

## Alternative 1 Implications

### Alternative 1:

1) *That staff be directed to prepare a RSS bylaw to advance for 1<sup>st</sup> and 2<sup>nd</sup> reading as follows:*

*a. Revise the draft RSS as necessary to reflect input received from the legal opinion.*

Staff obtained legal advice on the October 2014 (revised) draft RSS.

The legal review was generally supportive of the content and scope of the RSS. The legal advice also confirmed that the document can be called a “Regional Sustainability Strategy” and still carry the weight of a Regional Growth Strategy.

Changes being recommended in response to the legal review include:

- expansion of policy content relating to CRD services such as the landfill, sewage treatment and water;
- refinements to the major/minor amendments section;
- rephrasing of preamble wording relating to municipal actions; and
- clearer positioning of targets as being ones that will be pursued in conjunction with other jurisdictions.

*b. Revise the draft RSS vision statement to read as follows: “We advance health and prosperity in the Capital Region and grow more resilient, affordable and responsive to climate change by fostering inclusive, compact, transit-oriented communities that support cycling and walking and by expanding local food production, and by protecting natural areas.”*

Focussing the vision statement on widely held views of the future of the region will help inspire collaborative action. Shortening the vision statement demonstrates responsiveness to feedback from online respondents, interest groups and stakeholders.

*c. Revise the draft RSS targets as follows:*

- i. Strengthen targets for dwelling units, active transportation and growth containment*
- ii. Add targets for water conservation, local food production and supply side renewable energy*
- iii. Review targets with consideration of grouping them into categories (e.g., short-term, primary influence - local or provincial/federal government, etc.) and potentially adding new targets as suggested through the consultation process*

Strengthening targets for dwelling units, active transportation and growth containment responds to feedback received through the engagement period.

Grouping the targets into categories will more accurately reflect intended timeframes and will make it more clear where responsibility for action resides.

*d. Address concerns regarding municipal autonomy and level of detail as follows:*

- i. Replace the preamble wording for municipal actions in accordance with the legal advice along the following lines “Local municipalities will address the following policy in their RCS:”*
- ii. Provide flexibility for municipalities to remove lands from the Growth Containment Area (unless they are identified as Industrial or General Employment Lands) without requiring an amendment to the RSS*

- iii. *Show Growth Centres symbolically on the Land Use Policy Area maps (Attachment 10)*
- iv. *Change the major/minor amendment process to delete references to Growth Centres*
- v. *Move actions that municipalities will address in their RCS as per 1d (i), that do not directly relate to the minimum requirements of the LGA regional land use policy areas (e.g., climate change, community health and wellbeing, emergency management), to the 'municipalities are requested to support' category*

Adoption of the RSS requires acceptance from all municipalities in the region. It is anticipated that the above revisions will address concerns raised by DPAC members and some municipal councils regarding local municipal autonomy.

- e. *Amend mapping to:*
  - i. *Identify Sooke's 'Rural Centre' as an 'Urban Centre'*
  - ii. *Identify Malahat, Shirley/Jordan River and Willis Point in JdF EA as 'Rural'*
  - iii. *Identify portions of East Sooke and Otter Point as Rural Settlement Area (RSA) and Port Renfrew as a Rural Centre within a Growth Containment Area as shown in Attachment 10*

The October 2014 draft reviewed by the Board was silent on the issue of water servicing and there was therefore potential for water servicing to be provided throughout the region. In response to input received at a January 2015 DPAC meeting, Action 3.1.3 was added to the October 2014 (revised) draft. Action 3.1.3 sets out a proposed water service policy that allows for water service within municipalities and the RSAs for East Sooke, Otter Point and Port Renfrew as per the RSS Map 3 *Regional Land Use Policy Areas* and Map 9 *Rural and Rural Settlement Areas*. Maps 3 and 9 of the October 2014 (revised) Draft RSS (April 2015) identified all of the above JdF communities as Rural Settlement Areas.

