

DISTRICT OF HIGHLANDS NOTICE OF PUBLIC HEARING

Notice is given that all persons who believe that their interest in property may be affected by proposed Bylaw Nos. 236 and 237 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 Isabelle Reader Theatre, 1026 Goldstream Avenue, Langford, BC on Monday, January 31, 2005, commencing at 7:00 p.m.

The lands that are the subject of the proposed bylaws comprise approximately 195 ha (482 acres) and are described as:

- Section 12, Highland District, Except Parts in Plans 10853, 11134 and 45402;
- Section 16, Highland District, Except Part in Plan VIP 72555;
- Section 5, Range 4 West, Highland District, Except Parts in Plans VIP 60675, VIP 67875, and VIP 75584;
- The South 60 acres of Section 6, Range 4 West, Highland District, Except Part in Plan VIP 67875;
- Lot 24, Section 17, Highland District, Plan 4128 Except Part in Plan 45401;
- Block B, Section 75, Highland District,

and are shown outlined in bold on the plan below (*due to formatting challenges, the plan is not available for this electronic notice*).

Highlands Official Community Plan Amendment Bylaw No. 236, 2004

In general terms, the bylaw amends the OCP by:

- Changing the “Background and Context of the Official Community Plan” to reflect the intensive residential nature of the development in conjunction with a golf course and its need for a non-aquifer water source, and acknowledging the Bear Mountain development with respect to the Regional Growth Strategy.
- Protecting identified private open space in the proposed development through covenants
- Notwithstanding policies in section 1.2.5 Environmental Protection Areas - c. Water and Riparian Areas, and subject to all necessary permits from all levels of government, allowing for construction of a golf course and road and infrastructure providing there is no net loss of water and riparian areas within the proposed development
- Providing for downcast lighting, lowest lumens possible and the least number of fixtures necessary throughout the District
- Encouraging Leadership in Energy and Environmental Design (LEED) building standards throughout the District
- Creating a new OCP land use designation called Bear Mountain Comprehensive Development
- Adding a new schedule, Bear Mountain Road Standards, to the *Subdivision or Development of Land Bylaw*, which will require all services to be underground, employ maximum opportunity to return storm water to the forest floor, and utilize flat curbs wherever possible
- Supporting public sewers or an alternative method of sewage disposal within the site
- Requiring use of treated septage as a source of irrigation for the proposed golf course
- Providing for an alternative water supply system (CRD water or private utility) reliant on non-aquifer sources to the site and to the industrial lands
- Restricting water pipe reservoir sizes to only those necessary for minimum fire flow requirements
- Allowing for natural gas from a private utility supplier to the site and the industrial lands

Highlands Zoning Amendment Bylaw No. 237, 2004

Under Bylaw No. 237, the zoning of the subject property will change from Greenbelt 2 (GB2), Rural Residential 9 (RR9), Rural Residential 10 (RR10), Rural Residential 11 (RR11), Rural Residential 12 (RR12), Park 1 (P1), and Golf Course I (GC1) to a new zone, Bear Mountain Comprehensive Development Zone I (BMCDZ1). Details of the amendment include:

- Creation of 5 areas within the zone, Residential, Resort, Golf Course, Commercial, and Park, each of which contains uses and densities specific to their area.
- Within the residential area, there are provisions for up to 150 single-family dwellings, 30 of which may be townhouses
- Within the Resort Area, there are provisions for a maximum of 250 tourist accommodation units, at least 100 of which must be included in a resort hotel. The remaining units will be cabin type units. This would also include a “lodge,” which would include tourist accommodation units, and which may include licensed establishments, recreation facilities for guests, and a common dining area.
- Within the Commercial area, 1100m² commercial space near the existing municipal hall
- Within the Golf Course Area, an 18-hole golf course with clubhouse and accessory uses which may include restaurant, licensed establishments, retail sales, and a golf academy
- Adding definitions for: building envelop, caretaker’s dwelling unit, floor space ratio, golf clubhouse, golf course maintenance facility, hotel, licensed establishment, light manufacturing, lodge, medical clinic, panhandle lot, resort, site coverage, tourist accommodation, and townhouse, and changing the definition for golf course.
- Adding parking space, bike storage, and persons’ with disabilities parking space requirements for the uses proposed on the site.
- Adding a provision for surface drainage and landscaping over parking areas with more than 20 spaces.

The proposed Bylaw and other related material may be inspected between the hours of 8:30 a.m. to 5:00 p.m., Monday to Friday, from Tuesday, January 18, 2005 to Monday, January 31, 2005 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 Bylaw to this address or by fax to (250) 474-3677, or email to planning@district.highlands.bc.ca.

Terry Trace, Municipal Clerk