

DISTRICT OF HIGHLANDS
REPORT OF PUBLIC HEARING

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

Report of the Public Hearing regarding *District of Highlands Official Community Plan Bylaw No. 277, 2005* held Monday, April 23, 2007 at the West Fire Hall, 1564 Millstream Road at 7:05 pm

PRESENT: Mayor Mark Cardinal
Councillor K. Brotherston
Councillor A. Fall
Councillor J. Kadar
Councillor M. Mahovlich
Councillor K. Williams

ABSENT: Councillor J. Mendum

IN ATTENDANCE: Chris Coates, Chief Administrative Officer
Laura Beckett, Planner
Sandi Chesley, A/Corporate Officer

Opening Statement by the Chair:

The Chair advised that as required by the *Local Government Act*, all persons who believe that their interest in property may be affected by the proposed Bylaw shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the Bylaw that is the subject of the Public Hearing.

The Chair stated that anyone wishing to speak is asked to state their name and address for the record and noted that they will have 5 minutes for their initial presentation.

The Chair also advised that anyone could submit letters or briefs to staff 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 have expressed his or her views, 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.

The Chair stated that the function of Council is to listen to the views of the public, not to debate the merits of the proposed bylaw and further that after the conclusion of the public hearing, all members of Council are precluded from receiving any further input or submissions.

Public Hearing Notice:

Staff read out the following:

All the lands within the District of Highlands are the subject of the proposed bylaw.

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, "older 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.

IF IT IS REQUIRED, THE PUBLIC HEARING MAY BE ADJOURNED AND RECONVENED WITHOUT FURTHER NOTICE, IF THE TIME DATE AND PLACE THAT THE MEETING IS TO BE RECONVENED TO IS STATED TO THOSE IN ATTENDANCE AT THE MEETING.

The Mayor called for presentations.

Karel Roessingh, 2639 Munn Road – read and submitted a letter outlining his concerns. Mr. Roessingh commented on Goal 4; policy 19 in "Land Use-General" amenities; lodges and tourist cabins; traffic calming; a paid firefighting position and the Bear Mountain Comprehensive Development area, including the Regional Context Statement. Mr. Roessingh also handed in a letter from Brenda Roessingh, 2639 Munn Road.

Anne King, 1289 Millstream Road – read and submitted a letter. Ms. King commented on the 10 acre lot size minimum; the subdivision process; map 9.2; and the older second growth forest.

Bob McMinn, 499 Millstream Lake Road – read a portion of his letter. Mr. McMinn spoke in support of Policy 2.2(9) and Policy 2.2(19); spoke in favour of changes to Goal 4 and Policy 2.2. Mr. McMinn commented on help for large lot owners; the Bear Mountain Development; the KPMG Report - "Financial Impact Assessment of the Bear Mountain Development Project"; and the Highlands Servicing Area – the Urban Containment Boundary;

Evelyn Samuel, 405 Hazlitt Creek Road – read and submitted a letter. Ms. Samuel stated her concerns for the large lot owners;

Rebecca King, 861 Finlayson Arm Road – Ms. King stated her concerns on the more rules and how it challenges a persons integrity.

Will Carrihlo, 119 Ross Durrance Road and 183 Ross Durrance Road – read and submitted a letter. Mr. Carrihlo commented on Section 9.3; Policy 19; and Policy 23.

Sue Johnson, 635 Lost Lake Road – read and submitted a letter on behalf of herself and her husband Charles Johnson. Ms. Johnson commented on Maps 9.2 and 2.1; Secondary suites, cabins; new older second growth management and rural subdivision size.

Fred York, 743 Finlayson Arm Road – read and submitted a letter. Mr. York stated that he did not support the March 2007 OCP as presented; he does support the 2004 OCP as presented by City Spaces Consultants. Mr. York spoke on 2.2 – Land Use General and Policies – 10, 17, and 19 as well as Development Permit Area #3.

