

**Schedule A of Bylaw 1130
District of North Saanich Official Community Plan**

Table of Contents

1.0	Introduction	1
1.1	Purpose of the Official Community Plan.....	1
1.2	Public Participation	1
1.3	Legislative Authority	2
1.4	Planning Area and Time Frame	3
1.5	Severability	3
2.0	Community Vision - Goals and Objectives of the Plan.....	4
2.1	Goals of the Plan.....	4
2.2	Objectives of the Plan	4
3.0	Environmentally Sensitive Areas.....	6
4.0	Marine Areas.....	8
4.1	General Marine Policies	9
4.2	Shoreline Components – Objectives and Policies.....	9
5.0	Agriculture	12
6.0	Residential	15
7.0	Commercial Development	19
8.0	Light Industry	22
9.0	Parkland Dedication.....	24
10.0	Community Amenities	27
11.0	Roads and Servicing.....	28
12.0	General Development Policies.....	29
13.0	Special Development Areas	31
13.1	Canoe Cove Marina	32

13.2	East Saanich/Cresswell (Adjacent to Dean Park Estates)	33
13.3	Baldwin Property	34
13.4	Deep Cove Chalet	35
13.5	Queen Mary Bay	36
13.6	9344 Ardmore Drive	37
14.0	Development Permit Areas.....	38
14.1	General Development Permit Guidelines	38
14.2	General Exemptions From the Requirements For a Development Permit	38
14.3	Development Permit Area No. 1 Marine Uplands and Foreshore	41
14.4	Development Permit Area No. 2 Creeks, Wetlands, Riparian Areas and Significant Water Resources	43
14.5	Development Permit Area No. 3 Wildfire Hazard	47
14.6	Development Permit Area No. 4 Sensitive Ecosystems	49
14.7	Development Permit Area No. 5 Steep Slopes	51
14.8	Development Permit Area No. 6 Commercial and Industrial	53
14.9	Development Permit Area No. 7 Multi-family Dwellings	57
14.10	Definitions.....	59
15.0	Development Approval Information Area	61
16.0	Regional Context Statement	63
16.1	Background	63
16.2	Regional Context Statement	64
17.0	Performance Measures	67
18.0	Additional Community Objectives and Policies	69
18.1	Agriculture	69
18.2	Parks, Recreation and Open Space	69
18.3	Transportation	72
18.4	Water and Waste Management.....	73
18.5	Airport Development.....	76
18.6	Heritage.....	77

1.0 INTRODUCTION

1.1 Purpose of the Official Community Plan

The Official Community Plan (“the Plan”) shall guide and direct decision-making on all aspects of land use and development within the District of North Saanich (“the District”). The Plan is an important statement of community values and goals, and must be used to assess any applications for rezoning or subdivision. The Official Community Plan takes a long-range view of land use, and forms the basis for regulatory bylaws. As population and development increase in the area, the Plan should be used to assist the Council with its decision-making process.

The policies in the Official Community Plan provide for an orderly and attractive pattern of land use which respects the physical and rural characteristics and limitations of the land base. In addition, the Plan provides for parks, open space and the preservation of valuable natural features. The Plan also gives residents some certainty as to what future developments may be permitted in the community and it guides prospective development toward appropriate locations.

The Official Community Plan is reviewed on a regular basis to keep pace with changing attitudes, lifestyles and economic factors that might affect some aspects of the Plan. Typically, this review occurs at five-year intervals.

1.2 Public Participation

The community was involved in the preparation of the Plan throughout the review process. The process included the following steps:

1) Questionnaire

A community-wide survey was distributed to North Saanich residents and 390 questionnaires were returned. The Official Community Plan Review committee, which consisted of Council members and members of existing committees and commissions reported to Council on the outcome of the survey.

2) Meetings

Meetings were held with the Environmental Advisory Commission, Economic Planning Committee, Parks Commission, Advisory Planning Commission, Heritage Advisory Commission, Council and District staff to identify any issues that should be addressed in the development of a revised Official Community Plan.

At a June 9th 2004 public meeting, North Saanich residents expressed a strong interest in reaffirming their vision of the development of their community. As a result, Cornerstone Planning Group engaged the community in a visioning process in order “to provide residents with the opportunity to identify what they value, want to protect, and those things they want to change.” A Community Advisory Committee, which consisted of one member from each of Council’s Committees and Commissions, eight residents

from four identified quadrants (Dean Park/Southeast Quadrant, Ardmore, Curteis Point and Deep Cove), a member of the agricultural community, a youth representative and a representative of the Tseycum and Pauquachin First Nations was formed to assist with the consultation process. Out of this process, ten vision statements were created, of which nine were appropriate for inclusion as objectives in the Official Community Plan.

3) *Public Open Houses*

A total of eight open houses were held prior to the adoption of this Official Community Plan, in addition to the legally constituted public hearing process. At a November 17th 2004 public open house, the Community Advisory Committee presented the vision statements to be included in the Official Community Plan.

1.3 Legislative Authority

Authority for the Council of a Municipality to prepare or revise an Official Community Plan is set out in Section 876 of the Local Government Act. An Official Community Plan does not commit the Council or any other administrative body to undertake any of the projects suggested or outlined in the Plan but bylaws enacted or works undertaken after the adoption of the bylaw must be consistent with the Plan.

Under the terms of Section 875 of the Local Government Act, an Official Community Plan is:

“... a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government.”

The required and optional content of an Official Community Plan is described in Sections 877 and 878 of the Local Government Act.

The key to developing this Plan is that it is a community-driven exercise reflecting the community’s values with respect to growth and development. It is not the intention of the District of North Saanich in adopting this Official Community Plan to create a conflict with provincial or federal enactments.

Additionally, the Regional Growth Strategy (RGS) adopted for the Capital Regional District (CRD) in August 2003 has established several goals and outlined the desired pattern of growth for the CRD. The eight strategic directions in the RGS are as follows:

1. Keep urban settlement compact;
2. Protect the integrity of rural communities;
3. Protect regional green and blue space;
4. Manage natural resources and the environment sustainably;
5. Build complete communities;
6. Improve affordable housing;
7. Increase transportation choice;
8. Strengthen the regional economy.

Please refer to Section 16.0 of this plan for the District’s Regional Context Statement.

1.4 Planning Area and Time Frame

The area included in the Plan encompasses all land within the District boundaries as outlined on Schedule B. The Plan area includes foreshore areas up to 300 metres waterside of the natural boundary of the ocean.

Housing and development concerns for a period of 5 to 10 years are addressed in the Plan. Population projections and estimates of housing demands to the year 2011 can be found in Section 6 of the Plan. The projections and policies in this Plan should be reviewed at five-year intervals to ensure that they reflect current conditions and concerns.

1.5.1 Severability

If any section, subsection, paragraph, schedule, figure or map (or part thereof) forming part of this Plan is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the section, subsection, paragraph, schedule, figure or map (or part thereof) may be severed from the Plan without affecting the validity of the Plan or any portions of the Plan or remaining sections, subsections, paragraphs, schedules, figures or maps.

2.0 COMMUNITY VISION - GOALS AND OBJECTIVES OF THE PLAN

Preamble

These principles represent an important philosophical statement on how the District wishes to evolve over the life of this plan and provide the framework for future land use.

2.1 Goals of the Plan

The overall goal of the Plan is the continued implementation of a pattern of settlement and land use in accordance with the Plan's objectives. Recognizing that communities are dynamic in nature, the underlying principle of the Plan is to ensure that if changes happen within the District, they respect both man-made and natural attributes and be sustainable. Development must be responsive to the opportunities and constraints offered by the unique geography of each site, respect the past and be compatible with the current values of the community, as expressed through this Plan.

2.2 Objectives of the Plan

The following objectives are derived from the vision statements developed during the public participation process. To achieve its goals, the District of North Saanich will:

1. Retain the present rural, agricultural and marine character of the community (*This vision statement should be considered as the foundation or cornerstone of the principles for OCP direction on land use. It is the vision that supports and guides the other land use visions*);
2. Commit to the protection, and where possible the restoration of the natural environment, and the enhancement of the District's parks, land, air and water qualities;
3. Preserve and protect Agricultural Land Reserve lands and support initiatives of the Agricultural Land Commission to assist farming to be economically viable;
4. Support economic activity in select areas that is compatible with the District's fundamental characteristics and may broaden the tax base;
5. Generally retain the existing levels of servicing in the community;
6. Ensure that long-term residential development of the community will retain the character of current neighbourhoods while responding to the need for seniors' and affordable family housing;
7. Continue to work with Sidney and Central Saanich to seek mutually beneficial and economically feasible solutions to common concerns;
8. Support the concept of a socially inclusive and culturally diverse community while promoting the protection of heritage values; and

9. Support the provision of services towards community, cultural, artistic, recreational and athletic pursuits.

Additionally, it is the intention of the District to foster cooperation, respect and understanding with neighbouring First Nation communities through consultation and referral processes on land use issues.

3.0 ENVIRONMENTALLY SENSITIVE AREAS

Preamble

The natural beauty and environmental quality found in the District are its strongest characteristics. These characteristics are sensitive to change due to human activities and development. Many natural features have been protected through large tracts of parkland and the establishment of Development Permit Areas, which set out guidelines for protection of environmentally sensitive areas including key water resources, waterfowl habitat and other special environmental areas. Similarly, the District has established large lot sizes for residential development as a means of limiting density and encouraging retention of trees. The *Tree Preservation Bylaw* will assist in preventing unnecessary clearing and enhancing erosion control. Plan policies support and strengthen these initiatives.

The District has pressing reasons to protect its natural environment: the area has many high quality features and habitats including marine birdlife, shellfish areas, marshes, ponds, streams, hedgerows and rich plant communities in many wooded areas and at high elevations. As the Official Community Plan supports agricultural activities, this implies that a strong commitment to the land base, its water resources and overall ecology is required. The policies in this section are intended to ensure that future land and waterfront development is compatible with the physical nature, resources and limitations of the land base, and growth is planned to ensure a high level of protection for the environment. In addition to the formal development policies contained within this Plan, Council may wish to develop informal education programs as required in order to encourage awareness of and environmental protection of the major creeks, watercourses and foreshore areas as identified on Schedule G.

Policies

- 3.1 Recognize ecologically sensitive areas by identifying and conserving special wildlife, plant and marine shore environments (such as pocket beaches) in their natural state. These are outlined on Schedule G and identified through the various development permit requirements.
- 3.2 Provide for density controls through the amenity bonusing provisions of Section 904 of the Local Government Act in order to retain significant open space and to preserve significant landscape features and natural habitat.
- 3.3 Encourage all residents and developers to utilize environmentally sensitive lot clearing, drainage and individual water supply and effluent disposal systems which recognizes these systems are inter-related.
- 3.4 Promote the use and retention of hedgerows and native vegetation to preserve natural biological diversity, and to conserve water.

- 3.5 If any development occurs in these areas, it must be consistent with the protection of watercourses, wetlands, riparian areas, aquifers and sensitive ecosystems. Where possible, watercourses and natural drainage channels should be preserved in their natural state and, where feasible, developed as drainage rights-of-way.
- 3.6 For the protection of wetlands and riparian areas, a buffer zone shall be designated and there will be no development within this buffer zone, except in accordance with this Plan.
- 3.7 If development occurs in environmentally sensitive areas, erosion is to be addressed and, if possible, prevented in areas of steep slopes by leaving slopes uncleared, retaining areas of mature tree cover and preserving other natural features.
- 3.8 Development near any watercourse, stream, creek or wetland is subject to the *Fish Protection Act*, which will be used to identify the streamside protection and enhancement areas, and any applicable requirements for protection of these areas and fish protection measures.
- 3.9 For development in environmentally sensitive areas, the developer must consult and implement the guidelines found in the most recent edition of the *Environmental Best Management Practices for Urban and Rural Land Development* document published by the Ministry of Environment.

4.0 MARINE AREAS

Preamble

The shoreline is a highly valued part of the natural environment in the community, encompassing a wide range of physical environments, shoreline types and man-made facilities. Although the shoreline surrounding the District is a provincial resource, the District provides guidance for the allocation of uses in foreshore areas through Official Community Plan policies and Zoning Bylaw regulations.

Special attention is given in the Official Community Plan to protecting marine resources, and to reconciling the many demands for use and conservation of the shore areas. If the shoreline is not adequately protected, there could be a loss or interruption in wildlife habitat, and increased pollution from spills of gasoline, diesel, paint and other chemicals. Groynes and breakwaters can interrupt the tidal flow resulting in disruption of silt movement.

Demand for Foreshore Uses

The extensive marina developments on the east coast of the Peninsula reflect the importance of recreational boating in the region. As areas physically suitable for marinas become less available in the region, there is increasing demand to alter physical environments through dredging and breakwaters to create or expand marina developments. Generally, these sheltered environments are also the most environmentally sensitive areas, and boating facilities may have negative effects on fish, bird or wildlife habitat.

