



To: Rob Buchan
Chief Administrative Officer

Date: May 3, 2016

From: Coralie Breen
Planner

File: 6440-20; 6430

Re: Capital Regional District Informal Referral
Regional Growth Strategy (v. 5 March 2016)

RECOMMENDATION(S):

THAT Council:

1. Write to the Capital Regional District on the Regional Growth Strategy (v. 5 March 2016) informal referral per the letter attached to this staff report (May 3, 2016).
2. Refer the Capital Regional District Food Systems Policy to the Community Planning Commission and Community Stewardship Commission for comment and report back to Council.

STRATEGIC PLAN IMPLICATIONS:

This matter relates to the following Council strategic priorities:

Protect and Enhance Rural, Agricultural, Heritage, Marine and Environmental Resources

The Official Community Plan (OCP) states that the vision statement should be considered as the foundation or cornerstone of the principles for OCP direction on land use. The vision is to:

Retain the present rural, agricultural and marine character of the community.

The purpose of this staff report is to: provide Council with a draft response to the Capital Regional District (CRD) informal referral on the Regional Growth Strategy (RGS) (v.5 March, 2016).

The key vision statement of the OCP guides the informal referral response considerations.

INTRODUCTION/BACKGROUND:

The CRD RGS informal referral asks local governments to consider the draft 2016 RGS in relation to their OCP and to:

- 1) comment on matters that may affect acceptance of the RGS; and
- 2) to update the community profiles.

The CRD Board also directed CRD planning staff to consider integrating a regional food systems section in the draft RGS document concurrently to the informal referral.

The CRD seeks comments from local governments by May 18, 2015. A second formal referral will follow in 2017.

The purpose of this section is to provide an overview of the methodological considerations guiding the draft informal referral response. The following quantitative and qualitative information sources were considered from the Province of BC, Capital Regional District and the District of North Saanich:

- 1) Province of BC
 - a) Community Energy and Emissions Inventory¹
 - b) Province of BC Greenhouse Gas Inventory²
- 2) Capital Regional District
 - a) *Regional Growth Strategy (v.5 March, 2016)*
 - b) *Findings Report Exploring Farm and Food Lands Access in the CRD: A Local Government Farmland Trust Approach* report (August, 2015) (the CRFair report)
 - c) *Regional, Sub-regional & TAZ-level Projections for the Capital Regional District Data, Methodology & Summary Output (December, 2014)*³
 - d) District of North Saanich profile statistics (Statistics Canada presentation to the CRD, April 1, 2016)
 - e) CRD RGS presentation to Council (April 18, 2016)
- 3) District of North Saanich
 - a) DNS Official Community Plan Bylaw 1130 (OCP)
 - b) DNS Community Planning Commission (CPC) and Community Stewardship Commission (CSC) recommendations (April 27, 2016)
 - b) District of North Saanich profile statistics (DNS GIS, March, 2016)

DISCUSSION:

The Regional Growth Strategy (RGS) (v.5 March 2016) shifts to policies that encourage investments and development in designated urban centres to support the regional vision. Municipalities must align to policies through Regional Context Statements rather than actions.

MATTERS THAT MAY AFFECT ACCEPTANCE

The following discussion is framed within the RGS six priority areas and nine objectives, with corresponding comments which consider the quantitative and qualitative materials identified in the preceding section, Introduction/Background.

¹ Province of BC: <http://www2.gov.bc.ca/gov/content/environment/climate-change/reports-data/community-energy-emissions-inventory> (retrieved May, 2016) Community Energy and Emissions Inventory (CEEI)

² Province of BC: <http://www2.gov.bc.ca/gov/content/environment/climate-change/reports-data/provincial-ghg-inventory-report-bc-s-pir> (retrieved May, 2016) Data on agricultural and forestry emissions.

³ Capital Regional District: *Regional, Sub-Regional & TAZ-level Projections for the Capital Regional District* prepared by Urban Futures
<https://www.crd.bc.ca/docs/default-source/regional-planning-pdf/rss/projectionstechnicalbackgroundunder-urbanfutures-12-2014.pdf?sfvrsn=2> (does not include First Nations)

The six priority areas currently included in the RGS and a seventh in development follow now:

1) Managing and Balancing Growth

1.1 Keep Urban Settlement Compact

Accommodate a minimum of 95% of the region's cumulative new dwelling units within the Regional Urban Containment and Servicing Policy Area (RUCSPA) (See Map #3)

1.2 Protect the Integrity of Rural Communities

By 2038 do not exceed the subdivision and density limits in designated OCP's at the date of adoption of the RGS in rural and residential areas.

