



NOTICE OF PUBLIC HEARING

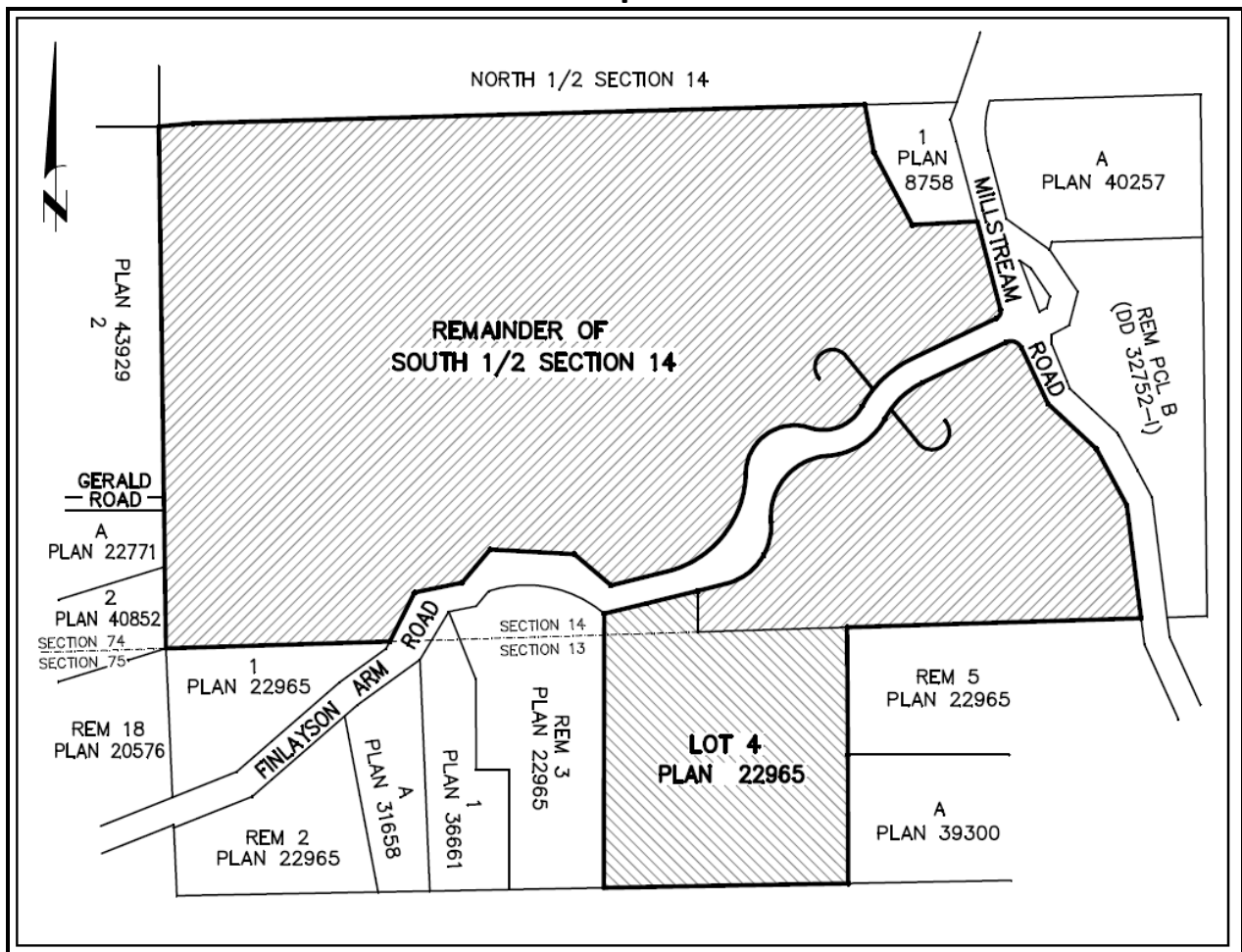
Notice is given that all persons who believe that their interest in property may be affected by proposed **Bylaw No. 330 and Bylaw No. 331** will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed Bylaws at a **Public Hearing** to be held at the School House, 1589 Millstream Road, Highlands, BC on **Monday, July 18, 2011** commencing at 7:00 p.m.

The lands that are the subject of the proposed bylaws comprise approximately 28.2 hectares (69.8 acres) and are described as:

- **Lot 4, Sections 13 and 14, Highland District, Plan 22965 (“743 Finlayson Arm Road”)**
- **South ½ of Section 14, Highland District, Except Parcel B (DD 32752I) and Except Parts in Plans 8758, 22965, 40257 and 2812 RW (unaddressed)**

and are shown cross-hatched on Map 1.

