



PRELIMINARY DIRECTIONS

District of Highlands: South Highlands Local Area Plan

The below Preliminary Directions for the SHLAP are DRAFT and for discussion and review purposes only.

1. LAP FRAMEWORK

A. Vision Directions

- i. The rural and natural character of the Highlands is maintained
- ii. Parkland and conservation areas are expanded
- iii. Industrial-commercial land uses are restricted to a limited area
- iv. Industrial-commercial land use conditions and activities become less impactful over time
- v. Some new, low-impact residential areas develop over time and may include more diverse housing types
- vi. An identifiable community hub is established with locally-oriented business and/or services

B. Planning Principles

- i. Protect environmental assets
- ii. Enhance ecological health and integrity
- iii. Protect and maintain groundwater resources
- iv. Plan for climate resilience and adaptation
- v. Enhance the local, rural sense of place
- vi. Integrate low-impact development and building solutions
- vii. Support opportunities for more diverse housing types
- viii. Support community-oriented shops, services, and employment ASD



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2. POLICY DIRECTIONS

A. Land Use

General

- i. Maintain the Highlands Servicing Boundary (no expansion)
- ii. Support and facilitate the creation of innovative 'green' development on rural, residential, and commercial-industrial lands



- iii. Generally, direct new development toward already-disturbed lands and existing industrial 'footprints'
- iv. Facilitate the creation of a small and identifiable Community Hub, which may include public services, local shops, and employment opportunities within close proximity of the Community Hall.
- v. Support the development of alternative housing types, such as seniors-oriented, low-income, and other forms of attainable or innovative housing (e.g., co-housing).
- vi. In the Focus Area, require comprehensive development applications that include:
 - A detailed design and planning rationale consistent with District policies
 - A complete Highlands Sustainability Appraisal Form
 - A detailed Landscape Plan developed by a qualified professional that addresses, for example:
 - Parcel adjacencies, interfaces, and buffers (e.g., Millstream Road, neighbouring parcels)
 - Vegetated and high-quality entries off of Millstream Rd
 - Impact mitigation (e.g., noise, dust) and control
 - Landscape-based stormwater management
 - Tree canopy coverage
 - Watercourses, riparian areas, and conservation setbacks
 - Additional strategies for re-vegetating the site and incorporating soft landscaping
 - An Integrated Stormwater Management Plan developed by a qualified professional that addresses pre- and post-development stormwater flows, the use of landscape-based and integrated stormwater management facilities (e.g., rain gardens, swales, constructed wetlands), and mitigates potential surface and groundwater contamination.
 - A detailed transportation plan, with consideration for:
 - The potential creation of an industrial access road, parallel to Millstream Road, in order to reduce entry points off of Millstream Road



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- Support for bicycle lanes or multi-use pathways adjacent to Millstream Road or other routes identified by the District
 - Potential vehicular connections between adjacent sites
 - Transportation Demand Management strategies (e.g., car-share, end-of-trip cycling facilities)
- vii. Develop two gateway areas in the South Highlands that reflect the character and desired sense of place of the Highlands:
- One at the southern municipal boundary with Langford
 - One at the emerging Community Hub near Finlayson Arm Road at Millstream Road

Bear Mountain (Ecoasis)

- viii. Give consideration to the limited expansion of low-impact residential uses, provided that:
- Residential units are a low-impact typology consistent with Highlands character and values
 - The District acquires additional parkland, conservation areas, trail connections, and/or other community amenities to serve these areas and increase connectivity with the wider South Highlands community
 - The OCP is amended to ensure that DPA 5 applies to any new residential areas

OK Industries Site

- ix. Work with OK Industries to maximize on-going mitigation efforts for noise, dust, and other forms of pollution from the quarry operations.
- x. Support the objectives and policies of Section 2.6 of the OCP in considering any future Zoning amendments of this site.
- xi. Encourage the creation of a 'green' campus (e.g., hi-tech, eco-industrial, institutional), after the quarry operations are complete:
- Ensure adherence to the guidelines for DPA 4 and DPA 6, where appropriate
- xii. Strongly encourage the re-'greening' of the site, post-quarry, with a focus on soft landscaping, tree canopy coverage, and urban habitat creation.



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Crown Lands

- xiii. Explore planning and development partnerships and opportunities with Tsartlip First Nation
- xiv. Pursue the permanent protection of intact forest lands and areas of ecological value
- xv. Ensure the protection of Teanook Creek and its tributaries
- xvi. Give consideration to innovative land uses and development typologies that are aligned with community values and principles
 - Generally, prohibit service commercial and industrial land uses
- xvii. Support the following land uses: parkland, recreation, rural residential, innovative low-impact housing, agricultural, low-impact 'green' campus development, community/cultural uses

Millstream Industrial Park

- xviii. Explore opportunities to support the owners in creating a 'greener' development via increased vegetation, landscape-based stormwater management, the attraction of 'green' businesses, and transportation demand management strategies.

B. Transportation

- i. Improve cycling safety in the short-term with, for example, pavement markings (i.e., sharrows) in the shoulder and bicycle route signage.
- ii. Work with the CRD, adjacent municipalities, and landowners to explore the development of improved cycling conditions along or parallel to Millstream Road.
 - e.g., buffered bicycle lane, off-road multi-use trail
 - Leverage redevelopment in Focus Area
- iii. Work with the CRD, adjacent municipalities, and land owners to explore the development of improved cycling conditions from Goldstream Park to Millstream Road.
 - e.g., bike lanes and signage on Finlayson Arm Road, potential off-road trail
- iv. Enhance the safety of the informal Disc Golf parking area within the public ROW
- v. Study and identify potential locations for traffic calming measures to combat speeding on Finlayson Arm Road and Millstream Road



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- vi. Study and identify potential locations to improve 'blind corners' and unsafe intersections in the South Highlands and prioritize necessary improvements
- vii. Work with existing businesses to support active and alternative forms of transportation to/from work (e.g., end-of-trip facilities, bike to work week, car pooling, incentives)
- viii. Work with existing businesses and adjacent municipalities to apply for active transportation grants to develop infrastructure and end-of-trip facilities

3. POSSIBLE RECOMMENDED ACTIONS

- i. Review Section 2.6 (Commercial Industrial Land Use) of the OCP for consistency with the policies and directions of the SHLAP.
- ii. Review the guidelines and areas for DPA 2, 4, 5, and 6 for consistency with and support for the policies and directions of the SHLAP.
 - Consider DP Guideline subsections with context-sensitive guidelines for different land uses and sub areas (e.g., relevant DPA 6 guidelines for Commercial-Industrial lands).
 - Consider adding more precedent images, illustrations, and explanatory diagrams.
- iii. Explore the redevelopment of the District Office beside the Community Hall and the creation of a Community Hub.
- iv. Engage the Province and explore the opportunity for environmental mapping of the Crown Lands as an initial step toward environmental protection and an informed review of future plans for these parcels.
- v. Explore opportunities and help facilitate the creation of innovative, low-impact, and low-cost housing types, such as co-operative housing, co-housing, and eco-villages.
- vi. Undertake a Transportation Analysis of key transportation issues in the South Highlands, including:
 - Traffic data counts (e.g., traffic volumes, speeds)
 - Potential location and selection of [a] traffic calming measures and [b] safety improvements (e.g., blind corners, intersections) on Millstream and Finlayson Arm Roads
 - The best route and type of facility (e.g., bike lanes, trails) for a future north-south and east-west cycling connection.



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