While the region's population is forecast to increase by approximately 95,000 people to 441, 800 by 2038, the slow aging of the region's population continues as a significant trend. Peninsula⁴ population and employment is forecast to grow 19 percent from 2011 – 2038 and while the proportion of residents 65 years and older is projected to rise from 18% in 2011 to 25% by 2038 in the region, in the Peninsula it is forecast to grow is projected to grown by 3,093 or 59% in the 65 – 74 year range and 7,056 or 125% in the 75+ range in the same period. Total housing occupancy in the Peninsula is projected to growth by 4,527 or 26%. Further although the workforce (ages 15 to 64) is projected to grow by 31,900 regionally, the proportion of workforce to total population is projected to decline from 69% to 61% by 2038.⁵

Statistics Canada reports that the population change in North Saanich from 2006 – 2011 was under 5.9% and < 10% of the population below after-tax low-income measure in 2010 by 2011 census tract.

Comments: Priority Area #1 is a key consideration for all municipalities as it shapes where growth will happen by 2038.

The RGS states that even modest population growth would undermine the regional vision if it were accommodated as it has been since the 1950s, through further urban expansion into farms, forest and countryside. Achieving the regional vision requires a concerted effort to largely shift to policies that encourage investment and development in designated urban centres and concentrates new growth in centres and connecting corridors that can be effectively served by express-bus transit. To support quality of life and community character in rural areas to ensure they remain strongly rooted in the agricultural and resource land base, the RGS establishes policies to reduce development pressures in rural communities (and contained urban areas) in the Saanich Peninsula to keep growth consistent with existing official community plans.

The draft RGS Map #3 Growth Management Concept Plan acknowledges that the District of North Saanich is currently reviewing Area 1 (McTavish) and Area 2 (Tsehum) and the

⁴ For RGS purposes, the CRD has provided population, employment and dwelling unit projections at a sub-regional level. Projections are provided at this level in the RGS because it was not possible to reach agreement amongst all municipalities on how to reconcile growth projections identified in individual municipal OCPs and the projections completed by Urban Futures for the RGS update.

⁵ Urban Futures, a consultancy specializing in demographic forecasting, prepared the population, dwelling unit and employment projections. The projections are based on Urban Futures' analysis of the provincial population forecasts in conjunction with Statistics Canada census data, previous growth trends from municipal building permit data and current municipal land use designations in the OCP (Source: CRD, Response to Commissions, April, 2016)

densities and land use policy designations shown on the RGS Map 3: Growth Management Concept Plan may be subject to change.

The District of North Saanich OCP (e.g. Sections 6.0 Residential and 16.0 Regional Context Statement (RCS)) and the RGS are generally consistent at this time with Priority Area #1.

2) Environment and Resources

2.1 Protect Regional Green and Blue Space (Map #4)

Acquire 100% of the sea-to-sea green/blue belt.

2.2 Manage Natural Resources and the Environment Sustainably

Complete a minimum of 100% of the Regional Trail Network.

The RGS aims to protect the landscape character, ecological heritage and biodiversity of the Capital Regional. Key elements of the Regional Green/Blue Spaces Strategy include the protection of a sea to sea green/blue belt running from Saanich inlet south to Juan de Fuca Strait and the development of an integrated systems of parks and trails linking urban areas to rural green space areas. Parks and protected greenspaces are important for the protection and enhancement of community carbon sinks.

Comments: The District of North Saanich OCP Section 9.0 Parklands, 16.0 Regional Context Statement and Section 18.0 Environmental Protection and Enjoyment sets out the District's policies on green and blue space development and environmental protection. The District supports trail development and environmental protection.

The RGS and District of North Saanich OCP are generally consistent with Priority Area #2.

3) Housing and Community

3.1 Build Complete Communities

Municipal targets to be established through desire development guidelines for individual OCPs through Regional Context Statements, within two years of the adoption of the RGS.

3.2 Improve Housing Affordability

Increase the supply of more affordable housing.

The District has 390 vacant lots (including 29 in the RA-1 zone, 149 in the R-2 zone, 43, in the R-3 zone, 82 in the P-4 zone and 19 in the P-5 zone) based on 2011 Data (extracted April, 2016). Estimated lots by zone eligible for secondary suites are 3,884 (including 2,080 in the R-2 zone and 1,149 in the R-3 zone), 1,227 guest caretaker cottages (including 790 in the R-3 zone and 277 in the R-2 zone) and 19 carriage houses. A total of 390 vacant lots and approximately 5,000 secondary suites and guest cottages is the current maximum build-out of the current zoning, not considering subdivision.

