

North Saanich Official Community Plan (DRAFT)

Table of Contents

1. Acknowledgements	3
a. Land Acknowledgement	3
b. Advisory Working Group	3
c. District Council	4
2. Introduction	6
a. Legislative Authority	6
b. History & Context	7
c. Purpose of an OCP	8
d. OCP Review Process	8
3. Climate & Equity Lenses	10
a. Doughnut of Social & Planetary Boundaries	Error! Bookmark not defined.
4. Vision & Goals	12
a. Vision	12
b. Goals	12
5. Population Projections & Housing Needs	13
a. Population Projections	13
b. Housing Needs	13
c. Urban Containment Boundary	14
d. Plan Capacity	15
6. Land Use	16
a. Land Use Designations	16
i. Marine	16
ii. Park	16
iii. Agricultural	17
iv. Special Agricultural	17
v. Rural	18
vi. Rural Residential	18
vii. Residential Infill	18
viii. Small Lot Residential	19
ix. Ground-Oriented	19

x. Multi-Family Residential	19
xi. Mixed Use	20
xii. Commercial	20
xiii. Educational Commercial	20
xiv. Industrial	21
xv. Light Industrial	21
xvi. Institutional	21
xvii. Marine Commercial	22
xviii. Victoria International Airport	22
xix. Special Development Sites (Do we keep these?)	22
b. Overlays	24
i. Neighbourhood Nook	24
ii. ALR Exclusion	25
7. Policy Chapters	26
a. Climate Action	26
b. Marine & Land Based Environment	Error! Bookmark not defined.
c. Agriculture & Food Systems	44
d. Healthy Communities	50
e. Housing & Affordability	57
f. Jobs & the Economy	64
8. Implementation	71
9. Monitoring and Review	71
10. Development Permit Areas	71
11. Definitions	72
12. Development Approval Information Area	72
13. Regional Context Statement	72
14. Maps	72

North Saanich OCP

1. Acknowledgements

a. Land Acknowledgement

The District of North Saanich is located within the traditional territory of the W̱SÁNEĆ people, represented today by W̱JOŁEŁP (Tsartlip), S̱ÁUTW̱ (Tsawout), and W̱SIKEM (Tseycum), BOKÉĆEN (Pauquachin), and MÁLEXEŁ (Malahat) First Nations. The W̱SÁNEĆ people have been here since time immemorial and this is their home.

Through colonization, First Nations have been forcibly relocated onto reserve lands, which are outside of the scope of this plan. First Nations have unresolved claims to Indigenous Rights and Title, which are recognized and affirmed by the Constitution of Canada. In 1852, the Crown entered into treaty relationships with the W̱SÁNEĆ through the signing of the Douglas Treaty. While the written texts of these treaty documents identify a transfer of land, the W̱SÁNEĆ people's oral histories describe it as a peace treaty under which they would retain village sites and enclosed fields for their own use and continue to hunt and fish. The implications of this treaty are still emerging today. Although it is the responsibility of the federal and provincial government to settle Indigenous Right and Title claims, the implications of negotiations and settlement will be felt in North Saanich and the wider Saanich Peninsula.

The findings of the Truth and Reconciliation Commission (TRC) report, the commitments made in the signing of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and the *Declaration of the Rights of Indigenous Peoples Act (DRIPA)* in BC, signal the imperative to address North Saanich's settler colonial history in the pursuit of right relations. This Official Community Plan includes policies that the District of North Saanich hopes can continue to strengthen the crucial relationship with Indigenous peoples on the Saanich Peninsula.

b. Advisory Working Group

The Official Community Plan's Advisory Working Group (AWG) was formed to provide feedback to the project team through all phases of the OCP review

process. It was composed of community members and representatives from a broad cross-section of the community and provided a diversity of insights based on knowledge of key areas of the plan and rooted in a diversity of demographic backgrounds and lived experiences. A total of XX meetings were held both in person and online. The District wishes to thank all members who volunteered their time to contribute to this process:

- Anais O'Neill-Bidaud
- Anna Hulbert
- Peter Kerr
- Bob Peart
- Phil DiBattista
- Nancy Balcom
- Carolyn Stout
- Stephanie Stone
- Carrie Spencer
- Irfane Fancey
- Don Enright
- Anne-Marie Daniel
- Don Prittie
- Deborah Gray
- Gary Miles
- Joanne Taylor
- Holly Yee
- Megan Lappi

c. District Council

The OCP review process spanned two Council mandates. During this period, the District's Mayors and Councillors provided important leadership and guidance to the project. The District wishes to thank the two Councils for their contributions:

2018-2022	2022-2026
Mayor Geoff Orr	Mayor Pete Jones
Councillor Heather Gartshore	Councillor Phil DiBattista
Councillor Jack McClintock	Councillor Jack McClintock
Councillor Patricia Pearson	Councillor Irene McConkey
Councillor Brett Smyth	Councillor Brett Smyth

Councillor Celia Stock	Councillor Sanjiv Shrivastava
Councillor Murray Weisenberger	Councillor Celia Stock

d. General Public

Over the course of the OCP review process, thousands of residents were engaged in activities to help shape North Saanich's future. The vision, goals, objectives and policies of this document all stem from the rich feedback received from the public, community organizations, and neighbourhood groups. Their contributions were invaluable in the creation of this document and we wish to thank all those who participated in the OCP review.

2. Introduction

a. Legislative Authority

Authority for the Council of a Municipality to prepare or revise an Official Community Plan is set out in Section 472 of the Local Government Act. An Official Community Plan does not commit the Council or any other administrative body to undertake any of the projects suggested or outlined in the Plan but bylaws enacted or works undertaken after the adoption of the bylaw must be consistent with the Plan.

Under the terms of Section 471 of the Local Government Act, an Official Community Plan is:

“... a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.”

The required and optional content of an Official Community Plan is described in Sections 473 and 474 of the Local Government Act.

North Saanich is a member municipality of the Capital Regional District (CRD). In 2018, the CRD adopted a Regional Growth Strategy (RGS) to guide growth and change toward the following towards the following common objectives:

1. Keep Urban Settlement Compact
2. Protect the Integrity of Rural Resources
3. Protect, Conserve and Manage Ecosystem Health
4. Manage Regional Infrastructure Services Sustainably
5. Create Safe and Complete Communities
6. Improve Housing Affordability
7. Improve Multi-Modal Connectivity and Mobility
8. Realize the Region's Economic Potential
9. Foster a Resilient Food and Agriculture System
10. Significantly reduce community-based greenhouse gas emissions.

In 2021, the RGS was amended with new population projections. The vision, goals, and policies of this OCP must be consistent with RGS. Please refer to Section (X) of this plan for the District's Regional Context Statement which describes the between the RGS and this plan.

b. History & Context

The District of North Saanich covers an area of 40.15 km² on the north end of the Saanich Peninsula, approximately 25 kilometres north of the City of Victoria. It is bordered by the Pacific Ocean — or more specifically, the Salish Sea — to the west, north and east, by the District of Central Saanich to the immediate south and it wraps around the Town of Sidney on its east side. The District neighbours the Tseycum First Nation and Pauquachin First Nation reserve lands. It is also home to the Victoria International Airport and the Swartz Bay Ferry Terminal.

In W̱SÁNEĆ oral history, XÁLS (the Creator) signals a great flood which correlates with a flood event known to Western geological history. The people heeded XÁLS' warnings and got in their boats with food and supplies. Many survived the great flood due to this LÁU, WELNEW (place of refuge) and from then on they called themselves the W̱ SÁNEĆ (the emerging people). Their homes existed all along the coast of the Saanich Peninsula, throughout the San Juan and Gulf Islands, and as far as Point Roberts. The W̱SÁNEĆ relationship to the sea is made evident by the reef-netting technology they invented to catch fish salmon in open waters and the clam gardens they conceived along the coast to increase shellfish productivity. The Saanich Peninsula is where permanent winter homes were built, in the shape of cedar longhouses. Here, the W̱SÁNEĆ proudly speak HUL'Q'UMI'NUM and SENĆOTEN.

In the 18th century, Spanish and British expeditions navigated along Vancouver Island looking to expand their colonial possessions. In 1843, Fort Victoria was established by the Hudson Bay Company as a trading post and fort under James Douglas. In 1851, the lands of Vancouver Island were granted to the Hudson Bay Company for settlement as a Crown Colony.

In 1905, what is now known as North Saanich and the townsite of Sidney was incorporated, with a municipal hall located in Sidney. However, it was soon dissolved in 1911, as it was lacking in population and a taxbase. With the onset of the Second World War, the current site of the Victoria International Airport was selected as the site of a military forces base, which brought along a population boom leading to the Village of Sidney being incorporated in 1952. In 1956, residents of the North Saanich unorganized area requested letters patent to form the North Saanich Fire Prevention District, which included powers to own property, tax and borrow. After a public vote, these letters patent were withdrawn in 1965 and the North Saanich Municipal District was established.

In the present, North Saanich is composed of community-like neighbourhoods. These include Ardmore, Deep Cove, Curteis Point, Cloake Hill/Green Park, Dean

Park, and the South East Quadrant. These neighbourhoods surround an agriculturally rich interior, protected by the Provincial Agricultural Land Reserve (ALR). Agriculture is deeply interwoven into North Saanich’s sense of community and identity, as seen in the District’s highly valued farms and farm stands.

c. Purpose of an OCP

The Official Community Plan (“the Plan”) is a guide for decision-making on all aspects of land use and development within the District of North Saanich (“the District”). The Plan is an important statement of community values and goals, and must be used to assess any applications for rezoning or subdivision. The Official Community Plan takes a long-range view of land use, and forms the policy basis for regulatory bylaws. As population and development increase in the area, the Plan should be used to assist North Saanich Council with its decision-making process.

The policies in the Official Community Plan provide for an orderly and attractive pattern of land use which respects the physical and rural characteristics and limitations of the land base. In addition, the Plan provides for parks, open space and the preservation of valuable natural features. The Plan also gives residents some certainty as to what future developments may be permitted in the community and it guides prospective development toward appropriate locations.

The Official Community Plan is reviewed on a regular basis to keep pace with changing attitudes, lifestyles and economic factors that might affect some aspects of the Plan. Typically, this review occurs at five-year intervals.

d. OCP Review Process

The community was involved in the preparation of the Plan throughout the review process. The OCP review was completed in 5 phases, as shown below.



Figure 1. The five phases of the OCP review process

Phase 1: Background Research

In Phase 1, the District initiated conversations with First Nations whose traditional territories include North Saanich. A high-level engagement strategy, including

online engagement and social media strategy and brand identity were developed. an OCP Advisory Working Group (OCP AWG) was established, and a series of pop-up events kicked-off the public launch of the OCP update. These events took place over the course of a week at various outdoor locations and community events in the District. A COVID-19 plan was developed to ensure the health and safety of staff and the public. The Connect North Saanich website offered complimentary online engagement opportunities. A technical background review of the current OCP, relevant bylaws, policies, studies and plans informed emerging themes, issues and opportunities.

Phase 2: Community Visioning

Phase 2 explored what North Saanich could look like in 20 years and developed a vision for the future. Draft concepts were developed to achieve the vision. Engagement opportunities included a two-day design charrette workshop, a web panel, community conversations and online engagement.

Phase 3: Drafting the OCP

In Phase 3, the Project Team wrote the first draft of the OCP. Policy options were tested with the OCP AWG, community stakeholders, First Nations and the public before putting together a first draft of the OCP. Once the first draft of the OCP was completed, it was presented to the community through an OCP AWG workshop, community conversations, a futures fair and online engagement.

Phase 4: Finalize the Plan

Phase 4 included making revisions to the draft OCP based on public feedback. The final version of the document was then presented to the public and was approved by Council following a public hearing and adoption of the bylaw.

Phase 5: Bylaw Approval Process

The final version of the document was then presented to the public and was approved by Council following a public hearing and adoption of the bylaw.

3. Climate Lens

a. Doughnut of Social & Planetary Boundaries

North Saanich residents care deeply about the environment and in playing an active role in addressing the climate crisis. At the time of this OCP review process, the Intergovernmental Panel on Climate Change (IPCC) Sixth Report was issued documenting the monumental climate crisis facing humanity. As with the 2018 IPCC Special Report about limiting global warming to 1.5 degree Celsius, this report underscores the critical juncture facing humanity and the need for unprecedented transitions in society and the economy.

The OCP, while primarily a land use plan, has the opportunity to introduce an ecological lens to inform future decision-making while supporting this critical transition.

The Doughnut of Social and Planetary Boundaries is a useful framework for North Saanich's OCP. Kate Raworth, creator of the Doughnut, explains the concept as a compass for human prosperity in the 21st century, and the goal is to meet the needs of all people within the means of the planet. It consists of two concentric rings:

- A social foundation - to ensure that no one is left falling short on life's essentials.
- An ecological ceiling - to ensure that humanity does not collectively overshoot planetary boundaries.