Some types of foreshore structures may conflict with the recreational uses of the shoreline and nearshore. Recreational uses include access to the shoreline for walking and viewing of wildlife and shore birds, and use of the nearshore areas for canoeing, kayaking and fishing.

The District does not have extensive beach access with high recreation potential in the classic sense of walkable beaches. Much of the coastline is rugged and steep and difficult to traverse even at low tide. For this reason, the small pocket beaches and areas where limited walking can take place are becoming particularly valuable. To protect and enhance the marine, inter-tidal and upland habitats of the District, all areas of the District foreshore extending 300 metres from the shore shall be designated as a Marine Area as shown on Schedule B.

4.1 General Marine Policies

- 4.1.1 To reduce physical obstructions into the foreshore, and restrict such developments to the least environmentally and visually sensitive areas, the District does not support development or structural improvements except those in conformity with the other policies in this section. (Policy 4.1.1 does not apply to any lands or foreshore areas within the jurisdiction of the Islands Trust.)
- 4.1.2 To preserve the beauty of an unspoiled shoreline for future generations of the District's residents, natural features must be preserved and protected if any development is contemplated along the shoreline.
- 4.1.3 To support public access to the shoreline, systematic development of beach access points is required.
- 4.1.4 Public recreational use of marine shorelands should be consistent with the suitability of each shore type for the proposed use.
- 4.1.5 The District supports the designation of Saanich Inlet as a marine park.
- 4.1.6 In the development of uplands and adjacent foreshore areas for public use, the natural vegetation and wildlife must be preserved as much as possible.

4.2 Shoreline Components – Objectives and Policies

The marine shoreline of the District can be classified into three major types of shores:

- a) *Rocky Shores*
which consist primarily of rock platform, and may include steep cliffs or shelves overlain with beach veneer of boulders, gravel or rubble;
- b) *Beach Shores*
which may consist of broad silty/sandy beaches or gravely/blocky rubble beaches or mixed rock with beach sediment, and may be classified as either a drift-sector or pocket beach of Class 1, 2, or 3 rating; and
- c) *Lagoon Ecosystems*
which include both mudflat and delta areas, and are generally highly sensitive and productive natural areas.

These areas are outlined graphically on Schedule G.

Rocky Shores

The extensive rock platform shoreline of the District, although less environmentally sensitive than other shorelines, provides habitat for diverse varieties of shellfish, birds and other species such as starfish and anemones. See Schedule G for those areas described as Rocky Shores.

- 4.2.1 To preserve the natural appearance of the rocky shoreline, no buildings or structures, or soil removal or deposit should be permitted within a minimum of 15 metres of the high water mark, except where it can be demonstrated to the District's satisfaction that a lesser distance is acceptable.

Beach Shores - Drift Sector Beaches

There are no Class 1 accretion beach shores in the District. There are Class 2 and Class 3 erosion beaches which provide limited walkable backshore, and which are the source of beach materials for other sections of the drift sector. See Schedule G for those areas described as Drift Sector Beaches.

- 4.2.2 The use and management of drift sector beaches in the District is to be based on the protection and maintenance of the natural process of erosion-transport-accretion of beach material throughout the entire length of the Drift Sectors designated on Schedule G.
- 4.2.3 To ensure that material eroded from Class 2 and Class 3 beaches is transported the full length of the shoreline involved, public and private docking facilities, boat ramps and other structures that might impede the natural beach material transport process are discouraged.
- 4.2.4 Due to active erosion of Class 2 and 3 beaches, building prohibitions and soil deposit and removal restrictions shall be placed over lands within a 15 metre horizontal distance of the natural boundary adjoining beach shores, except where it can be demonstrated to the District's satisfaction that a lesser distance is acceptable.
- 4.2.5 To protect the beaches from active erosion, no bulk heading should be permitted on any Drift Sector Beaches, except where permitted by the District, which may request appropriate studies.

Beach Shores - Pocket Beaches

There are numerous pocket beaches along the District shoreline. These beaches are generally Class 2 or Class 3 erosion or marginal erosion beaches at the base of bluffs or cliffs. Although they offer little or no walkable beach area at high tide, they do have recreational value at low tide and offer sheltered environments for birds and shellfish. See Schedule G for those areas described as Pocket Beaches.

- 4.2.6 Building prohibitions and soil removal and fill restrictions shall be placed on lands within 15 metres horizontal distance landward of the high water mark

adjacent to Class 2 or Pocket Beaches except where it can be demonstrated to the District’s satisfaction that a lesser distance is satisfactory.

- 4.2.7 No bulk heading or placement of any shore protection structures should be permitted on Class 1, 2 or 3 Pocket Beaches except where permitted by the District which may request appropriate studies.

Mudflats, Marsh and Delta Shores

The sheltered inner mudflat and marsh areas of Tsehum Harbour are a highly valuable and productive waterfowl habitat, forming a lagoon ecosystem separated from the outer harbour areas. These areas also have high recreational value for viewing of wildlife. Other smaller delta areas identified are sensitive to disruption of waterflows and shoreline processes if structural intrusions occur. Generally, these shallow shore types require considerable dredging and alteration and are not considered suitable for any type of development. See Schedule G for those areas described as Mudflats, Marsh or Delta Shores.

- 4.2.8 No bulk heading or other shore protection devices should be permitted on any mudflat, marsh or delta shore unless permitted by the District, which may request appropriate studies.
- 4.2.9 Development immediately adjacent to a mudflat, marsh or delta area is discouraged.

5.0 AGRICULTURE

Preamble

As of the date of adoption of this Plan, there are 1284 hectares of Agricultural Land Reserve land within the District, as shown on Figure 1, of which 59 hectares are federally owned.

Retaining the viability of these lands is important in terms of providing local food security and economic diversity, but also in terms of preserving valuable rural landscapes for the community. Since support of agricultural activities and land uses is a primary goal of the Plan, policies in this section are aimed at protecting the land base for current and potential agriculture, ensuring that the agricultural potential of farmland is not diminished by placement of utilities, public works facilities or community facilities, and reducing potential conflicts with non-farm uses. The District will also seek to reduce residential and commercial impacts on agricultural activities through the appropriate use of buffers, large lots and the setback of structures on the non-agricultural areas.

There are two general types of agricultural land in this Plan, those designated *Rural* and those designated *Agricultural*.

Lands designated as *Agricultural* on the Long-term Land Use Plan map, Schedule B, include areas with potential for a wide range of agricultural production, and shall include land in the Agricultural Land Reserve (ALR).

The general purpose of lands designated as *Rural* is to provide a buffer between residential development and agricultural land use. *Rural* areas not within the ALR are intended to accommodate hobby farms, small-scale farm operations and small acreage residential uses within an agricultural setting. Along Wain and Tatlow Roads between Heather and Littlewood Roads, land in the ALR has been given a *Rural* designation. Agricultural use of this ALR land is encouraged regardless of soil capability with agricultural activities that are less reliant on soil capability strongly supported.

Policies

- 5.1 Lands designated *Agricultural* on Schedule B have the capability for agricultural use.
- 5.2 The District does not support any commercial or non-agricultural development on land located within the Agricultural Land Reserve unless it meets the rural philosophy of North Saanich and is approved by the Agricultural Land Commission.
- 5.3 To protect ALR land from uses that are incompatible or inconsistent with agricultural use, proposed development adjacent to *Agricultural* and *Rural* areas may only be supported in accordance with the following criteria:
 - a) The development will have minimal impact on the existing man-made and natural physical features of the area; and

Official Community Plan – Schedule “A”

- b) There must be a buffer zone used between the proposed land use and the agricultural parcels of land, on the non-farm side of the agricultural area.
- 5.4 All types of crop and livestock-based agricultural activities are supported on agricultural lands.
- 5.5 Further work will be done by the District on edge planning and the development of a buffer strip for the protection of agriculture.
- 5.6 Lands designated as Rural are presently of a variety of sizes, but no Rural lands may be subdivided into parcel sizes smaller than 4.0 hectares (10 acres).
- 5.7 For lands designated as *Rural* on Schedule B but not in the ALR, permitted uses include agricultural activities such as greenhouses, woodlots and farm riding stables as well as transitional or compatible uses such as parks or hobby farms.
- 5.8 For lands designated as *Rural* on Schedule B which are in the ALR*, all agricultural activities including those uses that are less soil dependent such as greenhouses, woodlots and riding stables are supported and encouraged.
* *This policy statement is specific to the sub-area designated as Rural lying to the north of Wain Road between Heather and Littlewood Roads.*
- 5.9 On lands designated as *Agricultural* and *Rural*, but not within the Agricultural Land Reserve, outdoor recreation uses may be permitted where it can be demonstrated that there is no reduction in the amount of land being used for agricultural purposes and no impact on surrounding agricultural uses.
- 5.10 Only those outdoor recreational uses permitted by the *Agricultural Land Commission Act* Regulation 171/2002 will be allowed on lands in the ALR.
- 5.11 To preserve land in the ALR for current and future agricultural production, the District does not encourage or support applications for exclusion of land from the ALR.
- 5.12 The subdivision of any land within the ALR designated lands can be supported for agricultural activities only.
- 5.13 The District of North Saanich does not support any requests for subdivision pursuant to Section 946 of the *Local Government Act* within the Agricultural Land Reserve, unless the new parcel is 0.8 ha (2 ac.) or less in size and is sited on soils having an agricultural capability rating of Class 4 or higher as noted in the *Land Capability Classification System for Agriculture in British Columbia – MOE Manual 1, 1983*.
- 5.14 To ensure the sustainability of the District's farm community as an integral part of agriculture on the Saanich Peninsula, agricultural activities, ancillary agriculture uses such as agri-tourism and the uses outlined in the *Agricultural*

Land Commission Act Regulation 171/2002 Section 2(1) are encouraged on lands in the ALR.

- 5.15 Lands designated as *Agricultural* are presently of a variety of sizes, but no Agricultural lands may be subdivided into parcel sizes smaller than 20.0 hectares (50 acres).
- 5.16 For land located within the ALR, this bylaw is binding only insofar as it is not contrary to the Agricultural Land Commission Act, the *Farm Practices Protection (Right to Farm) Act* and the Agricultural Land Reserve Land Use, Subdivision and Procedure Regulation 171/2002.
- 5.17 Those federal lands which are identified on Figure 1 as being in the ALR should be designated as *Agricultural* on Schedule B if the federal government transfers ownership and the land is then subject to provincial legislation.

6.0 RESIDENTIAL

Preamble

Due to the unique geography and community values within North Saanich, there are three land use designations where the predominant use is residential: *General Residential*, *Country Residential* and *Multi-family Residential*.

The Plan is required by law to ensure that there is sufficient area available in the Plan for residential development to meet the anticipated housing needs for at least five years. Residential housing may include, but is not limited to private ownership, special needs housing, seniors' housing and rental and affordable housing. Home-based business may be considered as an opportunity to expand low impact economic development activities for areas designated as *General Residential*, *Country Residential* and *Multi-family Residential*. Plan policies support community attitudes toward retaining large lot sizes and the rural nature of residential neighbourhoods. Physical conditions, which include steep slopes, high water table and erosion potential, further justify the need for larger lots in many areas. To reflect current lot sizes, the majority of developed residential areas have been designated *General Residential*. The large agricultural land areas and airport separate this residential area from the larger lot designations of the remaining neighbourhoods.

Policies in this section of the Plan are intended to maintain a range of lot sizes that support low-density development throughout the District, in addition to supporting hobby farm and other rural activities adjacent to agricultural areas.

General Residential

The *General Residential* areas are those lands which are currently developed in the range of 1400 m² (15,065 sq. ft. – 0.33 acres) to 2,000 m² (21,520 ft² – 0.5 acres).

Country Residential

The *Country Residential* areas may be serviced with individual wells or with community water systems, and provide larger estate lots or smaller acreages in the 0.4 ha to 1 ha. (1 to 2.5 acres) range, depending on site conditions.

Multi-family Residential

The *Multi-family Residential* areas are generally developed to a range of approximately 30 units per hectare (12 per acre).

Future Housing Needs

It is estimated between 48 to 154 new dwelling units are needed to accommodate the demand for housing over the next five years. (See Table One.) Four of the Special Development Areas have the potential to satisfy much of this demand (See Table Two.) although there are no immediate plans to develop any of these properties. Unless some of the Special Development Areas are developed, the demand for housing will need to be met through development of existing vacant lots and subdivision. Current designations will satisfy the housing demand projections over at least the next five years.

