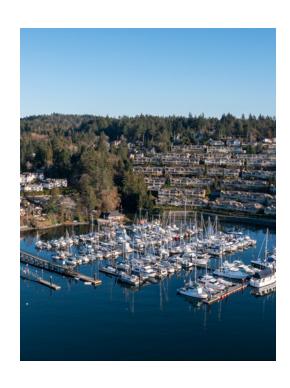
# OFFICIAL COMMUNITY PLAN

District of Central Saanich Bylaw #2100 Schedule A Adopted: April 24, 2023













### **Acknowledgments**

The District of Central Saanich is located within the traditional territory of the WSÁNEĆ peoples, represented today by WJOŁEŁP (Tsartlip), STÁUTW (Tsawout), WSIKEM (Tseycum), BOKEĆEN (Pauquachin), and MÁLEXEŁ (Malahat) First Nations. The WSÁNEĆ People have been here since time immemorial, and this is their home.

We extend our deep appreciation to all of Central Saanich's community members who shared their ideas and feedback throughout the Official Community Plan update process, including members and staff at the WSÁNEĆ Leadership Council and our First Nations community members, as well as the members of the Official Community Plan Advisory Committee.

Prepared in collaboration with: MODUS Planning, Design & Engagement

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### Section 1. Introduction

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# 1.1 What is an Official Community Plan?





### **Purpose**

The Official Community Plan (OCP) is one of Central Saanich's most important documents. It presents the long-term vision for the community, setting out objectives and policies that guide decisions on planning, land use, and the provision of municipal services. In doing so, it helps us determine how and where we live, work, play and move.

The OCP guides the community until it needs review, which is generally every five to ten years. The plan can be viewed as a living document that may be updated when needed.

### **Legislative Authority**

The Local Government Act (LGA) gives the District legislative authority to adopt an OCP. This OCP has been prepared in compliance with Part 14, Divisions 3 and 4 of the Act which outline the required content of an Official Community Plan and describe the procedures a municipality must follow in order to adopt a Plan. The OCP must also satisfy requirements of provincial legislation and be consistent with the Capital Regional District's Regional Growth Strategy.

### **Implementation**

Although the *Local Government Act* specifies that all bylaws enacted and works undertaken by Council must be consistent with the OCP, the OCP itself does not commit or authorize the District to proceed with any projects specified in the plan (LGA s.478). To achieve any particular initiative identified, the project, plan, or works would also need to be included in the District's strategic work plan with appropriate budget and resource allocation.

# 1.2 Central Saanich Today



### Community Snapshot

The following is a snapshot of key community statistics. More detailed community statistics from a Housing Needs Assessment report are found in (Appendix B).

- 41.2 km<sup>2</sup> land area of the District
- 61% the portion of District land within the provincial Agricultural Land Reserve
- **18**% the portion of District land within the Urban Containment Boundary
- **17,385** total population (2021)
- The population on First Nations Reserve Lands are STÁUTW (Tsawout) 1,686 (2016) and WJOŁEŁP (Tsartlip) 825 (2016)
- **3.4%** population increase (between 2016 and 2021)
- Central Saanich has historically had a growth rate close to 1% per year, and future growth is anticipated to remain close to 1%.
- **2.4** persons on average per household (2021)
- **7,621** the total number of private dwellings (2021)
- **54%** the proportion of housing stock as single-detached dwellings
- 49.6 median age (2021)
- The median age on First Nations Reserve Lands are STÁUTW (Tsawout) 58.6 (2016) and WJOŁEŁP (Tsartlip) 28.3 (2016)

- \$103,000 median income (2020)
- **63.8**% employment rate (2016)
- 66% the amount of community greenhouse gas emissions resulting from transportation, with the remainder from commercial buildings, residential buildings, and solid waste at approximately 11% each (2007 baseline)
- 14% the proportion of trips taken using sustainable travel modes such as public transit, walking or cycling with the remainder being 81% as drivers and 5% as passengers in private automobiles (2016)
- 7 of 740 the number of hectares of Garry oak ecosystem in 1997 remaining in Central Saanich, compared to 1800 (and less than 5% remaining in BC) (source: GOERT)



# **Section 2. Vision and Principles**

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# 2.2 Fundamental Principles

The following principles provide the foundation for the objectives and policies of this plan. The principles are not presented in any particular order and each are important to consider for the future of Central Saanich.





### Maintain Rural, Small-Town Character

Our rural character is defined by an expansive rural landscape bound by two coastal shorelines and spectacular vistas where agricultural activity is abundant.

Our small-town character is defined by its friendly residents, safe neighbourhoods, and welcoming charm that celebrates a diversity of people and cultures.

A confined Urban Containment Boundary, shown on *Schedule F*, includes the Villages of Brentwood Bay and Saanichton, which are compact, walkable centres where the day-to-day commercial needs of the community are met; and the Keating Business District that includes a range of industrial and service-oriented businesses that serve the broader region and provide diverse employment opportunities.

The District will continue to protect the agricultural and rural landscape alongside compact villages and nearby residential neighbourhoods.

### Support Agriculture and Food Security

Our farmland is preserved, farmers are supported, and both residents and visitors continue to access fresh, healthy foods.

The District recognizes agriculture as an important contributor to its rural and small-town character, to the local and regional economy, and to local food security. Central Saanich's agricultural land base remains protected and sustainable agricultural production is supported.

### Manage Growth Carefully

Our growth is focused within the Urban Containment Boundary, shown on *Schedule F*, in a way that enhances the village centres and business district, while protecting rural and agricultural areas. The District experiences a slow and steady growth rate of approximately 1% per year.

The District supports new development that is sensitive to its surrounding neighbourhood while providing the amenities and services needed in the community. New development occurs in a sustainable manner and supports a healthy, active community. Proposals that advance identified housing or community needs are encouraged.

The District recognizes municipal infrastructure as capital investments that are provided for the benefit of the community and are managed in a cost-effective manner. Avoiding urban sprawl and focusing new infrastructure projects where there is highest demand ensures sustainable services to the community.

### Demonstrate Climate Leadership

Our local initiatives continue to address climate action in a progressive manner. Regional and provincial collaboration ensures we remain aligned with best practices and that our residents are enabled to make climate-wise choices.

While climate change is a global issue, Central Saanich recognizes that buildings and transportation are significant sources of greenhouse gas emissions that we can directly influence. Furthermore, by protecting or restoring natural systems that buffer the impacts of climate change, the District will improve climate resiliency in addition to providing a myriad of environmental benefits.

The District will demonstrate leadership by taking strong action to address the causes and impacts of climate change and planning for changing conditions in order to be a resilient community.

### Protect and Enhance the Environment, Biodiversity and Natural Ecosystems

Our natural areas are accessible and flourishing across the Saanich Peninsula, with great care given to biodiversity, ecological function, and resilience. Residents value our diverse natural environment and biodiversity, and support the protection of our natural greenspace, waterways, and marine environment.

Central Saanich acknowledges that the natural environment is not contained within our boundaries. Through collaboration with our neighbours, the District will protect and enhance the peninsula's biodiversity and natural habitats, significant environmental features, and water and air quality to ensure a sustainable long-term future.

### Advance First Nations Truth and Reconciliation

Our community supports advancing the Calls to Action under the Truth and Reconciliation Commission, as well as the 5-year action plan outlined in the Provincial Declaration on the *Rights of Indigenous Peoples Act* (Declaration Act). Central Saanich acknowledges that we are located within the traditional territory of the WSÁNEĆ First Nations, including the STÁUTW (Tsawout) and WJOŁEŁP (Tsartlip) Nations. WSÁNEĆ refers to the people as well as the land and is where the English derivation of "Saanich" comes from, which means "the emerging people" or "the rising up people".

Central Saanich recognizes that we can learn much from the WSÁNEĆ people who have inhabited the peninsula since time immemorial, and that we must hear their truth to build strong, trusting relationships for the future. Through enhanced collaboration and support, the District will continue to forge strong connections with the WSÁNEĆ Nations, to promote awareness of WSÁNEĆ culture through education, public art, signage and community events, and to consider when it can incorporate Traditional Ecological Knowledge into environmental protection initiatives.

### Provide a Range of Housing Opportunities and Protect Housing Affordability

Our housing stock is diverse, with accessible homes, supportive housing options, and improved affordability to serve the broad range of ages, incomes, and abilities of residents that form our community.

The District supports a wide range of housing types within the Urban Containment Boundary, and supports increased density that is sensitive to existing neighbourhoods within walking distance to existing or planned public transit services and the village centres. Proposals that advance identified housing needs are encouraged.

# Support Local Business and Community Economic Development

Our local economy is diverse and thriving. Economic development improves our community's quality of life by way of economic activity, vitality, and employment opportunities. The business sector contributes to creating a unique sense of place that builds community character and enhances our tourism attraction.

The District's core commercial areas include the Villages of Brentwood Bay and Saanichton and the lands designated Service Commercial in the Keating Business District. These core commercial areas contain most of the District's retail and service commercial businesses that serve daily needs for residents. The Keating Business District is a key economic driver that includes both Service Commercial and Industrial lands, with a range of industrial and trades-related businesses that serve the South Island region.

Four small historic commercial nodes at Turgoose, Moodyville, Island View and West Keating have their own unique history and commercial flavour that contribute to creating walkable neighbourhoods.

# Ensure Mobility and Transportation Systems for All

Our transportation networks are safe and efficient for all, thereby promoting active transportation, reducing car dependency, and improving connectivity both within our community and to surrounding areas. Residents benefit from a network that allows them to work, live, and play by active transportation with connectivity throughout the community.

The District acknowledges that personal mobility is a crucial component to overall livability and long-term sustainability and will undertake infrastructure improvements to promote alternative transportation options for residents of all ages and abilities. The delivery of public transit is a regional function and the District will continue to advocate for improved services, while also supporting development patterns that ensure improved public transit is feasible. Regional cooperation will continue to improve local connectivity of our trail and road networks, both within and beyond our boundaries.

### Foster a Sense of Community

Our residents of all ages and abilities are embraced by the community and encouraged to partake in Central Saanich's strong and vibrant community spirit. There is a strong sense of belonging and neighbourliness, supported by placemaking and high-quality urban design.

The District celebrates and protects its diverse heritage, including the cultural richness of the WSÁNEĆ Nations, and utilizes our local history to create a unique sense of place through signage, art and community events.

The District will continually improve access to local parks, open spaces, and recreation facilities and to develop public amenities and programming that help to build an inclusive community.

### Respond to Community Needs

Our community members have access to the range of services and support systems needed to ensure they can flourish to their fullest potential.

A strong history of volunteerism and active community organizations continue to play an integral role in delivering the range of services needed to support all residents, from children to seniors across the peninsula.

The District supports organizations and agencies that provide social services for our residents, and collaborates across the peninsula to provide inclusive and accessible recreational facilities that promote a healthy community.

The District has a direct role in delivering fire, police, and emergency response services and will continue to ensure they remain adequately resourced and able to address public safety.

### Section 3. Land Use Concept

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### 3.1 Land Use Plan

Managing growth and development through land use planning is perhaps the most important role of an Official Community Plan. The principal mechanism by which we do this in Central Saanich is by designating the location and type of residential, commercial, industrial, institutional, agricultural, recreational, and public utility land uses on the Land Use Plan. The land use designations used in this OCP are outlined below in *Subsection 3.2: Land Use Designations* and shown on *Schedule F: Land Use Plan*.

The Land Use Designations reflect the vision and objectives of the Official Community Plan and inform more detailed bylaws related to land use and zoning, which may include permitted uses, densities, size, siting and building form.



# 3.2 Land Use Designations



Table 1: Land Use Designations

PRINCIPAL LAND USE		MAP LABEL	PURPOSE	
Residential	Designations	Neighbourhood Residential	Within the Urban Containment Boundary to permit a mix of housing types in areas predominately consisting of residential uses. Supported housing forms include single-detached, secondary suites, accessory cottages, duplexes, pocket-neighbourhoods and multi-unit residential buildings containing up to 8 dwellings.	
		Multi-unit Residential	Within the Urban Containment Boundary to permit multi-level apartment buildings, townhouses, and long-term care facilities in areas that are walkable to a range of services, such as retail, schools, parks, and public transit.	
			Multi-unit residential does not include a commercial component.	
	Notations	Main Corridor Development	Within the Urban Containment Boundary Main Corridor Development represents travel corridors where increased density would be supported to allow for townhouses and up to 4-storey apartments.	
Commercial	Designations	Commercial/Mixed-Use	Within the Urban Containment Boundary to permit mixed-use buildings most commonly with ground floor commercial and residential above, particularly in core areas with zoning that permits a broad range of commercial uses.	
		Service Commercial	Within the Urban Containment Boundary to permit single or mixed-use buildings that would have ground floor commercial with residential, offices, or other uses above. Service Commercial is located along major travel routes, with zoning that permits a broad range of commercial uses including more intensive auto-oriented or industrial related businesses.	
		Destination Commercial	In strategic locations within the District to permit a range of land uses particularly targeting the traveling public and tourism economy. Uses may be seasonal in nature or include public events.	
		Marina	To permit a range of marine-related commercial services and moorage facilities on water lots that include an upland component for parking and other services.	

PRINCIPAL LANI	D USE	MAP LABEL	PURPOSE
Commercial	Notations	Small Commercial Nodes	Represent locations with historic commercial uses that are limited in size and can improve walkability for the surrounding neighborhood without detracting from the core commercial centres.
Industrial	Designations	Light Industrial	Within the Urban Containment Boundary to permit a broad range of industrial and business oriented uses that are key to the District's economic activity.
Institutional	Designations	Institutional	Throughout the District to permit a range of government or non-profit services to the community such as schools, churches, hospitals, or municipal services.
	Notations	Schools	Identified school site including elementary, middle, secondary or post- secondary training sites.
Agricultural	Designations	Agricultural	Outside of the Urban Containment Boundary and almost entirely within the provincial Agricultural Land Reserve, farming is the preferred and predominant land use.
Rural	Designations	Rural Forest	Rural Forest are areas within a forested landscaped or abutting forested park land creating a wildland urban interface, and often within the Erosion District indicating steep slopes. These areas are valued for their natural ecosystems, wildlife habitat and forested areas.
			Outside of the Urban Containment Boundary to permit low density residential uses in rural areas. Housing forms supported include single-detached, secondary suites, accessory cottage or carriage house.

PRINCIPAL LAND USE		MAP LABEL	PURPOSE	
Rural	ural Designations Rural Agriculture	Rural Agriculture	Rural Agriculture are rural pockets throughout the District that may include areas zoned for Agriculture that are not within the ALR. Agriculture is supported as a permitted use.	
			Outside of the Urban Containment Boundary to permit low density residential uses in rural areas. Housing forms supported include single-detached, secondary suites, accessory cottage or carriage house.	
		Rural Shoreline	Rural Shoreline are areas with direct shoreline access or located on the west side of West Saanich Road. These are areas where existing and future development could impact the marine shoreline and where properties may be subject to marine related impacts of climate change.	
			Outside of the Urban Containment Boundary to permit low density residential uses in rural areas Housing forms supported include single-detached, secondary suites, accessory cottage or carriage house.	
Recreational	Designations	Park	Throughout the District to provide a range of active and passive parks, recreational facilities, trails, and beach accesses accessible to the general public, and to protect the natural environment and habitat.	
		Marine	Open water surrounding the shoreline providing a range of marine-related uses such as boating, stand-up paddling, swimming, or fishing. The Marine environment and ecosystem is highly valued as a common resource that requires protection from further degradation.	
Other		First Nations Land	Identifies the reserve lands for the STÁUTW (Tsawout) or WJOŁEŁP (Tsartlip) First Nations.	
		Urban Containment Boundary	Identifies the area within the District where residential, commercial, industrial, institutional and other urban uses are permitted and serviced by municipal infrastructure that is consistent with the Regional Growth Strategy.	

# Section 4. Objectives and Policies

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# 4.1 Growth Management and Housing



### **Context**

Housing quality, choice, and affordability are essential for a healthy, diverse, and prosperous community. As new individuals and families continue to move to the District, increasing the diversity of housing types and sizes will be important for meeting the needs of both existing and future residents.

A slow and steady growth rate of approximately 1% a year has been the trend in Central Saanich, which is anticipated to continue into the future. The 2020 Housing Needs Report notes the five-year anticipated need for housing (2020-2025) as 557 units distributed as follows: 241 1-bedroom/ studio, 217 2-bedroom, 99 3+ bedroom units. In addition, the findings suggest a need for housing for couples without children (232), families (117), and non-family (208) households.

According to the 2019 Housing Capacity, Needs Assessment and Growth Projections report, accommodating the projected growth within the Urban Containment Boundary would be difficult without policy intervention. At this time, the District's housing strategy is to increase and diversify our housing stock through the infill and densification policies of the OCP. This strategy should serve our housing needs until 2036. However, ongoing consideration of future policy amendments, housing programs, and identified housing needs will continue to be evaluated.

Carefully managed growth can ensure greater physical and social health amongst residents, preservation of agricultural lands and natural areas, efficient use of existing infrastructure, reduced greenhouse gas emissions, increased energy efficiency of buildings, and respect for rural and small-town character and quality of life. To do this, the OCP promotes housing diversity and housing affordability, a high standard of residential design and construction, and compact, walkable communities.



### **Objectives**

#### A. Managed Growth

Accommodate residential growth for the projected population within the Urban Containment Boundary, which has generally been approximately 1% a year in Central Saanich.

#### B. Low Impact, Walkable

Encourage settlement patterns that reduce the District's carbon footprint by minimizing GHG emissions from transportation and buildings by creating compact, walkable communities.

#### C. Diverse and Affordable

Promote housing diversity and housing affordability for current and future residents of all incomes, ages, abilities, and household arrangements.

### D. Housing for All

Encourage the creation of affordable, rental and special needs housing in the District and support various tenure options to ensure adequate housing for a range of income levels and needs in the community, including housing for First Nations.

### E. High Quality Design

Encourage a high standard of residential design and construction towards enhancing community character and quality of life.

#### F. Climate Action

Acknowledge that housing is within the District's realm of responsibility and influence, and continue to advance climate mitigation and adaptation measures as part of housing proposals through improved energy efficiency, more sustainable building materials, and site and building design.

### **General Policies**

- 1. Focus new residential and mixed-use residential/commercial development within the Urban Containment Boundary in the form of infill and densification as designated on *Schedule F: Land Use Plan*. Uses outside of this boundary should be rural, agricultural, or open space.
- 2. Encourage innovative and site-sensitive housing and subdivision designs that reduce storm water runoff, demonstrate energy efficiency in building performance, and demonstrate a sensitive response to the site and its context, particularly the retention of trees. Proposals should use energy efficient design that incorporates alternative forms of energy including earth energy (geo-exchange) and solar energy sources, and meet the tree density target of 50 trees/ ha as required by the Tree Management Bylaw.
- 3. Within the established commercial village centres of Brentwood Bay and Saanichton, support apartments or mixed-use buildings (commercial/residential) higher than 5 storeys when they provide a community benefit such as:
  - a. Affordable, seniors, or supportive housing;

- Public park, public plaza, or community space;
- BC Energy Step Code Step 5 or highest applicable Step for the type of construction (Passive House);
- d. Significant pedestrian/cycling infrastructure;
- e. At least one floor is predominantly devoted to medical services or other healthcare benefits to the community;
- f. A significant community amenity contribution is provided to contribute toward achieving an identified off-site amenity; or
- g. Other significant community benefits identified through a public process.
- 4. Within the established commercial Village Centres of Brentwood Bay and Saanichton, single storey development is discouraged. Mixed use development at higher densities is the development form that is most encouraged which is sensitive to the surrounding neighbourhood. Mixed use buildings should have commercial services at the street level.
- Along main travel corridors (e.g., Wallace Drive, East Saanich Road, West Saanich Road, and Verdier Avenue), support smaller multi-unit redevelopments up to 8 units and moderate and highdensity housing forms, including

- townhouses and apartments up to 4 storeys, where it can be demonstrated that the development is sensitive to the surrounding neighbourhood. The geographical extent of where moderate and high-density housing along main travel corridors is supported as shown on Schedule F: Land Use Plan as "Main Corridor Development". These development proposals would require approval from Council for amendments to this OCP and the Land Use Bylaw, and require a Development Permit to ensure the form and character is consistent. with guidelines and sensitive to the neighbourhood context.
- 6. A transition in land use from predominantly single-detached residential to higher density, multi-unit residential or commercial/mixed-use is encouraged in the following locations as identified by Land Use Designation:
  - a. Dignan Road between West Saanich Road and Stelly's Cross Road; and
  - b. In the central core area of Saanichton Village.
- 7. The District recognizes that for the lands identified in Policy 6 above, a transition from single-detached to higher density Multi-unit Residential or Commercial/ Mixed Use can be more complex and require more time to redevelop. The following considerations apply:
  - a. Land assembly is required to create

- sufficient land base to support higher density;
- Redevelopment should avoid resulting in an orphaned singledetached property that would not feasibly be redeveloped otherwise;
- Highest density and intensity of redevelopment plans should be oriented toward the major roadways; and
- d. Sensitive transition to adjacent single-detached homes must be considered.
- 8. Support a more intensive form of residential development on serviced lands at the intersection of Keating Cross Road and West Saanich Road, in conjunction with tourist-oriented uses on parcels that are designated Tourist Commercial lying south of Keating Cross Road and east of West Saanich Road.
- 9. Encourage underground parking in apartment and mixed-used developments of 3 or more storeys to enhance overall site design and landscaping opportunities.