A Housing Needs Assessment is currently in progress with the CRD and a Regional Housing Affordability Strategy is scheduled for 2017. The RGS supports development of communities within the RUCSPA that enable residents to undertake a wider range of daily activities closer to home. It does this by supporting the development of communities that offer a variety of housing types and tenures in close proximity to places of work, schools, shopping recreation, parks and green space. The District of North Saanich's close proximity to Sidney, a Major Centre provides urban services adjacent to the rural and

agricultural landscape of North Saanich. The RGS seeks to provide for an adequate, accessible and diverse supply of affordable housing across the continuum.

Comments: The District of North Saanich Zoning Bylaw current zoning permits residential development which could exceed more than half of the the population net growth projections for the Peninsula by 2038 with only one person/household and more than double if based one two/persons/household with maximum build-out. Map 3: Growth Management Concept Plan is subject to change following the District of North Saanich's current review of Area 1 (McTavish) and Area 2 (Tsehum). The District of North Saanich strategic plan includes the development of an affordable housing plan which will be initiated in 2017. The District of North Saanich has provided comments to the CRD on the development of the Housing Needs Assessment and Housing Affordability Strategy. The District completed a Housing Needs Assessment (2008) and a Housing Strategy Implementation Plan (HSIP) (2013) that partially guides Council's deliberations with respect to the current review of Area 1 (McTavish) and Area 2 (Tsehum).

The RGS and the District of North Saanich's OCP (Section 6.0 Residential and 16.0 Regional Context Statement) are generally consistent with Priority Area #3. The DNS Zoning Bylaw permits a build-out which if maximized could exceed Peninsula populations projections to 2038 (a net increase of 8,000+ persons).

4) Transportation

4.1 Increase Transportation Choice

Achieve a transportation system that sees 42% of all trips made by walking, cycling, transit.

New growth is to be accommodated in centres and connecting corridors accessible to transit. The Regional Transportation Plan and Pedestrian and Cycling Master Plan guides the planning, development and implementation of a Regional Multi-Modal Network that provides travel choices and supports smart growth and livable, complete communities.

Comments: Should the District realize a maximum build-out the current regional transportation plan may be insufficient. The District has a higher than average dependency on the car for transportation (72% of the District of North Saanich's GHG emissions are from on-road transportation vs. the Provincial average of 58%. CO₂e (t) emission slightly decreased from 2007 to 2010 in the District from on-road transportation despite a small increase in the number of vehicles.

The RGS and the District of North Saanich OCP (Sections 16.0 Regional Context Statement (16.2.7) and 18.3 Transportation) are generally consistent with Priority Area #4.

5) Economic Development

5.1 Strengthen the Regional Economy

Achieve a jobs/population ratio of:

0.60 in Core Area; 0.53 in Saanich Peninsula; 0.36 in West Shore

The Capital Region has a diversified economy, including agri-tourism, a growing high-tech sector, major national defense, colleges and universities and seeks to increase economic activity in forestry and agriculture including high-value and specialized agriculture and value-added forestry.

Comments: The District of North Saanich's Whole Community Agriculture Strategy and Agriculture and Economic Development Strategy (2012) and Implementation Plan (2014)

are in alignment with the RGS Regional Economy Policies for agri-tourism. When reviewing the RGS, the Commissions discussed the role of taxation in playing a significant role in attracting high-value and clean industry's and the role of stronger policies in this regard.

The RGS and the District of North Saanich's OCP Section 6.0 Residential (low impact economic development) and Section 16. 2.8 Regional Context Statement (strengthen the regional economy) support economic development. The RCS states support for "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."

The RGS and District of North Saanich OCP are generally consistent with Priority Area #5.

6) Reduce Greenhouse Gas Emissions (NEW)

*6.1 Significantly Reduce Community-Based Greenhouse Gas (GHG) Emissions
Reduce community GHG emissions by 33% (from 2007) by 2020, and by 61% by 2038*

The District of North Saanich's OCP goals are to reduce GHG emissions 8.5 % below 2007 by 2015; 25% below 2007 levels by 2020; 45% below 2007 levels by 2040. The CEEI 2012 data has not been released yet.

The Province of BC Community Energy and Emissions Inventory (2012 data) has not yet been released and will be considered in the District of North Saanich Climate Change Strategy review (see Strategic Plan). The CEEI 2010 report provides a profile of the District of North Saanich⁶ current GHG emissions. The CRD Climate Action Strategy is scheduled for completion in 2017 and the District of North Saanich will be reviewing its Climate Action Strategy also in 2017 (Strategic Plan #2). The District of North Saanich's strategic plan policy and action items to advance OCP Section 18.7.4 such as a development permit for low energy and emissions policy and overall continues to work towards OCP Section 18.7.9 targets to increase the length of non-vehicular trails, and area zoned as parkland or agricultural land.

