



## Mayor's Message

Our CAO Chris Coates has moved on to become Victoria's City Clerk after serving the Highlands community for the past ten years. A top notch professional, his advice

and guidance have been consistently of the highest standard. Chris is a class act; his respect for people, helpfulness to others and uniquely approachable manner will be missed by all of us in Highlands. On November 2, 2015, in recognition of his many accomplishments and legacy of fiscal responsibility, Chris Coates was awarded the Highlands Medal of Honour. We are very happy for Chris and wish him all the best in his wonderful new career opportunity. Looking forward, Highlands is very fortunate to have interim CAO Tim Wood guide us through the transition. Tim has vast experience with all levels of government.

Council wishes all Highlanders the best of the holidays and a prosperous New Year.



Highlands Medal of Honour Received by C. Coates, CAO

## Highlands Receives VREB Commercial Building Award

The Victoria Real Estate Board "Commercial Building Awards", held each November since 1991, has awarded Highlands with "The Merit Award" for the District of Highlands Community Hall. The competition is recognized among architects, builders, developers and the real estate community as a prestigious event dedicated to the advancement of excellence in construction and design. Our Community Hall received the Merit Award based on the environmental considerations that went into its design and construction materials as well as its unique visual appeal.

## Highlands Volunteer Fire Department

The department is seeking new volunteers to join the department. Training begins in mid-January 2016 and most courses take place within the district. **There are a limited number of spots available.** If you are interested in learning more, please phone the Chief or the Deputy Chief.

## Annual Highlands Volunteer Fire Fighter's Association Santa Run

Watch for Santa on Saturday, December 12<sup>th</sup>. Find more information on Santa's schedule on Highlands home page. [www.highlands.ca](http://www.highlands.ca)



Food drive to benefit local food bank.

## Regional Trail Acquisition in Highlands

It is wonderful to be able to report that a 15.6 hectare land donation for park as part of the amenity rezoning application for Section 74 has now been transferred to the CRD. The rezoning application was approved by Highlands Council in June 2012, and the land transfer just occurred in mid-November 2015 as the result of the completion of Phase 2 of the subdivision (portion at the end of Southwood Drive).

Regionally, the acquisition of the land contributes greatly to the completion of an East-West Trail Connector that goes from Gowlland Tod Provincial Park in the west to Thetis Lake Regional Park in the east. This trail connector continues to fulfill goals identified in both the CRD's Regional Parks Strategic Plan and the District's Trails Master Plan.

Great thanks to Mitra and Keyvan Shojania, who were the land owners.

*"I love it when a plan comes together!" – Planner Laura Beckett*



# Highlands South Gateway Rezoning



## Background:

In the original Regional Growth Strategy, adopted in 2003, Highlands Council included four parcels of land, located on the east side of southernmost Millstream Road, within both the Urban Containment Boundary and the Regional Urban Containment and Servicing Policy Area. Two of the parcels, currently owned by Millstream Industrial Park and Tervita, were rezoned in 2004. An OCP designation of Commercial Industrial was assigned to the two larger parcels on the east side, now the subject of current rezoning applications. Highlands has never received property taxes from these two parcels before; the former Crown land (OK Industries) is now subject to taxation and the Millstream Meadows land will be upon sale in future.

## OK INDUSTRIES' REZONING APPLICATION:

OK Industries acquired the parcel sandwiched between Millstream Industrial Park and Millstream Meadows in February 2015 from the Province. Their plan for the property – and thus rezoning application – is to use the gravel resources for approximately 20 to 35 years into the future, and then build a commercial/industrial business park in accordance with the District's Official Community Plan (OCP). This means initially extracting the gravel and processing it onsite primarily for use in their business operations. OK Industries is a full service asphalt and concrete contractor providing paving services throughout Vancouver Island. The planning consultant for the application has provided a concept plan that integrates transportation within all four of the industrial properties, shows a potential trail corridor, and potential areas to remain undisturbed. The proposal would see the majority of the site levelled to allow for proposed industrial uses.

Highlands Council has had preliminary discussion about the application, and has visited the site.

