

**District of North Saanich
Community Agricultural Commission**

Regular Meeting

**Wednesday, November 13, 2019 at 1:30 p.m.
Council Chambers
1620 Mills Road**

(Please note that all proceedings are recorded)

AGENDA

PAGE NO.

1. APPROVAL OF AGENDA

2. ADOPTION OF MINUTES

- | | | |
|-----|--|-------|
| (a) | Minutes of the meeting held September 11, 2019
2019-09-11 Minutes | 3 - 5 |
|-----|--|-------|

3. REFERRALS

- | | | |
|-----|--|--------|
| (a) | Draft Regional Context Statement - Proposed Bylaw No. 1485
(Referred by: Council for comments)
Regional Context Statement Staff Report
Summary Table of Proposed Changes for RCS
Bylaw 1485 OCP RCS | 7 - 37 |
|-----|--|--------|

4. NEW BUSINESS

5. ADJOURNMENT

SUBJECT TO ADOPTION

DISTRICT OF NORTH SAANICH

**Minutes of the Meeting of the
Community Agricultural Commission**

Wednesday September 11, 2019 at 1:30 p.m.

PRESENT:

Chair S. Rowed
Members I. Fancey
E. McMurphy
M. Soellner
D. Chown
M. Aylard
J. Rashleigh

Council Liaison C. Stock
Community Planning Commission Liaison J. Kingham(1:49pm)
Chief Administrative Officer T. Tanton
Director of Planning & Community Services A. Berry
Director of Infrastructure Services E. Toupin
Commission Secretary C. Gotto

**OTHER
ATTENDEES:**

Developer - Platform Properties A. Sinclair(1:51pm)
Agrologist – Madrone Environmental Services ltd. T. Elliott

ABSENT:

M. Hughes
Community Stewardship Commission Liaison F. Mailhot

The meeting was called to order at 1:32 p.m.

The Commission went around the table and introduced all members and attendees.

1. APPROVAL OF AGENDA

MOVED BY: E. McMurphy
SECONDED BY: I. Fancey

8-CAC That the agenda be approved as circulated.

CARRIED

2. APPROVAL OF MINUTES

The Commission asked for clarification on commission minute taking practices.

MOVED BY: E. McMurphy
SECONDED BY: D. Chown

9-CAC That the June 5, 2019 minutes be approved.

CARRIED

3. REFERRALS

a.) Completion of the Sandown Agricultural Reclamation Activities – Request for comments as to the adequacy of the reclamation and drainage works.

The Director of Planning & Community Services, introduced the Agrologist and gave an overview of the referral.

J. Rashleigh recused herself from the discussion and left the meeting at 1:42p.m.

The Agrologist gave an overview of his report and addressed questions from the Commission.

A.Sinclair, Platform Properties joined the meeting at 1:51pm.

A. Sinclair spoke to the agrologist report and addressed questions from the Commission.

The Director of Infrastructure Services addressed questions from the Commission and the audience.

MOVED BY: E. McMurphy
SECONDED I. Fancey

10-CAC That the Community Agricultural Commission recognize efforts made to ensure adequacy of the reclamation plan and drainage work at the Sandown site and has no further comments for the Agrologist.

DEFEATED

OPPOSED: M. Aylard, D. Chown, I. Fancey, S. Rowed

The Chief Administrative Officer left the meeting at 3:00p.m.

The Community Planning Commission Liaison left the meeting at 3:36p.m.

MOVED BY: I. Fancey
SECONDED BY:

11-CAC That the CAC recommend that Council accept the preliminary plan for reclamation of the Sandown lands as outlined by Thomas Elliott the Agrologist for Madrone Environmental Services and that they direct staff to make an assessment of the Vision Sandown report.

WITHDRAWN

MOVED BY: M. Aylard
SECONDED BY: I. Fancey

12-CAC That prior to final comments from the CAC on the Agrologist report from Dr. Elliot, the CAC recommend that the District of North Saanich advise the CAC about whether or not it is willing to retain a professional Agrologist to give advice on what further comments may be necessary, and that the CAC approach the district about what accommodations if any can be made for a site visit at the Sandown site with a professional or just as a group.

CARRIED

OPPOSED M. Soellner, E. McMurphy

6. ADJOURNMENT

MOVED BY: M. Aylard
SECONDED BY: M. Soellner

13-CAC That the meeting be adjourned at 4:04p.m.

CARRIED

CERTIFIED CORRECT

APPROVED AND CONFIRMED

Recording Secretary

Curt Kingsley
Director, Corporate Services



District of North Saanich

STAFF REPORT

To: Tim Tanton
Chief Administrative Officer

Date: October 1, 2019

From: Carly Rimell
Planner

File: 6430-20 RGS

Re: Draft Regional Context Statement – Proposed Bylaw No. 1485

RECOMMENDATIONS:

That Council:

- a) Grant first reading and second reading to Official Community Plan Bylaw Amendment No. 1485, 2019;
- b) Give consideration to the Financial Plan and the Waste Management Plan;
- c) Direct staff to refer Official Community Plan Bylaw Amendment No. 1485, 2019 to the Capital Regional District Board for acceptance;
- d) Direct staff to refer Official Community Plan Bylaw Amendment No. 1485, 2019 to the Agricultural Land Commission, Tseycum First Nation, Pauquachin First Nation, Ministry of Transportation and Infrastructure, School District No. 63, Town of Sidney, District of Central Saanich and the Victoria Airport Authority; and
- e) Direct staff to refer this staff report Draft Regional Context Statement – Proposed Bylaw No. 1485 to the Community Agricultural Commission, the Community Planning Commission and the Community Stewardship Commission for comment.

STRATEGIC PLAN IMPLICATIONS:

This matter relates to the following Council strategic priorities:

Ensure Strong Leadership, Fiscal Responsibility and Transparent Government

Encourage Compatible Commercial and Local Business Development

Maintain a Strong Sense of Community

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

Maintain a Safe and Healthy Community

OFFICIAL COMMUNITY PLAN:

This matter relates to the following sections of the District's Official Community Plan:

- 6.0 Residential
- 16.0 Regional Context Statement
- 17.0 Performance Measures

INTRODUCTION / BACKGROUND:

The District of North Saanich (DNS) on January 22, 2018 at a Special Meeting of Council resolved:

- 47 That Council accept Bylaw 4017 “Capital Regional District Regional Growth Strategy Bylaw No. 1, 2016” and write to the Capital Regional Board that it has no objections.

The Capital Regional District (CRD) adopted the Regional Growth Strategy (RGS) on March 14, 2018 (Appendix A: Regional Growth Strategy 2018). The *Local Government Act* provides 2 years for municipalities to update their Regional Context Statements (RCS) to align with a new RGS. This means all RCSs must be updated by March 15, 2020. The *Local Government Act* also provides regional districts up to 120 days to accept a Council-proposed RCS. As a result of these legislative provisions, the deadline for submission for the DNS RCS is November 15, 2019.

The purpose of this report is to provide a draft updated RCS for Council’s consideration.

DISCUSSION:

A RCS, adopted within a municipality’s applicable Official Community Plan (OCP) (Appendix B: District of North Saanich Official Community Plan Bylaw No. 1130, 2007), relates OCP provisions to the RGS. The CRD Board has broad discretion to accept or not accept the RCS.

On April 11, 2018 the CRD Board approved a framework to guide the evaluation of RCS. DNS staff followed this guide while drafting the proposed RCS to ensure relevant criteria was included within the proposed update to the RCS.

In general, the proposed changes with respect to the RCS include:

- a narrative format as opposed to a table format
- reorganization to align with the structure of the RGS, including new headings
- the addition of food systems and climate action sections to align with the RGS
- in text references to the RGS and OCP to better demonstrate policy alignment
- addition of new information to address the evaluation criteria
- mapping updates for simplification, clarification and to reflect present infrastructure and existing development

The current RCS uses written descriptions of how the policies aligned with the previous RGS as well as an additional column to reference policies which apply to the entire section (Appendix B: District of North Saanich OCP; Section 16.0 Regional Context Statement). Through consultation with CRD staff, a new approach was suggested to include references to specific goals, objectives and policies within the proposed draft RCS. This suggestion is also consistent with a recent court ruling (*Greater Vancouver Regional District v. Langley Township*) where it was made clear that for an RGS to be implemented through the context statement, the context statement must be specific. The reference cannot be indirect and it cannot be high level. DNS staff have therefore included in text citations throughout the draft proposed RCS to more clearly demonstrate policy alignment.

Due to the upcoming comprehensive OCP review in 2020, this draft proposed RCS only draws parallels between the existing OCP goals, objectives and policies. Where necessary the draft proposed RCS acknowledges where consideration will be given to identify how the OCP is to be made consistent with the RGS over time.

A detailed outline of the proposed changes to the OCP has been attached to this report as Appendix C: Summary Table of Proposed Changes for RCS Update. DNS staff have provided details on the justification for the proposed amendments to the OCP as part of the RCS update.

For clarity, no new policies are being proposed for inclusion within the OCP as part of this proposed bylaw amendment (Appendix D: Proposed Bylaw No. 1485).

CRD staff have been consulted during the drafting of the RCS and have provided helpful feedback. DNS staff believe the proposed RCS fulfills the legislated requirements and would be acceptable for consideration by the CRD Board.

IMPLICATIONS:

Procedural Implications

Section 448 of the *Local Government Act* outlines the process of CRD Board acceptance of proposed RCS.

s.448 (1) A Council must:

- (a) submit a proposed regional context statement for board acceptance;
- (b) submit any amendments to the regional context statement for board acceptance; and
- (c) review the regional context statement at least once every 5 years and if no amendment is proposed, submit the statement for its continued acceptance.

(2) The board has 120 days to respond, by resolution, indicating whether it accepts or rejects the regional context statement. Should the Board reject the regional context statement, it must

- (a) indicate the provision to which it objects and
- (b) the reasons for the objections.

(3) If the board fails respond within the 120 days the board is deemed to have accepted the regional context statement.

The RGS was approved on March 15, 2018. Legislation provides two years for municipalities to update their RCS to align with a new RGS. That means all RCSs must be updated by March 15, 2020. The legislation provides regional districts with up to 120 days to accept a Council-proposed RCS. As a result of these legislative provisions, the deadline for submission of the RCS is November 15, 2019.

