



Annual Report

For the Period Ending
December 31, 2014



Highlands East Fire Hall Project 2014/ 2015

TABLE OF CONTENTS

District of Highlands

District of Highlands	3
Long Term Vision Statement.....	4
Tax Exemptions, Gas Tax and Declarations	5
Mayor and Council (to November 2014)	6
Mayor and Council (December 2014 - December 2018)	7
Message from Mayor Williams	8
Council and Committee Appointments December 2014	9
Council and Committee Appointments to November 2014	10
Reports on Committees.....	11 - 15
Strategic Planning.....	16-19
Citizen Involvement and Volunteerism	20
Fire Chief Report	21 - 22
Municipal Emergency Services	23
Caleb Pike Homestead	24
Associations in the District	25
Community Hall	26
East Fire Hall	27
Services and Operations - Building	28
Services and Operations - Finance	29
Services and Operations - Administration	30
Services and Operations - Planning	31 - 33
Parks.....	34
Bylaw Enforcement	35
Library Services	36
Recreation Services.....	36
Invasive Species.....	37
Wildlife in the Highlands	38
Audited Financial Statements	Attachment

The District of Highlands would like to thank the following for photo submissions:

Rick and Janet Hughes
 Rob Jirucha of Legacy, Documentary Photography
 Allen Dobb,
Anne L'Hirondelle,
 Kimberly Grigg,
 Chris Leek , and
 The HDCA





Highlanders
are united by
the
landscape -
rocky
uplands and
dense coastal
forest

The Highlands is a primarily residential community, rural in nature, and blessed with an exceptional abundance of scenic beauty, native plant and animal life, and public parkland. Those of us who live here place high value on the natural environment and our rural lifestyle. Highlanders are actively involved in the community, which fosters a spirit that is both self-reliant and cooperative.

A stunningly beautiful rural residential area, the Highlands is just northwest of Victoria British Columbia Canada. More than one-third of the Highlands is protected as municipal, regional, and provincial parkland.

Highlanders take great pride in the stewardship of our environment by considering that new developments include conservation covenants limiting human encroachment. We're proud of our volunteers and appreciate their community involvement.



Highlands Population in 2011	2,120	CRD Population in 2011	359,991
Highlands Population in 2006	1,903	CRD Population in 2006	345,164
Highlands Total Dwellings 2011	830	CRD Total Dwellings 2011	177,977

2011 - Selected Demographic Variables

Census Variables	Highlands	CRD
2006 and 2011 Population Increase	11.4%	4.2%
Median age of residents	44.7	44.8
Average number of person per census family	2.8	2.7
Median after-tax household income	\$87,881	\$54,460
Owned Dwellings	95%	66%
Average value of owned dwelling	\$671,934	\$586,018
Work at home	9%	9%
Mode of transportation to work- vehicle	86%	63%
Dwellings built between 2006 – 2011	80	11,010

SOURCE: Statistics Canada. 2012. Highlands, British Columbia (Code 5917049) and Capital, British Columbia (Code 5917) (table). Census Profile. 2011 Census. Statistics Canada Catalogue no. 98-316-XWE. Ottawa. Released October 24, 2012. <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>

District of Highlands

Long Term Vision Statement

Residents have been clear about what is important to them and there are a number of common perspectives. The following VISION STATEMENT captures shared sentiments and sets a direction for the future.

The Highlands is a primarily residential community, rural in nature, and blessed with an exceptional abundance of scenic beauty, native plant and animal life, and public parkland. Those of us who live here place high value on the natural environment and our rural lifestyle.

Highlanders are actively involved in the community, which fosters a spirit that is both self reliant and cooperative.

The Highlands will strive to diversify its economy while preserving our natural systems, including the aquifers on which we depend so heavily. Land use decisions will be guided by a community plan, with the ongoing involvement of residents.

As stewards of our unique natural environment, we will protect its integrity. We will retain sufficient lands in their natural state to permit a diversity of plant and animal life to flourish and to ensure that the rural lifestyle we enjoy today can be experienced by future generations. We believe in the value of open and green space, trail systems, and outdoor recreational opportunities, both to enhance life in the Highlands and to contribute to the well-being of southern Vancouver Island as a whole. We will provide for an adequate tax base, including light industrial, related commercial and nature-related commercial

and recreational uses in some areas of the Highlands, in order to support basic, affordable municipal services and facilities. We will encourage alternative transportation choices, housing choices, and a community hall.

New development in the Highlands will be in keeping with the rural character of the community and carefully designed to protect sensitive environmental conditions. The pace of change should be gradual and the type of development should leave a small footprint on the land.

In order to move toward a future that is consistent with the VISION STATEMENT, the District of Highlands will strive to attain the following six goals:

Goal 1: To protect the natural environment.

Goal 2: To retain and strengthen the rural character of the Highlands.

*Goal 3: **To support economic diversification that is consistent with Highlands' rural character and the natural environment.***

Goal 4: To ensure the long-term economic sustainability of the Highlands' community.

Goal 5: To provide basic, affordable public services and facilities.

Goal 6: To encourage involvement in a healthy rural community, including all planning decisions.



District of Highlands Tax Exemptions, Gas Tax and Declarations

Declaration of Disqualified Council Members:

*There
were no
Council
members
disqualified in
2014.*

*2014 road
improvements
included
re-surfacing of
Lorimer and
Compton/ Bukin
Roads along
with the annual
crack sealing
program.*

Tax Exemptions

The Community Charter gives Council the authority to exempt certain land/or improvements from municipal property taxes.

- The District of Highlands did not have any Permissive Tax Exemptions for 2014.

Federal Gas Tax Transfer Report

The Gas Tax Fund provides funding for BC local governments for a variety of capital and planning projects. Project categories that are eligible include:

- Public Transit
- Community Energy
- Solid Waste
- Water and Wastewater
- Capacity Building/ Integrated Community Sustainability Planning

The District received \$137, 307 in 2014 from the Gas Tax Transfer Agreement with the Federal Government. Funds from this transfer are eligible to be used on certain expenditures. In 2014, the district spent \$310,000 of these gas tax funds to pay for the energy systems for the new Community Hall. The remaining funds are set aside in a reserve for future expenditures. The current reserve balance for these funds totals \$137,000.



2012-2014

District of Highlands

Council Members to November

Mayor and Council's Role

Council represents the citizens of The District of Highlands, providing community leadership by serving as the legislative and policy making body of the municipality. Mayor and Council approve policy and budgets and provide direction to the Chief Administrative Officer.

Council is comprised of one Mayor and six Councillors. Council meetings are held on the first and third Monday of each month with the exception of July and August.

Meetings are held in the Old School House, 1589 Millstream at 7pm. Meetings are **open to the public, and meeting agendas and minutes can be found on the District's website:** www.highlands.ca.

Your Mayor and Council 2014 (to end of November)

From left to right:
Councillor Sigurd Johannesen
Councillor Ken Williams
Councillor Marcie McLean
Mayor Jane Mendum
Councillor Diane Gill
Councillor Karel Roessingh
Councillor Allen Dobb



District of Highlands

Council Elected to Office to serve a four-year term December 2014 - 2018

Your Mayor and Council December 2014 - 2018

From left to right:
 Councillor Karel Roessingh
 Councillor Leslie Anderson
 Councillor Karen Burns
 Councillor Gord Baird
 Councillor Ann Baird
 Councillor Marcie McLean
 Mayor Ken Williams



MAYOR'S MESSAGE

District of Highlands Message from the Mayor Williams



I am honoured to serve as your mayor for the next four years and I will kickoff by congratulating each person around this table for their success in the election. I look forward to working with each of you throughout this **term. This is a talented team and together we'll make careful decisions that** focus on the community vision. Our residents have granted us a great privilege and I know that we all take this responsibility very seriously.

Those in office that have served before us have built a solid foundation that has made Highlands one of the most peaceful, stable and respectful communities in the Capital Region and for that we are most grateful. This council will now be tasked to continue on that legacy and work to create an

even stronger and more resilient rural Highlands.

Highlands is a special place and we are enormously proud of our volunteers that contribute so much to our community. Highlands Fire Department and Emergency Service volunteers, Highlands District Community Association, Highlands Heritage Park Society and council committee members are important to our success. Thank you. Thank you to all those that help take care of our parks and roads and help their neighbours in time of need, to those who organize well established community events such as the Coffee House, Market and the Annual Craft Fair. It is the work of volunteers that **is helping construct the stage for our new community hall and soon we'll be holding the official grand opening.** Your involvement is much appreciated.

A big shout out to our staff who demonstrate a level of professionalism that is the envy of those around us. They have so often gone beyond the call of duty and generously invested their time in our community.

Early in this term I will be meeting with council to identify key issues, policies and priorities. Residents will be welcome to provide input to the diverse initiatives that come forward. We have a new committee structure that flows from our Integrated Community Sustainability Plan that will assist both council and staff to work diligently toward clear targets and objectives. We will continue to make significant progress on the priorities our community cares about such as groundwater protection, heritage, transportation and secondary accommodation. We will forge a strategy that is achievable, affordable, and effective.

We will do our work in the most open and transparent way possible. The new Highlands website is a **great example of that. You'll find entire council agendas, groundwater studies and links to important** and foundational documents that concern Highlanders and much more including safety alerts under **the banner of "Notify Me" that will automatically email you with important happenings.**

During this new term, council will continue to build good community partnerships throughout the region. Our goal will be to assure the continuity of fairness, respect and evenhandedness that Highlanders have come to appreciate. The door is always open and together as a council, and with the ongoing and meaningful engagement of our residents, I am confident we will continue to make significant gains that benefit everyone in our community.

I would very much like to recognize the great work done by former council members Allen Dobb, Diane Gill and Sigurd Johannesen and former Mayor Jane Mendum for their tremendous dedication to Highlands. Their legacy of fairness, balance and forward thinking really united the community.

District of Highlands Council and Committee Appointments December 2014

Moving forward with a new District committee structure, using Sustainable

Highlands” as a reference
document three new committees have been approved.

- Sustainable Land Use Select Committee
- Social Sustainability Select Committee
- Heritage Select Committee

Council also approved E-participants for each committee as well.

In early 2015 positions on the Sustainable Land Use Select Committee and Social Sustainability Select Committee were filled.