Kit Wheatcroft, 1289 Millstream Road – read and submitted a letter. Mr. Wheatcroft spoke on minimum lot size; and development permit designations for older second growth forests;

Marcie McLean, 1321 Millstream Road – read a portion of her letter. Ms. McLean spoke on Goal 4; Map 2.2; Policy 19; Water Section; Development Permit Area 9.3;

Vicky Husband, 301 Ross Durrance Road – read and submitted a letter in opposition of the proposed Highlands OCP. Ms. Husband spoke on Goal 4; Policy 19, in Land Use – General; Lodges and cabins on lots of 5 acres; traffic calming; Older Second Growth ecosystem; Bear Mountain Comprehensive Development area including the Regional Context Statement; and the KPMG report;

Bev York, 743 Finlayson Arm Road – read and submitted a letter. Ms. York spoke on the rural zoning; suites and consideration to the large lot owners.

Dan York, 1784 Millstream Road – read a submitted a letter. Mr. York spoke on the rural zoning; and stated his opposition to the proposed OCP.

Karen Burns, 746 Caleb Pike Road – read a letter stating that she does not support the amended draft March 2007 Highland Official Community Plan as currently written. Ms. Burns spoke on the Highlands servicing boundary; Goal 4; the Regional Context Statement; the Bear Mountain Comprehensive Development Plan; and public amenities. Ms. Burns submitted her letter.

Michael Bocking, 405 Hazlitt Creek Road – read and submitted a letter. Mr. Bocking spoke on Land Use Policy 19; and lot sizes for rural areas;

Fred York, 1784 Millstream – submitted a petition on behalf of the Large Lot Owners with approximately 38 signatures.

At this point the Chair asked if anyone wished to be heard a second time.

Bob McMinn, 499 Millstream Lake Road – Mr. McMinn continued with his letter stating his concerns about Bear Mountain drawing unlimited water and urged Council not to adopt Bylaw 277. Mr. McMinn then submitted his letter.

Marcie McLean, 1321 Millstream Road – Ms. McLean finished reading her letter stating her concerns regarding the Regional Context Statement, cabins and lodges. She expressed her opposition to the proposed OCP and thanked staff for their work. Ms. McLean then submitted her letter.

Michael Bocking, 405 Hazlitt Creek Road – read and submitted a letter. Mr. Bocking spoke on Development Permit Area No. 3 – Sensitive Vegetation; Older second growth forest; Map 9.2; Mr. Bocking also submitted a petition from approximately 30 families.

Dave Mackas – 746 Caleb Pike Road – read a letter in support of the draft OCP. Mr. Mackas submitted his letter.

Colleen Robertson – 1835 Millstream Road – Ms. Robertson spoke on the DPA #3 areas; managed forests and stated that she supported the 2004 draft OCP and was disappointed with current draft.

Marie Brotherston – 5173 Munn Road – Ms. Brotherston stated that she does not support the current draft OCP but did support the 2004 version. She spoke on Map 9 – 2.2 Older second growth forest and development permits.

Rod Glover – 368 Millstream Lake Road – Marcie McLean read and submitted a letter on Mr. Glover's behalf. Mr. Glover wrote in opposition of the proposed Highlands OCP.

Elaine Limbrick – 3836 Munn Road - read and submitted a letter. Ms. Limbrick stated that she preferred the 2004 draft OCP and spoke on amenity rezoning.

Les Bjola – Bear Mountain – Mr. Bjola stated his frustration on the continued misinformation. He stated that the KPMG report is incorrect, and Mr. Bjola expects a retraction. There will be a hotel and 150 residential units. Mr. Bjola stated that the project can't work without water.

Fred York – 743 Finlayson Arm Road – Mr. York stated that he has worked on wells and septic fields that are up to 20 years old. The infrastructure to Finlayson Arm Road from Bear Mountain will be a cost saving to the District and a cost savings in the future as well.

Michael Bocking – 405 Hazlitt Creek Road – spoke in support of the tourist accommodations.

Vicky Husband – 301 Ross Durrance Road – suggested that 5 acres is not considered a large lot.

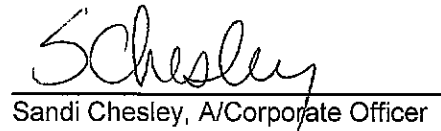
The Chair called a first, seconds and third time for further submission and hearing none, declared the Public Hearing respecting the District of Highlands Official Community Plan Bylaw No. 277, 2005 declared closed at 8:30 p.m.

Approximately 87 letters and 3 petitions were received regarding Bylaw No. 277.

I certify this report as being fair and accurate.



Mark Cardinal, Mayor



Sandi Chesley, A/Corporate Officer