

**DISTRICT OF HIGHLANDS**  
**REPORT OF PUBLIC HEARING**

**Highlands Zoning Bylaw Amendment Bylaw No. 277, 2005**

Report of the Public Hearing regarding *District of Highlands Official Community Plan Bylaw No. 277, 2005* held Wednesday, October 26, 2005 at West Fire Hall, 1564 Millstream Road at 7:00 p.m.

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

**ABSENT:** Councillor Kadar

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

**Opening Statement by the Chair:**

For the public's information, the reporter from the Goldstream Gazette, Pattie Whitehouse is in attendance but will not be recording the proceedings. The Chair advised that staff will 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 proposed Bylaw No. 277 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 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:

District of Highlands Official Community Plan Bylaw No. 277, 2005

Bylaw No. 277 proposes to rescind the existing District of Highlands Official Community Plan, Bylaw No. 94, 1997 and adopt a new District of Highlands Official Community Plan 2005, which is attached to Bylaw No. 277 as Schedule "A". The District of Highlands Official Community Plan 2005 includes a regional context statement to coincide with the CRD's Regional Growth Strategy. The plan also identifies development permit areas for Steep Slopes, Water and Riparian Areas, Sensitive Vegetation, Highlands Commercial/Industrial Gateway Area, and Intensive Residential. All development permit areas have been updated. The Development Permit Area for Sensitive Vegetation has been expanded to include the, "second growth forest," ecosystem. This is a change from the 1997 OCP. The District of Highlands Official Community Plan 2005 also provides policy direction for:

- Land Use throughout Highlands including policies specific to land use designations: Rural, Rural Residential, Recreation Tourism, Intensive Residential, Commercial Industrial, Institutional, Public Parks, Managed Forest, and Bear Mountain Comprehensive Development;
- Environment and Resources including policies for natural hazard conditions, environmentally sensitive areas, biodiversity, watershed and groundwater management, air quality, outdoor lighting, soil and water pollution, treed character, and erosion control and remediation;
- Parks and Trails;
- Transportation including road system, roadside trails, parking, and public transit;
- Services and Utilities including water supply and well protection, liquid and solid waste management, surface water drainage, protective services, private utilities, and cell phone towers and radio towers;
- Social Wellbeing including housing, public safety, public facilities and services, heritage, arts and culture, building community, and social significance of the environment;
- Economic Diversification including working landscapes, home-based businesses, and nature-related tourism.

The Mayor called for presentations.

Dave Mackas, 746 Caleb Pike Road – read a letter outlining three concerns – the Bear Mountain/LGB9 Rezoning; the rezoning of large parcels from 30 to 20 acre minimum and the requirements for aquifer monitoring and protection.

Russ Wilkins, 663 Stewart Mountain Road – spoke regarding the changes in the OCP to include the properties on Stewart Mountain Road into the DP forest sensitive vegetation area. Mr. Wilkins handed in a letter.

Bob Flitton, 680 Stewart Mountain Road – read a letter on behalf of the Stewart Mountain Road residents stating their concerns about the land use designation change in the OCP for that area. Mr. Flitton then read out his own letter.

Bob McMinn, 499 Millstream Lake Road – read a letter outlining his concerns with the OCP.

Fred York, 743 Finlayson Arm Road – read his letter regarding OCP Bylaw No 277, 2005.

Jane Eert, 368 Millstream Lake Road – read a letter on behalf of Rod Glover, 368 Millstream Lake Road, stating his opposition to Bylaw No. 277. Ms. Eert then read her own letter in opposition of Bylaw No. 277.

Eric Bonham, 5216 Stag Road – read a letter outlining his observations on the 2005 Draft Official Community Plan.

Evelyn Samuel, 405 Hazlitt Creek Road – read a letter in support of the Draft Official Community Plan Bylaw No. 277.

Hans Waelti, 3813 Munn Road – read a letter in support of the OCP.

Mara Dhillon, 3813 Munn Road – stated that she supported what her husband, Mr. Waelti said in his letter.

Michael Bocking, 405 Hazlitt Creek Road – read his letter in support of the updated Highlands Official Community Plan.

Craig Ford, 3290 Munn Road – stated his concerns regarding map 9.2 attached to the OCP specifically the areas shown as second growth forest.

Scott Richardson, 499 Millstream Lake Road – Mr. Richardson read out three letters: the first one from Ken and Angela Faris, 1201 Millstream Road which stated their concerns with the change from 30 to 20 acre minimum. The second letter was from Neville and Kimberly Grigg, 685 Lost Lake Road, stating their concerns with the reduction in minimum lot sizes. The third letter was from Libby McMinn, 499 Millstream Lake Road also stating her concerns with the reduction in minimum lot sizes. Mr. Richardson then read his own letter stating his concerns with the change to a 20 acre minimum lot size.

Michael Kristensen, 3190 Munn Road – stated that he supported the OCP with a couple of exceptions. The first being the designation of unprotected greenspace and the second one being that the Millstream Lake Road area is not given the recognition on maps with regards to sensitive habitat, large wooded lands and eco sensitive areas.

Marcie McLean, 1321 Millstream Road – read a letter outlining her concerns with the draft OCP. Ms. McLean then a letter from Douglas Maxwell, 1321 Millstream Road stating his opposition of Bylaw No. 277.

Vicky Husband, 301 Ross Durrance Road – stated that she supported the Regional Growth Strategy and then read a letter regarding Bylaw 277 outlining her concerns.

Care Snowden, 3739 Raven Heights – Asked Council to take into consideration the privatization of water.

Andrew Fall, 220 Old Mossy Road – read a letter outlining what he feels seems to be a few items of contention with the OCP which are Lot size 30 acre minimum to 20 acre minimum; development permits on unprotected greenspace (on private land) and water management.

Bob Flitton, 680 Stewart Mountain Road – With regards to the discussion on amenities, Mr. Flitton stated that amenity is a zoning issue and is not a planning issue. Also pointed out as a correction that unprotected greenspace in the regional growth strategy, there is an agreement that the municipalities will work together to protect unprotected greenspace.

Marcie McLean, 1321 Millstream Road – Spoke on what Mr. Flitton said about the OCP and amenity and that there is a section in the OCP on public amenities and not just in the zoning bylaw.

Vicky Husband, 301 Ross Durrance Road - made comments on unprotected greenspace.

Colleen Robertson, 1835 Millstream Road – spoke in support of the OCP. Mrs. Robertson stated her concerns regarding amenities and how they are used and also said she would like to see 10 acre minimum rather than a 20 acre minimum.

The Chair called a first, second and third time for further submissions and hearing none, declared the Public Hearing respecting the District of Highlands Official Community Plan Bylaw No. 277, 2005 declared closed at 8:50 p.m.

Approximately 45 letters and one petition were received regarding Bylaw No. 277. Of those:

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

Every attempt was made to not count duplicate responses.

*I certify this report as being fair and accurate.*

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Heinz Burki, Administrator

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Karel Roessingh, Mayor