



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- (c) Section 16.0 Regional Context Statement is repealed and replaced with the content in *Schedule A* as attached to and forming part of this bylaw.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 xxx and xxx editions of the *Peninsula News Review*.

PUBLIC HEARING held at the North Saanich Municipal Hall the xxx, xxx, 2014

READ A THIRD TIME the xxx day of xxx, 2014

FINALLY PASSED AND ADOPTED the xxx day of xxx, 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

RGS Strategic Direction	RGS Consistency Requirements	DNS OCP Policy Reference and/or Relevance	DNS OCP Policy Response and Reference
<p>16.2.1.Keep Urban Settlement Compact</p>	<p>RGS proposes keeping urban areas compact and largely contained within a Regional Urban Containment and Servicing Area (RUCSPA).*</p> <p>Focus new growth in the Metropolitan Core, Major Centres and transit corridors to promote high-density, walkable, transit-focused complete communities.</p>	<p>OCP 5.0 Agriculture Policies 5.1, 5.2, 5.3</p> <p>OCP 14.7 DPA No. 5 Commercial & Industrial</p> <p>Section 6.0 Residential Future Housing needs will be amended to include up to 520 new dwelling units in the next five years.</p>	<p>The District of North Saanich is located completely outside the boundaries of the Regional Urban Containment and Servicing Policy Area (RUCSPA) (as designated on Map 3 of the RGS). Approximately one-third of the District’s total area is comprised of lands within the ALR. Most of the ALR lands are designated as Agricultural in the OCP and are identified as Renewable Resource Lands Policy Areas in the RGS. These lands are considered to be a “Rural Protection Area”. Non-agricultural commercial uses within the Rural Protection Area are not supported. Any proposed exchange of ALR land with non-ALR land will be considered if the District determines that the proposed lands for addition to the ALR are of an equivalent area, in an appropriate location and have suitable agricultural potential. The District will not extend services to these areas other than for health reasons or for servicing the easterly 4.856 hectares (12 acre) commercial site at the Sandown race track property. The District of North Saanich acknowledges that this type of land exchange would also require RGS mapping changes (RGS Map 3) to the Renewable Resource Lands policy area, which can be addressed through the RGS review process.</p> <p>For lands designated in the Rural/Residential Policy Area on Map 3 of the RGS, slow, moderate growth is anticipated and planned for in the OCP within Area 1 (McTavish) and Area 2 (Tsehum) and slow growth is anticipated for growth outside of Area 1 (McTavish) and Area 2 (Tsehum). Residential development will consist primarily of single family residential and the orderly development of areas already designated for residential use, plus small lot single family residential development, townhouses and apartments. Intended growth areas include two designated areas, specifically Area 1 (McTavish) and Area 2 (Tsehum) where North Saanich envisions the majority of higher residential densification, as identified on Schedule B of the OCP as Multi-Family Residential, to be focused over the next five years. Lands are adjacent to the existing RUCSPA in Sidney and are transit ready.</p>

	<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>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 expand the capacity of water or sewer services within the North Saanich Servicing Area to accommodate</p>
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		<p>11.3 “no expansion of services outside the NSSA except for health, fire safety or agricultural support reasons”</p>	<p>residential development proposals subject to the policies of Section 6.0 of the OCP.</p>
<p>16.2.2 Protect the integrity of rural communities</p>	<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>

	<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>	<p>Section 5.12 Agriculture - subdivision</p>	<p>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.</p>
<p>16.2.3 Protect regional green and blue spaces</p>	<p>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>	<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 Slopes</p>	<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.</p>

	<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>Section 9.9 Reay Creek Section 18.1.3 Agriculture 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 Section 18.1.2 Agriculture 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>

