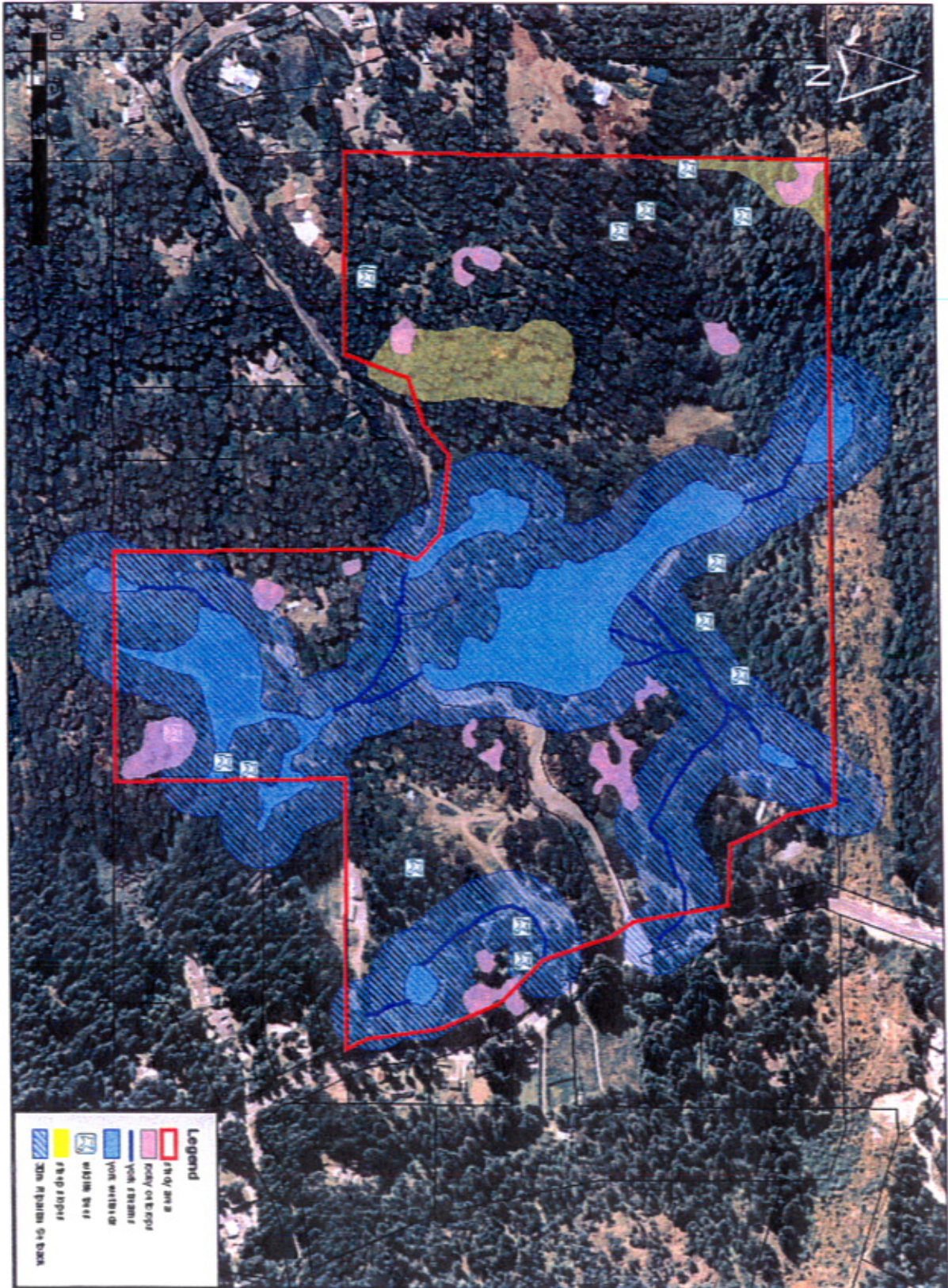


Table 10. Impact Summary Table.

Environmental Parameter	Potential Impacts	Mitigative Measures	Residual Impacts
<i>Vegetation</i>	Loss of natural vegetation currently existing on site along proposed building footprints and road locations.	Riparian removal will be limited to the fullest extent possible. Reclamation of unpaved disturbed areas with native trees and shrubs.	Loss of vegetation in the area immediately required to accommodate houses and roads. Positive impacts resulting from revegetation with native species and the control of invasive species
<i>Aquatic Life and Habitat</i>	Loss of riparian buffers along moderate value habitat associated with road/driveway placements and site preparations	Minimize disturbances to riparian reserves. Maintain 30m buffers for both streams, wetlands and ponds	Small impact to select waterbodies associated with construction and site preparation
<i>Wildlife</i>	Loss of habitat resulting from vegetation clearing. Changes in wildlife movements. Sensory disturbance to sensitive species. Stress to wildlife caused by increases in human encounters including foot and road traffic	Construction of nesting boxes with old growth attributes to accommodate the loss of older second generation forest None No potentially sensitive species found to breed within 100 m of the proposed road, driveway or building sites. None	Loss of habitat for some species where vegetation is permanently removed to accommodate building footprints Minimal changes to wildlife movements Potential disturbance to wildlife Minimal stress associated with increases in traffic

Appendix F - Environmental Constraints Map



Staff notes the following more specific recommendations in the report:

- 30m riparian buffer is recommended.

- 5m buffer zone for trees larger than 75cm diameter at breast height (safety concerns during construction activities notwithstanding)
- Maximum of 30% overall development footprint (including driveways) in sensitive areas (collectively rocky outcrops, streams and riparian zones, wildlife trees (5m buffer), and steep slopes)
- Should works be required/requested in sensitive areas, assessment by a professional biologist considered mandatory prior to issuance of permits.

