



District of North Saanich

STAFF REPORT

To: Mayor and Council

Date: February 17, 2015

From: Rob Buchan
CAO

File:

Re: Bylaw 1352 Options and Interim Policy

RECOMMENDATION(S):

That Council receive this report and advise staff:

- 1) Which option it wishes to implement, and
- 2) Which interim policy it wishes to adopt regarding interim development applications.

STRATEGIC PLAN IMPLICATIONS:

This matter relates to Council's strategic priorities:

No. 1 Protect Rural, Agricultural, Heritage, Marine and Environmental Habitats

No. 5 Ensure Strong Leadership, Fiscal Responsibility and Transparent Government

How land is developed in North Saanich can have a significant impact on priority No. 1. How Council responds to public concerns over land development and how public processes are conducted is central to priority No. 5.

Council's draft 2015 to 2018 strategic plan includes a goal to consider options for addressing Bylaw 1352 and a separate goal to have a policy regarding development applications while Bylaw 1352 is being addressed by Council. This report responds directly to this goal.

INTRODUCTION:

Bylaw 1352 (see attachment) was a bylaw to amend the Official Community Plan (OCP) Bylaw 1130. The main purpose of Bylaw 1352 was to amend the Regional Context Statement in the OCP to enable housing development that was more urban (more dense) than contemplated in the OCP. This change was required by the Capital Regional District (CRD) as a condition for giving further consideration to a number of development applications that had been made and were expected to be made in North Saanich.

Prior to Bylaw 1352 being drafted, the prior Council directed staff to undertake a housing strategy consultation with the North Saanich public. This consultation was completed and was considered by some members of the public as having certain weaknesses. The final report was never presented by the consultant to Council due to the loss of a Council quorum at the meeting at which the presentation was to occur. A replacement presentation was never provided.

While the housing consultation process was an attempt to measure public views towards housing development in North Saanich, it also presented four proposed development areas for urban housing densities. Those proposals were not presented to the North Saanich public for comment. In other words, there was not any consultation on the proposed development areas. This would be similar to doing preliminary consultations on public views and aspirations at the beginning of an OCP process but not having any public consultation on the draft OCP bylaw. Council may consider the process inadequate as the basis for having moved forward with Bylaw 1352.

While the Housing Strategy completed by CTQ Consultants identified four areas for urban housing development densities, and where Council accepted two of those areas for further consideration in the Bylaw 1352 process, the previous Council resolved to add in an additional area to the Tsehum growth area. Staff did not, and still do not, support the inclusion of that area due to sea level rise concerns. An application for development in Area 2 is still ongoing.

While Bylaw 1352 was principally intended to enable some areas of more urban development in North Saanich through an amended Regional Context Statement (RCS), it also implemented a number of collateral changes in map designations and text to ensure consistency between the OCP and the RCS. Further, Bylaw 1352 also made changes necessary for the Sandown proposal to proceed to adoption. These changes were integrated into the RCS which was accepted by the CRD. Any change to the new RCS to remove or amend the urban development area should leave the changes that were necessary for the Sandown rezoning bylaw.

DISCUSSION:

Council is required to receive approval of the CRD for any changes to the Regional Context Statement. This would include any amendment to remove the changes resulting from the adoption of Bylaw 1352. Therefore, Council would need to undertake an OCP bylaw process along with a request to the CRD to accept an amended RCS if Council elects to make any changes.

Council has indicated its desire to consider options for addressing Bylaw 1352 and for an interim policy regarding development applications in the two growth areas (McTavish and Tsehum). This is addressed in the following sections.

There were two development applications that were approved by Council after Bylaw 1352 was adopted. Any changes to the RCS which would have the effect of removing policy support for the urban development areas would not impact the completed zonings for the Canora Rideau (McTavish Growth Area) or the MacDonald Park Road (Tsehum Growth Area) properties.

Staff reported that there was sewer plant capacity for approximately 520 residential units in North Saanich. The three development applications that have been rezoned would use about 200 of these units leaving only capacity for about 320 additional residential units. There are currently three separate initiatives underway on affordable/social/workforce housing in the region. One is by the CRD and is intended to produce a data book on housing and an analysis that identifies gaps in housing need supply. The other two are initiatives on the peninsula, one on affordable workforce housing led by MP Elizabeth May and the

other by MLA Gary Holman on social housing. While affordable housing could be developed in the two growth areas, the existence of these areas are not mandatory for lower density affordable housing projects. Some development was contemplated in these areas prior to adoption of bylaw 1352.