⁶ Province of BC, District of North Saanich CEEI Profile: http://www2.gov.bc.ca/assets/gov/environment/climate-change/reports-and-data/community-energy-and-emissions-inventory-ceedi/2010-ceedi-reports/ceedi_2010_north_saanich_district_municipality.pdf (retrieved May, 2016)

Work is currently underway to produce a complete second round of supporting indicators for the 2012 reports (available in 2014). These reports will new data for the five supporting indicators included in the 2007 and 2010 Reports:

Housing Type: Private dwellings by structural type
Commute to Work: Employed labour force - by mode of commute
Commute Distance

Residential Density
Parks and Protected Greenspace

And in addition, the 2012 reports will likely include:

Proximity to Transit
Building Energy Intensity
Building Floor Space
Waste Diversion

The Commissions commented on the brevity of this policy section in the RGS particularly policies to financial support green technologies and modes to reduce carbon footprints.

Comments: The District of North Saanich's forested land contributes to carbon sink. Related agriculture GHG emissions data are only available at the sub-regional Peninsula level.

The RGS and the District's OCP policies in Greenhouse Gas Reduction (Section 18) are generally consistent with Priority Area #6 for low carbon built form, increase energy efficiency and recovery from retrofits and new development, reduction of greenhouse gas emissions through energy efficiency and protect carbon sequestration value of natural systems. Section 18.0 policies have not yet been fully optimized. The DNS Climate Action Strategy (the Strategy) will be reviewed and updated in 2017 and the Strategy will be consistent with the RGS Priority Area #6 and the DNS OCP.

The DNS RCS would require amendments to include Priority Area #6 as part of the overall RCS alignment for consistency with the new RGS.

7) Food Systems (NEW under development)

The District of North Saanich has approximately 14 km² or 38 % of the district in the Agriculture Land Reserve (the ALR). A recent change to the municipal boundary reduced the total ALR land by 0.0062 km² or 6,200 m².

North Saanich is one of four of the 13 municipalities in the CRD, municipalities with substantial rural and agricultural areas. The 2011 Agriculture Census in the Capital Regional District shows that the area of farmland in some form of production has stayed relatively steady at 13,606 ha (43 ha more than 2006) out of the total 16,382 ha of land in the ALR in the CRD. Since the inception of the ALR in 1973, approximately 1500 ha of the ALR have been removed within the CRD, representing an approximate decrease of 8% between 1973 and 2009 (Capital Regional District, 2010). As of 2009, 10,600 hectares of ALR land remained in the Region's Growth Management Planning Area (excluding the Gulf Islands or Indian Reserve lands). In 2013, there were 1,093 farms reporting farm-related income in the CRD (excluding the Gulf Islands) (Ministry of Agriculture, 2013). In total, they produced over \$50 million in gross farm receipts, up 10% from the 2006 Census.⁷

The Regional Sustainability Strategy (the RSS) Policy 2.3: "Foster a viable regional food and agriculture economy" stated that the CRD will initiate a regional farmland trust and farmland acquisition fund, and that the CRD will seek participation from local municipalities in achieving this goal. The creation of a farmland trust would allow the CRD or individual municipalities to secure farmland and support affordable land access for farmers. A main goal was to avoid non-farm uses of farmland as well as speculative land holdings, both of which drive the cost of farmland above its farming value and make it unaffordable for farmers. In addition, both the CRFAIR report and the draft RSS support(ed) the "no net loss of farmland" principle. Under that approach, land should not be removed from the ALR in exchange for cash contributions to an agricultural fund. This is particularly relevant for local governments that are considering community amenity contributions or density bonusing as a strategy for agricultural land acquisition.

Comments: The food systems priority area is under development and there is opportunity for Council to encourage the CRD to ensure key policies from the RSS such as RSS Policy

⁷ CRD Food & Agriculture Strategy, draft, 2016 publicly available in May, 2016

2.3 as noted above: “Foster a viable regional food and agriculture economy” which considered the concept of a regional farmland trust and farmland acquisition fund are maintained in the Food Systems Policy. Given the CRD’s population projection increased by 30% between 2006 – 2036 placing increased demand on local food production systems and potentially increased pressure for development on agricultural land, the District supports policies which protect the integrity of rural lands.