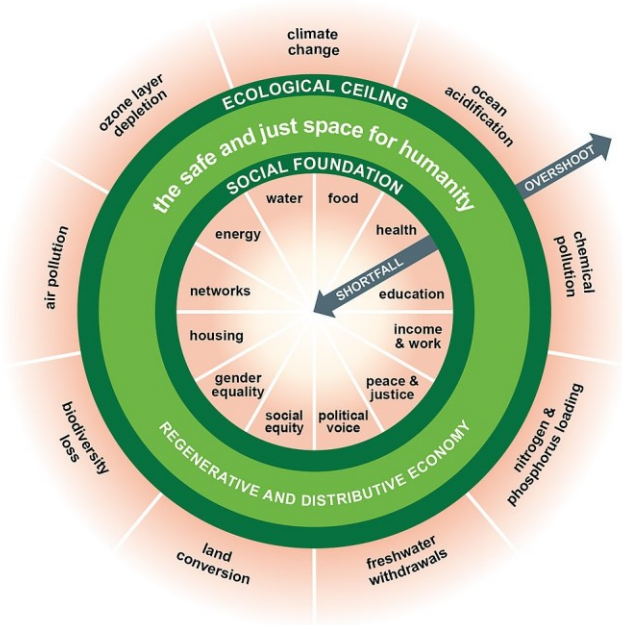


Figure 2. Doughnut of Social and Planetary Boundaries. Image adapted from: <https://doughnuteconomics.org/tools-and-stories/11>

Between these two limits lies a doughnut-shaped space that is both ecologically safe and socially just—a space in which humanity can both survive and thrive and where a regenerative and distributive economy can flourish.

Climate change is the most well-known planetary boundary. In addition to climate change, some other planetary boundaries which we need to consider are chemical pollution, biodiversity loss, freshwater use, and ocean acidification among others listed in Figure 2. Although fixing these difficult global problems is well beyond the ability of any single local government, North Saanich has an important role to play.

Therefore, it is important that the OCP promotes and facilitates decreases in overall consumption of energy, land, and resources, to align with our ecological ceiling, as well as ensuring a strong social foundation is in place for residents which includes social equity, access to food, water, housing, and meaningful work opportunities.

At the start of each policy chapter, a preamble explains the relationship between the main goal of the chapter and the social and planetary boundaries most impacted. It is intended to help focus the OCP's implementation towards a more sustainable and equitable future.

4. Vision & Goals

a. Vision

In 2040, North Saanich is a community of diverse neighbourhoods amongst forests and fields, surrounded by the sea. Strong partnerships with W̱SÁNEĆ, Sidney and Central Saanich communities provide opportunities for regional collaboration. These partnerships, along with the quiet countryside and the abundance of natural features, provide residents with a rewarding quality of life. Neighbourhoods are welcoming and inclusive, while providing a place for all to feel at home. We take climate action seriously and our choices have reduced the community's carbon footprint. Residents can find jobs in a resilient economy that is anchored by our role as a regional transportation hub, and a thriving centre of marine and agricultural activity. Our farmlands are protected and rich, and people from all over the region celebrate our local food at the farm market and farm stands alike. The remarkable network of coastlines, rural lands, forests, and parks that distinguish North Saanich are accessible, interconnected, biodiverse and protected for future generations.

b. Goals

- Regional collaboration is founded on trusting relationships with W̱SÁNEĆ, Sidney, and Central Saanich communities.
- Natural areas and ecological systems are protected, healthy, accessible, and resilient.
- Neighbourhoods are connected and caring.
- Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate.
- Agricultural lands are protected and farmed sustainably, while contributing to a thriving local food system.
- Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home.
- The local economy is increasingly waste-free and anchored by key regional transportation infrastructure.

5. Change Management

a. Population Projections

The Regional Growth Strategy (RGS) provides a shared vision for the Capital Regional District (CRD), guiding decisions on regional issues such as transportation, population growth, and settlement patterns. The RGS promotes the long term livability of the region with policy intended to enhance social, economic and environmental performance. The RGS was adopted in 2018 and updated in 2021 with population projections for the Saanich Peninsula. Over the next 20 years the district’s population is projected to grow by almost a thousand people: from 12,235 in 2021 to 13,000. With this growth, and as the needs of current resident’s change, the OCP will help guide how the District will respond to our community’s diverse needs over time.

	2018	2023	2028	2033	2038
Population	12,200	12,400	12,600	12,800	13,000

Figure 2. Regional Planning Department Population Projections. Source: Capital Regional District.

b. Housing Needs

The topic of housing in North Saanich is not just about numbers, it is, more importantly, about type. How do we, as a community, foster the type of housing that we need to meet our residents’ and future residents’ needs – whether that is young professionals and essential workers working at BC Ferries and other local businesses and institutions, others wanting to downsize, or our own children growing up and wanting to stay in North Saanich.

As of 2021, 79% of the District’s housing was single-detached homes. Although there has been limited multi-family housing added in recent years, the 2020 Housing Needs Report indicates the projected housing need is mainly 1- and 2-bedroom owner-occupied homes, as seen in the table on the right (Capital Regional District, 2020).

	2016-2020	2020-2025	2025-2038
Total	273	243	361

	2016-2020	2020-2025	2025-2038
Rental Units	11	3	19
Ownership Units	262	240	342
Studio or 1 Bedroom	129	119	181
2 Bedroom	120	106	139
3+ Bedroom	24	18	41

Figure 3. Projected need for new housing units from the North Saanich Housing Needs Assessment Report. Source: Capital Regional District, 2020).

c. Urban Containment Policy Area Boundary

The RGS guides decisions on regional issues such as transportation, population growth and settlement patterns, and it promotes the long term livability of the region with policy intended to enhance social, economic and environmental performance. At the same time, the RGS emphasizes North Saanich’s role as a major agricultural producer in the Region.

Prior to the adoption of this OCP, two areas in North Saanich were considered “outside the RGS”, McTavish (Area 1) and Tsehum Harbour (Area 2). This meant the RGS provided no policy direction for these areas. At the same time, the former OCP encouraged densification in these areas through a Multi-Family Affordable Housing Residential designation.

Through the OCP review process, residents expressed a clear preference for accommodating needed new housing in areas that are in close proximity to transit, jobs, services, and amenities. As such, McTavish (Area 1) stood out as the most compelling location for continued densification with housing types that could respond to the community’s most pressing needs (i.e. owner-occupied apartment and townhouse units). Paired with a small-scale mixed use village centre, the expected development in this area differentiates itself from the larger, pastoral lots that characterize the rest of the District.

Placing McTavish (Area 1) within the Urban Containment Policy Area Boundary provides a clear message of where these types of housing units are supported by the community and should be focused within the District. Doing so protects the District’s rural, agricultural, and natural assets by keeping more intense forms of

development contained within a set boundary and preventing sprawl in other neighbourhoods.

d. Plan Capacity (TBD)

6. Land Use

An OCP's main purpose is to guide a community's land use. Each property in the District is assigned a land use designation which, paired with other policy and regulation, helps determine what can be built or changed should a property owner decide to develop on their lot. As a high-level visionary document, it is more strategic and less prescriptive than a Zoning Bylaw. In contrast, the District's Zoning Bylaw is a regulatory tool that is more specific about what kind of building already exists on a lot or what a landowner is entitled to build on it. A zone typically contains regulations related to uses, density (lot coverage), height, building siting (where it is located on a lot) and other issues such as parking. When rezoning a property, the new zone must match the assigned land use designation in the OCP. This means that over time, properties will gradually come to match the vision of the OCP through Council-approved rezoning applications.

This part of the OCP describes all of North Saanich Land Use Designations with a purpose statement and allowed uses and density.

a. Land Use Designations

i. Marine

The shoreline is a highly valued part of the natural environment in the community, encompassing a wide range of physical environments, shoreline types and man-made facilities. Although the shoreline surrounding the District is a provincial resource, the District provides guidance for the allocation of uses in foreshore areas through Official Community Plan policies and Zoning Bylaw regulations.

Purpose: To preserve unspoiled shoreline beauty, reduce physical obstructions, restrict development to the least environmentally and visually sensitive areas, and support public access to the shoreline.

Uses: Preservation, recreation

Density: n/a

ii. Park

Parks are areas that provide an opportunity for individuals to pursue leisure activities contributing to physical, social, intellectual and creative development. The existence and use of parks assists in fostering an awareness of the natural environment and the desire to preserve green space and ecologically sensitive areas. This helps nourish community identity, spirit and

culture. The District wishes to ensure that its public park and outdoor recreation system is responsive to community need, diversified in the opportunities it provides and efficient in its utilization of community resources. In addition to municipal parks and trails, the District also has a diversity of parks and recreational space under the governance of the regional district, provincial and federal governments, and the North Saanich-Sidney Memorial Parks Society.

Purpose: To provide a system of parks, trails, beach access points, and community recreation facilities, and protect ecologically sensitive areas and other green spaces to meet the changing needs of community residents and enable social and cultural events.

Uses: Preservation, recreation

Density: n/a

iii. Agricultural

Retaining the viability of agricultural lands is important in terms of providing local food security and economic diversity, but also in terms of preserving valuable rural landscapes for the community. It is crucial for the District to protect its agricultural land base for current and potential farming, ensuring that the agricultural potential of farmland is not diminished by placement of utilities, public works facilities or community facilities, and reducing potential conflicts with non-farm uses. The District also seeks to reduce residential and commercial impacts on agricultural activities through the use of a **Development Permit Area for the protection of agricultural lands**.

Purpose: To accommodate and recognize the provincial ALR regulations that permit a variety of farming and non-farming activities, including basic production of agricultural products, value-added production activities and agri-tourism. This designation supports the agricultural sector by accommodating supplemental employment opportunities, such as home-based businesses and value-added opportunities that help maintain the viability of farm businesses.

Uses: Agriculture, residential

Density: **20 hectare minimum lot size**

iv. Special Agricultural

One parcel in the District is designated Special Agricultural, commonly known as the Sandown Lands. They were gifted to the District of North Saanich by the previous owners of the Sandown Racetrack to be a community legacy for the purpose of agriculture. The District's vision is for the 83 acres to be used for sustainable food production for the benefit of the region.

Purpose: To support innovation in agricultural practices. These lands were gifted to the District of North Saanich by the previous owners of the Sandown Racetrack to be a community legacy for the purpose of agriculture.

Uses: Agriculture, community gardens, agricultural research and practices education, farm markets or other agricultural/farm uses.

Density: n/a (keep the parcel intact)

v. Rural

The Rural designation applies to large lots that can contribute to the District's agricultural assets but are not part of the provincial regulated Agricultural Land Reserve. As such, these lands have more flexibility in their farm uses. In other words, food processing facilities, farm villages, hobby farms, agricultural research and educational facilities are best suited in areas designated Rural.

Purpose: To support the District's farmlands with value-added agricultural uses and accommodate residential uses within a rural setting.

Uses: Agriculture, residential, and other farm-related uses.

Density: 4 hectare minimum lot size

vi. Rural Residential

The Rural Residential designation covers a large majority of the District's residential lands. It is intended to protect North Saanich's rural character and discourage further subdivision of lands that are far from the jobs, services, and amenities of the McTavish village, Sidney, and Central Saanich.

Purpose: To provide larger estate lots or smaller acreages that protect North Saanich's rural character, located primarily in areas without community water and sewer systems.

Uses: Single detached home (plus one secondary dwelling)

Density: 4,000m² minimum lot size

vii. Residential Infill

The Residential Infill designation applies to lands on the northern edges of McTavish Village and within the Terraces neighbourhood where larger lots hold the potential for a greater diversity of homes. The types and forms of housing that are allowed in this designation will continue to respect the single detached character of the area by broadly matching the scale and massing of existing homes, and by preserving as many trees as possible. Approximately 60% of lots in the neighbourhood have the potential to subdivide into 1,000m² lots, on which approximately 3 units could be built in various configurations. These may include a triplex, a duplex with one secondary dwelling, three cottage homes clustered around a shared garden, and more. This flexibility allows for new housing to be built in a way that adapts to and

corresponds with the specific features and characteristics of each lot. **An Intensive Residential development permit area may be interesting for this designation?**

Purpose: To provide residential infill opportunities in established single detached neighbourhoods that have community servicing.

Uses: Clustered housing, triplex, duplex, single detached homes

Density: **1,000m² minimum lot size, 30 uph maximum**

viii. Small Lot Residential

The Small Lot Residential designation covers several existing developments of single detached homes, some with secondary dwellings, on the smallest allowable lots in the District. They range in size from approximately 300m² to 500m². This designation is largely a reflection of existing patterns of development and is not anticipated to be

Purpose: To provide single detached homes in a compact format in areas served by community water and sewer systems within the Urban Containment Boundary.

Uses: Single detached home (plus one secondary dwelling)

Density: **300m² minimum lot size, 35 uph maximum**

ix. Ground-Oriented

Townhouses and rowhouses have become compelling housing types for young families who are seeking more affordable and compact options than a single detached home. This multi-family housing type provides access on the ground floor and a small yard for outdoor enjoyment. The Ground-Oriented designation is intended to encourage this type of housing as a transition from apartment buildings near the centre of McTavish Village to the single detached and infill housing further north.

Purpose: To provide ground-oriented townhouses and rowhouses in areas served by community water and sewer systems within the Urban Containment Boundary.