Map 1



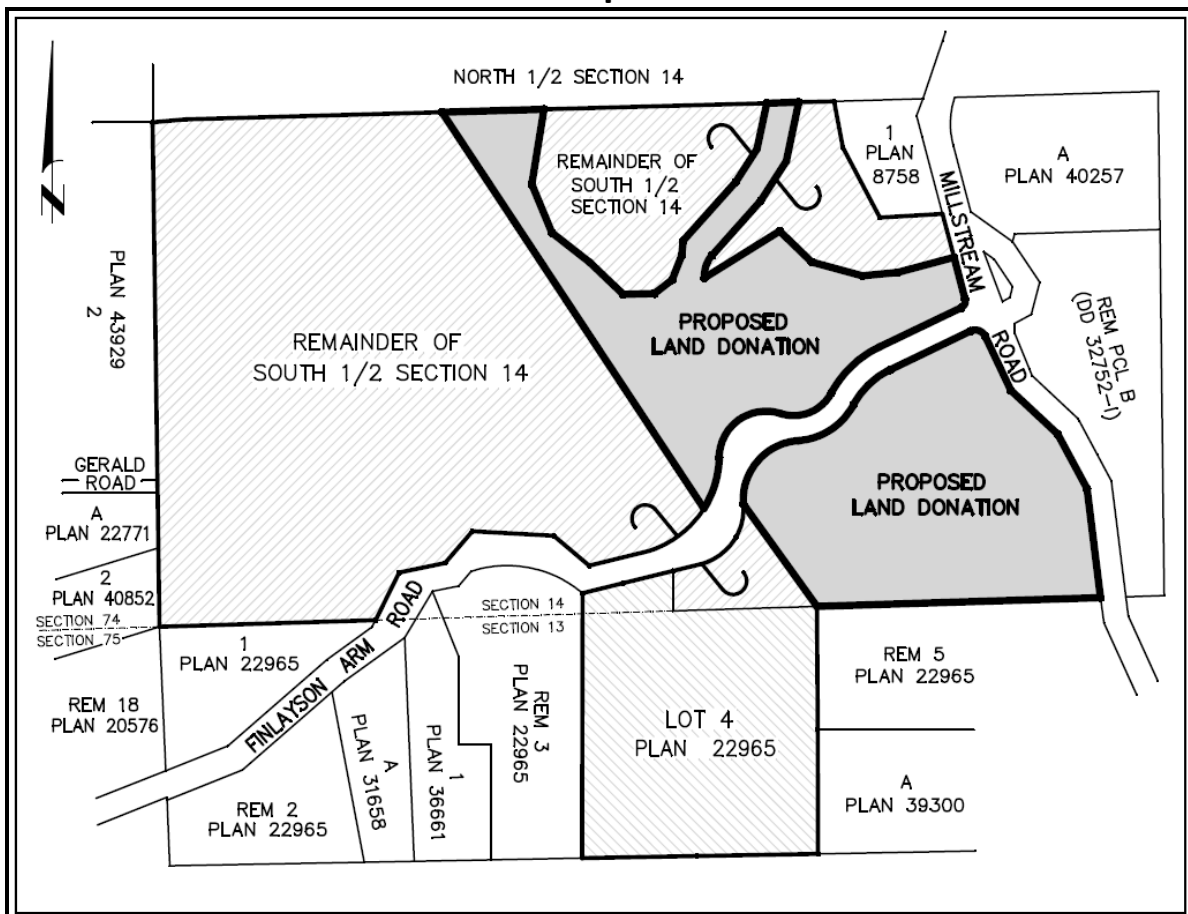
"Highlands Official Community Plan Bylaw, 2007, Amendment No. 3 (Amenity 1), Bylaw No. 330, 2011"

General Purpose: Bylaw No. 330 creates a new category of Official Community Plan (OCP) land use designation called "Amenity Areas." This bylaw also creates the first specific area, which would be called, Amenity 1 – Community Centre/Hall. Also under Bylaw No. 330, the subject properties' OCP land use designation would change from Rural to the new Amenity 1 – Community Centre/Hall. Land in this new designation may realize an increase in density if a portion of land in this new designation is donated to the District of Highlands for use as a location for a community centre/hall.

"Highlands Zoning Bylaw, 1998, Amendment No. 31, (Amenity 1 Zone - (743 Finlayson Arm Road and South Half Section 14)) Bylaw No. 331, 2011"

General Purpose: Following from the above proposed OCP amendment, Bylaw No. 331 creates a new zone, Amenity 1 (Am1) Zone. This zone has permitted uses of residential, home-based business, agriculture, and accessory uses, buildings and structures. The base density of this new zone is one dwelling unit per 12 hectares (30 acres). If the amenity of approximately 8.3 hectares (20.5 acres) of land shown generally in Map 2 as, "Proposed Land Donation," is donated to the District of Highlands to be used for community centre/hall purposes, the proposed Amenity 1 Zone allows for an increase in density to a maximum of 11 lots providing no lot is less than 1.2 hectares (2.9 acres) in size. Bylaw No. 331 also adds the subject properties, as shown hatched in Map 1, to this new zone.

Map 2



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, June 28, 2011 to Monday, July 18, 2011 at the District of Highlands Municipal Office located at 1980 Millstream Road, Victoria, BC V9B 6H1. You can mail or deliver your comments on this Bylaw 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 web site at: www.highlands.ca.

C.D. Coates, Chief Administrative Officer