During the background phase of the RGS-Update process, food and agriculture was identified as a growing and important area of interest and concern and the topic of food and food systems received the greatest amount of interest of the nine sustainability policy brief topics (outlined in the Regional Sustainability Strategy (RSS) from participating stakeholder groups and members of the public. Comments supporting the intent of the CRFAIR report and the RSS Policy 2.3 and the sub-strategy of the RGS - Update, the Food & Agriculture Strategy (the Strategy) which provides a more in-depth exploration of regional food and agricultural objectives, issues and opportunities than is possible in the high-level RGS are included in the draft response. The principal purpose of the FAS is to guide action and foster leadership. The draft Strategy (which may be considered by the CRD in May) acknowledges that food and agriculture are part of a food ‘system’.⁸

The District of North Saanich’s OCP Policies Section 5.0 Agriculture and 16.0 Regional Context Statement are relevant to Priority Area #7 Food Systems. Comments on consistency can be made when the Food Systems Policy is reviewed.

UPDATE OF COMMUNITY PROFILES

The second part of the informal referral included a review of the District of North Saanich profile in the RGS. The Current and Proposed DNS Profile are presented below:

Current

Situated in the northerly tip of the Saanich Peninsula approximately 27 kilometres north of downtown Victoria, the District of North Saanich is a collection of coastal focused neighbourhoods which surround agricultural lands. The community’s long term development plans are based on the desire of residents to retain rural character and safeguard environmental qualities. External demands for housing growth are not accommodated. The District’s policies reflect a strong commitment to preserve the agricultural land base and agricultural activities in the municipality.

The following proposed profile change was recommended by the CSC; changes from the current profile are highlighted in yellow:

Proposed

Situated in the northerly tip of the Saanich Peninsula approximately 27 kilometres north of downtown Victoria, the District of North Saanich is a collection of coastal focused neighbourhoods which surround agricultural lands. The community’s long term development plans are based on the desire of residents to retain rural character and safeguard environmental qualities. **Growth will only be accommodated within the areas designated in the Official Community Plan.** The District’s policies reflect a strong commitment to preserve the agricultural land base and agricultural activities in the municipality.

⁸ CRD Food & Agriculture Strategy, draft, 2016

Comments: Both the CPC and CSC commented that the words “external demands” were vague and open to interpretation. The proposed change to “Growth will only be accommodated with the areas designated in the Official Community Plan” reflect the language in the OCP Section 16.0 Regional Context Statement which discuss where growth will be located over time. In 2014, the District of North Saanich amended the OCP RCS as an interim change (during the RSS/RGS process) “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.” This is a current planning matter underway with the review of Area 1 (McTavish) and Area 2 (Tsehum).

SYNTHESIS:

The CRD informal referral requested local governments consider the RGS in relation to their OCP’s. Staff considered DNS OCP Section 16.0 Regional Context Statement and other OCP policies for consistency for the six RGS priority areas and general comments on the seventh priority area under development. The review for consistency at the informal referral stage has been at a high policy level. A second formal referral will provide an additional opportunity to comment. After the RGS is adopted by the CRD board, all local governments must bring their respective RCS into alignment with the RGS. A more in-depth policy analysis for consistency will occur at that time. In general, staff found the RGS to be generally consistent with the DNS RCS.

An overriding concern from Commissions were CRD growth projections and the need to ensure the protection of agriculture land for future food security for the region. The commissions also raised concerns with language used in the RGS (e.g. “enhanced” is policy language from the adopted 2003 RGS). This language was not changed as it is out of scope of the direction provided by the CRD Board on October 23, 2015 to planning staff. Council could suggest new language to the CRD but this review was not part of the commission or staff review other than the language change in the District of North Saanich profile noted above.

The RGS priority areas are interwoven in a policy matrix supported by several sub-strategies. Growth projections for the CRD estimate 95,000 net new growth by 2038, or an average of 1.5% net growth/year regionally. The Peninsula (Central Saanich, North Saanich and Sidney) is projected to grow by 19% in population (net increase of 8,048) from 2011 to 2038. Transportation mode planning is based on population projections. Economic development is also focused on growth areas. GHG policies aim to reduce emissions while encouraging more public transportation use and focusing growth near transportation modes. The District of North Saanich rural landscape has a population with a higher than average dependency on modes other than public transportation and the District has capacity, with current zoning, if fully maximized to experience the challenges of a larger net population increase than projected. The opportunity for the District of North Saanich to comment on the RGS has also reminded Council and the community of the complex policy matrix to consider in forthcoming OCP deliberations.

The District of North Saanich, with substantial rural and agricultural areas is reviewing growth areas Area 1 (McTavish) and Area 2 (Tsehum) and the densities and land use policy designations shown on the RGS Map 3: Growth Management Concept Plan may be subject to change. The RGS priority areas, particularly managing and balancing growth and environment and resources are directly related to the District of North Saanich’s cornerstone vision and challenge to:

Retain the present rural, agricultural and marine character of the community.

