



May 31, 2019

File No. 0400-60/19

VIA EMAIL ONLY: [kmorley@crd.bc.ca](mailto:kmorley@crd.bc.ca)

Capital Regional District  
625 Fisgard Street, PO Box 1000  
Victoria, BC V8W 2S6

Attention: Kristen Morley, Corporate Officer

Dear Ms. Morley,

**Re: Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1983, 2019  
(Update the Regional Context Statement)**

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The above noted bylaw received third reading by Council at its May 21<sup>st</sup>, 2019 Regular Council Meeting.

We ask that you please place the attached bylaw on an agenda and by way of resolution submit the CRD's acceptance so that it may be adopted by Council.

Should you have any questions, please do not hesitate to contact me at 250-544-4202.

Sincerely,

Liz Cornwell  
Corporate Officer  
Deputy Chief Administrative Officer

Enclosures

*THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH*

**BYLAW NO. 1983**

A Bylaw to Amend the Official Community Plan  
(Update the Regional Context Statement)

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**WHEREAS** the Council of the Corporation of the District of Central Saanich by Bylaw No. 1600 adopted Appendix “1” of the Bylaw as the Official Community Plan Bylaw;

**NOW THEREFORE** the Council of the Corporation of the District of Central Saanich in open meeting assembled, enacts as follows:

**1. TEXT AMENDMENTS**

Central Saanich Official Community Plan, Bylaw No. 1600, 2008, Appendix “1” is amended as by replacing Part 12 with the following:

**12 Regional Context Statement**

**12.1 Introduction**

Through its emphasis on compact urban settlement, multi-modal transportation initiatives, ecosystem protection and support and protection for rural communities and agricultural land systems, this Official Community Plan (OCP) supports the Regional Growth Strategy (RGS) vision for the region and for Central Saanich. The OCP also meets the RGS vision specifically for Central Saanich.

**12.2 Context**

The District of Central Saanich was incorporated as a municipality in 1950. Central Saanich separated from the Municipality of Saanich to protect its rural heritage. The creation of the Agricultural Land Reserve in 1973 assisted in maintaining the rural and agricultural character of the municipality. Approximately 65% of the District is designated ALR.

Central Saanich has four main areas for urban settlement (residential, commercial and/or industrial): Brentwood Bay, Keating Industrial Area, Saanichton and Tanner Ridge. Most of the development in these areas occurred prior to 1990. At this time, there are few developable tracts of land left in the District. New residential development is usually in the form of residential infill and densification by subdivision and/or rezoning. There is significant light industrial/business land that may be developed when the Butler Brothers’ gravel extraction operation is completed. While the existence of the Agricultural Land Reserve essentially limits growth and development within the District, policies in the OCP support growth that is consistent with the RGS.

## **12.3 Specific RGS Strategic Directions**

### **12.3.1 Managing and Balancing Growth**

#### **Keep Urban Settlement Compact**

The OCP Schedule A Land Use Plan map designates four Residential-Settlement Areas (Brentwood Bay, Tanner Ridge, Saanichton and Lochside Drive) which serve as the District's urban containment boundaries. The Residential-Settlement Areas are consistent with the growth management plan described by Maps 3a and 3b of the RGS. Section 4.2 of the OCP sets out policies which state that the major portion of residential and commercial growth is to be within the Urban Settlement Areas (policies 4.2.1 – 4.2.4). The policies go on to state that residential growth is to be gradual and paced reasonably evenly over the life of the plan and not exceed the capacity of the Saanich Peninsula Treatment Plan. Policy 4.2.1 includes an estimated average growth rate of 1% approximately equivalent to 70 new units per year. This is consistent with the RGS projection of 8300 dwellings in Central Saanich by 2038. It is recognized that more intensive land use and higher overall densities may be needed in the Urban Settlement Areas to avoid putting development pressure on land outside of the Settlement Area Boundary. The District has displayed a willingness to amend OCP and zoning regulations to allow increased densities and a wider variety of housing options.

