



MEETING SUMMARY

District of Highlands: South Highlands Local Area Plan

What: Stakeholder Workshop, South Highlands LAP

When: 4:00-6:00pm, November 30, 2020

Where: Zoom Meeting

Please note: *This document is meant to provide a summary of key discussion topics, discussion points, and outcomes from the meeting. These are not meeting Minutes nor a Record of Decision.*

PARTICIPANTS

Participants	Project Team
Karen Burns, resident	Laura Beckett
Kent Deans, resident	Municipal Planner, Highlands
Allen Dobb, resident	
Don Eastman, resident	Evan Peterson
Elaine Eastman, resident	Barefoot Planning
Sally Gose, resident	
Dave Mackas, resident	Jennifer Kay
Sue Johnson, resident	TownSquare Planning
Michelle Paleczny, resident	
Scott Richardson, SHLAP Task Force	Deb Hopkins,
Bob McMinn, SHLAP Task Force	Corporate Officer, Highlands
Steven Henderson, CRD	
Peter Kickham, CRD	
Dan Lazaro, GFL (Coast Environment)	
Ryan Mogensen, Ecoasis	
Mel Sangha, OK Industries	
Andy Wells, Millstream Industrial Park	
Terri Wood, Millstream Industrial Park	



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SUMMARY NOTES

1. Following opening remarks, Evan provided an overview presentation on the project, project process, and engagement outcomes to date. This included:



- What is an LAP; what it can and cannot do
 - Overview of the project team's Background Analysis
 - Overview of engagement process and outcomes to date
2. Following the presentation, a plenary discussion was facilitated.
 - One participant asked why all Task Force members were not present; the Project Team clarified that the event was optional for Task Force members and all were invited.
 - Some participants reinforced the Vision Survey results, including [a] supporting the idea of 'green campus'-like development in the South Highlands; [b] the need for better active transportation infrastructure; and [c] the desire for only having light (rather than heavy) industry in the area.
 3. Evan facilitated an overview statement from the representatives of the key properties in the Focus Area of the South Highlands.
 - Millstream Industrial Park intends to remain an industrial park for the long term. In addition to the on-going industrial operations, the site is also undergoing the latter stages of remediation and aggregate sales / site levelling.
 - GFL (formerly Coast Environmental) will continue its operations as a waste recycling site and landfill site. However, future opportunities may present other uses on some areas of the site.
 - CRD (Millstream Meadows) is looking toward future commercial-industrial use following remediation efforts. The Certificate of Compliance, following remediation, does not permit park or residential uses. Looking at 'clean' industrial park, like those found on Vanalman, while maintaining rural character of Highlands.
 - Ecoasis owns app. 450 acres of land within the Highlands with a wide range of zonings – residential, golf course, and a 3-acre commercial area (BMCD1 zone). The 3-acre site is most relevant to the SHLAP discussion; whereas, other lands are TBD in the long term. At present, the lands are over-subscribed in golf, and the owners are looking for more residential use areas.
 - OK Industries plans to start the quarry work in 2021, subject to legal challenges. After the quarry operations, OK-I will be looking for commercial-industrial uses on the site consistent



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with the OCP. Possible end uses include a community service or safety facility (e.g., ambulance, fire hall, seniors facility, health care); a community gathering place, manufacturing, or institutional/educational/high-tech.

4. Following the overview statements, a round of Q&A with these representatives was facilitated, and included the following questions and answers:
 - Q: What is the CRD doing to prevent further migration of contamination at Millstream Meadows? A: The plume is stable or shrinking. Future contamination/migration will be addressed in the future, regardless of the zoning.
 - Q: Could you cap the area to prevent migration? A: No plans to place cap and no environmental requirement/recommendation to do that.
 - Q: What does the future of the site look like and when will remediation be complete? A: Remediation is almost complete. In the future, the area will be developed (with paving, buildings, etc.) similar to Enterprise Way / Commerce Circle off of Vanalman Ave in Saanich.
 - Q: How will OK-I prevent breaking and migration of contaminated pits from Millstream Meadows? A: Has been raised as a concern. Third party consultants prepared blast plan and concluded that blasting plan would not create this concern. Province reviewed and issues the permit, recommending OK-I follow that third-party blasting plan and recommendations.
 - Q: If damage occurs, what happens to Highlands groundwater? A: There would have to be evidence of what caused the damage and where it came from. The plan is to have a finished grade (after quarry) that is still 2m above Millstream Road. There is no plan for a large hole or big blasts, and all work has been planned and reviewed by third-party experts.
5. Following the Q&A, Evan facilitated a round table review of each participants top priority for the future of the South Highlands, as a precursor to the breakout session:
 - Some of the responses heard included:
 - Don't repeat past mistakes



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- No more industrial “creep” into the Highlands
- Create transition, not hard boundaries
- No increase in industrialization of area
- Need a clear vision for Provincial lands
- Would rather pay more taxes than see appreciable negative impacts on the land (OCP language)
- Concern for dust from quarry on adjacent neighbourhood
- “Making it where we consume it” is beneficial and a sustainable concept for the Highlands
- Need to protect lakes, creeks, wetlands, and conservation areas.

6. Following this roundtable, the participants were split into two groups, which went into separate “breakout rooms” (Zoom), and undertook a high-level visioning and planning exercise for the South Highlands. Some of the comments and themes from each group are noted below.

- Shared focus and shared values of environmental protection; however, there are already environmental deficits
- Industrial activity likely to continue in the Highlands – stop expansion is more realistic than stopping all activity
- Don’t lose existing protections
- Move from heavier to lighter industrial in area
- Need hard boundaries to prevent creep / expansion
- Strong market for light industry in Victoria / Vancouver Island
- Opportunity to improve Millstream Road (beautification, active trans infrastructure) and new roads with only 4 primary landowners over a large stretch of the corridor.
- Maintain tree buffers along Millstream Road (except driveways)
- Could create access to Thetis Lake Park from Millstream Road – utilize easement over CRD lands (and OK-I) as connector / wildlife corridor, etc. But, already strong access from residential areas – why create from industrial lands?
- OK-I quarry has reduced footprint and increase western buffer



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- Can we introduce better landscape features to improve ecology and well-being on sites (e.g., OK-I) after quarrying?
 - Can we maximize jobs on these sites?
 - How can we integrate the OK-I site with adjacent sites in long-term plans?
 - The LAP cannot create a site-level plan for a private property; however, could offer guidelines and directions to strongly influence future site plans (e.g., road connections, amenities, buffer areas, green spaces, etc.)
 - Focus on non-polluting industry and no increase in industrial area
 - Need to be cautious of strictly defining Green Campus use, as many of these businesses prefer to be close to amenities, such as restaurants and cafes. However, could still create a non-polluting light industry/business park with green features.
 - Potential future land uses include: light industry, business/commercial park, green industry, subsidized housing, civic uses (fire department better near Community Hall – more central)
 - Provincial lands – partially a former dump site and includes a Hydro ROW. May not be appropriate for park. May be a future location for alternative housing (e.g., co-housing)
7. The two groups shared their key takeaways (see above).
 8. Evan reviewed the next steps and invited follow-up input via email.



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