CONSULTATIONS:

On February 22, 2016 the District of North Saanich Council resolved:

- 25- COW That Council, upon receipt of the draft CRD Regional Growth Strategy (anticipated March 2016), direct staff to refer it to the Community Planning Commission and the Community Stewardship Commission for review and recommendations and include in the referral the *Findings Report* from CR Fair (Appendix B of the staff report).

The Community Planning Commission (CPC) and the Community Stewardship Commission (CSC) met on March 23 and April 27, 2016. Members of the commissions attended the CRD RGS participation to Council on April 18, 2016. Commission questions on the RGS were informally referred to CRD planning staff and the CRD written response was formally presented to Council on April 18, 2016. The Commissions also considered the CRFair Report.

OPTIONS:

Council can:

1. Direct staff to send the draft letter attached to the staff report to the CRD.
2. Amend the draft letter attached to the staff report to the CRD.
3. Direct staff to refer the Food Systems Policy to the CPC/CSC for comment when publicly available and report back to Council.
4. Not refer the Food Systems Policy to the CPC/CSC for comment but send it directly to Council.

FINANCIAL IMPLICATIONS:

n/a

LEGAL IMPLICATIONS:

Local Government Act s. 447: the Regional Context Statement must identify the relationship between the OCP and the mandatory content of the Regional Growth Strategy referred to in LGA s. 429 (2) as well as any other matters included in the RGS pursuant to S. 429 (3). Local governments must align to RGS policy through a Regional Context Statement within two years of adoption of the RGS.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS:

The report was circulated to the District Directors for review.

SUMMARY/CONCLUSION:

The RGS is a high level policy document whose purpose is to help realize a vision that actions taken to meet needs today do not compromise the ability of future generations to meet their needs, ensure the ongoing health of the natural processes that sustain life, and support the social and economic arrangements that create prosperity and well-being.

The CRD informal referral of the RGS seeks matters that may affect Council's adoption of the RGS. In general, staff recommends that the District of North Saanich finds no matters that may affect acceptance of the RGS. Staff recommends that Council write to the Capital Regional District per the letter attached to this staff report (May 2, 2016).

Respectfully submitted,



Coralie Breen
Planner

Concurrence,



Rob Buchan
Chief Administrative Officer

Concurrence:



Anne Berry, Director of Planning and Community
Services

Eymond Toupin, Director of Infrastructure
Services

Theresa Flynn, Director of Financial Services

Curt Kingsley, Director of Corporate Services

Gary Wilton, Director of Emergency Services

Appendix A: draft letter to the CRD (May 18, 2016)

Appendix B: Community Planning Commission (CPC):

Community Stewardship Commission (CSC) draft Minutes (April 27, 2015)

Appendix C: RGS Map #3 Growth Management Concept Plan

Appendix A: Draft Response to the CRD RGS Informal Referral

May 18, 2016

Capital Regional District
625 Fisgard Street
Victoria, BC V8W 1R7

Attention: Signe Bagh, Senior Manager Regional and Strategic Planning

Re: Regional Growth Strategy Informal Referral to the District of North Saanich

The Capital Regional District Board (the "CRD") has invited local governments to consider the Regional Growth Strategy (v. 5 March, 2016) (the "RGS") in relation to their Official Community Plan (OCP) and: 1) comment on any matters that may affect acceptance of the RGS; and 2) provide any updates to community profiles.

The District provides the following comments on matters within the scope of the informal referral:

In general, the District of North Saanich finds no matters that may affect acceptance of the RGS. The RGS is generally consistent with the District of North Saanich OCP.

1) MATTERS THAT MAY AFFECT ACCEPTANCE

The District of North Saanich finds the RGS generally in alignment with its OCP vision to: Retain the present rural, agricultural and marine character of the community, notwithstanding the following considerations:

a) Growth Management & Regional Context Statement

The District thanks the CRD for recognizing that the District is currently in a review of OCP policies on Map 3 Growth Management Concept Plan and that the lands in North Saanich as currently identified are draft and may be subject to change. The District advises that this process is underway and the District will notify the CRD when this process is complete. The District acknowledges that the draft containment area may require changing by amendment if this process is not completed by the time the CRD adopts the bylaw.

b) Food Systems Policy

The District of North Saanich, which has approximately 14 km² or 38 % of the district in the Agriculture Land Reserve (the ALR) intends to provide comments on the CRD draft Food Systems Policy (the Policy) which the District understands will be available to the CRD Committee of the Whole by summer, 2016. The District encourages the CRD to ensure key policies from the Regional Sustainability Strategy (the RSS) such as Policy 2.3: "Foster a viable regional food and agriculture economy" which considered the concept of a regional farmland trust and farmland acquisition fund are retained in the Food Systems Policy.

