



## DISTRICT OF HIGHLANDS BYLAW NO. 346

### A BYLAW TO AMEND THE “HIGHLANDS ZONING BYLAW NO. 100, 1998”

The Council of the District of Highlands in open meeting assembled enacts as follows:

1. THAT “Highlands Zoning Bylaw No. 100, 1998” be amended as follows:
  - a) In Section 5 – Establishment and Designation of Zones,
    - a. Under the column labeled “SHORT FORM” immediately subsequent to Am1, **add**, “Am2”,
    - b. Under the column labeled “ZONE” immediately subsequent to Amenity 1, **add**, “Amenity 2,”
  - b) **Adding** a new section 12.16 Amenity 2 (Am2) Zone as follows:

#### **SECTION 12.16 AMENITY 2 (Am2) ZONE**

##### **12.16.1 Permitted Uses**

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in the Amenity 2(Am2) Zone:
  - (a) *Residential*
  - (b) *Home-based business*
  - (c) *Agriculture*
  - (d) *Accessory uses, buildings and structures*

##### **12.16.2 Residential Density**

- (1) There shall be no more than one (1) *dwelling unit* on each *lot* and no more than one *home-based business* in such *dwelling unit*.

##### **12.16.3 Siting and Dimensions of Buildings and Structures**

- (1) The *height* of a *dwelling unit* or a *building* used for *agriculture* shall not exceed 9 metres.
- (2) The *height* of an *accessory building* or *structure* shall not exceed 6 metres.
- (3) No *building* or *structure* shall be sited within 20 metres of a *front lot line*.
- (4) No *building* or *structure* shall be sited within 10 metres of a *side lot line*.
- (5) No *building* or *structure* shall be sited within 10 metres of a *side lot line* that abuts a *highway*.

- (6) No *building* or *structure* shall be sited within 10 metres of a *rear lot line*.
- (7) The total *floor area* of a *dwelling unit* shall not exceed 375 square metres.
- (8) The total *floor area* of all *accessory buildings* including *buildings* used for *agriculture* on a *lot* shall not exceed 275 square metres and no single *accessory building* or *building* used for *agriculture* shall exceed 100 square metres in *floor area*.

#### **12.16.4 Subdivision Density and Lot Area Requirements**

- (1) No *lot* having an area less than 12 hectares (30 acres) may be created by subdivision.
- (2) Despite Section 12.16.4(1), if the amenities described in Section 12.16.4(3) of this Bylaw are provided, **Lot C, Sections 30 and 74, VIP76070** if within the Am2 Zone, may be subdivided into a maximum of 13 *residential lots* provided that no *lot* shall have an area less than 1 hectares (2.47 acres).
- (3) The Lands shown on Schedule "A" to Bylaw 346 may be subdivided into a maximum number of *residential lots* and the prescribed *lot* area specified in section 12.16.4(2) of this Bylaw if the following amenities are first provided:
  - i. Subdivision and transfer to the Capital Regional District of approximately 16.4 hectares of land to be used for regional park and trail purposes, generally shown outlined in bold on Schedule "B" to Bylaw 346, such approximate land area to be confirmed in detail by way of a legal survey prior to final subdivision approval by and as agreed upon by the District of Highlands, the Capital Regional District, and the property owner; and
  - ii. The payment of \$75,000 to the District to be placed in a Reserve Fund established by Council for the purpose of building a community centre/hall.
  - iii. The payment of \$25,000 to the District to be placed in a Reserve Fund established by Council for the purpose of Community Gardens and related appurtenances that shall include:
    - o A water well for the purposes of providing water for the Community Garden;
    - o Fencing adequate to protect the Community Garden from deer;
    - o A shed, adequate to store and protect from the environment and trespassers, a pump for the well and gardening equipment all for the Community Garden;
    - o Leveling and gravel surfacing for a parking area for users of the Community Garden.

2. THAT “Highlands Zoning Bylaw No. 100, 1998” be amended by **changing** Schedule A (Zoning Map) to Bylaw 100 to designate Lot C, Sections 30 and 74, VIP 76070 shown outlined in bold on Schedule “A” to Bylaw 346, from Greenbelt 2 (GB2) Zone and Rural Residential 4 (RR4) Zone to Amenity 2 (Am2) Zone.
  
3. This Bylaw may be cited for all purposes as “Highlands Zoning Bylaw, 1998, Amendment No. 33, (Amenity 2 Zone – (Lot C, Section 74)) Bylaw No. 346, 2012.”