The RCS is subject to acceptance of the CRD Board to ensure the municipality and the region agree that the OCP and RGS are compatible. If the CRD doesn't accept the RCS, the same dispute resolution processes would apply as with the adoption of the RGS. However due to ongoing CRD staff review DNS staff anticipate that the draft RCS would be acceptable for consideration by the CRD Board.

Consultation Implications

Section 475(2)(b) requires that the local government consider whether consultation is required with the board of the regional district, council of any adjacent municipality, first nations, boards of education, provincial and federal governments and their agencies. Consultation with these agencies is accomplished by means of referral.

Section 476(1) requires that the local government consult with the boards of education for the school district at the time of preparing or amending the OCP.

Section 477(3)(b) requires that if the proposed OCP applies to land within the Agricultural Land Reserve (ALR), it must be referred to the Agricultural Land Commission for comment.

All of the relevant agencies have been included within the recommendation to Council if they wish to proceed with the proposed draft Bylaw No. 1485.

Financial Implications

Section 477(3)(a) requires that after first reading of the bylaw the local government must consider the proposed official community plan in conjunction with (i) its financial plan, and (ii) any waste management plan under Part 3 [Municipal Waste Management] of the *Environmental Management Act* that is applicable in the municipality or regional district. As no new policies or services are being proposed it is anticipated there would be no financial impact to either plans from the proposed bylaw amendment.

OPTIONS TO CONSIDER:

That Council:

- a. Grant first reading and second reading to Official Community Plan Bylaw Amendment No. 1485, 2019;
- b. Give consideration to the Financial Plan and the Waste Management Plan;
- c. Direct staff to refer Official Community Plan Bylaw Amendment No. 1485, 2019 to the Capital Regional District Board for acceptance;
- d. Direct staff to refer Official Community Plan Bylaw Amendment No. 1485, 2019 to the Agricultural Land Commission, Tseycum First Nation, Pauquachin First Nation, Ministry of Transportation and Infrastructure, School District No. 63, Town of Sidney, District of Central Saanich and the Victoria Airport Authority;
- e. Direct staff to refer this staff report Draft Regional Context Statement – Proposed Bylaw No. 1485 to the Community Agricultural Commission, the Community Planning Commission and the Community Stewardship Commission for comment.
- f. Request amendments to the proposed Official Community Plan Bylaw Amendment No. 1485, 2019 and request that staff provide a follow-up report outlining the proposed amendments to Official Community Plan Bylaw Amendment No. 1485, 2019;
- g. Other.

NEXT STEPS:

Regional Context Statement Referral

If Council supports the proposed bylaw (RCS) as written and wishes to proceed with first and second reading of the proposed bylaw, Council would then, by resolution, refer it to the CRD for Board acceptance.

CRD Board

The CRD Planning and Protective Services Committee¹ would review the proposed RCS and would recommend that the Board either accept or reject the RCS. The Board would consider the

¹ The Planning and Protective Services Committee is a standing committee established by the CRD Board to oversee and make recommendations to the Board regarding matters related to planning, protective services and emergency management matters.

recommendation and make a decision, in the context of its broad legislative discretion. The Board would notify the DNS of the decision to accept or reject the RGS, by resolution.

Should the CRD Board not accept the RCS, the DNS may choose to revise the RCS, request an amendment to the RGS or initiate dispute resolution².

Note that section 448(2) of the *Local Government Act* provides for a 120-day referral period for Board acceptance of the RCS. The CRD has advised that they will target a shorter response period, when possible.

OCP Adoption

Once the CRD Board has accepted the RCS, the OCP may proceed to public hearing and to third reading and adoption; however, if the public hearing results in changes that require revisions to the RCS Council must re-refer the RCS for Board acceptance.

RGS Implementation through the RCS

The CRD Board review and acceptance of the RCS is the only tool by which to relate the RGS to an OCP, and is therefore a key RGS implementation tool.

The CRD is responsible for monitoring and yearly reporting on progress toward achieving RGS objectives, policies and targets. The first of these annual reports, since the adoption of the 2018 RGS, was provided to Council at the August 19, 2019. It was resolved that Council:

- 306 1. Receive the 2019 Regional Growth Strategy Indicator Report for information; and
2. Affirm that the District of North Saanich continues to work to further advance progress towards applicable Regional Growth Strategy targets.

CONSULTATIONS:

Development of the RCS

The draft proposed RCS was closely developed with Infrastructure Services staff, chiefly the GIS Technician and the Director of Infrastructure Services.

The draft proposed RCS was reviewed by CRD staff several times.

Referral of the RCS

If Council chooses to proceed with the proposed draft RCS, DNS staff recommend that the Community Planning Commission, Community Stewardship Commission and the Community Agricultural Commission have the opportunity to review the proposed RCS and to provide comments and recommendations.

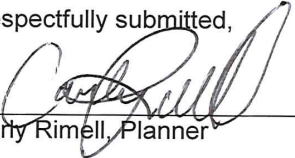
If Council chooses to proceed with the proposed draft RCS, DNS staff recommend that the Agricultural Land Commission, Tseycum First Nation, Pauquachin First Nation, Ministry of Transportation and Infrastructure, School District No. 63, Town of Sidney, District of Central Saanich and the Victoria Airport Authority have the opportunity to review the proposed RCS and to provide comments and recommendations.

² Section 445 of the *Local Government Act* provides for a dispute resolution mechanism should the CRD Board not accept the regional context statement. The same dispute resolution processes that apply to the acceptance of the RGS apply to acceptance of a regional context statement.

SUMMARY:

DNS staff have prepared a draft RCS (Bylaw No. 1485) which demonstrates existing policy alignment between the RGS and the DNS OCP. In keeping with the *Local Government Act* the draft RCS has outlined where consideration will be given to identify where the OCP is to be made consistent over time. DNS staff recommend giving first and second reading to the bylaw and proceeding with the bylaw referral process.

Respectfully submitted,


Carly Rimell, Planner

Concurrence,


Tim Tanton, Chief Administrative Officer

Concurrence:


Anne Berry, Director Planning and
Community Services

Attachments:

- Appendix A Regional Growth Strategy (January 2018) Available at northsaanich.ca
- Appendix B District of North Saanich Official Community Plan Bylaw No. 1130, 2007 Available at northsaanich.ca
- Appendix C Summary Table of Proposed Changes for RCS Update
- Appendix D Proposed Bylaw No. 1485

Summary Table of Proposed Changes for RCS Update (OCP Amendment Bylaw No. 1485)

OCP Section	Description of Proposed Changed	Staff Justification
Table of Contents	Remove '16.1 Introduction' and '16.2 Regional Context Statement'	Staff suggest this change in order to simplify the sections within the OCP and not have redundancy within the naming convention of 16.0 Regional Content Statement and 16.2 Regional Context Statement. The entirety of 16.0 is considered the Regional Content Statement.
Table of Contents	Rename Section 17.0 'Performance Measures' to 'Plan Area Inventory'	See Section 17.0 Performance Measures, section below.
List of Maps	Update the list of maps to reflect current name of Development Permit Area and DPA Map	DPA No. 8 was originally named 'Medium Density Small Lot Residential' but has subsequently been amended to 'Intensive Residential Development'. Staff suggest updating the table of contents to reflect the current name of the DPA.
List of Tables	Amend the name of Table 1 and Table 2 to reflect the proposed changes to Section 6.0 Residential	See Section 6.0, Table 1 and Table 2 below.
1.3 Legislative Authority	Update the text to reflect the 2018 RGS and the associated RGS objectives	Staff suggest this change in order to be consistent with 2018 RGS objectives and as part of the update to the RCS.
1.4 Planning Area and Time Frame	Update timeframe to remove '2019' and replace it with '2038'.	Staff suggest extending the timeframe past the 5 year requirement noted within s.473(1)(a) of the <i>Local Government Act</i> , as estimates to the year 2038 to align with RGS timeframe and show consideration and more information with respect to long range planning.
6.0 Residential	Update Future Housing Needs to update housing estimates.	The number of dwelling units were derived from proposed table 1, based on a 5 year incremental breakdown of the dwelling projections from 2018 to 2038.
6.0 Residential	Rename Table 1 from 'Projected Population and Demand for Housing – Five Year Time Frame' to 'Population, Dwelling Unit and Employment Projections – 20 Year Time Frame'. The updated projections were provided by BC Stats and derived from 2016 census data.	The proposed table 1 uses projections provided by BC Stats, derived from the 2016 census. These projections were prepared at both the sub-regional and municipal levels so as to satisfy the non-binding dispute resolution process of the RGS ¹ . The municipal level projections have been included to the proposed Table 1 Population, Dwelling Unit and Employment Projections – 20 Year Time Frame. Staff suggest extending the current approach of a 5 year time frame to the year 2038 to align with RGS time frame and show consideration and additional information with respect to long range planning.

¹ On [July 15, 2019 Council](#) was presented with a report for a Regional Growth Strategy Amendment – Informal Referral with respect to these projections.

