

DISTRICT OF HIGHLANDS
REPORT OF PUBLIC HEARING

Highlands Zoning Bylaw Amendment Bylaw No. 275, 2004

Report of the Public Hearing regarding *Highlands Zoning Bylaw Amendment Bylaw No.275, 2004* held Tuesday, October 11, 2005 at Caleb Pike House, 1589 Millstream Road at 7:00 p.m.

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

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

Ron Cheeke, one of the proponents for the Woodridge rezoning, made a short presentation to Council.

Opening Statement by the Chair:

For the public's information, the reporter from the Goldstream Gazette, Pattie Whitehouse is in attendance and will be recording the proceedings. The Chair advised that staff will also be recording the proceedings.

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 Mayor 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 Hearing Notice:

The Mayor read out the following:

Highlands Zoning Amendment Bylaw No. 275, 2004

Under Bylaw No. 275, the zoning of the subject property will change from Greenbelt 2 (GB2) to a new amenity zone, Rural Residential 2A (RR2A). RR2A allows for a subdivision density of a maximum of 14 lots with a minimum lot size of 0.8 hectares (2 acres) and an average lot size of 2 hectares (5 acres), if amenities are provided. Permitted uses in the RR2A are Residential, Home-based Business, Agriculture, and Accessory uses, buildings and structures.

Public Hearing Opens:

The Mayor declared the Public Hearing pertaining to Bylaw No. 275 open at 7:20 p.m.

The Mayor read out two letters:

Robert Ethridge, 4970 Prospect Lake Road
Paul Weyer, 3702 Blue Valley Road

The Mayor called for presentations.

Roger Proia, 3382 Lakeridge Place – had a question regarding well testing. Mr. Proia was informed that questions could not be answered by Council or the proponents at this time.

Jane Eert, 368 Millstream Lake Road – read a letter from Rod Glover in opposition of Bylaw 275. Mr. Glover had concerns about the density, the rural use and the amenity proforma.

Richard Warrington, 3194 Woodridge – Mr. Warrington had concerns about the proposed trail, and density.

Anne-Marie Hart, 3837 Blue Valley Road – read a letter on behalf of herself and Gordon Hart. Ms. Hart outlined there concerns of water supply, increased traffic and that the rural ambiance will be destroyed.

Daphne Williams, 3422 Verona Crescent – spoke on in opposition of the proposed development. Some of Ms. Williams concerns are water supply, noise, increased road use, high residential density as well as the loss of natural environment.

Roger Proia, 3382 Lakeridge Place – asked who the general contractor would be and stated he would be able to make a decision based on that. Again, Mr. Proia's question could not be answered.

Michael Bocking, 405 Hazlitt Creek Road – read a letter in support of the Woodridge application. Mr. Bocking pointed out that the application conforms to the current Official Community Plan (1997) land use definitions and land use map.

Bob McMinn, 499 Millstream Lake Road – read a letter in opposition of Bylaw 275. Mr. McMinn concerns were density and that the 72 hour pump test was not done. Mr. McMinn also read out a letter from Libby McMinn, 499 Millstream Lake Road. Ms. McMinn is in opposition of the Woodridge proposal because it does not have the support of the majority of the residents in the area as well as the 72 hour pump test not being done.

Care Snowden, 3739 Raven Heights Road – spoke in opposition of the proposal. Ms. Snowden's concerns were the size of lots as well she felt that the triple bottom line sustainability had not been met.

Eleanor Rayner, 600 Stewart Mountain Road – stated that she agreed with what Mr. Bocking had said. Ms. Rayner felt that it was a good project with a sizeable amenity.

Russ Trace, 586 Latoria (2015 Millstream Road) – spoke in support of the application. Mr. Trace felt that the proponents have done a good job and it was a good project.

Tara Parkinson, 3702 Blue Valley Road – read a letter in opposition to Bylaw 275. Ms. Parkinson felt that larger lots would be more appropriate. Her concerns were the water issues, increase in traffic and a loss of rural ambience.