Full Terms of Reference for these committees are available on the District website:
www.highlands.ca.

If you are interested in serving on the Heritage Select Committee or as an E-participant please submit a letter and / or a brief resume detailing their background and interests to the District Office

MAYOR

KEN WILLIAMS	Capital Regional District Board – Director Capital Regional Hospital Board – Director Capital Regional District Environmental Services Committee Capital Regional District Parks Committee Treaty Advisory Committee
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COUNCILLORS

LESLIE ANDERSON	Capital Region Emergency Service Telecommunications, Alternate Highlands Heritage Committee, Alternate Greater Victoria Family Court Committee, Alternate Treaty Advisory Committee, Alternate West Shore Parks and Recreation Society
ANN BAIRD	CRD Climate Action Committee Highlands Social Sustainability Committee
GORD BAIRD	CRD Climate Action Committee, Alternate CRD Housing Trust Fund Commission, Alternate CRD Water Commission Capital Region Invasive Species Partnership Highlands Emergency Planning Committee Highlands Social Sustainability Committee, Alternate Highlands Sustainable Land Use Committee, Alternate Juan De Fuca Water Commission
KARN BURNS	Highlands Sustainable Land Use Committee Intermunicipal Committee on Disability Issues, Alternate Western Communities Policing Advisory Committee
MARCIE MCLEAN	Coexisting with Carnivores Alliance District of Highlands Heritage Committee Greater Victoria Family Court Committee Intermunicipal Committee on Disability Issues Western Communities Policing Advisory Committee, Alternate
KAREL ROESSINGH	CRD Art Committee CRD Housing Trust Fund Commission CRD Water Commission, Alternate Capital Region Emergency Service Telecommunications Greater Victoria Public Library Board Highlands Emergency Planning Committee, Alternate Juan De Fuca Water Commission, Alternate

District of Highlands

Council and Committee Appointments to November 2014



MAYOR

JANE MENDUM	Capital Regional District Board – Director Capital Regional Hospital Board – Director Capital Regional District Environmental Services Committee - Vice Chair Capital Regional District Parks Committee Capital Regional District Solid Waste Advisory Committee - Chair Capital Regional District Integrated Solid Waste Public/ Technical Advisory Committee - Chair
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COUNCILLORS

ALLEN DOBB	CRD Art Committee CRD Solid Waste Advisory Committee, Alternate Community Infrastructure and Services, Alternate Liaison Treaty Advisory Committee (Alternate) Sustainability Strategy Advisory Committee
DIANE GILL	CRD Solid Waste Advisory Committee Community Infrastructure and Services, Liaison District of Highlands Emergency Planning, Alternate
SIGURD JOHANNESSEN	Community Centre Task Force, Liaison District of Highlands Emergency Planning Greater Victoria Family Court Western Communities Policing Advisory Committee CREST Alternate – non-voting Capital Regional District Water Commission - Director
MARCIE MCLEAN	Fiscal and Environmental, Liaison Intermunicipal Committee on Disability Issues Greater Victoria Family Court, Alternate Western Communities Policing Advisory Committee, Alternate
KAREL ROESSINGH	Advisory Planning Commission Capital Regional District Board , Alternate Director Capital Regional Hospital Board, Alternate Director Capital Region Emergency Service Telecommunications Greater Victoria Library Board Ground Water Task Force
KEN WILLIAMS	Advisory Planning Commission, Alternate Community Centre Task Force, Alternate Fiscal and Environmental, Alternate Liaison Juan De Fuca Water Commission Director Intermunicipal Committee on Disability Issues, Alternate Treaty Advisory Committee Representative West Shore Parks and Recreation Society Director

Councillor Dobb - CRD Arts



Greater Victoria
Performing Arts
Festival Info:
<http://gvpaf.org/>

The CRD Arts Development Service provides funding support to arts organizations on behalf of 8 municipalities in the capital region: Victoria, Saanich, Oak Bay, Esquimalt, View Royal, Metchosin, Highlands and Sidney. The Arts Service has three funding programs: Operating Grants provide annual financial assistance to established

arts organizations for ongoing programming and administrative expenses; Project Grants support emerging or established arts organizations for new, recurring or developmental initiatives; and IDEA Grants (Innovate, Develop, Experiment, Access) support non-arts mandated organizations for arts related programming initiatives.

The Arts Committee sets an annual budget to support policies and programs pursuant to its governing bylaw. Like other CRD

standing committees the Arts Committee is appointed annually.

In 2014 these grant programs provided funding to 76 venues around Greater Victoria. Please go to **the Capital Regional District's** website for information on the CRD Arts Committee, including information on various grant programs offered.



Councillor Diane Gill - SWAC

A number of successful programs implemented at Hartland Landfill over the years have resulted in a diversion rate of 52%.

The Solid Waste Advisory Committee (SWAC) provides feedback to the CRD Environmental Services Committee on solid waste operational issues. SWAC also acts as the Plan Monitoring Advisory Committee to monitor the implementation of the CRD Solid Waste Management Plan, as required by the BC Ministry of

Environment. The Environmental Services Committee also acts as the steering committee for the development of the new Integrated Solid Waste and Resource Management Plan.

In 2014 SWAC's work included: Terms of Reference for the committee, household kitchen

scrap program, curbside recycling program changes and review of the Solid Waste Management Plan.



Hartland Landfill



Councillor Sigurd Johannesen - Regional Water Commission

The Integrated Water Service is the third largest municipal drinking water system in British Columbia.

The regional water supply is overseen by the Regional Water Supply Commission. Its 21 commissioners are appointed by member municipalities and include the Director for the Juan de Fuca Electoral Area. Representation and weighted voting are based on population on the same basis as the CRD Board. Integrated Water Services is responsible for the regional water supply system, the retail water distribution system in

the West Shore Communities and Sooke and the bulk water distribution system on the Saanich Peninsula. This is the third largest municipal drinking water system in British Columbia, serving a population of approximately 340,000. Customers include City of Victoria, District of Saanich, District of Oak Bay, Esquimalt, Saanich Peninsula Commission (SPWC) and the Juan de Fuca Water Distribution Commission (JDWC). The SPWC

comprises North Saanich, Central Saanich and Sidney while the JWDC comprises the Town of View Royal, City of Colwood, City of Metchosin, District of Highlands, District of Sooke and parts of the Juan de Fuca Electoral District. Included in this service is water **quality monitoring from 'source to tap' throughout Greater Victoria** and Sooke and for the recent mandated regional cross connection control program.

Our mandate is to be aware of the circumstances of youth and families who may come in contact with the justice system by:

- liaison with frontline service providers at monthly meetings,
- educating the public and elected officials,
- obtaining youth and family input,
- reviewing family and youth legislation,
- monitoring court hearings and custody facilities
- making recommendations to appropriate legislative bodies

The job of the committee is to be aware of the circumstances for youth and families who may come into contact with the justice system. The committee represent the community for government - local, provincial and federal. The issues for children are not new. Factors in their success include stable housing,

Victoria Family Court and Youth Justice Committee

financial stability to ensure they have enough to eat, the involvement of caring adults, and access to appropriate health services.

The committee is comprised of elected representatives from all CRD municipalities. In addition, up to seven members at large are appointed by the CRD. Members representation includes individuals from groups that provide services and support to youth and families. Additionally representatives from the Ministries of the Attorney General, Education, Children and Family Development, Public Safety and Solicitor General, Health, Housing and Social

Development and police forces and First Nations are invited to attend as non-voting resource members.

Regular meetings consist of update reports and concerns from the members, representatives and subcommittees. These subcommittees include Communications/ Planning, Youth Matters, Family Matters, Priorities, CRATSEY, CASA for Children and Court Watch. Each meeting also has an invited guest presenter that addresses issues of current interest and/or concern.

The Victoria Family Court and Youth Justice Committee includes representation from all thirteen municipalities.

West Shore Community Policing Advisory

West Shore Community Policing Advisory Committee meets monthly and is hosted by West Shore RCMP. It includes representatives from the West Shore Municipalities, justice groups, major charity organizations, Sooke School District, Royal Roads University and Belmont Secondary. It provides monthly updates on policing activities and individual statistics on policing activity broken down by municipality. It

also provides opportunity for Highlands to provide direct feedback on community concerns. This is in addition to regular meetings between the mayor and detachment Commander. The Committee receives a small amount of funding from the various municipalities which it uses to provide grants to various organizations for specific one-time events in the West Shore.



RCMP Musical Ride

To report a crime, or for immediate police assistance call 911 or contact your local RCMP detachment @ 250-474-2264.

You can provide anonymous and secure tips to BC Crime Stoppers anywhere in BC by: calling 1-800-222-TIPS(8477)

Councillor Marcie McLean - Intermunicipal Advisory Committee on Disability Issues



IACDI's Mission Statement is to advocate for people with

disabilities and advise West Shore municipal councils on topics that affect the quality of life of citizens with disabilities.

IACDI believes in creating partnerships so they can achieve greater accessibility

improvements and knowledge towards more inclusive communities to live, work & play.

This type of partnering was demonstrated in 2013 with the creation of a booklet titled "A Guide to User-friendly Trails".

Partners worked together to complete 13 accessibility audits, implement a survey that generated 675 responses, and conducted stakeholder engagement activities. The results

there was strong interest throughout Greater Victoria for more user-friendly trails and accessible outdoor environments, thus reinforcing the value and need for this project.

As a final product, a 48-page full colour Guide to User-Friendly Trails was produced to assist people with different levels of mobility to determine which parks are suitable for them to visit.

IACDI is still hopeful in creating partnerships to achieve improved access and inclusion opportunities within municipalities of the West Shore.

The partners also produced A Toolkit: 10 Steps to User-Friendly Trails, which is a document that can be used by other communities to implement similar actions.



Pick up A Guide to User-Friendly Trails at any local municipal office, recreation centres. It is available for download at www.westshorerecreation.ca/userfriendlytrails.



DISTRICT OF HIGHLANDS
ANNUAL REPORT

Councillor Karel Roessingh - CREST



Prior to CREST, public safety service providers used over 30 different radio systems for communicating.



