



DISTRICT OF HIGHLANDS

BYLAW NO. 330

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) Add new section "2.12 Amenity 1 Land Use" in the Table of Contents and re-number "Chapter 2 – Land Use" accordingly;
 - (b) Add "Amenity 1" at the end of the bulleted list in the second paragraph of "Chapter 2 – Land Use";
 - (c) Add new section "2.12 Amenity 1" as shown in the attached Schedule "A";
 - (d) On "Map 2.1 – Land Use Designations", changing the designation of:
 - i. Lot 4, Sections 13 and 14, Highland District, Plan 22965 and
 - ii. South ½ of Section 14, Highland District, Except Parcel B (DD 327521) and Except Parts in Plans 8758, 22965, 40257 and 2812 RW as generally shown shaded on the attached Schedule "B", from "Rural" to "Amenity 1".

2. This bylaw may be cited as "Highlands Official Community Plan Bylaw, 2007, Amendment No. 3 (Amenity 1), Bylaw No. 330, 2011."

READ A FIRST TIME THIS XXth DAY OF XXX, 2011

READ A SECOND TIME THIS XXth DAY OF XXX, 2011

PUBLIC HEARING HELD THIS XXth DAY OF XXX, 2011

READ A THIRD TIME THIS XXst DAY OF XXX, 2011

ADOPTED THIS XXst DAY OF XXX, 2011

MAYOR

CORPORATE OFFICER

Schedule “A” to Bylaw 330

2.12 Amenity Areas

OCP policy 2.2.12 states: “Public amenities may be offered through rezoning to justify an increase in density. Such amenities must be beneficial to the wider community, as well as the proposed development, and may be offered in recognition of the increased value of land resulting from rezoning.” Appendix A describes public amenities.