Appendix C

6.0 Residential	Rename Table 2 from "Table Two: Estimated Housing Supply by Land Use Designation" to "Table 2: Estimated Housing Supply by Land Use Designation"	The proposed table 2 provides a comprehensive update in the estimates of parcels within land use designations and the associated density with respect to dwelling units.
13.0 Special Development Areas	Add an asterisks next to Site 3 - Baldwin Property to indicate that the area has already been developed or partially developed.	This amendment is suggested to reflect the recent rezoning and anticipated development at the Baldwin property.
14.10 Development Permit Area No. 8 Intensive Residential Development	Updating the justification section to provide clarity as to where the DPA applies.	<p>The justification paragraph indicates that the DPA applies to Area 1 McTavish and Area 2 Tsehum, whereas it actually only applies to a subset area of Area 1 McTavish and Area 2 Tsehum.</p> <p>The proposed language simplifies the application to the area denoted on Development Permit Area No. 8 map.</p>
16.0 Regional Context Statement	Update to reference existing consistency and where consideration will be given to work towards consistency with the RGS.	<p>The draft RCS acknowledges that in order to identify how the OCP is to be made consistent over time consideration will be given to:</p> <ul style="list-style-type: none"> • Reviewing the boundaries of sewer services, the North Saanich Servicing Area (NSSA); • Adoption of policies for protection from hazards such as a coastal floodplain mitigation bylaw; • Adoption of climate change adaptation policies through a marine policy review; • Including municipal specific targets to increase the amount of land in crop production; • Supporting First Nations food interests and rights; and • Updated targets for greenhouse gas reduction. <p>These policy items (noted above) are incorporated within the RGS and therefore it must be considered how the District's OCP will be made consistent with the RGS overtime. Staff suggest that these are larger policy items that would be more appropriately considered as a separate policy review from the RCS or as part of the OCP comprehensive review anticipated to initiate in 2020.</p> <p>The draft RCS also includes more information with respect to other policies, plans and initiatives the District is undertaking. This was done to demonstrate how the objectives, policies and targets of the RGS are also being implemented through separate initiatives outside of the RCS.</p>
Section 17.0 Performance Measures	<ul style="list-style-type: none"> • Rename from 'Performance Measures' to 'Plan Area Inventory'. 	Staff have updated inventory to include all OCP designations and it now distinguishes designations between where they apply to on land areas and those on marine surface water areas. This section assists in

Appendix C

	<ul style="list-style-type: none"> Inventory amended to include all designations which includes the addition of small lot residential, educational commercial, health commercial, special agricultural, marine commercial and airport. The inventory now distinguishes the area on land as well as on marine surface water. 	<p>satisfying the requirements of section 473(1)(b) by showing the amount and type of commercial, industrial, institutional, agricultural, recreational and public utility land uses.</p> <p>Staff also suggest changing the title of this section to better reflect the purpose of this section.</p>
Figure 2 Regional Context Statement Map	Amend the legend to include the full names of Area 1 (McTavish) and Area 2 (Tsehum).	To provide clarity and consistency with language throughout the OCP.
Development Permit Area No. 6 Multi-Family	Amend the legend by removing specific development names and numbers as well as the subsets of Area 1 (McTavish) and Area 2 (Tsehum).	To simplify the application of the DPA.
Development Permit Area No. 8 Intensive Residential	Rename the map and the legend to be consistent with the Development Permit Area, from 'Residential Intensification' to 'Intensive Residential'.	To provide clarity and create consistency with the language throughout the OCP.
Schedule B Land Use Designations	<ul style="list-style-type: none"> Update park designation to reflect zoning changes at Special Development Area # 3 (Baldwin Property) Apply white to roads, thereby removing land use designations on the roads Removing marine designation from fronting Tseycum Nation and Pauquachin Nation which corresponds with zoning bylaw Additional legend to show municipal boundaries and Victoria Airport Boundary 	To create consistency with zoning bylaw.
Schedule D Transportation and Cycling Network	<p>Update to show the portions of the transportation and cycling network which have been developed since the adoption of this map in 2007 which includes:</p> <ul style="list-style-type: none"> Multi-use trail around the Victoria Airport Bike lanes along West Saanich Road (Wain to Frizell) Bike lanes along Wain Road (West Saanich to Highway 17) Bike lanes along East Saanich (Central Saanich Boundary to Canora) 	These updates provide a more accurate representation of the transportation and cycling network which demonstrates consistencies with CRD Regional Transportation Plan and Pedestrian Cycling Master Plan

Appendix C

Schedule E Municipal Services	<p>Update to reflect current sewer infrastructure and remove lands serviced by private well as this is not a municipal service. The summary of changes include:</p> <ul style="list-style-type: none">• Saanich Peninsula wastewater treatment plant moved to correct location• Combined previous sewer areas into one description within the legend to reflect areas serviced as of September 2019	<p>These updates better reflect the properties serviced by municipal sewer to better inform those who consult the OCP. The LGA also requires the OCP shows the approximate location of sewer systems.</p>
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DISTRICT OF NORTH SAANICH

BYLAW NO. 1485

A BYLAW TO AMEND THE DISTRICT OF NORTH SAANICH OFFICIAL COMMUNITY PLAN BYLAW NO. 1130 (2007)

WHEREAS the District of North Saanich may amend the provisions of its bylaws pursuant to the *Local Government Act*;

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

TEXT AMENDMENTS

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

- a. The Table of Contents is amended by removing '16.1 Introduction';
- b. The Table of Contents is amended by removing '16.2 Regional Context Statement';
- c. The Table of Contents is amended by removing '17.0 PERFORMANCE MEASURES' and replacing it with:
"17.0 PLAN AREA INVENTORY"
- d. The List of Maps is amended by removing 'Map No. 8 Development Permit No. 8 Medium Density Small Lot Residential' and replacing it with:
"Map No. 8 Development Permit Area No. 8 Intensive Residential Development"
- e. The List of Tables is amended by removing 'Table No. 1 Five Year Population Projections and Housing Needs' and replacing it with:
"Table 1: Population, Dwelling Unit and Employment Projections – 20 Year Time Frame"
- f. The List of Tables is amended by removing 'Table No. 2 Land Available for Housing' and replacing it with:
"Table 2: Estimated Housing Supply by Land Use Designation"
- g. Section 1.3 Legislative Authority is amended by removing the following text:
"Additionally, the Regional Growth Strategy (RGS) adopted for the Capital Regional District (CRD) in August 2003 has established several goals and outlined the desired pattern of growth for the CRD. The eight strategic directions in the RGS are as follows:
 1. Keep urban settlement compact;
 2. Protect the integrity of rural communities;
 3. Protect regional green and blue space;
 4. Manage natural resources and the environment sustainably;
 5. Build complete communities;
 6. Improve affordable housing;
 7. Increase transportation choice;

8. Strengthen the regional economy."
- h. Section 1.3 Legislative Authority is amended by replacing the above noted text with the following text:
- "In 2018, the Capital Regional District (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."
- i. Section 1.4 Planning Area and Time Frame is amended by removing "2019" and replacing it with:
- "2038"
- j. Section 6.0 Residential is amended by removing the text under the heading Future Housing Needs and replacing it with the following:
- "It is estimated that 225 dwelling units are needed to accommodate the demand for housing over the next five years, which reflects servicing capacity. (See Table 1). Two areas that have the potential to satisfy much of this demand, Area 1 (McTavish) and Area 2 (Tsehum) as identified on Figure 2 Regional Context Statement Map. Current land use designations will satisfy the housing demand projections over the next five years.
- k. Section 6.0 Residential is amended by removing Table One: Projected Population and Demand for Housing – Five Year Time Frame and replacing it with the following:
- "Table 1: Population, Dwelling Unit and Employment Projections – 20 Year Time Frame"**

	2018	Projected 2023	Projected 2028	Projected 2033	Projected 2038
Population	12,200	12,400	12,600	12,800	13,000
Dwellings/units	5,000	5,225	5,450	5,675	5,900
Employment	5,500	6,475	7,450	8,425	9,400

*Source: Capital Regional District, excludes First Nations prepared by BC Stats, 2019"

- l. Section 6.0 Residential is amended by removing Table Two: Estimated Housing Supply By Land Use Designation and the associated footnotes 1 through 4, and replacing it with the following:

"Table 2: Estimated Housing Supply by Land Use Designation"

Agriculture
Existing Lots

Occupied Lots	260
Vacant Lots	5
Lots Eligible for Subdivision Application >40 ha	Up to 3
Potential Secondary Dwelling Units	
Secondary Suites ¹	270
Guest Cottages ^{1 2}	250
Rural	
Existing Lots	
Occupied Lots	80
Vacant Lots	10
Lots Eligible for Subdivision Application >8 ha	Up to 4
Potential Secondary Dwelling Units	
Secondary Suites ¹	100
Guest Cottages ^{1 2}	65
Country Residential	
Existing Lots	
Occupied Lots	1,280
Vacant Lots	40
Lots Eligible for Subdivision Application >0.8 ha	Up to 70
Potential Secondary Dwelling Units	
Secondary Suites ¹	1,460
Guest Cottages ¹	731
General Residential	
Existing Lots	
Occupied Lots	2,690
Vacant Lots	80
Lots Eligible for Subdivision Application >0.28 ha	Up to 460
Potential Secondary Dwelling Units	
Secondary Suites ¹	3,690
Guest Cottages ¹	230
Small Lot Residential	
Existing Lots	
Occupied Lots	40
Vacant Lots	0
Lots Eligible for Subdivision Application >0.28 ha	0
Potential Secondary Dwelling Units	
Secondary Suites	40
Multi-family Affordable Housing Residential	
Existing Lots	
Occupied Lots	400
Vacant Lots	50
Lots Eligible for Subdivision Application >740 m ²	Up to 153
Potential Dwelling Units	
Townhouses (15 per 0.4 ha) ³	Up to 2,290
Apartments (30 per 0.4 ha for 3 storeys) ³	Up to 4,590

¹ Only 1 secondary dwelling unit, either in the form of a secondary suite or a guest cottage (on lots greater than 0.4 hectares) would be permitted in this potential estimated scenario.

² A guest cottage in the Agricultural Land Reserve would be subject to approval by the Agricultural Land Commission as well as required to demonstrate the need for farm worker housing.

³ These estimates are based on if all the land designated as Multi-family Affordable Housing Residential was reconfigured into parcels to support the maximization of dwelling units. This would either be in the form of townhouses or apartments and final determination would be based on servicing capacity.”

- m. Section 13.0 Special Development Areas under the heading Approach for Specific Sites by removing ‘Site 3 – Baldwin Property’ and replacing it with:
Site 3 - Baldwin Property*
- n. Section 14.10 Development Permit Area No. 8 Intensive Residential Development is amended by removing the text under the Designation heading and replacing it with:
“That part of North Saanich shown on Development Permit No. 8 Intensive Residential Map is designated as a development permit area in order to establish guidelines for the form and character of intensive residential development pursuant to Section 488(1)e of the *Local Government Act*.”
- o. Section 16.0 is repealed and replaced with the content attached to and forming part of this bylaw in *Schedule A*.
- p. Section 17.0 is repealed and replaced with the content attached to and forming part of this bylaw in *Schedule B*.