Table One: Projected Population and Demand for Housing – Five Year Time Frame

2006 Current Population	11,395 *	
	<i>Estimate Low</i>	<i>Estimate High</i>
2011 Future Population	11510	11765
Change in Population	115	370
Additional Housing required To meet Demand (@ 2.4 persons per family*)	48 units	154 units

* Source: Regional Planning Department, Capital Regional District

Table Two: Estimated Housing Supply By Land Use Designation

Country Residential - Undeveloped

Special Development Area #3 – Baldwin Property (12.1 ha)	28 lots ^{1,2}
Vacant Lots Designated Country Residential	56 lots

General Residential - Undeveloped

Special Development Area #1 - Canoe Cove (5.5 ha)	27 lots ²
Special Development Area #5 – Queen Mary Bay (9.9 ha)	47 lots ^{1,2}
Special Development Area #2 –Cresswell (5.7 ha)	28 lots ²
Vacant Lots Designated General Residential	151 lots ³

Multi-Family - Undeveloped

MacDonald Park Road	113 units
9115 Lochside	10 units

Agricultural or Rural - Undeveloped

Vacant Lots Designated Agricultural	95 lots ⁴
Vacant Lots Designated Rural	25 lots

Total Number of Units	123 units
Total Number of Lots	457 lots
Total Number of Lots and Units	580 lots and units

¹ One lot has been deducted from the calculation of lot yield for each house already on the property.

² Subject to the amount of land protected in its natural state, parkland dedication, the scale and character of the development and septic treatment capacity, the density of Special Development Areas #1, #2, #3 and #5 may be increased. Please see Section 13 for details.

³ A number of these lots cannot be developed for residential use as they do not have adequate percolation for sewage disposal or are being used as a septic field for an adjacent property.

⁴ A number of these lots are part of a larger operating farm. The main residence for the farm is located on another parcel.

Policies

- 6.1 Where possible, existing trees and hedgerows must be retained as part of the landscaped buffer area to provide privacy and to reduce visual impact on neighbouring areas.
- 6.2 To ensure that residential developments are compatible with the physical site conditions of slope, soil types and drainage patterns, and that natural features such as views, tree cover and variety in terrain are retained and enhanced, the siting of buildings, roads and utilities shall be accomplished in a manner which maintains any sensitive natural areas of the site and preserves the natural landscape.
- 6.3 In order to retain the character of the community, the District respect the land use designations on Schedule B; the provision of sewer services should not be used to encourage smaller lot sizes.
- 6.4 Secondary suites or second dwelling units are not currently permitted by the District. As part of the overall Housing Strategy for the District (see Policy Statement 6.12), the legalization of secondary suites will be investigated.
- 6.5 Access to a designated highway must be provided for every residential development.
- 6.6 Any new development must provide on-site parking in the amount appropriate to the scale of the development.
- 6.7 To encourage innovative housing and subdivision designs such as detached clustered residential developments, particularly for sloped upland areas, the District will provide flexibility in regulatory bylaws. Amenity bonusing, in compliance with Section 904 of the Local Government Act, will be supported in certain areas if site conditions warrant, in order to, amongst other things, preserve open space, natural tree cover and environmentally sensitive areas, leaving slopes unaltered.
- 6.8 An adequate water supply for fire protection needs must be considered as part of any new development on lands designated as *General Residential*, *Country Residential* or *Multi-family Residential*.
- 6.9 Areas that could support *Multi-family Residential* development are designated on Schedule B. These areas could be considered for affordable housing, seniors' housing, rental housing and special needs housing.
- 6.10 Multi-family housing is discouraged in other areas of the municipality as it is inconsistent with the desired rural environment.
- 6.11 Multi-family housing should be developed in a manner that is clustered and that is not disruptive to the environment and the existing adjacent man-made structures.

- 6.12 A Housing Strategy will be prepared to further address housing concerns in the District including issues such as:
- The need for seniors' housing;
 - The provision of affordable housing;
 - Secondary suites; and
 - Special needs housing.

7.0 COMMERCIAL DEVELOPMENT

Preamble

Traditional commercial development of retail, business and personal services plays a minor role in the District land use pattern. Many of these uses are available nearby in the Town of Sidney. Current commercial uses in the District include but are not limited to convenience shopping, a waterfront restaurant in Deep Cove, the Noble House of Karate and the North Saanich Gun Range land use contracts. In addition, there are several commercial uses that are integrated with marina developments, such as yacht sales and maintenance/repair, marine pubs and restaurants.

It is anticipated that increased demand for various types of commercial uses will develop, particularly for:

- Highway-oriented commercial uses adjacent to the Patricia Bay Highway, particularly at major intersections;
- Hospitality services such as restaurants, pubs, guest houses or agri-tourism facilities in scenic locations, particularly shoreline areas;
- An increase in the type and amount of neighbourhood commercial services as residential growth evolves;
- Additional commercial recreation uses, particularly golf courses, marinas and their associated land-based commercial uses; and
- Increased home business activity due to the changing nature of the workplace and information technology.

As defined in the commercial policies, the District does not support extensive commercial development or intend to play a significant regional role in providing commercial services, as these are readily available in Sidney and Central Saanich.

For the purposes of this plan, policies for commercial lands have been separated into the categories of “land-based” and “marine-based” commercial activities.

Areas designated as *Commercial* and *Marine Commercial* on Schedule B, generally consist of the existing marinas, marine related activities of a commercial nature, and the small-scale neighbourhood commercial uses outlined above.

The BC Ferries property and the Institute of Ocean Sciences have been designated on Schedule B as *Marine Commercial*. BC Ferries is planning to upgrade the ferry terminal. Additionally, due to its unique uses and location, the Dunsmuir Lodge property is designated *Education Commercial* on Schedule B.

Commercial and light industrial development on the airport lands is under the control of the Victoria Airport Authority. For more details on Airport development, see section 18.5 of this Plan.

Policies

Land-Based Commercial Use

- 7.1 To avoid commercial strip development on major highways or arterial roads, the District has outlined on Schedule B the locations where commercial development is permitted.
- 7.2 Strip commercial development adjacent to the Patricia Bay Highway is not supported.
- 7.3 Small-scale neighbourhood shopping areas may be located in any residential area to serve local needs.
- 7.4 To recognize the municipality's role in providing outdoor recreation facilities, and support the development of public and private commercial recreation facilities in the appropriate locations, the District will consider applications on a case by case basis.
- 7.5 Development of non-agricultural commercial uses within areas designated *Agricultural* on Schedule B is not supported. Such uses shall be directed to non-agricultural areas as defined on Schedule B.
- 7.6 Development of restaurants or neighbourhood pubs may be permitted subject to rezoning approval on a site-specific basis.
- 7.7 Outdoor commercial recreation uses such as golf courses may be permitted on non-ALR designated lands.
- 7.8 Permitted uses on *Education Commercial* designated lands include, but are not limited to the following:
- a) Hotel
 - b) Restaurant
 - c) Training Centre.
- 7.9 Buildings used for a commercial use must be buffered from adjacent rural and residential uses.
- 7.10 Buildings in a commercial area must be of a scale and design that is acceptable to the District.

Marine-Based Commercial Use

- 7.11 In order to preserve both the environmental and the scenic qualities of sheltered areas, expansion of marina facilities is generally not supported.
- 7.12 New marina or yacht club developments are not supported outside of currently zoned sites.

- 7.13 No lot covered by water shall be used for the construction or use of a marina, yacht club or accessory uses unless the occupier of such water lot owns land zoned for marina or yacht club that:
- (a) abuts part of a boundary of the lot covered by water; or
 - (b) abuts another lot covered by water of a like zoning utilized as part of the same yacht club or marina.
- 7.14 The total area of the marina or yacht club not covered by water should be at least 33 percent (33%) of the area of the lot or lots of the marina covered by water.
- 7.15 Buildings used for a commercial use must be buffered from adjacent rural and residential uses.
- 7.16 Parking facilities must be provided on the upland portion of the site and must be clearly identifiable.
- 7.17 Buildings in a commercial area must be of a scale and design that is acceptable to the District.

8.0 LIGHT INDUSTRY

Preamble

The District does not have any heavy industrial uses. The municipality accommodates some light industrial uses which have been grouped together on Schedule B. These facilities are considered light industrial in plan policies due to their role in generating employment activity and potential impact on traffic and servicing requirements.

Currently, the District has few traditional light industrial uses such as warehousing or manufacturing. A small area is currently zoned for these uses on Mills Road adjacent to the Town of Sidney boundary.

Commercial and light industrial development on the airport lands is under the control of the Victoria Airport Authority.

There are no sand or gravel deposits in North Saanich that are suitable for future extraction. The only known sand deposit at 10130 Littlewood Road, formerly the Bowcott Pit, has been depleted. Now owned by the District, the site is being remediated. Peninsula Rock Products on Wain Road does quarry rock and crush it for sale as gravel.

Areas designated as *Industrial* on Schedule B shall provide for a range of light industrial, service commercial, research and transportation uses.

Policies

- 8.1 Industrial and service commercial development on land designated as *Industrial* on Schedule B is supported with the following types of uses suggested:
- a) Research facilities;
 - b) Aviation related businesses and industries;
 - c) Warehousing, transportation uses, light manufacturing and assembly;
 - d) Hospitality related uses including restaurants, pubs, car rental firms; and
 - e) Outdoor recreation uses.
- 8.2 In order to provide for light industrial, service commercial and transportation uses which are compatible with the surrounding land uses and environmental conditions, and can be economically serviced, light industrial uses shall be located where there are minimal negative impacts of increased noise, traffic or servicing costs or loss of environmental quality to the surrounding neighbourhood or the municipality.
- 8.3 Development of dispersed industrial sites in locations of the municipality other than those shown as *Industrial* on Schedule B is not supported. The preferred

Official Community Plan – Schedule “A”

pattern of land use for industrial activities is that they be clustered in one or more areas.

- 8.4 Extension of the *Industrial* designation westward on the north side of Mills Road, or north of the lands currently zoned industrial would involve use of higher quality ALR areas, and is not supported due to availability of alternative land on airport properties.
- 8.5 Buildings used for an industrial use must be buffered from adjacent rural and residential uses.
- 8.6 Outdoor lighting must be pedestrian-oriented and directed down and away from nearby residential areas so as to reduce and minimize glare into the environment.
- 8.7 Buildings in an *Industrial* area must be of a scale and design that is acceptable to the District.

9.0 PARKLAND DEDICATION

Preamble

The District has accepted the responsibility of developing a public parks system. Parks are areas that provide an opportunity for individuals to pursue leisure activities contributing to physical, social, intellectual and creative development. The existence and use of parks assists in fostering an awareness of the natural environment and the desire to preserve green space and ecologically sensitive areas. This development of the individual helps nourish community identity, spirit and culture. The District wishes to ensure that its public park and outdoor recreation system is responsive to community need, diversified in the opportunities it provides and efficient in its utilization of community resources. In addition to municipal parks and trails, the District also has a diversity of parks and recreational space under the governance of the regional district, provincial and federal governments, and the North Saanich-Sidney Memorial Parks Society.

Policies in this section are meant to provide a system of parks, trails, beach access points and community recreation facilities, and protect ecologically sensitive areas and other green spaces to meet the changing needs of community residents. Additionally, policies in this section provide opportunities for enjoyment of outdoor resources, as well as participation in community social and cultural events.

Policies

- 9.1 The size, location and form of parkland will be determined by the District pursuant to the requirements of the Local Government Act, with input from the community and with consideration for the number of parcels being created. In making such a determination the District will give due regard to the following factors:
- a) the present and future park needs of the neighbourhood;
 - b) the environmental sensitivity of the land;
 - c) the capability of the land for park and open space use;
 - d) the need for trails (pedestrian, equestrian and cycling connections);
 - e) ensuring that they are not located on ALR designated lands;
 - f) the size, topography and configuration of the land; and
 - g) any other matter deemed important by Council.

The parkland provided must be in the form of:

- (a) trails,
- (b) tot lots,
- (c) community parks,
- (d) sports fields,
- (e) interpretive parks,
- (f) waterfront parks,
- (g) green space, or
- (h) any combination of the above.

- 9.2 The District may ask for parkland, cash-in-lieu for the future purchase of land for parks or for the development of parks within North Saanich or any combination thereof pursuant to Section 941 of the Local Government Act.
- 9.3 If Special Development Area #3 - Baldwin Property is proposed for development or subdivision, dedication of parkland will be required to provide for pedestrian and equestrian trails in both east-west and north-south directions across the property. See policy statements 13.3 (a) and 13.3 (b). This parkland must connect Horth Hill Regional Park to Hedgerow Drive, Green Park Drive and Oriole Lane as well as connecting the three streets to each other for non-vehicular traffic. A viewing area overlooking Satellite Channel may also be required.
- 9.4 If Special Development Area #5 – Queen Mary Bay is proposed for development or subdivision, the District will require the dedication of parkland to allow for public access to the waterfront. See policy statements 13.5 (b) and 13.5 (d). The dedication as parkland of the upland area adjacent to the pocket beach in the north-west corner of the property and the upland area adjacent to the shell beach along the north-eastern side of the property will also be required.
- 9.5 If the Dunsmuir property is proposed for redevelopment, dedication of the south-west corner of the property adjacent to John Dean Park, including the ecologically sensitive wetland area, will be required.
- 9.6 If Special Development Area #2 East Saanich/Cresswell is proposed for development or subdivision, the District will require the dedication of parkland to provide for public access from Texada Terrace to the new school site at 1800 Forest Park Drive. See policy statement 13.2 (c). A strip of parkland along the southern boundary of 9064 East Saanich Road, adjacent to existing parkland, will also be required.
- 9.7 Since additional parkland is required in the Moses Point area, when vacant land in this area is subdivided or redeveloped, the District should acquire a suitable site for a park adjacent to the foreshore.