INTERNAL AND EXTERNAL REFERRALS

Agency	Response, if received (<i>paraphrased</i>)
BC Assessment Authority	
BC Hydro and Power	No objections subject to the following conditions: There are no lines fronting the proposed lots, A, B and C. Would require running an overhead line – which would require appropriate tree cutting – along Finlayson Arm Road to provide site servicing for these lots.
BC Parks	
BC Transit	No objections. The proposed site is not currently served by fixed route transit service. Currently there is special limited service with one morning and one evening trip operated by handyDART to this area that connects with local services at Millstream and Treanor Ave. Please note that this density and usage also means that any future transit service to this area will be either unlikely or extremely limited.
Canada Post	
CRD Parks	No Regional Parks interests affected. Proposed trail connections are consistent with the Regional Parks Master Plan.
City of Langford	Please see attached letter. To summarize: Langford Council Resolution, March 21, 2011: <i>That Council direct staff to inform the District of Highlands in writing that the City of Langford has some concerns with the proposed rezoning (RZ-01-11) for the preoperty at 743 Finlayson Arm Road, as outlined in the staff report submitted to the Planning, Zoning, and Affordable Housing Committee, an that the District of Highlands should secure a contribution through this rezoning towards infrastructure and road improvement costs in the City of Langford.</i>
Highlands Building Dept.	No comments at this time
Highlands Fire Dept.	At this stage, recommend requirement of a water source in the vicinity of Finlayson Arm Road and the new proposed road.
Highlands Subdivision Dept.	
RCMP – West Shore	
School District No. 62 (Sooke)	No concerns
Telus	
Fortis BC (formerly Terasen Gas)	No objections or concerns...no gas distribution facilities in the vicinity of the development

OCP AMENDMENT OPTIONS

Staff offers the following options:

- A. A designation that supports an increase in residential density only.** This option reflects the current proposal and delays designating the land for community hall/centre use until such time as an application for that express use is received. Staff is of the opinion, though, that this does not accurately reflect the full nature of the proposal, does not reflect community wishes, nor does it represent/protect the work of the Community Centre Task Force. Also, this option seems to be a departure from other OCP policies, specifically policy 2.2 (19), which states:

The District of Highlands acknowledges the important role that large lot property owners play in the municipality. Council will work with owners of large properties to help identify key values and objectives, and to seek prospects for mutual benefit. As each situation is unique, the primary tool for owners of large properties to engage with the municipality is through the rezoning process, which gives an opportunity for dialog to reach net benefit to community and owner.

- B. A designation that supports an increase in density in exchange for land for community hall/centre purposes.** From the previous staff report:

...staff recommends that Council consider changing the OCP designation of the subject properties to a designation that supports land for a community hall/centre in exchange for a reasonable increase in residential density. One example is that proposed by the applicant. There are two reasons for suggesting the change of OCP designation. The first is that while the current rural OCP land use designation does not support the proposal, other OCP policies do including the Council's own task force initiative, namely the CCTF.

The second reason for changing the OCP land use designation is to formalize the community's choice of location for the community hall/centre. There is always a chance that a project may stall before completion. By designating one or both of the subject properties for community hall/centre purposes, Council is furthering the work of the Community Centre Task Force (CCTF) and its own goals as stated in the OCP. As well, the APC recommended that Council use the proposed amenity land for a community centre. Should this proposal come to fruition, the land for the community hall/centre will still need to be appropriately designated.

Staff recommends that Council consider option B, where the OCP designation of the subject properties would be changed to a new designation that allows consideration of increasing density in exchange for land for community hall/centre purposes. Staff suggests naming the designation, "Amenity 1".

OTHER INFORMATION

Staff notes a charge on the title of the property 743 Finlayson Arm Road that would affect the disposal or selling of that property. Staff has sought, and will continue as necessary to seek, legal counsel on the matter, and can advise, at this point, that the charge on title does not establish grounds to defer processing of the application at this stage.

SUMMARY

By all accounts, there is merit in continuing to process this application. The Fiscal and Environment Select Committee (FESC), through their recommendation, has requested to review the professional reports, and has recommended using a sustainability checklist to assess the application. Unfortunately at this point in time, there is not a Council-endorsed checklist to use. While there is merit in the recommendation, staff suggests that such a checklist should be formalized by Council before being instituted into any Council process. Certainly there is merit to referring the professional reports to FESC and possibly to the APC and CISSC. Staff notes that only FESC requested this, and that the APC and CISSC both supported the recommendation.

Council may wish to direct staff to prepare amendment bylaws for the OCP and Zoning Bylaw. Concurrent with this action, Council may wish to refer the professional reports to the select committees and APC, or just to FESC. The draft bylaws and committee input could be presented to Council at the same time. Staff would certainly consider the input of the committee(s) while drafting the bylaws. Should Council wish to proceed with bylaw drafting, staff may seek legal advice regarding the charge on the title of 743 Finlayson Arm Road as previously indicated.

Staff recommends either option 1 or 2 below.

OPTIONS

1. Council may wish to direct staff to prepare amendment bylaws for the OCP and Zoning Bylaw and refer the professional reports to the select committees and APC.
2. Council may wish to direct staff to prepare amendment bylaws for the OCP and Zoning Bylaw and refer the professional reports to FESC.
3. Council may wish to request more information.
4. Council may wish to deny the application.



Respectfully submitted by Laura Beckett, MCIP

CAO Concurrence



C. D. Coates, CAO