Uses: Townhouses, rowhouses up to three storeys

Density: **50 uph maximum**

x. Multi-Family Residential

The Multi-Family Residential areas are intended to develop the most affordable types of housing in the District. This designation responds to the District's greatest housing needs in the form of 1- and 2-bedroom owner-occupied units and highly sought after rental housing stock. Oriented along McTavish Road from the Patricia Bay Highway interchange to East Saanich Road, anticipated low rise apartment buildings will benefit from their close proximity to a major

transit hub and a future mixed use village, providing residents with the option to live a more sustainable and affordable car-free lifestyle.

Purpose: To provide multi-family apartment units that contribute to the District's greatest housing needs in areas served by community water and sewer systems within the Urban Containment Boundary.

Uses: Apartment buildings up to four storeys

Density: 100 uph maximum

xi. Mixed Use

As the heart of the McTavish Village, the Mixed Use land use designation provides a new neighbourhood commercial amenity for those living nearby. With a commercial ground floor and residential uses above, this future small-scale activity node can ensure residents who live in the Southeast Quadrant have their daily needs within walking and biking distance. Mixed use neighbourhoods are generally more environmentally-friendly as they reduce the amount and the length of vehicle trips, and they place a greater variety of uses within a smaller geographic area, thus also reducing sprawl.

Purpose: To provide a mixed use village centre with small-scale commercial retail and services that functions as a community hub and gathering space.

Uses: Mixed use apartment buildings up to four storeys (commercial ground floor, residential units above)

Density: 100 uph maximum; 1,000m² maximum for commercial retail units

xii. Commercial

Traditional commercial development of retail, business and personal services plays a minor role in the District's land use pattern. Apart from a small scale, mixed use village centre in the McTavish area, the District does not support extensive commercial development, nor does it intend to play a significant regional role in providing commercial services, as these are readily available in Sidney and Central Saanich.

Purpose: To support the ongoing commercial uses related to shops and services that serve local needs.

Uses: Commercial

Density: n/a

xiii. Educational Commercial

(include preamble)

Purpose:

Uses:

Density: n/a

xiv. Industrial

The District has several industrial uses such as warehousing or manufacturing. A small area currently accommodates these uses on Mills Road adjacent to the airport and the Town of Sidney boundary. There are no sand or gravel deposits in North Saanich that are suitable for future extraction. Peninsula Rock Products on Wain Road does quarry rock and crush it for sale as gravel.

Purpose: To provide employment activity that aligns with the District's role as an agricultural and transportation hub on the Saanich Peninsula.

Uses: Industrial, manufacturing, and transportation uses (service commercial as ancillary)

Density: n/a

xv. Light Industrial

The Light Industrial land use designation applies to one property in the District. It applies to the University of Victoria's Marine Technology Centre, a hub for knowledge and innovation clustered next to the federal government's Institute of Ocean Sciences.

Purpose: To support research and development in the technology sector.

Uses: Low-impact industrial uses, research and technology

Density: n/a

xvi. Institutional

Increased population growth and changing demographics in the District have resulted in increased demands for recreation services, library services, police protection, adult education facilities and health services. School enrolment has been declining, resulting in the closure of schools and consolidation of education services. Many of these public services are provided on a regional basis by other agencies, including School District No. 63 (Saanich) and the Peninsula Recreation Commission.

Purpose: To provide existing and future sites for school and civic/institutional uses such as recreation facilities, municipal hall, fire halls, utility structures, and other community services and infrastructure.

Uses: Institutional (service commercial as ancillary)

Density: n/a

xvii. Marine Commercial

As the District is surrounded on three sides by the sea, there are several commercial uses that are integrated with marine environments, including marinas, yacht sales, maintenance and repair, marine pubs and restaurants. It's anticipated that there will be an increased demand for hospitality and recreation services in shoreline areas such as restaurants, pubs, guest houses or agri-tourism facilities in scenic locations.

Purpose: To support North Saanich's marine industry as it relates to recreation, hospitality, and tourism.

Uses: Commercial and recreational uses located on the coast that have a direct relationship with the marine environment, or require marine access.

Density: n/a

xviii. Victoria International Airport

The Victoria International Airport is situated in the central portion of the municipality and is surrounded primarily by agricultural lands to the north and south, urban uses (industry and housing) to the east in the Town of Sidney, and Saanich Inlet to the west. The airport lands are used for the operation of the International Airport, and to accommodate commercial, industrial, agricultural and recreational land uses. Because the airport has a significant impact on the land use and transportation patterns in the community, the District supports development of these lands in a manner compatible with the rural character of the community.

While the District of North Saanich has no direct jurisdiction over federally managed properties, the District acts as a referral agency and can outline what the District considers to be desirable development of the airport lands.

Purpose: To outline the District's desired vision for the development of the airport lands

Uses: airside commercial, groundside commercial, parks, recreation

Density: n/a

xix. Special Development Sites

1. Canoe Cove Marina

The Canoe Cove Marina property has been designated as a special development area for the following reasons:

- The potential exists for a mix of existing marine commercial and future residential uses to be accommodated in a sensitive manner; and
- The site possesses significant environmental and scenic values, which could be better protected through innovative design.

The following planning principles shall be reflected for development of this special development area:

- Permitted uses shall be limited to residential housing and to commercial operations that require or lend themselves to a marine location. Industrial uses that produce noise, odour, traffic and outdoor storage impacts that are not compatible with residential character must be prohibited.
- The intensity and the extent of marine commercial development should not exceed that which existed on the site prior to comprehensive development zoning.
- Marine commercial development must be confined to that portion of the site that existed prior to comprehensive development zoning.
- Residential development may take the form of detached housing clusters or enclaves to retain as much of the undeveloped land as possible in its natural state.
- The number of dwelling units shall not exceed an average density of 1 unit per 0.2 hectare measured across the entire site. Depending upon the amount of the site that will be preserved in its natural state, the amount of land that is dedicated to the District for parkland, the opportunities that are provided for public access to the waterfront, the scale and character of the development, and the ability of the site to handle sewage disposal, the minimum parcel size may be reduced to less than 0.2 hectares, and the average density may be increased up to 3 units per 0.4 hectare across the entire site.

2. Cresswell

This site consists of two properties, both of which are partly included in the Agricultural Land Reserve. The non-Agricultural Land Reserve portions are designated as a special development area for the following reasons:

- To provide a buffer between the residential area and the Agricultural Land Reserve lands; and
- This is an environmentally sensitive site because in the event of excessive tree clearing, this area may be susceptible to damage from erosion.

The following planning principles shall be reflected for development of this special development area:

- Retain as much of the natural vegetation as possible, particularly for the portion of the hillside that is greater than 30 percent (30%) slope.
- Lot sizes should be large enough so that lots do not have to be clear-cut to accommodate a house.
- The number of dwelling units shall not exceed an average density of 2 units per 0.4 hectare measured across the entire site. Depending upon the amount of the site that will be preserved in its natural state, the amount of land that is dedicated to the District as park space, the scale and character of the development, and the ability of the site to handle sewage disposal, the minimum parcel size may be reduced to less than 0.2 hectare, and the average density may be increased up to 3 units per 0.4 hectare across the entire site.
- The non-Agricultural Land Reserve portions of the properties should be consolidated and developed in a comprehensive manner.

b. Land Use Overlays

i. Neighbourhood Nook

Neighbourhood nooks are a small-scale commercial destination like a corner store that acts as a gathering place. They are intended for residential areas that don't have any commercial amenities. As a destination, they encourage connection, promote small-scale entrepreneurship, and strengthen neighbourhood character and identity.

Three neighbourhood nooks are envisioned in the District, as depicted on **Map X**:

- Queen Mary Bay
- Ardmore
- Terraces

Several conditions apply when developing a neighbourhood nook:

- Only one neighbourhood nook per location as listed above
- Must be located at the corner of an intersection
- Limited to 400m² maximum of commercial floorspace

ii. ALR Exclusion

Two sites within the District are seen as potential ALR exclusions to formalize existing community uses that are unlikely to revert back to farmland:

- Deep Cove Fire Hall
- District Works Yard (adjacent to the District Hall)

The District intends on submitting ALR exclusion applications for consideration by the provincial Agricultural Land Commission. If approved for exclusion, these properties will be designated as Institutional.

7. Policy Chapters

a. Climate Action

i. Climate & Equity Considerations

1. The objectives and policies of this chapter will support the District of North Saanich in staying within its ecological ceiling as described in the OCP's framework of social and planetary boundaries. This requires addressing the District's contributions to climate change (mitigation) and ensuring the long term resilience of natural assets in the face of a changing climate (adaptation). Both have many co-benefits that can help reduce biodiversity loss, land destruction, and water and air pollution. It's important to consider how these objectives and policies are implemented, as to not negatively impact the social foundations of communities. Centreing equity strengthens these social foundations by ensuring that the transition towards a more sustainable future supports community capacity to withstand change, while not repeating or reinforcing existing social inequities.

ii. Objectives

- 1. Reduce community greenhouse gas emissions by:**
 - a. Encouraging the use of more sustainable modes of transportation;
 - b. Ensuring buildings are designed to reduce energy demand;
 - c. Promoting a "circular economy", one that is increasingly waste-free, where waste generated from one industry can be reused or recycled by another local industry; and,
 - d. Supporting the transition to 100% renewable energy use and sources.
- 2. Adapt to a changing climate by:**
 - a. Protecting low-lying coastal areas and floodplains from flooding and erosion related sea-level rise;
 - b. Maintaining and restoring shorelines, creeks, and streams in and to their natural state; and,
 - c. Strengthening local emergency response capacity
- 3. Integrate climate action and adaption by:**
 - a. Applying a climate lens to all local government decision-making in order to integrate greenhouse gas mitigation

efforts and adaptation considerations across all District programs, projects and services.

iii. Policies

Reducing Greenhouse Gas Emissions

1. Greenhouse Gas Reduction Targets
 - a. Reduce community greenhouse gas emissions from 2007 levels:
 - i. 40% less by 2030; and
 - ii. 80% less by 2050
 - b. Develop a Climate Action Plan that charts a clear path for achieving the GHG reduction targets as guided by the objectives and policies of this chapter.

2. Sustainable Transportation

Sustainable transportation modes are those that are energy-efficient and affordable like walking, biking, and public transit.

- a. Increase the number of trips residents and visitors make by walking, cycling, transit, and other sustainable means of getting around by expanding active transportation infrastructure and enhancing public transit networks.
- b. Promote the use of low-emission vehicles with preferential parking spaces and electric vehicle plug-in charging posts at private and public locations when rezoning or development variances are requested.
- c. Support the electrification of all modes of transportation
- d. Incorporate stronger requirements for EV charging stations in new development to facilitate the transition to electric vehicles.
- e. Encourage higher density housing near transit exchanges and main business areas and engage BC Transit to develop options to increase community transit ridership.
- f. Work with BC Transit and neighbouring municipalities to align the Peninsula Local Area Transit Plan with the OCP, with higher frequency service provided in locations with higher density housing.
- g. Encourage the establishment of local farmers markets and agricultural processing facilities to reduce the greenhouse gases emitted to transport food.
- h. Collaborate with BC Ferries and the Victoria Airport Authority to provide greater connectivity and access to the

Swartz Bay Terminal and the Victoria International Airport through sustainable modes of transportation.

3. Energy Efficient Buildings
 - a. Apply the development permit area to promote energy conservation and the reduction of greenhouse gas emissions in new buildings (p.XX) to all new development.
 - b. Study the use of a municipal incentives program for homeowners to retrofit existing homes and improve energy efficiency.
 - c. Provide a rebate on building permit fees for new dwellings that meet *Built Green Gold*tm standards.

4. Waste Management
 - a. Develop a Circular Economy Strategy in collaboration with the Peninsula Chamber of Commerce and neighbouring municipalities to reduce waste going to landfills and to transition towards a more regenerative economy.
 - b. Continue and expand recycling programs with the Capital Regional District, support the Capital Regional District organics (food and garden waste) recycling, and explore connections between local agricultural growers' fertilizer needs and organics recycled topsoil.
 - c. Upgrade the green waste facility (for composting) to ensure compliance with provincial Organic Matter Recycling Regulations.

Adapting to a Changing Climate

5. Sea-Level Rise
 - a. Prevent further residential, commercial, or industrial developments within areas vulnerable to sea-level rise (Map X).
 - b. Establish a Flood Construction Level Bylaw that prescribes construction elevations for new development in floodplains
 - c. Restore shoreline environments to protect against erosion, limit coastal flood-related effects, and to enhance biodiversity and wildlife habitat, encouraging the use of natural systems and/or green infrastructure wherever possible.

6. Wildfires

- a. Establish a Community Forest Management Strategy that provides direction on managing wildfire risk to reduce the impacts of forest fires on buildings, property and public safety and health (see policy XX in the Marine & Land-Based Natural Environment chapter).