FIGURE AMENDMENTS

- 2. The figures of Schedule ‘A’ of the District of North Saanich Official Community Plan Bylaw No. 1130 (2007) are hereby amended as follows:
 - a. Figure 2 Regional Context Statement map is repealed and replaced with the figure attached to and forming part of this bylaw as *Schedule C*.

MAP AMENDMENTS

- 3. The maps of Schedule ‘A’ of the District of North Saanich Official Community Plan Bylaw No. 1130 (2007) are hereby amended as follows:
 - a. Development Permit Area No. 6 Multi-Family map is repealed and replaced with the map attached to and forming part of this bylaw as *Schedule D*;
 - b. Development Permit Area No. 8 map is repealed and replaced with the map attached to and forming part of this bylaw as *Schedule E*;
 - c. Schedule B Land Use Designations map is repealed and replaced with the map attached to and forming part of this bylaw as *Schedule F*;
 - d. Schedule D Transportation and Cycling Network map is repealed and replaced with the map attached to and forming part of this bylaw as *Schedule G*;
 - e. Schedule E Municipal Services map is repealed and replaced with the map attached to and forming part of this bylaw as *Schedule H*;

CITATION

- 4. This Bylaw may be cited for all purposes as “North Saanich Official Community Plan Bylaw No.1130 (2007), Amendment Bylaw No. 1485 (2019)”.

READ A FIRST TIME the xxxx day of xxxx, 2019.

READ A SECOND TIME the xxxx day of xxxx, 2019.

REFERRED to the Capital Regional District the xx day of xxxx, 2019.

REFERRED to the Ministry of Transportation and Infrastructure the xx day of xxxx, 2019.

NOTICE OF PUBLIC HEARING published in the xxx and xxx editions of the *Peninsula News Review*.

PUBLIC HEARING held at the North Saanich Municipal Hall the xxx, xxx, 2019

READ A THIRD TIME the xxx day of xxx, 2019

FINALLY PASSED AND ADOPTED the xxx day of xxx, 2019

MAYOR

CORPORATE OFFICER

16.0 REGIONAL CONTEXT STATEMENT

A Regional Growth Strategy (RGS) is developed in partnership by municipalities and the regional district and provides a framework for guiding decisions on regional issues such as transportation, growth and settlement patterns.

The Capital Regional District (CRD) adopted an updated RGS on March 14, 2018 (Bylaw No. 4017). Section 446 of the *Local Government Act* requires that member municipalities prepare a Regional Context Statement (RCS) following the adoption of a RGS. The RCS identifies the relationship between the Official Community Plan (OCP) and the RGS and if applicable how the OCP is to be made consistent with the RGS over time. The RCS addresses how the OCP's local planning and land use policy will work towards the objectives, policies and targets identified in the RGS.

The RGS's 10 objectives are outlined in the numbered headings below. The associated land use designations (policy areas) from the RGS are provided in bold text. The associated land use designations from the OCP are provided in italicized text. References to sections of the OCP and RGS are provided in brackets.

16.1.1 Keep Urban Settlement Compact

A key target in the RGS is to accommodate a minimum of 95% of the region's new dwelling units within the **Urban Containment Policy Area**, however the District is located entirely outside of the **Urban Containment Policy Area** [as designated on Map 3a: Growth Management Concept Plan of the 2018 RGS], thus these policies do not apply.

The RGS has two main policy area designations that apply to the District, the consistencies are outlined below [RGS Map 3a: Growth Management Concept Plan]:

- **Rural/Rural Residential Policy Area** is intended for lands which are of a form, density and character to support rural working landscapes. This RGS designation aligns with following OCP designations [OCP Schedule B Land Use Designations]:
 - *Rural* lands are intended to provide a buffer between residential development and agricultural uses and when not within the Agricultural Land Reserve (ALR) they are intended to accommodate hobby farms, small-scale farm operations and small acreage residential uses within an agricultural setting with a minimum lot size of 4.0 hectares [OCP Section 5.0 Agriculture; Policies 5.6, 5.7, and 5.9].
 - *Country Residential* lands are intended to provide for larger estate lots or smaller acreages with lot sizes ranging from 0.4 hectares to 1 hectare [OCP Section 6.0 Residential; Policy 6.3]
 - *General Residential* lands are for single family residential development with lot sizes ranging from 1400m² to 2,000m² [OCP Section 6.0 Residential; Policy 6.3]

The remaining designations within the RGS policy area are noted within Schedule B of the OCP.

- **Renewable Resource Lands Policy Area** includes land within the ALR and Crown forest lands and envisions the long term use of these lands as renewable resource working landscapes. This RGS designation aligns with the following OCP designation:

- *Agricultural* lands include areas with a potential for a wide range of agricultural production and includes lands within the ALR. The minimum lot size is 20 hectares which limits subdivision potential [OCP Section 5.0 Agriculture; Policies 5.1, 5.2, 5.4, 5.11, 5.13, 5.15]

Most of the ALR lands are designated as *Agricultural* within the OCP and identified within the **Renewable Resource Lands Policy Area**. Most of these lands are also within the Rural Protection Area [OCP Figure 2 Regional Context Statement Map].

The OCP identifies population, dwelling and employment projections as well as estimated housing supply of potential dwelling units that is consistent with the RGS projections [OCP Section 6.0 Residential; Future Housing Needs, Table 1: Population, Dwelling Unit and Employment Projections - 20 Year Timeframe and Table 2: Estimated Housing Supply By Land Use Designation and RGS Context Table 1: Population, Dwelling Unit and Employment Projections].

16.1.2 Protect the Integrity of Rural Communities

The RGS projects a population change on the Saanich Peninsula (North Saanich, Central Saanich and Sidney) from 43,000 in 2018 to 48,600 in 2038, an increase of 5,600 people. The RGS projects an increase in dwelling units on the Saanich Peninsula (North Saanich, Central Saanich and Sidney) from 18,400 in 2018 to 23,200 in 2038, an increase of 4,800 units. The District provides a breakdown of projections for the District in Table 1 of the OCP which is consistent with the RGS [OCP Section 6.0; Table 1 Population, Dwelling Unit and Employment Projections - 20 Year Timeframe].

The RGS's target is to accommodate 95% of the region's new dwelling units within the **Urban Containment Policy Area**, whereas 5% or less of the regional total is intended to be in the **Rural/Rural Residential Policy Area**. The projections provided in the OCP indicate an increase of 900 dwelling units which is approximately 2% of the region's dwelling units, which is consistent with the RGS [OCP Section 6.0; Table 1: Population, Dwelling Unit and Employment Projections - 20 Year Timeframe].

The District's objectives intend to protect the rural character, agricultural character and the Agricultural Land Reserve (ALR) by supporting farming initiatives and working landscapes which is consistent with continued long-term use of renewable resource working landscapes of the **Renewable Resource Lands Policy Area** within the RGS [OCP Section 2.2 Objectives of the Plan]. Approximately 40% percent of the District's total land area is within the ALR [OCP Section 5.0 Agriculture Preamble; Figure 1: Agricultural Land Reserve].

The District has a Memorandum of Understanding (MOU) with the Victoria Airport Authority (VAA) which was prepared in 2000 and was based on a previous Land Use Plan from the VAA. While the District has no direct jurisdiction over federally managed property, the District acts as a referral agency and can outline what the District considers to be desirable development of the airport lands [OCP Section 18.5 Airport Development]. The District has scheduled the review of the MOU in 2021 [District of North Saanich 2019 Strategic Plan].

16.1.3 Protect, Conserve and Manage Ecosystem Health

The District is committed to the protection, and where possible the restoration of the natural environment, and the enhancement of the District's parks, land, air and water qualities [OCP

2.0 Community Vision; Policy 2.2.2]. The District recognizes the use of parks to foster an awareness of the natural environment and the desire to preserve green spaces, blue spaces and ecologically sensitive areas [OCP Section 9.0 Parkland Dedication; Policies 9.1, 9.2, 9.8 and 9.9, OCP Section 18.2 Parks Recreation and Open Space; Policy 18.2.8].

The RGS **Capital Green Lands Policy Area** applies to ecological reserves, national parks and historic sites, provincial and regional parks, and lands used by municipalities as parks. The RGS **Capital Green Lands Policy Area** corresponds with the lands designated as Parks within the District's OCP [OCP Schedule B Land Use Designations, OCP Schedule C Community Amenities and Green Spaces, OCP Schedule F Significant Trees & Heritage Sites and RGS Map 3a: Growth Management Concept Plan].

The District's Amenity Contribution Policy and OCP policies assisted in acquiring a 5.85 hectare area of forested land to be retained as park which resulted from a residential rezoning [District of North Saanich Amenity Contribution Policy No. 10003.2, OCP Section 9.0 Parkland Dedication; Policy 9.3; OCP Section 13.0 Special Development Areas: 13.3 Baldwin Property; Policies 13.3 a-e; Zoning Amending Bylaw No. 1443, 2018]. The District acknowledges that RGS Map 3a: Growth Management Concept Plan and Map 4: Renewable Resource Lands should be updated to reflect the inclusion of these lands within the **Capital Green Lands Policy Area** within the RGS, and requests that this be addressed in a future review of the RGS by CRD staff.

The regionally significant parks within the District include Horth Hill Regional Park, McDonald Provincial Park, and John Dean Provincial Park. On May 16, 2019 the park was renamed ŁÁU, WELNEW/John Dean Park (pronounced Tlay-will-nook), to reflect historical and cultural significance, which translates to "place of refuge."

Many natural features have been protected through large tracts of parkland and through the establishment of Development Permit Areas to protect the natural environment. The OCP establishes policies and guidelines for protection of environmentally sensitive areas including key water resources, waterfowl habitat and other special environmental areas [OCP Section 3.0 Environmentally Sensitive Areas; Policies 3.1-3.9, OCP Section 14.3 DPA No. 1 Marine Uplands and Foreshore, Section 14.4 DPA No. 2 Creeks, Wetlands, Riparian Areas and Significant Water Resources, Section 14.5 DPA No. 3 Sensitive Ecosystems, Section 14.6 DPA No. 4 Steep Slopes, OCP Schedule G Foreshore, Major Creeks, Watercourses and Shoreline Components]. These land use planning mechanisms are used to contribute towards the RGS targets to complete the Regional Trail Network and reduce contaminants to fresh and marine waterbodies [RGS Implementation Measures, Table 2: 2038 Targets by Priority Area and Objective].