Board of Directors

CREST made a significant stride forward in 2014 as a result of share-holders supporting a \$24.5 million investment in a five-year plan to upgrade CREST's technology. The investment will improve reliability, coverage and audio quality for the 2500 men and women who rely on their CREST radios.

The new funding will be used to install new transmitters/receivers, convert existing sites, purchase new radios and take the system to P25, an open standard of communication that uses 700 MHz spectrum.

Over a five-year implementation period, all 50 agencies that use the CREST system will benefit from the upgrade. This will be the third major investment made since CREST was formed almost 15 years ago. To fund it, we have a five-year financial plan that calls for modest increases of approximately 2% annually.

To support implementing our new technology plan, we were also successful in acquiring new frequencies from Industry Canada last year, and will continue our efforts to secure more.



Central Branch

GREATER VICTORIA PUBLIC LIBRARY

Your library is so much more than a place to borrow books. **It's an invaluable resource** for lifelong learning. It is your community living room, where everyone is welcome to study, to find information online, to discover - and, of course, to

read. As we approach the last year of our strategic plan we will reflect to ensure it met the communities Needs. The Plan provided the **Board with clear priorities so that the library's** vision to inspire literacy, lifelong learning and community enrichment for all was met.

People are using the library in unprecedented numbers, and we want to be sure that all feel welcome, well-served and comfortable. We fully understand the importance of the library to the community, and we will continue to take that responsibility very seriously. By reaching out to create relationships and partnerships with diverse organizations and groups, we will **expand the library's reach and** continue to enhance the quality of life in our community.

Download the new GVPL Mobile Plus app for iPhone Android app still in production

Councillor Ken Williams - West Shore Parks and Recreation



On Feb.24, 2014 the "Q Centre" became the new name for the former Bear Mountain Arena. The new sponsorship has brought a flashy new look for the lower arena along with advertising and marketing opportunities. Rock the Shores was a huge hit and helped generate funding for the new Rotary Picnic Playground. Preparations and refurbishing of the velodrome interior field commenced as the Women Velox Rugby Team is due to arrive in Sept 2015. Movies on the Hill was a wonderful success – 1,500 attended and the hill behind the golf clubhouse was packed.

The budget produced some very solid results including a low operational requisition increase of 1.74% (still below the total municipal

requisitions for 2013). Despite some unavoidable cost increases including CUPE wage increases and higher utility costs (especially hydro), projections show revenues higher than budget; operating expenses and major repairs lower than budget; and a surplus of approximately \$146K for future major repairs and maintenance. Registration comparison statistics 2013 vs 2014 showed excellent continued increases in membership pass sales, program registrations and new account creations. WSPRS percentage of government funding to actual fees and revenue is 48% to 52% which is significantly better than other rec centres. Summer camps were very successful and received excellent public feedback. Fees: Generally there was a

2% increase across the board. A \$17,200.00 grant was awarded by the Calgary Foundation to support the South Island Ravens Hockey Program, enabling children with development disabilities the opportunity to play organized hockey at no cost.



Te'mexw Treaty Advisory Committee

Te'mexw Treaty Association First Nations include Songhees, Beecher Bay, Malahat, Nanoose and T'sou-ke. **The Te'mexw TAC is a committee** of elected officials, staff and observers who represent local government jurisdictions within the CRD which may be impacted by the **Te'mexw treaty negotiations. In 2014 the Te'mexw Treaty process** entered the final stages of negotiation leading to the historic April 9, 2015 signing of the Agreement in Principle. Chief Russ Chipps, Beecher Bay First Nation -

"When our negotiators - after years of hard work - initialled this Agreement-in-Principle more than

six months ago I called for British Columbia and Canada to join us in the canoe and to help paddle. It brings joy to my heart to see this agreement today and to see all of us truly pulling together for a better tomorrow for all of us."

On June 26th 2014 the Tsilhqot'in aboriginal title decision was one of those rare Supreme Court of Canada rulings that points the country in a new direction, challenging governments, business and the general public to rethink the fundamental elements of national governance. Its impacts are still being sorted through. First Nations in areas not covered by treaties have a much clearer indication of what is required

to prove that they have aboriginal title to select pieces of property. Perhaps the most significant element in

Tsilhqot'in is the

Supreme Court's deliberations on the requirements for consultation with First Nations. The Supreme Court

encourages governments to secure the consent of affected First Nations and encourages all participants to seek reconciliation and resolutions to disagreements through negotiation, rather than recourse to the courts.



Juan de Fuca Water Commission

water.

Water demand in the service area continues to typically decline when looking at year-over-year figures on a monthly basis, largely influenced by less indoor consumption related to low flow fixtures and high efficiency appliances. In 2014, the budgeted demand was 7,840,000 cubic metres and the actual demand is projected to be 7,765,198 cubic metres. The proposed 2015 retail water rate has been calculated using a budget demand of 7,710,000 cubic metres, which is approximately 1.68% lower than the 2014 budgeted demand.

2014 Highlights

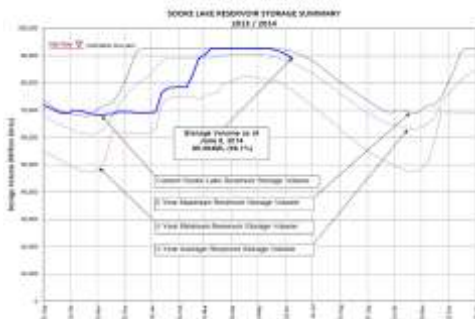
- 1) Work on the Bulk Water Dispensing Stations
- 2) Work on the Fire Flow Upgrade program
- 3) A decision was made to replace residential water meters at a rate of approximately 1,000 water meters per year up until 2023, and then maintain a rate of replacement of approximately

1,000 (or 4%) thereafter.

- 4) Review the 2015 Capital and Operating Budget
- 5) Water quality issues at Kemp Lake were considered
- 6) Infrastructure planning and renewal is taking on increasing importance. Not all CRD sewer and water services have well defined asset replacement strategies. Asset management plans are being developed.

The 2015 capital plan contains a number of projects with a total value of \$5.199 million, plus \$660,000 in projects cost shared with the Regional Water Supply service. The major expenditures in 2015 include the continuation of the annual small diameter water main replacement program (\$1.589 million) and year four of the five year fire flow upgrade (\$1.880 million)

The proposed retail water rate is \$1.8101, an increase of \$0.0209 per cubic metre, or 1.17%. The rate increase reflects the increase in the operations and capital expenditures, increase in the wholesale rate and a 130,000 cubic metre reduction in the budgeted demand volume from 2014 to align with the projected actual demand trend. As a result, the cost to the average household will increase by approximately \$4.89 per annum.



CRD Integrated Water Services is the retail water supplier to the 58,000 residents in the five municipalities in the Western Communities including Sooke, and First Nations Reserves. The Infrastructure Operations Division is responsible for the operation and maintenance of the water distribution system.

The Watershed Protection Division is responsible for the protection and stewardship of the 20,549 hectares of forested land within the Greater Victoria Water Supply Area (GVWSA). These lands are managed to protect the quality of water in surface water reservoirs, protect and provide access to water supply facilities and infrastructure, and sustain the ecological conditions that contribute to high quality drinking



2015 District of Highlands Select Committees

Council adopted the Integrated Community Sustainability Plan (ICSP) in late 2012 and completed the updating of the Official Community Plan (OCP) in 2013 to create synergies between the ICSP and the OCP.

The ICSP contains nine Strategy Areas which have been grouped together to form the framework for three new Committees that would replace all of the existing Committees and Task Forces currently in place.

The Heritage Select Committee will be responsible for the following:

- Review the annual priority actions as established in Sustainable Highlands, taking into consideration the recommendations in the reports: Community Heritage Values, A Heritage Vision for the District of Highlands and Recommendations for a District of Highlands Heritage Register, and District of Highlands Community Heritage Register and make recommendations annually to Council regarding the **Committee's work plan** and specific items within the work plan.
- Consider sustainability issues or concerns related to these documents and any items referred to it by Council.

Committee Members

- Daphne Allen
- Sally Gose
- Bob McMinn
- Janet Williams

Councillor Marcie McLean is the Council Liaison and Councillor Leslie Anderson the Alternate.

There are 3 vacancies of the Heritage Committee - please contact the District Office for information on volunteering for this committee.

The Social Sustainability Select Committee will be responsible for the following:

- Review the annual priority actions as established in Sustainable Highlands, and make recommendations annually to Council regarding the Committee's work plan and specific items with the work plan.
- Consider sustainability issues or concerns related to the five strategy areas and any items referred to it by Council.

Committee Members

- Bob Flitton
- Warren Lee
- Andries Loubser
- Bob McMinn
- Mark Montgomery
- Kelly Pearson
- Elisa Rathje

Councillor Ann Baird is the Council Liaison and Councillor Gord Baird is the Alternate.

The Sustainable Land Use Committee will be responsible for the following:

- Review the annual priority actions as established in Sustainable Highlands and make recommendations annually to Council **regarding the Committee's work plan** and specific items within the work plan.
- Consider sustainability issues or concerns related to the five strategy areas and any items referred to it by Council.

Committee Members

- Val Fletcher
- Neville Grigg
- Vicky Husband
- Ingo Lambrecht
- Dave Mackas
- Ellie Rayner
- Allan Roger

Councillor Karen Burns is the Council Liaison and Councillor Gord Baird is the Alternate.



Councillor Leslie Anderson - Message

In the coming year, I am looking forward to continuing **my role as the Highlands' representative** on the Board of the West Shore Parks and Recreation Society, and as a

member of two of the Board's subcommittees (Finance and Environment).

In addition, it will be a pleasure to work with Highland residents, the other Council

and the terrific staff of the District office to continue working towards the priorities identified for our community.



Volunteers in the District of Highlands are a precious resource! Many projects of the District are a result of these great people who dedicate their time, talents and efforts. Below are just some of the recent accomplishments.