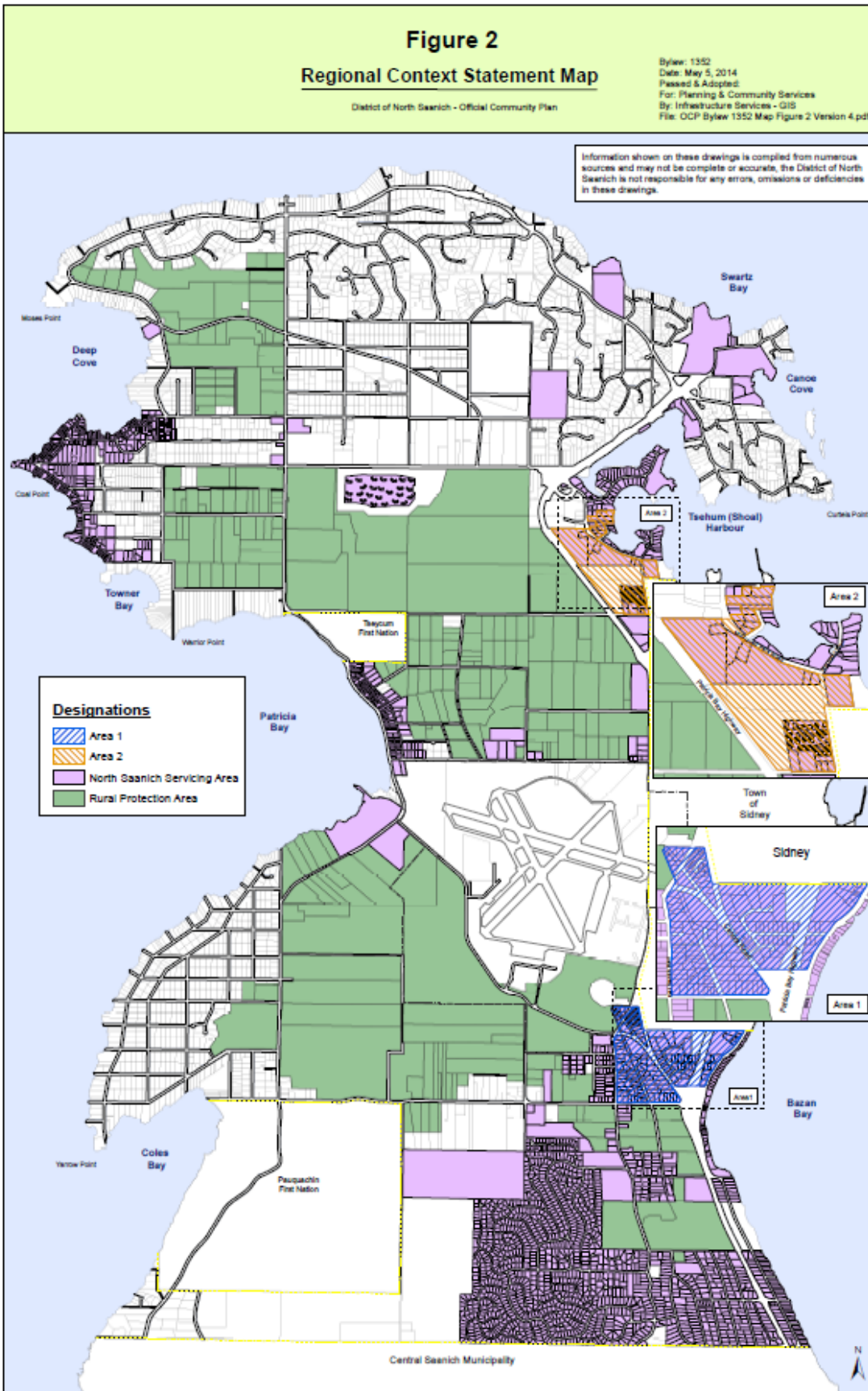
	<p>discharge and diversion, resource conservation and ecosystem health. Consumption of scarce renewable and non-renewable resources should be minimized through conservation; efficiency and application of reduce, reuse and recycle practises.</p>		
<p>16.2.5 Build complete communities</p>	<p>RGS 3.1 RGS 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>	<p>Section 16.2.5 Build Complete Communities</p>	<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>

	<p>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.</p>		
<p>16.2.6 Improve housing affordability</p>	<p>RGS 3.2 Maintaining housing that is affordable is necessary for individual quality of live, community health, and economic competiveness. The Regional Housing Affordability Strategy identifies the current and anticipated future issues concerning present needs and forecast future problems.</p>	<p>Section 16.2 6 Improve Housing Affordability</p>	<p>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.</p>
<p>16.2.7 Increase transportation choice</p>	<p>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.</p>	<p>Section 16.2.7 Transportation Section 18.3.Transportation</p>	<p>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</p>