## Affordable, Rental, and Special Needs Housing Policies

- 10. Encourage development applications that address identified housing gaps. In particular, favourable consideration will be given to:
  - a. Family oriented rental housing;
  - b. Rental housing for seniors;
  - c. Affordable, below market housing;
  - d. Housing for First Nations or WSÁNEĆ Nations;
  - e. Proposals that improve housing diversity, particularly those that allow people to remain in the community as they age (i.e., compact, ground oriented);
  - f. Fully accessible and adaptable housing;
  - Proposals designed for workforce housing, including farm workers, healthcare and emergency personnel; and
  - h. Various forms of supportive housing and multi-level care facilities.
- 11. Encourage small, more compact housing forms and alternative forms of ownership such as cooperative housing, to provide more affordable housing options for a range of lifestyles and income levels.

- 12. Encourage a social mix within individual developments by mixing housing types and tenure-ship arrangements throughout the community. Support a mix of housing tenures, including market ownership, affordable homeownership, purpose-built rental housing, non-market rental housing, cooperative housing, cohousing, multi-generational housing and other alternative housing forms that may provide more affordable housing options.
- 13. Support the creation of new and the retention of existing rental housing within Central Saanich and discourage the conversion of rental housing of three or more units to strata ownership.

- 14. Require covenants to prohibit a strata bylaw from introducing rental restrictions as a condition of development approval.
- 15. Encourage the provision of at least 10% of dwelling units as affordable housing in new attached or multi-unit residential or mixed-use residential/commercial development. Ideally this would be in the form that addresses an identified housing gap. Cash in lieu of the provision of affordable housing units for inclusion into the District Affordable Housing Fund may be considered.



# Infill Housing, Secondary Suites, Detached Accessory Dwellings Policies

- 16. Within residential neighbourhoods, support secondary suites and a mix of infill housing forms, including small lots, panhandle lots, pocket neighbourhoods, duplexes, small scale multi-unit development and townhouses, where they are consistent with infill design guidelines.
- 17. Pocket neighbourhoods build on the concept of clustering buildings on a site physically by incorporating an intentional design approach that fosters social interaction and creates a strong sense of neighbourliness. To encourage pocket neighbourhood developments, support increasing the density with respect to the number of permitted dwelling units, where dwelling units are size limited and sited around an open space designed to create a communal neighbourhood that fosters social interaction.
- 18. Support a gradual transition of building density and massing from higher density Village Centres and main corridors to lower density neighbourhoods (see *Figure 1* to the right).

- 19. Support detached accessory dwellings, accessory to a single-detached dwelling, as an alternative to a secondary suite. The two types of detached accessory dwellings supported in the District include:
  - a. Cottages: one storey detached accessory dwellings that are incidental, subordinate, and exclusively devoted to the principal residential use. Cottages are supported in residential neighbourhoods within the Urban Containment Boundary and on Rural and Agricultural designated lands.
  - b. Carriage Houses: two storey
     detached accessory dwellings that
     are incidental, subordinate, and
     exclusively devoted to the principal
     residential use. Carriage houses are
     supported on Rural and Agricultural
     designated lands.
- 20. Consider tiny homes (detached accessory dwelling on wheels) as an alternative to a Cottage, where they comply with BC Building Code, or an alternative health and safety standard, and are connected to municipal water, sanitary sewer, and storm drainage services. Tiny Homes are one storey detached accessory dwellings designed to be capable of being transported and relocated to different sites, which may or may not be constructed with wheels, which are incidental, subordinate, and exclusively devoted to the principal residential use.
- 21. Discourage variances to increase the building height of detached accessory dwelling units. Variances should only be considered where:
  - a. The predominant building height on adjacent properties is two storeys;
  - b. The principal dwelling is two storeys and the accessory dwelling would

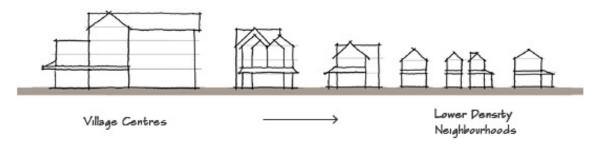


Figure 1 - Illustrative example of gradual transition of building density and massing.

- have a lower maximum point of elevation than the principal dwelling;
- A reduced building footprint is proposed to mitigate impacts to trees or other natural features;
- d. A shadow study is provided to confirm impacts on adjacent properties would be minimal;
- Natural topography is utilized to ensure impacts are minimized and/ or impacts are not exacerbated by natural topography and siting of the building; and
- f. Building design mitigates potential impacts of an upper storey by incorporating it into the roof form, steeping back the upper storey, sensitive window placement, and screening through trees and significant vegetation.
- 22. Panhandle developments are generally not the preferred form of development within the Urban Containment Boundary and other forms of infill development should be explored first, such as a pocket neighbourhood, a duplex, or small lot subdivision. Challenges with panhandle developments are the lack of street presence and limited opportunities to improve the streetscape, impacts to adjacent properties, and lack of improvement to housing diversity.

- 23. Discourage two storey dwellings on panhandle lots within the Urban Containment Boundary to reduce privacy and shadowing impacts. Variances to increase the building height to two storeys on a panhandle lot should only be considered where:
  - a. The principal dwelling on the associated standard lot is two storeys and the panhandle dwelling would have a lower maximum point of elevation than the principal dwelling on the standard lot;
  - b. The predominant building height on adjacent properties is two storeys;
  - Proposed setbacks exceed the minimum requirements, and in no case are variances to reduce setbacks to adjacent lots proposed;
  - d. A reduced building footprint is proposed to mitigate impacts to trees or other natural features;
  - e. A shadow study is provided to confirm impacts on adjacent properties would be minimal;
  - f. Natural topography is utilized to ensure impacts are minimized and/ or impacts are not exacerbated by natural topography and siting of the building; and

- g. Building design mitigates potential impacts of an upper storey by incorporating it into the roof form, steeping back the upper storey, sensitive window placement, and screening through trees and significant vegetation.
- 24. Consider ground oriented live/work buildings and uses in areas currently designated Light Industrial within the Keating Business District. Proposals for live/work buildings and uses must demonstrate appropriate levels of livability for the residential uses and must not significantly reduce the capacity for commercial or industrial uses in these areas.
- 25. Do not support marine-based housing (e.g., liveaboards and float homes) unless it can be demonstrated that the environmental consequences of marine-based living, including sewage, are mitigated.
- 26. Partner with senior levels of government, WSÁNEĆ Nations, the Capital Region Housing Corporation, and non-profit housing agencies to support the codevelopment of affordable housing strategy.



### Housing Quality and Livability Policies

- 27. Continue to use a Development Permit process for proposals within the Urban Containment Boundary that include a residential land use, including multi-unit, mixed-use, and infill developments to ensure sensitive design and consistency with guidelines.
- 28. Consider the use of variances to the Land Use Bylaw, where they would achieve a more appropriate development in terms of streetscape, pedestrian environment, public view protection, overall site design, protection of natural features and compatibility with neighbourhood character and adjoining properties.
- 29. At key gateway intersections on major municipal routes to Villages Centres and the Keating Business District, new development should include high quality design features and placemaking elements.

### Implementation Policies

30. Update regulations to incorporate Accessible Design standards in site and building design to ensure new developments provide housing suitable for a wide range of ages and abilities, including establishing minimum requirements for new developments.

### 4.2 Agriculture



### **Context**

Farming and farm culture are fundamental elements of Central Saanich's rural and small-town character. Central Saanich is home to 152 farms, across more than 2,679 acres of crop land. In Central Saanich, the Agricultural Land Reserve (ALR) covers the majority of the land base, and farming is undertaken in both small and large operations. Food and agriculture support the health and well-being of Peninsula residents, and locally produced food is recognized for its environmental and economic benefits. At the same time, Indigenous food systems and traditional hunting, fishing, and gathering have been impacted by current forms of land ownership.

While the agriculture sector is largely regulated by Provincial and Federal governments and influenced by market forces, local governments can regulate some aspects of farming, such as building setbacks and how they respond to non-farm use applications. Furthermore, recent changes in provincial legislation mean that private landowners are no longer able to apply to the Agricultural Land Commission to exclude land, only the Provincial Government, local or First Nation governments or prescribed public bodies may make such applications.

The District has a role to play and is committed to supporting agriculture and food security for current and future generations through advocacy, local initiatives, and reducing barriers to farming in local bylaws. This includes advancing efforts that respect WSÁNEĆ Nations' food systems and move toward more sustainable and equitable models of agriculture.



### **Objectives**

#### A. Abundant Food Production

Preserve lands with potential for agricultural production. Protect these areas from incompatible and detrimental land uses, and support efforts to increase the productivity of farmlands to improve food security to support a healthy community.

#### **B. Thriving Farming Community**

Support the farming community and efforts to improve the sustainability and economic viability of farming on the Saanich Peninsula for future generations, including farm-related business and infrastructure, and encouraging a supportive farm network.

#### **C. Integrate First Nations Food Systems**

Recognize that Indigenous food systems and land ethics that view humans as part of nature have not been historically valued and that modern agriculture and land ownership has impacted Indigenous food sovereignty by limiting access to land for hunting, fishing and gathering. Support collaborative efforts that respect Indigenous food systems and advance more sustainable and equitable models of agriculture.

#### D. Environmental Stewardship

Encourage and support the implementation of environmentally considerate farm practices while undertaking efforts to minimize negative impacts on agricultural lands resulting from adjacent land uses, roadways, and the built environment.

#### **E. Climate Action**

Recognize that the working landscape of agricultural lands can play a significant role in climate action by improving resiliency, carbon sequestration, capturing rainwater for ground and surface water recharge, and supporting natural habitats and biodiversity.

#### F. Protect Community Character

Recognize the contribution the agricultural landscape plays in creating the rural and small-town character that is valued by the community and prioritize farm activities over non-farm uses.

### **General Policies**

- Retain areas designated as Agriculture on Schedule F: Land Use Plan for agricultural purposes regardless of any changes that may be made by the Provincial government with respect to the Agricultural Land Reserve. Prioritize farming activity, including Indigenous food systems, above any non-farm uses.
- 2. Encourage diversification and innovation in the agricultural economy and support measures to improve the economic viability of farming where they would not negatively impact the agricultural capability of farmland or the environment. This may include value-added processing, vertical integrated farming, farm-gate marketing, and agritourism.
- 3. Support public events, such as local farmer's markets and the annual Saanich Fair, that promote local farm sales and increase awareness of farming operations on the peninsula.
- 4. Encourage proposals that would improve regional food security and recognize the role of farm-related businesses in supporting local food production, such as feed companies, cold storage facilities or produce processing plants, which should be centrally located and may be better suited for industrial lands.

- 5. Support initiatives that advance valueadded farm processing particularly where facilities would be available to serve the broader farm community, such as foodhubs, processing facilities, community kitchens, and food processing training opportunities. Some of these valueadded facilities may be best suited for industrial lands.
- 6. Explore and encourage alternative models of farm ownership and access to agricultural lands that support farming, specifically through community farmland trusts and land matching programs.
- 7. Support efforts by WSÁNEĆ Nations to revitalize Indigenous food systems and encourage landowners to grant access to private land for traditional harvesting and gathering of plants for food, medicinal, or cultural purposes, including marine based activities.
- 8. Support normal farm practices as defined by the Farm Practices Protection (Right to Farm) Act and recognize that at times undesirable side effects such as odours, noises and dust are to be expected in an agricultural area. In the case of conflict with adjacent development, the agricultural use following normal farm practices will be favoured.
- Support local farmers in pursuing more sustainable and climate adaptive forms of agricultural practices and products, including retaining important

- environmental features that support farming such as hedgerows, properly functioning creeks, ponds, springs, riparian vegetation, and soil regenerative techniques.
- 10. Support and pursue opportunities for working farms to transition from fossil fuels toward more sustainable forms of energy and to incorporate on-site energy production where it would not unreasonably impact use of the land for agricultural operations.
- 11. Do not support applications for nonfarm uses and non-adhering residential uses on agricultural lands unless demonstrated that the proposed use would directly support and complement agriculture operations.
- 12. Further subdivision of agricultural lands to create new lots is not supported, including for family members pursuant to Section 514 of the *Local Government Act*. Boundary adjustment subdivisions that would improve farming and are consistent with provincial legislation may be considered.
- 13. Applications for exclusion of lands from the Agricultural Land Reserve will not be supported by the District.
- 14. Any new development on lands adjacent to ALR lands are required to provide fencing, berms, or landscape buffers to minimize conflicts between farmland and non-agricultural land

- uses. Residential development adjacent to agricultural zones have additional setback requirements and variances to reduce setbacks abutting the ALR and should only be supported where a buffer is provided and a nuisance covenant is registered.
- 15. Where agricultural zones abut other types of land uses, such as residential or industrial, transitional elements on the non-agricultural land are required to mitigate potential conflict. Adjacent land uses or features that can serve as transitional elements include hobby farms or small acreages, landscaping buffers, hedgerows, natural areas, planted berms, and solid fencing.
- 16. Stormwater run-off has been affected through years of modifying creeks and wetlands and the incremental impacts of development and climate change will exacerbate stormwater run-off. This will increase challenges for agricultural lands, particularly in the spring and fall shoulder seasons. The District supports efforts to reduce peak flows and increase rainfall capture and detention capacity in, or adjacent to, agricultural areas through constructed wetlands, restoration of riparian areas, filter strips along field edges, restoring creeks to proper functioning condition, and other measures.

17. Support regional efforts to improve coordination of farm related initiatives, such as promoting opportunities for farm development, improving communications, applying for funding grants, and undertaking public awareness campaigns.



# Implementation Policies

- 18. Continue to support and seek input from the Peninsula and Area Agricultural Commission (PAAC) on farm related matters and efforts to strengthen the local farm network through sharing of information, and to facilitate annual or biannual meetings with representatives of the District and farming community.
- 19. Support existing farm marketing programs and consider developing and implementing a Central Saanich specific farm-marketing program.

  The farm-marketing program would promote local producers and their value-added products, attract visitors to explore and learn about farm and equestrian operations, and increase public awareness of the importance in protecting agricultural lands for local food security.
- 20. Utilize a Temporary Use Permit process for approving additional housing for farm worker accommodation with clear guidelines and criteria for approval.
- 21. Consider implementing a Development Permit Area for the protection of farming to mitigate long-term impacts on farmland through the placement of non-agricultural buildings or structures, impacts from non-farm uses including

- hosting of events and agri-tourism, and enhanced setbacks, screening, and landscaping on adjacent non-farm properties.
- 22. Consider increasing the minimum lot area requirements in the Land Use Bylaw for agricultural zones to 20 hectares or larger.
- 23. Continue to work with the farm community to further enhance municipal operations that address ditch clearing and drainage issues, wildlife control measures, and invasive species removal to protect agricultural lands and farm operations.
- 24. Update the Sustainable Purchasing Policy to ensure that District purchasing of food products and catering for events prioritizes locally grown products, value-added local products, and supports local employment and businesses.
- 25. Continue to implement the recommendations included in the Central Saanich Agricultural Area Plan (2011) in accordance with the level of relative priority and budget considerations. The Agricultural Area Plan completed in 2011 helped to inform policies in this OCP and shall continue to provide guidance for farm-related initiatives. The plan identified the following priority actions: reducing non-agricultural demand for farmland, enhancing the viability of agriculture locally and promoting

agriculture regionally, improving communication between local farmers, local government, and the public, and increasing farming access to farmland and agricultural resources.

# 4.3 Rural Lands



### **Context**

The rural landscape is a defining feature in the District that contributes to the rural and small-town character and provides significant opportunities to protect the natural environment, biodiversity, and habitat values. Along our northern and southern boundaries, rural lands contribute to providing regional connectivity and wildlife corridors across the peninsula.

The inherent value of our rural landscape is not to be considered as a reserve for intensification of residential uses or future commercial, industrial, or institutional uses, but rather to be preserved for low density rural residential uses, agriculture and the natural environment.

Public beach access and waterfront viewpoints continue to allow for public enjoyment of the shoreline through rural lands, and where possible, trail connections to our parks system. Advancing efforts to allow WSÁNEĆ Nations' access to private rural lands for traditional harvesting and gathering of plants for food, medicinal, or cultural purposes is supported.



## **Objectives**

#### A. Environmental Stewardship

Acknowledge the vital role the rural landscape plays in maintaining a natural landscape locally and across the peninsula, and encourage protection of the natural environment and habitat.

#### **B. Climate Action**

Recognize rural areas can play a significant role in climate action by improving resiliency, carbon sequestration, and supporting natural habitats and biodiversity.

#### **C. Protect Community Character**

Recognize the contribution of the rural landscape in creating the rural and small-town character that is valued by the community and protect rural lands from future development pressures.

#### D. Differentiate Rural Areas

Identify key distinctions in the rural landscapes that reflect varying topography, environmental conditions, and vulnerability to climate change.

### **General Policies**

- 1. The areas designated as Rural Schedule F: Land Use Plan contribute significantly to the landscape and create the rural character that is valued by the community. These lands are intended to be retained over the long-term for rural residential uses and, where suitable, agricultural uses.
- Recognizing there are differences in rural areas, the Rural land use designation includes Rural Forest, Rural Shoreline, or Rural Agriculture as shown on Schedule F: Land Use Plan based on the following criteria:
  - a. Rural Forest, areas within a forested landscaped or abutting forested park land creating a wildland urban interface, and often within the Erosion District indicating steep slopes. These areas are valued for their natural ecosystems, wildlife habitat and forested areas.
  - b. Rural Shoreline, areas with direct shoreline access on both the east and west side of the peninsula or located on the west side of West Saanich Road. These are areas where existing and future development could impact the marine shoreline and where properties may be subject to marine related impacts of climate change.

- Rural Agriculture, varying areas of rural pockets throughout the District that may include areas zoned for Agriculture that are not within the ALR.
- Discourage subdivision of rural lands and consider increasing the minimum lot area to prevent rural sprawl and increasing pressures on municipal infrastructure designed for low density rural areas.
- Support the consolidation of rural parcels with adjacent agricultural parcels and including viable farmland into the ALR where land is suitable for farming and not located within an environmentally sensitive area.
- Recognize the rural landscape can play a significant role in climate action by improving resiliency, carbon sequestration, and supporting natural habitats and biodiversity. Encourage preservation of the natural environment through conservation covenants or other means.
- 6. Recognize that rural lands can provide opportunity for a broader range of Home Occupation businesses than more dense residential neighbourhoods, and consider amending the Land Use Bylaw Home Occupation regulations with specific consideration for a greater range of Home Occupation uses that may be suitable on rural lands.

- Continue to provide a lower level of municipal infrastructure services in rural areas to avoid costly and inefficient rural sprawl and to retain rural ambiance.
   In Rural areas, connecting trails and roadside pathways may be considered as identified in the Active Transportation Plan.
- Encourage property owners to allow WSÁNEĆ Nations to have access to private lands, including shoreline access, for the purpose of traditional harvesting and gathering of plants for food, medicinal, or cultural purposes.

# Implementation Policies

9. Amend the zoning regulations and applicable guidelines for Rural areas to reflect the following objectives:

#### a. Rural Forest:

Within these areas consider amending regulations so that agriculture is only permitted as an accessory use and the protection of trees and preserving the natural environment are encouraged through conservation covenants or other legal means.

Rural Forest areas may be at higher risk of impacts from wildfires. Preparing informational materials to reduce the risk of interface fires and addressing fire prevention in applicable bylaws may be considered.