7. Emergency Preparedness

- a. Prepare a Hazard, Risk, and Vulnerability Assessment and communicate the findings to residents through a proactive strategy for outreach and education.
- b. Designate a network of neighbourhood support hubs within the community as locations to focus and coordinate assistance efforts and share resources. These are post-disaster locations where staff and trained volunteers will prioritize getting information and providing services to the public.
- c. Work with the CRD, First Nations, and neighbouring municipalities to develop partner emergency plans that address priority risks, with an expectation of joint decision-making, unified communications and resource sharing. This can include:
 - developing a regional concept of operations;
 - identifying public and private resources available in the region's concept of operations; and
 - developing procedures to support regional supply chains, including transportation.

iv. Relationships to Goals

1. The objectives and policies described in this chapter provide the District with directions that support the OCP's other goals. In particular:
 - a. Objectives and policies related to **sustainable transportation** support the following goals :
 - i. *Neighbourhoods are connected and caring by promoting healthy and active lifestyles*
 - ii. *Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home by decreasing overall cost of living*

- b. Objectives and policies related to **energy efficient buildings** support the following goals:
 - i. *Natural areas and ecological systems are protected, healthy, accessible, and resilient* as energy efficient buildings use fewer non-renewable resources.
 - ii. *Neighbourhoods are connected and caring* since energy efficient buildings with passive heating promote better air quality and health.
 - iii. *Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home* since energy efficient buildings are more affordable in the long run.
 - iv. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since building retrofits and maintenance support the local green economy.
- c. Objectives and policies related to **waste management** support the following OCP goals:
 - i. *Natural areas and ecological systems are protected, healthy, accessible, and resilient* since diverting waste from landfills reduces our environmental impact.
 - ii. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since a circular economy fosters innovation in local industries.
- d. Objectives and policies related to **sea level rise** support the following OCP goals:
 - i. *Natural areas and ecological systems are protected, healthy, accessible, and resilient* as shorelines are sensitive ecological habitat for a range of wildlife species
 - ii. *Neighbourhoods are connected and caring* since protecting against coastal flooding, storm surges, and erosion can save lives, homes, and properties.
- e. Objectives and policies related to **wildfires** support the following OCP goals:
 - i. *Natural areas and ecological systems are protected, healthy, accessible, and resilient* as forest management can improve the biodiversity and resilience of ecological systems
 - ii. *Neighbourhoods are connected and caring* since protecting against wildfires can save lives, homes, and properties.
- f. Objectives and policies related to **emergency preparedness** support the following OCP goals:
 - i. *Neighbourhoods are connected and caring* because effective coordination and collaboration in

the face of emergencies depends on strong
community networks and civic health.

b. Marine & Land Based Environment

i. Climate & Equity Considerations

1. The objectives and policies of this chapter are strongly linked to the planetary boundaries in the OCP's framework of social and planetary boundaries. Healthy and resilient marine and land based natural environments support greater biodiversity, the absorption of carbon from the atmosphere, and adaptation to a changing climate. The erosion of marine and land based natural environments is strongly linked to the climate crisis in which we find ourselves and keeping ecosystems intact requires reducing air and water pollution and preventing sprawl. Added benefits include the health and wellbeing of residents who subsequently have access to thriving parks that are rich in biodiversity and a stronger connection to flora and fauna.

ii. Objectives

1. Active and Healthy Community – Support an active, healthy community by providing a variety of parks, trails, and recreational facilities that are safe and accessible to all ages and abilities.
2. Collaborative – Work with adjacent jurisdictions, the CRD, and BC Parks to create linkages between parks and open spaces that connect to regional amenities and form corridors for multi-modal active transportation.
3. Culturally Sensitive – Collaborate with WSÁNEĆ Nations to identify, protect and restore ecologically and culturally sensitive areas within the District, including with the Parks and Trails system.
4. Environmentally Sensitive – Protect and enhance biodiversity, habitat, and environmentally sensitive areas within the Parks and Trail system, particularly related to the Coastal Douglas Fir ecosystem.
5. Considerate Growth and Expansion – Continue to expand and develop the Parks and Trail system to serve existing and future needs of the community in an environmentally sensitive manner that protects a diversity of species and ecosystems.
6. Climate Action – Recognize the role of natural areas within parks, trails and open spaces in climate resiliency, and consider climate action in park design and maintenance operations by applying landscaping strategies that decrease water use, enhance habitat, and help to reduce greenhouse gas emissions.
7. Improved Waterfront Access – Improve the quality and quantity of public accesses to the shoreline and support non-motorized recreation opportunities in key waterfront locations.

iii. Policies

1. General Marine Policies

- a. To reduce physical obstructions into the foreshore, and restrict such developments to the least environmentally and visually sensitive areas, the District does not support development or structural improvements except those in conformity with the other policies in this section. (Policy 4.1.1 does not apply to any lands or foreshore areas within the jurisdiction of the Islands Trust.)
- b. To preserve the beauty of an unspoiled shoreline for future generations of the District's residents, natural features must be preserved and protected if any development is contemplated along the shoreline.
- c. To support public access to the shoreline, systematic development of beach access points is required.
- d. Public recreational use of marine shorelands should be consistent with the suitability of each shore type for the proposed use.
- e. The District supports the designation of Saanich Inlet as a marine park.
- f. In the development of uplands and adjacent foreshore areas for public use, the natural vegetation and wildlife must be preserved as much as possible.

2. Shoreline Components – Objectives and Policies

- a. The marine shoreline of the District can be classified into three major types of shores:
 - i. *Rocky Shores*
 1. which consist primarily of rock platform, and may include steep cliffs or shelves overlain with beach veneer of boulders, gravel or rubble;
 - ii. *Beach Shores*
 1. which may consist of broad silty/sandy beaches or gravely/blocky rubble beaches or mixed rock with beach sediment, and may be classified as either a drift-sector or pocket beach of Class 1, 2, or 3 rating; and
 - iii. *Lagoon Ecosystems*
 1. which include both mudflat and delta areas, and are generally highly sensitive and productive natural areas.
 - iv. These areas are outlined graphically on Schedule G.
- b. **Rocky Shores**
 - i. The extensive rock platform shoreline of the District, although less environmentally sensitive than other shorelines, provides habitat for diverse

varieties of shellfish, birds and other species such as starfish and anemones. See Schedule G for those areas described as Rocky Shores.

1. 4.2.1 To preserve the natural appearance of the rocky shoreline, no buildings or structures, or soil removal or deposit should be permitted within a minimum of 15 metres of the high water mark, except where it can be demonstrated to the District's satisfaction that a lesser distance is acceptable.

c. Beach Shores - Drift Sector Beaches

- i. There are no Class 1 accretion beach shores in the District. There are Class 2 and Class 3 erosion beaches which provide limited walkable backshore, and which are the source of beach materials for other sections of the drift sector. See Schedule G for those areas described as Drift Sector Beaches.

1. 4.2.2 The use and management of drift sector beaches in the District is to be based on the protection and maintenance of the natural process of erosion transport-accretion of beach material throughout the entire length of the Drift Sectors designated on Schedule G.
2. 4.2.3 To ensure that material eroded from Class 2 and Class 3 beaches is transported the full length of the shoreline involved, public and private docking facilities, boat ramps and other structures that might impede the natural beach material transport process are discouraged.
3. 4.2.4 Due to active erosion of Class 2 and 3 beaches, building prohibitions and soil deposit and removal restrictions shall be placed over lands within a 15 metre horizontal distance of the natural boundary adjoining beach shores, except where it can be demonstrated to the District's satisfaction that a lesser distance is acceptable.
4. 4.2.5 To protect the beaches from active erosion, no bulk heading should be permitted on any Drift Sector Beaches, except where permitted by the District, which may request appropriate studies.

d. Beach Shores - Pocket Beaches

- i. There are numerous pocket beaches along the District shoreline. These beaches are generally Class 2 or Class 3 erosion or marginal erosion

beaches at the base of bluffs or cliffs. Although they offer little or no walkable beach area at high tide, they do have recreational value at low tide and offer sheltered environments for birds and shellfish. See Schedule G for those areas described as Pocket Beaches.

1. 4.2.6 Building prohibitions and soil removal and fill restrictions shall be placed on lands within 15 metres horizontal distance landward of the high water mark adjacent to Class 2 or Pocket Beaches except where it can be demonstrated to the District's satisfaction that a lesser distance is satisfactory.
2. 4.2.7 No bulk heading or placement of any shore protection structures should be permitted on Class 1, 2 or 3 Pocket Beaches except where permitted by the District which may request appropriate studies.

e. Mudflats, Marsh and Delta Shores

- i. The sheltered inner mudflat and marsh areas of Tsehum Harbour are a highly valuable and productive waterfowl habitat, forming a lagoon ecosystem separated from the outer harbour areas. These areas also have high recreational value for viewing of wildlife. Other smaller delta areas identified are sensitive to disruption of waterflows and shoreline processes if structural intrusions occur. Generally, these shallow shore types require considerable dredging and alteration and are not considered suitable for any type of development. See Schedule G for those areas described as Mudflats, Marsh or Delta Shores.

1. 4.2.8 No bulk heading or other shore protection devices should be permitted on any mudflat, marsh or delta shore unless permitted by the District, which may request appropriate studies.
2. 4.2.9 Development immediately adjacent to a mudflat, marsh or delta area is discouraged.

3. Environmentally Sensitive Areas

- a. Recognize ecologically sensitive areas by identifying and conserving special wildlife, plant and marine shore environments (such as pocket beaches) in their natural state. These are outlined on Schedule G and identified through the various development permit requirements.

- b. Provide for density controls through the amenity bonusing provisions of Section 904 of the Local Government Act in order to retain significant open space and to preserve significant landscape features and natural habitat.
- c. Encourage all residents and developers to utilize environmentally sensitive lot clearing, drainage and individual water supply and effluent disposal systems which recognizes these systems are inter-related.
- d. Promote the use and retention of hedgerows and native vegetation to preserve natural biological diversity, and to conserve water.
- e. If any development occurs in these areas, it must be consistent with the protection of watercourses, wetlands, riparian areas, aquifers and sensitive ecosystems. Where possible, watercourses and natural drainage channels should be preserved in their natural state and, where feasible, developed as drainage rights-of-way.
- f. For the protection of wetlands and riparian areas, a buffer zone shall be designated and there will be no development within this buffer zone, except in accordance with this Plan.
- g. If development occurs in environmentally sensitive areas, erosion is to be addressed and, if possible, prevented in areas of steep slopes by leaving slopes uncleared, retaining areas of mature tree cover and preserving other natural features.
- h. Development near any watercourse, stream, creek or wetland is subject to the Fish Protection Act, which will be used to identify the streamside protection and enhancement areas, and any applicable requirements for protection of these areas and fish protection measures.
- i. For development in environmentally sensitive areas, the developer must consult and implement the guidelines found in the most recent edition of the Environmental Best Management Practices for Urban and Rural Land Development document published by the Ministry of Environment.

4. Parkland Dedication

- a. The size, location and form of parkland will be determined by the District pursuant to the requirements of the Local Government Act, with input from the community and with consideration for the number of parcels being created. In making such a determination the District will give due regard to the following factors:
 - i. the present and future park needs of the neighbourhood;
 - ii. the environmental sensitivity of the land;
 - iii. the capability of the land for park and open space use;

- iv. the need for trails (pedestrian, equestrian and cycling connections);
- v. ensuring that they are not located on ALR designated lands;
- vi. the size, topography and configuration of the land; and
- vii. any other matter deemed important by Council.

The parkland provided must be in the form of:

- viii. Trails,
 - ix. tot lots,
 - x. community parks,
 - xi. sports fields,
 - xii. interpretive parks,
 - xiii. waterfront parks,
 - xiv. green space, or
 - xv. any combination of the above.
- b. The District may ask for parkland, cash-in-lieu for the future purchase of land for parks or for the development of parks within North Saanich or any combination thereof pursuant to Section 941 of the Local Government Act.
 - c. If Special Development Area #3 - Baldwin Property is proposed for development or subdivision, dedication of parkland will be required to provide for pedestrian and equestrian trails in both east-west and north-south directions across the property. See policy statements 13.3 (a) and 13.3 (b). This parkland must connect Horth Hill Regional Park to Hedgerow Drive, Green Park Drive and Oriole Lane as well as connecting the three streets to each other for nonvehicular traffic. A viewing area overlooking Satellite Channel may also be required.
 - d. If Special Development Area #5 – Queen Mary Bay is proposed for development or subdivision, the District will require the dedication of parkland to allow for public access to the waterfront. See policy statements 13.5 (b) and 13.5 (d). The dedication as parkland of the upland area adjacent to the pocket beach in the north-west corner of the property and the upland area adjacent to the shell beach along the north-eastern side of the property will also be required.
 - e. If the Dunsmuir property is proposed for redevelopment, dedication of the southwest corner of the property adjacent to John Dean Park, including the ecologically sensitive wetland area, will be required.
 - f. If Special Development Area #2 East Saanich/Cresswell is proposed for development or subdivision, the District will require the dedication of parkland to provide for public access from Texada Terrace to the new school site at

1800 Forest Park Drive. See policy statement 13.2 (c). A strip of parkland along the southern boundary of 9064 East Saanich Road, adjacent to existing parkland, will also be required.

