minutes of the Public Hearing regarding *Highlands Official Community Plan Amendment Bylaw No. 177, 2002* held Monday, April 15, 2002 at Caleb Pike House, 1589 Millstream Road at 7:30 p.m.

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

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

PUBLIC HEARING

Highlands Official Community Plan Amendment Bylaw No. 177, 2002
7:30 P.M.

1. Public Hearing Opens:

The Chair declared the Public Hearing pertaining to Bylaw No. 177 open at 7:35 p.m. following a brief 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 Official Community Plan Amendment Bylaw No. 177, 2002

The purpose of this Bylaw is to amend the Highlands Official Community Plan by replacing Map 1 Greenways and Regional Trails with another Map that revises designations for Greenways and Parks as well as the locations of Existing and Proposed Regional Trails. The Bylaw also amends the OCP by replacing Map 4 Land Use with another Map that revises designations for Parks, Greenspace, Greenbelt, Rural and Rural Residential. The Bylaw was initiated by the District of Highlands Council as a result of the recently completed Highlands Parks and Recreation Master Plan and the Highlands Trails Master Plan.

PUBLIC COMMENT

Submissions were received from the following people prior to the Public Hearing with respect to the proposed Bylaw:

Geoff Pearce, Administrator, District of Langford – no concerns from District of Langford Council

Karen Knott, 629 Senanus Drive – opposed

The following people made statements to Council or provided written submissions to the Public Hearing.

Bob McMinn, 499 Millstream Lake Road read out his submission urging that Map 4 be amended to clearly articulate that the LGB9 lands have been identified as having park potential.

Allan Philip, 671 Millstream Lake Road, and Chair, Parks and Recreation Advisory Committee noted that the designations in the proposed bylaw were confusing and require clarification, and further, that there were some errors. In addition, Mr. Philip noted it is

difficult for the Advisory Committees to read black and white maps and should be provided with at least one colour copy each. He also questioned some designations noted in the proposed bylaw.

Kerry Joy, 598 Millstream Lake Road noted that there seemed to be controversy regarding the maps. He also stated that lands bordering lakes should be added as “blue spaces” and defined. He also stated that the LGB9 lands should be designated as having park potential, and that these lands deserve protection.

Marcie McLean, 1321 Millstream Road and Chair, Environment Advisory Committee noted that the Notice of Public Hearing with respect to the proposed bylaw stated that the bylaw was initiated by Council to reflect the contents of the Parks and Recreation Master Plan. Ms. McLean stated that if the bylaw does reflect the Parks and Recreation Master Plan she could endorse it, but also said that because she, as Chair of the Environment Advisory Committee, did not receive colour maps of the proposed bylaw she could not confirm whether or not the bylaw reflected the Parks and Recreation Master Plan.

Phillip Leseur, Solicitor for LGB9 Corporation, noted that there was a lot of confusion regarding the proposed bylaw. He stated that the bylaw could potentially affect private landowners and that Council should start over. Mr. Leseur presented a submission that is attached.

Fred York, 743 Finlayson Arm Road, stated his opposition to the proposed bylaw. He said it seems as if Council is blindsiding LGB9 with the proposed bylaw. Mr. York noted that this is Council’s second chance at a golf course, and didn’t want to see the proposed bylaw rushed through. He also said that LGB9 was offering parkland and that tax base is needed.

All submissions are attached hereto and form part of the minutes.

The Chair called a first, second and third time for further submissions and hearing none, declared the Public Hearing respecting *Highlands Official Community Plan Amendment Bylaw No. 177, 2002* *Official Community Plan, Amendment Bylaw No. 137, 2000* and *Highlands Zoning Amendment Bylaw No. 138, 20* CLOSED at 8:00 p.m.