OPTIONS:

Council can:

- 1) Maintain the current RCS established by Bylaw 1352 and consider all applications based on their own merit; OR,
- 2) Maintain both the McTavish (Area 1) growth area and amend the Tsehum (Area 2) growth area to delete the lands identified as having sea level rise concerns; OR,
- 3) Direct staff to prepare an amendment to the new RCS to delete the two growth areas and associated policy; OR,
- 4) Direct staff to prepare:
 - a. Terms of reference and costing for an affordable housing policy addressing both social and workforce housing, and
 - b. OCP policy which would restrict the additional 320 residential units to projects that comply with the affordable social and workforce housing policy;OR,
- 5) Direct staff to undertake option 4 after option 3 has been implemented; OR,
- 6) Direct staff to prepare a plan and cost estimate for community consultations on the approved housing strategy prepared by CTQ consultants for consideration prior to choosing one of the above options.

INTERIM POLICY

Council has a legal obligation to consider all rezoning applications properly made and therefore is not able to establish a moratorium on applications; however, Council can express its opinion about the desirability of considering certain kinds of applications, especially during times when relevant policy work is being undertaken. Council has asked staff to prepare such a policy for consideration. The following policy options are suggested by staff in response to this request.

- 1) "Council wishes to discourage all rezoning applications within the areas identified in Bylaw 1352 as the McTavish and Tsehum growth areas until such time as it concludes a review of Bylaw 1352 and implements any changes to the OCP as a result of that review."

OR

- 2) "Council wishes to conduct a review of Bylaw 1352 and implement any changes coming out of that review before approving any applications within the McTavish or Tsehum growth areas. Development applicants should be aware that applications submitted prior to the completion of this process may be deferred by Council until the review process has concluded."

Staff note that the time taken to process applications while the review of Bylaw 1352 is undertaken could serve to extend the time taken for that review.

FINANCIAL IMPLICATIONS:

There will be staff time required under all options and legal and advertising process expenses resulting from any bylaw process undertaken under one or more of the options. There would be consulting costs associated with option 4.a)

Further, if Council wishes to conduct community consultation on these options, there could be further costs, depending on the extent and nature of the consultations.

LEGAL IMPLICATIONS:

There are statutory processes that would need to be followed if Council wishes to proceed with amending the new RCS and associated OCP policy.

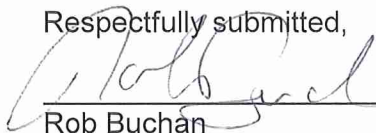
CONSULTATIONS:

Council should consider whether it wishes to have consultations on this matter.

SUMMARY/CONCLUSION:

As requested, staff have prepared a number of options for addressing Bylaw 1352 and interim development application policy options for Council to consider.

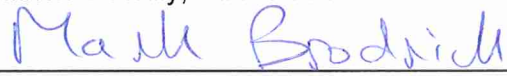
Respectfully submitted,


Rob Buchan
Chief Administrative Officer

Concurrence:


Theresa Flynn, Director Financial Services


Patrick O'Reilly, Director Infrastructure Services


Mark Brodrick, Director, Planning and
Community Services


Curt Kingsley, Manager Corporate Services



DISTRICT OF NORTH SAANICH

BYLAW NO. 1352

A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN BYLAW NO. 1130

The Municipal Council of the District of North Saanich, in open meeting assembled, enacts as follows:

TEXT AMENDMENTS

1. The text of Schedule 'A' of the District of North Saanich Official Community Plan Bylaw No. 1130 (2007) is hereby amended as follows:

- (a) Section 1.4 Planning Area and Time Frame is amended by striking "2011" and replacing it with:

"2019"

- (b) Section 6.0 Residential is amended by:

- (i) striking the text under Multi-family Residential and replacing it with the following:

"The Multi-family Residential areas are generally developed to a range of approximately 15 townhouses/acre; 30 units/acre [for apartments (3 storeys)] or lots between 372 m² - 557 m² (4000 ft² – 6000 ft²) to achieve an average gross density of between 8 and 16 units per acre. The lands are located within the North Saanich Servicing Area (NSSA).