District of Highlands Strategic Planning 2014

Summary

Of

Priorities

ECONOMIC DEVELOPMENT	INFRASTRUCTURE	ADMINISTRATIVE/ GOVERNANCE	PUBLIC HEALTH AND SAFETY	LAND USE	SOCIAL SUSTAINABILITY
PRIORITIES <ul style="list-style-type: none"> ➤ West side Millstream ➤ East side Millstream 	PRIORITIES <ul style="list-style-type: none"> ➤ Water <ul style="list-style-type: none"> • Groundwater monitoring Program ➤ Transportation <ul style="list-style-type: none"> • Annual Road structure and surface assessments ➤ Transit/ Transportation ➤ Physical Assets <ul style="list-style-type: none"> • JDF Recreation Facility • Park Management Plan • Community Hall ➤ Trails 	PRIORITIES <ul style="list-style-type: none"> ➤ Treaty Process / First Nations Relations ➤ Millstream Meadows ➤ Wildfire Interface Regs. ➤ Cuff Corporate Review ➤ Committee Structure ➤ Soil Deposit/ Removal - 1 year review ➤ Integrated Pest Management Plan ➤ Heritage Property Recognition 	PRIORITIES <ul style="list-style-type: none"> ➤ Neighbourhood HELP Groups ➤ East Fire Hall ➤ Day Crew ➤ Communication and utility transmission ➤ Pesticides and point source contamination 	PRIORITIES <ul style="list-style-type: none"> ➤ Secondary Suites ➤ Subdivision Servicing Bylaw 	PRIORITIES <ul style="list-style-type: none"> ➤ Volunteer Recognition ➤ Community Market

ECONOMIC DEVELOPMENT—SOUTH HIGHLANDS

ISSUE: West side of Millstream Road
PRIORITY: High
STATUS: CRD RGS Amendment Process Complete
NEXT STEPS: Ecoasis considering development plans and community consultation

ISSUE: East side of Millstream Road
PRIORITY: High
STATUS: Significant amount of work done - CRD Water extended to property and 2 fire hydrants installed
NEXT STEPS: Millstream Industrial Park partially serviced with regional water. Highest Landfill has made application to connect leachate to CRD sewage system



INFRASTRUCTURE

ISSUE: Groundwater Monitoring Program
PRIORITY: High
STATUS: Phase 1,2 and 3 reports complete
NEXT STEPS: Report on recommendations

ISSUE: Annual road structure and surface assessments
PRIORITY: Ongoing
STATUS: Annual inspections
NEXT STEPS: Adequate budget being allocated for ongoing road maintenance



District of Highlands Strategic Planning 2014

Currently, the Millstream Meadows project is in the active remediation phase, which includes ongoing environmental investigations and monitoring as required by MoE. Site conditions have improved since remediation commenced in 2008.

ADMINISTRATIVE / GOVERNANCE

ISSUE: Millstream Meadows Remediation
PRIORITY: Ongoing
STATUS: Remediation process in progress
NEXT STEPS: Continue to support remediation of property to the highest degree practicable

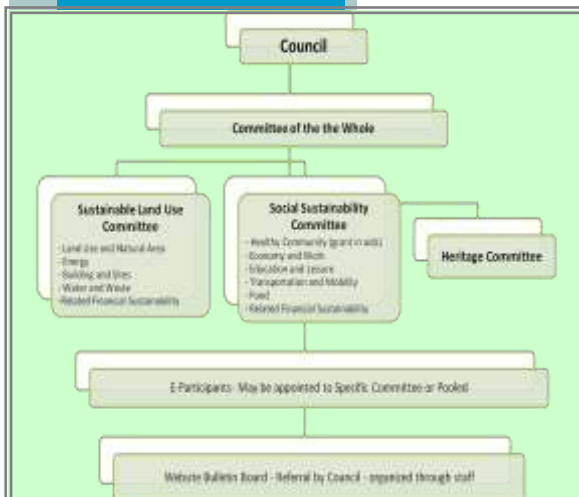
ISSUE: Wildfire Interface Regulations
PRIORITY: Medium
STATUS: Report under preparation
NEXT STEPS: Bring forward report to CoTW

ISSUE: George Cuff Corporate Review
PRIORITY: Low
STATUS: Under consideration
NEXT STEPS: Bring forward report to a CoTW



ISSUE: Treaty Process/ First Nations Relations
PRIORITY: Ongoing
STATUS: **Participate in the Te'Mexw Treaty Advisory Committee**
NEXT STEPS: Continue participation in Treaty Process to the fullest extent possible. Develop and enhance relations with local First Nations governments.

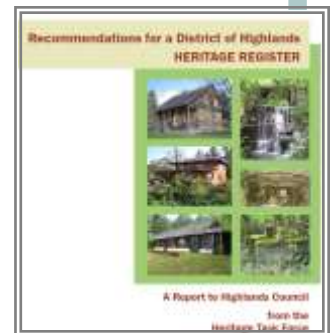
ISSUE: Soil Deposit and Removal Regulation Review
PRIORITY: Medium
NEXT STEPS: One year review required



ISSUE: Heritage Property Recognition
PRIORITY: High
STATUS: Initial Community Heritage Register properties selected
NEXT STEPS: Review second tier properties

ISSUE: Integrated Pest Management
PRIORITY: Low
STATUS: Council direction
NEXT STEPS: Committee of the Whole

ISSUE: Committee Structure
PRIORITY: High
STATUS: New committee system implemented
NEXT STEPS: complete



District of Highlands Strategic Planning 2014



Volunteers

Cleaning the

Jump Park at

Twinflower

LAND USE

ISSUE: Secondary Suites
PRIORITY: High
STATUS: Terms of Reference Prepared
NEXT STEPS: To be brought forward in 2015

ISSUE: Subdivision Servicing Bylaw
PRIORITY: Medium
STATUS: Revisions under preparation
NEXT STEPS: Bring draft forward for review



SOCIAL SUSTAINABILITY

ISSUE: Volunteer Recognition
PRIORITY: High
STATUS: Recognition Event Held in September 2014

ISSUE: Highlands Community Market
PRIORITY: Ongoing
STATUS: Continue to support

**HIGHLANDS MARKET - LAST SUNDAY
MAY - SEPTEMBER**

10am - 1pm, - Caleb Pike grounds,
1589 Millstream Road.

The market takes place on the last Sunday of each month from May to September. Buyers and sellers welcome, rain or shine! Come join us!

Info: Leslie, 250-474-2203 Next Market: June 28th

PUBLIC HEALTH AND SAFETY

ISSUE: **Neighbourhood "HELP" Volunteers**
PRIORITY: Ongoing
STATUS: Ongoing process
NEXT STEPS: Council will support the recruitment of volunteers through newsletter and website advertisements

ISSUE: Communication and Utility transmission
PRIORITY: Low

ISSUE: Pesticides and Point Source Contamination
PRIORITY: Low

ISSUE: East Fire Hall
PRIORITY: High
STATUS: Construction starts June 2014
NEXT STEPS: Complete in May 2015

ISSUE: Day Crew
PRIORITY: High
STATUS: Recruiting changes made
NEXT STEPS: Recruits being trained



District of Highlands Strategic Planning 2014

INFRASTRUCTURE

ISSUE:	Transit/ Transportation
PRIORITY:	High
STATUS:	Council transit liaison appointed
NEXT STEPS:	Ongoing dialogue
ISSUE:	Juan de Fuca Recreation Facilities
PRIORITY:	High
STATUS:	Ongoing process
NEXT STEPS:	Ongoing discussions regarding governance agreements
ISSUE:	Park Management Plans
PRIORITY:	High
STATUS:	
NEXT STEPS:	Establish Management Plans for Twinflower and Caleb Pike Heritage Parks
ISSUE:	Roadside Trail and Cycle Network
PRIORITY:	High
STATUS:	Report Complete
NEXT STEPS:	Budget required for implementation
ISSUE:	Community Hall
PRIORITY:	High
STATUS:	Construction complete
NEXT STEPS:	Open



Highlanders are proud of the system of parks and trails in our community. There are trails within provincial and regional parks, and some designated trails in road rights-of-way and municipal parks. On routes without roadside trails, Highlands roads are often used as trails.

District of Highlands

Citizen Involvement and Volunteerism

Citizen involvement is an important element of maintaining a successful community as no community can succeed without the active participation of its volunteers. Many of the District's functions would not be possible without the collective efforts of the District, volunteers and residents

At the 2014 Strategic Planning Session Council supported moving forward with a new strategy for the **District's committee structure**. Using "Sustainable Highlands" as a reference document three new committees have been approved.

- Sustainable Land Use Select Committee
- Social Sustainability Select Committee
- Heritage Select Committee

Council has also approved E-participation. This means that a group of Council appointed E-members will be invited to comment on any issue a committee may be working on via email correspondence.

Full Terms of Reference for these committees are available on the District website: www.highlands.ca.

In January 2015 Council appointed members to the three select committees as well as several e-participants. There are however vacancies still available for the Heritage Select Committee and E-participants.

If volunteering as a committee member or an e-participants interests you, please submit a letter and / or a brief resume detailing your background and interests to anyone in the Administration Department.

In September 2014 Council hosted a Volunteer Appreciation Event for the many people who volunteered their time between 2011 and 2014. Over eighty volunteers were invited to join Council members in celebrating their commitment to the District. Invited volunteers included members of the:

- Advisory Planning Commission,
- Board of Variance,
- Community Centre Task Force,
- Community Infrastructure and Services,
- Emergency Program,
- Fiscal and Environmental ,
- Groundwater Task Force,
- Highlands District Community Association ,
- Highlands Heritage Park Society,
- Various community members who lend their time keeping our roads clear of debris, and
- The Highland Volunteer Fire Department Members



District of Highlands

2014 Fire Chief Report

The Chief and Deputy Chief are each provided with an annual stipend .

Individual fire-fighters received small stipends of \$5.00 per practice or call-out for their invaluable service to the community. In addition Officers received small stipends to recognize their specific contributions resulting from the positions held.

The District has two fire halls and six fire vehicles (two main pumpers, two mini pumpers, one tanker and one pickup).

The Fire Chief is Dean Ford.