All development within the District must be taken to minimize the impact on the natural environment and be designed to prevent pollutants from entering into any water system, including surface water runoff channels, aquifers, groundwater areas, wetlands and the ocean [OCP Section 12.0 General Development Policies; Policy 12.3]. If any temporary watercourse alteration or diversion takes place, streams should be rerouted through their original channels [OCP Section 12.0 General Development Policies; Policy 12.8].

The District may provide for density controls through the amenity bonusing provisions of section 482 of the *Local Government Act* in order to retain significant open space, preserve

significant landscape features and natural habitat [OCP Section 3.0 Environmentally Sensitive Areas; Policy 3.2]

16.1.4 Manage Regional Infrastructure Services Sustainability

The North Saanich Servicing Area (NSSA) includes lands currently being serviced by sewer and those that could be considered to be serviced by sewer. The NSSA includes select residential, commercial and industrial lots [OCP Figure 2: Regional Context Statement Map]. The District will not further extend sewer services outside of the NSSA, except to address pressing public health concerns, to provide fire safety, or to service agriculture, which is consistent with the RGS [OCP Section 11, Roads and Servicing; Policy 11.3]. Consistent with the RGS the lands within the **Rural/Rural Residential Policy Area** generally correspond with the OCP designations *Rural*, *Country Residential* and *General Residential* which are intended to have larger lots and lower density and are not intended to require extensive services [OCP Section 5.0 Agriculture; Policies 5.6, 5.7, and 5.9, OCP Section 6.0 Residential; Policy 6.3].

The District has completed a Sanitary Sewer Master and Asset Renewal Plan (2017) and a Water System Master Plan (2016). These plans looked at existing conditions, modelled performance based on growth and suggested future upgrades with timelines and estimated costs. These plans are consistent with the RGS in that they consider lifecycle costs and consider the long term availability of the service.

In keeping with the *Local Government Act* section 447(1)(b), consideration will be given to reviewing the boundaries of the NSSA upon review of the OCP to identify how the OCP is to be made consistent with the RGS over time.

16.1.5 Create Safe and Complete Communities

The District has undertaken extensive sea level rise planning and review of marine policies. The District is in the process of considering adopting bylaws and policies in hazard lands prone to flooding by incorporating coastal engineering planning and flood plain mapping which is consistent with the RGS policies to manage and construct climate change adaptive and risk adaptive infrastructure and utilities.

The District is considering policies and new special development areas for Tsehum Harbour and the Lochside McTavish Interchange Area to assist in building resilience to the effects of sea level rise. Tsehum Harbour area is being considered as it contains significant residential, commercial and light industrial development and parklands, includes utilities, sewer, roads and paths and water supply works. Lochside McTavish Interchange contains significant residential development, parklands and multi-jurisdictional transportation infrastructure. The District is also considering updating policies with respect to marine areas to limit coastal flood-related effects and preserve shoreline character as well as infrastructure policies to consider sea level rise adaptation [OCP Section 4.0 Marine Areas and OCP Section 11.0 Roads and Servicing].

At present the District's OCP includes a development permit area for lands with slopes exceeding 30% over a minimum 6 metre run to ensure public safety and prevent damage to property and lands considered to exhibit hazardous conditions [OCP Section 14.6 DPA No. 4 Steep Slopes Policies 14.6.1-14.6.6, DPA Map No. 4 Steep Slopes]. These initiatives help realize a safe community objective.

Within the **Urban Containment Policy Area** the RGS supports the development of complete communities which provide a variety of housing types and tenures in proximity to places of work, schools, shopping, recreation, parks and green space. The District's OCP is complementary to downtown Sidney (subregional node) as a complete community by not intending to provide extensive commercial services, or expanding industrial lands but also acknowledging that these uses on airport lands are under the control of the Victoria Airport Authority [OCP Section 7.0 Commercial, OCP Section 8.0 Light Industrial; Policies 8.3, 8.4]. Additionally the District provides a variety of multi-modal transportation options to access the Town of Sidney [OCP Schedule D Transportation and Cycling Network].

Panorama Recreation Centre provides a wide variety of recreation opportunities to North Saanich, Central Saanich and Sidney residents. The District may wish to consider an application to the ALC to exclude the property from the ALR, as this site has been operating as a community use for over 40 years via a series of non-farm approvals from the ALC. The District acknowledges that if the site were to be excluded from the ALR, it would also require amendments to the RGS mapping for the **Renewable Resource Lands Policy Area** but could overall be considered consistent with the RCS [RGS Map 3a: Growth Management Concept Plan, RGS Map 4: Renewable Resource Lands - Detail].

The District's OCP also recognizes existing neighbourhood commercial areas and has policies which could accommodate for the anticipated demand for various types of commercial uses such as small scale neighbourhood shopping areas, commercial recreation or restaurants to serve local residential needs [Section 7.0 Commercial Development; Policy 7.3, 7.4 and 7.6].

In keeping with the *Local Government Act* section 447(1)(b) in order to identify how the OCP is to be made consistent with the RGS over time, consideration will be given to including the adoption of policies for protection from hazards such as a coastal flood mitigation bylaw and adoption of climate change adaptation policies through a marine policy review.

16.1.6 Improve Housing Affordability

The District completed a Housing Needs Assessment (2008) and Housing Strategy Implementation Plan (2013) that guided the selection of housing needs and densification location adopted as Areas 1 (McTavish) and Area 2 (Tsehum) shown on Figure 2 [OCP Figure 2: Regional Context Statement Map]. A Community Survey (2016) was conducted to obtain feedback on the core community values and objectives reflected in the OCP and on whether Area 1 (McTavish) and Area 2 (Tsehum) was consistent with those values.

The District has since designated *Multi-family Affordable Housing Residential* within Area 1 (McTavish) and Area 2 (Tsehum) to accommodate for future affordable housing needs. These areas border directly along the **Urban Containment Policy Area** to the south, Area 1 (McTavish) and are near the border of the **Urban Containment Policy Area** to the north, Area 2 (Tsehum) [OCP Section 6.0 Residential; Policies 6.9-6.12, and Figure 2 Regional Context Statement Map]. Area 1 and Area 2 are identified as being outside of the RGS [RGS Map 3a: Growth Management Concept Plan].

The District has worked to involve the broader community in the development of a Housing Affordability Strategy and Policy adopted in 2018 which is consistent with RGS approach to housing affordability [OCP Section 6.0 Residential Policy; 6.12]. The *Multi-Family*

Residential Designation was amended to *Multi-Family Affordable Housing Designation* in 2018 to include; encouraging a diversity in housing types to promote social mix, promoting collaboration between non-profit and private sector developers, protecting and maintaining existing non-market and market rental housing stock and advocating for affordable rental housing agreements [OCP Amending Bylaw No. 1464]. These policies are consistent with the approaches within the RGS, and the targets with respect to improving housing affordability as well as the Regional Housing Affordability Strategy [OCP Section 6.0 Residential Policy 6.12; [RGS Implementation Measures, Table 2: 2038 Targets by Priority Area and Objective].

The District has amended the zoning bylaw in recent years to support secondary suites in all single family residential zones, and the majority of rural agricultural zones and comprehensive development zones [Zoning Amending Bylaw No 1382 and 1434, OCP Section 6.0 Residential; Policy 6.4, 6.12]. Furthermore, an amendment to the zoning bylaw reduced the lot area requirement from 0.8 hectares to 0.4 hectares to permit guest cottages [Amending Bylaw No 1369, OCP Section 6.0 Residential; Policy 6.4, 6.12].

The District has been a contributor to the Regional Housing Trust Fund since its inception.

16.1.7 Improve Multi-Modal Connectivity and Mobility

The District provides a system of roads (arterial, collector and local) and pathways (bicycle and pedestrian) and continues to strive towards providing efficient linkages between residential areas and the Patricia Bay Highway to provide further access to the sub-regional node in Sidney, other nodes within the region and the metropolitan centre within Victoria identified within the RGS [OCP Section 18.3 Transportation; Schedule D Transportation and Cycling Network].

The District's OCP does not propose any new major roads, only municipal collectors which are consistent with the Regional Transportation Plan (2014) referenced within the RGS [OCP Section 11.0 Roads and Servicing; Policy 11.1, OCP Section 18.3 Transportation Policy 18.3.5, OCP Schedule D Transportation and Cycling Network]. The commitment to the multi-modal network within the District is demonstrated by the completion of 16.5km of bicycle pathways, lanes, routes, which is consistent with the bikeway network identified within the CRD Pedestrian and Cycling Masterplan (2011). The District's OCP also proposes additional recreational bike routes to further extend the transportation and cycling network [OCP Schedule D Transportation and Cycling Network].

The Regional Transportation Plan identifies the McTavish Exchange/Airport and Swartz Bay Ferry Terminal as a Gateway Mobility Hubs which are major interchanges between two or more different modes or terminal nodes in the regional multi-modal network, often serving as access points into and out of the region and sometimes involving connections between multiple transportation operators. BC Ferries Swartz Bay Terminal released an approved terminal development plan in February 2019. The terminal development plan includes support for an improved pick-up and drop-off area and foot passengers building, development of proposed bicycle routes for cyclists entering and leaving the terminal.

The District's policies encourage public transit as an alternative means of transportation by encouraging upgraded transportation between residential neighbourhoods, major employment centres, public facilities located in Sidney and downtown Victoria, and the

development of park and ride sites at appropriate locations [OCP Section 18.3 Transportation; Policies 18.3.3].

The District encourages densification in the *Multi-Family Affordable Housing Residential* designation within Area 1 and Area 2 which are within 400m of a public transit route, near employment centres, or sub regional node [OCP Section 6.0 Residential; Policy 6.9].

16.1.8 Realize the Region's Economic Potential

The District has the Victoria International Airport and the Swartz Bay Ferry Terminal within its boundaries. These are two of the major transportation links within the region and are therefore important to the regional economy.