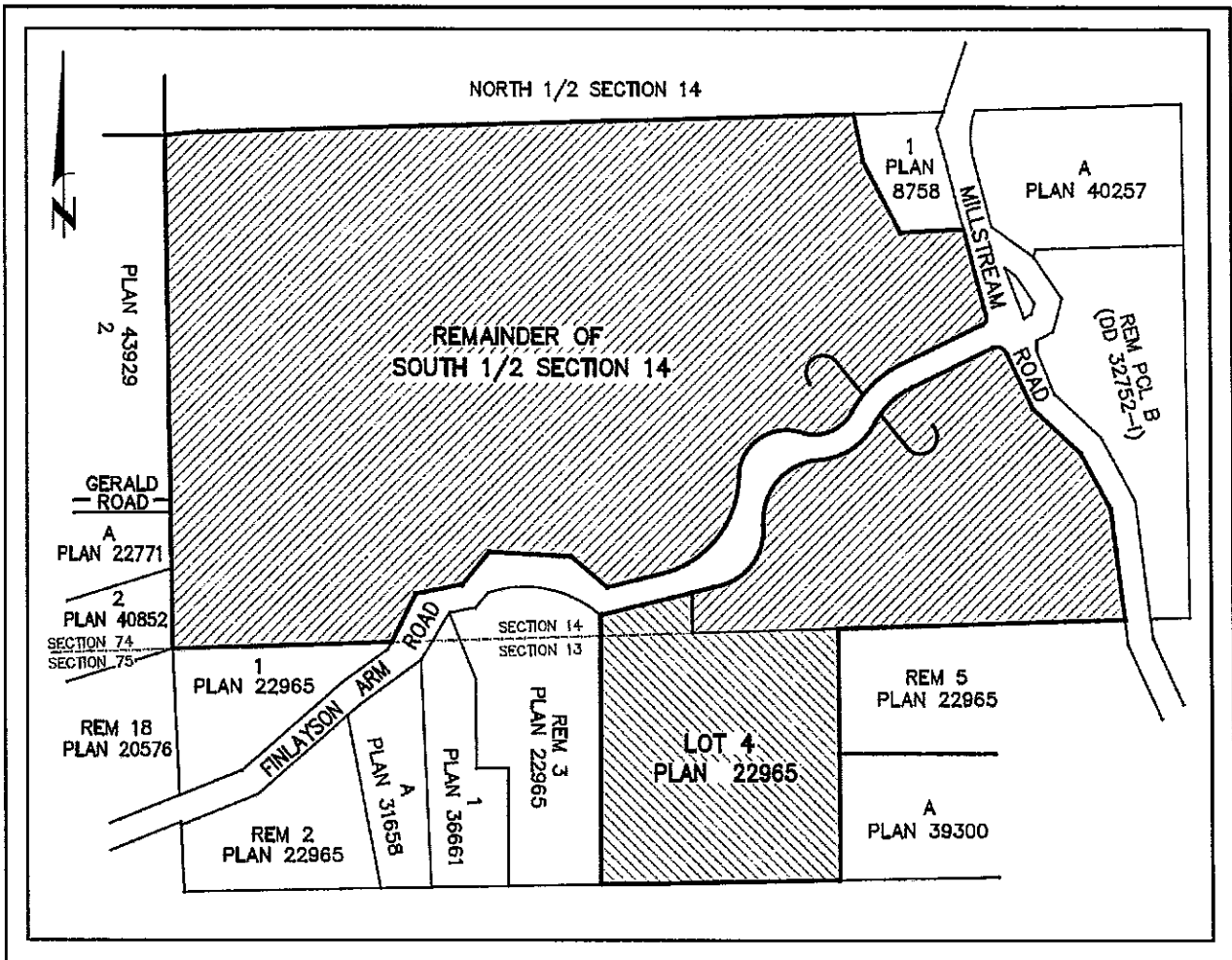
Amenity Areas – Objectives

- To provide appropriate amenities that offset negative impacts of developments;
- To further municipal policies as described in the OCP; and
- To assist integrating any new development into the community.

Specific Amenity Areas

Amenity 1 – Community Centre/Hall: In keeping with the OCP Long Term Vision Statement, Appendix A – Public Amenities, and to accomplish OCP policies 2.8.4, and 7.3.1, Amenity 1 has been specifically designated as a site for a mixture of residential and institutional uses. Specifically, the institutional use is for a community centre/hall. In order to achieve this community goal, the District may consider increasing the permitted residential density on a portion of Amenity 1 land in exchange for the donation of a portion of Amenity 1 land to use as a location for a community centre/hall.

Schedule "B" to Bylaw 330





DISTRICT OF HIGHLANDS
BYLAW NO. 331

A BYLAW TO AMEND THE "HIGHLANDS ZONING BYLAW NO. 100, 1998"

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

1. THAT "Highlands Zoning Bylaw No. 100, 1998" be amended as follows:
 - a) In Section 5 – Establishment and Designation of Zones,
 - a. Under the column labeled "SHORT FORM" immediately subsequent to C1, add, "Am1", and
 - b. Under the column labeled "ZONE" immediately subsequent to "Conservation 1, add, "Amenity 1".
 - b) Adding a new section 12.14 as follows:

SECTION 12.14 **AMENITY 1 (Am1) ZONE**

12.14.1 **Permitted Uses**

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in the Amenity 1 (Am1) Zone:
 - (a) *Residential*
 - (b) *Home-based business*
 - (c) *Agriculture*
 - (d) *Accessory uses, building and structures*

12.14.2 **Residential Density**

- (1) There shall be no more than one (1) *dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

12.14.3 **Siting and Dimensions of Buildings and Structures**

- (1) The *height* of a *dwelling unit* shall not exceed 10.5 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres and the *height* of a *building* used for *Agriculture* shall not exceed 12 metres.
- (3) No *building* or *structure* shall be sited within 7.5 metres of a *front lot line* and no *building* used for *Agriculture* shall be sited within 30 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 5 metres of a *side lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.
- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line* and no *building* used for *Agriculture* shall be sited within 15 metres of a *rear lot line*.

- (7) The total *floor area* of all *accessory buildings* on a *lot* shall not exceed 525 square metres and no single *accessory building* shall exceed 300 square metres in *floor area*.
- (8) The total *floor area* of a *dwelling unit* shall not exceed 420 square metres.
- (9) The total combined *floor area* of all *buildings or structures* on a *lot* shall not exceed 1,000 square metres.

12.14.4 Subdivision Density and Lot Area Requirements

- (1) No *lot* having an area less than 12 hectares (30 acres) may be created by subdivision.
- (2) Despite Section 12.14.4(1), if the amenity described in Section 12.14.5 of this Bylaw are provided:
- (a) Lot 4, Sections 13 and 14, Highland District, Plan 22965 and
 - (b) South ½ of Section 14, Highland District, Except Parcel B (DD 32752I) and Except Parts in Plans 8758, 22965, 40257 and 2812 RW (collectively referred to as the "Lands")
- if within the Am1 Zone, may be subdivided into a maximum of 11 *lots* provided that no *lot* shall have an area less than 1.2 hectares (2.9 acres).

- 12.14.5** The Lands shown on Schedule A to Bylaw 331 may be subdivided into a maximum number of *residential lots* and the prescribed *lot* area specified in section 12.14.4(2) of this Bylaw if the following amenity is first provided:

Subdivision and transfer to the District of Highlands of approximately 8.3 hectares of land, generally shown shaded and outlined in bold on Schedule "B" to Bylaw 331, to be used for community centre/hall purposes, which transfer shall be a transfer in fee simple free and clear of all charges and encumbrances except those acceptable to the District in the exercise of its absolute discretion.

2. THAT "Highlands Zoning Bylaw No. 100, 1998" is further amended by changing Schedule A, Zoning Map, to designate:
- Lot 4, Sections 13 and 14, Highland District, Plan 22965 and
 - South ½ of Section 14, Highland District, Except Parcel B (DD 32752I) and Except Parts in Plans 8758, 22965, 40257 and 2812 RW
- shown shaded on Schedule "A" attached to Bylaw 331, from Greenbelt 2 (GB2) Zone and Rural 3 (R3) Zone to Amenity 1 (Am1) Zone.