2014 proved to be a year of consistent growth in the fire department, most notably was the start of the new post disaster fire hall on Woodridge Place. It took some creative thinking from our architects and the removal of one of the bays from the old hall, but we managed to have a new fire hall built on the property while keeping the existing hall functional for emergency responses. The new hall has been designed to house 1 - engine, 1 - tender (tanker), 1 - quick response vehicle and 1 - brush/fuel truck. The hall also consists of a radio room, an office, and a meeting room which will be made available to community groups looking to hold smaller meetings. The entire fire hall was designed to withstand a major earthquake and to date is the only post disaster building in the District of Highlands. The fire hall has also been prewired for an emergency generator to power the entire building should it be required for any purpose following a natural disaster. As I am writing this the final touches and paperwork is being completed on the new hall and we expect to have full occupancy within days. Once we have had an opportunity to unpack and adjust to our new space, we will be hosting an open house for the community to see their new hall sometime in July/August. Please keep an eye out on the [Highlands website](#) or on our [Facebook page](#) (highlands fire rescue) for an update on the time and date. On the topic of Facebook don't forget to visit and like our page to get up to date information on the fire department, burning restrictions, and local/Westshore fire related news.

Continuing on the topic of growth in the fire department, I am extremely happy to say we had another fantastic year for recruiting members to our department. Our recruiting program starts every year in October for our January recruit class, and with the new programs introduced last year (F/R only, Auxiliary, out of district, and traffic only) we had another 10 people join the fire department! The addition of these 10 members gives us a 250% increase in our membership over what we started 2013 with. This brings our total membership in the department to 35 members broken down into 16 resident firefighters, 2 out of district firefighters, 3 resident Auxiliary firefighters, 2 resident traffic controllers, 3 resident first responder only, 4 resident recruit firefighters and 5 out of district recruits.

The call volume for 2014 was near average for our department at 78 calls in total for 2014, which is slightly less than last year at 83 calls. The 2014 calls break down as follows:

- 20 fire related calls,
- 21 medical calls,
- 14 motor vehicle incidents,
- 5 hydro emergencies, and
- 18 Chief only calls

For reference on where the Highlands falls versus our neighbouring fire departments. The CRD/ Langford dispatch centre processed a total of 5315 calls for the 16 departments they service and at 78 calls the Highlands was 10th for total call volume, and 5th for MVIs (motor vehicle incidents).



In 2014 the fire department issued 64 burning permits in total for Class A/B open fires in the district. The fire department would like to remind everyone that burning permits are always required each year after April 1st through to October regardless of the weather conditions. This is done to simplify the permit process, so residents do not have to guess on when burning permits are and are not required. The permits for both Class A and Class B fire are free whereas fines start at \$500 for burning without a permit. The burning permits are meant to give the fire department the opportunity to provide direction on safe burning practices, as well this prevents emergency responses when neighbours see or smell a fire that the fire department is not aware of. The burning regulation is a multi step process where backyard burning is allowed without permit Nov -April, April 1st permits are required for backyard burning, then backyard burning and incinerators close as the fire hazard increases, followed by a full closure of all burning (backyard, campfires, incinerators, woodstoves, etc.) until October once forest fire hazards hit extreme. Information on burning regulations can be found on the highlands web-site, the fire hazard signs at every border, fire department Facebook page or by contacting the fire chief with any questions at firechief@highlands.ca or 250-920-6970



2014 was also the year the fire department started working on obtaining the [superior shuttle accreditation](#) in an attempt to lower all residents fire insurance costs. In 2014 we had 9 of our static water sources tested (ponds with dry hydrant connections) for accreditation to verify the amount of water that was available for fire fighting even in drought conditions was above the minimum requirement of 33,000 gal . 7 out of the 9 exceeded the requirements, and 1 required minimal upgrading to be certified. The fire department also spent 2014 honing our water shuttling skills and creating new more efficient methods of extracting water from the static water sources in an effort to obtain the superior shuttle accreditation. By the end of 2014 the department had identified a few items that the district required to insure we obtain this certification for the entire district and our council is looking into our options in 2015.

Wishing Everyone a safe 2015
Chief Ford

2014 Volunteers:

- | | | |
|--------------------------------|---------------------|--------------------|
| • Gregg Fletcher, Deputy Chief | • Deneen Cunningham | • Warren Simpson |
| • Rob Tuit, Captain | • Barry Ford | • Ryan Skulsky |
| • Ken Zavediuck, Lieutenant | • Carson Fearn | • Jason Schuttinga |
| • Cliff Cox, Safety Officer | • Dan Haase | • Shane Turner |
| • Sam Barber-Starkey | • David Hill | • Meghan Zavekiuck |
| • Stew Bender | • James Houston | |
| • Mariah Beaumont | • Nick Kerr | |
| • Jason Bland | • Rick Lacey | |
| • Bob Brown | • Ken Leason | |
| • Mike Cornock | • Cole Matterson | |
| • Lisa Cottier | • Bryce Patey | |
| • Matt Cottier | • Harry Rayner | |
| | • Allan Roger | |
| | • Cal Read | |



District of Highlands Municipal Emergency Services

The District has a small volunteer emergency program. The primary responsibility is emergency planning, as well as some on site support for major fire events or search and rescue.

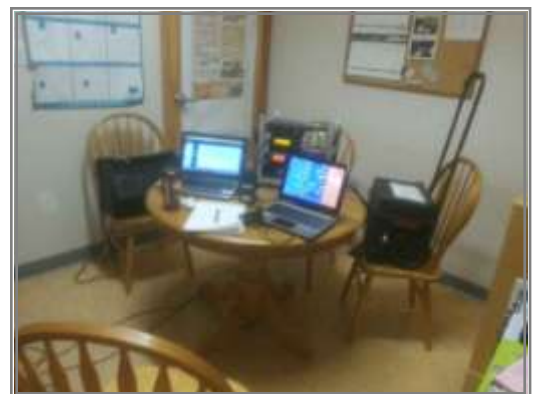
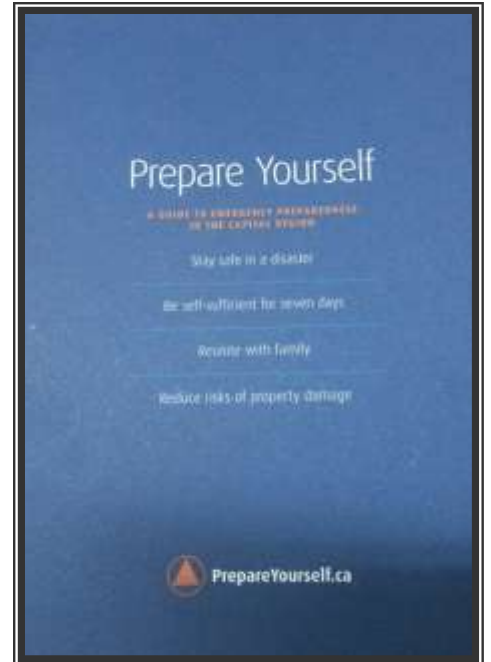
In 2014 the [Highlands Emergency Program](#) focus was three fold. Firstly it was to assist the Emergency Radio program within the Highlands. In the past year there has been a change in our Emergency Radio operator and the deputy radio operators. Through meetings with Ted Nawrocki (Emergency Radio Operator) and others in the radio program there was an identified need to update some of the radio equipment and enhance it to meet the needs of the radio program going forward. Part of this improvement was the addition of a laptop computer to enable the Highlands radio program to be on par with other regional programs in their ability to send and receive email over radio packets. There has also been additional training required and delivered to some members of the radio program to remain current in the field of Emergency Radio operations.

My second area of focus has been with the [Local Government Emergency Program Advisory Committee \(LGEPAC\)](#). This is a monthly meeting of the Emergency Coordinators/Planners from across the CRD to plan activities, share information, and keep up regional awareness on any emergency related activities or actions. One of the outputs from these meetings has been the production of an Emergency Booklet that is targeted to the CRD area. There are copies of this booklet at the Highlands District office that can be picked up by those who are interested in Emergency Preparedness.

Thirdly, I have created a [Highlands Emergency Program twitter feed](#) that I am hoping to use in the future to spread information related to emergency planning and awareness in addition to any information we want to publish during an emergency within the Highlands. At this point the content of the feed is primarily re-tweets from other emergency and government groups but I would like to slowly grow this over time. The account is @HighlandsEP.

In the coming months I am to meet with the Highlands District Community Association to discuss how we can work together to further emergency preparedness and awareness throughout the district. I will update this group with further information regarding this when I have it.

Ryan Hobbs, Emergency Coordinator



District of Highlands *Caleb Pike Heritage Park*



Highland School House 1952 in original location

In May of 1893 the Highlands School District was formed and in July of that year 1.75 acres of land above Mill-stream Road was donated and \$800 provided by the provincial Secretary of Education for the “construction of a school and incidental expenses”

An excerpt from :

http://www.calebpikeheritagepark.org/history_school-house.htm



Highland School House today located on the Caleb Pike Heritage Grounds

The District has a management agreement with the Highland Heritage Park Society, whereby they operate and maintain the municipally owned Caleb Pike homestead. The homestead consists of several buildings including the Caleb Pike House, the Red Schoolhouse, Heritage Museum (and a heritage orchard and the Gregory House which is **used as a caretaker's residence**).

Information on the Park: The Caleb Pike Heritage Park is a three-acre park in the District of Highlands, situated on a rocky outcrop that is surrounded by second growth Douglas-fir forest. The aesthetic beauty of this park is valued by the community and beyond. The grounds have been developed to create a welcoming and practical outdoor setting and the indoor venues represent some of the district's most significant heritage structures.

This rustic and unique heritage park is available for [rental for events](#) such as weddings, family birthday celebrations, corporate retreats or as a location for courses or workshops. The Highlands municipality also uses this facility for its council meetings and numerous Highlands Community Events such as markets and picnics are held on the grounds. The Caleb Pike Heritage Park is situated 20 Km from downtown Victoria.

Numerous events take place at the homestead, such as the summer market, HDCA sponsored Easter Egg Hunt, Highlands's Fling and Highlands Folk Music!



The Pike House - Home of the Highlands Coffee House and several community events - the home is also available for rent

Other Volunteer Groups and Activities Associated with District of Highlands

Highlands District Community Association

HDCA was registered in 1965 as the Highland District Ratepayers Association under the BC Society Act. The current name was adopted a few years later to indicate all residents and property owners are eligible for membership. The HDCA provides opportunities for social, cultural, and educational activities. Contact Scott, 250-478-2526.