#### b. Rural Shoreline:

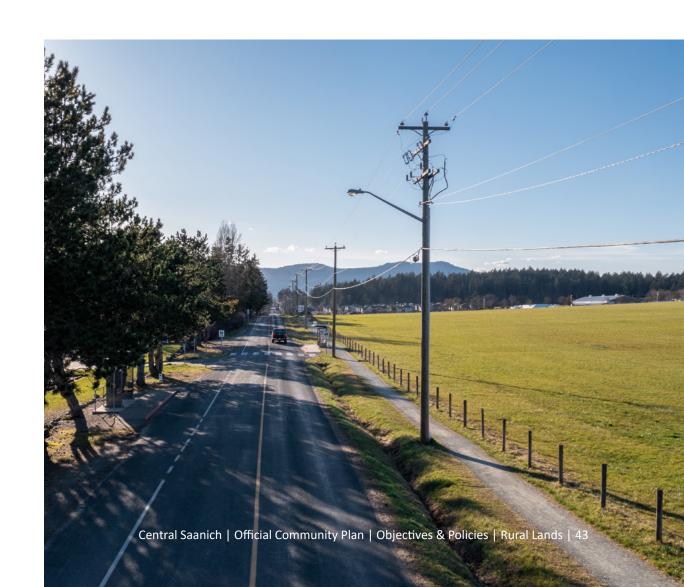
Within these areas consider amending regulations to better address marine uses and setbacks, current and future hazardous conditions, establish flood construction levels that consider sea level rise, storm surges, and flood inundation, and long-term planned retreat from the shoreline.

#### c. Rural Agriculture:

Within these areas consider amending Home Occupation regulations to allow

for a broader range of business types while ensuring home based businesses remain limited in scale and scope, and do not result in unreasonable nuisance for adjacent residential uses

Continue to support agriculture as a principal use in Rural Agricultural areas.



# 4.4 Economic Development



### **Context**

We are working to ensure economic development in our region remains healthy and contributes to overall quality of life through economic activity, labour and economic sector diversity, commercial vibrancy, and sense of place. While the economy in Central Saanich is still rooted in its agricultural traditions, it continues to diversify. Central Saanich supports the well-established, pedestrian-oriented commercial centres in Saanichton Village and Brentwood Bay Village; commercial and industrial activities in the Keating Business District; and a range of businesses, including farms and home-based businesses. Looking forward, the District is working to build a strong and vibrant community by attracting, supporting, and retaining businesses and residents. This includes identifying emerging sectors, continuing to support local businesses, and partnering with WSÁNEĆ Nations and other Saanich Peninsula municipalities to identify joint economic development initiatives.



### **Objectives**

#### A. Forward-Looking

The District is guided by a long-range community economic development strategy that considers low-carbon development and post-disaster recovery in Central Saanich, while also considering community needs and commercial services available across the peninsula.

#### B. Collaborative

The District collaborates with the WSÁNEĆ Nations, North Saanich, and Sidney in partnership with local business organizations to explore community economic development opportunities and to promote businesses serving the Saanich Peninsula.

#### C. Focused on Core Areas

The well-defined, compact, vibrant commercial centres of Brentwood Bay Village, Saanichton Village, and the Keating Business District remain the primary business and employment areas in the District that serve the day-to-day needs of residents through a variety of services and amenities.

#### **D. Thriving Business Community**

Local entrepreneurs are supported, and the local economy is thriving with a range of commercial service and retail businesses, a diverse and productive agricultural sector, and home occupation businesses.

#### E. Thriving Industrial Sector

The Keating Business District continues to play a key role in the industrial sector regionally, underpinning high quality employment opportunities and innovation.

#### F. Unique Local Context

Low-impact tourist commercial development is supported by an active transportation network associated with the natural environment, agricultural activities, marine uses, and local amenities.

#### **G. Climate Action**

The District's leadership and supportive role in advancing climate adaptation and mitigation measures is recognized through partnership with the local business community.

#### **H. Support Services**

The community continues to expand the range of social support services, healthcare services, education opportunities and other methods to support families and make the community desirable for the current and future generations of workers.

### **General Policies**

- Maintain Brentwood Bay Village, Saanichton Village, and the Service Commercial area of the Keating Business District as the core commercial areas and encourage new commercial and retail services within the core areas.
- 2. Recognize four historic commercial nodes in the District and their unique opportunity to create a walkable community and a sense of place. The four nodes are identified as 'Small Commercial Nodes' on Schedule F: Land Use Plan and each node's specific context includes:
  - a. Within the Urban Containment Boundary:
    - i. The Verdier node has a strong connection to marine uses, the BC Ferry dock and early settlement neighbourhood of Moodyville. The Verdier node is envisioned as an area where an eclectic mix of architecture, signage and public art support a marine aesthetic. A range of unique shops and marine businesses serve both ferry traffic and the community. Although some infill development is envisioned, growth is constrained by the current pattern of development and pressures on the road network.

- ii. The Island View node at Central Saanich Road has fewer historic commercial uses, but more community services such as the Lions Hall, Keating Elementary, and seniors care facility. The Island View node is within walking and biking distance to the Keating Business District and is served by public transit. While some increased residential density is envisioned, the extent of growth is limited by adjacent agricultural lands and topographical challenges.
- iii. The Turgoose node is a neighbourhood that includes existing auto-oriented uses and is undergoing a transition from the former garden nursery to smaller scale commercial uses with significant growth in housing units. The Turgoose node is highly accessible and is close to public transit and the Lochside Regional Trail. It is envisioned as an area for increased residential density and additional commercial uses to serve the surrounding neighbourhood, including adjacent STÁUTW (Tsawout) lands.
- Outside of the Urban Containment
   Boundary, the West Keating node at
   the corner of Keating Cross and West
   Saanich Roads is the site of historic
   tourist-oriented commercial uses
   that has seen the addition of Keating
   Fire Hall and limited residential

- densification. The West Keating node is envisioned to retain limited commercial uses, including mixeduse developments, based on current land use designations, but is not envisioned as an area for growth. In this node, preference will be given to tourist-oriented uses and high-quality architectural design commensurate with this important "gateway" to Central Saanich.
- Encourage the development of unique, small-scale commercial uses, and discourage the development of large single-occupant retail franchises (i.e., bigbox stores).
- 4. Do not support further expansion of arterial, auto-oriented developments in the District beyond existing, including along the Patricia Bay Highway, and do not support new drive-thru businesses.
- 5. Support mixed-used development projects with ground level commercial uses and upper level residential or office uses within the core commercial areas.
- Consider developing a marketing strategy to promote local businesses and products independently or in collaboration with local business organizations.
- 7. Consider amending the Home Occupation Regulations to:
  - a. Address emerging sectors, such as the gig or sharing economy;

- Allow for a broader range of business types classified by zoning and land use designation;
- c. Refine regulations based on the classification of business types;
- d. Consider allowing off-site employees for some business types, such as day cares; and
- e. Include regulations that ensure that home occupations remain limited in scope and small scale in nature, and that any new uses would not result in unreasonable nuisance for adjacent residential uses.
- 8. Support and encourage new businesses that provide needed community services, such as child or adult day care, medical or dental patient clinics, allied health care services, and counseling services.
- Encourage the development of tourist accommodation in the core commercial areas, including small-scale boutique hotels and supportive businesses such as restaurants, bicycle rentals, and tourist attractions.
- Do not support the short-term vacation rental of residential properties, but rather encourage long-term rental to fulfill local housing needs.
- 11. Do not support the development of new marinas in Central Saanich. Marina re-development or expansion may be considered where consistent with

- the Marina Development Permit Area guidelines (*Schedule D*).
- 12. Support opportunities for the film industry by:
  - Reviewing and updating the Film Permit guidelines and permitting process to ensure they remain current and address issues that arise;
     and
  - Encouraging the film industry to establish a permanent location within the District to function as an operational base in the region.



# First Nations Economic Development Policies

- 13. In general, support economic development initiatives by WSÁNEĆ Nations and ensure additional demands on municipal infrastructure, including the road network, are considered as part of engineering capacity assessments and servicing agreements.
- 14. In collaboration with WSÁNEĆ Nations and Saanich Peninsula municipalities, identify and promote joint economic development initiatives and post disaster recovery response that benefit peninsula residents, particularly for economic development related to arts and culture.
- 15. Encourage WSÁNEĆ members to explore business opportunities within the District, and for non-Indigenous business owners to work with WSÁNEĆ Nations to showcase Indigenous products.
- 16. Encourage businesses to undertake initiatives that address Truth and Reconciliation, such as granting of easements to allow access to areas of environmental or cultural value.

# Agriculture Related Economic Development Policies

- 17. Support diversification of the agricultural economy in accordance with provincial ALR regulations, including:
  - Encourage the agricultural community to consider agri-tourism uses to increase awareness of, and promote farm activity;
  - Work with the agricultural community to partner on the promotion of agri-tourism operations and agricultural events that highlight farm operations and products;
  - c. Consider amending regulations for Agricultural zones to support agritourism accommodation accessory to an agri-tourism business; and
  - d. Continue to support Bed and
     Breakfast businesses in Agricultural
     zones for up to three bedrooms,
     which do not have to be accessory to
     an agri-tourism use.
- 18. Equestrian facilities are a recognized farm use permitted on ALR lands and can contribute to the local agricultural economy.
- 19. Continue to support the Peninsula and Area Agricultural Commission to advance

- agricultural issues, as a referral agency for Council, to foster regional networks, and to support the farm community.
- 20. Encourage the Peninsula and Area Agricultural Commission to investigate and bring forward opportunities for value-added products, agricultural diversification, and other means of improving the economic well-being of agriculture and local food security.
- 21. Support the retention and expansion of agricultural-related industries, especially near active farm areas.
- 22. Support programs that encourage the expansion of agriculture production such as agricultural cooperatives, Community Supported Agriculture (CSA), land matching programs, and farm succession planning.
- 23. Support Federally and Provincially approved cannabis production facilities on agricultural lands in accordance with provincial ALR regulations and on Industrial lands.
- 24. Do not support new non-farm uses on agricultural lands for commercial, institutional, industrial, or recreational uses, unless they are directly related and accessory to farm activity.

The Keating Business District is recognized as an important driver of economic activity and employment serving Central Saanich, neighbouring municipalities, and the region.

Central Saanich's vision for the Keating Business District is principally a light industrial area that supports, and is supported by, the local business community.

Businesses are flexible and able to respond to, and capitalize on, shifting trends within the industrial sector and remaining within the Keating Business District allows for business growth and expansion. Innovative and eco-friendly industries thrive and demonstrate leadership by providing opportunities and partnerships with more traditional industrial businesses to address current issues.

Industrial lands are developed in such as way to provide a broader range of site sizes, more innovative uses of multilevel industrial buildings, the efficient use of lands and access routes, and options for property ownership through strata development or other legal agreements.

# **Keating Business District Policies**

- 25. The District supports, in principle, the intensification of light industrial activity in the Keating Business District and endeavours to limit barriers to redevelopment that is consistent with the vision stataement to the left.
- 26. Unless there are significant conflicts with the objectives, policies and guidelines contained within this Official Community Plan, endeavour to implement the objectives, considerations, and actions contained within the 2017 Keating Business District Implementation Plan.
- 27. Service commercial and residential uses within the Keating Business District are provided to support the industrial sector and should not detract from industrial uses; where a significant conflict between an authorized industrial use and a residential or commercial use has been identified, support of the industrial use should take precedence.
- 28. Undertake a study to explore land use options and consider redesignating the Rural designated portion of the properties to the north of the extraction pit to a more intensive use, such as housing, industrial, or commercial. It would be anticipated that a change in land use on the north side of Keating

- Cross Road would require approval from the Capital Regional District (CRD) to amend the Urban Containment Boundary in the Regional Growth Strategy.
- 29. As the extractive industrial area approaches the end of resource extraction, encourage a comprehensive redevelopment plan for the property that includes expansion of light industrial uses. A redevelopment plan may include continued sand, gravel, and concrete plant operations subject to additional uses being effectively buffered from ongoing extractive activity.
- 30. Discourage single-storey redevelopment within the Keating Business District, but rather encourage the intensification of light industrial uses, including higher density, taller buildings in appropriate locations. Within the Service Commercial area, mixed-use development with commercial services at the street level is preferred.
- 31. Ensure that industrial uses do not conflict with adjacent residential or agricultural uses outside of the Keating Business District by requiring appropriate screening, landscaping, and setback provisions in the Land Use Bylaw; controlling noise, dust and odour emissions; and addressing stormwater recharge requirements to reduce any potential conflicts.

32. As outlined in Section 473 of the Local Government Act, an Official Community Plan is required to include statements and map designations respecting the approximate location and area of sand and gravel deposits that are suitable for future extraction. The District currently contains an extraction pit that has been operational since the 1940's that has an uncertain end date and where extraction may continue for up to a decade, as shown on Map 4. As a significant portion of the District's land base is within the provincial ALR and industrial lands are largely developed, it is not feasible to designate any land for future sand and gravel deposits at this time. The District recognizes the value of sand and gravel resources, but will continue to rely on the current extraction pit or regional sand and gravel providers.



### **Climate Action Policies**

- 33. Encourage businesses to consider future climate projections and potential economic impacts in their business decisions and to consider investing in climate resilient buildings and infrastructure, and other climate adaption measures such as landscaping and drainage improvements.
- 34. As part of the development approval process for commercial or industrial businesses, request and consider how proponents demonstrate a commitment to sustainability, address climate change and environmental protection.
- 35. Ensure the business sector is aware of rebates or incentive programs for private business initiatives to address climate adaptation through climateresilient buildings and infrastructure, such as programs for renewable energy, integrated stormwater management and water conservation.
- 36. Encourage and promote business operations to undertake climate risk assessments to improve business resiliency, ensure flexible operations, and identify potential opportunities and hazards.

# Implementation Policies

- 37. To support the Keating Business District, consider amendments to the Land Use Bylaw to:
  - Allow for taller buildings within the Service Commercial area on Keating Cross Road for the purpose of creating rental housing above ground floor commercial;
  - b. Increase the permitted building height in Industrial zones;
  - c. Pre-zone the Extractive Industrial lands (zoned I2), and those lands zoned commercial (C2) or institutional (P1) but are designated as Industrial to Light Industrial (zone I1) to be consistent throughout the Keating Business District and to support redevelopment plans;
  - d. Where development proposals include a residential component, require nuisance covenants for industrial activity to be registered on title;
  - e. Review the list of permitted uses in the industrial zones to prioritize industrial operations and accessory uses, give careful consideration of permitted commercial or residential uses so that they do not detract from

- or impinge upon industrial uses, and consider other non-industrial zoning in the Keating Business District; and
- f. Permit some forms of ground oriented live/work buildings within Industrial zones where they can provide appropriate levels of livability for the residential uses without reducing the capacity for commercial or industrial uses.
- 38. Encourage farm-gate sales by developing Roadside Stand guidelines that consider:
  - Supporting small stands for local produce or food products within, or at the edge of the road right-of-way where traffic safety concerns can be addressed;
  - Supporting larger stands for local produce or food products on private property where safe access can be accommodated; and
  - Considers the sale of food from other sources and non-food related products.

# 4.5 Parks and Open Space



### **Context**

Central Saanich is home to many areas of great natural beauty and environmental significance. Residents and visitors enjoy an abundance of municipal, regional and provincial parkland, waterfront and beach access, a network of trails, and a wide range of recreational opportunities that promote physical activity, community connection and climate resiliency.

The District's parks, trails and open space contribute greatly to our rural and small-town community character by providing residents access to nature, rural and agricultural vistas, community gathering space, and more. Protecting and enhancing these public spaces is central to maintaining the health and wellbeing of our community and the environment into the future.

The Capital Regional District's (CRD) Regional Green/Blue Spaces Strategy and Panorama Strategic Plan should be viewed as key companion documents to this Official Community Plan. Stewardship of Central Saanich's natural landscape areas should be prioritized in collaboration with WSÁNEĆ Nations, particularly the restoration and protection of ecologically and culturally sensitive areas.



### **Objectives**

#### A. Active and Healthy Community

Support an active, healthy community by providing a variety of parks, trails, and recreational facilities that are safe and accessible to all ages and abilities.

#### **B.** Collaborative

Work with adjacent jurisdictions, the CRD, and BC Parks to create linkages between parks and open spaces that connect to regional amenities and form corridors for multi-modal active transportation.

#### C. Culturally Sensitive

Collaborate with WSÁNEĆ Nations to identify, protect and restore ecologically and culturally sensitive areas within the District, including within the Parks and Trails system.

#### D. Environmentally Sensitive

Protect and enhance biodiversity, habitat, and environmentally sensitive areas within the Parks and Trail system, particularly related to the Coastal Douglas-fir ecosystem.

#### E. Considerate Growth and Expansion

Continue to expand and develop the Parks and Trail system to serve existing and future needs of the community in an environmentally sensitive manner that protects a diversity of species and ecosystems.

#### F. Climate Action

Recognize the role of natural areas within parks, trails and open spaces in climate resiliency, and consider climate action in park design and maintenance operations by applying landscaping strategies that decrease water use, enhance habitat, and help to reduce greenhouse gas emissions.

#### **G. Improved Waterfront Access**

Improve the quality and quantity of public accesses to the shoreline and support non-motorized recreation opportunities in key waterfront locations.

### **Park Design Policies**

- Apply principles of universal design when designing parks and trails to ensure accessibility for all ages and abilities, including adaptive playground equipment.
- When designing or improving parks, continue to apply the British Columbia Landscape Standard for parks, Crime Prevention through Environmental Design (CPTED) principles and the Canadian Standards Association (CSA) playground standards.
- Design and build park infrastructure to minimize impacts on trees and the environment while supporting active uses.
- Improve biodiversity and habitat within parks through design by protecting and identifying habitat trees; enhancing wildlife habitat; and ensuring minimal light pollution.
- Consider climate-resiliency in park design by utilizing native and climate adaptive plants to support local biodiversity and minimize irrigation needs, incorporating areas for heat relief, such as shaded areas and water-features, and identifying areas for intensive tree planting.
- 6. Support community garden sites within the park system and on public land within the Urban Containment Boundary

- where there is supporting infrastructure (i.e., public washroom, water services, parking) and the site is easily accessed by active transportation or public transit.
- 7. Explore the creation of First Nations traditional and medicinal gardens in municipal parks in collaboration with WSÁNEĆ Nations, and include interpretative signs to educate the public on these important features.
- 8. When planning the scope and scale of outdoor amenities for parks, consider if the proposed amenity would function as a regional 'destination park'. Consider how that may affect usage of the park and align with broader recreational services provided by the Panorama Recreation Centre.

# Park Planning and Management Policies

- 9. Ensure that as population increases adequate park space and park improvements are provided to ensure access to outdoor natural areas and children's play areas to support mental and physical well-being.
- 10. In collaboration with WSÁNEĆ Nations, enable access to park land through a formal agreement for traditional harvesting and gathering of plants for food, medicinal, or cultural purposes and revitalizing Indigenous food systems, which may include temporary closures to respect culturally sensitive events.
- 11. When the dedication of park land is required at the time of subdivision in accordance with the *Local Government Act*, the dedication of park land rather than acceptance of cash-in-lieu shall be considered where the proposed park land would meet any of the following criteria:
  - Be adjacent to an existing park, trail, or open space and would improve park function;
  - Include and protect an environmentally sensitive area or habitat;
  - c. Be consistent with the Parks Master

- Plan or located within an area otherwise identified as a high priority for new parks, including linear parks;
- d. Would provide for trail connectivity as identified in the Active Transportation Plan;
- e. Would provide for a new, or expand an existing, public beach access or beach area;
- f. Would provide for a new park as part of a development that includes a significant increase in density; and
- g. The proposed park must be of an amount (up to 5% of the land being subdivided) and in a location acceptable to the District.
- 12. Explore innovative means to acquire park land, obtain the use of private land, or to protect land to meet parks and open space needs. These could include land gifting/bequests, amenity contribution at the time of development, land leases, coownership, conservation covenants, and community foundations.
- 13. Enhance the natural ecosystems in the parks and trail system by enhancing biodiversity, managing invasive species, and protecting tree canopy.
- 14. Consider future maintenance costs when planning for park upgrading or acquisition. A maintenance budget should be included along with any capital budget expenditure.

### **Recreation Policies**

- 15. Continue to partner with Sidney, North Saanich and the CRD on providing recreational services through the Peninsula Recreation Commission and support the enhancement of recreational facilities both within the District and at the Panorama Recreation Centre.
- 16. Support the Panorama Recreation Centre in continuing to promote a healthy community and ensure that facilities are welcoming to people of all ages, abilities, and incomes through fully accessible programming, and financial accessibility through the LIFE (Leisure Involvement for Everyone) initiative.
- 17. In collaboration with WSÁNEĆ
  Nations and the Peninsula Recreation
  Commission, develop culturally inclusive
  programming that promotes WSÁNEĆ
  sport, recreation, and culture at the
  Panorama Recreation Centre or other
  suitable locations.
- 18. In collaboration with public agencies, non-profit organizations and private businesses, deliver recreational and leisure programs throughout the District, including within parks.
- 19. Where the District may wish to pursue additional recreational facilities within the community, explore options that may involve private-public partnerships or a

- separate agreement between the District and CRD/ Panorama Recreation Centre.
- 20. Continue to work with School District 63 (Saanich) and other suitable partners to meet any future demand for ball diamonds and soccer fields and/or upgrades to parks and recreation facilities.