For more information, see the CRD staff report concerning Millstream Meadows <https://crd.ca.legistar.com/View.ashx?M=F&ID=3677&GUID=2A7FD03D-5DE1-4C8B-8FD4-7E5D918731AA> and a Highlands staff report regarding both applications <http://highlands.bc.ca/AgendaCenter/ViewFile/Item/1872?fileID=2628>

## Current Status of Both Applications:

The applications are separate yet related. The concept plan provided by OK Industries presents a comprehensive idea for the potential future of Highlands' industrial area. OK Industries' request for long term onsite rock processing is not consistent with the OCP and the Integrated Community Sustainability Plan, while CRD's request for onsite rock processing by way of a Temporary Commercial or Industrial Permit is consistent with the OCP because the use would not be permanent. Council will retain a professional land use firm to help define the human, social, economic and natural capital costs and benefits of these proposed developments and recommend options to best meet Highlands' community values. Council will consider a consultant terms of reference in December 2015.

Council resolved at their November 16, 2015 Meeting:

1. That staff write the CRD and inquire how rock blasting, crushing and processing aligns with the 2018 remediation plan for the Millstream Meadows site.
2. That staff begin sourcing planning consulting services to assist with the management and processing of rezoning applications RZ-01-15 and RZ-02-15.
3. That staff bring back to Council, at the December 21 meeting, draft Terms of Reference regarding the above consulting services.

## MILLSTREAM MEADOWS:

"Millstream Meadows", located at 1965 Millstream Road, is a contaminated site in the process of remediation. It is owned by the CRD, and the region has spent \$9,000,000 to date remediating the site. Contamination was identified in 2007, and remediation is expected to be complete by 2020.

One of the reasons to remediate the site is to eventually allow the CRD to sell the property. Prior to selling it, the CRD wishes to rezone the property in alignment with the Highlands' Official Community Plan (OCP). The land is currently zoned Greenbelt 2 (GB2), and its OCP land use designation is Commercial Industrial. The property is within the Highlands Servicing Boundary, meaning that it can receive piped water and sewer services. Because the property's potential land use – as currently stated in the OCP – represents a higher potential use and value, the CRD would stand to gain financially in rezoning the property prior to sale. The main reason for this is to recoup some of the money spent by regional taxpayers on the remediation of the land.

Highlands Council has had preliminary discussion on the application and visited the site. Recent communication confirms that the CRD will pay all fees. The application is for industrial uses that are amenable to the District of Highlands with the ability for the property to apply for a Temporary Commercial or Industrial Use Permit, specifically to be able to process rock onsite.

"Temporary" in this instance means to a maximum of six years.



# Community and Council News



## Thank you for joining in and celebrating The Grand Openings of the East Fire Hall and Highlands Community Hall

On Saturday, September 26<sup>th</sup> Highlanders celebrated the opening of two new municipal buildings!

It was wonderful to see so many residents celebrating these two magnificent achievements.

A special thank you to Highlands Firefighters Association for organizing the East Fire Hall event and the Celebration Task Force for planning the event at the new Community Hall. They are our **Volunteers of the Month**. Talented local performers volunteered during the day to launch the celebrations and the evening wrapped up with an incredible performance featuring Valdy, Gary Fjellgaard and Company!

Thanks also to our friends at the West Shore Parks and Recreation, Greater Victoria Public Library and Funtime Inflatables for supplying the kids with entertainment and to Ecoasis for the wonderful celebratory cake.

*If you would like to book our award winning Community Hall for your upcoming event please contact Tina Neurauter at the Municipal Office.*



## Winter Road Maintenance

During the winter season, Highland roads are inspected and maintained according to the road maintenance contract 24 hours a day, seven days a week. The contract establishes both minimum and maximum response times as well as establishing priorities for main roads, hills and school bus routes. The contractor is supervised by District staff on a daily/weekly basis depending on weather conditions.

The District's duty phone will once again be initiated on the first of December. This phone is monitored full time. Residents may report winter road conditions on this line. Action appropriate to circumstances will be taken. The phone number is 250-893-1773.

**It is important to remind residents to not contact the District's Fire Chief to report road conditions or request winter maintenance.** The Fire Chief does not have the authority to ask the roads contractor to respond, and these calls unnecessarily occupy his time.



## 2016 Grant in Aid Applications

The District of Highlands will be accepting grant in aid applications for the year 2016 up to and including January 31, 2016.

All organizations wishing to submit an application must complete the District of Highlands Grant in Aid application. The Grant in Aid online application and policy can be found at the District's website at: [www.highlands.ca](http://www.highlands.ca).

## Highlands congratulated For achieving Corporate Carbon Neutrality 2014



Highlands, as a Charter signatory having met their goal of corporate carbon neutrality for the 2014 reporting year, was awarded Level 3 recognition – 'Achievement of Carbon Neutrality'.

