



DISTRICT OF HIGHLANDS

BYLAW NO. 325

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

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

1. "District of Highlands Official Community Plan Bylaw No. 277, 2007 is amended as follows:
 - (a) Replace the existing Map 2.1 with the attached Map 2.1;
 - (b) Replace the existing Chapter 10 with the attached Schedule "A" *Chapter 10 – Regional Context Statement*; and.
 - (c) Replace the first five paragraphs and policy 6.2 (11) of Chapter 6 – Services and Utilities with the four paragraphs and new policy 6.2 (11) on the attached Schedule "B."
2. This bylaw may be cited as "Highlands Official Community Plan Bylaw, 277, Amendment No. 2, (Regional Context Statement) Bylaw No. 325, 2010"

READ A FIRST TIME THIS	17 th	DAY OF	MAY, 2010
READ A SECOND TIME THIS	17 th	DAY OF	MAY, 2010
PUBLIC HEARING HELD THIS	14 th	DAY OF	JUNE, 2010
READ A THIRD TIME THIS	21 st	DAY OF	JUNE, 2010
ADOPTED THIS	21 st	DAY OF	JUNE, 2010

MAYOR

CORPORATE OFFICER

Schedule A

Chapter 10 – Regional Context Statement

The Board of the Capital Regional District formally approved a Regional Growth Strategy (RGS) in August 2003. The District of Highlands is a signatory to the RGS. As a partner, Highlands has established its commitment to the following:

- To plan and manage growth in a collaborative manner by participating in achieving the regional vision and the strategic initiatives
- To consider the cross-boundary impacts of all development-related decisions
- To work toward a more sustainable region by considering the environmental, economic and social implications of local government decisions.

The *Local Government Act* requires municipalities to adopt a “regional context statement.” This statement must identify the relationship between an OCP and the content of the RGS and, if applicable, must specify how the OCP will be made consistent with the RGS over time.

Regional context statements are a key implementation mechanism for the RGS. They also protect a municipal council’s authority to make local planning decisions while ensuring that the council and the regional board agree upon matters of legitimate regional interest. While the RGS is not binding on the member municipalities, the regional context statements are.

Table 10.1 shows how Highlands’ OCP coincides and is generally consistent with the RGS.

Regional Context Statement - Objectives

- To plan and manage growth in a collaborative manner by participating in achieving the regional vision and the strategic initiatives
- To consider the cross-boundary impacts of all development-related decisions
- To work toward a more sustainable region by considering the environmental, economic and social implications of local government decisions.

Regional Context Statement - Policies

1. Map 2.1 shows the Highlands Servicing Area or Boundary. This area in its entirety become part of Regional Urban Containment and Servicing Policy Area in February 2009.
2. Once this regional context statement is accepted by CRD Board, the District of Highlands will not permit amendments to expand its Servicing Boundary except to address pressing public health and environmental issues, to provide fire suppression or to service agriculture.
3. The District will review Policies 10.1 and 10.2 as part of the comprehensive 5-year review of the Regional Growth Strategy.

Table 10.1

RGS Strategic Directions	Consistencies	Inconsistencies	Resolution of Inconsistencies	Not Applicable
<p>1.1 Keep Urban Settlement Compact</p>	<ul style="list-style-type: none"> This OCP establishes a Highlands Servicing Boundary shown in Map 2.1. This area became part of the Regional Urban Containment and Servicing Policy Area (RUCSPA) in February 2009. The most significant portion of land within the Servicing Boundary is designated Commercial Industrial, and is subject to a development permit, "Highlands Commercial/Industrial Gateway Area." Another area is designated Bear Mountain Comprehensive Development, and land areas that are within the Highlands Servicing Area are zoned for residential, resort, and some golf course uses. Not all land designated Bear Mountain Comprehensive Development is within the Highlands Servicing Area. The balance of the area: (a) has been built out, (b) is designated institutional and owned by the municipality (municipal office location), (c) is in the process of building to what its zone allows, or (d) is conservation land held by a three-party covenant. Development Permit Area 5 – Intensive Residential guides development in this area. Guidelines promote: clustering and screening by native vegetation of housing; maintenance of natural drainage patterns; drought-resistant plantings; minimal alteration of natural features; maintaining or improving stormwater runoff in order to protect ground and surface water; enhancement of riparian areas; conservation and/or enhancement of identified green space areas; downward illumination; and design supporting transit. Section 2.2 describes growth within Highlands to occur slowly, at a rate of approximately 15 new homes per year. Policy 2.2 (13) states: "All land use and design decisions will seek to prevent unplanned growth." 			
<p>1.2 Protect the Integrity of Rural Communities</p>	<ul style="list-style-type: none"> Chapter 2 describes OCP Land Use Designations. The Park, Rural Residential and Rural designations comprise the vast majority of the Highlands (approximately 90%), and all seek to protect the rural character. The Rural and Managed Forest designations allow for agriculture and forestry, while the Rural Residential and Institutional (where determined by zoning) designations allow for agriculture. Policy 2.2 (2) encourages development applicants to explore various means to develop land that minimizes impacts on the natural environment. Policy 2.2 (9) encourages the retention of the visual landscape, including retention of naturally vegetated buffer zones adjacent to parks and road rights-of-way. Policy 2.2 (11) generally allows for public amenity proposals through rezonings. Appendix A elaborates by explaining that the basic premise of an amenity proposal is that the value of the additional density gained by a developer through an amenity rezoning should be shared between the community and the developer. Highlands has gained significant greenspace and park over the years for the region through its public amenities policy. 			
<p>2.1 Protect Regional Green and Blue Space</p>	<ul style="list-style-type: none"> Chapter 4 discusses Parks and Trails. There is a list of policies with respect to Provincial and Regional Parks and Trails. Policy 4.2 (1) indicates that the CRD Parks Master Plan and BC Parks should also be consulted. Unprotected Green Space Policy Areas as shown on Map 3 of the RGS fall under the jurisdiction of Highlands development permit areas (RGS Action 2.1.2). 	<p>Map 4.1 of this OCP shows park areas within Highlands.</p>	<p>Highlands proposes to include all park areas as shown on Map 4.1 of this OCP on RGS maps.</p>	

