



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 32752I) and Except Parts in Plans 8758, 22965, 40257 and 2812 RWas 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 6th DAY OF JUNE, 2011

READ A SECOND TIME THIS 6th DAY OF JUNE, 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

