



MEETING SUMMARY

District of Highlands: South Highlands Local Area Plan

What: Task Force Meeting #5 (Phase 2), South Highlands LAP

When: 12:00-2:00pm, Wednesday, April 7, 2021

Where: Zoom Meeting

Please note: *This document is meant to provide a summary of key discussion topics, discussion points, and outcomes from the meeting. These are not meeting Minutes nor a Record of Decision.*

PARTICIPANTS

Task Force

Marcie McLean (Council Alternate)
Lexie Beigun
Regine Klein
Rick Lester
Bob McMinn
Scott Richardson
Kim Vincent
Terri Wood

Leslie Anderson (Council Rep) (absent)
Mel Sangha (absent)

Project Team

Laura Beckett
Municipal Planner, Highlands

Evan Peterson
Barefoot Planning

Jennifer Kay
TownSquare Planning

Observers

Ann Baird
Gord Baird
Karen Burns

Staff

Loranne Hilton
Chief Administrative Officer, Highlands



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SUMMARY NOTES

1. The meeting opened with Loranne Hilton (CAO) speaking to Task Force member conduct and procedures.
2. Evan spoke to the role of the Task Force in creating the Preliminary Directions along with other key inputs – background analyses,



- community survey, stakeholder workshop, stakeholder interviews, and project team input.
3. Evan provided some commentary in response to Task Force feedback on the Preliminary Directions, including:
 - How the District already has robust policies to protect Millstream Creek and riparian areas and how the LAP will reinforce this;
 - What a small “Community Hub” might look like and how it’s not envisioned as a commercial hub;
 - The rationale for including “innovative housing” in the directions – and where it might be appropriate to show it;
 - The rationale for a site-specific land use for the Tsartlip-owned lands;
 - A explanation of the Green Economy Land Use; and,
 - The inclusion of Equestrian and other users in the definition/ communication of new trail connections.
 4. Following this presentation and some discussion, Evan facilitated a discussion and feedback on key Preliminary Directions topics, including the Green Economy Land Use, the location of innovative/ low-impact/affordable housing, and the Crown Lands. Feedback was provided and discussion amongst the Task Force occurred throughout items 3 and 4, above – including the following:

Green Economy Land Use

- a. It was suggested that the survey could ask land use questions on a parcel-by-parcel basis.
- b. It was also suggested that the survey could offer divergent land use choices for participants to select from – perhaps offering a continuum of choices on each parcel (e.g., from conservation to industrial).
- c. It was suggested that site contamination be given more attention in the contextual information provided and/or mapped on the survey.
- d. Some questions were raised about how a Green Economy land use could be placed over a contaminated or highly disturbed site. Evan explained that the Land Use would primarily apply at the time of rezoning and thereby influence the future uses and activities on the site, regardless of its existing conditions.



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- e. Some concern was expressed for a “development bias” in the land use directions. Some discussion was had about the relative benefits and potential unintended consequences of different land use choices.
- f. It was suggested that climate change be further emphasized in the directions and that climate change amelioration be integrated into the future land use for the Gateway area.
- g. A concern was expressed about establishing connectivity between privately-owned industrial sites. Evan explained that this connectivity would be considered and only sought via future development (e.g., rezoning), where public rights-of-way could be acquired, as appropriate.

Housing

- h. It was suggested that the houses on the Ecoasis lands should be removed from the Preliminary Directions, given that this area is already regulated by a development agreement.

General

- i. It was suggested that the Preliminary Direction maps/diagrams were unclear.
5. Evan presented the proposed format for the survey, including a likert-scale question for each Direction (e.g., “How much do you agree with Direction #1?”), followed by open-ended comment boxes to explain an answer or identify alternative directions. The following feedback was provided:
- a. Some members asked for the “Gateway” questions to address individual properties rather than the area as a whole, as it relates to land use designation(s).
 - b. Evan suggested that the LAP would include site-specific policies within a broader land use and that this land use would have the intent of pushing the entire area in the same direction.
6. Evan presented the communication plan for the survey, and asked the Task Force members to help broadcast the survey to their networks and advocate for participation.
- a. It was requested that the project team provide a template email for Task Force members to distribute to their networks.



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