

Meeting Minutes

Planning and Protective Services Committee

Wednesday, February 25, 2026

1:30 PM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

PRESENT:

Directors: D. Thompson (Vice Chair), P. Jones, M. Little, M. Wagner (for L. Szpak) (EP),
A. Wickheim (EP), K. Williams, C. McNeil-Smith (Board Chair, ex-officio)

STAFF: T. Robbins, Chief Administrative Officer; A. Fraser, General Manager, Infrastructure and Water Services; L. Jones, General Manager, Parks, Recreation and Environmental Services; K. Lorette, General Manager, Housing, Planning and Protective Services; P. Klassen, Senior Manager, Regional Planning and Transportation; M. MacIntyre, Senior Manager, Regional Parks (EP); R. Tooke, Senior Manager, Environmental Innovation; M. Tromp Hoover, Manager, Environmental Resource Management Policy and Planning; M. Lagoa, Deputy Corporate Officer/Senior Manager, Legislative Services; M. Miklea, Deputy Corporate Officer/Manager, Legislative Services; J. Ives, Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Directors Z. de Vries and R. Windsor

The meeting was called to order at 1:30 pm.

1. Territorial Acknowledgement

Director Little provided a Territorial Acknowledgement.

2. Approval of Agenda

MOVED by Director Little, **SECONDED** by Director Jones,
That the agenda for the Planning and Protective Services Committee meeting of
February 25, 2026 be approved.
CARRIED

3. Adoption of Minutes

- 3.1. [26-0208](#) Minutes of the Planning and Protective Services Committee meetings of
May 28, 2025 and September 17, 2025

MOVED by Director Little, **SECONDED** by Director Jones,
That the minutes of the Planning and Protective Services Committee meetings of
May 28, 2025 and September 17, 2025 be adopted as circulated.
CARRIED

4. Chair's Remarks

Chair Thompson remarked that a number of Committee members and staff were wearing pink in recognition of Pink Shirt Day. Started in 2007 by high school students in Nova Scotia, Pink Shirt Day provides an opportunity to stand together against bullying and champion kindness and inclusivity.

5. Presentations/Delegations

There were no presentations or delegations.

6. Committee Business

6.1. [26-0108](#) 2026 Planning and Protective Services Committee Terms of Reference

K. Lorette presented Item 6.1 for information.

6.2. [26-0118](#) Regional Growth Strategy Indicators Report

K. Lorette presented Item 6.2. for information.

M. Wagner joined the meeting electronically at 1:40 pm.

Discussion ensued regarding:

- increases in water consumption in line with population growth
- the significant number of CRD housing development projects underway and planned for the next four years despite the discontinuation of provincial funding
- the need to work closely with the Province and advocate for the reinstatement of the Community Housing Fund
- how municipalities can leverage land use authority, development approval processes and any available municipal funding to attract affordable housing developments to their communities
- the impact on various in-stream municipal housing development projects as a result of the discontinuation of provincial funding
- how the food systems indicator in the Regional Growth Strategy relies on cyclical data gathered in the Canada census
- the opportunity for future expansion of the Regional Foodlands Access Service and alignment with the Regional Food and Agriculture Strategy as a means of advancing food security in the region

- 6.3. [26-0119](#) Consideration of Regional Growth Strategy Consistency: Zoning Bylaw & Official Community Plan Amendment Application for Lot A, District Lot 87, Renfrew District, Plan VIP85195; PID: 027-547-680

K. Lorette spoke to Item 6.3.

Discussion ensued regarding:

- definitions of rural form, density and character as they apply to the Regional Growth Strategy (RGS)
- how the Zoning Bylaw & Official Community Plan Amendment Application under consideration makes no request for connection to municipal or regional services, with both an onsite well and onsite septic system planned for water and wastewater
- the process whereby the Juan de Fuca Land Use Committee makes recommendations on zoning and Official Community Plan amendments and how such a request triggers consideration by the Planning and Protective Services Committee and CRD Board
- how the RGS does not prescribe minimum lot sizes or densities with regards to land use

MOVED by Director Wickheim, SECONDED by Director Little,

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

That proposed Bylaw No. 4705, "Shirley - Jordan River Official Community Plan Bylaw No. 5, 2018, Amendment Bylaw No. 3, 2025"; and proposed Bylaw No. 4706, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 168, 2025" be considered in relation to the 2018 Regional Growth Strategy (Bylaw No. 4017) and be accepted in accordance with the requirements of section 445 of the Local Government Act.

CARRIED

6.4. [26-0164](#) Previous Minutes of Other CRD Committees and Commissions for Information

K. Lorette presented Item 6.4.

The following minutes were received for information:

- a) Development and Planning Advisory Committee minutes of October 20, 2025
- b) Local Government Emergency Program Advisory Commission minutes of January 23, 2025
- c) Local Government Emergency Program Advisory Commission minutes of March 27, 2025
- d) Local Government Emergency Program Advisory Commission minutes of May 22, 2025
- e) Local Government Emergency Program Advisory Commission minutes of July 24, 2025
- f) Local Government Emergency Program Advisory Commission minutes of September 18, 2025
- g) Regional Emergency Coordinators Advisory Commission minutes of May 2, 2024
- h) Regional Emergency Coordinators Advisory Commission minutes of September 5, 2024
- i) Regional Emergency Coordinators Advisory Commission minutes of November 7, 2024
- j) Regional Emergency Coordinators Advisory Commission minutes of February 6, 2025
- k) Regional Emergency Coordinators Advisory Commission minutes of May 15, 2025
- l) Regional Emergency Coordinators Advisory Commission minutes of August 14, 2025

7. Notice(s) of Motion

There were no notices of motion.

8. New Business

There was no new business.

9. Adjournment

MOVED by Director Little, **SECONDED** by Director Jones,
That the Planning and Protective Services Committee meeting of February 25,
2026 be adjourned at 2:14 pm.

CARRIED

Chair

Recorder