# Waterfront Access Policies

- 21. Maintain and enhance existing accesses to the shoreline in a manner that does not put sensitive shoreline ecosystems at risk. Continue to use the 2001 Beach Access Report as a basis to prioritize the enhancement and development of beach accesses.
- 22. Continue to operate and maintain municipal docks to provide safe public access to marine waters and maintain relationships and agreements with different user groups utilizing the docks.
- 23. Strive to provide uninterrupted beach access along the foreshore and encourage community docks for public use and shared private docks over individual private docks and moorage facilities.

# Implementation Policies

- 24. Develop a Parks Master Plan to guide the acquisition and management of Parks and Trails within the municipality.
- 25. Develop a Tree Strategy for managing public trees and improving the tree canopy.
- 26. Develop a Parks and Trails Signage and Promotion program, including the development of informational guides and materials.
- 27. Develop a policy regarding the use of public spaces, including parks and trails, for various commercial uses, including but not limited to the following considerations:
  - The types of commercial uses supported and selection process;
  - b. Legal agreements and requirements; and
  - c. Required conditions to mitigate negative impacts.



# 4.6 Environment



### **Context**

Central Saanich has a range of natural environments, which include marine shoreline, wetlands, creeks and streams, rocky bluffs, and steep, treed upland ecosystems. The District's natural environment and biodiversity provide a variety of ecosystem services, and are highly valued by the residents of Central Saanich. WSÁNEĆ Nations have stewarded the lands for thousands of years, and the shoreline, riparian, and marine environments are of particular importance to the STÁUTW (Tsawout) and WJOŁEŁP (Tsartlip) First Nations who depend on the areas' clams, oysters, salmon, and other traditional foods.

The Official Community Plan plays an important role in managing land use and development to maintain the long-term health of the natural environment and community. Planning for sustainability and climate resiliency considers the benefits of current and future generations, including protecting and enhancing natural features and biodiversity, along with mitigating the impacts of development.



## **Objectives**

# A. Preserve Saanich Peninsula's Interconnected Ecology

Collaborate with the WSÁNEĆ Nations, North Saanich and Sidney, recognizing the rich and interconnected ecology of the Saanich Peninsula Bioregion. Commit to working together to foster a healthy, sustainable environment for current and future generations.

#### **B. Forward-Looking**

Encourage and facilitate the protection and conservation of the natural environment and biodiversity for the benefit of present and future generations, and recognize protecting the District's natural assets contributes to climate change mitigation and resiliency.

#### C. Protect Fresh and Marine Waters

Preserve, protect, and enhance fresh and marine water ecosystems by protecting the quantity and quality of the waters, supporting watershed restoration projects, restoring riparian areas and the marine shoreline to natural conditions, and regulating marine-based uses.

#### **D.** Mitigating Impacts of Development

Regulate development and ensure best practices are implemented to avoid negative impacts to the natural environment, including the shoreline and foreshore areas.

#### **E. Climate Action**

Recognize the significant role protecting and enhancing the natural environment can contribute toward climate mitigation and resiliency.

# Environmental Protection and Collaboration Policies

- Continue to use Development Permit
   Areas to protect and conserve sensitive
   terrestrial and aquatic ecosystems,
   including riparian areas, as well as to
   support biodiversity, reduce habitat
   fragmentation, and improve connectivity
   of natural areas. Ensure mapping of
   sensitive environmental areas are
   reviewed and updated on a regular basis.
- 2. Where a significant conflict between the environment and development has been identified, the protection and preservation of the natural environment and the District's natural assets should take precedence.
- 3. The District acknowledges the natural environment is a shared asset across the Saanich Peninsula and supports the implementation of a Bioregional framework for the Saanich Peninsula in collaboration with WSÁNEĆ Nations, the District of North Saanich, the Town of Sidney and local environmental organizations, as outlined in the Saanich Peninsula Environmental Coalition report dated May 2021, including the following key principles:

- a. Improve jurisdictional collaboration through protocol agreements, partnering on assessments or studies, sharing of knowledge and resources, and aligning policies on environmental protection where possible;
- Acknowledge the values, culture and rights of the WSÁNEĆ Nations and support increased public awareness of the value of Traditional Ecological Knowledge;
- c. Establish a shared database and support a coordinated approach to the collection and use of environmental data, including knowledge gained through WSÁNEĆ oral history;
- d. Work with local environmental organizations to maximize synergies on similar projects; and
- e. Coordinate on public education and promotional programs to increase environmental awareness.



- 4. Give full consideration to the value of the District's natural assets when integrating and replacing infrastructure or other assets, and consider establishing a natural assets inventory that catalogues the full extent of the benefits and services rendered by natural assets.
- 5. Partner with WSÁNEĆ Nations to identify, map, and protect areas of cultural significance, including the use of WSÁNEĆ place names, and support the resurgence of Traditional Ecological Knowledge and WSÁNEĆ methods of ecosystem protection.
- 6. Recognize that Green Infrastructure can connect natural areas across the Saanich Peninsula and support collaborative projects that would strengthen ecosystem connectivity, protect habitat, and improve biodiversity.
- 7. Encourage the stewardship of private land to protect and restore the natural environment through the following:
  - Promoting Naturescape and Green Shores principles and creating ecologically sustainable landscaping;
  - b. Encouraging the use of conservation covenants to protect ecologically significant areas; and
  - c. Supporting restoration projects and the removal of invasive species.

- 8. Acknowledge that forested lands and the urban tree canopy in the District have significant environmental, aesthetic and cultural values that are an increasingly important component of climate action. Through the Tree Management Bylaw, continue to protect and enhance the urban tree canopy and prioritize the retention of existing healthy trees above replacement. Periodically review effectiveness of the Tree Management Bylaw, which currently applies a tree density target of 50 trees/ ha that roughly equates to 15% coverage.
- Support the research capabilities of the Dominion Astrophysical Observatory by regulating outdoor lighting in the design of all new development within 5 km of the Observatory and consider regulating light pollution from greenhouses in a manner consistent with BC Greenhouse Growers' Association Good Neighbour Guidelines.
- 10. To protect water resources from deleterious discharge the District will:
  - a. Consider joining the service area for the Capital Regional District (CRD) Management of Onsite Sewage Systems, and
  - Support a coordinated public education campaign to reduce impacts on the District's watersheds that addresses:

- i. The proper maintenance of septic systems in order to protect the environment;
- ii. Reducing pollutants entering watercourses through storm and agricultural run-off; and
- iii. The role of healthy soils and vegetation to absorb, filter and slow down run-off.
- 11. Continue to protect air quality through:
  - Regulating open burning to reduce particulate matter and impacts to the environment;
  - Considering active promotion of the Capital Regional District (CRD) anti-idling bylaw, including posting of signage;
  - Reducing levels of particulate matter from various combustion sources; and
  - d. Supporting provincial initiatives to reduce exposure to second-hand smoke.



# Protecting Fresh Water Policies

- 12. To protect creeks, streams and wetland areas, the District will consider:
  - a. Identifying and prioritizing the daylighting of covered historic streams;
  - Adopting an open ditch policy to identify a network of ditches to remain open and provide suitable habitat and vegetation in order to support stream base flows and fish habitat;
  - c. Working with Provincial and Federal agencies, WSÁNEĆ Nations, and non-profit community organizations to improve in-stream channels and removing barriers to fish passage where watercourses have been altered by human activity; and
  - d. Encouraging Salmon Safe
     Certification by relevant developments, businesses, and landowners.
- 13. In collaboration with non-profit community organizations, WSÁNEĆ Nations, volunteer groups, and the CRD, continue to support the regular monitoring of stream flow and water quality data to support the return of spawning fish and creek restoration.

- 14. At a watershed level, strive to reduce the total level of impervious cover to 25% or less and support projects to restore streams to a Proper Functioning Condition while recognizing that on average, a stream floods its banks approximately once every two years under natural conditions.
- 15. Improve climate resiliency by utilizing proactive forms of stormwater management to address an increased frequency and intensity of weather events. This includes restoring natural drainage patterns and reducing the volume of storm run-off using best practices.
- 16. Continue to work with the CRD, business owners and property owners to monitor stormwater flowing from the Keating Business District to identify sources of pollution and reduce impacts through changes in business operations and site improvements.
- 17. Introduce "source control" stormwater management initiatives to emulate the pre-development natural watershed by reducing and controlling stormwater quantity and improving the stormwater quality discharge from individual properties. Where ground conditions permit, preference should be given to promote the natural infiltration of rainwater into the ground and the use of green infrastructure.

- 18. Consider implementing an educational program in partnership with the School District 63 (Saanich) or other educational organizations to reduce water pollution and discourage discharge into the storm drain system through the Yellow Fish Road or a similar program.
- 19. In collaboration with stakeholders, develop a land management plan for Maber Flats based on the following guiding principles: agriculture on the property and in the region, watershed health and water management, public recreation and education, nature conservation, and First Nations.

# Protecting Marine Environment Policies

- 20. Through the recently initiated Saanich Peninsula Harbours and Waterways Initiative (Harbours Initiative), consider the following aspects of marine-based uses to reduce negative impacts on the marine environment:
  - Facilitate the development of policies and regulations on marine-based housing, (i.e., liveaboards, float homes);
  - Develop options to regulate the placement of private mooring buoys;
  - c. Restrict the placement of private docks or other structures in proximity to sensitive marine ecosystems such as eel grass beds, coastal areas exposed to high energy wave systems such as Haro Strait, or areas particularly vulnerable to marine related impacts of climate change;
  - d. Identify potential locations on the Saanich Peninsula for additional boat launching facilities;
  - e. Consider a request to the Province to become an application-only area under Provincial policies so that all applications for foreshore tenure are reviewed by the Province and referred to the District;

- f. Prepare a coordinated education and enforcement approach for marine waters that include the relevant Provincial and Federal agencies, WSÁNEĆ Nations, CRD, local police services, and municipalities on the Saanich Peninsula; and
- g. Consider applying to Federal and Provincial governments for financing to support enforcement.
- 21. Develop a Harbour Management Plan for Brentwood Bay, which may be an outcome of the Saanich Peninsula Harbours and Waterways Initiative.
- 22. Continue to encourage a Green Shores approach to shoreline management through a Marine Shoreline Development Permit Area, and do not support hardening of the shoreline, such as seawalls, unless an assessment report from a qualified professional trained in Green Shores confirms it would be warranted based on the specific location and that it is necessary to mitigate risks to structures or persons.
- 23. In partnership with WSÁNEĆ Nations, support the creation of new marine/ sea gardens or the restoration of historic clam gardens along the shoreline.
- 24. Do not support commercial fin fish farming activities within the foreshore waters of the municipality.

# Implementation Policies

- 25. Amend the Surface Water Management Bylaw and Engineering Specifications to reduce the amount of stormwater being discharged into streams and increase the amount of on-site infiltration and biofiltration treatment required for new development.
- 26. Using existing data and future studies, establish baseline conditions and identify effective indicators to establish a monitoring program to track environmental performance.
- 27. Commission an update to the Saanich Inlet and Peninsula Atlas of Shorelines to establish baselines of shoreline types, level of disturbance and overall ecological value specifically for the District as part of the Harbours Initiative. Results of the shoreline study should be used to support a monitoring program.
- 28. Undertake a study of marine waters to identify and map sensitive marine ecosystems, key features, and habitat for the District as part of the Harbours Initiative. Results of the marine study should be used to establish baseline conditions and to support a monitoring program.

29. Building on existing CRD land coverage data, undertake a Tree Canopy Study to establish a baseline of the distribution and extent of tree canopy coverage and overall forest health. Undertake this work ideally in collaboration with

the WSÁNEĆ Nations, Town of Sidney, District of North Saanich, and the CRD for the entire peninsula. Results of the tree canopy study should be used to establish baseline conditions and support a monitoring program.



# 4.7 Climate Action



### **Context**

A changing climate has many implications in our region – affecting our health, infrastructure, water supply, agriculture, ecosystems and species, and marine environments. The District is planning for coordinated climate action to enhance and preserve the quality of life and natural areas in Central Saanich.

In 2019, Central Saanich Council approved ambitious and accelerated community climate targets that align with the United Nation's recommendation to limit global temperature increase to 1.5°C. In addition, Central Saanich has signed on to the BC Climate Action Charter; committing to becoming carbon neutral in our corporate operations, measuring and reporting our community's GHG emissions, and creating complete, compact and energy efficient communities. To reach our climate commitments and to ensure future resilience, the Official Community Plan applies a climate lens throughout all policy sections and this subsection outlines the overarching climate action policies.



## **Objectives**

#### A. Reduce Emissions by 2030

By 2030, reduce community-scale greenhouse gas emissions by 45% relative to 2007.

#### B. Eliminate Emissions by 2050

By 2050, reduce community-scale and municipal scale greenhouse gas emissions by 100% relative to 2007.

#### C. Increase Renewable Energy Use

By 2050, increase the portion of community-wide renewable energy use from 38% in 2007 to 100%.

#### **D. Integrate Climate Action and Adaptation**

Apply a climate lens to all local government decision-making in order to integrate greenhouse gas mitigation efforts and adaptation considerations across all municipal programs, projects, and services.

### **General Policies**

- Continue to implement the goals, objectives, and actions of the Climate Leadership Plan.
- Continue to focus climate action in five key areas that are within the realm of responsibility and influence of a local government, specifically: transportation, buildings, solid waste, municipal operations, and adaptation to climate change.
- 3. Continue to work with the Capital Regional District (CRD), Provincial and Federal governments and other local governments on the coordination and integration of regional and local climate mitigation and adaptation planning.

# Transportation and Land Use Policies

- 4. Reduce transportation energy use and related greenhouse gas emissions by:
  - a. Continuing to apply Smart Growth Principles that support a compact land use framework and create livable, walkable and complete neighborhoods and villages;
  - Implementing the District's Electric
     Vehicle and Electric Bike Strategy and
     building supportive infrastructure to
     support rapid transition toward low
     carbon mobility;
  - Implementing the District's Active Transportation Plan and develop active mobility networks to support a healthy, safe, and vibrant community; and
  - d. Supporting transit-oriented development.
- Actively promote opportunities to reduce usage of, and reliance on, fossil fuel vehicles by connecting community members to internal and external incentive programs.

### **Buildings Policies**

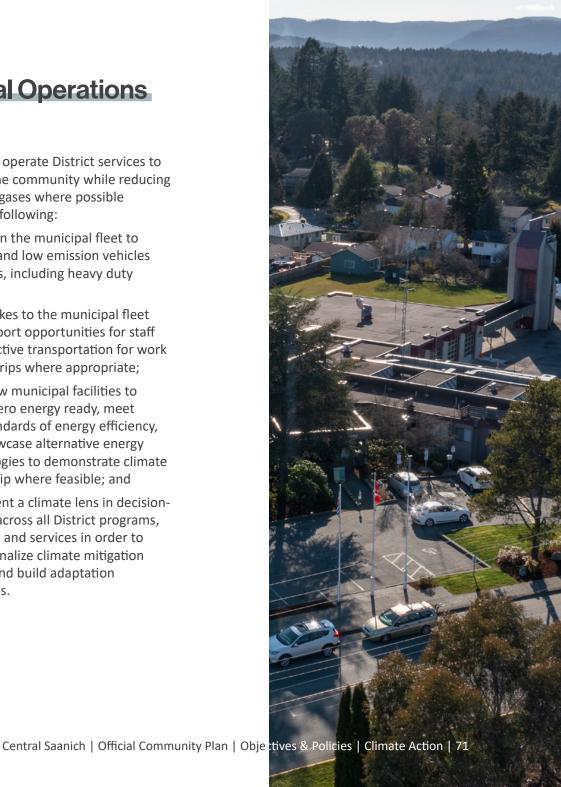
- Achieve continuous improvements in energy efficiency and greenhouse gas reductions for new buildings and incrementally implement higher performance requirements, and explore strategies to incentivize the construction of ultra-low carbon/net-zero buildings.
- 7. Consider incentive programs to improve the energy efficiency of existing buildings through building retrofits, such as the installation of zero emission home heating and hot water systems, solar panels, improved insulation, and window upgrades, and connect community members to incentives.
- 8. Consider establishing a Deep Green Retrofits program to encourage upgrades in energy efficiency and the conversion to renewable energy for existing buildings.
- 9. Encourage renewable and low-carbon energy systems, including District Energy Systems, to service homes, businesses and institutions, and collaborate with the CRD and other groups to identify and support opportunities to expand the generation, distribution, or use of low-carbon energy sources regionally.

### **Solid Waste Policies**

- 10. Support programs to decrease the amount of waste generated and minimize waste going to landfill from residential, commercial, agricultural, and industrial uses, as well as from land clearing and construction/demolition activity, and consider the development of a yard waste drop-off facility.
- 11. Support the CRD in the continued capture and treatment of biogas from the Hartland Landfill so that it can be used as a renewable energy source.

# **Municipal Operations Policies**

- 12. Manage and operate District services to best serve the community while reducing greenhouse gases where possible through the following:
  - a. Transition the municipal fleet to electric and low emission vehicles and fuels, including heavy duty vehicles;
  - b. Add e-bikes to the municipal fleet and support opportunities for staff to use active transportation for work related trips where appropriate;
  - c. Build new municipal facilities to be net-zero energy ready, meet high standards of energy efficiency, and showcase alternative energy technologies to demonstrate climate leadership where feasible; and
  - d. Implement a climate lens in decisionmaking across all District programs, projects, and services in order to operationalize climate mitigation efforts and build adaptation strategies.



## **Adaptation Policies**

- 13. Identify policies and actions that adapt to climate change and strengthen community resiliency, including but not limited to, impacts to human health, infrastructure, drainage and flooding, agriculture productivity and the District's natural assets.
- 14. Continue to work with the CRD and other local governments on the coordination, communications, and integration of regional and local climate adaptation planning initiatives.
- 15. Integrate climate adaptation considerations into development approvals and municipal operations, to address identified risks and vulnerabilities such as increasing temperature and weather events.
- 16. Based on the CRD Coastal Flood Inundation Mapping project, determine flood construction levels that consider sea level rise, tsunami inundation, and wave run-up during storm events.
- 17. Consider implementing a planned retreat strategy for properties that may be subject to marine related impacts of climate change.
- 18. Update the Community Wildfire
  Protection Plan and consider amending
  guidelines and regulations to adopt
  FireSmart principles and practices to

improve protection of forested areas balanced with a need for fire prevention measures, particularly where a forestresidential interface occurs on Rural lands.

# Implementation Policies

- 19. Following completion of the Waste Collection study in 2022, consider consolidating residential solid waste collection in the community to implement waste reduction programs and reduce the number of trucks required, truck travel distances, and greenhouse gas emissions.
- 20. Undertake a climate change risk and vulnerability assessment to identify areas most at risk within the District, to prioritize action items, and to inform the development of a community-wide Climate Change Adaptation Strategy.
- 21. Develop a Municipal Operations Climate Change Strategy that:
  - Outlines a vehicle upgrade strategy for the municipal fleet, including heavy duty vehicles;
  - Specifies energy efficiency requirements for new municipal facilities and other strategies to ensure minimal impact on municipal operations during severe weather

- events;
- Updates policies and procedures for responding to anticipated increases in the frequency and intensity of severe weather events;
- d. Considers policies to support continued municipal operations during severe weather events; and
- e. Anticipates operational adjustments and informs Emergency Response operations.
- 22. Amend regulations to require a waste management strategy for the recycling, repurposing, and disposal of construction waste as part of the building permit process.

# 4.8 Heritage and Culture



## **Context**

The District of Central Saanich gratefully acknowledges that the ancestral land on which we are located is within the traditional territory of the WSÁNEĆ peoples, including STÁUTW (Tsawout) WJOŁEŁP (Tsartlip), BOKEĆEN (Pauquachin), WSIKEM (Tseycum) and MÁLEXEŁ (Malahat) First Nations. These Nations have rich cultural and spiritual connections to the lands extending over thousands of years. The District has a unique relationship with the STÁUTW (Tsawout) and WJOŁEŁP (Tsartlip) First Nations, as they are immediate neighbours to the District, and partner in the delivery of services to their respective communities.

The District of Central Saanich has a strong identity and community character tied to its agricultural history. The first European settlers arrived in the area in 1855. The municipality of Saanich was incorporated in 1906, and Ward six seceded from the municipality of Saanich in December 1950, forming the District of Central Saanich.

Protection, conservation, and recognition of the diverse heritage in Central Saanich is crucial to providing a connection to the past and a sense of continuity into the future.



## **Objectives**

#### A. Celebrate Our Heritage

Preserve and celebrate the diverse heritage and historical features of Central Saanich, including the WSÁNEĆ cultures that have existed since time immemorial.

#### **B. Continued Commitment to UNDRIP**

Affirm the United Nations Declaration on the Rights of Indigenous Peoples, including that First Nations have suffered historic injustices, and that they have a right to maintain and strengthen their distinct political, legal, economic, social, and cultural institutions without being subjected to forced assimilation or destruction of their culture.

