

DISTRICT OF HIGHLANDS

BYLAW NO. 230

A BYLAW TO AMEND THE “DISTRICT OF HIGHLANDS OFFICIAL COMMUNITY PLAN BYLAW NO. 94, 1997”

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

1. That Bylaw No. 94, the “District of Highlands Official Community Plan Bylaw No. 94, 1997” be amended as follows:
 - a) Amending Map 4 – Schedule “E” – Land Use of the “District of Highlands Official Community Plan Bylaw No. 94, 1997” by changing the designation of part of Section 4 Range 3 West Highland District located on Millstream Road, from Greenway and Greenbelt to Commercial/Light Industrial shown hatched on Schedule “A” attached to this Bylaw;
 - b) Replacing Section 1.2.6(a) Pollution and Contaminants in Schedule A with the following:
 - “a. Activities that result in air, water, or noise pollution or contamination of soils will not be permitted, except for those properties designated for “Commercial/Light Industrial” land use where compliance with Capital Regional District Solid Waste Management Plan and the Waste Management Act can be demonstrated.”
 - c) Replacing Section 2.2.2(7) Land Use Designations in Schedule A with the following:
 - “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.”
 - d) Replacing Section 4.2.7(d) Liquid Waste Disposal in Schedule A with the following:
 - “d. The District of Highlands opposes the servicing of residential properties in the municipality by public sewers and will support the servicing of commercial/light industrial properties by public sewers, or an alternative method of sewerage disposal only if it can be demonstrated that an on-site septic system is less safe or less cost-effective or less environmentally appropriate.”

e) Replacing Section 4.2.10(e) Water Supply in Schedule A with the following:

“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 by an alternative water supply system only if it can be demonstrated that the use of groundwater as a supply is less safe, less cost-effective and less environmentally appropriate.”

f) Replacing Area 4 in the List of Appendices in Schedule A with the following:

“Area 4 Highlands Commercial/Industrial Gateway Area”

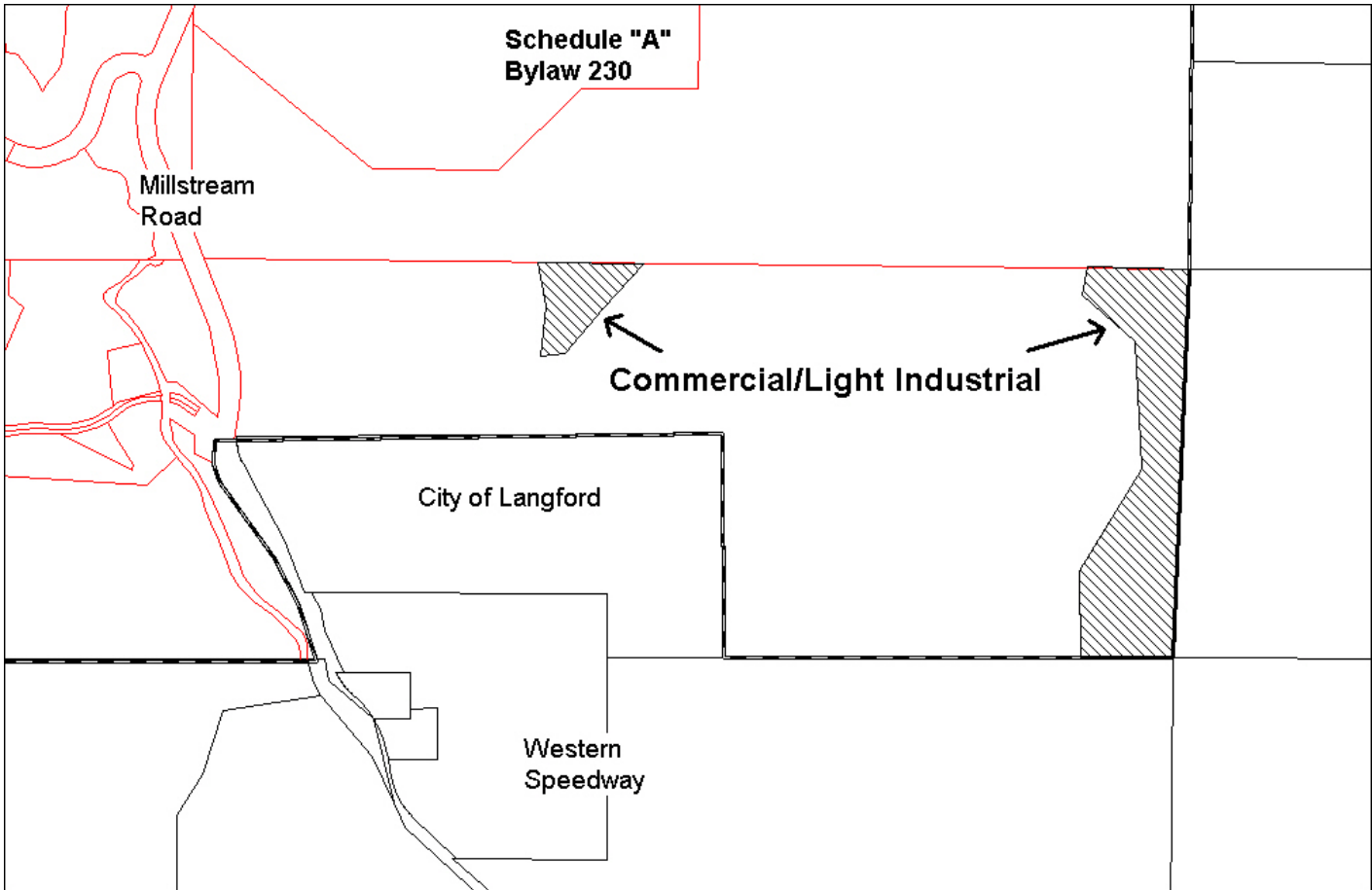
g) Replacing Area 4 – Commercial/Light Industrial in Appendix B with the new Area 4 – Highlands Commercial/Light Industrial Gateway Area attached to this Bylaw as Schedule B.