Official Community Plan – Schedule “A”

- 9.8 A long range goal of the District is to improve access to the waterfront. As properties adjacent to the waterfront are proposed for redevelopment or subdivision, the District shall require the dedication of parkland or access easements for this purpose.
- 9.9 The District would like to develop a linear park along Reay Creek. As properties adjacent to Reay Creek are proposed for redevelopment or subdivision, the District will require the dedication of parkland adjacent to the creek.

10.0 COMMUNITY AMENITIES

Preamble

Increased population growth and changing demographics in the District have resulted in increased demands for recreation services, library services, police protection, adult education facilities and health services. School enrolment has been declining, resulting in the closure of schools and consolidation of education services. Many of these public services are provided on a regional basis by other agencies, including School District No. 63 (Saanich) and the Peninsula Recreation Commission.

Requirements for present and proposed public facilities, including schools, parks and waste treatment and disposal sites, must generally be addressed in the context of the entire Saanich Peninsula, to reflect the way in which these services are provided. The role of this Plan is to communicate community core values, anticipated growth rates and patterns to the relevant agencies.

The School District has identified its Forest Park Drive (Dean Park) property as a site for a new school with the closure of Sansbury and Saanichton Elementary Schools and the anticipated closure of McTavish Elementary School.

Areas designated as *Community Uses* on Schedule B include existing and future sites for school and civic/institutional uses such as recreation facilities, municipal hall, fire halls and utility structures. Schedule C details the specific type of use by location. Uses such as seniors' housing facilities, which may be publicly owned or operated, are considered residential uses in this plan to more accurately reflect their planning requirements. Similarly, the Victoria International Airport is considered elsewhere in this Plan (see section 18.5).

Policies

- 10.1 To identify the land areas required to meet projected needs for community services and infrastructure, community-based uses have been included on Schedule B.
- 10.2 To support the development of youth and adult education services to meet the needs of the community, the District encourages and supports joint use of public school and community facilities to provide greater benefit to local residents.
- 10.3 School site acquisition charges may be payable in respect of development in accordance with Division 10.1 of Part 26 of the Local Government Act.
- 10.4 Community uses may be located within any area of the District as deemed appropriate by Council.

11.0 ROADS AND SERVICING

Preamble

The provision of new roads, the upgrading of existing ones and the provision of water and waste management services, including waste treatment and disposal sites, could play a role in shaping the land use development patterns in the District. The proposed major road network for the District of North Saanich is outlined on Schedule D, the Transportation and Cycling Network map. The Ministry of Transportation has identified the intersection of the Patricia Bay Highway and McTavish Road as the future site of a grade-separated interchange. The areas currently serviced by municipal water and sewer are identified on Schedule E. The areas where sewer servicing will be provided by the end of 2006 are also outlined on Schedule E.

The road network in North Saanich will be developed in a manner which encourages the use of a public transportation system along major routes where practical, and which:

- a) Includes local, arterial and collector roads to direct major traffic flows toward the regional highway expressway;
- b) Minimizes traffic impact on residential and agricultural areas;
- c) Ensures a high level of protection for the environment;
- d) Reflects the rural character of the District; and
- e) Encourages use by pedestrians and cyclists.

Policies

- 11.1 At the date of adoption of this plan, no new major roads are planned for the District with the exception of those shown on Schedule D. No phasing of any major roads is planned.
- 11.2 The proposed network of bicycle paths is shown on Schedule D.
- 11.3 The areas that have received servicing are identified on Schedule E. No major expansions of municipal services are planned. There will be no expansion of services outside of the North Saanich Servicing Area except for health, fire safety or agricultural support reasons.

Additional Community Objectives

- 11.4 Airport traffic shall be routed via Mills Road and McDonald Park Road (north access) or via Willingdon Road and Canora Road (south access), and shall not use local residential streets.
- 11.5 The District will require that proponents of new development on Airport lands contribute to the cost of off-site road and drainage improvements required as a result of Airport development.

12.0 GENERAL DEVELOPMENT POLICIES

The policies in this section are applicable to all land use designations.

- 12.1 Development must be consistent with the goals and objectives of the Plan.
- 12.2 If development occurs, care must be taken to minimize the impact on the natural environment and the existing neighbourhoods. Any development must be designed to prevent pollutants from entering into any water system, including surface-water runoff channels, aquifers, groundwater areas, wetlands and the ocean.
- 12.3 Development should be consistent with the retention of the visual landscape of natural areas, especially on or near the waterfront, hilltops and ridges.
- 12.4 Development must limit the removal of, or damage to, any of the existing natural vegetation cover.
- 12.5 Stream crossings must be located so as to minimize the disturbance of banks, channels and vegetative cover. Where a stream crossing is necessary, the use of a bridge as opposed to a culvert is strongly recommended.
- 12.6 No development or site alteration shall be permitted on a wetland, a riparian area or within the buffer zone specified in this bylaw for wetlands and riparian areas, except as permitted by law.
- 12.7 Proposed sewage disposal systems must function properly with the various soil types and topography of the Plan area without posing any risks to groundwater supplies.
- 12.8 If any temporary watercourse alteration or diversion takes place, streams should be rerouted through their original channels.
- 12.9 Whenever required, access to streams, the ocean and other water sources must be provided for emergency purposes.
- 12.10 There are various archaeological sites scattered throughout the District. Applicants may be required to contact the Ministry of Tourism, Sports and the Arts, Archaeological Branch in order to satisfy any Ministry requirements.
- 12.11 Development proposals should address the requirements established in NFPA 1142 (Supplies for Suburban and Rural Fire Fighting).
- 12.13 New roads, utility corridors and community uses such as schools and recreation facilities shall be directed to non-agricultural lands unless no alternative exists, in which case community uses may be supported in fringe

Official Community Plan – Schedule “A”

areas of lower soil quality where they provide a buffer between agricultural and residential uses.

- 12.15 The District, in evaluating development or rezoning applications, will consult the recommendations outlined in the Liquid Waste Management Plan.

13.0 SPECIAL DEVELOPMENT AREAS

General Approach

These areas are designated on Schedule B in order to guide the development of these sites in an innovative manner. To implement these designations, a new zone is created in the District’s zoning bylaw, tailor-made for a specific development. In the zoning bylaw, comprehensive development zoning regulates the same matters as conventional zones while providing greater flexibility to create a package that better suits the neighbourhood and the particular property.

Rezoning of a site to a comprehensive development zone can only be undertaken by Council if the proposed rezoning is in conformity with the Official Community Plan. By establishing policies in the Official Community Plan regarding special development areas, the District provides the community and development industry with a general understanding of the type of development that is considered appropriate for each particular site. Another advantage of establishing these "umbrella" policies is that they will discourage inappropriate development in these areas.

General Policy Statement

Special development areas may be used by the District to manage and regulate the development of sites that are strategically located, have topographic constraints and are environmentally sensitive. Six such sites have been identified on Schedule B. To guide the creation of these special development areas, land use policies for each of the sites have been established, indicating the type of future development that the District considers appropriate. The sites will not be considered for rezoning to comprehensive development zoning until such time as development proposals are submitted to the District for approval.

Approach for Specific Sites

The following six sites have been identified as special development areas:

- Site 1 - Canoe Cove Marina
- Site 2 - East Saanich/Cresswell *(adjacent to Dean Park Estates)
- Site 3 - Baldwin Property
- Site 4 - Deep Cove Chalet*
- Site 5 - Queen Mary Bay
- Site 6 – 9344 Ardmere site*

* - indicates that this area has already been developed or partially developed

13.1 Canoe Cove Marina

Justification

The Canoe Cove Marina property has been designated as a special development area for the following reasons:

- a) The potential exists for a mix of existing marine commercial and future residential uses to be accommodated in a sensitive manner; and
- b) The site possesses significant environmental and scenic values, which could be better protected through innovative design.

Policy Statement

The following planning principles shall be reflected for development of this special development area:

- a) Permitted uses shall be limited to residential housing and to commercial operations that require or lend themselves to a marine location. Industrial uses that produce noise, odour, traffic and outdoor storage impacts that are not compatible with residential character must be prohibited.
- b) The intensity and the extent of marine commercial development should not exceed that which existed on the site prior to comprehensive development zoning.
- c) Marine commercial development must be confined to that portion of the site that existed prior to comprehensive development zoning.
- d) Residential development may take the form of detached housing clusters or enclaves to retain as much of the undeveloped land as possible in its natural state.
- e) The number of dwelling units shall not exceed an average density of 1 unit per 0.2 hectare measured across the entire site. Depending upon the amount of the site that will be preserved in its natural state, the amount of land that is dedicated to the District for parkland, the opportunities that are provided for public access to the waterfront, the scale and character of the development, and the ability of the site to handle sewage disposal, the minimum parcel size may be reduced to less than 0.2 hectares, and the average density may be increased up to 3 units per 0.4 hectare across the entire site.

13.2 East Saanich/Cresswell (Adjacent to Dean Park Estates)

Justification

This site consists of three properties, two of which are partly included in the Agricultural Land Reserve. The non-Agricultural Land Reserve portions are designated as a special development area for the following reasons:

- a) To provide a buffer between the residential area and the Agricultural Land Reserve lands; and
- b) This is an environmentally sensitive site because in the event of excessive tree clearing, this area may be susceptible to damage from erosion.

Policy Statement

In designating these parcels of land as a special development area, the following planning principles shall be reflected:

- a) Retain as much of the natural vegetation as possible, particularly for the portion of the hillside that is greater than 30 percent (30%) slope.
- b) Lot sizes should be large enough so that lots do not have to be clear-cut to accommodate a house.
- c) The number of dwelling units shall not exceed an average density of 2 units per 0.4 hectare measured across the entire site. Depending upon the amount of the site that will be preserved in its natural state, the amount of land that is dedicated to the District as park space, the scale and character of the development, and the ability of the site to handle sewage disposal, the minimum parcel size may be reduced to less than 0.2 hectare, and the average density may be increased up to 3 units per 0.4 hectare across the entire site.
- d) The non-Agricultural Land Reserve portions of the three properties should be consolidated and developed in a comprehensive manner.

13.3 Baldwin Property

Justification

This property has been designated as a special development area for the following reasons:

- a) The unique natural vegetation; and
- b) Many of the "informal" trails that the community uses are located on the property.

Policy Statement

In designating this parcel of land as a special development area, the District may consider this parcel for rezoning to a comprehensive development zone. As a special development area, the following planning principles shall be reflected:

- a) Maintain an average density of 1 unit per 0.4 hectare. Depending upon the amount of the site that will be preserved in its natural state, the amount of land that is dedicated to the District as park space, the scale and character of the development, and the ability of the site to handle sewage disposal, the minimum parcel size may be reduced to less than 0.4 hectare, and the average density may be increased to 2 units per 0.4 hectares.
- b) Provide for pedestrian and equestrian trails in both east-west and north-south directions across the property.
- c) Retain as much of the natural vegetation as possible, particularly on the hillsides that have a slope of 30 percent (30%) and greater.
- d) Lot sizes should be large enough so that lots do not have to be clear-cut to accommodate a house.
- e) Orient development such that it does not have a negative land use or visual impact upon the eastern boundary of Horth Hill Park.

13.4 Deep Cove Chalet

Justification

These two parcels have been designated as a special development area because of their prominent waterfront location. The topographic variety of the two sites suggests that an innovative development scheme is needed in order to protect the site's natural values.

Policy Statement

In designating these two parcels of land as a special development area, the District may consider these parcels for rezoning to a comprehensive development zone. As a special development area, the following planning principles shall be reflected:

- a) Development of the sites must be compatible in scale with the surrounding area and in a manner that protects viewscales.
- b) In order to preserve the scenic aspects of the waterfront location and the environmental integrity of the ravine, clustering of detached buildings may be considered.
- c) On Lot 1, Plan VIP 75195, a mix of residential dwelling units in conjunction with a restaurant is considered appropriate provided that the dwelling units are in keeping with the scale and character of the surrounding residential area.
- d) Any type of development proposal should work towards preserving as much of the natural vegetation and topography as possible.
- e) An average density of 2 units per 0.4 hectare shall be maintained across each parcel. Depending upon the amount of site that will be preserved in its natural state, the amount of land that is dedicated to the District for parkland, the opportunities that are provided for public access to the waterfront, the scale and character of the development, and the ability of the site to handle sewage disposal, minimum lot sizes less than 0.2 hectare and clusters of detached housing of a density of up to 3 units per 0.4 hectare may be considered appropriate.