Marcie McLean, 1321 Millstream Road – read a letter in opposition of the Woodridge rezoning. Ms. McLean stated that she was pleased to see some land dedicated to the District but was concerned about what the plans were for the 10.8 hectares. Ms. McLean had concerns that an environmental study had not been requested. The number of lots was also an issue.

Elaine Limbrick, 3836 Munn Road – spoke in support of the application. Ms. Limbrick felt that the applicant has shown all reasonable requests to reduce the number of lots and seems to be in full compliance with the Municipal requirements.

Leith Williams, 3422 Verona Crescent - spoke in opposition of the rezoning. Ms. Williams felt that the density was too high, traffic would be increased and that the water supply was an issue.

Richard Warrington, 3194 Woodridge – stated that Blue Valley, Verona, Lakeridge, Woodridge is in itself a little community partly because it is a “dead end” and felt that the Woodridge project would push through to Talon Ridge and destroy the mini community that exists there already.

Eric Bonham, 5216 Stag Road – read a letter addressing four issues of concern. The proposed density of the project, the 72 hour pump test, the monitoring of adjacent properties and the provision of an observation well for long term information purposes.

Ken Williams, 2281 Bukin Place – spoke in opposition of the proposal. Mr. Williams wanted to support his neighbours on Woodridge and in particular stated because of the head waters in the Craigflower watershed.

Fritz Baxter, 1382 Millstream Road – stated that he was in support of the proposal.

Vicky Husband, 301 Ross Durrance Road – spoke in opposition of Bylaw 275 for the reasons already brought up such as density being too high, the 72 hour pump test and the amenity proforma. Ms. Husband was concerned about the rural ambience of the community.

Bob Flitton, 680 Stewart Mountain Road – handed out a letter to Council that he received at his home and made comment on each of the issues that were raised in the letter. Mr. Flitton commented on the density, the water supply, residential taxes and stated that the applicant is entitled to reasonable use of the property in accordance with the Official Community Plan.

Doug Wallis, 685 Rockridge Place – stated that this development meets everything in the Official Community Plan and should proceed.

Ingo Lambrecht, 3375 Lakeridge Place – opposes the bylaw because it has not received community support.

Barry Duch, 686 Caleb Pike Road – spoke in support of the application. Mr. Duch feels that it meets the criteria of the OCP.

Rob Justice, 398 Millstream Lake Road – spoke in opposition of the proposal. Mr. Justice felt that it did not meet the requirements of the OCP and had concerns that the 72 hour pump test was not required.

Janet Williams, 2281 Bukin Place – stated she was opposed to Bylaw 275. Ms. Williams felt that the density was too high.

Care Snowden, 3739 Raven Heights – spoke on the concept of “if it can be done – it should be done”. Ms. Snowden had concerns that some residents in Saanich on Petworth did not receive notification.

Colleen Robertson, 1835 Millstream Road – spoke in support of the application. Ms. Robertson agreed with Mr. Bocking letter read out earlier. Ms. Robertson thought that the pump test would be carried out at subdivision time not rezoning and that Highlands has one of the highest standards to prove water. Ms. Robertson’s concern was that if a lot can not be achieved then variances not be given. She felt that it was up to staff and the Approving Officer if the amenity application proforma has met the requirements needed as well as the water and septic systems

Marcie McLean, 1321 Millstream Road – had concerns about the amenity proforma.

Craig Rowley, 1488 Millstream Road – stated that he was in support of the application.

The Chair called a first, second and third time for further submissions and hearing none, declared the Public Hearing respecting and Highlands Zoning Bylaw Amendment Bylaw No. 275, 2004 closed at 8:20 p.m.

Approximately 70 written responses were received regarding Bylaw No. 275. Of those:

- Most stated opposition;
- A few stated support, and
- Some offered comments.

Every attempt was made to not count duplicate responses.

I certify this report as being fair and accurate.

Heinz Burki, Administrator

Karel Roessingh, Mayor