The District understands that during the background phase of the RGS-Update process, the topic of food and food systems received the greatest amount of

interest of the nine sustainability policy brief topics from participating stakeholder groups and members of the public. The District encourages a strong and robust Food Systems Policy in keeping with the key interest and significance of food security to the region.

2) UPDATE OF COMMUNITY PROFILES

The District of North Saanich requests that the Profile of North Saanich is replaced with the following (new content highlighted in yellow):

Situated in the northerly tip of the Saanich Peninsula approximately 27 kilometres north of downtown Victoria, the District of North Saanich is a collection of coastal focused neighbourhoods which surround agricultural lands. The community's long term development plans are based on the desire of residents to retain rural character and safeguard environmental qualities. **Growth will only be accommodated within the areas designated in the Official Community Plan.** The District's policies reflect a strong commitment to preserve the agricultural land base and agricultural activities in the municipality.

The District provides the following comment on matters outside of the scope of the informal referral:

3) OTHER – FOOD & AGRICULTURE STRATEGY

The District understands that the CRD Food and Agriculture Strategy (the Strategy) has been drafted and may be considered by the CRD Planning Transportation and Protective Services in May. The District encourages the CRD to support the intent of the farmland trust as discussed in the CRFAIR report Findings Report. Exploring Farm and Food Lands Access in the CRD: A Local Government Farmland Trust Approach (CRFAIR Report) (August, 2015) which support options for implementing a local government farmland trust and land acquisition fund. The creation of a farmland trust would allow the CRD or individual municipalities to secure farmland and support affordable land access for farmers. The District recognizes that consistent regional direction will strengthen the food and agricultural sector.

Thank you for the opportunity to comment on the Regional Growth Strategy (v.5 March 2016). The District will advise the CRD of any Map 3 amendments and comments on the draft Food Systems Policy in future correspondence.

Sincerely,

Mayor Alice Finall
District of North Saanich

SUBJECT TO ADOPTION

DISTRICT OF NORTH SAANICH

**Minutes of the Meeting of the
Community Planning Commission**

Wednesday April 27, 2016 at 4:00 p.m.

PRESENT:

	Chair	T. Gore
	Members	I. Fancey B. Greene S. Harrison J. Kingham A. Osborne S. Pearce C. Rintoul T. Rolph B. Smyth M. Soellner I. Wight
	Council Liaison	J. Thornburgh
Director of Planning & Community Services	Planner	A. Berry
	Planner	C. Breen
	Commission Secretary	L. Mari J. Gretchen

ABSENT:

Member	B. Tutt
Youth Liaison	J. Satre

The meeting was called to order at 4:02 p.m.

Members welcomed A. Osborne to the Commission.

1. APPROVAL OF AGENDA

The Commission moved the order of items 3 (a) and 3 (b).

MOVED BY: C. Rintoul
 SECONDED: I. Fancey

14-CPC That the agenda be approved as amended.

CARRIED

2. APPROVAL OF MINUTES

MOVED BY: I. Fancey
 SECONDED: J. Kingham

15-CPC That the minutes of the meeting held March 23, 2016 be approved.

CARRIED

3. REFERRALS

a) Oral Report from the Planner regarding Dunsmuir Lodge

Peter Kuran, on behalf of University of Victoria and Dave Smith, Planner, on behalf of Homewood Health, provided a presentation to the Commission and addressed questions from members.

C. Rintoul noted he could have a potential conflict of interest.

b) Report from the Planner dated April 20, 2016 regarding Non-Farm Use Permit for 1780 Mills Road

Mitchell Morse, applicant, joined the table to discuss the application and addressed questions from members.

B. Greene noted she could have a potential conflict of interest.

MOVED BY: J. Kingham

SECONDED: C. Rintoul

16-CPC The Community Planning Commission recommends that Council support this application when it comes forward.

CARRIED

c) Report from the Planner dated March 16, 2016 regarding Draft CRD Regional Growth Strategy

MOVED BY: T. Rolph

SECONDED: I. Fancey

Whereas the Community Planning Commission recommends that Council advise the CRD that it cannot accept a Regional Growth Strategy which threatens the preservation of agricultural and natural resource lands (forests, parks and wetlands) by planning for large population increases which will put pressures on OCP's through the Region.

17-CPC The Community Planning Commission recommends that Council identifies the following issues that may prevent acceptance of the draft Regional Growth Strategy:

1. language must be added to support the productive use of farmland for human food production;
2. policies are required to support, maintain and increase agricultural land and natural environment ecosystem within the CRD; and
3. opportunity to provide comment on the regional food systems policy prior to the next formal RGS referral.