- Easter Egg Hunt
- Community Roadside Cleanup
- Speakers Series
- Education events including: wildfire forum, all candidates meetings, HELP
- The Highlands Fling
- Halloween Event
- Winter Craft Fair
- Roadside Bulletin Board Construction
- The Highlander



Pike House Halloween



Pike House - Easter Egg Hunt



Highlands Fling

Highland Heritage Park Society

This group of volunteers main priority is the preservation and on-going maintenance of the Caleb Pike Heritage Park. More information regarding the grounds and the society can be found here:

<http://highlands.bc.ca/317/Highland-Heritage-Park-Society>



Summer Market

Highlands Folk Music Coffee House

This monthly event is organized through Zhinoos - the coffee house is held the 2nd Saturday of the month at the Caleb Pike House (always check the District's website for event information and dates). If you would like to contact Zhinoos regarding booking an act you can at: zhinoos9@gmail.com. A special coffee house is held in June to welcome Summer - The Summer Blues and Funk Bash - **don't miss it!**



District of Highlands 2014 - Community Hall - work continues

The community hall construction phase was completed in Spring 2014. Over the last several months a small group of volunteers have worked tirelessly on completing the stage and acoustic treatment. These volunteers have now completed their project and we are happy to report the hall is now open for rental opportunities. Rental information can be found on the District website @ <http://www.highlands.ca/228/Community-Hall>.



A special thank you to Bob McMinn and Bruce Greenway for the tremendous amount of time and effort spent on designing, constructing and installing the acoustic treatment and stage work at the community hall. Thank you also to the many community members who stopped in over the last year to lend a hand including: Daphne Allen, Jack Bell and the team at Thetis Cove Joinery, Dominic Boulay, Daryl Chalmers, Val Fletcher, Bob Flitton, Rick Lester, Marcie McLean, Libby McMinn, Greg Nuk, Ed and Gwenn Ouellet, Alec Richardson, Scott Richardson, Michael Show and Rose Stanton.



Please watch future Highland Newsletters for information regarding a Grand Opening Celebration.



District of Highlands East Fire Hall Construction

*As this report
is being
written in
2015 - the
East Fire Hall
is now
complete -
stand by for
information
on an open
house event.*



Construction of the new post disaster fire hall on Woodridge Place became a reality in 2014.

It took some creative thinking from our architects and the removal of one of the bays from the old hall, but we managed to have a new fire hall built on the property while keeping the existing hall functional for emergency responses. The

new hall has been designed to house 1 - engine, 1 - tender (tanker), 1 - quick response vehicle and 1 - brush/fuel truck. The hall also consists of a radio room, an office, and a meeting room

which will be made available to community groups looking to hold smaller meetings. The entire fire hall was designed to withstand a major earthquake and to date is the only post disaster building in the District of Highlands. The fire hall has also been prewired for an emergency generator to power the entire building should it be required for any purpose following a natural disaster.



District of Highlands

Services and Operations - Building

The Building Inspector administers the BC Building Code and ensures that all buildings in the District of the Highlands are constructed to the standards of the National Building Code.

The Building Inspection Department can help with the following:

- Issuing building, plumbing, chimney, soil deposit and soil removal, tree cutting and blasting permits
- Building permits - the building inspector processes building applications and reviews plans to ensure compliance with the BC Building Code, municipal bylaws and policies
- Inspections - inspections are performed at various stages of construction and include:
 - ⇒ foundation and footing forms (before concrete is poured);
 - ⇒ installation of perimeter drain tiles and damp-proofing (prior to backfilling);
 - ⇒ rough-in of all chimneys and fireplaces and solid fuel burning appliances;
 - ⇒ rough-in plumbing;
 - ⇒ insulation and vapour barrier;
 - ⇒ health and safety aspects of the work prior to occupancy; and
 - ⇒ a final inspection is required upon completion of a project and before an occupancy permit can be issued
- Site Inspections - site inspections are required to determine that conditions set out in the permit have been satisfied

*Comparison of Construction Values and Permit Fees
2013 and 2014
Includes all construction related fees*

2013	Construction Value	Permit Fees
January	316, 585	7, 425
February	- -	40
March	59, 275	1, 300
April	- -	175
May	411, 410	9, 365
June	158, 430	3, 895
July	141, 820	3, 410
August	87, 760	260
September	- -	20
October	940, 562	1, 305
November	59, 000	1, 450
December	655, 770	111, 045
2013 TOTALS	\$2, 830, 612	\$ 39, 690

2014	Construction Value	Permit Fees
January	1,120	65
February	35, 280	910
March	30, 800	720
April	39320	920
May	89, 515	2, 050
June	338,900	7, 495
July	17, 970	460
August	349, 140	1, 340
September	21, 220	620
October	174, 790	4, 645
November	963, 074	2, 885
December	633, 775	11, 027
2014 TOTALS	\$2, 694, 904	\$33, 137

The Building Department saw somewhat similar construction values in 2014 as 2013. Construction totals for 2013 totaled \$2, 830,612 while in 2014 construction values were \$2, 694, 904.



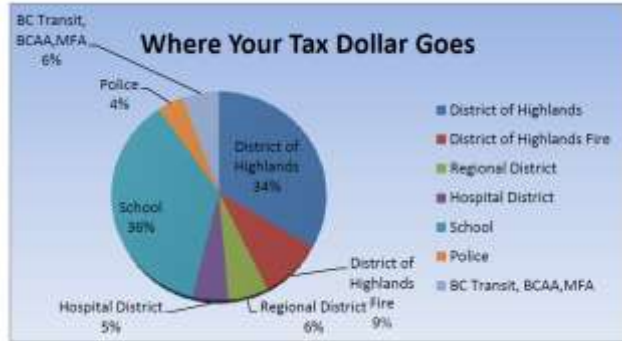
District of Highlands

Services and Operations - Finance

2014 BUDGET HIGHLIGHTS

Council approved a 2% average increase for every property class in the District for 2014. In addition there was also a small increases for School Districts, police, the Regional District and the Regional Hospital District. Due to a decrease in revenue as a result of the reassessment of 1150 Bear Mountain Parkway from business to residential (after a rezoning by Council last year), and a significant reduction in assessment of the Bear Mountain lands, the overall property tax revenue to the District will remain the same. As these two properties develop and their assessments increase in future years, tax revenue will also increase.

Communities with a population of under 5000, including Highlands, are classified as "small communities", and receive proportionately higher Unconditional Provincial Grants than municipalities with more than 5,000 residents. Highlands also pays only a small portion (\$126,000) of its policing costs (total revenue from all small communities in the province covers 50% of their collective overall policing costs), while larger communities pay up to 100%.



Reserve funds and surpluses continue to increase resulting from careful financial planning and have been supplemented by amenity contributions from development.

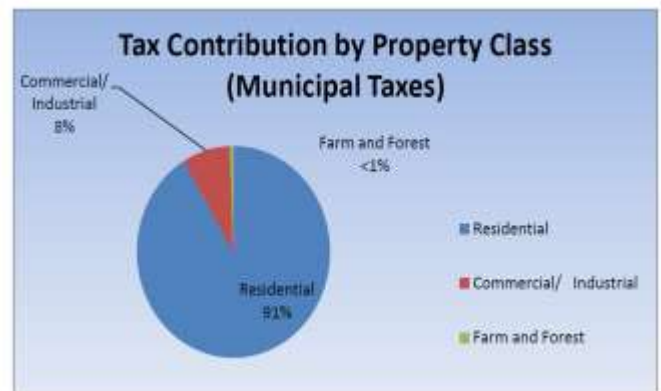
Major expenses for capital projects this year, paid for entirely from grants, amenities, and savings, include \$740,000 for the completion of the community hall (May, 2014) and \$1,100,000 for the construction of a new fire hall in East Highlands to replace the existing building. There is neither any borrowing or any property tax increase for these two projects. In addition, the District is moving toward Superior Tanker Accreditation for the Fire Department which is expected to result in a significant decrease in fire insurance costs for property owners. **Hydrological assessments of the District's Dry Hydrant infrastructure will be carried out this year, at a cost of \$20,000.** As in previous years, \$100,000 is budgeted for major road repairs, and this year and \$30,000 is budgeted for a new playground equipment at the Twinflower Park Playground.

Taxes paid by a typical Highlands Residential Property – 2014

ASSESSMENT OF TYPICAL PROPERTY	\$613,000
Municipal Taxes	
General Property	\$1250.21
Specified Area (Fire Protection)	346.10
Total Highlands Taxes	\$1,596.31
Property Taxes Collect for Other Governments	
School	\$1,231.51
Capital Regional District	218.47
Regional Hospital	184.26
Regional Transit, BC Assess., MFA	195.73
Police Tax	152.08
Total Taxes for Other Governments	\$1,982.05

FEDERAL GAS TAX TRANSFER REPORT:

The District received \$137,307 in 2014 from the Gas Tax Transfer Agreement with the Federal Government. Funds from this transfer are eligible to be used on certain expenditures. In 2014, the district spent \$310,000 of these gas tax funds to pay for the energy systems for the new Community Hall. The remaining funds are set aside in a reserve for future expenditures. The current reserve balance for these funds totals \$137,000.



The Finance Department oversees the financial operations of the District, develops and implements sound financial policies and practices, and coordinates the budgeting

District of Highlands

Services and Operations - Administration

Chief Administrative Officer - Chris Coates

I am pleased to present the District 2014 Annual Report covering the activities and projects undertaken during what was a very busy and productive year. The completion of Highlands Community Hall and the start of construction of the new East Fire Hall marked the most significant undertakings for the District. Along with these major projects the District's efficient staff of six provided and oversaw the usual services that are part of the District's ongoing operations and regulatory functions.

Thank you for taking the opportunity to review the District's activities for 2014. Our staff look forward to another busy and productive year ahead in 2015.

Administration Staff

Chief Administrative Officer Chris Coates

Administrative Assistant Liz Condon

Corporate Officer Tina Neurauter

The Administration Department provides legislative and administrative functions to Council, its Committees and the municipal organization in general, ensuring that statutory requirements are met and that Council policies and directives are accomplished.