- (ii) striking the text under Future Housing Needs and replacing it with the following:

"It is estimated up to 520 dwelling units are needed to accommodate the demand for housing over the next five years. (See Table One). Two areas have the potential to satisfy much of this demand, Area 1 (McTavish) and Area 2 (Tsehum) in the near term for North Saanich as identified on Figure 2 Regional Context Statement. Current designations will satisfy the housing demand projections over the next five years."

- (iii) striking Table One: Projected Population and Demand for Housing – Five Year Time Frame and replacing it with the following:

"Table One: Projected Population and Demand for Housing –

Five Year Time Frame

| Baseline* | 2014 | Estimate 2019 |
|-----------------|--------|---------------|
| Population | 12,300 | 13,548 |
| Dwellings/units | 4,925 | 5,445 |
| Employment | 4,470 | 4925 |

*Source: Regional Planning Department, Capital Regional District, baseline includes First Nations

- (b) Section 14.0 Development Permit Area No. 8 Medium Density Small Lot Residential is amended by striking Lot 1, Section 7, Range 2 East, North Saanich District, Plan 9433” and replacing it with:

“Area 1 (McTavish) and Area 2 (Tsehum) as identified on Figure 2 Regional Context Statement.”
- (c) Section 16.0 Regional Context Statement is repealed and replaced with the content in *Schedule A* as attached to and forming part of this bylaw.
- (d) Section 17.0 Performance Measures is amended by:
 - (i) striking A. General Residential and replacing it with the following:

“A. General Residential Area (See *Schedule B* for the approximate location of the general residential area). The current amount of land designated for General Residential Area use is approximately 618 hectares (1527 acres), or 19 percent of the Plan area.”
 - (ii) striking C. Multi-family Residential Area and replacing it with the following:

“C. Multi-family Residential Area (See *Schedule B* for the approximate location of the multi-family residential area). The current amount of land designated for Multi-family Residential use is approximately 60 hectares (148 acres), or 1.8 percent of the Plan area.”

FIGURES & MAP AMENDMENTS

2. Figure 2 Regional Context Statement is repealed and replaced with the figure attached to and forming part of this bylaw as *Schedule A*;
3. Development Permit Area No. 8 Medium Density Small Lot Residential is repealed and replaced with the map attached to and forming part of this bylaw as *Schedule B*;
4. Schedule B – Land Use Designations is repealed and replaced with the map attached to and forming part of this bylaw as *Schedule C*.

CITATION

5. This Bylaw may be cited for all purposes as “North Saanich Official Community Plan Bylaw No.1130 (2007) Amendment Bylaw No. 1352 (2014)”.

READ A FIRST TIME the 3rd day of February, 2014.

READ A SECOND TIME the 3rd day of February, 2014.

AMENDED AT SECOND READING the 5th day of May, 2014.

NOTICE OF PUBLIC HEARING published in the July 4th and 9th editions of the *Peninsula News Review*.

PUBLIC HEARING held at the Mary Winspear Centre the 14th day of July, 2014.

READ A THIRD TIME the 14th day of July, 2014.

FINALLY PASSED AND ADOPTED the 14th day of July, 2014.

MAYOR

CORPORATE OFFICER

Schedule A: Regional Context Statement

16.0 REGIONAL CONTEXT STATEMENT

16.1 Introduction

Section 866 of the Local Government Act requires that member municipalities prepare a Regional Context Statement (RCS) following the adoption of a Regional Growth Strategy (RGS). The RCS is a legally binding statement that identifies how the Official Community Plan (OCP) is compatible with and supports the intent of the RGS. The RCS must identify the extent to which the OCP is consistent with the RGS, if it is not consistent how the OCP will be brought into consistency, and, the elements that are not applicable to the municipality. RCS addresses how the OCP's local planning and land use policy will work toward the goals and objectives established in the RGS. The RCS must identify the specific policies and actions proposed that would either affect the District or require action on the part of the District. Associated with the Regional Growth Strategy are eight Strategic Initiatives and seven land use policy areas:

Strategic Initiatives:

1. Keep Urban Settlement Compact
2. Protect the Integrity of Rural Resources
3. Protect Regional Green and Blue Space
4. Manage Natural Resources and the Environment Sustainably
5. Build Complete Communities
6. Improve Housing Affordability
7. Increase Transportation Choice
8. Strengthen the Regional Economy

Land Use Policy Areas

1. Capital Green Lands Policy Area,
2. Renewable Resource Lands Policy Area,
3. Regional Urban Containment and Servicing Policy Area,
4. Unprotected Green Space Policy Area,
5. Rural/Rural Residential Policy Area,
6. Victoria International Airport Special Policy Area, and
7. Metropolitan Core and Major Centres.