- g. Since additional parkland is required in the Moses Point area, when vacant land in this area is subdivided or redeveloped, the District should acquire a suitable site for a park adjacent to the foreshore.
- h. A long range goal of the District is to improve access to the waterfront. As properties adjacent to the waterfront are proposed for redevelopment or subdivision, the District shall require the dedication of parkland or access easements for this purpose.
- i. The District would like to develop a linear park along Reay Creek. As properties adjacent to Reay Creek are proposed for redevelopment or subdivision, the District will require the dedication of parkland adjacent to the creek.

5. Water

- a. The District strives to provide municipal services in a manner that reflects the rural character of the community while addressing the needs of the community with respect to water supply, sewage disposal and drainage in a safe and efficient manner.
- b. The District strives to provide an acceptable standard of water supply for domestic consumption, agriculture and fire protection.
- c. The District strives to minimize costly public expenditures when constructing or expanding the water system.
- d. The District strives to preserve the quality and integrity of groundwater aquifers to maintain continued viability of these supplies.
- e. The use of groundwater resources for irrigation and agriculture may be supported.
- f. Community services should not be provided to islands adjacent to municipal boundaries.
- g. The District promotes water conservation by measures such as:
 - i. encouraging the use of flow restrictors and low flush toilets in new buildings and renovations;
 - ii. using dugouts to capture storm water for irrigation; and
 - iii. reusing treated sewage effluent.

6. Sewage Disposal and Treatment

- a. The District may consider expansion of the Unified Sewage Treatment Plant collection system only to address septic

- field failures, not to encourage increased densities or smaller lot sizes.
- b. The District encourages beneficial use of treated sewage effluent and bio-solids.
 - c. The District encourages regular maintenance and upgrading of on-site disposal systems so that health or environmental impacts on ground and surface water are minimized.
 - d. Municipal Sewage Collection Systems should not be provided for areas designated as Agricultural, Rural and Country Residential except where it is necessary to locate a sanitary sewer utility corridor across such designated lands. In such cases only one connection to the sanitary sewer system per property shall be permitted. Low-density development is preferred in these areas to ensure compatibility with on-site sewage disposal.
 - e. To eliminate maintenance costs which might otherwise accrue to the District, a package sewage treatment plant servicing more than one property should be installed within the boundaries of a subdivision. Package plants should have no environmental or visual impact on neighbouring properties.
 - f. Sewage works will, where practical, be constructed and operated on a user-pay basis.
 - g. The District encourages consideration of alternative technologies in sewage treatment.
 - h. The District will fulfill the commitments set out in the Saanich Peninsula Liquid Waste Management Plan.
 - i. The District intends to examine the feasibility of instituting an inspection and monitoring program to ensure that on-site systems are properly maintained.

7. Solid Waste Management

- a. Refuse will continue to be collected by the private sector and delivered to the Capital Regional District operated Hartland Road Landfill, but the District strives to reduce the volume of solid waste collected from the District's residents for landfill disposal.
- b. The District supports reduction, reuse and recycling initiatives and composting as alternatives to backyard burning and disposal in landfills.

8. Drainage and Stormwater Management

- a. The District's drainage system consists mainly of open ditches along road rights-of-way and natural drainage courses. Retaining ditches is one way to maintain the rural character of the municipality. However, in some areas, open ditches may not be appropriate and enclosed storm sewer systems may be required. Therefore, open ditches

will continue to be used for drainage where safe and practical.

- b. The District strives to control runoff and minimize flooding and erosion damage.
- c. The District strives to encourage groundwater recharge where beneficial.
- d. The North Saanich Master Drainage Plan will be updated to better determine the need for upgrading the storm drainage system throughout the municipality.
- e. The Storm Water Quality and Surface Water Resources Program commitments in the Saanich Peninsula Liquid Waste Management Plan will be followed.
- f. The District will ensure that it has the necessary Bylaws in place to regulate the use of ditches and drains so that the environment is protected, as its statutory authority permits.
- g. Drainage improvements which are requested by residents and are not safety related will only be considered if supported by the neighbourhood through a Local Area Service Bylaw which provides for the majority of the costs to be borne by the benefiting property owners, and where it is an integral part of the overall storm drainage system.

9. Blue-Green Networks

Blue-green networks are a way of thinking about marine (blue) and land-based (green) environments and the connections between them. By planning for blue-green networks, we can map key wildlife and plant habitat, the corridors that connect them, and identify any gaps that may exist to support more connected ecosystems.

- a. Create a map combining all environmental development permit areas, streams and aquatic environments, parks and green spaces, natural assets, and potential forest management areas. This map would help identify gaps in the blue-green networks, where additional greening strategies like hedgerows and street trees could help connect the District's natural environments.

10. Natural Asset Strategy

Natural asset strategies account for the value and services that ecosystems provide through the District's financial planning and asset management programs. The intent is to increase the quality and resilience of the District's traditional infrastructure, while protecting the natural environment.

- a. Develop a municipal natural asset management strategy

11. Forests and the Tree Canopy

- a. Develop a Community Forest Management Strategy to help identify important forests and unique tree canopies

throughout North Saanich while tailoring preservation and enhancement strategies for each.

12. Marine Environments

Human activities such as building bulkheads (i.e. retaining walls) and docks can harm shorelines and their valuable natural features. Green shores are an initiative launched by the Stewardship Centre for BC to promote healthy shore environments that provide environmental, economic, and social values to coastal communities. A green shore approach seeks to preserve and restore shoreline habitat while reducing pollution and the impacts of flooding, storms, and sea level rise.

Other human activities, such as W̱SÁNEĆ Peoples' clam gardens, are difficult to maintain because of marine pollution and access to the foreshore.

- a. Encourage shoreline property owners to adopt a Green Shores approach, where practical
- b. Review marine environmental development permit area guidelines and incorporate Green Shore principles into them
- c. Identify where clam gardens could be restored and support projects that re-establish this local practice by W̱SÁNEĆ Peoples.
- d. Regulate the design and location of docks and ramps while respecting W̱SÁNEĆ treaty rights and access to the foreshore.

13. Riparian Areas

Riparian areas are those located on the edge of a stream or water body where there is significant ecological value.

- a. Review and strengthen environmental development permit area guidelines around watercourses in the District's "Creek, Wetland, and Riparian Area Development Permit Guidelines" to help safeguard sensitive riparian ecosystems from encroaching development and human activity. This could mean wider setbacks from riparian areas and/or more detailed protection measures within them.
- b. Regularly monitor the District's streams to ensure healthy water flow and water quality, and identify issues when they arise.

14. Agricultural Lands

Agriculture forms a large part of North Saanich's land base which makes it important to link environmental goals with farming practices.

- a. Maintain and enhance soil health to protect ecosystem health and biodiversity, and for mitigating the impacts of climate change through carbon storage.
- b. Contribute to wildlife corridors and habitat by incorporating hedges of wild shrubs and trees in and around farmland, and protecting (and/or restoring) naturally occurring wetlands.

iv. Relationships to Goals

1. The objectives and policies described in this chapter provide the District of North Saanich with directions and actions to support the OCP's goals. In particular:
 - a. Objectives and policies related to **blue green networks** support the following goals:
 - i. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate*, since connected ecosystems are more resilient in the face of impacts from the climate crisis
 - ii. *Neighbourhoods are connected and caring*, since access to nature promotes community health and wellness
 - iii. *Agricultural lands are protected and farmed sustainably, while contributing to a thriving local food system* as soils, hedgerows, wetlands and other features on agriculture lands support ecosystem health
 - b. Objectives and policies related to **natural asset strategy** support the following goals:
 - i. *Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home*, since accounting for natural services in asset management lessens financial burden of infrastructure
 - ii. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since healthy natural assets are more resilient in the face of climate impacts
 - iii. *Agricultural lands are protected and farmed sustainably, while contributing to a thriving local food system* since healthy natural assets can protect agriculture lands from drainage challenges and climate impacts
 - iv. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since monitoring and maintaining natural assets can become an important local employment field
 - c. Objectives and policies related to **Forests and the Tree Canopy** support the following goals:

- i. *Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home* since healthy and maintained forests can protect homes from storms and wildfires
 - ii. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since healthy and maintained forests can protect neighbourhoods against climate impacts
 - iii. *Neighbourhoods are connected and caring*, since healthy and maintained forests promotes community health and wellness
 - iv. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since monitoring and maintaining forests can become an important local employment field
- d. Objectives and policies related to **Riparian Areas** support the following goals:
 - i. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since healthy riparian areas protect against erosion during storm surges
 - ii. *Agricultural lands are protected and farmed sustainably, while contributing to a thriving local food system* since healthy riparian areas filter runoff from agricultural lands
- e. Objectives and policies related to **Agricultural Lands** support the following goals:
 - i. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since Agricultural lands can contribute to overall climate resiliency
 - ii. *Agricultural lands are protected and farmed sustainably, while contributing to a thriving local food system* since agricultural productivity is enhanced by healthy ecosystems

c. Agriculture & Food Systems

i. Climate & Equity Considerations

1. The objectives and policies of this chapter are strongly linked to both the planetary boundaries and social foundations in the OCP's framework of social and planetary boundaries. The land dedicated to agricultural use in the District is extensive and the role these lands play in securing food for local residents is significant. For the District to stay within its ecological ceiling, these agricultural lands should be treated as part of the natural systems they inhabit. This means encouraging a regenerative approach to farming and supporting biodiversity and ecological services on farmland. Moreover, to ensure residents have access to secure sources of healthy and affordable food, the region can strengthen the relationship between food production, processing, and sales in the District's communities.

ii. Objectives

1. Abundant Food Production – Preserve lands with potential for agricultural production. Protect these areas from incompatible and detrimental land uses, and support efforts to increase the productivity of farmlands to improve food security to support a healthy community.
2. Thriving Farming Community – Support the farming community and efforts to improve the sustainability and economic viability of farming on the Saanich Peninsula for future generations, including farm-related business and infrastructure, and encouraging a supportive farm network.
3. Integrate First Nations Food Systems – Recognize that Indigenous food systems and land ethics that view humans as part of nature have not been historically valued and that modern agriculture and land ownership has impacted Indigenous food sovereignty by limiting access to land for hunting, fishing and gathering. Support collaborative efforts that respect Indigenous food systems and advance more sustainable and equitable models of agriculture.
4. Environmental Stewardship – Encourage and support the implementation of environmentally considerate farm practices while undertaking efforts to minimize negative impacts on agricultural lands resulting from adjacent land uses, roadways, and the built environment.
5. Climate Action – Recognize that the working landscape of agricultural lands can play a significant role in climate action by improving resiliency, carbon sequestration, capturing rainwater for

ground and surface water recharge, and supporting natural habitats and biodiversity.

6. Protect Community Character – Recognize the contribution the agricultural landscape plays in creating the rural and small-town character that is valued by the community and prioritize farm activities over non-farm uses.

iii. Policies

1. General Policies

- a. Lands designated *Agricultural* on Schedule B have the capability for agricultural use.
- b. The District does not support any commercial or non-agricultural development on land located within the Agricultural Land Reserve unless it meets the rural philosophy of North Saanich and is approved by the Agricultural Land Commission.
- c. To protect ALR land from uses that are incompatible or inconsistent with agricultural use, proposed development adjacent to Agricultural and Rural areas may only be supported in accordance with the following criteria:
 - i. The development will have minimal impact on the existing manmade and natural physical features of the area; and
 - ii. There must be a buffer zone used between the proposed land use and the agricultural parcels of land, on the non-farm side of the agricultural area.
- d. All types of crop and livestock-based agricultural activities are supported on agricultural lands.
- e. Further work will be done by the District on edge planning and the development of a buffer strip for the protection of agriculture.
- f. Lands designated as Rural are presently of a variety of sizes, but no Rural lands may be subdivided into parcel sizes smaller than 4.0 hectares (10 acres).
- g. For lands designated as Rural on Schedule B but not in the ALR, permitted uses include agricultural activities such as greenhouses, woodlots and farm riding stables as well as transitional or compatible uses such as parks or hobby farms.
- h. For lands designated as Rural on Schedule B which are in the ALR*, all agricultural activities including those uses that are less soil dependent such as greenhouses, woodlots and riding stables are supported and encouraged. * This policy statement is specific to the sub-area designated as Rural lying to the north of Wain Road between Heather and Littlewood Roads.