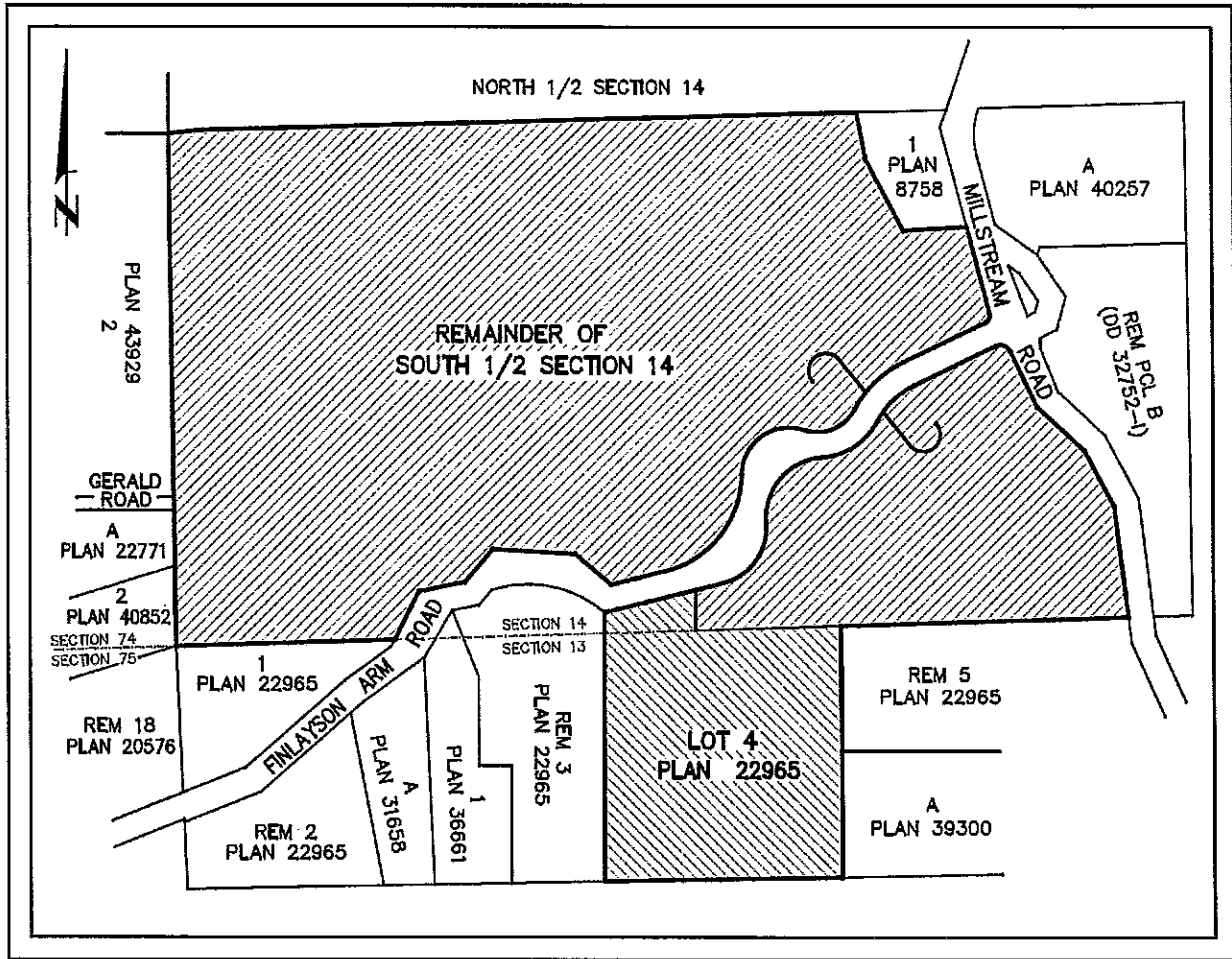
- 3. This Bylaw may be cited for all purposes as “Highlands Zoning Bylaw, 1998, Amendment No. 31, (Amenity 1 Zone - (743 Finlayson Arm Road and South Half Section 14)) Bylaw No. 331, 2011.”

READ A FIRST TIME THIS	XX th	DAY OF	XXX, 2011
READ A SECOND TIME THIS	XX th	DAY OF	XXX, 2011
PUBLIC HEARING HELD THIS	XX th	DAY OF	XXX, 2011
READ A THIRD TIME THIS	XX TH	DAY OF	XXX, 2011
ADOPTED THIS	XX TH	DAY OF	XXX, 2011

MAYOR

Acting Corporate Officer

Schedule "A" to Bylaw 331



Schedule "B" to Bylaw 331