The District of North Saanich's current Official Community Plan was adopted in 2007. The Regional Context Statement (RCS) amendments (2014) introduce areas for growth over the next five years keeping with its vision to enhance and preserve a unique community by blending urban amenities with rural agriculture community values. The CRD is currently undertaking a major review of the 2003 RGS with the intention of developing a more explicit focus on regional sustainability --

including climate change, social well-being and food security -- signaling this intention through its name change from RGS to Capital Regional Sustainability Strategy (CRSS). This process is expected to conclude with a new regional strategy by 2015. This interim change to the context statement will allow for North Saanich to proceed with development in the identified areas for slow, moderate growth and bring the current growth aspirations into the OCP with the Regional Growth Strategy. The Regional Context Statement illustrates how the District implements the eight strategic directions of the RGS and how the plan is consistent or working towards consistency with the RGS.

16.2 Regional Context Statement

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| | <p>Targets for 2026 at least 90% of the region's cumulative new dwelling units within the RUCSPA.*</p> | <p>Section 6.0 Residential Table 1 Five Year Population Projection and Housing Needs and will be amended to reflect an increase to 520 units, 455 new net jobs, and 1,248 net new population.</p> <p>OCP 6.0 Residential Policies Multi-family Residential will be redefined to include a density range specifically of 15/townhouses/acre; 30 units/acre or lots between 372 m² - 557 m² (4000 ft² – 6000 ft²) for an average gross density of 8 – 16 upa in Area 1 and 2.</p> <p>OCP 8.0 Light Industry development</p> <p>OCP Section 11 Roads and Servicing</p> | <p>existing RUCSPA in Sidney and are transit ready.</p> <p>Certain parts of North Saanich already identified for residential, commercial and industrial uses are recognized as the North Saanich Servicing Area (NSSA). The NSSA is an OCP designation. The North Saanich Servicing Area is shown in Figure 2 Regional Context Statement Map and has been amended to identify include Areas 1(McTavish) and 2 (Tsehum).</p> <p>OCP policy identifies Area 1(McTavish) and Area 2(Tsehum) as growth areas. The infill will be in pockets of small lot detached land uses and multi-family residential intensification such as townhouses and apartments which will support the other areas of the community in their goal to remain rural in character. There will be limited, small scale commercial development associated with the existing marinas and in the vicinity of existing commercial nodes and the potential for more comprehensive commercial development on the 4.856 hectares (12 acre) site at the easterly part of the Sandown race track property. Home based businesses and commercial activities related to farming, such as road side stands and nurseries are supported. Any light industrial development will be directed towards the Victoria International Airport Special Policy Area (RGS designated), the MacDonald Park Road Industrial Area or the Sandown commercial lands.</p> <p>Consistent with the RGS, the District of North Saanich will not further extend water or sewer services outside of the North Saanich Servicing Area, except to address pressing public health and environmental issues, to provide fire suppression, to service the easterly 4.856 hectares (12 acre) commercial site at the Sandown race track property, or to service agriculture. The District may</p> |
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| | | 11.3 "no expansion of services outside the NSSA except for health, fire safety or agricultural support reasons" | expand the capacity of water or sewer services within the North Saanich Servicing Area to accommodate residential development proposals subject to the policies of Section 6.0 of the OCP. |
| 16.2.2 Protect the integrity of rural communities | <p>RGS 1.2 RGS seeks to protect the character and quality of rural communities, to ensure that they remain strongly rooted in the agricultural and resource land base, and that the rural countryside and natural landscape remain a durable fact of life in the Capitol Region.</p> <p>Member municipalities agree to negotiate, where necessary, bilateral agreements regarding buffering and land use transition where the RUCPSA boundary coincides with a municipal jurisdictional boundary.</p> <p>Develop an integrated system of parks and trails linking urban areas to rural and green space areas, proposing to complete the entire Regional Trail Network by 2016. Establish or strengthen OCP policies that ensure the long-term protection of</p> | <p>Section 5.0 Agriculture</p> <p>Section 12.0 General Development Policies</p> <p>Section 9.0 Parkland 9.1</p> <p>Section 9.2 Parkland, cash-in-lieu for future purchase of land for parks</p> | <p>The land use mix, locations and densification in the OCP support the integrity of the District of North Saanich as primarily a rural community protecting the rural character and agricultural activities adjacent to the major centre of Sidney.</p> <p>Support of agricultural activities and rural land uses is a primary goal of the Plan. Considerable effort has gone into drafting policy statements designed to protect the rural nature of North Saanich. The Plan establishes policies aimed at retaining the land base for current and potential agriculture, ensuring that the agricultural potential of farmland is not diminished by the location of services or community facilities, and reducing potential conflicts with non-farm uses. Maintaining the agricultural viability of lands in the OCP designated Rural Protection Area is important as it provides for local food security and economic diversity. It also preserves the valuable rural landscapes found throughout the community.</p> <p>The RGS Capital Green Lands Policy Area within the District are designated as Parks on Schedule B of the Plan, affording these lands long term protection is consistent with the objectives of the Regional Growth Strategy. Also contained in the Plan are policy statements intended to buffer these Capital Green Lands through the acquisition of surrounding lands.</p> <p>Provision is made for density bonusing in exchange for dedication of additional green space. Proposals for any type of residential development will be directed towards areas already designated as Residential. The minimum density of one lot per four hectares prescribed for lands designated as</p> |