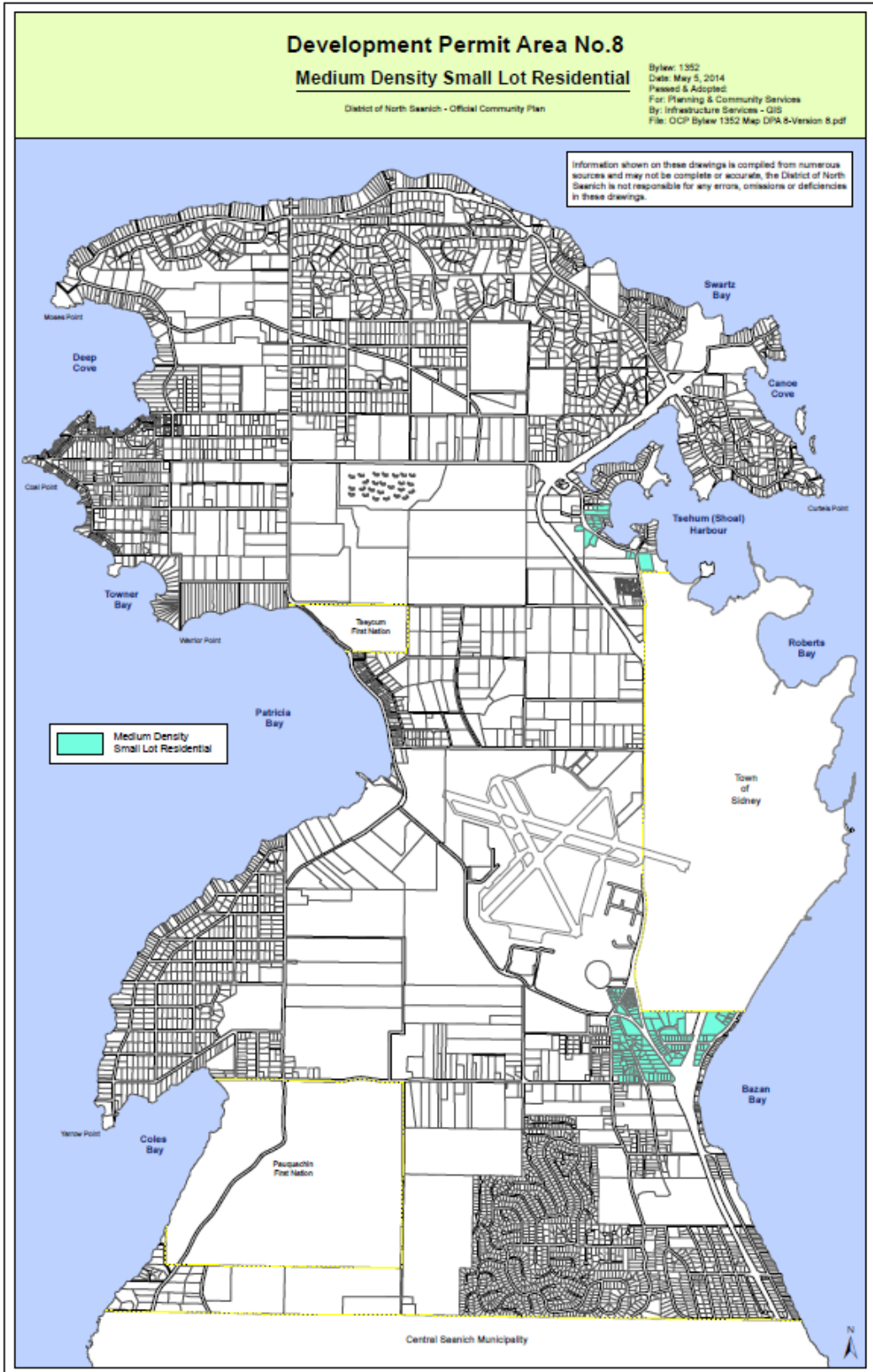
	<p>Designate and develop a continuous regional cycling network. Improve transportation choice for rural communities.</p> <p>Coordinate land use and transportation to provide residents with reasonable and affordable alternative modes of travel to the automobile. Support development of a Regional Transportation 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. 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>
<p>16.2.8 Strengthen the regional economy</p>	<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</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>

	strategic economic resources such as 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

