



## District of North Saanich *STAFF REPORT*

To: Bruce Williams  
Chief Administrative Officer

Date: July 27, 2010

From: Rob Buchan  
Director, Planning & Community Services

File:

Re: Marine Task Force Work Plan

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### **RECOMMENDATION:**

That Council:

- 1) Endorse the work plan as proposed and request staff to bring future year actions to budget deliberations when additional funds are required; or,
- 2) Endorse the work plan as amended by Council (some elements may be deleted by Council or moved to different years; and,
- 3) Advise staff if the OCP related work elements should be included in a minor review of the OCP starting in 2011.

### **PURPOSE:**

To propose a multi-year work plan to address the 51 recommended actions of the Marine Task Force.

### **BACKGROUND:**

The Marine Task Force report was submitted to Council July 2008. The full report was considered by Council in its October 13, 2009 and January 25, 2010 Committee of the Whole meetings and subsequently by Council in the February 15, 2010 regular meeting of Council. Council passed several resolutions regarding recommendations from the report at that meeting.

The work of the Task Force emerged from a 2004 economic planning subcommittee report on the marine industry and the terms of reference for the project was approved by Council in the fall of 2006. The project committee first met on April 4<sup>th</sup>, 2007 and the work was conducted over a 14 month period.

### **DISCUSSION**

As mentioned, Council has passed several resolutions regarding the Task Force's recommendations. This report includes those resolutions in the work table (Resolution number = R#) and proposes actions for the other recommendations not addressed by Council's resolutions. As there are 51 recommended actions, the work plan is extensive.

Staff have presented a proposed work plan for Council to consider and amend as Council considers the relative value and urgency of each of the actions.

The following table lists each recommendation and sub-action, identifies if it is deferred or in process and recommends the year to begin the work as well as any need for consultant assistance. In some cases, a Council decision may be all that is required and for other items a recommendation to remove the item from the work plan is suggested. In considering the work plan, Council may wish to determine which, if any, of the recommended actions Council does not wish to pursue at this time.

### **Proposed Work Plan: Marine Task Force**

<i>Recommendation/Action</i>	<i>In process/ ongoing</i>	<i>Deferred /referred by Council</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>Need consultant</i>	<i>Need Council Direction/ Decision</i>	<i>Delete the action from plan</i>
1.a) Supplement OCP with marine development policy		Referred to staff (R#78)		*	*	*		
1. b) Develop and incorporate Marine Development Guidelines into bylaws		Referred to staff (R#78)		*	*	*		
1c) Incorporate economic diversification into policies		Referred to staff (R#78)			*	*		
1d) Investigate land uses in McDonald Park and Airport areas for marine businesses					*	*		
1e) Support new high tech research centre proposal at Patricia Bay			*				*	
1f) Support affordable housing for employees	affordable housing strategy							
1g) Encourage waterfront developments to include public use elements			*				*	
2) Support (adopt) a policy to allow marina expansions 10% over current capacity							Such a policy would require rezoning	
3) Enter into discussions with individual marina operators	Council to meet (R#64)		*					
4) For Deep Cove marine, encourage a pump-out facility and a float and ramp		Deferred by Council (R#65)	*					
5) Consider common covered moorage vrs individual boatsheds in any proposals								Council decided no action required (R#66)
6) Allow dry land boat storage facilities	Council to discuss with operators ((R#67)		*					

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7) Identify areas for M-5 zoning					*	*		
8) Expand the scope Tsehum Harbour Commission ( or establish new commission)		Referred to a tri-Council meeting (R#69)	*					
9) Actively work to designate parts of Saanich Inlet as a Marine Park	Request for presentation made July 23, 2010	Parks Canada to present	*					
10) Council commit to develop a public boat ramp on west side		Staff to report (R#72)	*				*	
11 a) Implement consultations on beach access development		Referred to Parks Comm. ((R#75)	*					
11b) Review Parking management at popular beaches	Being addressed in the Parks Plan		*					
11c) Review District's beach management and maintenance policies			*					
11d) Provide lockable bike racks at 12 locations				*				
11e) Consider Chalet Beach for public day use with facilities				*				
11f) Designate 5 locations for kayak launch with facilities				*				
11g) Repair Scoter Trail seawall	Phase 1 done in 2010			*	*			
11h) Publish beach access guide and place signs	Guide published and signage placed		*					
12a) Assess compliance with shoreline inventory and act on deviations with policy		Referred to staff (R#79)	*					
12b) Identify shoreline areas that are not appropriately protected		Referred to staff (R#79)	*					
12c) Determine bylaw/policy changes need to protect foreshore environment		Referred to staff (R#79)	*					
12d) Develop Best practice guidelines for foreshore structures		Referred to staff (R#79)	*					

Recommendation/Action	In process/ ongoing	Deferred or referred by Council	2010	2011	2012	Need consultant	Need Council Direction/ Decision	Delete the action from plan
12e) Consider implications of foreshore inventory data of current marine zoning		Referred to staff (R#79)	*					
12f) Establish Marine Advisory Commission		Given to EAC (R#85)						
12g) Develop waterfront owners information program				*				
13a) Inform residents on water pollution issues		Referred to staff for proposal (R#80)		*				
13b) Establish program to advise owners on how to reduce pollution of water		Referred to staff for proposal (R#80)		*				
13c) Work in partnership to monitor and reduce pollution in Saanich Inlet		Referred to staff for proposal (R#80)		*				
13d) Encourage marinas to seek "Clean Marina BC" recognition.			*				*	
13e) Work with other gov'ts to designate major portion of Saanich Inlet as park								Redundant See #9 above
13f) Continue support of local environmental groups	*							
14) Include Waste Management guidelines in new Marine Development Guidelines					*	*	*	*
15) Encourage Marina owners to consult with staff early during plan developments	All applicants are encouraged to meet early with staff							
16) Ensure zoning bylaw is consistent with federal regulations	*							
17) Ensure processes for foreshore leases are integrated and respect public resources and that information is communicated.	Letter sent July 23, 2010	Council request to send letter to Province (R#83)						
18) Ensure Marine Development Guidelines allow for legal non-conforming unsafe docks to be replaced.		Referred to Staff (R# 76)						This can only be done by changing the zone