2. This Bylaw may be cited as “Highlands Official Community Plan Amendment Bylaw No. 230, 2004.”

READ A FIRST TIME THIS	19 TH	APRIL	2004
READ A SECOND TIME THIS	19 TH	APRIL	2004
PUBLIC HEARING HELD THIS	7 TH	JUNE	2004
READ A THIRD TIME THIS	7 TH	JUNE	2004
ADOPTED THIS	5 TH	JULY	2004

MAYOR

CLERK



SCHEDULE B

Area 4 - Highlands Commercial/Industrial Gateway Area

1. Category

Form and Character of Commercial and Industrial Development;
Protection of the Natural Environment, its ecosystems, and biological diversity

2. Justification

All areas designated Commercial/Light Industrial on Land Use Map 4 are also designated as a Development Permit Area to encourage well-designed places of business and employment.

Industrial and commercial land uses are an important part of the local economy and should be well designed as a gateway feature to the community, to reduce its impact along roads and from adjacent non-industrial zoned properties. Careful control of land development, buildings and landscaping is needed to protect the aesthetic qualities of the area, and to ensure that development is in harmony with the rural character of the Highlands.

Outdoor lighting can seriously impact upon night sky both in terms of being a source of light pollution, and in terms of interfering with astrophysical research. Outdoor lighting should be regulated to control the quantity and quality of light in order to help mitigate against these impacts.

3. Objectives

To integrate new industrial development with the character of its surrounding area through quality architecture, landscaping, and appropriate site arrangement.

To promote new industrial development, which is designed in a manner that creates an attractive area for business investment, that provides a desirable place of employment and that has minimal negative impact on the surrounding areas.

4. Specific Exemptions

Form and Character Development Permits are not required in Highlands Commercial/Industrial Gateway Area for the following activities:

- i. internal alterations to a building or,
- ii. minor alterations to the design and finish of the exterior of a building that does not change the character of development.

5. Guidelines

Form and Character Development Permits issued in the Highlands Commercial/Industrial Gateway Area shall be in accordance with the following Guidelines:

General Architectural Design

- a. All buildings, structures and additions should be designed in a manner which gives consideration to the relationship of adjacent buildings, open areas, the efficiency of the circulation system, and compatibility with surrounding development.
- b. Buildings shall be designed to exhibit a cohesive appearance of natural building materials and architectural character. Consider providing skylights, varied roof forms or other elements to visually express interior spaces or functions. Also consider using architectural elements, materials, finishes, glazing, and textured surfaces.
- c. Structures shall be constructed of durable materials. Materials should be chosen for ease of maintenance. Except where a visual accent is warranted, muted colours chosen from a palette representative of Highland's natural surroundings should be used.