- i. On lands designated as Agricultural and Rural, but not within the Agricultural Land Reserve, outdoor recreation uses may be permitted where it can be demonstrated that there is no reduction in the amount of land being used for agricultural purposes and no impact on surrounding agricultural uses.
- j. Only those outdoor recreational uses permitted by the Agricultural Land Commission Act Regulation 171/2002 will be allowed on lands in the ALR.
- k. To preserve land in the ALR for current and future agricultural production, the District does not encourage or support applications for exclusion of land from the ALR unless such an application involves an inclusion of an equal or greater amount of land that is or will be appropriate for farming and there is a clear benefit to agriculture and the community.
- l. The subdivision of any land within the ALR designated lands can be supported for agricultural activities only.
- m. The District of North Saanich does not support any requests for subdivision pursuant to Section 946 of the Local Government Act within the Agricultural Land Reserve, unless the new parcel is 0.8 ha (2 ac.) or less in size and is sited on soils having an agricultural capability rating of Class 4 or higher as noted in the Land Capability Classification System for Agriculture in British Columbia – MOE Manual 1, 1983.
- n. To ensure the sustainability of the District's farm community as an integral part of agriculture on the Saanich Peninsula, agricultural activities, ancillary agriculture uses such as agri-tourism and the uses outlined in the Agricultural Land Commission Act Regulation 171/2002 Section 2(1) are encouraged on lands in the ALR.
- o. Lands designated as Agricultural are presently of a variety of sizes, but no Agricultural lands may be subdivided into parcel sizes smaller than 20.0 hectares (50 acres).
- p. For land located within the ALR, this bylaw is binding only insofar as it is not contrary to the Agricultural Land Commission Act, the Farm Practices Protection (Right to Farm) Act and the Agricultural Land Reserve Land Use, Subdivision and Procedure Regulation 171/2002.
- q. Those federal lands which are identified on Figure 1 as being in the ALR should be designated as Agricultural on Schedule B if the federal government transfers ownership and the land is then subject to provincial legislation.
- r. Those lands identified as "Special Agriculture" on Schedule B are dedicated to agricultural purposes. These lands were gifted to the District of North Saanich by the previous owners of the Sandown Racetrack to be a community

legacy for the purpose of agriculture. The uses may include, for example, traditional agriculture, community gardens, agricultural research and practices education, farm markets or other agricultural/farm uses.

- s. The District supports a fair system of water pricing for agricultural activities.
- t. The District supports a permanent farm advisory commission for the Saanich Peninsula to address farm issues and to implement the following strategic objectives outlined in the "Agriculture Strategy for the Saanich Peninsula":
 - i. secure an adequate supply of water to farms at a competitive cost;
 - ii. increase economic returns to farmers;
 - iii. enhance to sustainability of the agricultural land base;
 - iv. foster stewardship of farm land which embraces environmental and other community values;
 - v. increase public awareness, education and support for a viable farm community; and
 - vi. establish a continuing focal point for farm issues and implementation of the agriculture strategy.
- u. The District recognizes and values the contribution that lands in the ALR make towards green and open space in the community

2. Food Hubs and Farm Villages

Food hubs are shared-use food and beverage processing facilities that offer farmers access to processing space, equipment, expertise, and resources to support their business.

Farm villages are small clusters of farming households that share a piece of farmland and the infrastructure needed to farm it. This can create more affordable access to farmland for farmers starting out and bring more lands into active food production.

- a. Support the development of food hubs
- b. Explore the potential of a farm village on rural, non-Agricultural Land Reserve lands

3. Farmland Protection Guidelines

Farmland protection guidelines ensure new residential, commercial, and industrial development adjacent to agricultural lands incorporate landscape buffers and other design measures that reduce impacts (e.g. noise, aesthetics, and traffic) on neighbouring properties.

- a. Create development permit area guidelines for the protection of farmland and farming

4. Food Stands

Food stands are small structures placed along the front of a property to display and sell farm products such as flowers, vegetables, eggs, and fruit.

- a. Allow food stands in a wider range of areas for greater access to local farm produce.

5. Agri-Business and Agri-Tourism

Agri-business and agri-tourism are examples of value-added farm uses that support the livelihoods of farmers and the economic resilience of their farms by diversifying the activities that bring in revenue. Examples include corn mazes, wineries, farm retail sales, and more.

- a. Allow value-added farm uses that celebrate North Saanich's rural character and align with Agricultural Land Reserve (ALR) regulations.

6. Permanent Farm Market

- a. Support the development of a permanent, multi-purpose, covered gathering space for the farm market to help it expand its reach and operating times.

iv. Relationships to Goals

1. The objectives and policies described in this chapter provide the District of North Saanich with directions and actions to support the OCP's goals. In particular:

- a. Objectives and policies related to **Food Hubs and Farm Villages** support the following goals:

- i. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since food processing space is lacking on the Island, leading to farmers shipping crops to the mainland
- ii. *Neighbourhoods are connected and caring* since access to local and fresh produce increases healthy diets of local residents
- iii. *Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home* since a farm village has the potential of creating more affordable access to farmland for young farmers
- iv. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since processing facilities would offer farmers equipment, expertise, and resources to support their business

- b. Objectives and policies related to **Permanent Farm Market** support the following goals:

- i. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since access to local and fresh produce reduces transportation GHG emissions

- ii. *Neighbourhoods are connected and caring* since a permanent farm market space could be used for community gathering and events
 - iii. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since as a multi-use gathering space this could also be used for local community events, contributing to low impact tourism and the economy
- c. Objectives and policies related to **Farmland Protection Guidelines** support the following goals:
- i. *Natural areas and ecological systems are protected, healthy, accessible and resilient*, since landscape buffers can contribute to wildlife habitat
 - ii. *Neighbourhoods are connected and caring* since landscape buffers reduce conflicts between different land uses and neighbours
- d. Objectives and policies related to **Food Stands** support the following goals:
- i. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since access to local and fresh produce reduces transportation GHG emissions
 - ii. *Neighbourhoods are connected and caring* since access to fresh produce can reduce chronic illness and has other health benefits
- e. Objectives and policies related to **Agri-Business & Agri-Tourism** support the following goals:
- i. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since diversifying farm uses can increase local jobs and encourage tourists to visit and spend in North Saanich

d. Healthy Communities

i. Climate & Equity Considerations

ii. Objectives

1. Celebrate Our Heritage – Preserve and celebrate the diverse heritage and historical features of Central Saanich, including the WSÁNEĆ cultures that have existed since time immemorial.
2. Continued Commitment to UNDRIP – Affirm the United Nations Declaration on the Rights of Indigenous Peoples, including that First Nations have suffered historic injustices, and that they have a right to maintain and strengthen their distinct political, legal, economic, social, and cultural institutions without being subjected to forced assimilation or destruction of their culture.
3. Recognize Historic Structures – Recognize the inherent value of historic buildings and structures and how they contribute to community character and create a unique sense of place.
4. Support Arts and Culture – Promote and encourage the growth of arts and culture in the community, including through public art.
5. Climate Action – Ensure new cultural facilities consider climate action and incorporate climate mitigation and adaptation measures into the site and building design.
6. Strong Relationships – Foster strong and collaborative relationships with neighbouring municipalities, local First Nations, the Capital Regional District and other levels of government and agencies.
7. Institutional Services – Ensure that a range of public and private institutional uses are supported to serve the community needs with consideration of population projections and changing demographics.
8. Community Safety – Ensure a strong sense of community safety and confidence in local police and fire protection services to address public health and safety, crime prevention, and the ability to effectively respond to emergency situations.
9. Community Services – Local community organizations are supported in delivering a range of community services, and the level of volunteerism required and important role they play in building community is acknowledged.
10. Climate Action – Recognize the effectiveness of our climate action largely relies on the cumulative efforts of individual people having a collective impact; climate initiatives and successes in the community are celebrated.
11. Healthcare – Support local healthcare facilities and the associated personnel through taking action within municipal jurisdiction and

resources, and supporting the coordination of contributions of community stakeholders and other levels of government.

iii. Policies

1. Community Amenities

- a. To identify the land areas required to meet projected needs for community services and infrastructure, community-based uses have been included on Schedule B.
- b. To support the development of youth and adult education services to meet the needs of the community, the District encourages and supports joint use of public school and community facilities to provide greater benefit to local residents.
- c. School site acquisition charges may be payable in respect of development in accordance with Division 10.1 of Part 26 of the Local Government Act.
- d. Community uses may be located within any area of the District as deemed appropriate by Council.

2. Heritage

- a. The District wishes to facilitate the protection of heritage sites located within the District and has established a Heritage Advisory Commission whose mandate is to work towards heritage preservation through identification of heritage resources, and to respond to referrals from Council on heritage issues.
- b. The District supports heritage conservation in accordance with Part 27 of the Local Government Act.

3. Parks, Recreation and Open Space - Availability

- a. The District strives to provide local parks, trails, beach accesses and other outdoor recreation opportunities in locations and sufficient quantities to be available and accessible where possible to all segments of the population.
- b. Leasing of land for use as park may be considered where a long-term lease arrangement is feasible.
- c. The District should avoid the acquisition of very small parks (less than 0.4 ha in size) except where these provide access to the shoreline, play areas desired by residential neighbourhoods, trails, green belt or protection for ecologically sensitive areas.
- d. Trails in new subdivisions should be developed to an appropriate standard as a condition of subdivision approval, and prior to houses being constructed.
- e. Wherever possible, trail alignment should be located away from major road rights-of-way and should be located along

property boundaries or in dedicated trail corridors within new developments, or adjacent to minor roads.

- f. The District does not permit allocation of closed road rights-of-way to adjacent property owners where such property is deemed to be of value to the community.
- g. The District supports a Community Greenways Strategy as a means of linking areas of green space.
- h. The District supports the efforts of the Capital Regional District in the development and implementation of their various Blue-Green Spaces policies.

4. Parks, Recreation and Open Space - Public Involvement

- a. The District strives to encourage and facilitate community and other agency involvement in planning, organizing and providing parks and outdoor recreation opportunities.
- b. The District should maintain a Parks Commission to assist it in all matters related to parks and outdoor recreation.
- c. The District supports an 'Adopt a Park' program in the municipality whereby neighbourhood groups are encouraged to participate in the development and maintenance of a specific park. Trail users and local organizations are encouraged to provide their volunteer efforts in developing, constructing, maintaining and monitoring public trails under staff supervision.
- d. Uniform signage should be installed at all local parks, beach accesses and trail entry points as a means of improving community awareness of the park system.

5. Parks, Recreation and Open Space - Environmental Protection and Enjoyment

- a. The District strives to promote awareness, enjoyment and protection of the natural environment including outstanding vistas, special biological areas, natural drainage channels, historic sites and the shoreline through preservation and enhancement where feasible.
- b. The District should select and construct public waterfront accesses each year with the aim of maximizing the recreation potential of the shoreline. Narrow accesses may be developed for pedestrian use only. Steep shoreline accesses may be developed for viewpoints only.
- c. The District will endeavour to secure an arrangement with the Institute of Ocean Sciences to enable residents to utilize the Institute's existing boat launch facilities.
- d. The District will endeavour to provide locations for the launching of cartop boats.
- e. The District recognizes the need to protect sensitive species in specially designated areas where species are subject to degradation or extinction. For environmental protection purposes, the District encourages the public to

confine their use of such areas to existing park facilities and trails.

- f. Specific areas of the District's parks that become degraded or which contain endangered species may be reclassified as ecologically sensitive areas.

6. Parks, Recreation and Open Space - Use

- a. The trail system may be extended and developed to provide convenient and interesting non-vehicular links in and between residential areas served by these facilities. Access shall be provided for equestrians, cyclists and persons with disabilities where appropriate.
- b. Active and passive recreation functions should be combined within the same park where appropriate. In cases where combined-use parks are planned, they shall be developed to avoid conflict between uses.
- c. In planning and developing park areas and trail systems, the District will provide access for people with disabilities where appropriate.

7. Parks, Recreation and Open Space - Cooperation

- a. The District strives to provide park areas and outdoor recreation opportunities which will complement facilities provided by other government agencies and nongovernment organizations.
- b. Neighbourhood parks should be developed in conjunction with school sites, thereby providing for the joint use of both facilities by the school and the community wherever desirable.
- c. The District supports maintaining Parks and Green Spaces located along municipal boundaries in a cooperative and coordinated manner with neighbouring communities.

8. Parks, Recreation and Open Space - Parks Plan

- a. To maintain the ecological integrity of parks within the community and provide appropriate public access, the District should consider developing a Parks Plan to implement the objectives and policy guidelines of this Plan.

9. Roads and Servicing

- a. At the date of adoption of this plan, no new major roads are planned for the District with the exception of those shown on Schedule D. No phasing of any major roads is planned.
- b. The proposed network of bicycle paths is shown on Schedule D.
- c. The areas that have received servicing are identified on Schedule E. No major expansions of municipal services are planned. There will be no expansion of services outside of the North Saanich Servicing Area except for health, fire safety or agricultural support reasons.

10. Roads and Servicing - Additional Community Objectives

- a. Airport traffic shall be routed via Mills Road and McDonald Park Road (north access) or via Willingdon Road and Canora Road (south access), and shall not use local residential streets.
- b. The District will require that proponents of new development on Airport lands contribute to the cost of off-site road and drainage improvements required as a result of Airport development.

11. Neighbourhood Nooks

Neighbourhood nooks are small gathering places in residential areas that encourage connection, promote small-scale entrepreneurship, and strengthen neighbourhood character and identity.

- a. Allow a neighbourhood-serving shop and/or cafe use at a crossroads within walking or cycling distance of residential areas

12. Community Amenity Contributions

Community Amenity contributions are in-kind cash contributions provided by property developers when the District Council approves a zoning application.