- The Victoria Airport Authority (VAA) projects significant business development in future years [OCP Figure 3.0 – Victoria Airport Authority]. Victoria International Airport lands host a dynamic employment hub. Currently there are an estimated 2,645 people employed on VAA lands which contributes to the job population ratio target of 0.53 in the Saanich Peninsula [RGS Implementation Measures, Table 2: 2038 Targets by Priority Area and Objective].
- BC Ferries Swartz Bay Terminal released an approved terminal development plan in February 2019. The development will take place over 15 years and contribute to the local economy. BC Ferries currently employs 767 people at the Swartz Bay Terminal which contributes to the job population ratio target of 0.53 in the Saanich Peninsula [RGS Implementation Measures, Table 2: 2038 Targets by Priority Area and Objective].

The District supports land based commercial activities that are compatible with the rural nature of the community [OCP Section 7.0 Commercial]. District policies support small professional offices, golf courses, neighbourhood convenience shopping, hospitality services including restaurants, personal care facilities, and permitted farm uses such as agri-tourism, wineries, and the sale of local produce [OCP Section 7.0 Commercial; Policies 7.3, 7.5, 7.6, 7.7, and 7.8].

Home based businesses and commercial activities related to farming, such as road side stands and nurseries, are supported which is consistent with the RGS objective to protect **Renewable Resource Policy Area** lands while also encouraging suitable economic activities [OCP Section 5.0 Agriculture; Policy 5.14]. Several policies throughout the OCP speak to the requirement of buffering along *Rural* or *Agricultural* lands which help ensure the long term protection of the **Renewable Resource Lands Policy Area** [OCP Section 5.0 Agriculture; Policies 5.3, 5.5, OCP Section 7.0 Commercial Development Policies; 7.9, 7.15, OCP Section 8.0 Light Industry; Policy; 8.5].

The District is a member of the South Island Prosperity Partnership that works towards bolstering the region's economic and social prosperity by catalyzing the creation of high-quality, household-sustaining jobs.

The District does not support extensive commercial development or intend to play a significant regional role in providing commercial services, as these are readily available in the Town of Sidney and the District of Central Saanich within the subregional nodes, and nodes which are

within the **Urban Containment Policy Area** of the RGS [OCP Section 7.0 Commercial Development].

16.1.9 Foster a Resilient Food and Agriculture System

A key objective of the OCP [OCP Section 5.0: Agriculture] is to retain agricultural lands in order to provide local food security and economic diversity, as well as maintain the rural character of the District [OCP Section 2.0 Community Vision; Policies, 2.2.1, 2.2.3, 2.2.4]. Lands designated as *Agricultural* have a potential for a wide range of agricultural production [OCP Schedule B; Land Use Designations]. Nearly 40% of the land base in the District is within the ALR [OCP Figure 1; Agricultural Land Reserve] which corresponds with the boundaries of the **Renewable Resource Policy Area** [RGS Map 3a: Growth Management Concept Plan] and satisfies the target to identify agricultural land [RGS Implementation Measures, Table 2: 2038 Targets by Priority Area and Objective].

The *Agricultural* policies are aimed at retaining the land base for current and potential agriculture, and ensuring the agricultural potential by maintaining large parcel sizes which provide for a wider range of agricultural activities [OCP Section 5.0 Agriculture; Policies 5.4, 5.12, 5.11, 5.13, 5.15,]. The District policies also encourage ancillary agriculture uses such as agri-tourism and support applications for agri-tourism accommodation through a temporary use permit process [OCP Section 5.0 Agriculture; Policies 5.10 and 5.14] The District intends to do more work on edge planning and develop a buffer strip for the protection of agriculture [OCP Section 5.0 Agriculture; Policies 5.3, 5.5] as well as support a fair system of water pricing for agricultural activities [OCP Section 18.1 Agriculture; Policy 18.1.1]. Currently the District passes along reduced rates to agricultural producers and the CRD provides the subsidy [Water Rates and Regulation Bylaw No. 1448].

The District designates the Sandown lands as *Special Agriculture* [OCP Schedule B; Land Use Designations]. The Sandown lands have been exchanged in a manner where the area that was excluded from the ALR involved the inclusion of an equal amount of land [OCP Section 5.0 Agriculture; Policies 5.11]. The District acknowledges that RGS Map 3a: Growth Management Concept Plan and Map 4: Renewable Resource Lands should be updated to reflect the inclusion (4.9 hectares on Littlewood Road) and exclusion (4.9 hectares on McDonald Park Road) from the ALR. The District requests that these amendments be addressed in a future review of the RGS by CRD staff. The District recently approved a percentage of taxes received from the Sandown commercial development towards the development of agriculture lands in the District which should increase and improve the amount of actively farmed land, which is consistent with the RGS and contributes to the RGS target to increase the amount of land in crop production [RGS Implementation Measures, Table 2: 2038 Targets by Priority Area and Objective]. The uses for this property may include traditional agriculture, community gardens, agricultural research and practices education, farm markets or other agricultural/farm uses [OCP Section 5.0 Agriculture; Policies 5.18].

The District adopted the Whole Community Agricultural Strategy (WCAS) Implementation Plan on May 27, 2019 which recognizes the role of food and food production systems are key to sustainable communities. This strategy outlines actions that address land base, marketing, labour, farm worker housing, processing services, training and information, water supply, support agencies, and environmental and climate change challenges. These actions align with the Regional Food and Agriculture Strategy. The WCAS also further supports the principles

and policies noted within the RGS [RGS Section 6 Food Systems]. Although the WCAS is a separate document from the OCP, an annual review of the implementation plan and progress report will be presented to Council. The annual review will also support the target to increase the amount of land in crop production for food by 5,000 hectares to enhance local food security.

In keeping with the *Local Government Act* section 447(1)(b) in order to identify how the OCP is to be made consistent with the RGS over time, consideration will be given to including municipal specific targets to increase the amount of land in crop production, and supporting First Nations food interests and rights when the OCP is reviewed.

16.1.10 Significantly Reduce Community-Based Greenhouse Gas Emissions

The District's OCP contributes to the reduction of greenhouse gas emissions (GHGs) by general policy direction intended to protect and maintain sensitive natural areas and to preserve the natural landscape [OCP Section 3.0 Environmentally Sensitive Areas; Policies 3.1-3.9], and through multiple environmentally focused Development Permit Areas (DPA) [OCP Section 14.3 DPA No. 1 Marine Uplands and Foreshore, Section 14.4 DPA No. 2 Creeks, Wetlands, Riparian Areas and Significant Water Resources, Section 14.5 DPA No. 3 Sensitive Ecosystems, Section 14.7 DPA No. 5 Commercial and Industrial, and Section 14.8 DPA No. 6 Multi-Family Dwellings]. DPA No. 5 and DPA No. 6 guidelines include recommendations for energy efficiency and conservation by encouraging Leadership in Energy and Environmental Design (LEED) standards in the design of buildings and landscaping features [OCP Policies 14.7.1 and 14.8.6].

The District's OCP sets targets for community wide GHG emissions reductions and goals to increase usage of low-emission vehicles, new trails and park and agricultural lands [OCP Section 18.7 Greenhouse Gas Reduction; Policies 18.7.1, 18.7.2, 18.7.5].

In keeping with *Local Government Act* section 447 (1)(b) in order to identify how the OCP is to be made consistent with the RGS over time, consideration will be given to including updated targets for GHG reduction in the forthcoming OCP review.

The District adopted an amending bylaw for the implementation of the BC Energy Step Code requirements which went into effect as of January 1, 2019. [Building and Plumbing Bylaw No. 1150; Part 10 Energy Step Code]. This should improve a low-carbon built form, increase energy efficiency within the District.

The District is considering OCP marine policies and a Coastal Flood Mitigation Bylaw to increase resiliency to climate change impacts, including climate-related natural hazards, promote adaptation principles of managed retreat, avoid, accommodate and protect [District of North Saanich 2019 Strategic Plan].

The District will update its Wildfire Protection Plan in 2019 and revisit the need for a wildfire development permit area, subject to the results of the updated wildfire protection plan [District of North Saanich 2019 Strategic Plan].

17.0 PLAN AREA INVENTORY

This section will attempt to provide a means by which to measure the success of the Official Community Plan in terms of the objectives and policies of this Plan. The land use inventory will outline the amount of land within the Plan area devoted to each land use designation as noted within Schedule B. The marine use inventory will outline the area within the Plan devoted to marine and marine commercial as noted within Schedule B.

Land Use Designation	Plan Area in Hectares (ha)	Percentage (%) of Plan area ¹
Agriculture	1,147 ha	31.1%
Rural	141 ha	3.8%
Special Agricultural	33 ha	0.90%
Small Lot Residential	1 ha	0.04%
General Residential	650 ha	17.6%
Country Residential	589 ha	15.9%
Multi-Family Affordable Housing Residential	62 ha	1.7%
Commercial (Land Based)	25 ha	0.6%
Marine Commercial (Land Based)	39 ha	1.0%
Industrial	3 ha	0.1%
Park (Existing and Future)	252 ha	6.8%
Community Uses	46 ha	1.2%
Educational Commercial	30 ha	0.81%
Health Commercial	11 ha	0.30%
Victoria International Airport ²	301 ha	8.15%
Road	360 ha	9.8%
Subtotal	3,690 ha	100%
Marine Use Designation ³		
Marine Area	906 ha	19.7%
Marine Commercial (Water Based)	14 ha	0.4%
Commercial (Water Based)	23 ha	0.6%
Subtotal	943 ha	21%
Total	4,633 ha	121%

¹ This inventory was conducted in September 2019.

² Airport area calculations are based on the boundary shown in Schedule B.