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| | <p>Renewable Resource Lands including policies aimed at buffering Renewable Resource Lands from activities in adjacent urban areas, and policies that support farming within the ALR.</p> <p>For rural and rural-residential communities not defined as Capital Green Lands or Renewable Resource Lands, the RGS proposes that any subdivision and development enhance rural character and quality of life. As a general goal, rural and rural residential development would stay within the designated OCP capacity limits at the date of the adoption of the RGS.</p> | Section 5.12 Agriculture - subdivision | Rural limits subdivision potential. On Agricultural lands, only subdivision for agricultural purposes or pursuant to section 946 of the <i>Local Government Act</i> will be considered. |
| 16.2.3 Protect regional green and blue spaces | RGS 2.1 RGS aims to protect the landscape character, ecological heritage and biodiversity of the Capital Region. It does this by supporting the collaborative implementation of the Regional Green/Blue Space Strategy which includes the protection of a Sea to Sea Green/Blue Belt running from Saanich | <p>Section 3.0 Environmentally Sensitive Areas</p> <p>Section 14.0 DPA No. 1 Marine Uplands and Foreshore, DP A No. 2 Creeks, Wetlands, Riparian Areas and Significant Water Resources, DPA No.3 Sensitive Ecosystems, DPA No. 4 Steep</p> | Many natural features have been protected through large tracts of parkland and the establishment of Development Permit Areas, which establish policies and guidelines for protection of environmentally sensitive areas including key water resources, waterfowl habitat and other special environmental areas. |

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| | <p>Inlet south to Juan de Fuca Strait, and the development of an integrated system of parks and trails linking urban areas to rural green space areas. The RGS proposes that member municipalities aim to complete 100% of the Regional Trail network by 2016.</p> | <p>Slopes</p> <p>Section 9.9 Reay Creek</p> <p>Section 18.1.3 Agriculture</p> <p>Section 18.2.1 Parks, Recreation and Open Space</p> | |
| <p>16.2.4 Manage natural resources and the environment sustainably</p> | <p>RGS 2.2 The RGS intends that residents of the Capitol Region enjoy a healthy environment where environmental quality is improved and the inheritance of renewable and non-renewable natural resources is carefully stewarded. It does this by supporting principles of sustainability to govern the ways in which local governments manage the land and natural resources.</p> <p>Targets for physical and environmental services to be established through a best management practices implementation agreement. Establish policies and targets for sustainable environmental management respecting waste</p> | <p>Section 16.2.4 Manage natural resources and the environment sustainably</p> <p>Section 18.1.2 Agriculture</p> <p>New DPA No. 7 Energy and Water Conservation and Greenhouse Gas Emissions Reduction</p> | <p>In the OCP, and in many other strategic planning documents, the District is placing increasing emphasis on the integration of best management practices into the day to day management of the District. The concept of sustainability is evident in the Plan. Application of this concept will be expanded over time as the District inventories its natural resources and develops methodologies that encourage long-term sustainability. The Plan places particular emphasis on environmentally sensitive areas, and includes policy statements related to drainage and storm water management. The location of Areas 1 (McTavish) and Area 2 (Tsehum) are adjacent to Sidney near existing employment centres and located within 400 m (7 minute walk) of a public transit route and are the proposed growth areas, currently within the District of North Saanich's Servicing Area (NSSA) lands.</p> |