## Storm Preparedness – Are You Ready?

With recent weather conditions you can't help but question yourself.....Am I ready for a serious storm? You can find helpful tips and a checklist on the Highlands website here: [www.highlands.bc.ca/DocumentCenter/View/5918](http://www.highlands.bc.ca/DocumentCenter/View/5918)



The West Shore RCMP is committed to ensure safe roads in our communities. With the Holiday season approaching, we would like to remind you to have a designated driver. Every year over 125 people are killed in B.C. in alcohol-related car crashes. B.C. laws prohibit operating a motor vehicle while impaired by alcohol and/or drugs and you can lose your driving privileges if your blood/alcohol concentration is 'Over .05'.

Many collisions in the fall and winter are a result of drivers continuing to drive at or above the speed limit when they need to slow down. We encourage citizens to report any after-the-fact traffic incidents via the non-emergency line at 250-474-2264.



## West Shore Christmas Hamper Fund Society

The West shore Christmas Hamper Society, located at 761 Station Ave (basement) provides Christmas hampers, toys, gift certificates and clothing to those individuals requiring assistance at Christmas. Up to 650 hampers of various sizes

are issued. The goods are either purchased by the Society or provided as Gift in Kind by individuals, groups and businesses. Names are provided to the Society by the Christmas Bureau of Victoria, or by a sponsor. Individuals, Groups, Service Clubs, Schools and Businesses donate money each year to purchase the goods. Please contact 250-391-9627 for more information.

## Outstanding Property Tax Reminder

If you have outstanding property taxes please confirm the amount by contacting our office at 250-474-1773. So that we may promptly apply payments to outstanding accounts, late payments must be made at the municipal office located at 1980 Millstream Road. We accept cash, cheque or debit.

**Please note our office will be closed at noon on Thursday, December 24 for Winter Holidays and will reopen at 8:30am, Monday, January 4, 2016.**

Payments during this period may be dropped in the mail slot at the front door of the municipal office. (no cash please)

## Heritage Select Committee

Do you have an interest in heritage? The District requires volunteers for the Heritage Select Committee. Information on this committee can be found here: <http://www.highlands.ca/377/Heritage-Select-Committee> Contact the municipal office on information on how to apply.

## Community Calendar December

Dec 4 & 18 **Curbside Blue Box Pickup**

Dec 5 **Annual Truck Light Convoy**

*\*\*Goldstream & Veterans Memorial Parkway at about 8pm. Information can be found here: <http://ieoa.ca/> and follow the links. The route ends at Western Speedway with great vantage points along Millstream to watch the parade. Millstream Road and other route locations will have traffic delays. Food drive to benefit Mustard Seed.*

Dec 7&21 **Council Meeting**

7pm School House – Heritage Park

Dec 12 **Highland Music Coffee House**

7.30 Pike House – Heritage Park

Dec 14 **Committee of the Whole**

7pm School House – Heritage Park

Dec 24 (at noon) – Jan 4 **Municipal Office Winter Closure**

## Holiday Recycling

If you are looking for ways to recycle this season, please visit:

[www.crd.bc.ca/education/campaigns/list-of-past-campaigns/holiday-recycling](http://www.crd.bc.ca/education/campaigns/list-of-past-campaigns/holiday-recycling)

This CRD webpage features guidelines on how to reduce waste this season, gift ideas and clear instructions on preparing your blue box materials for recycling.



## Highlands Music Coffee House – Upcoming Events

Dec 12, 2015 – Fine Spirits

Jan 9, 2016 – Karel Roessingh and Friends

Feb 13, 2016 – Daniel Cooke



*On Nov. 11th, Highlands Wreath at the Cenotaph*

## Council and Staff Contacts:

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250-882-5481

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Fire Chief Ford

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250-920-6970

Emergency Coordinator

Ryan Hobbs

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250-208-8992

Municipal Office

250-474-1773

CRD Animal Control

250-478-0624

CRD Bylaw Enforcement

250-474-3351

CRD Parks

250-478-3344

Wildlife Information

1-800-663-9453

Stay connected! Check out our website at [www.highlands.ca](http://www.highlands.ca) and subscribe to *Notify Me* which allows you to sign up to an unlimited number of email lists. Receive email or text message updates regarding the information you have requested that is important to you!