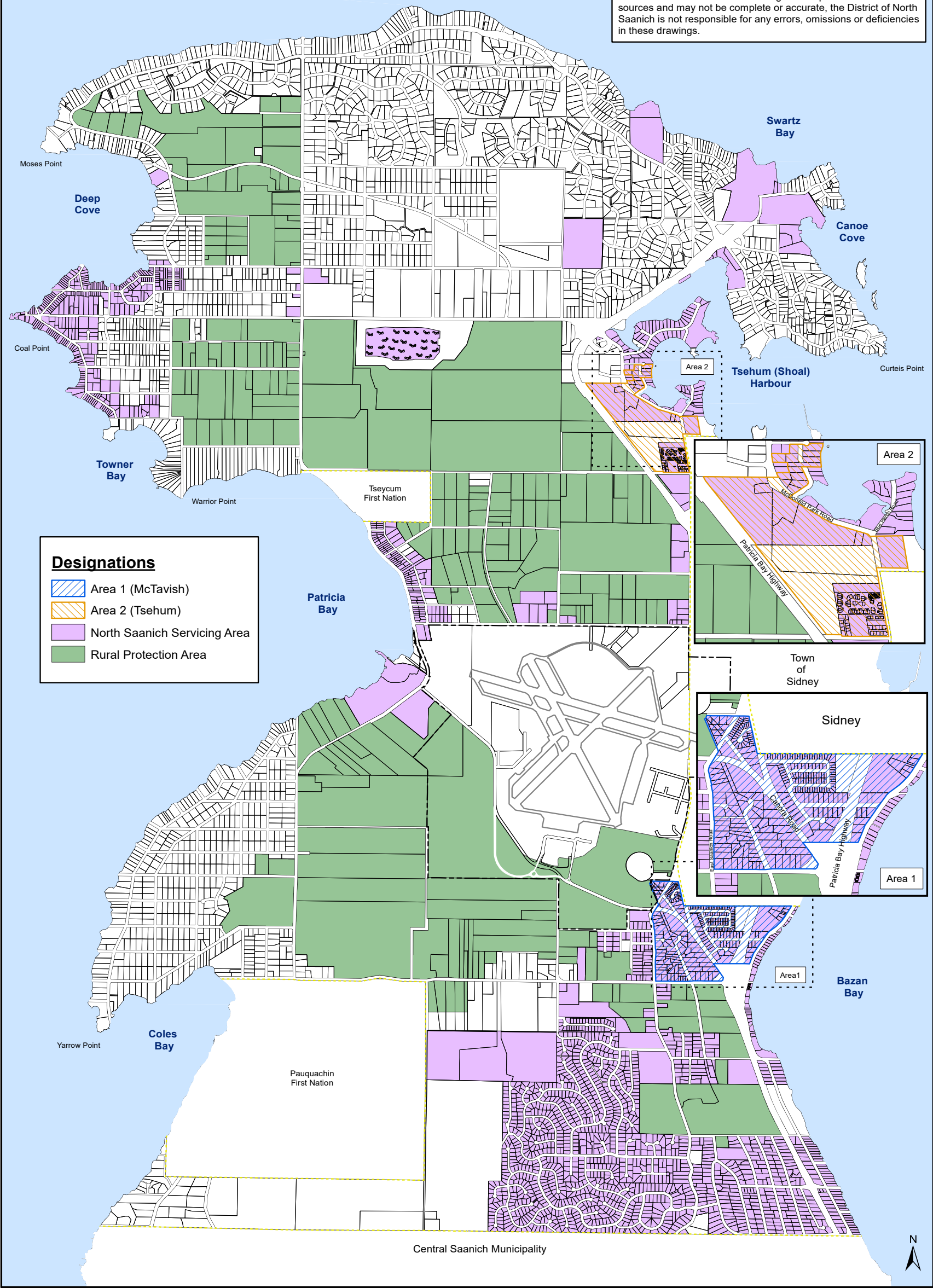
³ All of these designations have been separated to include the portion which is on marine surface water as opposed to land.

Figure 2
Regional Context Statement Map

District of North Saanich - Official Community Plan

Bylaw: 1130
Amending Bylaw: 1485
File: OCP Figure 2 Bylaw 1130 Amendment Bylaw 1485

Information shown on these drawings is compiled from numerous sources and may not be complete or accurate, the District of North Saanich is not responsible for any errors, omissions or deficiencies in these drawings.

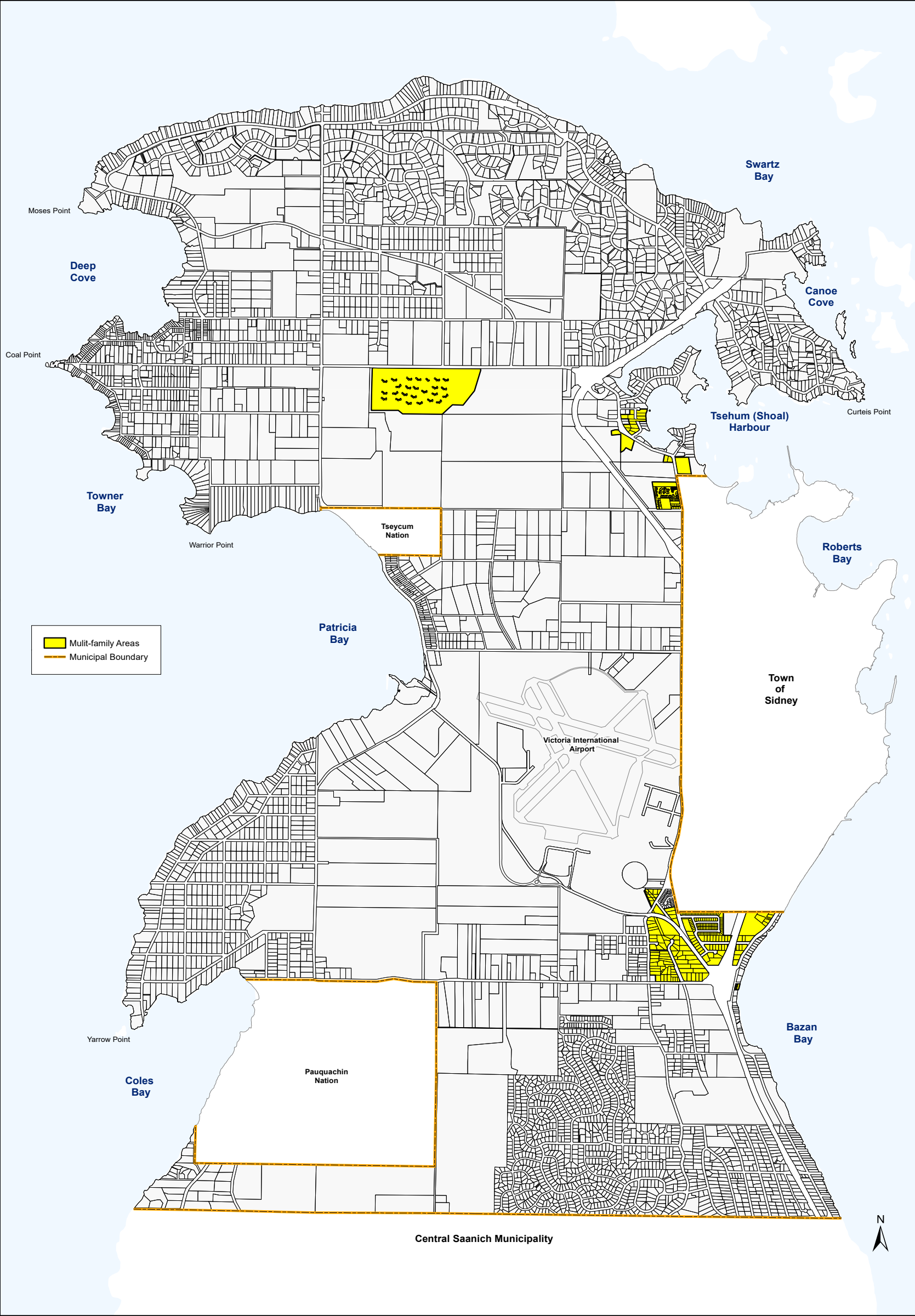


Development Permit Area No. 6

Multi-family

District of North Saanich - Official Community Plan

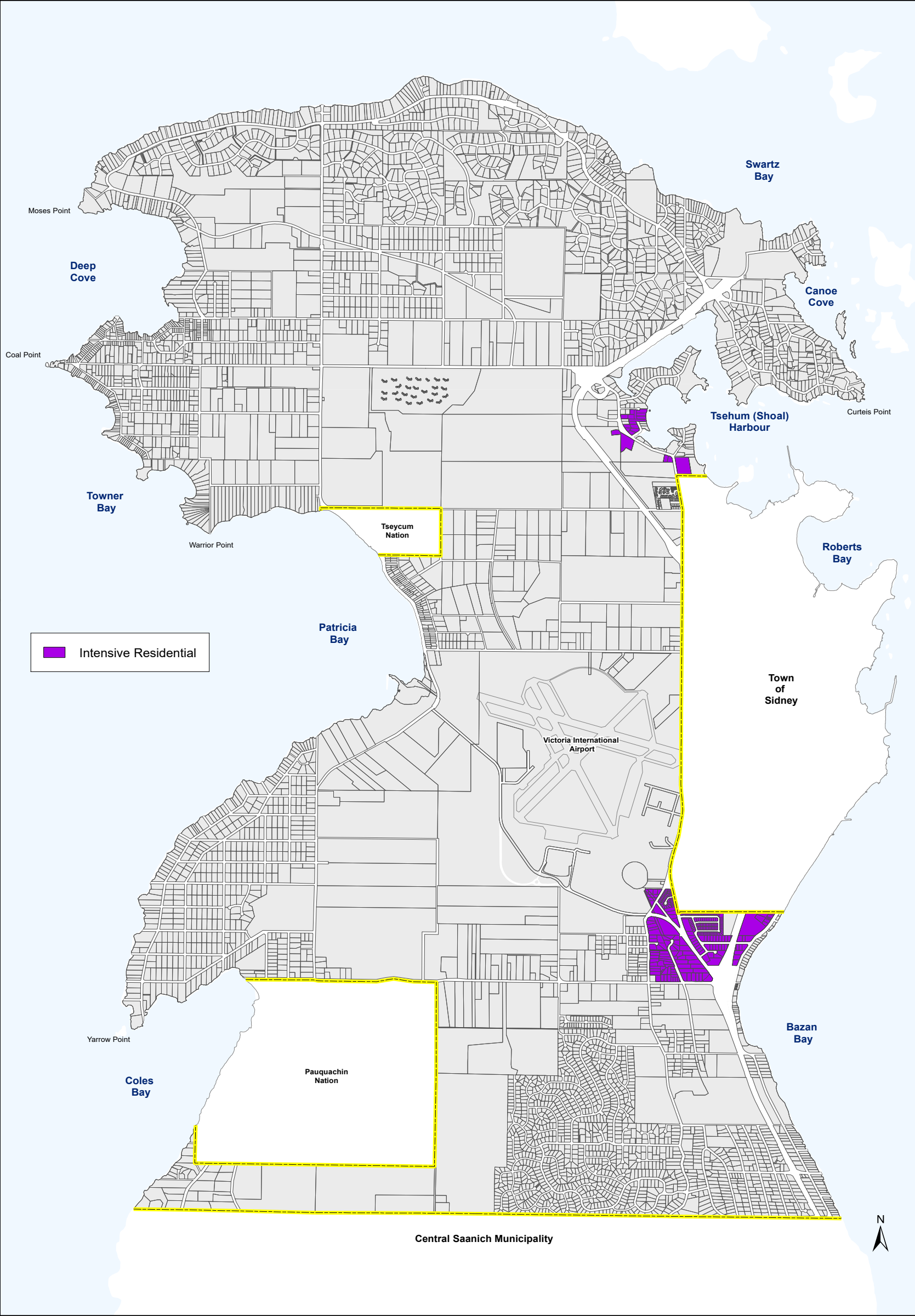
Bylaw: 1130
Amending Bylaw: 1485
File: OCP DPA 6 Bylaw 1130 Amendment Bylaw 1485