Some of the typical duties of the department include:

- making recommendations to Council on a broad range of policy and administrative issues
- efficient management of the municipal workforce
- ensuring that Council's directions and policies are carried out
- encourage open communication with the community to create a better understanding and **appreciation of Council's role, its policies and its statutory responsibilities**
- providing statutory support and organizational services to Council and the municipal organization in general.
- preparation of Council and Committee agendas, minutes and correspondence
- municipal bylaws
- records management
- Freedom of Information and Protection of Privacy






District of Highlands

Services and Operations - Planning

The Planning Department handles various applications including: development permit and development variance permit applications, as well as rezoning and Official Community Plan Amendment applications. The department is also responsible for certain environmental management practices according to Provincial and Federal legislation. Included in this is the effort to reduce Green-house gases (GSG's) as the District is a signatory to the BC Climate Action Charter





The Planning Department is responsible for all aspects of planning including processing all rezoning, development permit, development variance permit and Official Community Plan amendment applications. The Planner is available to answer planning related questions regarding environmentally sensitive development permit areas, future development potential and zoning of land within the District. The Planner will also be able to discuss trails, parks and recreation throughout the District.

APPLICATIONS	DETAILS
Development Permit   	Completed: <ol style="list-style-type: none"> 752 Millington Place – <i>Water and Riparian Areas</i> – Construction of a rock wall 656 Stewart Mountain Road – <i>Water and Riparian Areas AND Promotion of Energy and Water Conservation and Reduction of GHG</i> – Construction of an accessory building 595 Michael Road – <i>Energy and Water Conservation and Reduction of GHG</i> – Addition to a house Bear Mountain Golf Course – <i>Water and Riparian DPA</i> – Earth works for approaches to stream crossings for trail system 2015 Millstream Road – <i>Highlands Commercial and Industrial Gateway Area AND Promotion of Energy and Water Conservation and Reduction of Greenhouse Gases DPA</i> – Construction of pre-fabricated storage units 885 Finlayson Arm Road – <i>Promotion of Energy and Water Conservation and Reduction of GHG</i> – House site preparation, and house and accessory building construction 1464 White Pine Terrace – <i>Water and Riparian DPA and Promotion of Energy and Water Conservation and Reduction of GH</i> – Clearing for yard and house site 3613 Woodridge (East Fire Hall) - <i>Promotion of Energy and Water Conservation and Reduction of Greenhouse Gases DPA</i> – Construction of new Fire Hall 752 Finlayson Arm Road – <i>Water and Riparian DPA and Promotion of Promotion of Energy and Water Conservation and Reduction of GHG</i> – Install Water and Septic pipes to building site 736 Emma Dixon Road - <i>Promotion of Energy and Water Conservation and Reduction of GHG</i> – Addition to house 613 Highlands Park Terrace – <i>Promotion of Energy and Water Conservation and Reduction of Greenhouse Gases DPA</i> – Accessory building 1150 Bear Mountain Parkway - <i>Water and Riparian DPA and Promotion of Energy and Water Conservation and Reduction of Greenhouse Gases</i> – Tree cutting, blasting, earth works pursuant to subdivision 5071 Stag Road – <i>Promotion of Energy and Water Conservation and Reduction of Greenhouse Gases DPA</i> – Accessory building 741 Finlayson Arm Road - <i>Water and Riparian DPA and Promotion of Energy and Water Conservation and Reduction of Greenhouse Gases</i> – Earth works related to preparation of driveway; new house and garage construction



District of Highlands

Services and Operations - Planning

APPLICATIONS	DETAILS
Development Permit 	<p>15. 1779 Rowntree - <i>Promotion of Energy and Water Conservation and Reduction of Greenhouse Gases DPA</i> – New house</p> <p>16. 17. 2015 Millstream Road/790 Industrial Way – <i>Promotion of Energy and Water Conservation and Reduction of GHG</i> – Accessory building (connected to #2 in 'DPs with a Variance' below)</p> <p><i>Active/Pending:</i></p> <ol style="list-style-type: none"> 1. Bear Mountain Golf Course – <i>Promotion of Energy and Water Conservation and Reduction of Greenhouse Gases DPA</i> – Installation of sprung structure to contain golf carts and other golf-related equipment
Development Permit with a Variance 	<p><i>Completed:</i></p> <ol style="list-style-type: none"> 1. Section 74/End of Southwood Dr. – <i>Water and Riparian DPA</i> – Variance added to existing DP (To complete conditions for subdivision, including road building, and building of initial part of driveways) to reduce paved width of extension of Southwood Drive to 5.4m 2. 2015 Millstream Road/790 Industrial Way – <i>Highlands Commercial Industrial Gateway Area</i> – Workshop associated with paving company; Varied side yard setback (north property boundary) from 10m to 6.1m, and varied height from 8m to 9.75m (connected to #16 in 'DPs' above)
Rezoning 	<p><i>Completed:</i></p> <ol style="list-style-type: none"> 1. Medical Marihuana Zoning Amendment: To prohibit medical marihuana production as defined by the federal government within the District <p><i>Active:</i></p> <ol style="list-style-type: none"> 1. RZ-01-14 (BMCD1 Zone – Tennis Facilities): To allow for a tennis facility independent of a hotel or resort
Temporary Industrial/Commercial Use Permit	<p><i>Active:</i></p> <ol style="list-style-type: none"> 1. TCIP-01-12 (1943 Millstream Road): Proposed: office building, waste transfer station, composting facility, waste to energy facility
Subdivision 	<p><i>Completed:</i></p> <ol style="list-style-type: none"> 1. PLA-05-12: Lot line adjustment between 4740 Munn Road and 4735 Talon Ridge 2. PLA-04-12 (Section 74): 2 lots out of 13 created (first phase) <p><i>Active:</i></p> <ol style="list-style-type: none"> 1. PLA-04-12 (Section 74): 11 lots plus park dedication to CRD (second and third phases) 2. PLA-01-13 (1150 Bear Mountain Parkway): 3 lots plus remainder – first phase of subdivision and development covenant separating land into 1 lot for each of the following: Existing house; 7-lot building strata development; 38-lot bare land strata development; remainder is covenanted conservation land. 3. PLA-02-13 (1663 Millstream): 2 lots total 4. PLA-01-14 (5287 Munn Road): 2 lots total

District of Highlands Services and Operations - Planning



SPECIAL PROJECTS

STATUS

[Climate Action Charter Commitments](#)

Reported Publicly and CONSIDERED CARBON NEUTRAL for District of Highlands' corporate emissions for 2013.

Electrical Vehicle Charging Station Grant

INSTALLED AND OPERATIONAL: Two units at community hall

[Consideration for Trail in Bukin Drive East and West undeveloped ROW](#)

NO FURTHER CONSIDERATION: Council resolution in July.

[Ecoasis/ Bear Mountain Lands Trails](#)

ACCEPTED with provisions Trail and bicycle Route Master Plan for Bear Mountain lands

[Highlands Sustainability Appraisal Form Review](#)

CHANGES MADE: Amended form and policy

[FROM ICSP/ OCP: DPA #6 Pamphlet](#)

ACTIVE: Creation of public pamphlet to explain new development permit area (DPA) for Water and Energy Conservation and Reduction of Greenhouse Gases - Seeks to raise awareness and create appropriate action for property owners as they install buildings, subdivide or do work requiring one of the other DPs (*pamphlet finished and on web site January 2015*)

Upgrade to Rowntree Road

COMPLETED: early 2014; result of subdivision of Section 74

[RGS Update/ Transition to RSS](#)

CONTINUING since 2011: Fine tuning of draft throughout 2014; made public late 2014

[Regional Transportation Plan](#)

COMPLETED



District of Highlands Municipal Parks

“The Parks and Recreation Master Plan for the District of Highlands envisages a system of parks, protected areas, trails and facilities that provide recreational opportunities for the residents of Highlands and the Capital Region, while protecting natural environments and cultural features.”

The primary municipal park is Twinflower Park, which has a tot lot playground, a non-regulation size ball field, a bicycle jump, small basketball court and a horse-riding ring.

In 2013 Council approved several improvements for the tot lot area. Improvements included:

- **Retaining Wall and Playing Surface**
The existing sand surface was removed and disposed of and an engineered wood chip fibre protective surface was installed. The existing log retaining system was replaced with a new concrete retaining wall.
- **Metal Play Equipment**
The existing metal play equipment was scraped of existing paint and repainted to improve its appearance and eliminate safety concerns resulting from chipped paint and rusted surfaces.
- **Picnic Tables**
Two concrete pads were installed with two new concrete picnic tables.
- **Swing Set**
All three existing swings, chains and seats were replaced.

THE DISTRICT WILL NOW REPLACE THE WOODEN PLAY STRUCTURE Approved in the budget are funds to replace the wooden play structure.

If you have a preference of what you would like to see send your idea through to the district office – 250-474-1773.



The other primary active recreation park is *Eagles Lake Park*, which has a very small swimming beach and picnic area.



Eagles Lake Beach Area

Capital Region and Provincial Parks

The District of Highlands places high value on greenspace, trail systems and outdoor recreational opportunities. The Official Community Plan (OCP)

states that “the major roles of the Highlands are to preserve large areas of green space, to protect elements of the region’s ecosystems, and to provide outdoor recreational opportunities for Capital Regional District residents and visitors.”

Provincial parks:
Gowlland Tod
Regional parks:
Mount Work
Thetis Lake
Lone Tree Hill



**DISTRICT OF HIGHLANDS
ANNUAL REPORT**

District of Highlands Bylaw Enforcement



Don't forget...

When you see a garbage dump, contact the district office immediately as our bylaw enforcement officer will investigate the site to see if information on the owner may be located within the dumped material.
Office Number:
250-474-1773

The District has a fee for service contract with the Capital Regional District for Bylaw Enforcement Services. Under the provisions of the contract, the District can call upon CRD Bylaw Enforcement staff on a fee for service basis to undertake any bylaw enforcement activity. CRD Enforcement Officers can assist the district with maintaining compliance to numerous bylaws including:

- Animal Control
- Land Use
- Unsightly premises
- Environmental services
- Noise abatement
- Regional parks

The use of CRD Bylaw Enforcement staff has decreased significantly since engaging the services of a Building Inspector/Bylaw Enforcement Officer.

