

**DISTRICT OF HIGHLANDS  
REGULAR COUNCIL MEETING**

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Minutes of the Regular Council meeting held on January 16, 2006 at Caleb Pike House, 1589 Millstream Road at 7:00 p.m.

**PRESENT:** Mayor Cardinal, Chair  
Councillor K. Brotherston  
Councillor Fall  
Councillor Kadar  
Councillor Mendum  
Councillor Williams

**ABSENT:** Councillor Mahovlich

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

**1. APPROVAL OF THE AGENDA**

**MOTION NO. 23/06**

**MOVED BY: COUNCILLOR KADAR**

**SECONDED: COUNCILLOR BROTHERSTON**

**THAT** Council approves the agenda as circulated.

CARRIED.

**2. ADOPTION OF THE MINUTES**

a) Minutes of the Regular Council Meeting held January 5, 2006

**MOTION NO. 24/06**

**MOVED BY: COUNCILLOR BROTHERSTON**

**SECONDED: COUNCILLOR KADAR**

**THAT** the Minutes of the Regular Council Meeting held January 5, 2006 BE ADOPTED as circulated.

CARRIED.

- b) Minutes of the Special Council Meeting held January 9, 2006

**MOTION NO. 25/06**

**MOVED BY: COUNCILLOR BROTHERSTON**

**SECONDED: COUNCILLOR KADAR**

**THAT** the Minutes of the Special Council Meeting held January 9, 2006 BE ADOPTED as amended.

CARRIED.

**3. INTRODUCTION OF LATE ITEMS**

**4. PETITIONS AND DELEGATIONS**

**5. UNFINISHED BUSINESS**

- a) Report from Planner, Dated December 22, 2005  
RE: Alternative to Bylaw No. 265

**MOTION NO. 26/06**

**MOVED BY: COUNCILLOR KADAR**

**SECONDED: COUNCILLOR FALL**

**THAT** Council consider amending the Highlands Zoning Bylaw to include the new Zone Rural Residential 1A (RR1A) in conjunction with an applicable rezoning application AND FURTHER that staff seek a legal opinion also in conjunction with an applicable rezoning application.

CARRIED.

(Councillor Brotherston Opposed)

**6. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE & COMMISSIONS**

a) Committee Reports

- i) Advisory Planning Commission – (Councillor Brotherston) – nothing to report
- ii) Arts Committee (CRD) – (Councillor Fall) – nothing to report
- iii) Community Energy Planning Steering Committee – (Councillor Williams) – nothing to report
- iv) Emergency Planning Committee – (Councillor Fall) – nothing to report
- v) Environment Committee (CRD) – (Councillor Mendum) – nothing to report

- vi) Greater Victoria Family Court Committee – (Council Mahovlich) – nothing to report
- vii) Greater Victoria Public Library Board – Councillor Kadar reported that Councillor Chris Graham from Central Saanich was appointed as Chair and Citizen Representative, Paul Girard was appointed as Vice Chair to the Board.
- viii) Inter-Municipal Committee on Disability Issues – (Councillor Kadar) – the next meeting is on Thursday, January 19, 2006 at 7:00 p.m.
- ix) Solid Waste Advisory Committee – (Councillor Kadar) – nothing to report
- x) Western Communities Policing Advisory Committee – Councillor Mendum reported that the Restorative Justice Program is up and running and that the committee is looking forward to presentations from various policing groups.
- xi) West Shore Parks and Recreation Society's Board of Directors – Mayor Cardinal reported that Denise Blackwell was appointed as Chair and Dave Saunders as Vice Chair to the Board. The Bear Mountain Arena will be hosting a number of events such as boxing, the home garden show, curling, and the world martial arts show.

b) Mayor's Report

- i) Capital Regional District Board – at the inaugural meeting, appointments were made, Mayor Cardinal to the Parks Committee, Councillor Mendum to the Environment Committee and Councillor Fall to the Arts Committee.
- ii) CREST – the next meeting will be February 9, 2006.

**7. CORRESPONDENCE**

- a) Email from Karel Roessingh, dated January 10, 2006  
RE: ATV's – Santa Run

**MOTION NO. 27/06**

**MOVED BY: COUNCILLOR FALL**

**SECONDED: COUNCILLOR BROTHERSTON**

**THAT** the email from Karel Roessingh, dated January 10, 2006 BE RECEIVED for information.

CARRIED.

8. **BYLAWS**

9. **NEW BUSINESS**

- a) Development Variance Permit Application No. DVP 01-06  
Re: Lot 6, Section 30, Plan VIP75435 (642 Southwood Drive)

**MOTION NO. 28/06**

**MOVED BY: COUNCILLOR BROTHERSTON**

**SECONDED: COUNCILLOR MENDUM**

**THAT** notification BE ISSUED for the proposed DVP 01-06 pertaining to Lot 6, Section 30, Highland District, Plan VIP75435 (642 Southwood Drive) that would vary Zoning Bylaw 100: Section 6.4.3(8) by increasing the floor area of a single accessory building from 100 square metres to 135 square metres for the purpose of increasing the total floor area to allow for a garage/storage/workshop on the main floor and an office/artist's studio on the upper level.

CARRIED.

10. **ADJOURNMENT**

**MOTION NO. 29/06**

**MOVED BY: COUNCILLOR KADAR**

**SECONDED: COUNCILLOR BROTHERSTON**

**THAT** the Regular Meeting of Council adjourn and move into an "In-Camera" Special Council Meeting at 7:45 p.m., pursuant to Section 90(a) of the *Community Charter*, to discuss legal issues.

CARRIED.

11. **RECONVENE TO REGULAR COUNCIL MEETING AT 8:20 p.m.**

Mayor Cardinal brought to the table the issues of land use and density which he felt were the two key components when dealing with a rezoning application. Another issue was time lines. The overall goal was to have discussions with Bear Mountain and that all parties are accepting of what is being put forward.

### Land Use

There was a round table discussion with various views and opinions noted.

Councillor Kadar supports Bylaws 236 and 237 as they stand and read a summary outlining reasons for his support.

Councillor Fall presented a draft concept map which moves the buffer zone down and some of the configurations of the residential components.

Councillor Mendum commented that she would like to see the rental units contained, possible clustering. Likes the draft concept map from Councillor Fall.

Councillor Williams stated that he also likes the buffer being moved down, cabins possibly being duplexes; the density being moved closer to the south, protection of the wetlands

Councillor Brotherston felt that the draft concept plan would be difficult to support.

Mayor Cardinal supports the use of the property. Likes the mixed use, residential, commercial, and recreational.

Councillor Kadar commented on the map regarding the cabins. Agrees with clustering. Does not agree with third party covenants.

There was discussion around two or three party covenants.

### Density

There was general consensus from Council to move density away from the north property line towards the south. Rearranging the density of condos, townhouses and clustering was also discussed with various views and opinions stated.

### Regional Context Statement and Amendments to the Urban Containment Boundary

Mayor Cardinal discussed the Regional Context Statement with Council and Council generally supported the RCS. The Mayor mentioned that the Regional Context Statement was going to the Planning Committee on Wednesday January 25, 2006 and he would be attending that meeting.

12. **ADJOURNMENT**

**MOTION NO. 31/06**

**MOVED BY: COUNCILLOR FALL**

**SECONDED: COUNCILLOR KADAR**

**THAT** the Regular Council Meeting be adjourned at 10:10 p.m.

**CARRIED.**

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MAYOR

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ADMINISTRATOR