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19a) Marine Development Guidelines should be based on most current best practices on seawalls.					*	*		
19b) District should understand its responsibilities regarding seawalls		Referred to staff (R#77)	*					
19c) District should ensure permits are evaluated for environmental protection and should be enforced	Currently this is a staff responsibility							
19d) District should understand how seawalls are impacting natural processes and revise policies as necessary					*	*		
20a) Review M2, M3 and M4 zones and Class A,B and C marinas with operators to accommodate changes	Council to meet (R#64)		*					Redundant with item #3
20b) Consider new marine service zones in McDonald Park and Airport areas					*	*		
20c) Identify any possible new M5 zoning sites					*	*		
20d) Ensure OCP uses consistent terminology regarding Marine areas.		Referred to staff (R#84)			*			
21) Establish new Marine Advisory Group [redundant see 12f]								Redundant with item 12f above

The Marine Task Force report presents an extensive and ambitious list of recommendations for Council's consideration. The proposed work plan arranges the recommendations into a number of categories representing timing, current Council direction, the need for consultant assistance and a "no action" category. Some of the recommendations are already covered by current initiatives. Others are seen as being achievable in the current calendar year and others over the next two years, should Council wish to pursue them.

The group of recommendations contemplated to be undertaken in the remainder of 2010 include assisting Council in discussions with Marina Operators, pursuing the Marine Park designation for parts of Saanich Inlet, assessing and responding to the implications of the Shoreline Inventory, encouraging the province to adopt a more integrated

foreshore referral process, investigating locations for a new boat ramp and determining municipal responsibilities regarding seawalls.

The activities proposed for 2011 focus on developing and communicating information to property owners and users that will assist them to reduce pollution entering into the marine environment. This would also include establishing a water quality monitoring program. There are also some park development and management initiatives proposed for 2011.

A number of the items recommended to be addressed in 2012 are significant OCP related activities and as such have significant implications for the community. These activities include considering new land use designations (item 1d) and zoning for marine industries (item 20b) , new marina zonings (items 7 and 20c) , new development policies (items 1a, 1c and 2) and development permit guidelines (items 1b, 14, 19a and 19d). This work collectively would represent a significant amendment to the Official Community Plan. Further, in 2012, the current 2007 OCP will be 5 years old. Council may wish to consider the possibility and potential value in undertaking this work with a minor review of the OCP at that time. If this is Council's desire, staff would work on securing sources of funding to assist in the update.

It may be necessary to hire consultants with specific Marine and Marina expertise along with planning expertise to undertake the process. Staff note that it is more likely that we can secure grants to assist if the work is assisted by consultants (in other words we are often not able to use grants to pay for staff expenses).

#### **FINANCIAL IMPLICATIONS:**

Should Council wish to undertake all of the recommendations from the Marine Task Force, there will be a considerable amount of municipal funding required for consultants (OCP review or partial review), construction (trail, park and boat launch development) and staff time for managing and undertaking the work plan. Initially, the funding for the proposed elements in 2010 will likely be funded by the current budget and principally comprised of staff time. Work plan elements for 2011 and 2012 will be estimated and brought to Council for discussion during budget deliberations.

It should also be recognized that the Marine Task Force's recommendations are, in part, focused on improving and developing the economics for marine industries and this, if successful, would have private enterprise, employment and tax benefits in the community.

#### **LEGAL IMPLICATIONS:**

Two of the recommendations are not legally possible to implement. First, the suggestion to have a policy that would allow expansion of marinas by 10% over current capacity would not have the effect of granting any legal entitlement. Such entitlement is a result of zoning (as limited by Development Permit guidelines). Policy statements in the OCP cannot allow any development activities but can only identify policy support which would be considered during a rezoning process.

The second legal issue is related to the recommendation (#18) that unsafe legal non-conforming docks be allowed to be replaced with new, safer facilities. This would only be possible by changing the zoning to permit the replacements. It is the intent of the legislation that when zoning is changed to make a use non-conforming, the use eventually ends once the useable life of the structures come to an end.

### CONSULTATIONS

Public consultations are specifically addressed in the work plan with respect to beach access. There will also need to be consultations on any proposed change to the OCP or zoning bylaw. In addition, Council may wish to refer this report to the Environmental Advisory Committee and to the waterfront property owners association.

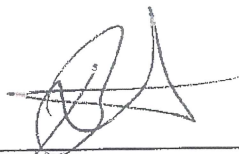
### SUMMARY:

This staff report presents a work plan to address the Marine Task Force recommendations. Due to the extensive nature of the recommendations, and to the resources needed to address them, the proposed work plan contemplates a three year time frame.

Respectfully submitted,



Rob Buchan  
Director, Planning & Community  
Services  
Concurrence:



Brian Robinson  
Works Superintendent



Bruce Williams  
Chief Administrative Officer