#### **C.** Recognize Historic Structures

Recognize the inherent value of historic buildings and structures and how they contribute to community character and create a unique sense of place.

#### **D. Support Arts and Culture**

Promote and encourage the growth of arts and culture in the community, including through public art.

#### E. Climate Action

Ensure new cultural facilities consider climate action and incorporate climate mitigation and adaptation measures into the site and building design

## **General Policies**

- 1. The District supports WSÁNEĆ Nations in the revitalization of Indigenous languages and a cultural-based educational system.
- 2. Collaborate with WSÁNEĆ Nations to protect WSÁNEĆ cultural heritage through initiatives such as:
  - a. Identifying and mapping the locations and nature of culturally significant and ancestral sites, including potential sites for reburial;
  - b. Supporting repatriation projects;
  - Co-developing education materials related to traditional practices; and
  - d. Incorporating SENĆOŦEN place names into District maps, signage, street names, and municipal documents.
- 3. Explore incentives and programs to encourage community organizations, residents, and local businesses to create art, public events, and programming for public spaces. Use the WSÁNEĆ Leadership Council's "WSÁNEĆ Art Protocol" as a guide in the development of a public art protocol.
- 4. Ensure that the provincial database for archaeological or cultural sites is reviewed prior to issuance of building permits, development approvals, or municipal projects; and that property

- owners seek guidance from the Province where potential disturbance to sites may occur.
- Consider requiring on-site cultural monitors during development as a condition of development approval where development sites have significant cultural and/or archaeological potential.
- 6. Support WSÁNEĆ Nations in their efforts to repatriate ceremonial objects, historic artifacts, or human remains.
- Continue to maintain the Heritage Inventory to identify sites that have heritage designation or have heritage values that should be considered for official heritage designation.
- 8. Encourage heritage designation on private lands through private initiatives or as part of a development approval.

- Encourage the conservation of identified heritage buildings through measures such as the use of Heritage Designation or Heritage Revitalization Agreements (HRAs) for redevelopment applications that involve buildings with heritage value and supported by a heritage building assessment.
- 10. Support the development of a Saanich Peninsula Heritage Strategy that centres Indigenous knowledge and provides greater direction on protecting significant cultural and archaeological sites.
- 11. Continue to support local community organizations in managing the Saanich Pioneers' Museum and Heritage Acres and encourage future enhancements to promote information on WSÁNEĆ heritage and culture.



# Arts and Culture Policies

- 12. Continue to support local organizations in the delivery of inclusive and accessible community events.
- 13. Support integrating a variety of public art forms into existing or proposed developments, such as displayed art pieces, wall murals, unique bike rack designs, creative signage, fencing, or other architectural embellishments.

  Commercial properties located in the Verdier commercial node are particularly encouraged to incorporate unique artistic features with a seaside theme.
- 14. Support new cultural facilities in the District and encourage flexibility in the design so new facilities are multipurpose, such as a community theatre, galleries, or entertainment venues, with potential to serve all peninsula residents.
- 15. Encourage public art in the community and develop a public art policy that:
  - a. Outlines the public art proposal and selection process;
  - b. Promotes artwork that reflects the local community, history, or natural environment:
  - Identifies ways the selection process can give preference to WSÁNEĆ artists creating art in the WSÁNEĆ tradition;

- Addresses public celebration and unveiling ceremonies;
- e. Includes plaques or other signage to acknowledge the artist and interpretive signage about the art piece; and
- f. Considers funding options, including periodic refurbishment/ repair in collaboration with the artist.
- 16. In addition to an overarching public art policy, in collaboration with WSÁNEĆ Nations, develop an Indigenous art protocol to:
  - a. Ensure the WSÁNEĆ Nations are informed of public art opportunities;
  - Ensure the unveiling ceremony highlights WSÁNEĆ practices and traditions and that interpretive signage about the art is included; and
  - c. Co-develop interpretive signage throughout the District with information about WSÁNEĆ culture, WSÁNEĆ history, SENĆOŦEN place names and other relevant topics.

# **Education and Awareness Policies**

17. Promote public education and involvement in local heritage and history by:

- a. Supporting culturally inclusive recreational programming and teachings that honour and respect WSÁNEĆ heritage and knowledge on the Saanich Peninsula;
- Supporting the educational opportunities and public events provided by the Saanich Historical Artifacts Society and Saanich Pioneers' Society;
- Holding public ceremonies to celebrate the designation of heritage properties and keep the public apprised of and consulted on heritage conservation and restoration projects;
- d. Ensuring public input on Districtlead heritage projects and consider establishing advisory committees for major initiatives;
- e. Demonstrating leadership in heritage awareness through the restoration of the Newman Farm or other historic buildings on municipal property;
- f. Updating and enhancing the Heritage Walk Map and other heritage information brochures; and
- g. Ensuring that public heritage and cultural sites remain accessible to community groups and individuals.

# Implementation Policies

- 18. Undertake a project to update the Heritage Inventory and modernize it to be a web-based, user-friendly document.
- 19. Develop a public art policy that:
  - a. Addresses funding mechanisms;
  - b. Outlines an open bid and selection process;
  - c. Promotes local WSÁNEĆ art; and
  - d. Considers long term maintenance, repair, or replacement.
- 20. Incorporate SENĆOŦEN language into public signs for road names, place names, or directional signage, and provide interpretive signage about WSÁNEĆ history and culture throughout the District.



# 4.9 Transportation and Mobility



## **Context**

Mobility and accessibility are important for residents and businesses in Central Saanich and play a fundamental role in the overall quality of life, safety, and physical and social well-being of residents. Encouraging active transportation also plays a significant role in our community's environmental health, reducing our greenhouse gas emissions and working toward the District's climate action goals.

Central Saanich contains an extensive road network made up of local, collector and arterial roads, and a Provincial Highway. The District's network of pedestrian, cyclist, and equestrian trails, including Lochside Regional Trail, contributes greatly to our rural and small-town community character. While Central Saanich remains largely car dependent today, community members hope for efficient and safe transportation network planning to reduce traffic and dependence on private vehicles. This includes improved walking and cycling infrastructure, transit connectivity, regional coordination, and integration with growth and development.



## **Objectives**

#### A. More Walking, Rolling and Cycling

Create a community and local culture that supports walking, cycling and other forms of active transportation as preferred travel modes with a target of 50% of all trips occurring by active transportation by 2050.

#### **B.** Improved Transit

Pursue improved public transit services and infrastructure that support both local and regional transit trips.

#### C. Safer Streets

Improve road safety and minimize conflicts for all road users, with a focus on improvements that enhance conditions for active and accessible travel modes.

#### D. Local Character and Connection

Better utilize the existing road and trail networks by improving connectivity between the Village Centres and Keating Business District, and to other locations throughout the District; and encourage a development pattern to support a stronger connection between housing density and public transit and active transportation infrastructure in a manner that protects the rural landscape.

#### E. Climate Action

Acknowledge that transportation is within the District's realm of responsibility and influence and strive for significant shifts toward active transportation to help reduce greenhouse gas emissions in order to achieve our climate action goals.

## **General Policies**

- Prioritize active transportation modes and work to implement the policies, long term network and design guidelines of the Active Transportation Plan.
- Collaborate with other organizations including adjacent municipalities and WSÁNEĆ Nations, the Capital Regional District, the Victoria Regional Transit Commission, BC Transit and the Province, to further develop the safety, connectivity and quality of public transportation and the active transportation network, and to create regional connections to destinations on the Saanich Peninsula, including improved connections to Lochside Regional Trail.
- 3. To reduce dependence on private automobiles and encourage active transportation and the use of public transit, consider variances to reduce parking requirements when effective Transportation Demand Management (TDM) measures are provided, such as transit pass programs, car-share vehicles and memberships, and end-of-trip facilities.
- 4. To help meet the District's climate action goals, support projects that:
  - a. Make a significant shift toward active modes of transportation that

- support a healthy, safe and vibrant community;
- Transition toward electric vehicle and biofuel sources of energy for all vehicle transportation needs, making use of cleaner fossil fuels in the shorter-term to support the transition; and
- c. Transition the District's vehicle fleet to electric and low emission vehicles and fuels.
- 5. Whenever road improvements are considered in the District, the proposed road should incorporate universal design principles and be accessible to all ages and abilities, incorporate active transportation infrastructure, and apply green street principles of integrating trees, urban habitat, and landscape-based storm water management.
- 6. Within the Village areas, incorporate tactile paving at intersections and crosswalks for pedestrians with visual challenges, while minimizing vibrations for those using mobility aids or strollers.
- 7. Any road improvements within Saanichton Village shall be consistent with the streetscape design and cross-sections outlined in the Saanichton Village Design Plan.
- 8. The District supports continuance of the BC Ferries route between Brentwood Bay and Mill Bay in the current location

- and will work with BC Ferries to ensure appropriate services and facilities are available at the Brentwood Bay ferry terminal to serve the public travelling by all modes of transportation.
- When undertaking road improvements, consider the inclusion of traffic calming measures, pedestrian refuge islands, or landscaped medians in areas of high pedestrian activity.
- 10. Consider establishing a program of shortterm, low-cost temporary streetscape and intersection pilot projects to improve pedestrian safety and activate the street, such as street painting, temporary bollards, planters, pop-up parklettes and seating areas.

# Active Transportation Policies

- 11. Prioritize projects that advance active transportation improvements identified as priority projects in the Active Transportation Plan.
- 12. Explore strategies to increase active transportation and reduce conflicts between road users through innovate road network designs, pilot projects, safety awareness, and pursuing funding partnerships for major infrastructure improvement projects for both commuting and recreational purposes.
- 13. As a requirement of new development, acquire new pedestrian and cycling connections through land dedication, statutory rights-of-way, or other mechanisms to address gaps in the active transportation network wherever possible to improve neighbourhood connectivity and access to the Lochside Regional Trail.
- 14. Where an informal trail or pathway crosses over private land, work with property owners to formalize rights-of-way for public passage where they connect to the active transportation network. Where potentially located on farmlands, approval from the Agricultural Land Commission would be required and design should be consistent with Provincial guidelines.

- 15. Prioritize projects that provide new pedestrian and cycling connections to community facilities such as parks and schools, and continue to pursue Ready Set Roll school travel planning initiatives where applicable.
- 16. Public bike parking facilities should include E-bike charging, repair stations, lighting and incorporate Crime Prevention Through Environmental Design (CPTED) design principles.
- 17. Support private initiatives to provide Bike Share programs in suitable locations.
- 18. Explore options to establish Central Saanich as a destination for a variety of regional bike touring routes and bicycle-based tourism supported by infrastructure improvements where needed.

## **Public Transit Policies**

- 19. As identified in BC Transit's Peninsula Local Area Transit Plan, support the implementation of the Peninsula RapidBus Line and supporting Frequent and Local Transit Routes.
- 20. Strengthen the link between land use and public transportation planning within the Urban Containment Boundary by supporting increased density and a mix of land uses in proximity to the proposed Peninsula RapidBus Line, as well as Frequent Transit Routes as identified in the Peninsula Local Area Transit Plan.



- 21. Work with BC Transit to find suitable locations to support bus turnarounds in partnership with private property owners and developers, particularly:
  - To simplify and improve routing through Brentwood Bay Village, allowing the provision of easy to understand, bi-directional service along transit corridors, and
  - Improve local area connections to the Keating Business District, including Sean Heights Business Park.
- 22. Work with BC Transit to improve transit facilities at the Saanichton Exchange and ensure it remains a key point for transit service, including local route connections.
- 23. Continue to participate in BC Transit's cost-share bus stop improvement program and improve accessibility, amenity provision and overall user experience.

### **Road Network Policies**

- 24. Develop and maintain roads in Central Saanich in accordance with road categories shown on *Schedule H:*Road Network Plan and incorporate a "complete streets" approach for road improvement projects that better balance the use of public land within the road right-of-way to accommodate a range of travel modes.
- 25. Prioritize projects that advance the traffic safety improvements identified as priority projects in the Active Transportation Plan, and improvements to EV charging infrastructure.
- 26. Support the development of future Rapid Transit Network infrastructure, including park and ride facilities on Highway 17 at Mount Newton Cross Road and additional transit connections at the new Keating Cross Road flyover or other suitable highway locations, along with multimodal infrastructure to ensure safe connections within the District network.
- 27. Continue to pursue improvements that would facilitate commercial vehicles and goods movement on the designated truck routes to support key economic activities in Central Saanich, including commercial trucks accessing the Keating Business District, deliveries in Village Centres, and passenger buses visiting tourist commercial destinations.

- 28. Consider the unique conditions of specific roads and adhere to the following policies:
  - a. Where road reconstruction
     is required in the Moodyville
     neighbourhood (comprising Peden
     Lane and roads further to the west),
     paved widths shall not exceed those
     which are presently in place.
  - Do not support extending the road or opening Seabrook Road to Oldfield Road for vehicular traffic.
  - c. Do not support the extension of roads into environmentally sensitive areas such as Maber Flats, or where geotechnical conditions create challenges to the long-term serviceability of the roadway.



## **Implementation Policies**

- 29. To help meet the District's climate action goals and promote electric vehicle and electric bike usage, implement the Actionable Items identified in the District's Electric Vehicle and Electric Bike Strategy.
- 30. Undertake a technical study to consider improvement options for the two intersections on Mount Newton Cross Road at Wallace Drive and East Saanich Road in accordance with the Saanichton Village Design Plan.
- 31. Work with the STÁUTW (Tsawout) First Nation to advance a safe pedestrian and cycling route between Saanichton Village and Highway 17, and along Central Saanich Road as identified in the Saanichton Village Design Plan and Active Transportation Plan.
- 32. Work with the WJOŁEŁP (Tsartlip) First Nation to advance improvements for pedestrian and cycling safety, including direct advocacy to the Province as the jurisdiction responsible for West Saanich Road.
- 33. Undertake a comprehensive review of parking regulations, including short-term parking for goods loading and delivery, HandyDART, taxis and other short-term users, and explore the feasibility of the

- District to own and manage parking facilities in the village centres or Keating **Business District.**
- 34. Consider establishing a parking fund to collect cash-in-lieu of providing onsite parking, with funds to be used to improve publicly accessible parking and alternative transit infrastructure.
- 35. Update the District's road design standards and off-site servicing regulations in the Land Use Bylaw to better support active transportation, incorporate sustainable storm water management, consider other roadway uses such as on-street parking, landscaping and street trees, and reflect the unique 'rural' and 'small-town' character of the District.
- 36. Update the Transportation Master Plan to include the Active Transportation Plan and updated District's road design standards.

# 4.10 Municipal Infrastructure



## **Context**

Well designed and maintained municipal water, sanitary sewer and storm drainage are important services for homes and businesses in Central Saanich. A high quality, efficient municipal infrastructure system also serves to decrease greenhouse gas emissions and improve energy efficiency.

Central Saanich, like many other jurisdictions, is facing the challenge of aging infrastructure systems nearing the end of their serviceable life. While the municipality is responsible for the provision of local water, sanitary sewer and storm drainage facilities, the Capital Regional District is responsible for trunk services and sewage treatment.

The District will continue to assess the condition of municipal infrastructure, and implement a planned replacement/rehabilitation schedule. The District of Central Saanich will also collaborate with the STÁUTW (Tsawout) and WJOŁEŁP (Tsartlip) First Nations for updating servicing agreements and addressing infrastructure planning, construction, and maintenance.



## **Objectives**

#### A. Effective Management

Effectively manage public expenditures on municipal infrastructure. Improvements to municipal infrastructure are guided by the Asset Management Plan with a long-term vision to ensure that adequate services are provided to meet the needs of the existing and projected population

#### B. Collaborative

Partner with the STÁUTW (Tsawout) and WJOŁEŁP (Tsartlip) Nations in the provision of water and sewer services, fire protection services, road improvements, and an active transportation network serving First Nations lands.

# C. Manage Water Resources using Best Practices

Ensure water resources are used efficiently with a stable supply over the long term and reduced loading on the sewer system, as well as implement the principles identified in the Integrated Stormwater Management Strategy where feasible.

#### D. Safe and Efficient

Incorporate active transportation infrastructure and ensure the safe and efficient movement of goods and services in ongoing road improvements.

#### **E. Climate Action**

Acknowledge that municipal operations are within the District's realm of responsibility and influence and strive for a significant shift to more efficient, low emission vehicles, and to maintain carbon neutral operations in order to achieve our climate action goals. Climate mitigation and adaptation will continue to be considered as part of infrastructure improvements.

# Infrastructure Planning and Management Policies

- 1. Collaborate with the STÁUTW (Tsawout) and WJOŁEŁP (Tsartlip) Nations on delivery of infrastructure services and update servicing agreements that also anticipate future needs.
- Collaborate with Saanich peninsula municipalities, WSÁNEĆ Nations, and the Capital Regional District (CRD) to implement recommendations and initiatives put forward by the Saanich Peninsula Wastewater Commission.
   Ensure municipal infrastructure improvements consider long-term sustainability, future growth, green infrastructure enhancements, and low impact development strategies and incorporate designs that consider climate disaster and emergency response.
- Monitor the District's Development
   Cost Charge (DCC) Program through a
   tracking system that includes information
   about the estimated costs, the actual
   construction costs, and the funding
   sources for the project, as well as update
   the DCC Bylaw periodically to reflect
   current costs and project identification.
- 4. As part of the development approval process, ensure that development

- proposals can provide adequate services to the development, which may require improvements to municipal services funded by the proponent. Where infrastructure improvements are needed, consider requiring excess capacity as part of the improvement and use Latecomer Agreements for cost recovery.
- 5. Where a neighbourhood or business area is requesting local improvements above identified servicing levels, consider the use of a Local Service Tax to ensure the cost of those improvements are borne primarily by those property owners who benefit.
- 6. As outlined in Section 473 of the Local Government Act, an OCP is required to include statements and map designations respecting the approximate location and phasing of major road, sewer, and water services. The District is currently updating the Asset Management Plan to guide improvements to municipal infrastructure projects for the future. Infrastructure improvements for improving the Active Transportation Network are identified in the Active Transportation Plan and will occur as funding allows or in conjunction with other improvements as opportunities arise. Currently, the next anticipated major projects include:
  - Road improvements: the Keating-Highway Flyover in coordination with the Province, and a pedestrian facility

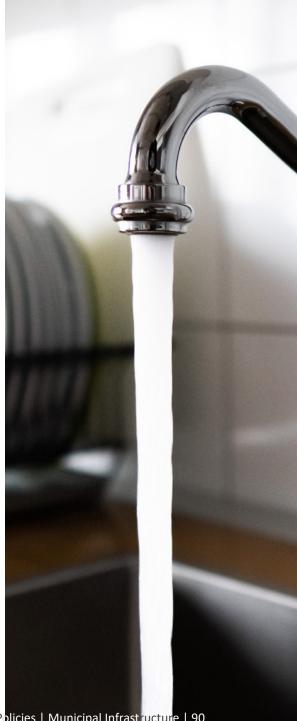
- along Central Saanich Road south of Mount Newton Cross Road;
- Sewer infrastructure: the Brentwood forced main and associated pump stations, that would include active transportation improvements; and
- c. Water infrastructure: the Sean Heights fire flow improvements.
- 7. Generally, municipal water and sewer systems are not provided outside of the Urban Containment Boundary, and where services are provided, they are not to support increasing development beyond what is permitted by the applicable land use regulations. Extensions to water or sewer utilities may be considered in accordance with Council Policies regarding Utility Extension (Policy No: 01.Eng) and Sewage Enterprise Area Expansion (Policy No: 02.Eng) as may be amended from time to time.
- 8. Give full consideration to the value of the District's natural assets when integrating and replacing infrastructure or other assets, and consider establishing a natural assets inventory that catalogues the full extent of the benefits and services rendered by natural areas.

# Waste and Sewer Services Policies

- Continue work to address inflow and infiltration into the municipal systems to manage system loading and capacity concerns.
- 10. Consider the extension of water services to service agricultural uses. Where water service is extended to service agriculture, water service may be provided to residential units along the serviced line to serve the dwelling, but not for the purposes of developing the land beyond what is permitted by the applicable land use regulations.
- 11. All future developments within the Urban Containment Boundary should be fully serviced with appropriate water, sanitary sewer, and stormwater drainage services. Where on-site services exist, the District may require connections to municipal infrastructure when they become available to the property line or within a reasonable distance.
- 12. Support provincial implementation of the *Water Sustainability Act* and its regulations on the use of ground and surface water and encourage the Province to share data obtained through licensing programs and related assessment of water usage with local governments.

