

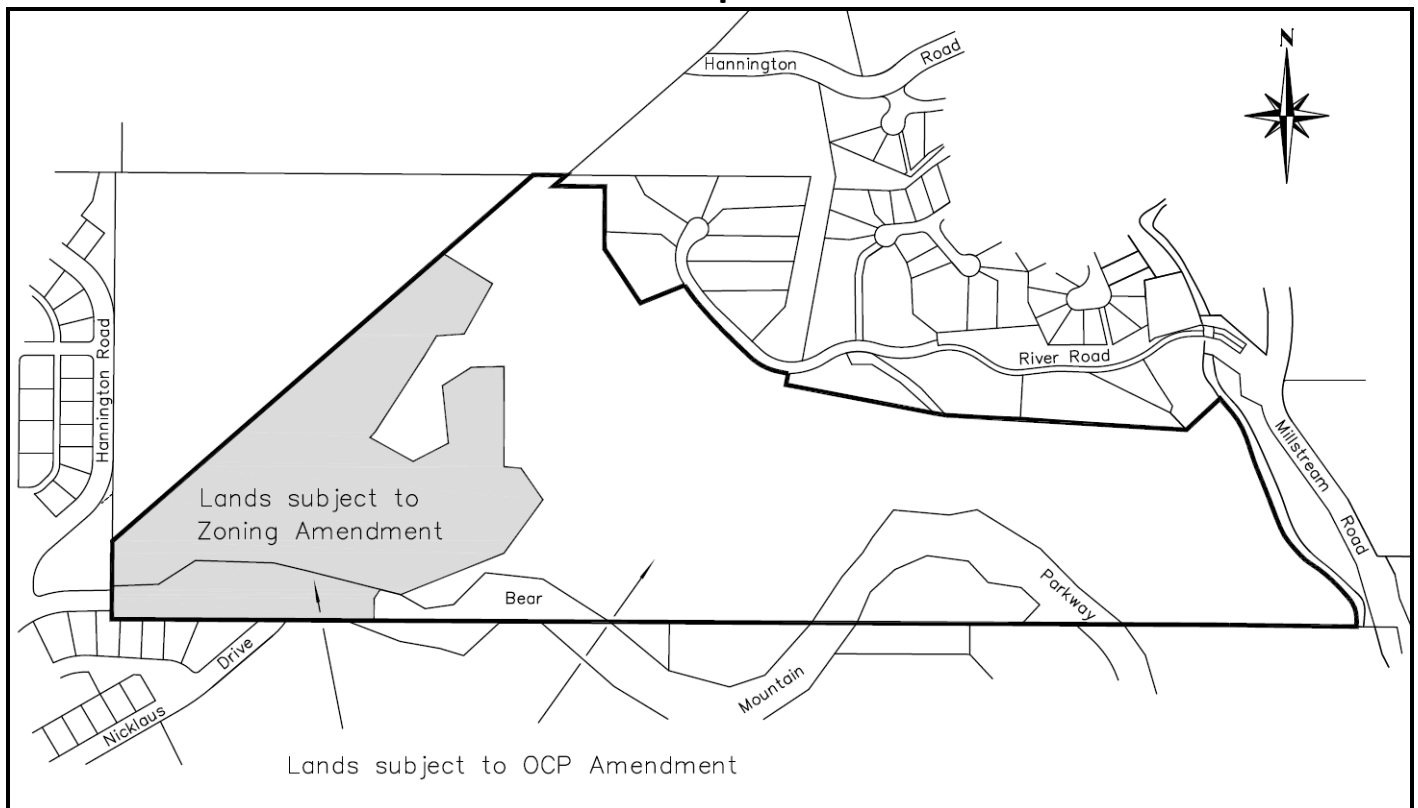


NOTICE OF PUBLIC HEARING

Notice is given that all persons who believe that their interest in property may be affected by proposed **Bylaws 343 and 344** will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaws at a **Public Hearing** to be held at the School House, 1589 Millstream Road, Highlands, BC on **Monday, January 7, 2013** commencing at 7:00 p.m.

The lands that are the subject of the proposed bylaws comprise parts of **Lot A, Section 4, Range 3 West and Section 4 and 5, Range 4 West, Highland District, Plan EPP24734 ("1150 Bear Mountain Parkway")**. The lands that are the subject of proposed Bylaw 343, which would amend the Official Community Plan, comprise approximately 24.6 hectares (60.8 acres) and are shown outlined in bold and noted as, "Lands subject to OCP Amendment," on Map 1. The lands that are the subject of proposed Bylaw 344, which would amend the Zoning Bylaw, comprise approximately 6.7 hectares (16.6 acres) and are shown shaded and noted as, "Lands subject to Zoning Amendment," on Map 1.

Map 1



"Highlands Official Community Plan Bylaw, 2007, Amendment No. 5 (Amenity 3), Bylaw No. 343, 2012"

General Purpose: Bylaw No. 343 amends the Official Community Plan (OCP) by adding a new Amenity Area in Chapter 2 – Land Use, called, "Amenity 3 – 1150 Bear Mountain Parkway." The bylaw also changes the OCP land use designation of the lands shown in Map 1 from, "Recreation Tourism Land Use," to the new OCP land use designation, "Amenity 3 – 1150 Bear Mountain Parkway". All OCP references to the "Recreation Tourism Land Use" designation would be deleted. The proposed OCP wording for the new Amenity 3 area expresses that the majority and eastern portion of the subject land is to remain under conservation covenant to assure proper functioning condition of the forested and riparian ecosystem community. The bylaw also adds a definition of proper functioning condition to the OCP. The proposed OCP wording further expresses the desired future to develop the 4-hectare area in the western portion of the land providing that certain community-related conditions are met.

"Highlands Zoning Bylaw, 1998, Amendment No. 32, (Comprehensive Development 2 (CD2) Zone – 1150 Bear Mountain Parkway) Bylaw No. 344, 2012"

General Purpose: Bylaw No. 344 creates a new zone, "Comprehensive Development 2 (CD2) – 1150 Bear Mountain Parkway," and adds the lands shown in Map 1 as, "Lands subject to Zoning Amendment," to that zone. To create consistency with a 3-party conservation covenant on a portion of the property at 1150 Bear Mountain Parkway, some land that is currently zoned Community Institutional 1 (CI1) is proposed to be zoned Conservation 1 (C1), and some land that is currently zoned Conservation 1 is proposed to be added to the new CD2 Zone.

The new CD2 Zone is an amenity zone. If the amenities stated in Bylaw 344 are provided to the District, the uses will change to predominantly residential, with a potential total of 39 single family dwellings, 7 cottages that are essentially smaller single family dwellings, and one mixed use building (residential, assembly, daycare). The zone also has an area designated for Community Gardens and Green Space.

For any person wishing more detailed information, the proposed Bylaws and other related material may be inspected between the hours of 8:30 a.m. to 4:00 p.m., Monday to Friday excluding holidays, from Tuesday, December 11, 2012 to Monday, January 7, 2013 at the District of Highlands Municipal Office located at 1980 Millstream Road, Victoria, BC V9B 6H1. You can mail or deliver your comments on the Bylaws to the Municipal Office or by fax to 250-474-3677, or email to LBeckett@highlands.ca to be received prior to 12 p.m. on the day of the public hearing.

Please note that all correspondence submitted to the District of Highlands in response to this Notice will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. This includes being published on the District's website. The District considers the author's address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address are not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

For convenience only, some of the documents may be viewed on the District's website at: www.highlands.ca.

C.D. Coates, Chief Administrative Officer