

DISTRICT OF HIGHLANDS

BYLAW NO. 216

Highwest Waste Recyclers Ltd. – 1943 Millstream Road

A BYLAW TO AMEND HIGHLANDS OFFICIAL COMMUNITY PLAN BYLAW NO. 94, 1997

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

1. "District of Highlands Official Community Plan Bylaw No. 94, 1997" is amended by:
 - (a) Replacing Paragraph (a) of Subsection 1.2.6 Pollution and Contaminants of Section 1.2 Policies of Goal 1 with the following:

“1.2.6(a) Activities that result in air, water, or noise pollution or contamination of soils will not be permitted, except for those properties designated for “Industrial-Commercial” land use where compliance with Capital Regional District Solid Waste Management Plan and the Waste Management Act can be demonstrated.”
 - (b) Replacing the definition of Commercial Light Industrial in Subsection 2.2.2(7) Land Use Definitions of Section 2.2 Policies of Goal 2 with the following:

“2.2.2(7) Commercial/Light Industrial areas are used for activities such as manufacturing, warehousing and storage, service industries, recreational uses, and office space, sales and service operations related to these uses. Industrial activities that create noise, excessive traffic, or pollution of air, land, or water are discouraged. Industrial areas are designated and managed to limit impacts on surrounding areas, water features, and groundwater resources.”
 - (c) Replacing Paragraph (d) in Subsection 4.2.8 Solid Waste Management of Section 4.2 Policies of Goal 4 with the following:

“4.2.8(d) The District of Highlands supports the proposed designation by the Capital Regional District of a regional demolition and land clearing debris disposal site on the property located between Millstream Road and Thetis Lake Park (part of Section 15).”

- (d) Replacing Paragraph (e) in Subsection 4.2.10 Water Supply of Section 4.2 Policies of Goal 4 with the following:

“4.2.10(e) The District of Highlands opposes the servicing of residential properties in the municipality by public water supply and will support servicing of commercial/light industrial properties within the Highlands Business Park by a alternative water supply system only if it can be demonstrated that the use of groundwater as a supply is less safe or less cost-effective or less environmentally appropriate.”

- (2) Changing the land use designation of Section 15, Highland District except those parts in Plans 7077, 7599 and 16010 located on Millstream Road by re-designating the area shown as Greenbelt on Map “A”, attached to and forming part of this bylaw, to Commercial-Industrial.
- (3) This bylaw may be cited as "Highlands Official Community Plan Bylaw, Amendment Bylaw No. 216, 2003"

READ A FIRST TIME THIS	15TH	DECEMBER	2003
READ A SECOND TIME THIS	15TH	DECEMBER	2003
PUBLIC HEARING HELD THIS	30TH	JUNE	2004
READ A THIRD TIME THIS	5TH	JULY	2004
ADOPTED THIS	20TH	DECEMBER	2004

MAYOR

CLERK