- a. Develop a revised Community Amenity Contributions policy that clearly lays out the desired amenities for new developments to contribute towards, like:
 - i. Playgrounds
 - ii. Trails
 - iii. waterfront access
 - iv. library services
 - v. childcare
 - vi. arts & culture

13. Heritage and Archaeology

- a. Partner with Central Saanich, Sidney, and W̱SÁNEĆ communities to create a Saanich Peninsula Heritage Strategy that is informed by Indigenous knowledge and provides greater direction on protecting significant cultural and archaeological sites.

14. Child Care

- a. Permit childcare uses in a broader range
- b. of land-use zones
- c. Support partnerships between service providers and local facilities to deliver more childcare spaces

15. Age-Friendly Community

Age-friendly communities are designed to help youth and seniors live actively. In other words, young people and seniors can live safely, enjoy good health and be a part of their community.

- a. Incorporate accessibility and safety features for youth, seniors, and people with disabilities into public spaces and new buildings.
- b. Provide services and programs to meet the needs of community members of all ages.

iv. Relationships to Goals

1. The objectives and policies described in this chapter provide the District of North Saanich with directions and actions to support the OCP's goals. In particular:
 - a. Objectives and policies related to **Neighbourhood Nooks** support the following goals:
 - i. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since shorter distances to shops and services reduces transportation emissions
 - ii. *Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home* since shorter distances to shops and services reduces transportation costs
 - iii. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since small-scale entrepreneurship opportunities support the local economy
 - b. Objectives and policies related to **Community Amenity Contributions** support the following goals:
 - i. *Natural areas and ecological systems are protected, healthy, accessible, and resilient* since amenities like trails and waterfront access raises appreciation, awareness of natural assets
 - ii. *Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home* since amenities like library services and child care support affordability and livability
 - iii. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since amenities like library services and child care support the local economy
 - c. Objectives and policies related to **Heritage and Archaeology** support the following goals:
 - i. *Natural areas and ecological systems are protected, healthy, accessible, and resilient* since traditional knowledge of the land and sea is instrumental to stewardship practices
 - ii. *Agricultural lands are protected and farmed sustainably, while contributing to a thriving local*

- food system* since traditional gardens and harvesting practices can support local food systems
- iii. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since celebrating Saanich Peninsula heritage opens up economic opportunities in tourism
- d. Objectives and policies related to **Age-Friendly Community** support the following goals:
 - i. *Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home* since affordable housing options and aging-in-place options for seniors
 - e. Objectives and policies related to **Child Care** support the following goals:
 - i. *Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home* since child care spaces support affordability and livability

e. Housing & Affordability

i. Climate & Equity Considerations

1. The objectives and policies of this chapter are strongly linked to the social foundations in the OCP's framework of social and planetary boundaries. Many policies are related to ensuring residents have access to safe, stable, and affordable housing, while providing services that support healthy lifestyles. This is key for individuals to achieve a high quality of life within thriving and prosperous communities. Further, if housing and other forms of development are built in a compact and connected way, the District has a greater chance at staying within its ecological ceiling by preventing natural land loss and reducing greenhouse gas emissions and pollution.

ii. Objectives

1. Managed Growth – Accommodate residential growth for the projected population within the Urban Containment Boundary, which has generally been approximately 1% a year in Central Saanich.
2. Low Impact, Walkable – Encourage settlement patterns that reduce the District's carbon footprint by minimizing GHG emissions from transportation and buildings by creating compact, walkable communities.
3. Diverse and Affordable – Promote housing diversity and housing affordability for current and future residents of all incomes, ages, abilities, and household arrangements.
4. Housing for All – Encourage the creation of affordable, rental and special needs housing in the District and support various tenure options to ensure adequate housing for a range of income levels and needs in the community, including housing for First Nations.
5. High Quality Design – Encourage a high standard of residential design and construction towards enhancing community character and quality of life.
6. Climate Action – Acknowledge that housing is within the District's realm of responsibility and influence, and continue to advance climate mitigation and adaptation measures as part of housing proposals through improved energy efficiency, more sustainable building materials, and site and building design.

iii. Policies

1. General Development Policies

The policies in this section are applicable to all land use designations.

- a. Development must be consistent with the goals and objectives of the Plan.
- b. If development occurs, care must be taken to minimize the impact on the natural environment and the existing neighbourhoods. Any development must be designed to prevent pollutants from entering into any water system, including surface-water runoff channels, aquifers, groundwater areas, wetlands and the ocean.
- c. Development should be consistent with the retention of the visual landscape of natural areas, especially on or near the waterfront, hilltops and ridges.
- d. Development must limit the removal of, or damage to, any of the existing natural vegetation cover.
- e. Stream crossings must be located so as to minimize the disturbance of banks, channels and vegetative cover. Where a stream crossing is necessary, the use of a bridge as opposed to a culvert is strongly recommended.
- f. No development or site alteration shall be permitted on a wetland, a riparian area or within the buffer zone specified in this bylaw for wetlands and riparian areas, except as permitted by law.
- g. Proposed sewage disposal systems must function properly with the various soil types and topography of the Plan area without posing any risks to groundwater supplies.
- h. If any temporary watercourse alteration or diversion takes place, streams should be rerouted through their original channels.
- i. Whenever required, access to streams, the ocean and other water sources must be provided for emergency purposes.
- j. There are various archaeological sites scattered throughout the District. Applicants may be required to contact the Ministry of Tourism, Sports and the Arts, Archaeological Branch in order to satisfy any Ministry requirements.
- k. Development proposals should address the requirements established in NFPA 1142 (Supplies for Suburban and Rural Fire Fighting).
- l. New roads, utility corridors and community uses such as schools and recreation facilities shall be directed to non-agricultural lands unless no alternative exists, in which case community uses may be supported in fringe areas of lower soil quality where they provide a buffer between agricultural and residential uses.
- m. The District, in evaluating development or rezoning applications, will consult the recommendations outlined in the Liquid Waste Management Plan.

2. Residential

- a. Where possible, existing trees and hedgerows must be retained as part of the landscaped buffer area to provide privacy and to reduce visual impact on neighbouring areas.
- b. To ensure that residential developments are compatible with the physical site conditions of slope, soil types and drainage patterns, and that natural features such as views, tree cover and variety in terrain are retained and enhanced, the siting of buildings, roads and utilities shall be accomplished in a manner which maintains any sensitive natural areas of the site and preserves the natural landscape.
- c. In order to retain the character of the community, the District should use the land use designations on Schedule B as a general guide to future land uses and densities. The provision of sewer services should not be used to encourage smaller lot sizes.
- d. Secondary suites or second dwelling units may be permitted by zoning regulations as part of an overall District housing strategy.
- e. Access to a designated highway must be provided for every residential development.
- f. Any new development must provide on-site parking in the amount appropriate to the scale of the development.
- g. To encourage innovative housing and subdivision designs such as detached clustered residential developments, particularly for sloped upland areas, the District will provide flexibility in regulatory bylaws. Amenity bonusing, in compliance with Section 904 of the Local Government Act, will be supported in certain areas if site conditions warrant, in order to, amongst other things, preserve open space, natural tree cover and environmentally sensitive areas, leaving slopes unaltered.
- h. An adequate water supply for fire protection needs must be considered as part of any new development on lands designated as Small Lot Residential, General Residential, Country Residential or Multi-family Affordable Housing Residential.
- i. Areas (1 & 2) that could support Multi-family Affordable Housing Residential development are designated on Schedule B. These areas are considered for affordable housing, seniors' housing, rental housing and special needs housing.
- j. Multi-family housing is discouraged in other areas of the municipality as it is inconsistent with the desired rural environment.

- k. Multi-family housing should be developed in a manner that is clustered and that is not disruptive to the environment and the existing adjacent man-made structures.
- l. An Affordable Housing and Strategy Policy was prepared to further address housing concerns in the District including issues such as:
 - 1. The need for seniors' housing;
 - 2. The provision of affordable housing;
 - 3. Secondary suites; and
 - 4. Special needs housing.
- ii. The District has limited potential future development and has designated Areas 1 and 2 for affordable housing for seniors and low-income families
- iii. The District participates in the regional response to existing and emerging affordable housing demand.
- iv. The District provides information on affordable housing to increase community awareness to build support for affordable housing.
- v. The District will support the creation of new, and the retention of existing, rental housing and discourage the conversion of rental housing to strata ownership
- vi. The District will ensure housing densities and height are compatible with the surrounding context and built form.
- vii. The District will support Alternative Development Standards for affordable housing development applications for in Areas 1 and 2 to support affordability such as reduced parking requirements.
- viii. The District will consider the use of Section 226 Community Charter revitalization tax exemption agreements
- ix. New affordable housing development will use registered housing agreements to protect the use for the maximum period of time.
- x. In new developments in Areas 1 and 2, the District will require all new development to be affordable housing for low-income families and seniors. The District adopts a policy to prioritize development proposals for developments for low-income families and seniors in Areas 1 and 2. Proposals will include provisions that ensure that all housing provided is only for non-market low income families and

seniors. This may include housing agreements, tax exemptions and the involvement of affordable housing societies.

- xi. The District will encourage diversity of housing types and tenure in Areas 1 and 2 to promote social mix, and to promote collaboration between non-profit and private sector developers to achieve greater affordability.
- xii. The District will encourage and prioritize developments that incorporate environmentally friendly design to reduce carbon emissions and allow for energy cost savings for residents
- xiii. The District supports affordable housing with funding partners
- xiv. The District establishes policies to support affordable housing for low- income families such as secondary suites and guest cottages. xiv) The District establishes policies which protect and maintain existing non-market and market rental housing stock.
- xv. The District provides information on affordable housing to increase community awareness to build support for affordable housing. xvi) Affordable housing agreements will be for the life of the building that is the subject of the agreement.

3. Residential Infill

Residential infill is a way of adding housing in an established neighbourhood while respecting the character of that neighbourhood. It is a common strategy to avoid residential sprawl and preserve natural areas and rural landscapes. The types of housing being considered for residential infill are those that best match typical single detached homes: small lot subdivisions, duplexes, triplexes, cottages, carriage houses and cluster housing.

- a. Provide more diverse, residential infill housing options close to transit, services, and amenities, specifically within the Terraces neighbourhood.

4. McTavish Village

The current OCP designates a large part of the area north of McTavish Road, between the Patricia Bay Highway interchange and East Saanich Road, for multi-family affordable housing (e.g. townhouses and low rise apartments). A McTavish 'Village' concept would:

- a. Focus the low rise apartments, up to four stories in height, along McTavish Road;
- b. Incorporate townhouses behind to better integrate with nearby single detached homes;

- c. Add a mixed use component (commercial with residential units above) at the intersection of McTavish and East Saanich Roads;
- d. Provide new and enhance walking and cycling connections between the Patricia Bay interchange and the Panorama Recreation Centre; and
- e. Use permeable surfaces and rainwater management strategies in any new developments to mitigate drainage challenges.

5. Multi-Family Affordable Housing Land Use

- a. Develop an economically feasible affordable housing policy that can deliver more affordable housing units within the McTavish Village area, which may include a mix of market and below-market housing units.

6. Cottages

A cottage is a single-storey, detached dwelling, typically located in the backyard of a single detached home.

- a. Allow cottages on residential lots over 0.14 hectares (or 0.3 acres) in certain neighbourhoods.

iv. Relationships to Goals

- 1. The objectives and policies described in this chapter provide the District of North Saanich with directions and actions to support the OCP's goals. In particular:

- a. Objectives and policies related to **Residential Infill** support the following goals:

- i. *Natural areas and ecological systems are protected, healthy, accessible and resilient*, since focusing new housing in existing neighbourhoods protects natural areas from sprawl
- ii. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since focusing new housing in existing neighbourhoods close to transit, jobs, and amenities reduces transportation emissions
- iii. *Neighbourhoods are connected and caring* since more diverse housing forms allows for ageing in place and supports the local workforce in finding housing close to jobs
- iv. *Agricultural lands are protected and farmed sustainably, while contributing to a thriving local food system*, since secondary dwellings provide more options for farm worker housing which is in short supply

- v. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since retaining the local workforce requires more diverse housing options
- b. Objectives and policies related to **McTavish Village** support the following goals:
- i. *Natural areas and ecological systems are protected, healthy, accessible and resilient* since mixed use development in existing neighbourhoods protects natural areas from sprawl
 - ii. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since mixed use neighbourhoods with housing, transit, jobs & amenities reduce transportation emissions
 - iii. *Neighbourhoods are connected and caring* since mixed use neighbourhoods provide active transportation opportunities and supports social gathering
 - iv. *Agricultural lands are protected and farmed sustainably, while contributing to a thriving local food system* since smaller apartment units provide more options for farmworker housing which is in short supply
 - v. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since retaining the local workforce requires more diverse housing options
- c. Objectives and policies related to **Multi-Family Affordable Housing Land Use** support the following goals:
- i. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since providing affordable housing allows more workers to live close to where they work, reducing transportation related GHGs
 - ii. *Neighbourhoods are connected and caring* since providing affordable housing supports low-income households, local businesses in need of workers and healthier commutes
 - iii. *Agricultural lands are protected and farmed sustainably, while contributing to a thriving local food system* since affordable apartment units

- provide more options for farmworker housing which is in short supply
 - iv. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since affordable housing supports local businesses by providing more diverse housing options for the local workforce
 - d. Objectives and policies related to **Cottages** support the following goals:
 - i. *Neighbourhoods are connected and caring* since cottages throughout residential areas expand opportunities for residents to age-in-place
 - ii. *Agricultural lands are protected and farmed sustainably, while contributing to a thriving local food system* since cottages throughout residential areas expand opportunities for farmworker housing
 - iii. *The local economy is increasingly waste-free and anchored by key regional transportation infrastructure* since cottages support local businesses by providing more diverse housing options for the local workforce

2.

f. Jobs & the Economy

i. Climate & Equity Considerations

1. The objectives and policies of this chapter are strongly linked to the social foundations in the OCP's framework of social and planetary boundaries. Economic development is necessary to ensure residents can find well-paying local jobs to keep them above the social foundations and sustain a rewarding quality of life. An added benefit of attracting jobs to local communities that contribute to a circular economy is that they can help reduce pollution and greenhouse gas emissions. Commuting shorter distances is better for our health and the environment while industries that find ways to recycle waste are less likely to burden our waste management systems.

ii. Objectives

1. Forward-Looking – The District is guided by a long-range community economic development strategy that considers low-carbon development and post-disaster recovery in Central Saanich, while also considering community needs and commercial services available across the peninsula.
2. Collaborative – The District collaborates with the WSÁNEĆ Nations, North Saanich, and Sidney in partnership with local

business organizations to explore community economic development opportunities and to promote businesses serving the Saanich Peninsula.