13.5 Queen Mary Bay

Justification

The Queen Mary property has been designated as a special development area for the following reasons:

- a) The site's natural vegetation, waterfront and beach areas, and natural watercourse are considered sensitive, important environmental assets, and therefore innovative development is needed in order to protect these assets; and
- b) The topographic and physical constraints suggest that density transfers to create detached housing clusters are desirable.

Policy Statement

In designating this parcel of land as a special development area, the following planning principles shall be reflected:

- a) An average density of 2 units per 0.4 hectare shall be maintained across the site. However, in order to preserve as much of the site in its natural state as possible, minimum lot sizes of less than 0.2 hectare, clusters of detached housing or a mix of attached and detached housing at a density of up to 3 units per 0.4 hectare across the entire site may be considered.
- b) The smaller lot size may be considered appropriate depending upon the amount of park dedication to the District; provision of public access to the beach; demonstration that the site can be serviced with adequate sewage disposal; and compatibility of the scale and character of the development with the surrounding area.
- c) Any type of development proposal must work toward preserving as much of the natural vegetation and topography as possible.
- d) The District may allow for a mix of attached and single detached housing in this area, subject to the amount of park dedication to the district; and provision of public access to the beach.

13.6 9344 Ardmore Drive

Justification

9344 Ardmore Drive has been designated as a special development area for the following reasons:

- a) The subject property, as well as the undeveloped road right-of-way bordering it to the south, contains several old growth trees considered to be significant;
- b) The site possesses significant environmental and aesthetic values, which could be better protected through innovative design;
- c) The site contains a dwelling which was built in the 1920's and is considered to have heritage value.

Policy Statement

In designating this parcel of land as a special development area, the following planning principles shall be reflected:

- a) Permitted uses shall be limited to one principal residential dwelling unit and one accessory guest/caretaker's residence reflective of a "country estate" type of development.
- b) In recognition of the size of this large residential lot, additional accessory structures shall be permitted as outlined in the District's Zoning Bylaw.
- c) In order to ensure the retention of the significant trees located on the lot and to ensure the preservation of green space in the Ardmore area, any development proposal for the property must include a tree plan, as approved by the District, which specifically outlines which trees are to be retained on the site.
- d) The heritage significance of the 140m² structure located on the site, which was built in the 1920's, may be protected through the heritage designation of the structure.

14.0 DEVELOPMENT PERMIT AREAS

Preamble

A development permit is a planning tool that local government can use to ensure that proposed development is consistent with community objectives, and which enables local government to establish detailed guidelines for development within a development permit area.

Development Permit Areas can be designated for the following purposes:

- a) Protection of the natural environment, its ecosystems and biological diversity;
- b) Protection of development from hazardous conditions;
- c) Protection of farming;
- d) Revitalization of an area in which a commercial use is permitted;
- e) Establishment of objectives for the form and character of intensive residential development; or
- f) Establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

With respect to a development permit area that has been designated, the Official Community Plan must:

- a) Describe the special conditions or objectives that justify the designation; and
- b) Specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

14.1 General Development Permit Guidelines

- 14.1.1 Where land lies within more than one development permit area, all the applicable permit requirements must be met.
- 14.1.2 For the purposes of Section 14, and in particular, for Section 14.4 - Development Permit Area No. 2 Creeks, Wetlands, Riparian Areas and Significant Water Resources, definitions of the terminology used can be found in section 14.10.
- 14.1.3 All parking facilities must be provided on-site and must be clearly identifiable.
- 14.1.4 Loading and servicing areas on the site must be located in an area large enough to accommodate service vehicles and allow safe entry and exit from the site.

14.2 General Exemptions From the Requirements For a Development Permit

14.2.1 Notwithstanding Section 14.1 above, a development permit is not required in the following instances:

- a) interior renovations;
- b) accessory buildings constructed after the principal structure, but included in the original building permit plans;
- c) in Development Permit Areas No. 3, No. 6 and No. 7, for the construction of fencing and structures less than or equal to 40 m² (430.6 ft²) which are accessory to an existing principal structure. Such accessory structures may include the following:
 - Additions to commercial and industrial buildings
 - Gazebos
 - Garden sheds
 - Tool sheds
 - Decks
- d) in Development Permit Areas No. 1, 2, 4 and 5, for changes to the height of an existing building, including the addition of another storey, providing there is no increase in the building footprint;
- e) in Development Permit Areas No. 1, 2, 3, 4 and 5, for structures which are 10 m² (107 ft²) or less in size providing they are sited more than 15 metres from a natural marine shoreline;
- f) emergency works including tree cutting necessary to remove an immediate danger or hazard;
- g) where a Development Permit has previously been issued for the property, the permit has not expired or lapsed, and further subdivision or building construction on the property is consistent with its terms and conditions;
- h) notwithstanding Section 14.4.1, new residential development and use, including building construction, additions to existing residential buildings and related items such as sewage disposal systems in areas of recognized aquifers shown on Development Permit Area No. 2 Map, as “Significant Water Resources” provided that the guidelines set out in Sections 14.4.11 and 14.4.12 are met;
- i) all permitted agricultural uses on land in the Agricultural Land Reserve except for wineries, cideries, agri-tourism activities and race-tracks. Non-farm uses on ALR designated lands are not exempt from the requirements for a development permit;

Official Community Plan – Schedule “A”

- j) habitat restoration provided the activity complies with all Provincial and Federal standards and requirements and other District bylaws;
- k) the re-establishment of a Riparian Area through the removal of non-native vegetation and planting vegetation according to a Vegetation Management Plan that has been prepared to a professional standard by a qualified professional and approved by the District prior to the commencement of any removal or planting of vegetation; and
- l) Community Uses uses in Development Permit Areas No. 2, 6 and 7 as identified in Section 10.

14.3 Development Permit Area No. 1 Marine Uplands and Foreshore

Designation

Those areas of North Saanich on Development Permit Area No. 1 Map shaded as red, dotted, pink, yellow, green and purple, are designated as a development permit area pursuant to Section 919.1(1)(a) of the Local Government Act.

This development permit area consists of the following areas:

- a) Upland areas extending 15 metres inland from the high water mark (shaded red)
- b) Deep Cove Chalet Property (shaded purple)
- c) Queen Mary Bay (shaded yellow)
- d) Gullhaven Area (shaded pink)
- e) Tsehum Harbour and Lagoon (shaded green)
- f) Marinas and Yacht Clubs (dotted)

Justification Section 919.1(1)(a) authorizes local government to designate development permits where protection of the natural environment, its ecosystems and biological diversity is desired and can be justified.

The marine areas surrounding the District of North Saanich have been noted elsewhere in the Plan for their high wildlife habitat values and scenic beauty. Tsehum Harbour and the lagoon have been designated as a migratory bird sanctuary providing important wintering habitat to thousands of waterbirds. In addition, a unique variety of marine plants and animals are found here.

The Gullhaven area also supports a rich variety of marine habitat, which includes habitat for several great blue herons.

Residential development and potential demand for private boat docks and other structures may threaten the integrity of the foreshore and valued upland habitats. A development permit is required in order to balance development opportunities with conservation of the ecological and scenic values of the shoreline and minimize any impact to wildlife habitat.

Objective

To regulate development along the shoreline, foreshore and uplands to provide long-term protection for the ecological values of these areas and guard against their deterioration and contamination.

Guidelines

- 14.3.1 No site alterations shall be permitted in a foreshore area, as designated in section 14.3 above, except those allowed in a development permit or subject to the general exemptions outlined in section 14.2.

- 14.3.2 Existing trees and vegetation on the upland area and adjacent to the foreshore must be retained in order to maintain the existing habitat and to control erosion.
- 14.3.3 No habitable buildings or other structures requiring foundations will be constructed and no sewage disposal system will be installed in these Development Permit Areas except those allowed in a development permit or subject to the general exemptions outlined in section 14.2.
- 14.3.4 Modification of channels, banks or shores which could result in environmental harm or significantly alter local hydrological conditions will not be permitted.
- 14.3.5 Development must be designed so as to maintain the quality of any storm water flowing toward or into the ocean and to prevent any increase in volume and peak flow of runoff.
- 14.3.6 Proposed development must be designed to avoid any increase in runoff and to prevent any effluent or storm water discharge that could have a detrimental effect on the environment.
- 14.3.7 Controls are required on surface-water drainage to prevent pollutants from entering water features.
- 14.3.8 Intensively landscaped areas and other related activities should be sited so as to prevent nutrient-rich water from entering natural water features.
- 14.3.9 Applicants for a development permit must provide the following:
 - a) A scale-drawn site plan certified by a qualified professional with relevant expertise drawn at a scale of 1:2000 or, with approval of the District, at a scale of 1:5000 showing:
 - i) The foreshore area and any intermittent or permanent stream or wetland;
 - ii) The proposed location of the principal building and other structures, wells, sewage disposal systems, driveways, parking areas, impermeable surfaces, and the direction and quantity of any surface-water runoff before and after the proposed development;
 - b) A strategy to mitigate/reduce flows if required;
 - c) Identification of areas subject to erosion, sloughing, flooding or landslip;
 - d) A plan showing the location of existing natural vegetation;
 - e) A plan showing the trees to be removed and those to be retained;
 - f) Design of mitigation measures such as sediment traps in areas subject to destabilization during land clearing, construction, and rehabilitation.

14.4 Development Permit Area No. 2 Creeks, Wetlands, Riparian Areas and Significant Water Resources

Designation

The following Creeks, Wetlands, Riparian Areas and Significant Water Resources Areas shown on Development Permit Area No. 2 Map, are designated as a development permit area pursuant to Section 919.1(1)(a) of the *Local Government Act*.

- 1) All the various Creeks located in North Saanich shaded blue, pink and orange on Development Permit Area No. 2 Map.
- 2) All the Riparian Areas within 30 metres (98.4 ft) of the top of bank of the following creeks and which are represented by the areas shaded pink on Development Permit Area Map No. 2 and those Riparian Areas within 15 metres (49.2 ft) of the top of bank of the following creeks and any wetlands which are represented by those areas shaded orange on Development Permit Area Map No. 2:
 - Tatlow (Chalet) Creek and Gardner Pond
 - Towner Creek
 - Blue Heron Creek
 - Tseycum Creek
 - Reay Creek
 - West (Airport) Creek
 - Unnamed creek flowing into Coles Bay
 - Unnamed creek flowing into Tseycum Lagoon
- 3) All of the Significant Water Resources Areas shaded red on Development Permit Area No. 2 Map.
- 4) All of the Wetlands shaded purple and all of the Wetland Ecosystems shaded green on Development Permit Area No. 2 Map and found on parcels of land legally described as:
 - Plan 1936 Lot 7
 - Plan 28906 Lot A
 - Plan 1936 Pt G
 - Plan 25609 Lot 1
 - Plan 25609 Lot 2
 - Plan 33319 Lot 4
 - Plan 3186 Lot 2
 - Plan 2276 Lot 10
 - Plan 2276 Lot 11
 - Plan 14192 Lot 1
 - Plan 6103 Lot 4
 - Plan 6103 Lot 5
 - Plan 6862 Lot 1
 - Plan 28442 Lot B
 - Plan 2809 Pt 8
 - Plan 32707 Common Property
 - Plan 32707 Lot 28
 - Plan 47765 Lot 29
 - Plan 47765 Lot 27
 - Plan 46555 Lot 45
 - Plan 43490 Lot A
 - Plan 43490 Lot B
 - Plan 35690 Pt A
 - Plan 2810 Pt 5
 - Plan 11607 Pt B
 - Plan 11925 Lot A

Official Community Plan – Schedule “A”

- Plan 11925 Lot B
- Plan 1211 Lot 39
- Plan 2810 Lot 2
- Plan 2568 Lot B
- Plan 51837 Lot B
- Plan 49629 Lot A
- Plan 34832 Lot 2
- Plan 6338 Lot A
- Plan 32707 Lot 28
- Plan 32707 Lot 4
- Section 7 Range 1 East North Saanich District
- Section 18 Range 1 East North Saanich District
- Section 16 Range 1 East North Saanich District
- Section 17 Range 1 East North Saanich District
- Section 22 Range 2 West North Saanich District

Justification Section 919.1(1)(a) of the Local Government Act authorizes local government to designate development permits where protection of the natural environment, its ecosystems and biological diversity is desired and can be justified.