#### **Protect the Integrity of Rural Communities**

A key objective of the OCP is the preservation of agricultural and rural land. Sixty-five percent of the land base in the District is in the Agricultural Land Reserve as set out on the OCP's Schedule A Land Use Plan map; consistent with the RGS.

OCP policies (sec. 3.3.1) support the sustainability and economic viability of the District's rural lands as an integral part of farming on the Saanich Peninsula. Sections 3.1 -3.3 include detailed policies for protection of agricultural land and operations and environmental stewardship in support of the rural community. These policies are consistent with the Rural/Rural Residential Policy Area policies of the RGS.

### **12.3.2 Environment and Infrastructure**

#### **Protect, Conserve and Manage Ecosystem Health**

The OCP supports the principles of sustainability defined in the RGS and the protection of the Capital Green Lands Policy Area identified on Map 3a of the RGS. The District recognizes the importance of maintaining ecosystem health and supporting the ongoing ability of natural systems to sustain life (sec. 7.1.1).

The OCP (sec. 7.2.1 – 7.2.7) sets out policies regarding the protection of ecologically significant areas, the preservation of water quality and quantity and regulating development in

environmentally sensitive areas. This is consistent with the objectives identified in the Green and Blue Spaces Vision in the RGS. The District also encourages sustainable practices and encourages covenants to protect sensitive areas (sec. 7.2.2). Specifically, the OCP states in Section 7 that the District will take a leadership role in educating people about the value of protecting land and water resources of ecological significance and will facilitate partnerships among the public, private and not-for-profit sectors for the conservation and stewardship of these resources. The OCP places equal importance on Blue Spaces protection. Saanich Inlet is considered to be an important and sensitive ecosystem, highly valued for its aesthetic, cultural, spiritual and environmental attributes. Similarly, Haro Straight has regionally significant parks, beaches and coastal dune ecosystems. In the OCP (sec. 7.2.5 and 7.2.6) the District has resolved to minimize impacts on shoreline and marine environments through zoning and the shoreline development permit process. Additionally, the District will cooperate with the CRD, Province and Federal authorities, to protect and conserve sensitive land and water environments in Central Saanich (sec. 7.2.1).

#### **Manage Regional Infrastructure Services Sustainably**

The OCP supports the sustainable management of regional infrastructure. Section 10 sets out policies related to long-term infrastructure management that are consistent with the RGS (sec. 10.2.1 – 10.2.7). Urban development is limited to Urban Containment boundaries. The OCP does not generally support the extension of water or other services outside of Urban Settlement Area established by the RGS (sec. 10.2.1.2). Notwithstanding the above, in accordance with RGS policy 2.2.4, where water service is extended to service agriculture, water service may be provided to residential units on lands within the Agricultural Land Reserve; however, such water service is not intended to allow for future subdivision or an increase in permitted residential density.

The OCP also suggests that residential growth should not exceed the capacity of the Saanich Peninsula Treatment Plan. The OCP further define, in Section 1, that gradual, low impact growth is supported provided it is at a rate which does not place an undue burden on the existing utility infrastructure and community services, and will not result in substantial increases in the municipal tax rate. Further to this, Section 10.2.1 states that as a general principle, water and sanitary services will be only available in areas designated as Urban Settlement Area Schedule A, Land Use Plan.

### **12.3.3 Housing and Community**

#### **Create Safe and Complete Communities**

Section 4.2.1 of the OCP indicates support for continued stable growth at an average of approximately 1% (70 units) which is consistent with the RGS targets. The majority of this growth is planned to take place within the four Residential-Settlement Areas (Brentwood Bay, Tanner Ridge, Saanichton and Lochside Drive). OCP sections 4.2 and 4.3 establish a framework for growth in these areas that encompasses the “Complete Community Criteria” as set out in

the RGS. These policies support a wide variety of housing opportunities, types and tenures; with particular consideration for increased residential density with multifamily developments and supportive/care housing within the urban containment boundary. A priority is placed on reducing the use of private vehicles, increased opportunities for public transit and increased proximity to commercial activity and services.