# Stormwater Management Policies

- 13. Collaborate with the District of Saanich, WSÁNEĆ Nations, and Peninsula and Area Agricultural Commission to consider measures to improve drainage in the McHugh-Noble Creek watershed.
- 14. Update regulatory bylaws as required to eliminate direct discharge of stormwater into watercourses in accordance with the District's Integrated Stormwater Management Plan, unless the system is designed to mitigate negative impacts to fish habitat, creek flows, water quality and adjacent creek banks through reduced stormwater discharge rates, improved infiltration, and filtration.
- 15. Continue to coordinate with the CRD on the monitoring and enforcement of stormwater management bylaws and periodic review of regulations to ensure they remain consistent with best practices.
- 16. Consider consolidating existing District bylaws and regulations pertaining to stormwater management and maintenance into a single comprehensive engineering bylaw to better clarify the District's requirements for development as recommended in the Integrated Stormwater Management Plan.



### **Roads Policies**

- 17. The road network for the District is largely established and major extensions of roadway are not anticipated. Where new roadways are proposed, they should follow natural contours of the land, not conflict with environmentally sensitive areas, and avoid habitat fragmentation.
- 18. New road improvements will primarily be for the purpose of incorporating active transportation infrastructure and improving accessibility.
- 19. Outside of the Urban Containment Boundary, the road network shall be retained at rural standards and designed to ensure the scenic beauty and rural character of the landscape are protected; rural roads may include active transportation infrastructure.
- 20. Work with BC Hydro and other utility providers to relocate utility poles and above ground infrastructure that conflict with pedestrian or cycling infrastructure.
- 21. When designing infrastructure improvement projects, consider implementing climate action measures to reduce greenhouse gas emissions, and design systems to be resilient to the impacts of climate change (i.e., projected increases in the frequency and intensity of storm events).

- 22. Explore the use of new and alternative materials in the design and maintenance of municipal infrastructure that would improve carbon sequestration or provide improved performance for function and durability.
- 23. To support the goal that by 2050, the community will obtain 100% of its energy from renewable sources, continue the District's gradual lighting replacement program and complete LED lighting and energy efficiency upgrades to facilities and street lighting.

# Implementation Policies

- 24. Complete the update of the Asset Management Plan and use it to inform a five-year capital works plan for the construction and upgrading of municipal infrastructure.
- 25. Adopt an open ditch policy to identify a network of ditches that will remain open to provide suitable habitat and vegetation, and to support stream base flows and fish habitat. Where ditches must be closed to support active transportation or other infrastructure, environmental consideration or green infrastructure should be incorporated.
- 26. Update the Engineering Specifications and Standard Drawings: Works and

- Services General Provisions of the Land Use Bylaw to reflect best practices and incorporate relevant plans, such as the Integrated Stormwater Management Plan, Active Transportation Plan, and Saanichton Village Design Plan.
- 27. Update the following plans, including identifying priority projects and cost estimates for budget considerations:
  - a. The Water Distribution Master Plan;
  - b. The Sanitary Sewer Master Plan;
  - c. The Transportation Master Plan; and
  - d. The Stormwater Master Plan.
- 28. Review and update the Development Cost Charge Bylaw to keep current to relative costs and update the bylaw on a regular basis to allow for incremental increases rather than requiring significant cost increases at one time.

# 4.11 Institutions and Community Services



### **Context**

Building strong relationships with community members, local and regional governments, service providers and non-profit organizations is a key priority for the District. There is an increasing recognition that the District can more effectively achieve its goals by collaborating with others, especially with STÁUTW (Tsawout) First Nation, WJOŁEŁP (Tsartlip) First Nation, neighbouring municipalities, and the CRD.

The availability of local services is critical to the health and vibrancy of our community, and local community organizations have played a strong role in helping to provide each other with those services. The District will continue to support local organizations and institutions to align services with the needs of community members, while focusing its attention on key services like fire, police, and emergency response.

The District is a relatively small community with a small and dedicated team of staff and limited resources, however we have a strong and vibrant community because of an engaged population and commitment to volunteerism. Numerous local grassroots and nongovernmental organizations play a pivotal role in the delivery of a wide range of community services, active involvement in the parks system, providing sport and recreation, and organizing community events. The District acknowledges the commitment and dedication of our residents and their contribution to building community.



## **Objectives**

#### A. Strong Relationships

Foster strong and collaborative relationships with neighbouring municipalities, local First Nations, the Capital Regional District and other levels of government and agencies.

#### **B. Institutional Services**

Ensure that a range of public and private institutional uses are supported to serve the community needs with consideration of population projections and changing demographics.

#### C. Community Safety

Ensure a strong sense of community safety and confidence in local police and fire protection services to address public health and safety, crime prevention, and the ability to effectively respond to emergency situations.

#### **D. Community Services**

Local community organizations are supported in delivering a range of community services, and the level of volunteerism required and important role they play in building community is acknowledged.

#### E. Climate Action

Recognize the effectiveness of our climate action largely relies on the cumulative efforts of individual people having a collective impact; climate initiatives and successes in the community are celebrated.

#### F. Healthcare

Support local healthcare facilities and the associated personnel through taking action within municipal jurisdiction and resources, and supporting the coordination of contributions of community stakeholders and other levels of government.

# Relationship Building Policies

- 1. In order to effectively and efficiently address land use and community issues that are more suited to subregional or regional collaboration (i.e., regional transportation, emergency planning), continue to strengthen relationships with North Saanich, Sidney, STÁUTW (Tsawout) First Nation, WJOŁEŁP (Tsartlip) First Nation, the WSÁNEĆ Leadership Council, the Capital Regional District (CRD) and other neighbouring municipalities and First Nations. In addition, the District will continue to build and expand our partnerships with the community, business, and philanthropic organizations to assist in providing community services and amenities, including arts, culture, parks, healthcare services, and others.
- 2. Build and maintain relationships with individual First Nations as well as the WSÁNEĆ Leadership Council to better address common issues through regular communication, training, and developing a Reconciliation Strategy.
- 3. Establish Memorandums of Understanding (MOUs) with STÁUTW (Tsawout) and WJOŁEŁP (Tsartlip) First Nations to improve consultation on proposed developments and major projects to ensure their input is considered in Council decisions.

- 4. Support the efforts of First Nations for additional Federal and Provincial funding and resources to improve organizational capacity for their communities, including funding specifically to support First Nations consultation and participation in regional or local projects and initiatives.
- Explore partnership opportunities with STÁUTW (Tsawout) and WJOŁEŁP (Tsartlip) First Nations for infrastructure servicing, economic development,

- co-developing a housing strategy, environmental stewardship, arts and culture, and wherever plans include shared priorities and goals.
- 6. Work collaboratively with adjacent municipalities and external agencies and continue to support service providers and other non-governmental partners that deliver the community services needed to residents and peninsula communities.



# Institutional and Community Services Policies

- 7. The design and development of new institutional facilities should consider climate action in the design of the site, building, and landscaping; as well the site context to ensure sensitive integration. Where developments are not subject to development permit guidelines, proponents are encouraged to review and integrate development permit guidelines applicable to commercial/mixed-use developments where possible.
- Encourage all institutional uses to ensure sites are designed for accessibility of all ages and abilities and apply an equity lens to ensure the most marginalized users are given priority.
- Locate new institutional uses, such as schools, hospitals, churches, longterm care facilities, cultural facilities, fire, or police services, within the Urban Containment Boundary shown on Schedule F: Land Use Plan. Do not support the development of new institutional uses outside of the Urban Containment Boundary.
- 10. Support the continuation of an acute care facility at the Saanich Peninsula Hospital, including future expansion

- and development of the existing site for additional health care services; and consider amending land use regulations to incentivize future improvements.
- 11. Collaborate with School District 63 (Saanich) in supporting, upgrading, and expanding District schools to meet the needs of residents as educational facilities and centres of civic activity in neighbourhoods.
- 12. Support the alignment of social services with community needs and anticipated population growth through greater access to health care, childcare, family resources, settlement and integration, local employment services, and other related services that are deemed appropriate.
- 13. Encourage opportunities for childcare and healthcare facilities to be incorporated into development proposals, institutional sites such as schools and churches, or as standalone facilities.
- 14. Continue to support the Greater Victoria Public Library in operating the Central Saanich Branch and recognize the public library plays a role far beyond supporting literacy. The programs and resources available at the public library (i.e., internet access, educational programs, social networks) contribute significantly to community services and enriching lives in the community.

# Community Safety and Emergency Preparedness Policies

- 15. Increase community disaster preparedness through public awareness and education, including emergency notification and communications systems.
- 16. Improve fire risk awareness in the community by promoting FireSmart principles and practices and continue to enhance fire flow infrastructure.
- 17. To minimize impacts on areas with steep slopes identified as the Erosion District as shown on *Appendix A, Map 5*, development approvals may be subject to professional assessment by a Geotechnical Engineer and may be required to retain larger lot sizes, cluster development, or increase setbacks from slopes.
- 18. Consider developing a community evacuation plan in partnership with peninsula municipalities, WSÁNEĆ Nations, the Capital Regional District (CRD) and ensure public awareness of an evacuation strategy in the event of local disasters.



# Implementation Policies

- 19. Amend the Land Use Regulations applicable to the Saanich Peninsula Hospital site to allow for increased height and density to incentivize future improvements.
- 20. Develop a Fire Protection Master Plan to guide the ongoing development of fire protection systems and processes in the provision of fire and rescue services to the District, its residents, visitors and businesses.
- 21. Develop a Community Risk Reduction
  Plan to reduce risk of property damage or
  human health in forested areas, including
  consideration of a Wildfire Development
  Permit Area for developing within these
  areas.
- 22. Implement the action items identified in the Central Saanich Child Care Inventory and Action Plan (Aug 2020), including updating home occupation regulations to support more in-home day cares.
- 23. Develop a community healthcare support network (CHSN) strategy to lead and coordinate contributions from many community organizations and stakeholders to help support, retain and attract local healthcare and emergency personnel.



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# Schedule B: Regional Context Statement

### Introduction

Through its emphasis on carefully managed growth, mobility and transportation systems for all, protecting and enhancing natural ecosystems, and support for agriculture and food security, 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.

## **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 small-town character of the municipality. 61% of the District is designated ALR.

Central Saanich has five main areas for urban settlement (residential, commercial and/or industrial): Brentwood Bay, Saanichton, Tanner Ridge, Turgoose, and the Keating Business District. 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 urban sprawl within the District, policies in the OCP support growth that is consistent with the RGS.

## **Strategic Directions**

# Managing and Balancing Growth

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

Schedule F – Land Use Plan designates four urban residential neighbourhoods (Brentwood Bay, Saanichton, Tanner Ridge, and Turgoose) which serve as the District's urban containment boundaries. The residential areas are consistent with the growth management plan described by Maps 3a and 3b of the RGS.

Section 4.1 of the OCP sets out policies which state that the major portion of residential and commercial growth is to be within the Urban Containment Boundary (i.e., policies 4.1.1, 4.1.3 - 4.1.8). It is recognized that more intensive land use and higher overall densities may be needed in the urban areas to avoid putting development pressure on rural land outside of the Urban Containment Boundary. The District has a number of policies (i.e., policies 4.1.17 - 4.1.21) to allow increased densities and a wider variety of housing options, consistent with the RGS 2038 target to accommodate most new dwelling units within the Urban Containment Policy Area.

Currently, the only potential future expansion of the Urban Containment Boundary that the District may explore is to the rural properties north of the gravel extraction pit (as per policy 4.4.28). No other changes are being contemplated at this time.

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

A key objective of the OCP is the preservation of agricultural and rural land. Sixty-one percent of the land base in the District is in the Agricultural Land Reserve as set out in *Appendix A, Map 2*; consistent with the RGS.

OCP policies (sec. 4.2, 4.3) support the sustainability and economic viability of the District's agricultural and rural lands as an integral part of rural character on the Saanich Peninsula. Sections 4.2 and 4.3 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.



#### **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. 4.6).

The OCP (sec. 4.6) 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 (policy 4.6.7). Specifically, the OCP states in Section 4.6 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, not-for-profit sectors and First Nations communities, 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 (i.e., policy 4.6.22) 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, and WSÁNEĆ Nations to protect and conserve sensitive land and water environments in Central Saanich (sec. 4.6).

# Manage Regional Infrastructure Services Sustainably

The OCP supports the sustainable management of regional infrastructure. Section 4.10 sets out policies related to long-term infrastructure management that are consistent with the RGS. The OCP does not generally support the extension of water or other services outside of Urban Containment Boundary established by the RGS (i.e., policy 4.10.11). 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. Further, several policies (i.e., policies 4.10.2, 4.10.14, 4.10.22,

4.10.24, 4.10.26) work towards the RGS 2038 target of major infrastructure improvements accounting for environmental conservation and climate change impacts.

The OCP also suggests that municipal infrastructure should be upgraded as required to ensure the capacity of the Saanich Peninsula Treatment Plant is not exceeded. The OCP further suggests 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. Further to this, Section 4.10 states that generally water and sanitary services will be only available in areas within the Urban Containment Boundary (i.e., policy 4.10.7).

Following best practices, infrastructure capacity assessment, upgrades, and replacement schedules typically come after the OCP with Master Plan updates. Central Saanich will be undertaking the Water, Sewer, Transportation, Storm, and Parks Master Plans updates starting in 2023. Upon completion of the Master Plan updates, the District's Development Cost Charge schedule and bylaw will be updated to ensure that development is funding capacity upgrades when required.

#### **Housing and Community**

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

Section 4.1 of the OCP indicates support for continued stable growth at an average of approximately 1%, which is consistent with the RGS targets. Much of this growth is planned to take place within the four urban residential neighbourhoods (Brentwood Bay, Saanichton, Tanner Ridge, and Turgoose). The OCP establishes a framework for growth in these areas that is consistent with 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 multi-unit developments and supportive/care housing within the urban containment boundary. A priority is placed on reducing dependence on private vehicles, increasing opportunities for public transit, and locating development in 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. 4.1). Proposals for multi-unit rental housing, rental housing for seniors, affordable housing, housing for First Nations or WSÁNEĆ communities, fully accessible and adaptable

housing, work force housing, supportive housing and multi-level care facilities are encouraged through development approval processes (policy 4.1.10). The District encourages alternative housing tenures (i.e., co-housing, non-profit and cooperative housing), the retention of rental housing and transitional housing (policies 4.1.11, 4.1.12). The OCP discourages the conversion of rental housing to strata ownership (policy 4.1.13). Secondary suites are also currently permitted in agricultural, rural, and most residential zones. Together, these policies work to address housing gaps in Central Saanich and to meet the RGS 2038 targets of increasing affordable housing supply and reducing the number of people in core housing need.

#### **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 4.9 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 improved accessibility and amenity provision to increase ridership (i.e., policies 4.9.19 – 4.9.23). The OCP supports alternative modes of transportation including

cycling and walking though the development process and through municipal investment and partnerships (i.e., policies 4.9.11 – 4.9.18). Policies that promote public transit and active modes of transportation work towards the RGS 2038 target of achieving a transportation system that sees 42% of all trips made by walking, cycling and transit.

#### **Economic Development**

#### Realize the Region's Economic Potential

The OCP's fundamental principles guide decision making regarding a sustainable economy. Sections 4.4 defines policies regarding 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 (sec. 4.2 and 4.4). Section 4.2 sets 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.



#### **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. 4.2). 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. In keeping with Local Government Act Section 447 (1) (b) to bring the OCP into consistency 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.

#### 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. 4.1, 4.4, 4.7), climate adaptive agriculture, parks and open space (sec. 4.2, 4.5), protection of rural lands and natural areas (sec. 4.3 and 4.6), energy efficiency for building performance and municipal infrastructure (sec 4.1, 4.7 and 4.10) and transportation policies supporting ongoing development of alternatives to the use of private automobiles (sec. 4.9 and 4.7). Section 4.7 outlines additional strong climate action policies that focus on reducing emissions by 2030 and eliminating emissions by 2050, increasing renewable energy use, and integrating climate action and adaptation into local government decision-making.

# Schedule C: Temporary Use Permits

### **Context**

Under the *Local Government Act* Section 492, Temporary Use Permits (TUPs) may be considered by the District to allow specific land uses to occur, for a limited time, that would not otherwise be permitted.

All lands in the District are designated as areas where temporary uses may be allowed, subject to the terms and conditions of a Temporary Use Permit approved by Council.

The temporary use permit can include a wide range of terms and conditions and are approved by Council. Temporary Use Permits are issued for a specified time of up to a maximum of three years with one subsequent renewal.

## **Designation**

- 1. The District may issue Temporary Use Permits (TUPs) for any area covered by the OCP.
- 2. For lands within the Agricultural Land Reserve (ALR), approval of non-farm uses by the Agricultural Land Commission is required prior to District approval.
- 3. Temporary Use Permits for the purpose of Cannabis Retail are limited to those lands designated as Service Commercial within the Keating Industrial area and those lands designated as Commercial/Mixed-Use in the core commercial areas of Saanichton Village and Brentwood Bay Village, excluding the Moodyville area and marinas, and are designated as a Temporary Use Permit Area for the purpose of Cannabis Retail under section 492 of the Local Government Act.
- 4. The parcel at 6765 Veyaness Road, legally described as Lot 5, Section 13, Range 3 East, South Saanich District, Plan 26699 Except Part in Plan VIP70784, PID 002-405-253, is designated under s. 492 of the *Local Government Act* as an area where Temporary Use Permits for Cannabis Retail may be issued.

### **General Policies**

- Council will consider the issuance of a Temporary Use Permit provided the proposed use:
  - a. Is temporary or seasonal;
  - Is generally compatible with surrounding land uses;
  - Would not be undesirable due to smoke, noise, vibration, dirt, glare, odour, or electrical interference;
  - d. Would not negatively impact lands of heritage, cultural, or environmental significance;
  - e. Would create no significant increase in demand for municipal services;
  - f. Not permanently alter the land upon which it is located; and
  - g. Would include mitigation measures to avoid an unacceptable level of negative impacts to surrounding properties.
- The District may apply terms and conditions to the Temporary Use Permit, including but not limited to:
  - a. Hours of operation;
  - Size and siting of buildings, structures, or location of the approved use;
  - c. Landscaping and screening; and
  - d. Site restoration and clean up following the temporary use.

## Cannabis Retail Use Policies

- 3. Any new cannabis retail use shall be prohibited, except where authorized by a Temporary Use Permit in accordance with *Cannabis Retail Guidelines*.
- 4. Applications for a Land Use Bylaw amendment to allow cannabis retail as a permitted use should only be considered after a proponent has operated a cannabis retail business authorized by a Temporary Use Permit for a minimum of 2 years.
- Temporary Use Permits would not be required for the sale of medical cannabis through Federally licensed facilities where cannabis would be sold as a pharmaceutical.
- 6. Council shall include, but is not limed to, the following criteria when considering applications to amend the Land Use Bylaw to permit cannabis retail as a permitted use:
  - a. The applicant has established a track record of operating a cannabis retail store in compliance with the necessary Federal, Provincial, and Local Government regulations at that location.
  - b. The economic benefits and employment opportunities that have

- resulted from cannabis retail at that location.
- If there is a history of bylaw enforcement, nuisance, criminal, or security matters related to cannabis retail at that location.
- d. If the applicant has maintained in good standing their provincial private retail license.
- e. If the applicant has been responsive to, and collaborated with, local Police or Bylaw Enforcement Officers when dealing with any alleged bylaw enforcement, nuisance, criminal, or security matters.

# Cannabis Retail Guidelines

- 7. Permits for cannabis retail should only be supported on commercially zoned land where retail is a permitted use.
- 8. Proposed locations for cannabis retail shall be a minimum of 100 m from the property boundary of a school.
- 9. All activity related to cannabis retail shall occur indoors, excluding signage.
- Proposals for cannabis retail shall be reviewed by the Central Saanich Police Service to evaluate risk to the public. Proponents shall submit a Police Information Check to the Central Saanich

- Police Service, which would include a review of criminal records or other police records, for the business owner, manager, or full-time employees who would be working at the establishment.
- 11. Once operational, proponents shall work cooperatively with Central Saanich Police Services or Bylaw Enforcement Officers who may conduct safety and security inspections of the property, products, and record keeping to confirm compliance with Federal and Provincial regulations.
- 12. Council shall consider any bylaw enforcement or police activity related to cannabis retail at the time of permit renewal, or issuance of a subsequent permit, at the same location.
- 13. Council should consider the cumulative impacts if multiple permits are issued for cannabis retail, including their geographic distribution.
- 14. Cannabis retail will only occur once the necessary Provincial and Federal Government approvals have been obtained, regardless of if a Temporary Use Permit has been issued.
- 15. A business license application has been submitted to the District of Central Saanich prior to consideration of the proposed Temporary Use Permit.
- 16. Temporary Use Permit applications for a Cannabis Retail use shall not be accepted

- by the District until such time as a referral from the Province for a proposed Private Retail License has been received, following which the Temporary Use Permit application and provincial Private Retail License referral shall be processed and considered by Council concurrently.
- 17. Temporary Use Permits for cannabis retail may include a range of conditions, including but not limited to:
  - a. Hours of operation;
  - Special security measures to deter criminal activity, including safety and security inspections by the Central Saanich Police Services or Bylaw Enforcement Officers;
  - Building improvements to ensure a safe and healthy physical environment;
  - d. Limiting the floor area dedicated to cannabis retail;
  - e. Restrictions on signage;
  - f. Measures to reduce nuisance or negative impacts; and
  - Measures to ensure compliance with local bylaws, and Provincial and Federal legislation.