Wetlands are important because of their capacity to retain stormwater runoff, maintain water quality by reducing the levels of sediment, nutrients and toxic chemicals in outflow water, provide excellent habitat for a wide variety of biota and provide additional greenspace that enriches a rural environment.

Riparian areas are those sections of land that border streams and rivers, and include the floodplain. They maintain water quality by filtering chemicals and water-borne sediments, provide wildlife corridors and habitat, provide additional greenspace and may assist in flood protection and prevention of erosion. Removing vegetation from these riparian areas may increase erosion and destabilize the bank and permit the introduction of deleterious substances into the watercourse. Increased development on riparian areas provides less surface area for filtration which may affect fish habitat and reduce water storage capacity.

Building of structures or roads, or substantial land clearing or disturbance in these areas could harm the vitality of creeks, wetlands, watercourses and riparian areas. A development permit is required to ensure that the ecological value of streams, including the preservation of fish habitat, has been considered prior to development, and that measures will be taken to mitigate damage to these ecosystems.

Objective

To regulate development in these areas in a manner such that natural watercourses are conserved and protected, erosion into watercourses is limited, wetlands are preserved in their natural state and the significant water resources are not negatively impacted by the development.

Guidelines

- 14.4.1 No habitable buildings or other structures requiring foundations will be constructed and no sewage disposal system will be installed in these Development Permit Areas except those allowed in a development permit or subject to the general exemptions outlined in Section 14.2 - Development Permit General Exemptions.
- 14.4.2 Modification of channels, banks or shores which could result in environmental harm or significantly alter local hydrological conditions will not be permitted.
- 14.4.3 Development must be designed so as to maintain the quality of any stormwater flowing toward or into identified water features. Any detrimental effects on the environment from effluent or stormwater discharge must be avoided.
- 14.4.4 Proposed development must be designed to avoid any increase in volume or peak flow of runoff.
- 14.4.5 Controls are required on surface-water drainage to prevent pollutants from entering water features including aquifers.
- 14.4.6 Intensively landscaped areas associated with the new development should be sited so as to prevent nutrient-rich water from entering natural water features.
- 14.4.7 Vegetation appropriate to the site, preferably indigenous, may be required to be planted on the site to reduce erosion risk, restore the natural character of the site, improve water quality, or stabilize slopes and banks.
- 14.4.8 Development permits issued with regard to road and driveway construction in these areas will ensure that:
 - a) Watercourse crossings are located so as to minimize disturbance of water feature banks, channels, shores, and existing vegetation ;
 - b) Wherever possible, bridges are used instead of culverts for crossings of fish-bearing watercourses;
 - c) Culverts are sited to allow unrestricted movement of fish in both directions. Where desirable, culverts may be designed to retard low flows and encourage in-stream storage of water.
- 14.4.9 Applicants must provide the following:
 - a) A scale-drawn site plan certified by a qualified professional with relevant expertise drawn at a scale of 1:1000 or, with approval of the District, at a scale of 1:5000 showing:
 - i) Natural features including watercourses, both permanent and non-permanent, significant water resources, riparian areas and wetlands; and

- ii) Details of the proposed development including the proposed location of the principal building and other structures, wells, sewage disposal systems, driveways, parking areas, impermeable surfaces, and the direction and quantity of any surface-water runoff before and after the proposed development.
 - b) For Riparian Areas and Wetland Ecosystems, a report prepared by a Qualified Professional based on the methodology prescribed by the Riparian Area Regulation.
- 14.4.10 Drainage into these areas will be designed and constructed so that there is no increase or decrease in the amount of surface-water drainage discharging into wetlands and watercourses.
- 14.4.11 In those areas designated on Development Permit Area No. 2 Map as “Significant Water Resources”, the existing well sites, springs and surrounding areas shall be protected.
- 14.4.12 Any development or use of the areas designated as “Significant Water Resources” on Development Permit Area No. 2 Map shall have minimal impact on the aquifers, existing wells and springs.
- 14.4.13 Any development in the Riparian Areas or Wetland Ecosystems as shown on Development Permit Area Map No. 2 must not proceed unless the requirements of the Riparian Area Regulation have been satisfied.
- 14.4.14 The principle of “no net loss” will be applied on a case by case basis.

14.5 Development Permit Area No. 3 Wildfire Hazard

Designation

That part of North Saanich shaded in orange as outlined on Development Permit Area No. 3 Map, is designated as a development permit area pursuant to Section 919.1(1)(b) of the Local Government Act.

Justification Section 919.1(1)(b) authorizes local government to designate development permits where protection of development from hazardous conditions is desired and can be justified.

In 1996, the Ministry of Forests completed a wildfire hazard assessment for many Southern Vancouver Island communities. This assessment considered such factors as topography, dominant vegetation, pattern of development and available fire protection services, and concluded that North Saanich is an interface community with a high risk of wildfire. The term "interface community" refers to communities in close proximity to forested and natural areas. As a result, special precautions must be taken in interface areas to mitigate fire hazard within North Saanich.

Objective

To minimize the risk of damage to property or people from wildfire within wildland-urban interface areas rated “high” while recognizing that preservation of forested and natural areas contributes to the character of North Saanich.

Guidelines

- 14.5.1 The District may require as a condition of subdivision approval, the registration of a restrictive covenant to ensure that:
- a) Potential purchasers are made aware of urban/wildland interface issues and the ongoing role that property owners must assume to protect their investment;
 - b) All roofing material and installation requirements must meet the Class “B” fire requirements in CAN/ULC-S-107-M, “Standard Methods of Fire Tests of Roof Coverings”;
 - c) The District is saved harmless in the event of damage to individual properties as a result of the spread of fire through the forest fire hazard areas as outlined on the Development Permit Area No. 3 Map;
 - d) Fuel reduced buffers around individual homes from the property boundary or 10 metres in distance from the house, whichever is the lesser, are maintained. In this respect, “fuel-reduced” shall mean that the area may contain natural tree cover in locations approved by the District, but the owner must maintain the area with the intent of eliminating the accumulation of combustible debris;

- e) All eaves, attics, decks and openings under floors are screened to prevent the accumulation of flammable material;
- f) All wood burning appliances are installed with approved spark arresters;
- g) The lands proposed for development within the urban/wildland interface area are assessed by a Professional Engineer or Registered Professional Forester to determine the suitability of the land for development and to determine the level of fuel reduction and removal from the site required to reduce the fire hazard to the Ministry of Forests’ definition of “moderate fire potential”.

14.5.2 Applicants must provide a report certified by a qualified professional with relevant expertise outlining the following:

- a) A structure hazard assessment which includes information regarding roofing materials, building and exterior materials, decks and other extensions from both the principal and accessory buildings and eaves, vents, and other openings.
- b) A site hazard assessment which identifies fuel breaks, defensible space, building locations, fire resistant building materials, road design and identification and local water sources.
- c) Current fire suppression capabilities.
- d) Fuel hazard assessment including the identification of ground, ladder and crown fuel areas.
- e) Location of emergency access points to the development and distance to the nearest fire hall.
- f) A mitigation strategy; recommendations in the report may be used as the conditions of a development permit.

14.5.3 Applicants must provide a scale-drawn site plan certified by a qualified professional with relevant expertise drawn at a scale of 1:2000 or, with approval of the District, at a scale of 1:5000 showing:

- a) The location of all existing and proposed buildings and structures, including identifying the types of exterior materials (siding and roofs) to be used;
- b) Siting of parking areas and driveways;
- c) Existing and proposed landscaping;

14.5.4 Secondary access points should be identified on the site plan provided and should be developed to the satisfaction of the District in consideration of fire access requirements and grades.

14.5.5 The development of trails through the proposed development that are large enough to accommodate fire fighting services (fire trucks) is encouraged in order to provide emergency access and to act as a fire-break.

14.6 Development Permit Area No. 4 Sensitive Ecosystems

Designation

That part of North Saanich shown on Development Permit Area No.4 Map, is designated as a development permit area pursuant to Section 919.1(1)(a) of the *Local Government Act*.

Justification Section 919.1(1)(a) authorizes local government to designate development permits where protection of the natural environment, its ecosystems and biological diversity is desired and can be justified.

The quality of the natural environment is a significant feature of the North Saanich community. Five of the seven rare and ecologically fragile areas shown on the *Sensitive Ecosystem Inventory of East Vancouver Island and Gulf Islands Map* jointly published by the federal and provincial governments in 2004 can be found in the District. Older Forest Systems, Older Second Growth, Wetland Ecosystems and a small area of Herbaceous Terrestrial are the types of ecosystems found on Mount Newton especially in and near John Dean Park. Horth Hill and some of the adjacent lands consist of Older Second Growth and Woodland Ecosystems. Gardener’s Pond and municipally owned land adjacent to the Tseycum Lagoon are identified Wetland Ecosystems. Areas adjacent to Ten Ten Creek are part of its Riparian Ecosystem.

These areas are home to a variety of rare and endangered plants, animals and plant communities. They benefit the overall landscape and benefit the community in a number of ways including regulation of temperature and the cleansing of water. These areas are part of a healthy economy and add to the social well being of a community.

Because of the sensitivity of these ecosystems and the gradual erosion of these rare areas by human activities, the District is taking measures to protect these areas from land clearing, construction of buildings or roads or other site alteration activities that have the potential to degrade the ecological value of these areas.

Objectives

To regulate development in a manner that preserves and protects these environmentally sensitive areas.

To maintain and protect habitat for wildlife and biodiversity values.

Guidelines

14.6.1 Disturbance of mature vegetation and understorey plants will be minimized.

- 14.6.2 The development permit may designate and specify where necessary a buffer zone within which land alteration or structures will be limited to those compatible with the characteristics of the sensitive ecosystem.
- 14.6.3 Planting of invasive non-native vegetation adjacent to or in sensitive ecosystems will be discouraged.
- 14.6.4 Applicants for a development permit must provide the following:
- a) A scale-drawn site plan certified by a qualified professional with relevant expertise drawn at a scale of 1:2000 or, with approval of the District, at a scale of 1:5000 showing:
 - i) The location of the sensitive ecosystems;
 - ii) The proposed location of the principal buildings or other structures, wells, sewage disposal systems, driveways, parking areas, impermeable surfaces, and the direction and quantity of any surface-water runoff before and after the proposed development.
 - b) A survey of tree cover and other major vegetation cover, including landscaped areas, shown before and after the proposed development.

14.7 Development Permit Area No. 5 Steep Slopes

Designation

That part of North Saanich shaded blue shown on Development Permit Area No. 5 Map, is designated as a development permit area pursuant to Section 919.1(1)(b) of the Local Government Act. This development permit area includes all areas with slopes exceeding 30% (17.2 degrees) over a minimum 6 metre run.

Justification Section 919.1(1)(b) authorizes local government to designate development permits where protection of development from hazardous conditions is desired and can be justified.

Steep topography and thin soil cover make some areas of North Saanich susceptible to erosion and damage from windthrow. Site disturbance, such as land clearing, road construction, changes in slope profiles or construction of buildings could increase the risk to life and property and harm the environmental value of the slopes.

Objective

To manage development in steep slope areas in a manner that reduces the risk to life and property, prevents erosion and potential risks to down-slope properties, prevents destabilization of slopes and protects the aesthetic quality of the slopes.

To ensure public safety and prevent damage to property from lands considered to contain or that exhibit hazardous conditions.

To prevent erosion, if possible, in areas of steep slopes by leaving slopes uncleared, retaining areas of mature tree cover and preserving other natural features.

Guidelines

- 14.7.1 There shall be no site disturbances on a steep slope other than those allowed in a development permit or subject to a general exemption as outlined in section 14.2.
- 14.7.2 To ensure that development is accessible to fire protection services, new development will be required to provide access for fire protection vehicles at a grade not more than 10 percent (10%).
- 14.7.3 Excluding trees that present a safety hazard, no disturbance of vegetation or movement of substrate will be allowed where there is any potential for erosion, except as allowed in a development permit.
- 14.7.4 Any development must be designed to avoid stormwater runoff that could destabilize the slope or cause damage to neighbouring properties.

- 14.7.5 Removal of vegetation should be minimized to allow only for building sites, sewage disposal systems, driveways, landscaping and other permitted uses.
- 14.7.6 Applicants shall be required to provide a Slope Stability Plan certified by a qualified professional with relevant expertise showing how the proposed development is to be designed and constructed in order to prevent any destabilization or erosion of the slope. The Slope Stability Plan must include, but is not limited to whichever of the following factors are relevant to the proposed development:
- a) Slope stability prior to development, identification of any areas subject to erosion, landslide, landslip, rockfall and windthrow;
 - b) Soil types, depth and conditions;
 - c) Siting of all buildings and other structures, services, driveways and parking areas;
 - d) Stream channelling and drainage systems;
 - e) Measures to safeguard neighbouring properties and structures from hazards arising from the siting, preparation of the site and construction of the proposed development;
 - f) Design of mitigation measures such as sediment traps in areas subject to destabilization during land clearing, construction and rehabilitation;
 - g) Alternative vegetation and erosion control measures;
 - h) Survey of tree cover and other major vegetation cover shown before and after the proposed development; and
 - i) Location of wells, sewage disposal systems and soil test sites.