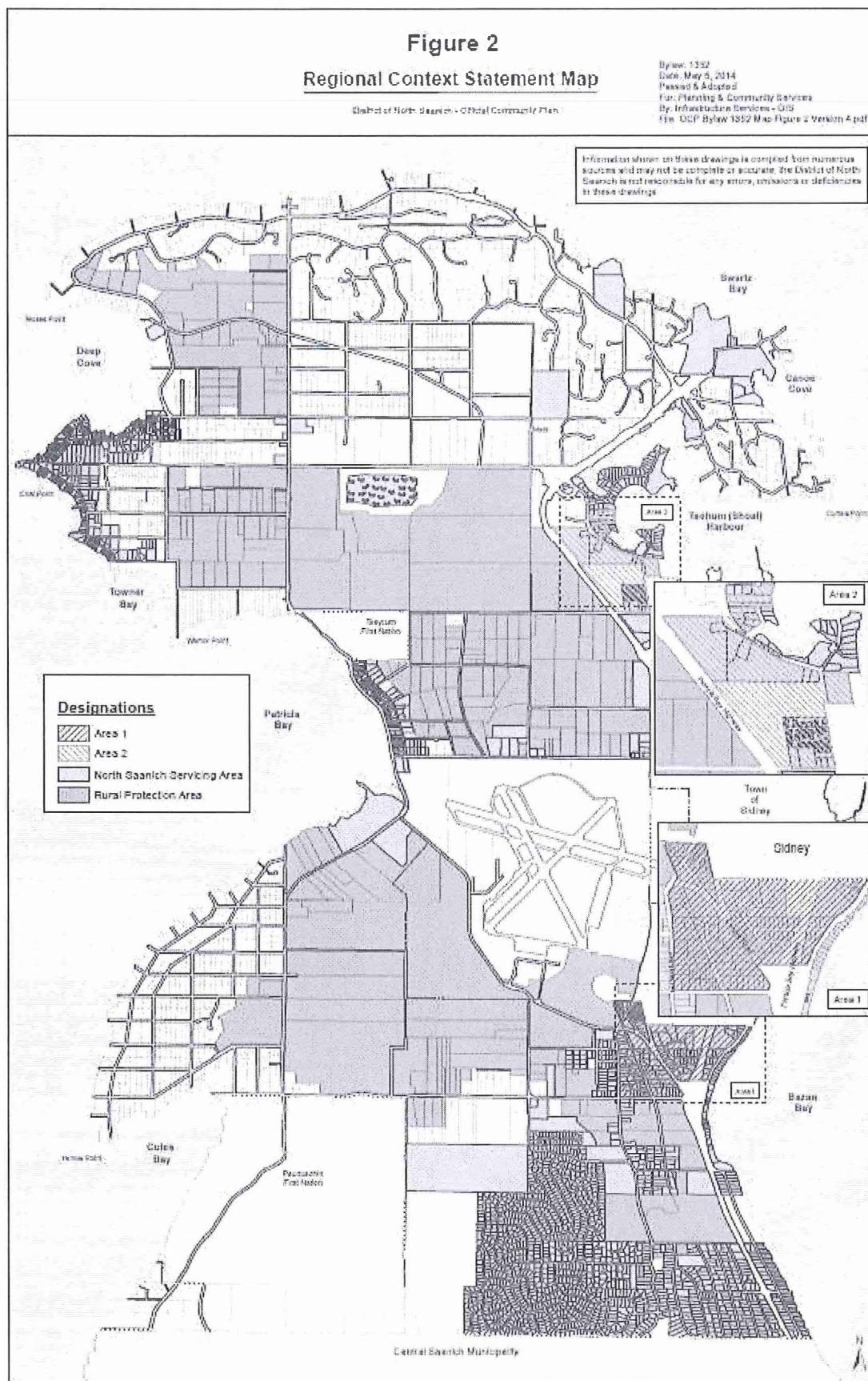
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| | <p>discharge and diversion, resource conservation and ecosystem health. Consumption of scarce renewable and non-renewable resources should be minimized through conservation; efficiency and application of reduce, reuse and recycle practises.</p> | | |
| 16.2.5 Build complete communities | <p>RGS 3.1 RGS intends to support the development of communities within the RUCSPA* that enable residents to undertake a wider range of daily activities closer to home. Municipal targets to be established through desired development guidelines for individual OCP's through RCS. Urban development projects contribute to community completeness when, to the greatest extent possible they are located within a ten-minute walk (500 metres) of a Major Centre; co-locate a mix of housing employment, services and recreation, located within a ten minute walk of an existing commercial/employe</p> | Section 16.2.5 Build Complete Communities | <p>This strategic direction only applies to lands within the Regional Urban Containment and Servicing Policy Area (RUCSPA).</p> <p>The downtown core of Sidney, which is designated as a RGS Major Centre, offers the variety of housing, employment, schools, shopping, recreation, parks and green spaces essential to a complete community. Sidney serves as the major centre for the District of North Saanich and the policies in the OCP recognize this relationship between the two communities. The residential intensification is in Area 1 (McTavish) and Area 2 (Tsehum) areas adjacent to Sidney and the Victoria Airport Authority (VAA) both existing employment centres and located within 400 m (7 minute walk) of a public transit route and are the proposed growth areas, currently within the District of North Saanich's Servicing Areas.</p> |

