



Making a difference...together

REPORT TO PLANNING AND PROTECTIVE SERVICES COMMITTEE MEETING OF WEDNESDAY, JUNE 24, 2026

SUBJECT Regional Context Statement Alignment Review – Town of View Royal

ISSUE SUMMARY

To review the Town of View Royal's Regional Context Statement (RCS) in relation to the Capital Regional District's (CRD) Regional Growth Strategy (RGS) Bylaw (Bylaw No. 4017).

BACKGROUND

The RGS is a vision for the future of the capital region, 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 current RGS was adopted by the CRD Board on March 14, 2018 (Bylaw No. 4017). On April 14, 2021 the CRD Board amended the RGS with updated population projections (Bylaw No. 4328).

An RCS, adopted within a local government's Official Community Plan (OCP), sets out the relationship between the RGS and OCP and how they will be made compatible over time. Per section 446 of the *Local Government Act* (the *Act*), an OCP in a local government to which an RGS applies must include an accepted RCS. The *Act* stipulates that upon receipt of a proposed RCS, the CRD Board must respond by resolution within 120 days to the municipal council to indicate whether or not it accepts the RCS. The Board is deemed to have accepted the RCS if it does not respond within the 120-day period.

On April 11, 2018, the CRD Board approved a framework to guide the evaluation of regional context statements.

On May 27, 2026, the Town of View Royal submitted a draft RCS for CRD staff review and Board acceptance, then on June 17, 2026 an amended RCS was provided as approved and referred by Council resolution (see Appendix A). The RCS was prepared as part of a broad OCP update (Bylaw No. 1180, 2026) to establish a new community vision, new goals, policies, and actions to guide decision-making, ensuring alignment with an updated Housing Needs Report, and updating form and character and Environmental Development Permit Areas and guidelines. The CRD Board previously approved the Town of View Royal's RCS on December 11, 2019.

Regional Planning staff have evaluated both the draft and final versions of the amended RCS in accordance with the Board-approved Regional Context Statement Framework. This framework identifies three criteria against which staff should evaluate an RCS:

- 1) **All relevant content is included:** The RCS addresses all RGS content relevant to the OCP. Content that is not applicable in the context of the OCP should be identified as "not applicable".
- 2) **Clearly articulates relevant content:** The RCS provides a sufficient level of detail to convey how the specific OCP content relates to the RGS.
- 3) **Plan to be consistent over time:** The RCS identifies how the OCP will become consistent with the RGS over time, if content is not immediately consistent.

Appendix B presents a summary of the evaluation.

ALTERNATIVES

Alternative 1

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the Town of View Royal Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 2

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the Town of View Royal Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and not be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Alternative 3

That this report be referred back to staff for additional information based on Planning and Protective Services Committee direction.

IMPLICATIONS

Intergovernmental Implications

Board acceptance of the RCS is a key RGS implementation tool as the context statement relates a local government's OCP to the RGS. The OCP provides policies that guide decisions related to land use, infrastructure, mobility, housing, parks and other content under the authority of a local government. The Town of View Royal has submitted a proposed RCS to fulfill its statutory obligation to have an accepted RCS that demonstrates the relationship of its new OCP to the RGS. An accepted RCS is necessary in order for the adoption of an updated OCP.

Regional Growth Strategy Implications

The Town of View Royal's proposed RCS demonstrates a strong relationship to the RGS that supports the RGS vision and objectives, based on staff's analysis against the RCS evaluation criteria. The RCS fully captures all relevant OCP content (*criteria #1*) and identifies how the OCP relates to the RGS (*criteria #2*). No policy areas have been identified in the RCS where the OCP needs to become consistent with the RGS over time (*criteria #3*).

As outlined in Appendix B, the RCS is aligned with the vision and objectives for growth management, environment and infrastructure, housing and community, transportation, economic development, food systems and climate action. The Town of View Royal recognizes its place within the region as an important hub for transportation and seeks to align future growth with the multi-modal network. The OCP has policies that support increasing density in mixed use areas in proximity to transit hubs and continuing to build out local walking, cycling, and rolling options to connect neighbourhoods. The OCP also supports the Urban Containment Boundary as a means of protecting rural lands and natural spaces and to focus infrastructure investment on denser urban areas.

Environmental & Climate Implications

The CRD Climate Action Strategy identifies sustainable land use, planning and preparedness as an important goal area to reduce greenhouse gas (GHG) emissions. RGS implementation, including the approval of RCSs that will help reduce community-based GHG emissions, is a key action.

As shown in Appendix B, the Town of View Royal RCS references a range of OCP policy that supports the ongoing protection of rural lands and natural areas, policies to identify, protect, enhance, and restore healthy ecosystems, and policies regarding Environmentally Sensitive Areas, and ongoing support for the protection of regional parks.

The RCS also speaks to OCP goals for reducing community-based GHG emissions and mitigating the impacts of climate change. This will be done through encouraging compact built form, supporting alternative modes of transport, and prioritizing climate-resilient development and infrastructure. As well, the OCP speaks to the importance of protection of natural assets, planning for climate resiliency, and protecting the public in hazardous areas susceptible to climate change impacts.

Alignment with Board & Corporate Priorities

Reviewing RCSs for consistency addresses the Planning Community Need from the 2023-2026 CRD Corporate Plan goal 8a for managed growth. The RCS review is an on-going initiative, which is part of Regional Planning’s core service delivery.

Alignment with Existing Plans & Strategies

The Town of View Royal’s RCS is aligned with existing CRD plans and strategies that detail and enact the seven primary objectives of the RGS.

CONCLUSION

Provincial legislation requires that a municipal OCP contains an accepted RCS. Board acceptance of the RCS is a key tool for RGS implementation. Staff have reviewed the Town of View Royal’s proposed RCS in accordance with the Board-approved evaluation framework. The RCS demonstrates a strong relationship to the RGS and will work toward achieving RGS vision and objectives.

RECOMMENDATION

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That the Town of View Royal Regional Context Statement be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 448 of the *Local Government Act*.

Submitted by:	Patrick Klassen, MCIP, RPP, Senior Manager, Regional Planning
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Housing, Planning and Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

- Appendix A: Town of View Royal Draft Regional Context Statement
- Appendix B: Regional Context Statement Evaluation