

Appendix A – Public Amenities

Since its incorporation, the District of Highlands has used the density bonusing provisions of the Local Government Act in order to acquire public amenities, including financial contributions. Policy 2.2.12 of this plan states that

“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.”

The basic premise of density bonusing is that the value of the additional density should be shared between the community and the developer. Negotiating public amenities as part of the development approval process may be a “win-win” arrangement, in which the community benefits from acquiring the amenity and the developer benefits from the value of the additional lots or units and from the increased values associated with having amenities on or near the development site.

a.1 Public Amenities

For the purposes of future applicants for development proposals that exceed the density policies of this plan, the following is a list of amenities that will be considered by the District in exchange for additional density. These are not in order of priority. The applicant may suggest other amenities.

1. fire protection services;
2. protection of sensitive “high value” environmental areas by covenant;
3. additional road corridor dedication, construction, or improvement;
4. additional dedication, construction or improvement roadside trails;
5. additional park land for District purposes;
6. land for a community hall;
7. construction of Council Chambers and a community hall;
8. land and construction of recreational facilities, such as a major playfield;
9. construction of affordable or special needs housing units;
10. bus shelters, bike lockers and park and ride facilities; and
11. payment into a reserve fund specifically set aside for a particular amenity.

a.2 Procedures for Consideration of Density Bonusing

1. Each proposal will be evaluated through a process that includes public participation; usually rezoning. Criteria for determining acceptability of public amenity proposals may include:
 - characteristics of the site where the amenity could be provided;
 - characteristics of the development site (size, development capacity and feasibility, water supply, traffic, etc.);
 - long-term costs to the municipality, neighbourhood(s);
 - characteristics of surrounding neighbourhoods, land uses, and environmental features;
 - the size, type, and timing of the proposed amenity and the proposed development;
 - the monetary value of the amenity; and
 - the desires of the residents of the surrounding neighbourhood.

SUBDIVISION PROPOSAL OF:

Lot 4, Sections 13 & 14, Highland District, Plan 22965 and the South 1/2 of Section 14, Highland District, Except Parcel B (DD 32752) & Except parts in Plans 8758, 22965, 40257, and 2812RW

Parcel Identifiers: 003-235-411 & 000-008-671

Parcel dimensions shown herein are derived from Land Use Office records.

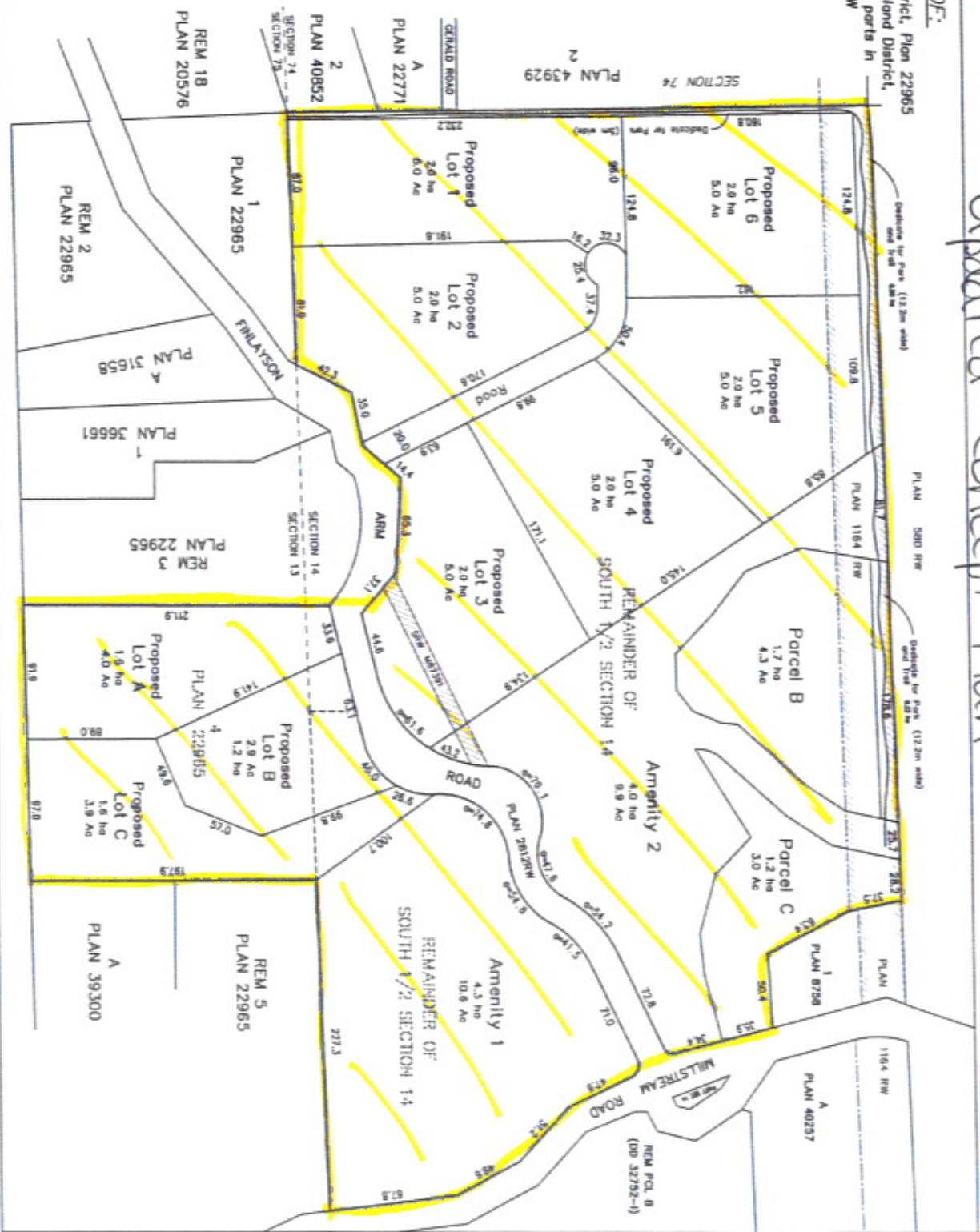
SCALE 1:1250

As dimensions are shown to corners. The proposed lot size of this parcel is subject to change in order to conform to any other parcel of 1/4 acre.