Development Permit Area No. 8
Intensive Residential

District of North Saanich - Official Community Plan

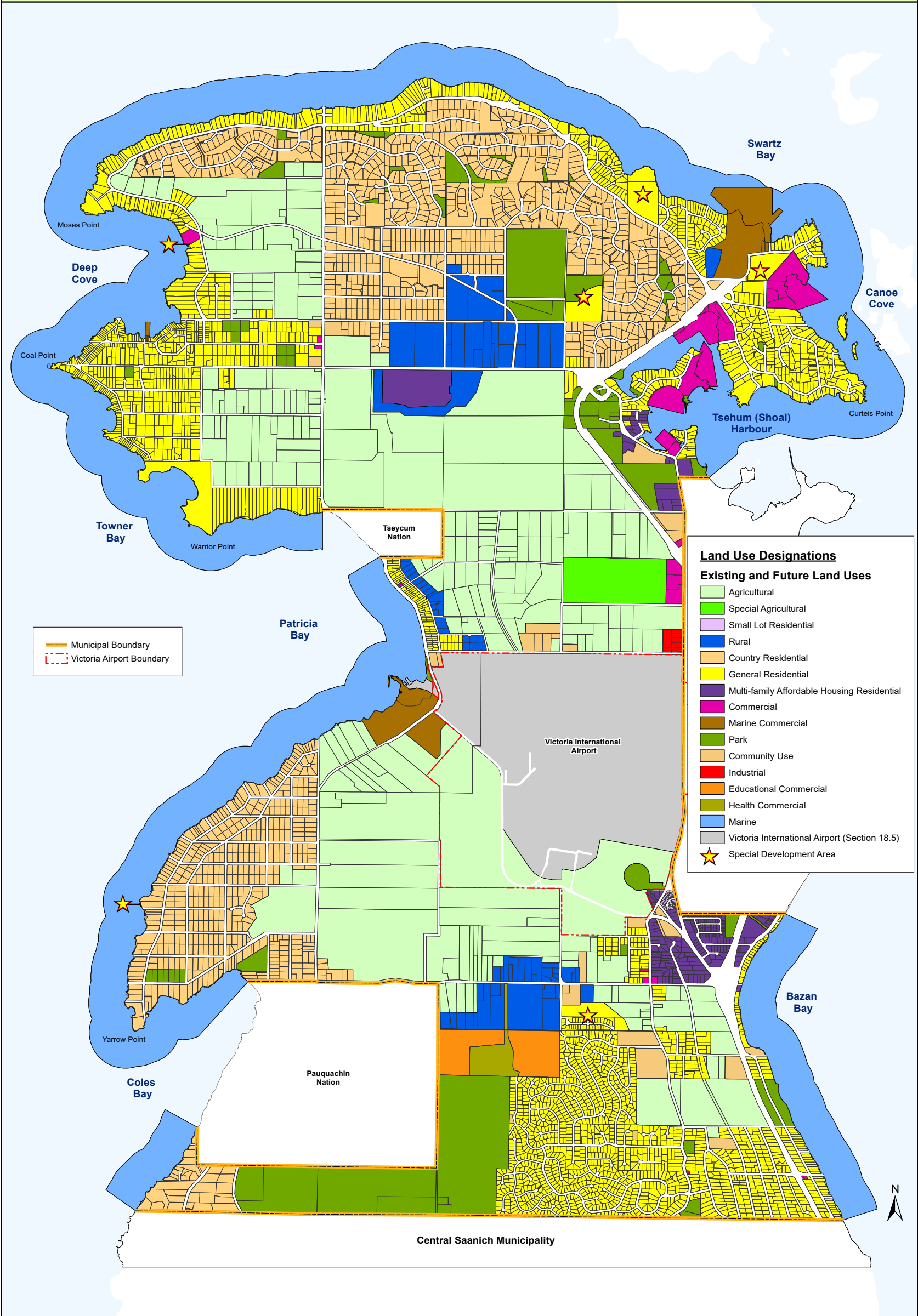
Bylaw: 1130
Amending Bylaw: 1485
File: OCP DPA 8 Intensive Residential Bylaw 1130 Amendment Bylaw 1485



Schedule B
Land Use Designation

District of North Saanich - Official Community Plan

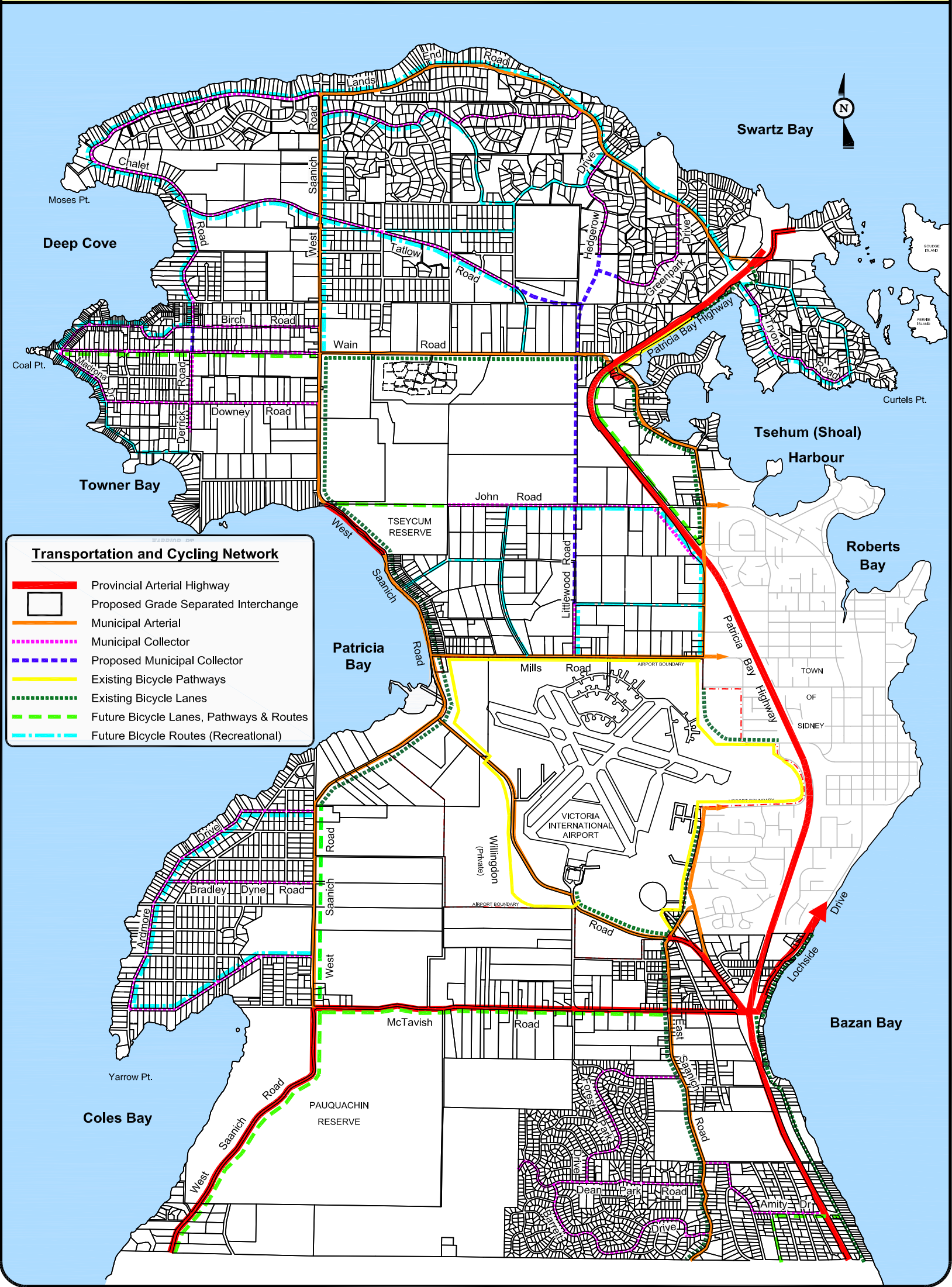
Bylaw: 1130
Amending Bylaw: 1485
File: OCP Schedule B Bylaw 1130 Amendment Bylaw 1485



Schedule D
Transportation and Cycling Network

District of North Saanich - Official Community Plan

Bylaw: 1130
Amending Bylaw: 1485
File: OCP Schedule D Bylaw 1130 Amendment Bylaw 1485



Schedule E

Municipal Services

District of North Saanich - Official Community Plan

Bylaw: 1130
Amending Bylaw: 1485
File: OCP Schedule E Bylaw 1130 Amendment Bylaw 1485