Bylaw Category	Jan	Feb	Mar	Apr	May	June	Jul	Aug	Sep	Oct	Nov	Dec	Total
Building Inspection				3.00		1.50	1.00						5.50
Soil Deposit				2.00	4.00		4.25	2.00	1.50	7.00	6.50		27.25
Roads	10.50	6.00				3.50							20.00
Unsightly	4.50	1.50	4.75	9.00	6.00	11.00	9.50	5.50	4.00	8.50	4.50	2.00	70.75
Zoning	.50	1.00	.50					3.50					5.50
Total Actual Hrs/ Month	15.50	8.50	5.25	14.00	10.00	16.00	14.75	11.00	5.50	15.50	11.00	2.00	129.00

ANIMAL	Adoption
Dog - > 8 years	\$150
Dog - < 8 years	\$280
Dog - puppy (2 - 8 mnths)	\$380
Cat - > 8 years	\$75
Cat - < 8 years	\$145
Cat - kitten (2 - 6 mt)	\$175

CRD Animal Control

The Capital Regional District provides Animal Care Services to 11 of the 13 local municipalities. The service includes dog licencing and control as well as any other animal related matters. The contract provides that the District shares in the total cost for the animal control service with other participating areas and municipalities, as if we were a participant in a regional service. Therefore, the CRD collects and keeps any dog licence fees and fines.

The CRD's mandate is to return pets to their owners, and where this is not possible animals are cared for at the CRD Pound facility. In most cases, if these animals are unclaimed a suitable adoption or foster home is found. If you feel that your family may be a suitable foster family or adoption family, a adoption application can be found on the following CRD website:

www.crd.bc.ca/animal/adoptionpolicy.htm

Animal Summary For 2014	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Patrol Hours	22	29	19.5	16	18.75	18.75	15	25.5	25.5	24.5	31.5	17	263
Complaints	1	4	3	4	3	3	1	2	7	6	2	4	40
Enforcement Actions			6	3		1	2	2	2	5			21
Impounds		2		3	2	1	1	2	2	1		1	15
Total Dog Activity		2		2	2			2	2	1		1	12
Total Cat Activity				1		1						1	3

District of Highlands Library Services



The District participates, along with most of the local municipalities, in the Greater Victoria Public Library system (GVPL). Our local branch, Juan de Fuca Branch, is located at the West Shore Parks and Recreation site, 1759 Island Highway. You can also find an express concept library at 775 Goldstream Avenue in Langford.

The District pays a portion of the central branch costs for the administration of all of the branches. District of Highland residents may access any branch of the Greater Victoria Public Library within the Capital Region. For a full listing of branches and services available visit the Greater Victoria Public Library website at: www.gvpl.ca/.

Recreation Services

Available activities at the centre include:

- two ice arenas,
- Curling rink,
- BMX Track,
- Club House,
- Kinsmen Fieldhouse,
- an indoor pool,
- swirl pool/sauna/steam room
- Seniors Activity Centre
- weight room,
- playing fields,
- ball diamonds,
- beach volleyball,
- tennis courts,
- basketball courts,
- lacross box,
- lawn bowling,
- jogging trail,
- velodrome,
- 9 hole golf course,
- and
- Centennial Centre

The West Shore Parks & Recreation Society was incorporated under the Society's Act on November 21, 2001 and operates via the Operating, Maintenance and Management Agreements between its members, being the City of Colwood, the City of Langford, the District of Metchosin, the District of Highlands, the Town of View Royal, and the Juan de Fuca Electoral Area.

Juan de Fuca Recreation Centre, Centennial Centre, and The Q Centre are jointly owned and operated by the members. The Society provides recreation services to residents of those member municipalities whose tax dollars contribute to the operation of our Centre. Our governing body is the West Shore Parks & Recreation Society Board of Directors, comprised of 15 members who each represent their municipality (ie: there are four representatives from Colwood; five from Langford; two from Metchosin; one from Highlands; two from the Town of View Royal; and one from Juan de Fuca Electoral Area).

The Board of Directors meets regularly on the second Thursday of each month, and is responsible for setting policy and guidelines for the operation of West Shore Parks & Recreation and its facilities through the Administrator and Staff.

West Shore Parks and Recreation

The facility is jointly owned by Colwood, Highlands, Langford, Metchosin, View Royal and the CRD, on behalf of a portion of the Juan de Fuca Electoral Area. The facility is operated by a jointly owned Society. The Society has a joint Board of Directors - Councillor Leslie Anderson represents the District of Highlands as our appointed Director.



District of Highlands

Invasive Species to watch out for...

Knotweed



Knotweed can easily take hold in riparian ecosystems, roadsides and waste places. It forms thick, dense colonies that completely crowd out all other plants. The success of the species has been partially attributed to its tolerance of a very wide range of soil types, pH and salinity. Its rhizomes can extend 7 metres (23 ft) horizontally and 3 metres (9.8 ft) deep, making removal by excavation extremely difficult. Additionally even tiny root fragments can regrow into new plants.

The plant is also resilient to cutting, vigorously resprouting from the roots.

[Information on this species can be found here.](#)

Poison Hemlock



IDENTIFICATION Biennial. In the first year, poison hemlock is a small seedling that resembles wild carrot. In the second, it produces numerous, umbrella-like clusters of white flowers at the ends of purple-blotched stems. Leaves are shiny, green, finely divided (almost fern-like), and have a strong musty odour. Mature plants can grow to 3 m tall. It is generally found on dry-to-moist soils, and can even tolerate poorly drained soils. It is usually found along streams, irrigation ditches, and the borders of pastures and cropland, and can gradually invade perennial crops.

European Fire Ants



European Fire Ant (*Myrmica rubra*) now colonizing the Capital Regional District and Greater Vancouver Regional District it crawls, has a sting like fire, causing parks, backyards and even equestrian facilities to fall silent, affecting property values and business revenues if left unchecked. Dr. Rob Higgins presented to the Capital Region Invasive Species (CRISP) group on the presence of six invasive ant species. Four are concerning but the European Fire Ant (EFA) in particular has reached populations causing havoc in Greater Vancouver and is also no stranger to the CRD.

The EFA lives in small colonies where it is warm and wet, so in the Highlands that would mean irrigated lawns, gardens and riparian areas. Nests are all but invisible from the surface, located underground measuring 20 cm in depth and 15 cm in diameter, but the density of colonies can be as much as 4 per square metre. They are aggressive, push out native ants, and most significantly are impossible to live with, as they swarm and sting. Though usually not as bad as wasps, there are many that sting en masse.

The most probable pathway of introduction is through the movement of horticultural materials, soils and mulch. GVRD has brought in regional soil removal/deposit bylaws to control the spread.

Controls:

- If you purchase soil or mulch, ensure it has no ants.
- If you purchase garden center plants, view the base and soil to ensure no ants.
- If you have instances of red ants swarming and stinging pets, kids or horses, and there is no sign of a nest, please report it to the District Office or Dr. Rob Higgins.
- **If you dispose of soil from a plant pot and notice red ants, even if you don't know what kind they are, place contents in a plastic bag in the sun for several weeks, alternatively refer to Dr. Rob Higgins website for other suggestions.**

NOTE - Diatomaceous Earth DOES NOT WORK and should not be used. Dr. Rob Higgins is experimenting with a treatment : http://faculty.tru.ca/rhiggins/control_of_myrmica_rubra_2.htm.

For More information: [Saanich Invasive Species PDF](#)

District of Highlands

Wildlife Activity in the Highlands



Above is a picture of a Black bear passing through a residential property in the Highlands.

Black bears have a extremely good sense of smell and can smell food over a kilometer away.

Garbage is the number one attractant and unfortunately bears who become highly food-conditioned and habituated to humans are often detroyed.

Please ensure that your residential garbage is kept inside or in a 'bear proof' garbage container until the morning of collection.

BE BEAR AWARE.....The District would like to remind all residents that the number one attractant to bears is household garbage, and that it is the responsibility of the home owner to ensure that household garbage is securely stored until the morning of collection day. Please consider FREEZING leftover food products until garbage collection day. The smell of meat and other food products also attracts raccoons, which can then also attract cougars.

Other attractants include fruit trees, bird feeders and pet food. Fruit trees should be picked as the fruit ripens and ensure that windfalls do not accumulate. If you are unable to pick the fruit yourself consider a local organization like *Lifecycles* which offers a program called *The Fruit Tree Project* - information of this project may be found here: http://lifecyclesproject.ca/initiatives/fruit_tree/.

Why do we need to take these steps to reduce human conflicts with the wildlife that live in and traverse in the Highlands? Because too many native wildlife are unnecessarily being destroyed due to the activities of humans, since we have moved into their territory we can expect cougars and bears and raccoons to be looking for the natural food they need in order to survive. When unnatural food presents itself to wildlife then the food cycle is altered and generally speaking ends up in the eventual demise of the wild animal. Ministry of Environment statistics indicate that the vast majority of wild animals that might be relocated unfortunately end up dying usually from the trauma of the incident or possibly starvation. Please visit the following websites for more information on bear safety: wild-safebc.com OR env.gov.bc.ca/cos/info/wildlife_human_interaction/docs/ears.html

From the BC Ministry of Environment's website:

Q: Will conservation officers respond if an animal such as a bear or cougar threatens human safety?

A: Absolutely. Conservation officers are continuing to respond to public safety issues - human health is our first priority. We will instead reduce our focus on incidents involving damage to property and to low-risk scenarios where there is no direct threat to human safety.

B: Incidents involving bears or cougars demonstrating aggressive, habituated, or threatening behaviour towards humans will receive our priority attention. It is expected that not all but in the rarest occasions conservation officers attending such calls will have to resort to destroying the predator due to the policy regarding public safety.

Q: Can you give an example of a low-risk scenario?

A: Calls that involve nuisance bears tipping garbage cans on a street, deer damaging crops or orchards, coyote sightings in urban areas, cougar sightings in rural areas or raccoons damaging small property items are usually low-risk. Callers can receive advice on problem wildlife by phoning our call centre or visiting the ministry web site (www.gov.bc.ca/env), and may be referred to a community organization such as "Bear Aware" for information on how to make a home and property less attractive to bears and other wildlife

Source: http://www.env.gov.bc.ca/cos/info/wildlife_human_interaction/docs/conflicts_policy.html



A motion activated camera capturing the image of two cougars passing through a resident's property