14.8 Development Permit Area No. 6 Commercial and Industrial

Designation

That part of North Saanich shown on Development Permit Area No. 6 Map is designated as a development permit area in order to establish guidelines for the form and character of commercial and industrial development pursuant to Section 919.1(1)(f) of the Local Government Act.

Justification Section 919.1(1)(f) authorizes local government to establish guidelines for the form and character of commercial and industrial development.

There are several neighbourhood commercial areas throughout the community in close proximity to residential uses. A development permit is required to ensure that the scale of these commercial areas remains consistent with the character of adjacent land uses and the overall rural character of North Saanich.

The McDonald Park light industrial area is designated as a development permit area to encourage the adoption of a building design scheme that is consistent with the scale and appearance of current buildings.

The Sandown Raceway occupies a large property with high exposure to Highway 17 (Patricia Bay Highway); as such, a development permit is required to ensure that any proposed development on this property is compatible with nearby residential uses and the traditional rural atmosphere.

Wineries, cideries and agri-tourism are commercial ventures that are permitted farm uses on lands in the Agricultural Land Reserve. To ensure that the buildings and structures associated with these activities are attractive and blend well with the rural ambience of the surrounding area, a development permit for their form and character is required.

The marine character of North Saanich is an important attribute of the community. Marinas provide services to residents and regional visitors and provide opportunities for commercial development, which may highlight the marine character of the community. A development permit is required to assess if the form and character of the development is consistent with the marine and rural qualities of North Saanich.

Objective

To ensure that commercial and industrial areas are developed in a manner that is compatible with adjacent land uses and respects the rural character of the community.

Guidelines

- 14.8.1 Developments are encouraged to use the Leadership in Energy and Environmental Design (LEED) standards in the design of buildings. Techniques such as rain gardens, vegetated swales, separation of impervious surfaces, installing below surface infiltration beds and tree box filters, and redirecting water from drain pipes into vegetated areas are encouraged
- 14.8.2 Design buildings to take advantage of natural contours and features of the landscape so that buildings and structures fit into the natural surroundings.
- 14.8.3 Cluster buildings to minimize disturbance of natural vegetation.
- 14.8.4 Minimize outdoor storage and screen outdoor storage and loading/unloading facilities from neighbouring properties through the retention of trees and native understorey plants or by planting native or complementary species.
- 14.8.5 Screen parking areas to the extent possible with existing landscaping and new landscaping.
- 14.8.6 Install outdoor lighting which is of low intensity and pedestrian-oriented or which is directed down and away from surrounding residential areas so as to minimize glare into the environment.
- 14.8.7 The form and character of buildings and structures in the McDonald Park Road Industrial area must be consistent with the development fronting Mills Road in order to maintain the light industrial character.
- 14.8.8 Plant materials must be established and well-maintained to separate parking clusters and to screen storage and service areas from McDonald Park Road and the adjacent rural area.
- 14.8.9 Accessory developments such as parking and storage should be sited away from the shoreline in order to reduce the visual impact of the development from the water.
- 14.8.10 High quality, low maintenance fencing shall be provided along all interior lot lines common with residential uses, including rear lot lines.
- 14.8.11 Buildings shall be designed to present an attractive appearance toward public streets. Where a building face, other than the front of a building is visible from a street or road, a visually attractive appearance shall be provided to a standard similar to that of the front of the building.
- 14.8.12 Landscaped, well-lit and attractively surfaced pedestrian connections shall be provided from the street frontages to the building’s main entry.
- 14.8.13 Fences or retaining walls along the public street frontage should be avoided. Where fences or walls are provided, they should be no more than 10 metres long without a break or jog. Fences should be no higher than 1.2 metres when located within 2 metres of the highway right-of-way.

- 14.8.14 Landscaping of the public boulevard is encouraged in order to integrate the development with the design of the street and with neighbouring properties.
- 14.8.15 Mature trees shall be preserved and, where possible, integrated with new landscaping. The planting of trees is strongly encouraged.
- 14.8.16 Energy efficiency and conservation should be considered in the design of landscaped areas and in the selection of plant material. This can be accomplished through:
- a) using native and/or drought-resistant species;
 - b) designing the landscaping to moderate the effect of wind;
 - c) providing shade in summer;
 - d) allowing natural drainage to occur throughout the site;
 - e) allowing daylight into buildings; and
 - f) redirecting water from rooftop runoff and downspouts into vegetated areas or rain barrels for later irrigation use.
- 14.8.17 Consider incorporating rain gardens and vegetated swales into parking lot landscaping to increase the natural absorption of rainwater runoff from paved areas into the ground.
- 14.8.18 Maximize the amount of landscaped areas and minimize the amount of impervious paved surfaces to increase the natural absorption of rainwater on a site.
- 14.8.19 Consider the use of permeable parking pavers or shallow concrete swales with rolled edges as an alternative treatment for surface drainage.
- 14.8.20 The form and character of buildings and structures on *Agricultural* and *Rural* designated lands that require a development permit must reflect the rural ambience of the surrounding area. Signage must not be oversized. Signs should be prepared professionally, must have a muted colour palette and the use of natural-looking building materials, such as wood and stone, is encouraged.

Marinas

- 14.8.21 Development plans must illustrate how existing vistas, interesting sight lines (including ocean views) and open space will be preserved while protecting the privacy of adjacent land uses.
- 14.8.22 Building designs should incorporate measures to provide public safety and comfort through adequate lighting, clear sight lines and by the attractive use of canopies or overhangs where appropriate.
- 14.8.23 Public access to the waterfront must be provided where it is safe to do so.
- 14.8.24 Pedestrian routes must be integrated with clearly defined parking areas, public spaces and commercial areas in an attractive manner.

Official Community Plan – Schedule “A”

- 14.8.25 Parking areas must be well screened by landscaping or buildings to minimize the visual impact of these areas.
- 14.8.26 The use of natural-looking building materials, such as wood and stone, is encouraged.
- 14.8.27 Boathouses should be clad in a non-reflective material.
- 14.8.28 The appearance of buildings should reflect the marine character. New buildings should be of a scale compatible with the existing buildings and should be pedestrian-oriented.
- 14.8.29 Servicing areas, such as garbage and recycling areas, must be located inconspicuously within the site.

14.9 Development Permit Area No. 7 Multi-family Dwellings

Designation

That part of North Saanich shown on Development Permit Area No. 7 Map is designated as a development permit area in order to establish guidelines for the form and character of multi-family dwelling units pursuant to Section 919.1(1)(f) of the Local Government Act.

Justification Section 919.1(1)(f) authorizes local government to establish guidelines for the form and character of multi-family dwelling units.

Within the community, there exists the potential to allow clustered multi-family dwelling units, which may be in close proximity to single-family residential uses. A development permit is required to ensure that the scale of these multi-family dwelling units remains consistent with the character of adjacent land uses and the overall rural character of North Saanich.

Objective

To ensure that multi-family dwelling units are developed in a manner that is compatible with the character of adjacent land uses and nearby neighbourhoods.

Guidelines

- 14.9.1 The siting and design of buildings shall be integrated with present and future development in the area.
- 14.9.2 Attractive perimeter fencing and landscaping shall be provided to create a buffer between development and adjacent properties including those properties zoned multi-family in the vicinity of McDonald Park and John Road.
- 14.9.3 Applicants must provide a scale-drawn site plan certified by a qualified professional with relevant expertise drawn at a scale of 1:2000 or, with approval of the District, at a scale of 1:5000 showing:
 - a) The location and massing of proposed buildings, including the exterior design elements and exterior covering;
 - b) The proposed landscaping of the site.
- 14.9.4 The siting of residences and buildings must be integrated with the surrounding landscape and maintain ecologically sensitive areas.
- 14.9.5 Mature trees shall be preserved and, where possible, integrated with new landscaping. The planting of trees is strongly encouraged.
- 14.9.6 Developments are encouraged to use the Leadership in Energy and Environmental Design (LEED) standards in the design of buildings.

Techniques such as green roofs, rain gardens, vegetated swales, separation of impervious surfaces, installing below surface infiltration beds and tree box filters, and redirecting water from drain pipes into vegetated areas are encouraged

- 14.9.7 Energy efficiency and conservation should be considered in the design of landscaped areas and in the selection of plant material. This can be accomplished through:
- a) using native and/or drought-resistant species;
 - b) designing the landscaping to moderate the effect of wind;
 - c) providing shade in summer;
 - d) allowing natural drainage to occur throughout the site;
 - e) allowing daylight into buildings; and
 - f) redirecting water from rooftop runoff and downspouts into vegetated areas or rain barrels for later irrigation use.
- 14.9.8 Consider incorporating rain gardens and vegetated swales into parking lot landscaping to increase the natural absorption of rainwater runoff from paved areas into the ground.
- 14.9.9 Maximize the amount of landscaped areas and minimize the amount of impervious paved surfaces to increase the natural absorption of rainwater on a site.
- 14.9.10 Consider the use of permeable parking pavers or shallow concrete swales with rolled edges as an alternative treatment for surface drainage.

14.10 Definitions

These definitions only apply to Section 14.

“**Agricultural use**” means a “farm operation or “normal farm practice” as defined in and protected by the Farm Practices Protection (Right to Farm) Act.

“**Affordable Housing**” means housing which is of appropriate size and having adequate facilities where no more than 30% of the individual's or family's household income is required to manage its housing costs.

“**Development**” means any activity referred to in Section 920(1) of the *Local Government Act* and includes alteration or development of land for residential, commercial, industrial, institutional, service, or utility uses or activities, or ancillary uses or activities, to the extent that these uses or activities are subject to local government powers under Part 26 of the *Local Government Act*. Examples of activities that could require a Development Permit are:

- removal, alteration, disruption or destruction of vegetation;
- removal, deposit or disturbance of soils, as defined in the District's Bylaw;
- construction or erection of buildings and structures as defined by the District's Building Bylaw;
- creation of non-structural impervious or semi-impervious surfaces;
- flood protection works;
- construction of roads, trails, docks, wharves and bridges;
- provision and maintenance of sewer and water services;
- development of drainage systems;
- development of utility corridors; and
- subdivision, as defined in the *Local Government Act*.

“**Existing vegetation**” means native and non-native vegetation.

“**Fish**” means all life stages of salmonids, game fish, and regionally significant fish.

“**Fish bearing watercourse**” means a watercourse in which fish are present or potentially present if introduced barriers or obstructions are either removed or made passable for fish.

“**Foreshore**” means the strip of land that lies between the high and low tide lines and that is alternately wet and dry according to the flow of the tide.

“**Leadership in Energy and Environmental Design**” is a voluntary, consensus-based rating system for determining the degree to which a building or building site can be seen as sustainable. The program is overseen by the Canada Green Building Council.

“**No Net Loss**” is a working principle by which the District strives to balance unavoidable habitat losses with habitat replacement on a project-by-project basis so that further reductions to fisheries resources due to habitat loss or damage may be prevented.

“Non fish bearing watercourse” means a watercourse that: (a) is not inhabited by fish; and (b) provides water, food and nutrients to a downstream fish bearing stream or other water body.

“Non permanent watercourse” means a watercourse that typically contains surface waters or flows for periods less than six months in duration.

“Permanent watercourse” means a watercourse that typically contains continuous surface waters or flows for a period more than six months in duration.

“Qualified Professional” means an engineer, applied scientist or technologist of an appropriate discipline who is registered and in good standing with a professional organization relating to that discipline and who is acting under the association's code of ethics.

“Riparian Area” means an area adjacent to a watercourse that links aquatic to terrestrial ecosystems and includes both the riparian area vegetation and the adjacent upland vegetation that exerts an influence on the watercourse, the width of which includes the area up to 30 metres from each edge of a bank of a watercourse.

“Riparian Areas Regulation” means the policy directive enacted under Section 12 of the *Fish Protection Act*, SCB 1997 by the Province of British Columbia and entitled Riparian Areas Regulation B.C. Reg. 376/2004.

“Shoreline” means the normal high water mark of tidal waters, a coastal or inland wetland, a standing body of water or flowing water.

“Watercourse” means a creek, pond, lake, river, stream or brook, whether usually containing water or not and any spring or wetland that is integral to a watercourse.

“Wetland” means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal conditions that supports vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a watercourse.

“Wetland Ecosystem” means an ecosystem described as such in the Sensitive Ecosystems Inventory.

15.0 DEVELOPMENT APPROVAL INFORMATION AREA

Preamble

Part of the North Saanich study area as shown on Schedule H is designated as a development approval information area.