3. Focused on Core Areas – The well-defined, compact, vibrant commercial centres of ~~Brentwood Bay Village, Saanichton Village, and the Keating Business District~~ remain the primary business and employment areas in the District that serve the day-to-day needs of residents through a variety of services and amenities.
4. Thriving Business Community – Local entrepreneurs are supported, and the local economy is thriving with a range of commercial service and retail businesses, a diverse and productive agricultural sector, and home occupation businesses.
5. Thriving Industrial Sector – The ~~Keating Business District~~ continues to play a key role in the industrial sector regionally, underpinning high quality employment opportunities and innovation.
6. Unique Local Context – Low-impact tourist commercial development is supported by an active transportation network associated with the natural environment, agricultural activities, marine uses, and local amenities.
7. Climate Action – The District’s leadership and supportive role in advancing climate adaptation and mitigation measures is recognized through partnership with the local business community.
8. Support Services – The community continues to expand the range of social support services, healthcare services, education opportunities and other methods to support families and make the community desirable for the current and future generations of workers.

iii. Policies

1. Light Industry

- a. Industrial and service commercial development on land designated as *Industrial* on Schedule B is supported with the following types of uses suggested:
 - i. Research facilities;
 - ii. Aviation related businesses and industries;
 - iii. Warehousing, transportation uses, light manufacturing and assembly;
 - iv. Hospitality related uses including restaurants, pubs, car rental firms; and
 - v. Outdoor recreation uses.
- b. In order to provide for light industrial, service commercial and transportation uses which are compatible with the surrounding land uses and environmental conditions, and

can be economically serviced, light industrial uses shall be located where there are minimal negative impacts of increased noise, traffic or servicing costs or loss of environmental quality to the surrounding neighbourhood or the municipality.

- c. Development of dispersed industrial sites in locations of the municipality other than those shown as Industrial on Schedule B is not supported. The preferred pattern of land use for industrial activities is that they be clustered in one or more areas.
- d. Extension of the Industrial designation westward on the north side of Mills Road, or north of the lands currently zoned industrial would involve use of higher quality ALR areas, and is not supported due to availability of alternative land on airport properties.
- e. Buildings used for an industrial use must be buffered from adjacent rural and residential uses.
- f. Outdoor lighting must be pedestrian-oriented and directed down and away from nearby residential areas so as to reduce and minimize glare into the environment.
- g. Buildings in an Industrial area must be of a scale and design that is acceptable to the District.

2. Commercial Development - Land-based Commercial Use

- a. To avoid commercial strip development on major highways or arterial roads, the District has outlined on Schedule B the locations where commercial development is permitted.
- b. Strip commercial development adjacent to the Patricia Bay Highway is not supported with the exception of the 4.856 hectares (12 acre) eastern portion of the Sandown property that abuts the Patricia Bay Highway.
- c. Small-scale neighbourhood shopping areas may be located in any residential area to serve local needs.
- d. To recognize the municipality's role in providing outdoor recreation facilities, and support the development of public and private commercial recreation facilities in the appropriate locations, the District will consider applications on a case by case basis.
- e. Development of non-agricultural commercial uses within areas designated Agricultural on Schedule B is not supported. Such uses shall be directed to non-agricultural areas as defined on Schedule B.
- f. Development of restaurants or neighbourhood pubs may be permitted subject to rezoning approval on a site-specific basis.
- g. Outdoor commercial recreation uses such as golf courses may be permitted on non-ALR designated lands.
- h. Permitted uses on *Health Commercial* designated lands include, but are not limited to the following:

- i. Personal Care Facility
- ii. Research
- iii. Education
- i. Buildings used for a commercial use must be buffered from adjacent rural and residential uses.
- j. Buildings in a commercial area must be of a scale and design that is acceptable to the District.

3. Commercial Development - Marine-based Commercial Use

- a. In order to preserve both the environmental and the scenic qualities of sheltered areas, expansion of marina facilities is generally not supported.
- b. New marina or yacht club developments are not supported outside of currently zoned sites.
- c. No lot covered by water shall be used for the construction or use of a marina, yacht club or accessory uses unless the occupier of such water lot owns land zoned for marina or yacht club that:
 - i. abuts part of a boundary of the lot covered by water; or
 - ii. abuts another lot covered by water of a like zoning utilized as part of the same yacht club or marina.
- d. The total area of the marina or yacht club not covered by water should be at least 33 percent (33%) of the area of the lot or lots of the marina covered by water.
- e. Buildings used for a commercial use must be buffered from adjacent rural and residential uses.
- f. Parking facilities must be provided on the upland portion of the site and must be clearly identifiable.
- g. Buildings in a commercial area must be of a scale and design that is acceptable to the District.

4. Transportation

- a. To reduce the impact of traffic on local residential areas, traffic in residential areas should be minimized by designating and improving appropriate collector roads as shown on Schedule D.
- b. Where possible in future subdivisions, direct access from residential lots to arterial roads should be avoided and access should be provided via local frontage roads and collector roads.
- c. To encourage public transit as an alternative means of transportation, the municipality will encourage upgraded public transportation services as follows:
 - i. improved commuter bus service between North Saanich residential neighbourhoods and downtown Victoria;
 - ii. a local bus service through the municipality linking residential areas to major employment centres, public facilities and Sidney commercial area; and

- iii. the development of park and ride sites at appropriate locations.
- d. Council supports an ongoing review of the Peninsula Transportation Network Plan to provide detailed planning for future municipal roadways and to determine the impact of Patricia Bay Highway upgrading on the local road system.
- e. To encourage transportation by bicycle as a safe means of reducing vehicular traffic and emissions and promoting a sense of community, the District shall facilitate creation of pedestrian and bicycle-friendly neighbourhoods by acquiring necessary rights-of-way for bikeways, footpaths and trails.
- f. The District should develop a long-term Transportation Plan in accordance with the objectives and policy guidelines in this Plan.

5. Airport Development

- a. Airside and groundside commercial development in the North (Mills Road) and East (Canora Road) camps are supported. Airside and groundside development are defined as follows:
 - i. Airside Commercial
 - 1. Means a commercial business on Airport lands that functions in a support capacity to the airside operations at the Airport and that requires direct access to the airfield, and may include such activities as aircraft maintenance, storage, servicing and manufacturing, and cargo operations.
 - ii. Groundside Commercial
 - 1. means a commercial business on Airport lands that may or may not be related to the airside operations at the Airport and that does not require direct access to the airfield.
- b. The following uses of airport lands should not be encouraged:
 - i. commercial uses such as retail stores (other than a convenience store) and shopping centres; and
 - ii. residential uses.
- c. The District supports the use of Airport lands for outdoor recreation uses, apart from golf courses on lands within the Agricultural Land Reserve.
- d. The District supports a Regional Trail along the periphery of the Airport in the southwest area linking Patricia Bay Park with Cresswell Road.
- e. The District supports protection of the environmentally sensitive areas on the Airport lands.
- f. The District does not support any commercial or non-agricultural development on land located within the

Agricultural Land Reserve except for that which meets the rural philosophy of North Saanich and is approved by the Agricultural Land Commission.

- g. The District does not support the development of a recreational vehicle park on Airport lands.
- h. The District does not support changing uses of the areas zoned for Agriculture or Recreation without consideration for greenway objectives such as:
 - i. ecologically sensitive areas;
 - ii. green space; and
 - iii. visual features.
- i. The District recognizes Hospital Hill, the area south of Wellington Road, Reay Creek and the area north of Mills Road as potential greenway links and would support a future Stewardship Agreement for protection of these areas.
- j. All Airport development which falls within the District boundaries shall meet the standards and requirements mutually agreed upon by the Authority and the District.

6. McTavish Village

- a. As part of the McTavish Village concept, support a mix of shops, services, and light/artisan manufacturing at the intersection of McTavish Road and East Saanich Road.

7. Green and Circular Economy

A green and circular economy is one that seeks to be waste-free and has a low environmental impact. Businesses in a circular economy collaborate to reuse or recycle waste generated in each other's industries.

- a. Develop a "green economy" strategy that encourages local industries and businesses to collaborate and manage their waste in more sustainable ways.

8. Light Industry

- a. Review policies related to the industrial parcels at the corner of Mills Road and McDonald Park Road in concert with the recent expansion of sewer services to this area to support a broader range of industrial uses.
- b. Develop industrial form and character development permit area guidelines to provide more direction on the look and feel of industrial development.

9. Marine Industry and Commercial

- a. Align OCP policies with key findings and recommendations from the Marine Task Force (link to recommendations report)
- b. Review marine-based commercial policies to include more guidance for development on marine surface areas (e.g. marinas, piers, docks)

iv. Relationships to Goals

1. The objectives and policies described in this chapter provide the District of North Saanich with directions and actions to support the OCP's goals. In particular:
 - a. Regional collaboration is founded on trusting relationships with W̱SÁNEĆ, Sidney, and Central Saanich communities.
 - b. Natural areas and ecological systems are protected, healthy, accessible, and resilient.
 - c. Neighbourhoods are connected and caring.
 - d. Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate.
 - e. Agricultural lands are protected and farmed sustainably, while contributing to a thriving local food system.
 - f. Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home.
 - g. The local economy is increasingly waste-free and anchored by key regional transportation infrastructure.
2.
 - a. Objectives and policies related to McTavish Village support the following goals:
 - i. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since mixed use neighbourhoods with housing, transit, jobs & amenities reduce transportation emissions
 - ii. *Greater housing diversity, that respects the community's character, helps residents from all walks of life to attain a home* since mixed use neighbourhoods reduce transportation costs
 - iii. *Neighbourhoods are connected and caring* since mixed use neighbourhoods provide active transportation opportunities and supports social gathering
 - b. Objectives and policies related to Green and Circular Economy support the following goals:
 - i. *Natural areas and ecological systems are protected, healthy, accessible, and resilient* since a green and circular economy produces less waste and reduces impacts on the environment
 - ii. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since a green and

- circular economy reduces emissions related to waste management
 - iii. *Neighbourhoods are connected and caring* since Green industry reduces air pollutants and benefits air quality
 - c. Objectives and policies related to Light Industry support the following goals:
 - i. *Neighbourhoods are connected and caring* since form & character guidelines help create high-quality and safe site designs
 - d. Objectives and policies related to Marine Industry and Commercial support the following goals:
 - i. *Natural areas and ecological systems are protected, healthy, accessible, and resilient* since more guidance on marine surface areas can support foreshore protection measures
 - ii. *Strong action to address the climate crisis is reducing greenhouse gas emissions and helping us adapt to a changing climate* since there is more guidance on marine surface areas can support development that is adaptable to sea level rise

8. Implementation

- a. Alignment with other Plans & Strategies
- b. New Plans & Strategies to Create
- c. Sub-Regional Coordination
- d. Relationship Building
 - i. First Nations
 - ii. Capital Regional District
 - iii. Other Levels of Government

9. Monitoring and Review

- a. Regional Indicators
- b. Sub-Regional Indicators
- c. Local Indicators

10. Development Permit Areas

- a. General Development Permit Guidelines
- b. General Exemptions
- c. Marine Uplands and Foreshore
- d. Creeks, Wetlands, Riparian Areas and Significant Water Resources
- e. Sensitive Ecosystems
- f. Steep Slopes
- g. Commercial and Industrial
 - i. McTavish Mixed Use Village

- ii. Neighbourhood Nooks
- h. Multi-family Dwellings
- i. Intensive Residential
- j. Wildfire Hazard lands??
- k. Farmland Protection??

11. Definitions

12. Development Approval Information Area

13. Regional Context Statement

14. Maps