



File: 3900.450

February 28, 2025

Capital Regional District Board
Attention: Aggie Chan, Senior Administrative Secretary, Real Estate Services Department
Via Email: AChan@crd.bc.ca

Dear Ms Chan,

**RE: Submission of Proposed Regional Context Statement for CRD Board
Acceptance AND Referral of OCP Amendment Bylaw No. 450 (“South Highlands
Local Area Plan”)**

At its February 3, 2025 meeting, District of Highlands Council gave first reading to an Official Community Plan (OCP) amending bylaw that also proposes to change Highlands’ regional context statement. Pursuant to the *Local Government Act*, Highlands Council submits this draft regional context statement for acceptance by the CRD Board. As the Board may be aware, the CRD through two of its departments were involved in the development of the proposed amendment. Highlands Council also provides the full bylaw for the Board’s review.

Please find attached Highlands Official Community Plan Bylaw, 2007, Amendment No. 7 (South Highlands Local Area Plan) Bylaw No. 450, 2025 and an excerpt of it showing only the changes to Highlands’ regional context statement for ease of reference.

As the Board may recall, the District has worked on the details of this OCP amendment since early 2020. Full details of this process can be found at this link: <https://highlands.ca/504/South-Highlands-Local-Area-Plan> . Key elements of the OCP amendment include:

- Adding the “South Highlands Local Area Plan” document, as amended by Council on February 3, 2025, to the OCP.
- Establishing a new land use designation called, “Regenerative Development,” over the lands currently designated, “Commercial Industrial.” The new designation seeks to prioritize responding to the climate emergency response through environmental restoration, regenerative uses and activities, accounting for ecosystem services, accommodating innovative and emerging solutions, and securing community amenities and benefits.

- Updating Development Permit Area 4: This development permit area is specific to lands within the above new land use designation and consequently has been updated to be consistent with the new policy direction.

We understand that consideration of the regional context statement has legislated timing. If the Board has any other comments on Bylaw No. 450, we request a reply by April 14, 2025. Please contact Laura Beckett, Municipal Planner, at LBeckett@highlands.ca if you have any questions.

Sincerely,



Amanda Irving
Corporate Officer

LB/lc

Attachments:

- Highlands Official Community Plan Bylaw, 2007, Amendment No. 7 (South Highlands Local Area Plan) Bylaw No. 450, 2025
- Excerpt Bylaw No. 450 showing only the changes to Highlands' regional context statement

cc:

- Noah Brotman and Patrick Klassen, Housing, Planning and Protective Services
NBrotman@crd.bc.ca, PKlassen@crd.bc.ca
- Stephen Henderson, Senior Manager of CRD Real Estate, the Southern Gulf Islands Electoral Area, and the Salt Spring Local Community Commission
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- Peter Kickham, Acting Senior Manager Environmental Innovation and Strategy
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