# Agricultural Temporary Use Permit Policies

- 18. Non-Farm Uses may be permitted by Temporary Use Permit on lots of at least 2 hectares located in the Agricultural Land Reserve.
- 19. The property must be classified as a 'farm' under the *BC Assessment Act* (i.e., have farm status).
- 20. The Non-Farm Use must support and/or diversify the farm operation.
- 21. The Non-Farm Use must not limit or have a negative impact on the farm operation or the land.
- 22. The Non-Farm Use must not negatively impact other farms or neighbouring properties.
- 23. The owner of land in respect of which a Temporary Use Permit for Non-Farm Uses has been issued may put the land in question to the use described in the temporary use permit until:
  - a. Such time as the principal use of the lot ceases to be agriculture, for example by the loss of farm status; or
  - b. The date that the temporary use permit expires; or
  - Three years after the temporary use permit was issued, whichever occurs first.

24. A Temporary Use Permit shall not be issued to permit the sale of agricultural compost.

# Agricultural Farm Worker Accommodation Guidelines

- 25. The property must be classified as a 'farm' under the *BC Assessment Act* (i.e., have farm status).
- 26. The minimum size of the farming operation is 4 hectares. Farming operations less than 4 hectares may be considered where a need for farm worker accommodation can be demonstrated, as well as an overall net benefit to farming.
- 27. The accommodation shall be sited close to the access road and on the least arable soils. When determining location, consideration shall be given to the overall area of additional access roads and parking necessary to service the accommodation.
- 28. The accommodation for farm workers shall be installed on a temporary foundation with no basement.
- 29. The accommodation shall only be used for the housing of farm workers. An application shall include information that:

- a. Demonstrates the need for farm worker(s);
- b. Demonstrates the need for the farm worker(s) to be housed on site;
- c. Describes the landowner's role in the farming operation; and
- d. Demonstrates the overall net benefit to farming.
- 30. A farm may apply to provide accommodation for workers from other farms subject to the applicant providing a written agreement between the farms describing the arrangements, and the other farm(s) meeting the applicable guidelines in this section.
- 31. If not used for a period of two consecutive years, the accommodation shall be removed in the case of a manufactured home or other temporary structure or else decommissioned if the building is of a more permanent nature.

# Schedule D: Development Permit Areas and Guidelines

Included as a separate attachment.

## Schedule E: Definitions and Acronyms

#### **Definitions**

Active Transportation Plan – means the Central Saanich Active Transportation Plan prepared by Urban Systems dated June 2021, as may be amended from time to time.

Affordable Housing – means housing which has a mortgage or rent payment that does not exceed 30% of gross income, that is provided for low to moderate income households having an income that is 80% or less than the median household income for the community. Affordable housing may include subsidized housing administered by BC Housing, the Capital Region Housing Corporation, or other non-profit housing societies in the region secured by a Housing Agreement.

**Built Environment** – means the human-made (versus natural) resources and infrastructure designed to support human activity, such as buildings, roads, parks, and other amenities which collectively form where people live, work and play.

Climate Leadership Plan – means the Climate Leadership Plan, District of Central Saanich prepared by Pinna Sustainability Inc., in 2018 and updated by the District in 2020, and includes the Central Saanich Electric Vehicle and Electric Bike Strategy dated Sept 2020, both as may be amended from time to time.

Core Commercial Area – means those lands designated Commercial /Mixed Use located within Brentwood Bay Village and Saanichton Village, and those lands designated Service Commercial on Keating Cross Road between Veyaness Road and Kirkpatrick Crescent.

Core Housing Need – means a household living in housing that does not meet one of the housing standards (adequate, affordable, suitable) and would have to spend 30% or more of their gross income to pay the median rent for alternative housing that meets all three housing standards

**Electric Vehicle and Electric Bike Strategy** – see Climate Leadership Plan

**Food Sovereignty** – means the ability of communities to control their own food systems, including their own markets, production modes, food cultures and environments.

Green Infrastructure – means a range of natural and human made landscape elements to provide ecological and hydrological functions. Green infrastructure is a key component of climate adaption strategies that can improve stormwater management and reduce the heat island effect, and may also be referred to as Low Impact Development.

**Green Shores** – means a program of the Stewardship Centre for British Columbia that promotes sustainable use of the shoreline, including using soft materials to reduce erosion rather than shoreline hardening as much as possible.

Housing Needs Report – means a report to satisfy *Local Government Act* requirements and as updated every 5 years as required, which at the time of adopting this OCP is the Capital Regional District Housing Needs Assessment: District of Central Saanich report dated November 2020.

Housing Capacity Report – means the Housing Capacity, Needs Assessment and Growth Projections report prepared by CitySpaces Consulting dated May 2019. Indigenous Food System – means the land, air, water, soil and culturally important plant, animal and fungi species that have sustained Indigenous peoples over thousands of years, and includes food that has been primarily cultivated, taken care of, harvested, prepared, preserved, shared, or traded.

Integrated Stormwater Management Plan (ISMP) – means the Integrated Stormwater Management Plan, Watershed Reports: Hagan-Graham, Tetayut, McHugh-Noble report prepared by Worley Parsons dated 23 October 2009, as may be amended from time to time.

Naturescape Program – means a program of the Stewardship Centre for British Columbia that can be described as landscaping to create ecologically sound, sustainable and aesthetically pleasing urban landscapes and promotes landscapes that restore, preserve and enhance wildlife habitat in urban and rural areas.

Proper Functioning Condition – means a qualitative assessment tool with a standardized approach based upon quantitative science that measures the state and health (physical functionality) of riparianwetland areas to assess stream function and whether the stream is stable from a hydrologic, vegetative, and soil perspective.

Qualified Environmental Professional (QEP) – means a professional Biologist, Geoscientist, Engineer, Forester and/ or Agrologist registered in good standing in British Columbia, with demonstrated education, expertise, accreditation and knowledge relevant to sensitive environments, ecosystems and/or riparian/ streamside management.

Saanichton Village Design Plan – means the Saanichton Village Design Plan dated August 2020 as may be amended from time to time.

Smart Growth – means a range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse by applying 10 basic principles to guide smart growth strategies Visit smarthgrowth.org for more information.

Truth and Reconciliation – means the process of establishing and maintaining a mutually respectful relationship between Indigenous and non-Indigenous peoples and in Canada that includes acknowledging what happened in the residential school system. Truth and reconciliation includes addressing 94 "calls to action" to further reconciliation between Canadians and Indigenous peoples stemming from the Truth and Reconciliation Commission of Canada, which documented the truth of Survivors, their families, communities and anyone personally affected by the residential school experience.

Walkability – means the extent to which the built environment is friendly to people who walk. They often include a mix of uses like housing, shops, services and recreation, as well as sidewalks and other infrastructure that support pedestrian safety and accessibility. Walkable communities are healthier and more economical. They are often more diverse, resilient, sustainable, green, and friendly. Visit bluezones.com/walkability for more information.

Workforce Housing – means housing affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income workers which includes professions such as police officers, firefighters, teachers, health care workers, retail clerks, and the like. Households who need workforce housing may not always qualify for housing subsidized by government programs targeted at addressing affordable housing needs.

### **Acronymns**

ALR – Agricultural Land Reserve

**CAC** – Community Amenity Contribution

**CPTED** – Crime Prevention through Environmental Design

**CRD** - Capital Regional District

**CSA** – Community Supported Agriculture

**CSA** – Canadian Standards Association

**DCC** – Development Cost Charges

**GOERT** - Garry Oak Ecosystems Recovery Team

**HRA** – Heritage Revitalization Agreements

**LGA** – Local Government Act

**LIFE** – Leisure Involvement for Everyone

**MOU** – Memorandum of Understanding

**OCP** – Official Community Plan

**PAAC** – Peninsula and Area Agricultural Commission

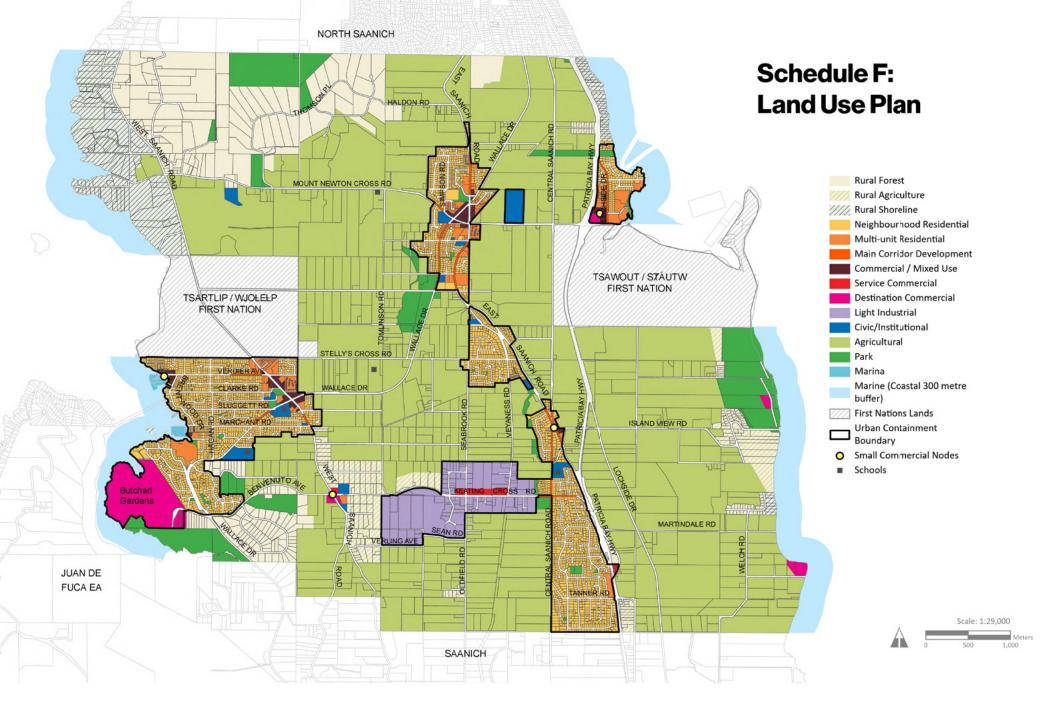
**RGS** – Regional Growth Strategy

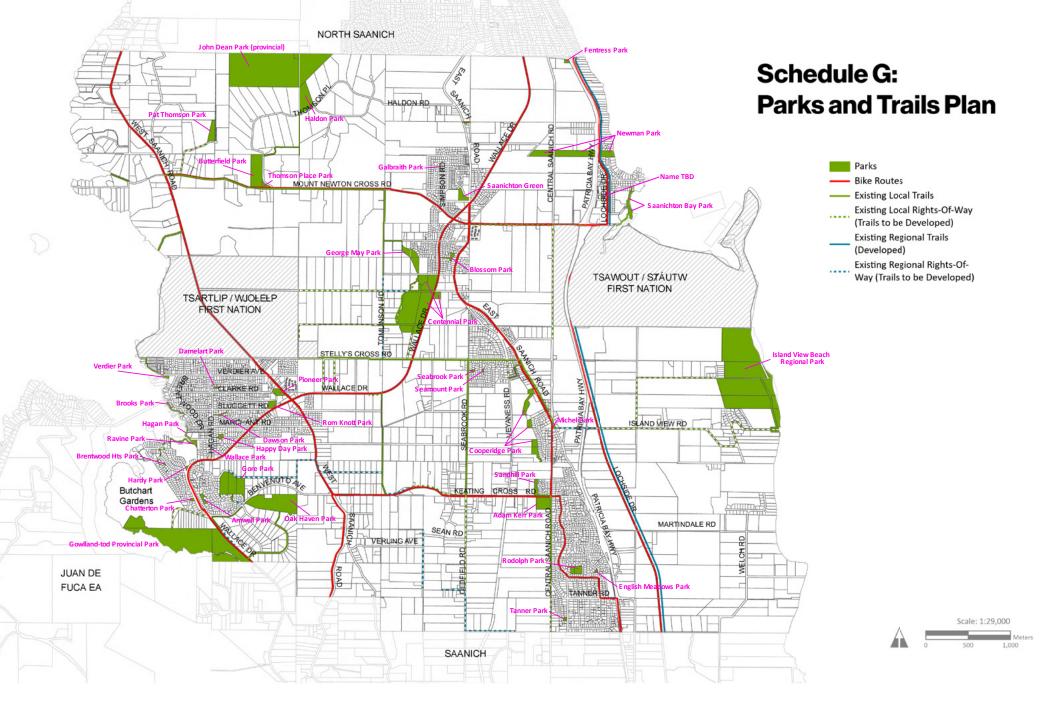
**TDM** – Transportation Demand Management

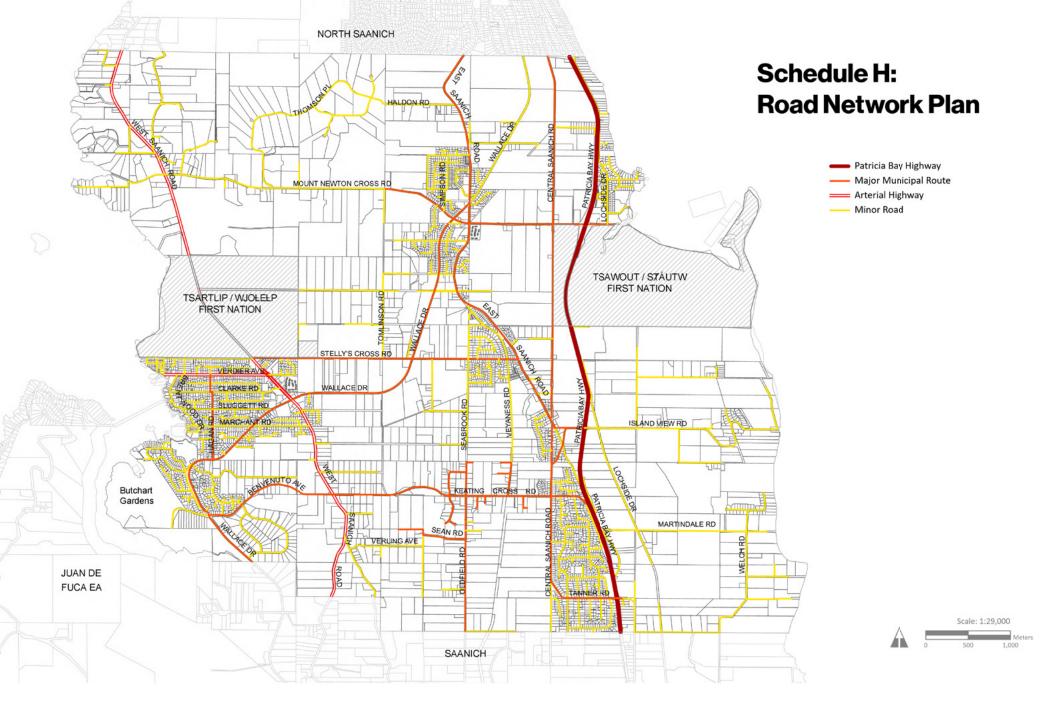
**TUP** – Temporary Use Permit

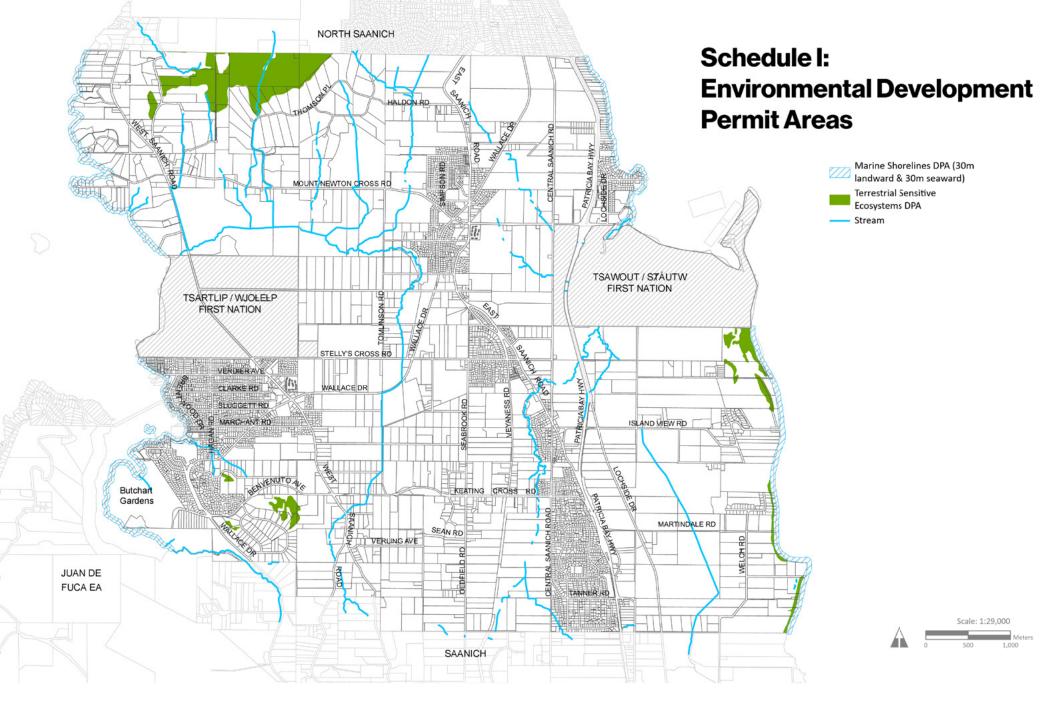
**UNDRIP** – United Nations Declaration on the Rights of Indigenous Peoples