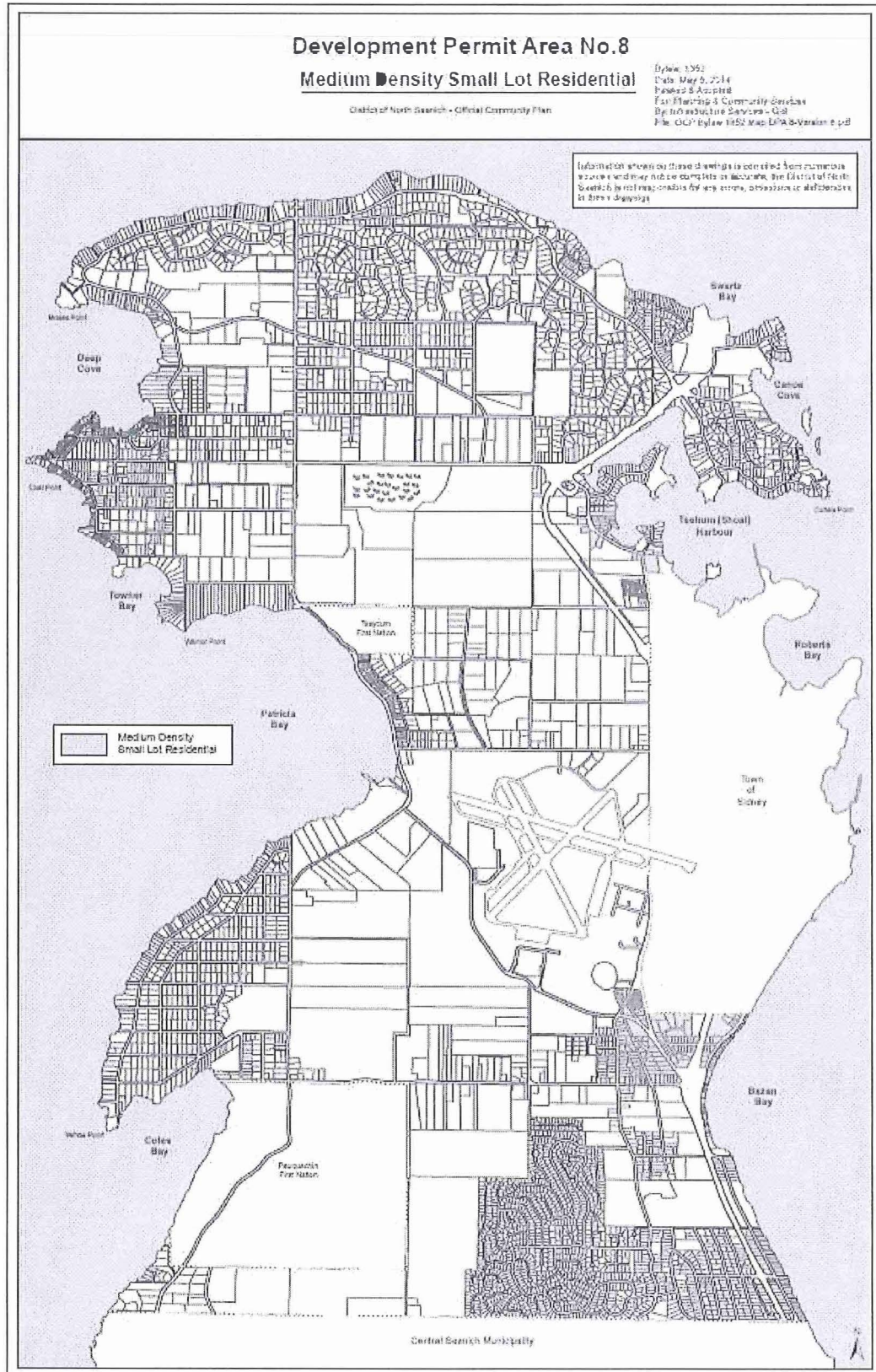
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| | nt centre, neighbourhood store, recreation facility, school, part, or community allotment garden; and business, services and housing is located within a seven minute walk (400 m) of a public transit route. | | |
| 16.2.6 Improve housing affordability | RGS 3.2 Maintaining housing that is affordable is necessary for individual quality of life, community health, and economic competitiveness. The Regional Housing Affordability Strategy identifies the current and anticipated future issues concerning present needs and forecast future problems. | Section 16.2.6 Improve Housing Affordability | A goal of the Plan is to ensure that over the long-term, residential development in the community will retain the character of current neighbourhoods while responding to the need for future projected needs including seniors and affordable family housing. The District completed a Housing Needs Assessment (2008) and Housing Strategy Implementation Plan (HSIP) (2013) that guided the selection of housing needs and densification location. An Affordable Housing and Workforce Housing policy is currently being developed. |
| 16.2.7 Increase transportation choice | RGS 4.1 RGS intends to promote development of a balanced and sustainable transportation system providing residents with reasonable and affordable transportation choices. Adopt policies to require medium and high density developments within 400 m of rapid transit stations. Designate and develop a continuous regional | Section 16.2.7 Transportation Section 18.3. Transportation | OCP policies on transportation are intended to balance transportation needs. A system of roads (arterial, collector and local) and pathways (bicycle and pedestrian) will provide efficient linkage between residential areas and the Patricia Bay Highway while remaining sensitive to the environment and rural community values. The Plan recognizes the regional importance of the Lochside Trail, and of cycling as a means of transportation. Schedule C shows that the District has begun to develop a comprehensive network of pedestrian walkways and trails with links to the Lochside Trail recognizing the importance of walking as a form of transportation and recreation. Schedule D shows a number of linkages for existing and proposed bicycle lanes and bicycle pathways |