THIS PLAN IS PRELIMINARY AND PROPOSED LOT LINES AND LOT AREAS ARE APPROXIMATE AND MAY VARY UPON COMPLETION OF FIELD SURVEY AND LOCATION OF WATERCOURSES

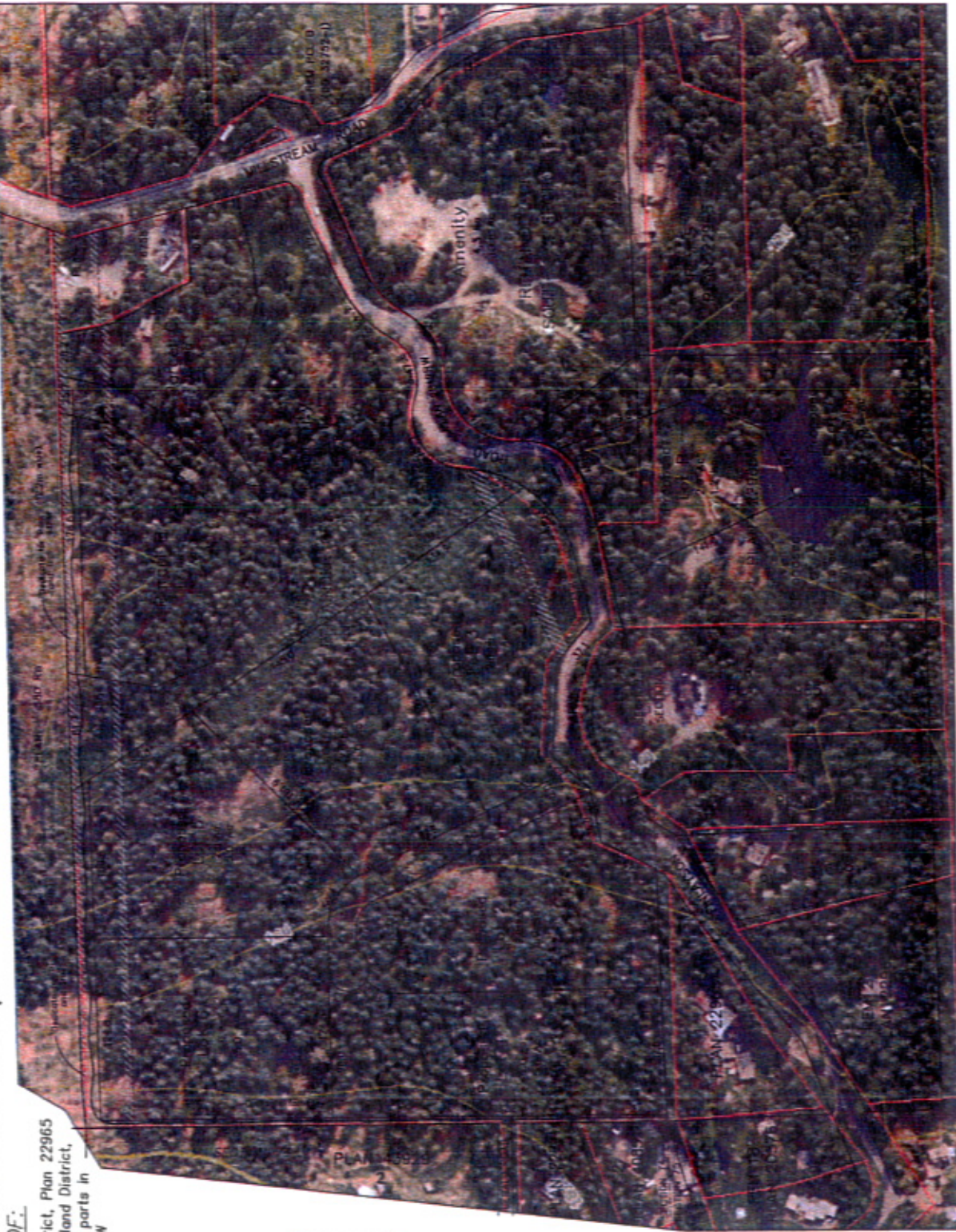
Subject Area

Updated Concept Plan



February 11, 2011
11001 PINKAVEN 0220W
FILE 11001-0W6
POWELL & ASSOCIATES
B C Land Surveys
250-2800 Douglas Street
Victoria, BC V8T 4A4
Phone: (250) 361-4855

Updated Concept Plan - Orthophoto



SUBDIVISION PROPOSAL OF:

Lot 4, Sections 13 & 14, Highland District, Plan 22965 and the South 1/2 of Section 14, Highland District, Except Parcel B (DD 32752) & Except parts in Plans 8758, 22965, 40257, and 2812RW

Parcel Identifiers: 003-225-411 & 000-088-071

Parcel dimensions shown herein are defined from Land Title Office records.

SCALE 1 : 1250



All distances are shown in meters.

The delineated lot size of this plan is to be taken in accordance with the survey to which it refers.

(If any) when printed at a scale of 1:1250.

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February 11, 2011
11081 FINLAYSON 02.DWG

File : 11081-DWG
POWELL & ASSOCIATES
B C Land Surveyors
250-2500 Douglas Street
Victoria, BC V8T 4K4
phone (250) 382-8855