#### **Improve Housing Affordability**

A key objective identified in the OCP is to support the development of diverse housing types to accommodate the various housing needs of existing as well as future residents, and to meet the changing needs of the various age groups of residents (sec. 4.3). Proposals for multi-family rental housing, affordable housing, supportive housing and multi-level care facilities are encouraged through development approval processes (sec. 4.3 and 4.4). The District encourages alternative housing tenures (i.e. co-housing, non-profit and cooperative housing), the retention of rental housing and transitional housing (Sec. 4.4). The OCP also discourages the conversion of rental housing to strata ownership. Secondary suites are also currently permitted in agricultural and specified residential zones.

#### **12.3.4 Transportation**

##### **Improve Multi-Modal Connectivity and Mobility**

The OCP supports a comprehensive local and regional transportation system which is consistent with the multi-modal transportation network set out in the Regional Transportation Plan. Section 9 states that priority is placed on reducing dependence on the use of private vehicles over time and that there is support for increased and improved access to transit services including the development of additional bus shelters and information signage to increase ridership (sec. 9.2.3.7 – 9.2.3.12). The OCP supports alternative modes of transportation including cycling and walking through the development process and through municipal investment and partnerships (sec. 9.2.3).

#### **12.3.5 Economic Development**

##### **Realize the Region's Economic Potential**

The OCP's fundamental principles guide decision making regarding a sustainable economy. Section 1 states that: there is support for economic development and diversification in Central Saanich, including agricultural and home based businesses; to help balance the number of jobs and residents. Sections 5.2.1 through 5.2.9 define policies regarding the economic development in Central Saanich, including growth and management of the community's economic sectors: commercial, tourism, recreation, light industrial, aggregate extraction, home based employment and agriculture. Agriculture will play an increasingly important role in the food supply for the entire region. Sections 3.2.1, 3.2.2 and 5.2 set out policies that support the conservation and management of Renewable Resource Lands Policy Area as identified on Map 3a of the RGS. There is continuing support for the well-established, pedestrian oriented commercial centres in

Saanichton and Brentwood Bay, as well as support for the commercial and industrial activities in the Keating Business Park. These principles and policies are consistent with the RGS.

### **12.3.6 Food Systems**

#### **Foster a Resilient Food and Agriculture System**

A key objective of the OCP is to ensure the sustainability and economic viability of the District's agricultural community as an integral part of farming and food production on the Saanich Peninsula and the protection of agricultural land (sec. 3.1.1 and 3.1.2). OCP policies are consistent with the RGS and the Regional Food and Agriculture Strategy including detailed policies for protection of agricultural land, support for drainage, stormwater management and irrigation projects that improve farm productivity; buffering of agricultural uses from residential development, farm product marketing and development of new crops (sec. 3.2). In keeping with Local Government Act Section 447 (1)(b) to bring the OCP into consistent with the RGS consideration will be given to including a target for increasing the amount of land in food production when the OCP is reviewed in the future.

### **12.3.7 Climate Action**

#### **Significantly Reduce Community-Based Greenhouse Gas Emissions**

Policies throughout the OCP support the reduction of greenhouse gas emissions and encourage resource conservation consistent with the RGS. This includes policy statements supporting compact development (sec. 4.2.3 and 4.2.4), energy efficiency for building performance (sec 4.2.6) and transportation policies supporting ongoing development of alternatives to the use of private automobiles (sec. 9.2.3). The Central Saanich Climate Leadership Plan, adopted in June 2018, explicitly sets out goals and targets and actions for reducing greenhouse gas emission reductions in the community that are consistent with the RCS. This includes 80% less community-scale GHG emissions by 2050 (relative to 2007).

## **2. CITATION**

This Bylaw may be cited for all purposes as the "***Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1983, 2019***".

READ A FIRST TIME this	4 <sup>th</sup> day of	March	, 2019
READ A SECOND TIME this	4 <sup>th</sup> day of	March	, 2019
PUBLIC HEARING HELD this	13 <sup>th</sup> day of	May	, 2019
READ A THIRD TIME this	21 <sup>st</sup> day of	May	, 2019

ADOPTED this                      \_\_\_\_ day of                      \_\_\_\_ , **2019.**

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Ryan Windsor  
Mayor

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Liz Cornwell  
Corporate Officer