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| | <p>cycling network. Improve transportation choice for rural communities.</p> <p>Coordinate land use and transportation to provide residents with reasonable and affordable alternative modes of travel to the automobile. Support development of a Regional Transportation Strategy that enhances mobility and opportunities for walking, cycling and public transit with at least 15 minute headways.</p> | | <p>throughout the District. The Victoria Airport Authority bicycle and walking perimeter trail is complete.</p> <p>Increased densification in Area 1(McTavish) and Area 2 (Tsehum) enable residents to live closer to employment at businesses located on or near the Victoria Airport Authority (VAA).</p> |
| 16.2.8 Strengthen the regional economy | <p>RGS 5.1 RGS intends that residents of the Capital Region enjoy economic prosperity as a foundation of high regional quality of life. Ensure employment lands needs are well-balanced and consistent with transportation, complete community and urban containment goals. Find ways to attract develop and maintain a highly skilled workforce. Find ways to ensure the long term, affordable supply of strategic economic resources such as</p> | <p>Section 16.2.5 Build Complete Communities</p> <p>Section 16.2.8 Strengthen the Regional Economy</p> <p>Section 18.5 Airport Development</p> <p>Section 3.0 Environmentally Sensitive Areas</p> | <p>With both the Victoria International Airport and the Swartz Bay Ferry Terminal located within the boundaries of the District, North Saanich is home to two of the major transportation links for the region. The Plan supports both of these transportation facilities and recognizes their importance to the regional economy.</p> <p>Land based commercial activities that blend well with the rural nature of the community are supported by the Plan. Examples of these types of activities include home-based businesses, small professional offices, neighbourhood convenience shopping, hospitality services including restaurants, and permitted farm uses such as agri-tourism, wineries, and the sale of local produce.</p> |

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| | water, aggregate and energy. | | |
| *Please note North Saanich does not currently have a RUCSPA. | | | |

Schedule A: Figure 2 Regional Context Statement



Schedule B: Development Permit Area No. 8 Medium Density Small Lot Residential Map

Schedule C: Schedule B Land Use Designations Map

