



DISTRICT OF HIGHLANDS
MINUTES OF PUBLIC HEARING
Monday, June 14, 2010 at 7:00 p.m.

School House, 1589 Millstream Road

The Purpose of the Meeting is to Hold a PUBLIC HEARING for:

1. Bylaw No. 324, "Highlands Official Community Plan Bylaw, 2007, Amendment No. 1, (Greenhouse Gas Reduction) Bylaw No. 324, 2010", and
2. Bylaw No. 325, "Highlands Official Community Plan Bylaw, 2007, Amendment No. 2, (Regional Context Statement) Bylaw No. 325, 2010".

PRESENT:

Mayor
Councillors

Jane Mendum
Diane Gill
Sigurd Johannesen
Marcie McLean
Karel Roessingh
Ken Williams

ABSENT:

Councillor

Allen Dobb

IN ATTENDANCE:

Chief Administrative Officer
Planner
Corporate Officer
6 members of the public

Chris Coates
Jon Munn
Tina Neurauter

1. APPROVAL OF THE AGENDA

MOTION: 218/2010
MOVED BY: COUNCILLOR ROESSINGH
SECONDED: COUNCILLOR JOHANNESSEN

That the agenda be approved.

CARRIED

The Public Hearing regarding Bylaw No. 324 and Bylaw No. 325 is declared open.

At a Public Hearing, as required by the *Local Government Act*, all persons who believe that their interest in property may be affected by the proposed Bylaws 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. This is not a meeting to debate the issues or to state a position on why the Bylaw has been written.

Any persons wishing to speak are asked to state their name and address for the record.

Any letters or briefs shall be included in the record of the Public Hearing and will be available to the public for viewing.

After all persons who so wish have expressed his or her views, I shall ask three times, "Is there anyone else who wishes to be heard," and if no further views are forthcoming I shall declare the Public Hearing closed.

Anyone wishing to have letters or briefs recorded in the minutes may bring them to the front now or submit them at the time of their presentation.

PLEASE ALSO NOTE THAT THE FUNCTION OF COUNCIL IS TO LISTEN TO THE VIEWS OF THE PUBLIC NOT TO DEBATE THE MERITS OF THE PROPOSED BYLAW.

AFTER THE CONCLUSION OF THE PUBLIC HEARING, ALL MEMBERS OF COUNCIL ARE PRECLUDED FROM RECEIVING ANY FURTHER INPUT OR SUBMISSIONS.

After this public hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations made at this hearing.

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

2. BYLAWS

a) **Bylaw No. 324**

Highlands Official Community Plan Bylaw 2007, Amendment No. 1, (Greenhouse Gas Reduction) Bylaw No. 324, 2010.

The proposed Official Community Plan (OCP) Bylaw amendment will establish policies, actions and targets for the reduction of greenhouse gas (GHG) emissions, as required by the Province of BC.

Summary of the proposed OCP Bylaw amendments

A new OCP Chapter 11 – Greenhouse Gas Reduction, to include:

- Six general policies to encourage and promote the reduction of GHG emissions and the conservation of energy.
- Two local government operations policies to avoid, replace, reduce and offset corporate GHG emissions.
- Two targets to reduce total per capita GHG emissions by 20% by 2020 and 60% by 2050.
- Two actions regarding work on a sustainability plan to start in 2010 and
- The establishment of new development permit areas regarding the reduction of energy consumption and GHG emissions.

b) **Bylaw No. 325**

Highlands Official Community Plan Bylaw 2007, Amendment No. 2, (Regional Context Statement) Bylaw No. 325, 2010.

The proposed Official Community Plan (OCP) Bylaw amendment will establish a new Servicing Area which will become part of the Capital Regional District Regional Growth Strategy's Regional Urban Containment and Servicing Policy Area (RUCSPA). This boundary change is accompanied by changes to the Highlands' Regional Context Statement.

Summary of the proposed OCP Bylaw amendments

- An amended Map 2.1 to show the Highlands Servicing Area;
- Replacement of OCP Chapter 10 – Regional Context Statement, to include: Wording to indicate that the OCP coincides and is generally consistent with the Regional Growth Strategy; Revision to Table 10.1 of the OCP to show fewer consistencies, inconsistencies and resolution of inconsistencies with the Regional Growth Strategy;
- Amendments to OCP Chapter 6 – Services and Utilities to include: Replacement of the introduction to Chapter 6 – Services and Utilities to be consistent with a revised Regional Urban Containment and Servicing Policy Area (RUCSPA) boundary; and replacement of Policy 6.2 (11) to indicate that the Highlands Servicing Area is consistent with the Regional Urban Containment and Servicing Policy Area (RUCSPA).

Mayor Mendum called for comments from the public for the first time.

Mara Dhillon, 3813 Munn Road, asked for clarification pertaining to the development permit areas referenced in Bylaw No. 324.

Chris Coates, Chief Administrative Officer clarified that the new policies contained in Bylaw No. 324 establishes new policy which allows for future work which will create new development permit areas to address Greenhouse Gas reduction in multiple zones (including residential and industrial).

Ellie Rayner, 600 Stewart Mountain Road, asked for an example on how a development permit area would relate to Greenhouse Gas reduction.

Jon Munn, Planner explained that a new section of the Local Government Act was created that enables local governments to create new kinds of development permit areas for greenhouse gas reduction, energy conservation and water conservation. The district would have to determine guidelines that would apply to these specific development permit areas in which development would follow (example: conservation of energy, etc.).

Councillor Johannesen asked if development permit areas could be so specific as to require building to be constructed to LEED Standards.

The Planner replied that he did not believe that the district could be that specific.

The Mayor asked a second time if there was anyone else who wishes to be heard.

The Mayor asked a third time if there was anyone else who wishes to be heard.

There being no further comments, the Mayor declared the Public Hearing Closed.

3. ADJOURNMENT – Close Public Hearing

MOTION: 219 /2010
MOVED BY: COUNCILLOR ROESSINGH
SECONDED: COUNCILLOR GILL

THAT the Public Hearing adjourn at 7:12 p.m.

CARRIED

MAYOR

Tina Neurauter, A/ Corporate Officer