CARRIED

OPPOSED: A. Osborne, B. Smyth

4. ADJOURNMENT

The meeting was adjourned at 6:38 p.m. by unanimous consent.

CERTIFIED CORRECT

APPROVED AND CONFIRMED

Recording Secretary

Curt Kingsley
Director, Corporate Services

SUBJECT TO ADOPTION

DISTRICT OF NORTH SAANICH

**Minutes of the Meeting of the
Community Stewardship Commission**

Wednesday April 27, 2016 at 7:00 p.m.

PRESENT:

	Chair	F. Mailhot
	Members	R. Bailey
		L. Black
		A. Burgoyne
		W. duTemple
		R. Imrie
		J. Thorp
	Council Liaison	M. Weisenberger
Director of Planning & Community Services	Planner	A. Berry
	Commission Secretary	C. Breen
		J. Gretchen

ABSENT:

Members	D. Hartshorne
	J. Plant
	W. Schiewe

The meeting was called to order at 7:04 p.m.

1. APPROVAL OF AGENDA

The following item was added to the agenda under New Business:

- Announcement of Hospital Hill Commemorative Monument

MOVED BY: A. Burgoyne

SECONDED: J. Thorp

15-CSC That the agenda be approved as amended.

CARRIED

2. ADOPTION OF MINUTES

MOVED BY: R. Imrie

SECONDED: L. Black

16-CSC That the minutes of March 23, 2016 be adopted as circulated.

CARRIED

3. REFERRALS

a) Oral report from the Director of Planning & Community Services regarding Dunsmuir Lodge

Dave Smith, Planner, on behalf of Homewood Health, provided a presentation to the Commission and addressed questions from members.

b) Report from the Planner dated March 16, 2016 regarding CRD Regional Growth Strategy

The Commission reviewed and made the following recommendation for North Saanich's profile in the CRD Regional Growth Strategy.

MOVED BY: A. Burgoyne
SECONDED: J. Thorp

17-CSC Situated in the northerly tip of the Saanich Peninsula approximately 27 kilometres north of downtown Victoria, the District of North Saanich is a collection of coastal focused neighbourhoods which surround agricultural lands. The community's long term development plans are based on the desire of residents to retain rural character and safeguard environmental qualities. Growth will only be accommodated within the areas designated in the Official Community Plan. The District's policies reflect a strong commitment to preserve the agricultural land base and agricultural activities in the municipality.

CARRIED

MOVED BY: R. Imrie
SECONDED: J. Thorp

18-CSC The Community Stewardship Commission finds no major issues that would prevent the District of North Saanich from supporting the Regional Growth Strategy.

CARRIED

MOVED BY: J. Thorp
SECONDED: W. duTemple

19-CSC The Community Stewardship Commission recommends the incorporation of the intent of the findings in the report by CRFAIR, Exploring Farm and Food Lands Access in the CRD: A Local Government Farmland Trust Approach, into the food system strategy and then refer the food system strategy to the District of North Saanich.

CARRIED

4. NEW BUSINESS

a) Heritage Conference May 5 – 7 Granville Island

The Commission discussed attendance at this years' Heritage Conference.

b) Announcement of Hospital Hill Commemorative Monument

W. duTemple invited members to attend the unveiling of the Commemorative Monument at Hospital Hill.

5. ADJOURNMENT

MOVED BY: R. Imrie
SECONDED: R. Bailey

20-CSC That the meeting be adjourned at 8:30 p.m.

CARRIED

CERTIFIED CORRECT

APPROVED AND CONFIRMED

Recording Secretary

Curt Kingsley
Director, Corporate Services

Please be advised that lands identified as Rural / Rural Residential in the Juan de Fuca Electoral Area (Shirley) and as Regional Urban Containment and Servicing Policy Area (RUCSPA) in North Saanich are draft and may be subject to change. The densities and land use policy designations shown in this map are likely the most expansive, and could be retracted depending on the outcomes of electoral area and municipal planning processes that are currently ongoing.
 *Lands showing as Unprotected Green Space were as identified in 1997 as per the Regional Green/Blue Spaces Strategy and have not been updated since.

DRAFT: For Discussion Purposes

CAPITAL REGIONAL DISTRICT
 Map 3: Growth Management Concept Plan
CRD
 Making a difference...together

	Policy Areas		Reference Features
	Unprotected Green Space*		First Nations Reserve
	Capital Green Lands		Outside RGS
	Renewable Resource Lands		Water
	Regional Urban Containment and Servicing Area		Municipal Boundaries
	Regional Urban Containment and Servicing Boundary		
	Rural/Rural Residential		
	Metropolitan Core and Major Centres		

