

DISTRICT OF HIGHLANDS
PUBLIC HEARING

Highlands Official Community Plan Amendment Bylaw No. 198, 2003
Highlands Zoning Bylaw Amendment Bylaw No. 199, 2003

Minutes of the Public Hearing regarding *Highlands Official Community Plan Amendment Bylaw No. 198, 2003* and *Highlands Zoning Bylaw Amendment Bylaw No. 199, 2003* held Monday, April 7, 2003 at the East Highlands Fire Hall, 3613 Woodridge Place at 7:30 p.m.

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

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

PUBLIC HEARING

Highlands Official Community Plan Amendment Bylaw No. 198, 2003
Highlands Zoning Bylaw Amendment Bylaw No. 199, 2003
7:30 P.M.

1. Public Hearing Opens:

The Chair declared the Public Hearing pertaining to Bylaws No. 198 and 199 open at 7:30 p.m.

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 Bylaws to be heard by Council or to present written submissions respecting matters contained in the Bylaws.

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 Bylaws, noting that Council will have its opportunity to discuss and debate the Bylaws at a 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. 198, 2003

The purpose of this Bylaw is to amend the District of Highlands Official Community Plan Bylaw No. 94, 1997 in Map 4 – Schedule E, by deleting from the Greenbelt land use designation that area outlined in bold in the map below described as Lot A, Section 30, Highland Land District, Plan VIP58448 and replacing that area with the Rural Residential land use designation.

Highlands Zoning Bylaw Amendment Bylaw No. 199, 2003

The purpose of this Bylaw is to amend the Highlands Zoning Bylaw, No. 100, 1998 by adding a new Section 6.14 Rural Residential 14 (RR14) Zone and amending the Zoning Map to delete from the Greenbelt 2 Zone that area of land outlined in bold on the map below and described as Lot A, Section 30, Highland Land District, Plan VIP58448 and replacing that area with the Rural Residential 14 (RR14) Zone. Additionally, this Bylaw provides for Lot 2, Section 35, Highland Land District, Strata Plan 1823 to be provided as an amenity to the District upon subdivision of the subject property.

The application for these Bylaws is made by First National Properties Ltd.

Dave Irvine, First National Properties Ltd. made a short presentation outlining the application for those in attendance.

PUBLIC COMMENT

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

Jackie Bouveur, 760 Lorimer Road, queried the location of the access road.

Bill Vogel, 614 Tammy Place, read out his submission, noting his opposition to the Bylaws in their present form.

Marcie McLean, 1321 Millstream Road, read out her submission with respect to the proposed bylaws.

Alan Philip read out a submission on behalf of **Bob McMinn, 499 Millstream Lake Road**.

Michael Bocking, 405 Hazlitt Creek Road, stated his support for the application, noting that the proposed site will support the proposed density, and that the amenity is the park. He noted that a trail through the development would not be in the public interest, in that privacy, peace and security are more important than trails. He stated that trails negatively affect property values. He also noted that a trail is not identified in the Trails Master Plan priority list. Mr. Bocking said that there is fire access route through Highlands Estates. With respect to conservation covenants, Mr. Bocking noted that this was a personal decision, and that sensitive areas get adequate protection through the development permit provisions.

Evelyn Samuel, 405 Hazlitt Creek Road, noted her support for the bylaws, and read out her submission.

Fred York, 743 Finlayson Arm Road, stated his support for the bylaws, noting he did not feel this was spot zoning. He said First National Properties Ltd. has been a good corporate developer and this application will bring closure.

Vicky Husband, 301 Ross-Durrance Road, noted her opposition to the bylaws, stating that First National Properties Ltd. has not been a good corporate developer but that it had sued the District of Highlands. She said that the community is in the middle of an OCP Review, and referred to the application as spot zoning. Ms. Husband noted that residents were unaware this application was coming before Council, and that the application was against the OCP. She also noted that it could affect many others in the community.

Muriel Sibley, 178 Ross-Durrance Road, urged caution and to go slowly when making zoning changes, and to stick to the OCP.

Peter Quackenbush, 1985 Millstream Road, noted that when he moved here eight years ago, his land was zoned GB2, and was rezoned by Council to RR3. He noted that many areas have been rezoned, and all are engulfed in GB2 zones.

Dale Cooper, 748 Lorimer Road, stated he moved here two years ago, and that the greenland was a big attraction for him. He stated his opposition to the bylaws saying he

would rather see the area stay green.

Alan Philip, 671 Millstream Lake Road, spoke to trails, noting that this situation is different than where housing already exists, and that trails can be planned and housing built to fit. Mr. Philip noted that most residents do not have access to trails except through consensual trespass. He stated that property values adjacent to trails go up. He also stated that trails should be provided as an amenity, and that trails have proven to be valuable in two District of Highlands surveys. Lastly, Mr. Philip noted that a short trail off the end of the road would make a good loop for local residents.

Mayor Roessingh advised that trails are not part of the proposed bylaws.

The Mayor asked if there was anyone whom wished to be heard a second time.

Vicky Husband noted that the trail adjacent to her home has not been a problem.

Michael Bocking advised that the amenity proforma based on seven lots had been agreed upon by Advisory Committees.

Marcie McLean advised that in the past the office has mailed out a flyer with respect to rezoning applications, and that this is the first time it was not done.

Theresa Rawn spoke on behalf of her grandmother **Hazel Brotherston**, who lives adjacent to Mary Lake. Ms. Rawn noted that her grandfather bought property on Lorimer Road for privacy, asking how much land one must buy in order to have privacy. She stated her opposition to the Bylaws.

Patti Whitehouse, 828 Finlayson Arm Road, noted that the amenity was desirable, although she would like to see fewer lots.

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. 198, 2003 and Highlands Zoning Bylaw Amendment Bylaw No. 199, 2003 CLOSED at 8:15 p.m.

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Karel Roessingh, Mayor

Bruce Woodbury, Administrator