READ A FIRST TIME THIS	4 <sup>th</sup>	DAY OF	JUNE, 2012
READ A SECOND TIME THIS	4 <sup>th</sup>	DAY OF	JUNE, 2012
PUBLIC HEARING HELD THIS	18 <sup>th</sup>	DAY OF	JUNE, 2012
READ A THIRD TIME THIS	18 <sup>th</sup>	DAY OF	JUNE, 2012
ADOPTED THIS	18 <sup>th</sup>	DAY OF	JUNE, 2012

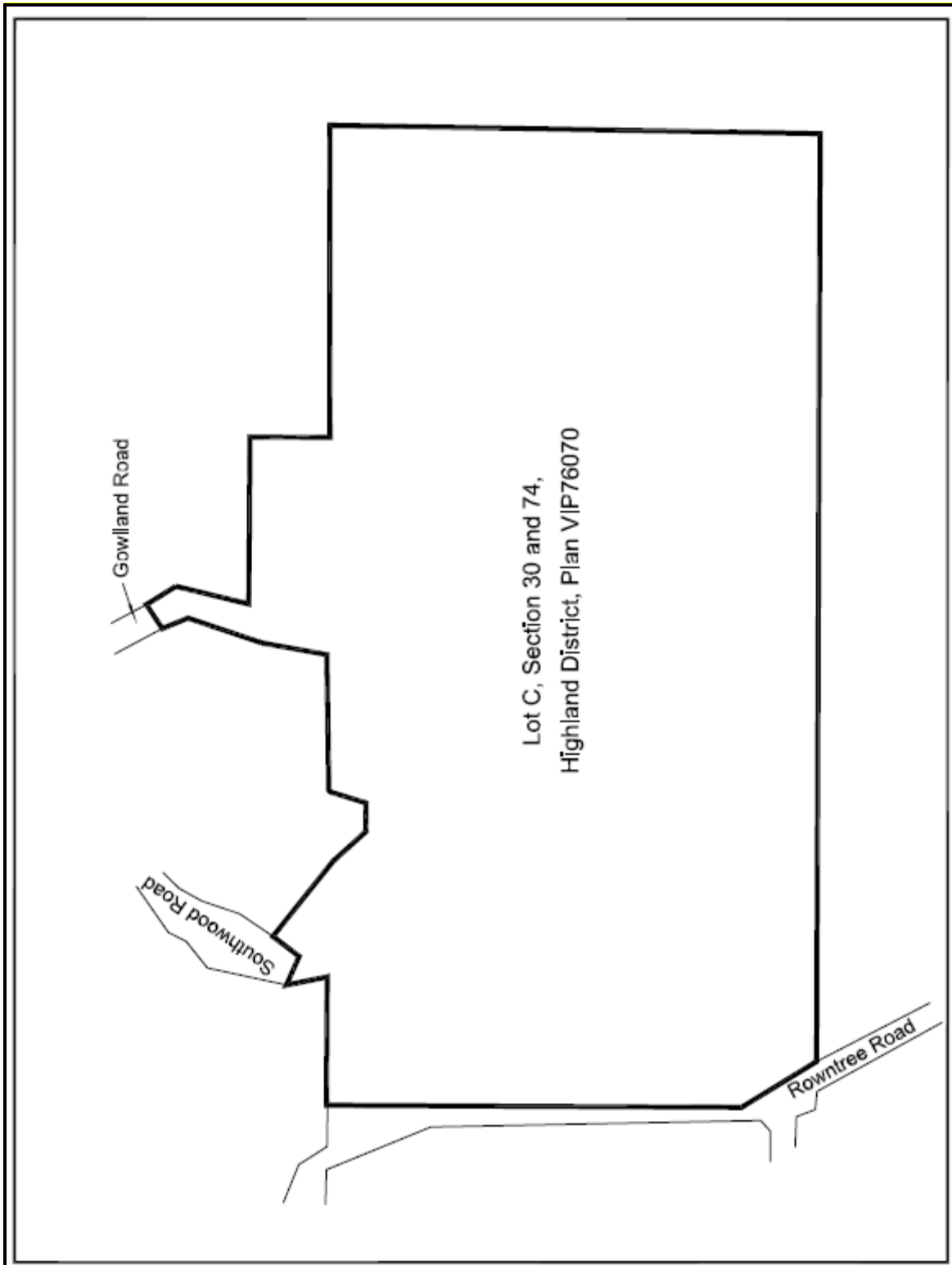
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MAYOR

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CORPORATE OFFICER

### Schedule "A" to Bylaw 346



### Schedule "B" to Bylaw 346