In response to concerns expressed through the engagement process regarding the potential for water servicing to contribute to rural sprawl, staff now recommend that areas in Otter Point eligible for water servicing be further reduced as shown on the map in Attachment 10. As well, it is proposed that the communities of Malahat, Shirley/Jordan River and Willis Point be reclassified as 'Rural' consistent with other 'Rural' areas in the region. The areas shown in Attachment 10 are consistent with settlement areas identified in the adopted Otter Point OCP and the proposed settlement area in the East Sooke Draft OCP. (This proposal also follows through on outstanding expectations from the RGS process to recognize the servicing aspirations of these communities.)

A Growth Containment Area is being proposed for Port Renfrew to more accurately reflect the current context where both water and sewer services are provided within a portion of the community and to reflect aspirations for economic development. Identifying Port Renfrew as a Rural Centre reflects the role the community has played historically and continues to play as a service centre for a relatively isolated rural area. An OCP is scheduled to be prepared for Port Renfrew within the next year. RSS recognition of the role the community plays in supporting the surrounding rural areas will reduce the potential for consequential amendments to the RSS.

- f. *Revise the draft RSS text to:*
  - i. *Clarify the provincial mandate for regulating the Agricultural Land Reserve*

- ii. *Strengthen the discussion regarding economic development (diversity of economy, regional nature of economy, identification of growth sectors, etc.)*
- iii. *Address municipal and stakeholder comments consistent with RSS objectives and policies*

It is important that the provincial mandate for regulating the ALR be clearly expressed to avoid confusion regarding local government influence. This action responds to input received from some DPAC members and one municipal council that local and provincial jurisdictions be clarified. It also responds to feedback from stakeholders that the RSS should place more emphasis on economic development.

- g. *Revise the RSS draft to correct errors and update population projections with the most recent population scenario projections (Attachment 11).*

The RSS is required to include population and employment projections for the period referenced in the strategy and must cover a minimum of 20 years. Since the October 2014 (revised) RSS Draft was prepared, the population projections scenario prepared by Urban Futures has been vetted by municipal planners based on OCP policy, local knowledge and professional judgment. In response to that input, Urban Futures prepared another scenario and staff recommends that scenario replace the earlier version.

- h. *Revise the RSS draft to include a water servicing policy (Action 3.1.3.) that provides for approval of a new water service establishment bylaw for areas outside the Growth Containment Area only where:*
  - *the bylaw applies to lands within municipal boundaries; or*
  - *the bylaw pertains to the East Sooke or Otter Point Rural Settlement Areas in JdF and will service existing and potential new development that does not exceed subdivision and development limits set out in the OCP at the time of adoption of the RSS; or*
  - *the bylaw is required to address a pressing: public health, public safety, or environmental issue relating to existing development; or*
  - *the bylaw is required to service agricultural activities.*

*This policy will be accompanied by an implementation agreement or other appropriate approach that requires Board approval of OCP and zoning amendments consistent with the existing procedures bylaw for the JdF EA.*

Details pertaining to this approach are noted in Attachment 9 (see Option I).

2) *That staff be directed to support finalization of the RSS by taking action to:*

- a. *Refer the draft RSS to the JdF LUC for comment.*

Providing the JdF LUC with an opportunity to provide input into the document will provide the Board with feedback from that group prior to 1<sup>st</sup> and 2<sup>nd</sup> reading of the bylaw.

- b. *Attend public meetings organized and hosted by a municipality as support to municipal discussions regarding the RSS.*

A request has been received from North Saanich (Attachment 15) that CRD staff co-host a meeting with municipal staff for local residents regarding the RSS. The extended timeline provides an opportunity for CRD staff to support such requests.

- c. *Pursue an extension to the Federal Gas Tax timeline to June 2016.*

It is anticipated that extending the timeline will result in a more accepted process. Grant administrators have indicated that a request to extend timelines would be considered favourably.

- d. *Organize a Council of Councils workshop to obtain further municipal Council input on the draft RSS.*

Numerous Board members have expressed interest in creating an opportunity for all municipal council members to have an opportunity to collectively discuss the RSS and hopefully, to develop solutions for contentious issues prior to preparation of the bylaw. Staff has flagged water servicing policy as a matter that could stand in the way of RSS adoption. Holding a Council of Council workshop on this matter and any other outstanding municipal concerns increases the likelihood of resolving matters in advance of municipal referral of the bylaw.