



## DISTRICT OF HIGHLANDS

### BYLAW NO. 343

#### **A BYLAW TO AMEND HIGHLANDS OFFICIAL COMMUNITY PLAN BYLAW NO. 277, 2007**

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The Council of the District of Highlands in open meeting assembled enacts as follows:

1. District of Highlands Official Community Plan, Schedule A to Bylaw No. 277, 2007 is amended as follows:
  - (a) In the Table of Contents, deleting “2.5 Recreation Tourism Land Use,” renumbering subsequent Chapter 2 sections accordingly;
  - (b) In the second paragraph of Chapter 2 – Land Use, in the bulleted list, deleting “Recreation Tourism Land Use;”
  - (c) Deleting all of section, “2.5 Recreation Tourism Land Use,” and renumbering subsequent sections accordingly;
  - (d) In the last sentence of Policy 1 of Section 8.3 Nature-related Tourism, deleting the words “...and Recreation Tourism...,” in order that the sentence reads: “...These businesses are acceptable in areas designated as Rural and will be guided by the zoning bylaw.”
  - (e) Adding new sub-section “Amenity 3 – 1150 Bear Mountain Parkway” as shown in the attached Schedule “A” immediately after, “Amenity 2 – East West Trail Connector,” within, “2.11 Amenity Areas;”
  - (f) In Appendix C - Glossary, adding in alphabetical order the following term:

“Proper Functioning Condition (PFC)” means:  
Riparian-wetland areas are functioning properly when adequate vegetation, landform, or large woody debris is present to:

    - 1) dissipate stream energy associated with high water flows, thereby reducing erosion and improving water quality;
    - 2) filter sediment, capture bedload, and aid floodplain development;
    - 3) improve flood-water retention and ground-water recharge;
    - 4) develop root masses that stabilize stream banks against cutting action;
    - 5) develop diverse ponding and channel characteristics to provide the habitat and the water depth, duration, and temperature necessary for fish production, waterfowl breeding, and other uses; and
    - 6) support greater biodiversity.

(g) THAT "Map 2.1 – Land Use Designations," be amended by changing the designation of those parts of Parcel Identifier 028-961-056, LOT A, SECTION 4, RANGE 3 WEST AND SECTION 4 AND 5, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN EPP24734 as shown outlined in red on Schedule "B" attached to and forming part this Bylaw, from, "Recreation Tourism" to "Amenity 3 – 1150 Bear Mountain Parkway."

2. This bylaw may be cited as "Highlands Official Community Plan Bylaw, 2007, Amendment No. 5 (Amenity 3), Bylaw No. 343, 2012."

READ A FIRST TIME THIS	3 <sup>rd</sup>	DAY OF	December, 2012
READ A SECOND TIME THIS	3 <sup>rd</sup>	DAY OF	December, 2012
PUBLIC HEARING HELD THIS	7 <sup>th</sup>	DAY OF	January, 2013
READ A THIRD TIME THIS	7 <sup>th</sup>	DAY OF	January, 2013
ADOPTED THIS	7 <sup>th</sup>	DAY OF	January, 2013

*Original Signed*

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MAYOR

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CORPORATE OFFICER

## Schedule “A”

### **Amenity 3 – 1150 Bear Mountain Parkway**

Land under this designation comprises one split-zoned property. Of the property's 22 hectares, the easterly 18 hectares is zoned Conservation 1. It has a three-party conservation covenant on it held jointly by the land owner, the District, and TLC –The Land Conservancy. The covenant shows the commitment that this section of the property is intended to remain a natural forested and riparian ecosystem community with proper functioning condition (PFC).

The four hectares on the west portion of the property has access via Bear Mountain Parkway in the City of Langford. This section of the property has been disturbed, is within the Highlands Servicing Area, and is appropriate for development. While commercial uses are preferred in order to diversify the District's tax base, residential uses are also appropriate. Due to the property's unique yet isolated location and characteristics from the rest of the Highlands, any development or increase in density of this 4-hectare area needs to demonstrate to Council's satisfaction how it would integrate the development into the community, how it would offset any negative impact(s), and how the proposal furthers other municipal OCP policies. Sewer service would be provided through the establishment of a local area service and an intermunicipal agreement.

# Schedule "B"