Scale

- d. A human scale should be respected where buildings and other structures face a road. This shall be expressed in window size, sill heights, door shelters, and soffit heights. Designs should capitalize on dramatic architectural elements such as towers or mechanisms relating to use or processes associated with the business.

Massing

- e. Buildings should be stepped to follow the topography of the site. The massing of buildings should be broken up, by stepping back portions of the front building façade. Continuous, uninterrupted, building facades should be avoided.

Maintain View Corridors

- f. Buildings should be designed to maximize views beyond and between buildings.

Entrances

- g. Building entrances shall be well defined, visible, and clearly lit. Main entrances shall face the road or entrance driveways, and should be designed and located so that they can be clearly identified from roads or entry driveways.

Visibility from roads

- h. Buildings visible from roads should be sited and designed so that the office and/or retail portion of the building is oriented towards the road.

Loading Areas to be integrated with overall design

- i. Loading area design shall be integrated into the design of the building. High quality material and non-bright colours shall be used for loading doors.

Fencing

- j. Where fences are used, they should be solid a combination of solid and lattice design. The design of the fence, elevation, and related construction details shall be submitted as part of a landscape plan. Black chain-link fencing may be used where enhanced by vegetative screening.

- k. Fences shall be constructed with all components of sufficient size and strength to prevent sagging, and constructed to minimize rot. Along sloping ground, the top of wood fences shall be horizontal with vertical drops at the posts.

Signage and Lighting

- l. Signs may not contain or utilize any flashing, blinking intermittent or moving light as a source of illumination. The form of signage should be identified in the design expressed in the Development Permit application.
- m. All signage should be located below the roofline and be integrated with the building façade through colour and graphic style.
- n. Externally illuminated signs including commercial billboard, building identification, or other similar illuminated signs, shall comply with the following:
 - (i) Top mounted light fixtures shall be fully shielded;
 - (ii) When top mounted light fixtures are not feasible visors or other directional control devices shall be used to prevent spillage of light into the night sky.
- o. All architectural or decorative lighting shall be turned off between 2300 hours or the closure of the business or facility to the public, whichever is later, and sunrise. This shall be accomplished by automatic timing devices unless the irregular schedule of the business or facility make this impractical.
- p. Parking lots shall have adequate pedestrian scaled directional signs for visitors, delivery vehicles and employees. The sign shall not exceed 4 feet in height or 8 square feet in surface area.
- q. Exterior lighting should be downcast and directed away from residential areas. On-site lighting and signs should not produce glare on neighboring roads, properties, or the night sky. To minimize this impact, fully shielded high-pressure sodium luminaries positioned not higher than 4.88 meters (16 feet) above ground level, with 0% up light, should be used. Applicants will be requested to provide information indicating that the lighting plan has been considered and approved by the Dominion Astrophysical Observatory.
- r. Vehicular and pedestrian access and entries should be illuminated in a manner that facilitates visibility and security. Security lighting should have armoured housings.

Parking

- s. Vehicular and pedestrian circulation within all sites will be designed to function in a safe and efficient manner.
- t. To avoid large expanses of paved areas and to provide easy accessibility to buildings, large parking lots should be divided into smaller parking areas and have well-integrated landscaped pockets.

Perimeter Screening Treatment

- u. perimeter landscaping of similar character shall be integrated with the natural landscape and the landscaping of adjacent development for streetscape continuity.
- v. A wide natural buffer shall be maintained along Millstream Road, and additional landscape treatment and berming are encouraged to attenuate noise, to improve aesthetics, and reduce impacts of noise, odour, or shadow. Chain-link fencing is discouraged.

Screening

- w. Storage areas should be visually screened from roads by berming and dense landscaping, or should be designed and finished in a manner consistent with the principal building.
- x. Outdoor storage of equipment or materials should be placed at the rear of the site and/or screened from surrounding roads and adjacent non-industrial uses by landscaped berming, solid screen fencing or other acceptable design.
- y. Service areas, dumpsters and garbage containers, recycling containers, and utility kiosks shall be integrated into the landscape and screened by fences, walls, gates or landscaping from public view. Screening should be constructed of a similar design, fashioned from similar materials and finished with similar colours to those used in the primary building.
- z. Garbage and recycling materials shall be stored in containers which are weatherproof, non-combustible and animal-resistant within the boundaries of each site, and shall be visually screened from all adjacent sites and roads.