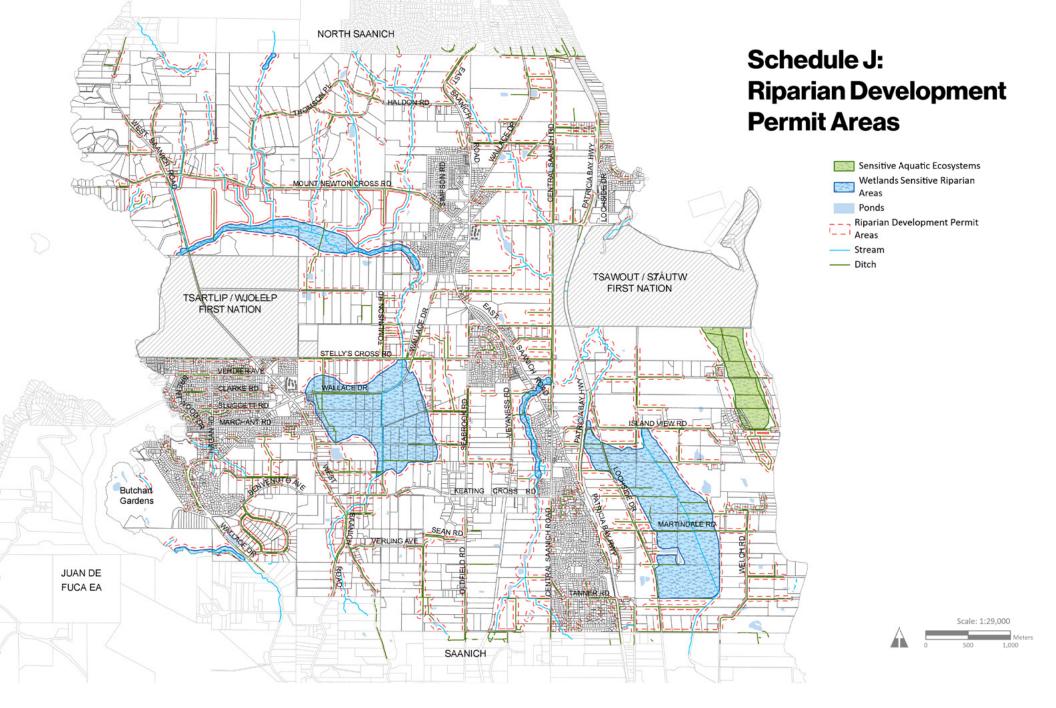


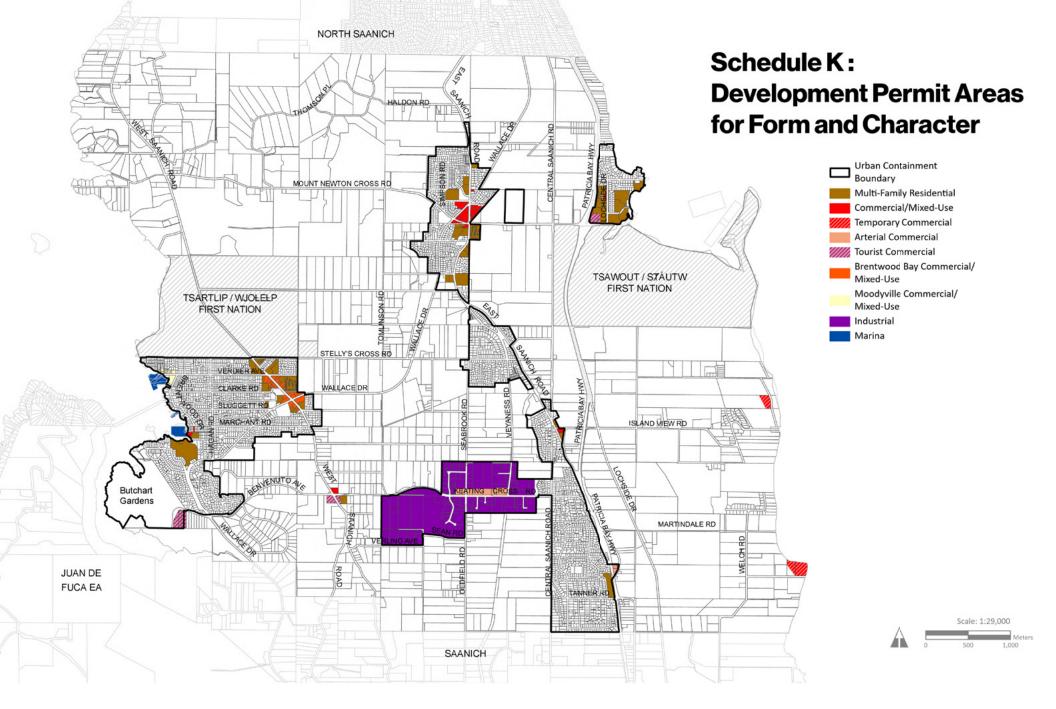






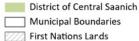




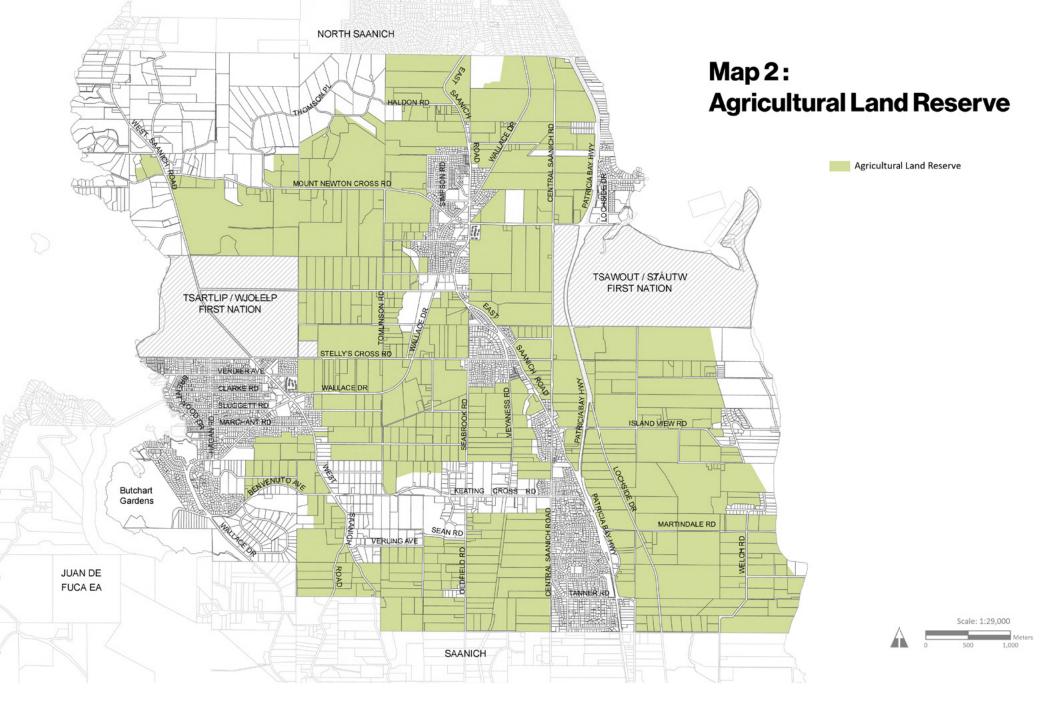


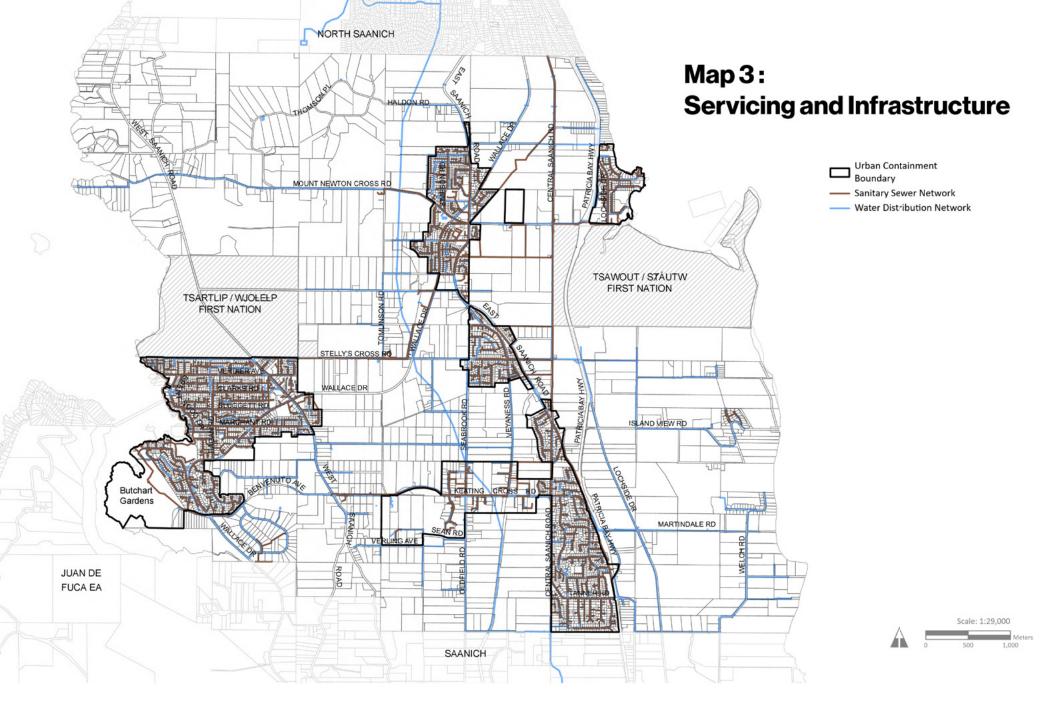


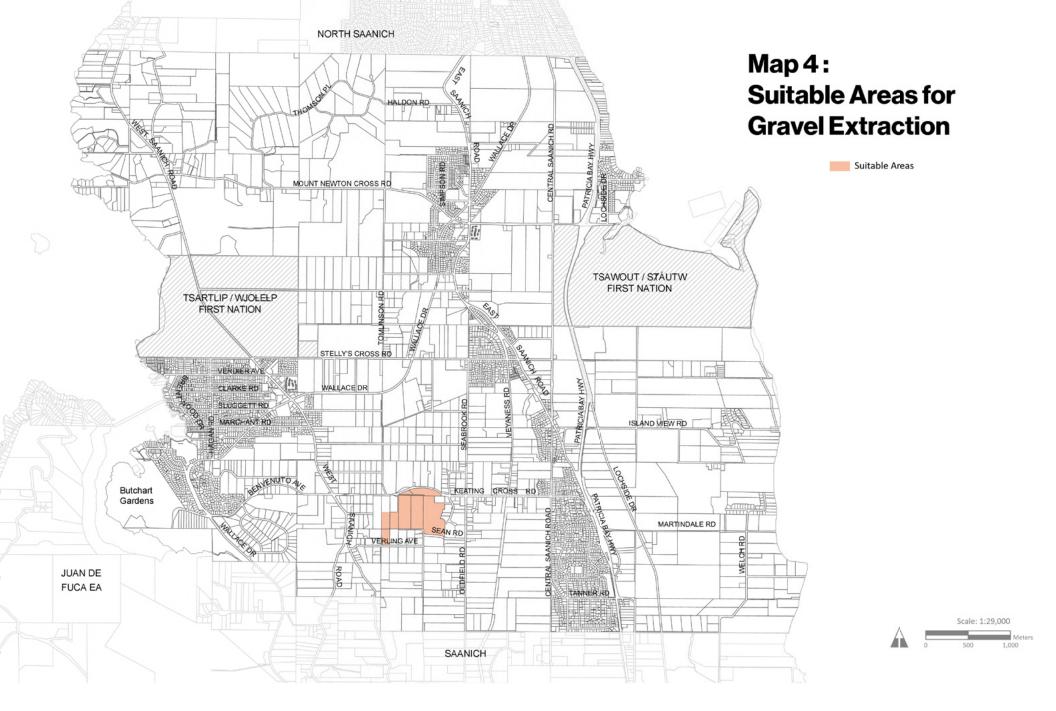
### Map 1: Regional Context

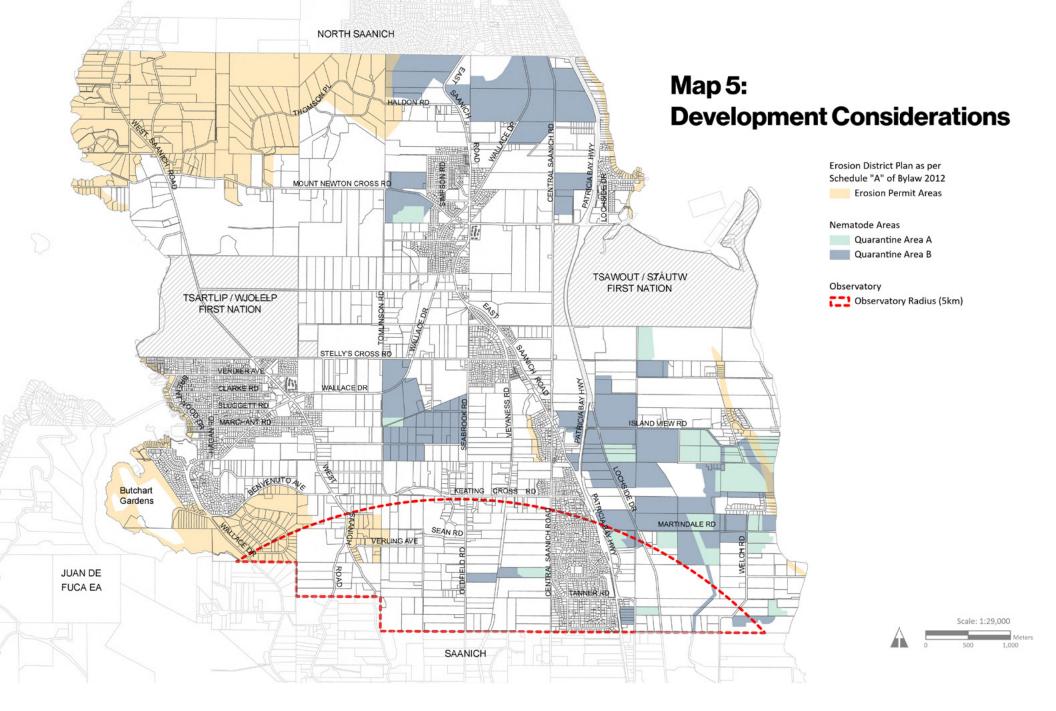














# **Appendix B: Community Statistics**

### **Community Snapshot**

- 41.2 km<sup>2</sup> land area of the District
- **17,385** total population (2021)
- The population on First Nations Reserve Lands are STÁUTW (Tsawout) 1,686 (2016) and WJOŁEŁP (Tsartlip) 825 (2016)
- **3.4%** population increase (between 2016 and 2021)
- Central Saanich has historically had a growth rate close to 1% per year, and future growth is anticipated to remain close to 1%.
- 61% the portion of District land within the provincial Agricultural Land Reserve
- 18% the portion of the District land within the Urban Containment Boundary
- **2.4** persons on average per household (2021)
- 7,621 the total number of private dwellings (2021; 7,121 in 2016)
- **54%** the proportion of housing stock as single-detached dwellings
- 49.6 median age (2021)

- The median age on First Nations Reserve Lands are STÁUTW (Tsawout) **58.6** (2016) and WJOŁEŁP (Tsartlip) **28.3** (2016)
- \$103,000 median income (2020)
- **63.8%** employment rate (2016)
- 66% the amount of community greenhouse gas emissions resulting from transportation, with the remainder from commercial buildings, residential buildings, and solid waste at approximately 11% each (2007 baseline)
- 14% the proportion of trips taken using sustainable travel modes such as public transit, walking or cycling with the remainder being 81% as drivers and 5% as passengers in private automobiles (2016)
- 7 of 740 the number of hectares of Garry oak ecosystem in 1997 remaining in Central Saanich, compared to 1800 (and less than 5% remaining in BC) (source: GOERT)

#### **Community Profile**

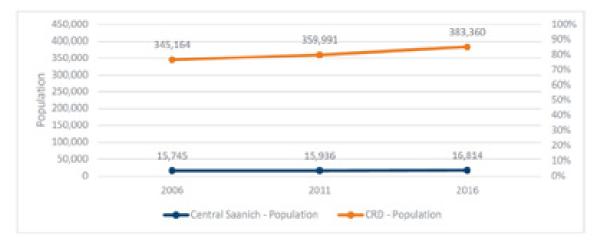
Central Saanich has grown slower than the CRD as a whole.

The population of Central Saanich grew by 1,069 residents, or 6.8%, between 2006 and 2016, a slower rate of growth compared to the CRD as a whole which grew by 11.1% (see *Figure 2*).

Central Saanich has an aging population.

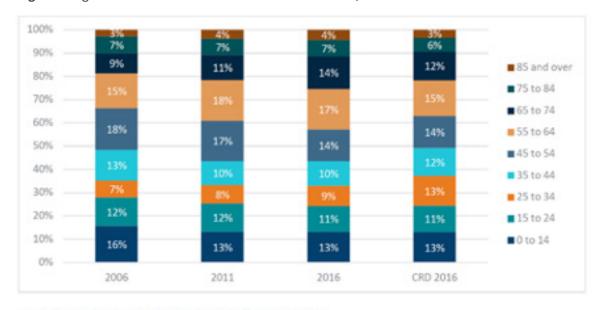
Between 2006 and 2016, the median age in Central Saanich increased from 45.8 to 50.4. In 2016, the median age in the CRD was 45.5. There were larger proportions of adults aged 55 and older in Central Saanich compared to the CRD average. Projections suggest Central Saanich could experience more rapid population growth in the future, primarily driven by growth in residents aged 75 to 84 (see *Figure 3*).

Figure 2. Population Change in Central Saanich and the CRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

Figure 3. Age Distribution in Central Saanich and the CRD, 2006-2016



Source: Statistics Canada Census Program, Census Profiles 2006, 2011, 2016

Median income is higher in Central Saanich compared to the CRD as a whole.

The 2015 median income in Central Saanich was \$86,626, which was approximately 24% higher than the CRD median income. Renter households reported incomes that were less than half that of owner incomes (\$47,792 versus \$98,393) (see *Figure 4*).

There is a high proportion of larger, family households in Central Sagnich.

There were 6,890 households in 2016 with an average household size of 2.4 persons, which is slightly larger than the regional average of 2.2 persons per household. There are a higher proportion of larger households in Central Saanich compared to the CRD, with 35% of households having three or more people. Households with children are more common in Central Saanich, while individuals living alone are less common (see *Figure 5*).

Figure 4. Median Before-Tax Private Household Income in Central Saanich and CRD, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

**Figure 5.** Median Before-Tax Private Household Income by Tenure in Central Saanich and the CRD, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

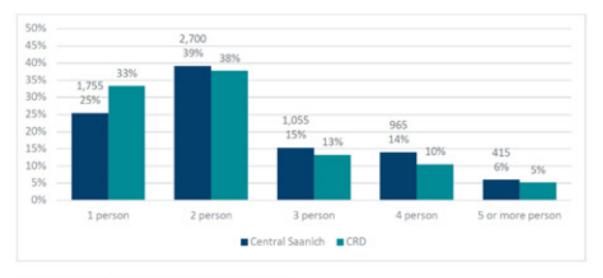
Unemployment rates are lower in Central Saanich than in the CRD as a whole.

In 2016, the top industries for work for Central Saanich residents were healthcare and social assistance (12%), public administration (12%), retail trade (11%). This was followed by educational services professional, scientific, and technical services, and construction; 8% of residents were employed in each of these sectors. Between 2006 and 2016, the labour participation rate in Central Saanich fell slightly, while the unemployment rate increased (see *Figure 6*).

Renter households are increasing in Central Saanich.

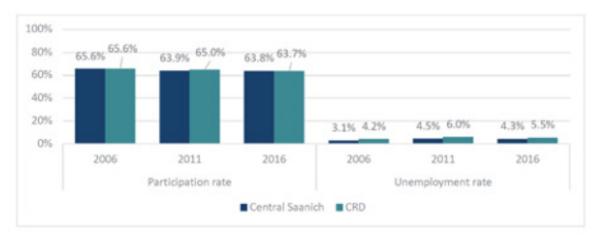
Approximately 80% of households in Central Saanich own their home while 20% of households rent. However, the percentage of renter households is growing more quickly compared to owner households: between 2006 and 2016, the number of renter households increased by 27%, compared to 7% for owner households (see *Figure 7*).

Figure 6. Households by Size in Central Saanich, 2016



Source: Statistics Canada Census Program, Census Profiles 2016

Figure 7. Labour Participation Rate and Unemployment Rate, Central Saanich, CRD, 2006-2016

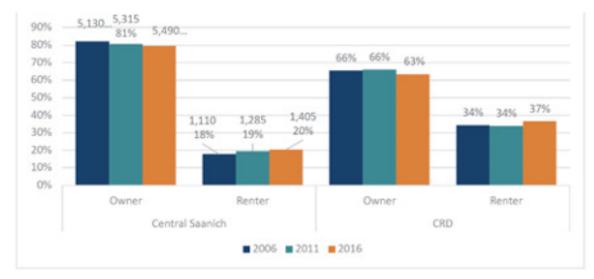


Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

Renter households are increasing in Central Saanich.

Approximately 80% of households in Central Saanich own their home while 20% of households rent. However, the percentage of renter households is growing more quickly compared to owner households: between 2006 and 2016, the number of renter households increased by 27%, compared to 7% for owner households (see Figure 8).

Figure 8. Households by Tenure in Central Saanich, 2006-2016



Source: Statistics Canada Census Program, Custom Data Organization for BC Ministry of Municipal Affairs and Housing

#### **Population Density**

Central Saanich has a total population of 16,490, based on 2016 data, distributed across the following areas:

• Brentwood Bay: 5650

• Saanichton: 3675

• Keating Ridge: 3275

• Lochside/Turgoose 1: 880

• Hagan Valley: 810

• Pat Bay East: 555

Tod Inlet: 555

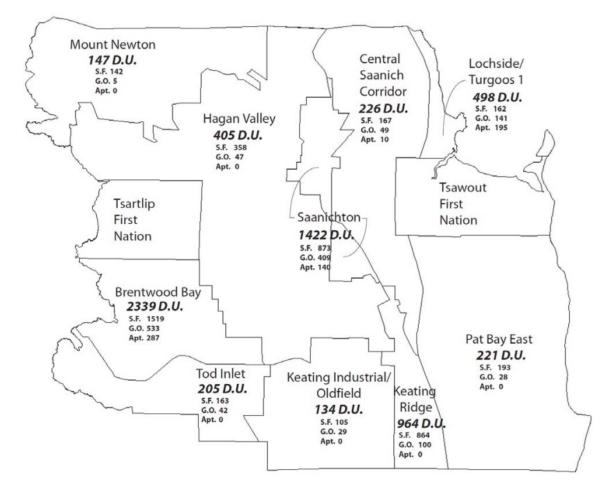
Mount Newton: 380

Keating Industrial / Oldfield: 355

• C. Saanich Corridor: 355

As shown above and in Figure 9, Brentwood Bay, Saanichton and Keating Ridge are the centres of higher population density in Central Saanich.

Figure 9. Residential Dwelling Units in Central Saanich by Census Tract Area (2016)



## **Appendix C: Amendments**