RGS Strategic Directions	Consistencies	Inconsistencies	Resolution of Inconsistencies	Not Applicable
<p>2.2 Manage Natural Resources and the Environment Sustainably</p>	<ul style="list-style-type: none"> • Section 2.1 draws attention to the importance of considering water in all land use decisions. • Section 2.10 discusses the Managed Forest land use designation. An objective is, “To encourage good forestry practices.” Policy 2.10 (2) states that the District will seek to ensure long term protection of lands designated Managed Forest. • Policies 3.1 (2) and (3) encourage environmental information sharing, stewardship, and responsibility-taking among the District, its residents and landowners, and environmental groups and agencies. • Section 3.2, Natural Hazard Conditions, discusses and provides policy direction for steep slopes. Section 3.3 discusses Environmental Protection Areas, and sets out detailed policies for sensitive vegetation, water features and riparian areas, and marine waters and shorelands. All of these policies are further supported by Development Permit Areas (Chapter 9) for Steep Slopes, Water and Riparian Areas, and Sensitive Vegetation, and are shown on Maps 9.1 and 9.2. • Section 6.2 discusses and sets policies for Water Supply and Well Protection. • Policy 6.2 (3) states, “In considering land use activity or change, the District of Highlands will consider the ability of surface water and groundwater to support human use without damaging ecosystems and aquifers...” • Policy 6.2 (5) encourages the use of drought-resistant native plant species in order to reduce irrigation need and to control potentially invasive species. • Policy 6.2 (11) states that Map 2.1 shows Highlands’ Servicing Boundary, which is consistent with the Regional Growth Strategy. • Policy 6.3 (6) provides for the servicing by public sewers or an alternative method of sewage disposal, which involves the use of reclaimed water, within the Bear Mountain Comprehensive Development Area. • Policy 6.4 (1) supports reduction of waste, reuse of materials, recycling, and backyard composting. • Policy 6.4 (3) states that the District will actively pursue ways to allow for the conversion, and rehabilitation of existing landfill, waste burning and demolition sites. 			
<p>3.1 Build Complete Communities</p>	<p>Lands designated as Bear Mountain Comprehensive Development meet criteria III in this section of the Regional Growth Strategy. The zoning for this area allows for a mix of housing, employment, services and recreation.</p>			<p>The vast majority of Highlands is outside the RUCSPA.</p>
<p>3.2 Improve Housing Affordability</p>	<ul style="list-style-type: none"> • Policy 2.2. (6) states, “Housing for people with special needs by reason of age, income or disability is encouraged to meet the community’s anticipated needs.” • Policies 2.2 (17), (18) and (20) work together to allow for the possibility of secondary residences, with restrictions. This may only be considered once a reasonable understanding of the groundwater supply for the Highlands has been undertaken, and a plan for “legalizing” all illegal suites is developed. 			
<p>4.1 Increase Transportation Choice</p>	<ul style="list-style-type: none"> • Section 5.2 discusses Roadside Trails, the objective of which is, “To develop and maintain a network of roadside trails for a variety of means of non-motorized travel that is consistent with the character and activities of the Highlands.” • Considerations for transit with respect to land use are directed through policies 2.2 (21), 2.3 (5), 2.4 (3), 2.6 (3), and 2.7 (9). For the Commercial Industrial area, there is policy support to replace parking stalls with the provision of transit passes. • Policies in section 5.4 support public transit, and an arrangement with a private provider in order to provide additional options for Highlanders. 			
<p>5.1 Strengthen the Regional Economy</p>	<p>Uses allowed within Bear Mountain Comprehensive Development designated lands are intended for regional or greater market areas.</p>			

Schedule B

Chapter 6 – Services and Utilities

The Highlands is a rural, self-reliant community and, in order to retain that rural character, help sustain the community and to keep costs under control, services provided by the District and other agencies must address the needs of the residents and landowners while remaining at modest levels.

The Regional Growth Strategy (RGS) was adopted in August 2003. The RGS establishes an “Regional Urban Containment Boundary and Service Policy Area” (RUCSPA). This has significance for development in the Highlands. Map 3 in the RGS shows the Regional Urban Containment and Servicing Policy Area. The strategy proposes no extension of urban-standard sanitary sewerage and water services beyond the boundary of this policy area “except to address pressing public health and environmental issues, to provide fire suppression or to service agriculture”. Map 2.1 shows Highlands Servicing Area, which is consistent with the RUCSPA.

The availability of fresh drinkable water is a critical element for Highlands' residents. The vast majority of land uses are dependent on surface water or groundwater supplied through individually drilled and maintained wells.

There is a limited amount of information on the aquifers that supply groundwater to residents and businesses, although it is known that recharge is primarily through fractures and breaks in the bedrock, leading to outflow in wetlands and streams that eventually drain to the ocean. During the planning process there were concerns regarding the Highlands' aquifers. These included concerns related to the impacts of additional development, inappropriate land use practices, inadequate waste treatment, and improperly constructed or abandoned wells. There were also concerns related to the quantity of available water, the cumulative impact of exceptionally dry seasons, and the long term impacts of global warming and climate change.

Policy 6.2 (11):

Map 2.1 shows Highlands' Servicing Area (or Boundary), which is consistent with the Regional Growth Strategy's Regional Urban Containment and Servicing Policy Area.

Map 2.1: Land Use Designations

2007 OCP