Justification

- 1) The natural environment of North Saanich supports an ecosystem of great diversity, including rare species of plants, plant communities and animals. It also supports human habitation. Information is required in order to understand and put in place mitigation strategies to limit or reduce any potential impact that development may have.
- 2) Any new development could increase the traffic flows along any road within North Saanich. Many of the municipal roads are designed for limited traffic flows. They do not have curb and gutter or sidewalks. Information is required in order to understand the potential impact that increased traffic generated by new development may have upon transportation patterns including traffic flows.
- 3) New development may affect the provision of fire and police protection in North Saanich. The District is served by a Volunteer Fire Department. Policing is contracted to the RCMP whose local office is physically sited in the Town of Sidney. As development could have a significant impact on these resources and increase the cost to the District for providing the service, information is required on the possible impact that development may have upon the provision of these two services.
- 4) Given the topography and the rich biodiversity of North Saanich, the Plan area has numerous environmentally sensitive features that require a thorough analysis prior to development taking place. This also includes an analysis of any liquid waste systems to ensure that there is no adverse effect on human health or the natural environment.

Objectives and Policies

- 1) To acquire additional information in order to assess any impact of potential development, information relating to the following is required whenever an application is made for either a zoning change or a development permit:
 - a) The natural environment;
 - b) Transportation patterns including traffic flows;
 - c) The provision of community services;
 - d) Public facilities, including schools and parks; and
 - e) The local infrastructure, which includes water service, sewage disposal and other utilities.

Official Community Plan – Schedule “A”

- 2) To ensure that any new development incurs any costs associated with any upgrades or servicing requirements.
- 3) In recognition of North Saanich being a rural community with significant agricultural uses, for any development of non-farm uses and subdivision within the ALR or any developments within 300 metres of ALR lands an assessment of the likely impact of the development on surrounding agricultural uses including a report prepared by a professional Agrologist, may be required.

16.0 REGIONAL CONTEXT STATEMENT

16.1 Background

Section 866 of the *Local Government Act* requires that upon adoption of a regional growth strategy, each municipality affected by the Regional Growth Strategy must include a Regional Context Statement (RCS) in its OCP. The RCS is a legally binding statement that identifies how the OCP is compatible with and supports the intent of the Regional Growth Strategy. Where applicable, it must also discuss how the OCP will be made consistent with the regional growth strategy over time.

The Capital Regional District adopted its Regional Growth Strategy in August 2003. This document established eight strategic directions for the region under the following sub-headings:

Managing and Balancing Growth

1. Keep urban settlement compact.
2. Protect the integrity of rural communities.

Environment and Resources

3. Protect regional green and blue spaces.
4. Manage natural resources and the environment sustainably.

Housing and Community

5. Build complete communities.
6. Improve housing affordability.

Transportation

7. Increase transportation choice.

Economic Development

8. Strengthen the regional economy.

Associated with the Regional Growth Strategy are seven land use policy areas:

1. Capital Green Lands Policy Area,
2. Renewable Resource Lands Policy Area,
3. Regional Urban Containment and Servicing Policy Area,
4. Unprotected Green Space Policy Area,
5. Rural/Rural Residential Policy Area,
6. Victoria International Airport Special Policy Area, and
7. Metropolitan Core and Major Centres.

16.2 Regional Context Statement

The District of North Saanich was incorporated in 1965 and has had an Official Community Plan since 1977. When the Regional Growth Strategy was adopted in 2003, District of North Saanich Bylaw # 874, an Official Community Plan finalized in 1998, was in effect. Rather than amend Bylaw #874, Council decided to incorporate its Regional Context Statement (RCS) into this Plan. By taking this approach, the District has been able to prepare an OCP cognizant of the strategic directions established in the RGS.

16.2.1 Keep urban settlement compact

The District of North Saanich is located entirely outside the boundaries of the Regional Urban Containment and Servicing Policy Area (as designated on Map 3 of the RGS. Approximately one-third of the District’s total area is comprised of lands within the ALR. Most of the ALR lands are designated as Agricultural in the OCP and are identified as Renewable Resource Lands Policy Areas in the RGS. These lands are considered to be a “Rural Protection Area”. Non-agricultural commercial uses within the Rural Protection Area are not supported. The District will not extend services to these areas other than for health reasons.

For lands designated as Rural/Residential on Map 3 of the RGS, modest and slow growth is anticipated and planned for in the OCP. Residential development will consist primarily of single family residential infill and the orderly development of areas already zoned for residential use. There will be limited, small scale commercial development associated with the existing marinas and in the vicinity of existing commercial nodes. Home based businesses and commercial activities related to farming, such as road side stands and nurseries are supported. Any industrial development will be directed towards the Victoria International Airport Special Policy Area or the MacDonald Park Road Industrial Area.

Certain parts of North Saanich already identified for residential, commercial and industrial uses are recognized as the North Saanich Servicing Area. The North Saanich Servicing Area is shown in Figure 2. Any change to the boundary of the North Saanich Servicing Area will require the approval of the CRD Board through the acceptance of a revised regional context statement.

Consistent with the goals of the RGS, the District will not further extend water or sewer services outside of the North Saanich Servicing Area, except to address pressing public health and environmental issues, to provide fire suppression, or to service agriculture. The District may expand water or sewer services within the North Saanich Servicing Area. However, in keeping with Action 1.1 (5) of the RGS, services will not be expanded to encourage growth beyond the limits designated in the 1998 OCP (District of North Saanich Bylaw #874).

16.2.2 Protect the integrity of rural communities

Support of agricultural activities and rural land uses is a primary goal of the Plan. Considerable effort has gone into drafting policy statements designed to protect the rural nature of North Saanich. These policies are aimed at retaining the land base for current and potential agriculture, ensuring that the agricultural potential of farmland is not diminished by the location of services or community facilities, and reducing potential conflicts with non-farm uses. Maintaining the agricultural viability of lands in the Rural Protection Area is important as it provides for local food security and economic diversity. It also preserves the valuable rural landscapes found throughout the community.

The Capital Green Lands within the District are designated as Parks on Schedule B of the Plan, affording these lands long term protection consistent with the objectives of the Regional Growth Strategy. Also contained in the Plan are policy statements intended to buffer these Capital Green Lands through the acquisition of surrounding lands.

Provision is made for density bonusing in exchange for dedication of additional green space. Proposals for any type of residential development will be directed towards areas already designated as Residential. The minimum density of one lot per four hectares prescribed for lands designated as Rural limits subdivision potential. On Agricultural lands, only subdivision for agricultural purposes or pursuant to section 946 of the *Local Government Act* will be considered.

16.2.3 Protect regional green and blue spaces

Many natural features have been protected through large tracts of parkland and the establishment of Development Permit Areas, which establish policies and guidelines for protection of environmentally sensitive areas including key water resources, waterfowl habitat and other special environmental areas.

16.2.4 Manage natural resources and the environment sustainably

In the OCP, and in many other strategic planning documents, the District is placing increasing emphasis on the integration of best management practices into the day to day management of the District. The concept of sustainability is evident in the Plan. Application of this concept will be expanded over time as the District inventories its natural resources and develops methodologies that encourage long-term sustainability. The Plan places particular emphasis on environmentally sensitive areas, and includes policy statements related to drainage and stormwater management .

16.2.5 Build complete communities

This strategic direction only applies to lands within the Regional Urban Containment and Servicing Policy Area (RUCSPA). The downtown core of Sidney, which is designated as a Major Centre, offers the variety of housing, employment, schools, shopping, recreation, parks and green spaces essential to a complete community. Sidney serves

as the Major Centre for the District of North Saanich and the policies in the OCP recognize this relationship between the two communities.

16.2.6 Improve housing affordability

A goal of the Plan is to ensure that over the long-term, residential development in the community will retain the character of current neighbourhoods while responding to the need for seniors’ and affordable family housing. The District is committed to conducting a detailed analysis of its housing needs and preparing a strategy to address those needs.

16.2.7 Increase transportation choice

OCP policies on transportation are intended to balance transportation needs. A system of roads (arterial, collector and local) and pathways (bicycle and pedestrian) will provide efficient linkage between residential areas and the Patricia Bay Highway while remaining sensitive to the environment and rural community values.

The Plan recognizes the regional importance of the Lochside Trail, and of cycling as a means of transportation. Schedule D shows a number of linkages for existing and proposed bicycle lanes and bicycle pathways throughout the District.

Schedule C shows that the District has begun to develop a comprehensive network of pedestrian walkways and trails with links to the Lochside Trail recognizing the importance of walking as a form of transportation and recreation.

16.2.8 Strengthen the regional economy

With both the Victoria International Airport and the Swartz Bay Ferry Terminal located within the boundaries of the District, North Saanich is home to two of the major transportation links for the region. The Plan supports both of these transportation facilities and recognizes their importance to the regional economy.

Land based commercial activities that blend well with the rural nature of the community are supported by the Plan. Examples of these types of activities include home-based businesses, small professional offices, neighbourhood convenience shopping, hospitality services including restaurants, and permitted farm uses such as agri-tourism, wineries, and the sale of local produce.

17.0 PERFORMANCE MEASURES

This section will attempt to provide a means by which to measure the success of the Official Community Plan in terms of the objectives and policies of this Plan. The land use inventory statistics will outline the amount of land within the Plan area devoted to residential, recreational (parks), community use, roads, agricultural, commercial and industrial activities.

The current amount of land within the Plan area is 3239 hectares (8000 acres), broken down as follows:

- A. General Residential Area** (See Schedule B for the approximate location of the general residential area). The current amount of land designated for General Residential use is approximately 655 hectares (1620 acres), or 20 percent of the Plan area.
- B. Country Residential Area** (See Schedule B for the approximate location of the country residential area). The current amount of land designated for Country Residential use is approximately 545 hectares (1350 acres), or 17 percent of the Plan area.
- C. Multi-family Residential Area** (See Schedule B for the approximate location of the multi-family residential area). The current amount of land designated for Multi-family Residential use is approximately 24 hectares (60 acres), or 0.7 percent of the Plan area.
- D. Rural Area** (See Schedule B for the approximate location of the rural area). The current amount of land designated for Rural use is approximately 68 hectares (170 acres), or 2.1 percent of the Plan area.
- E. Agricultural Area** (See Schedule B for the approximate location of the agricultural area). The current amount of land designated as ALR is approximately 1167 hectares (2880 acres), or 36 percent of the Plan area. With the inclusion of ALR land located on land designated as Rural (58 hectares (143 acres) and at the airport (59 hectares (146 acres) there is a total of 1284 hectares (3173 acres).
- F. Park** (See Schedule B for the approximate location of the existing park and open space areas). The current amount of land designated for Park use is approximately 242 hectares (600 acres), or 7.5 percent of the Plan area.
- G. Marine Area** (See Schedule B for the approximate location of the marine conservation area). The current amount of the plan area designated as Marine area is approximately 1023 hectares (2350 acres).
- H. Commercial Area** (See Schedule B for the approximate location of the commercial area). The current amount of land designated for Commercial use is approximately 117 hectares (290 acres), or 3.6 percent of the Plan area.

- I. **Industrial Area** (See Schedule B for the approximate location of the industrial area). The current amount of land designated for Industrial use is approximately 3.3 hectares (8 acres), or 0.1 percent of the Plan area.
- J. **Community Use Area** (See Schedule B for the approximate location of the Community use areas). The current amount of land designated as Community use area is 44 hectares (109 acres), or 1.4 percent of the Plan area.
- K. **Roads**
The current amount of land used for roads is 346 hectares (855 acres), or 10.7 percent of the Plan area.

Notes:

1. *When calculating land use designations, land within the ALR has been added in the Agricultural category only. Some ALR lands are found within other land use designations, such as Rural, but have not been counted there.*
2. *Total land area does not include land within the two First Nations reserves and the Victoria International Airport.*
3. *The buffer strip surrounding Eagle Ridge Estates is designated as Rural and not included in this performance measure.*
4. *In calculating percentages and total area, areas designated as Marine were not included.*
5. *Commercial land use does not include areas designated as Special Development Areas.*

18.0 ADDITIONAL COMMUNITY OBJECTIVES & POLICIES

Preamble

The residents of North Saanich recognize and appreciate the unique qualities of their community. In developing the Official Community Plan, there was a strong desire by the residents to participate in an open and inclusive process that would determine a vision for the community. The goals and objectives of this Plan emerged from the community vision and are included in section 2.0 of this Plan.

While the Official Community Plan can provide guidelines for development of the community and restrictions on development in sensitive areas, the health of the community is also dependent on local residents working collectively to achieve the vision of the community. For that purpose, in addition to the specific planning and land use management policies of the previous sections, this section of the Plan lists the broad objectives of matters that are not necessarily within the regulatory authority of the District (per section 878(2) of the Local Government Act) and objectives and policies which are only peripherally related to the planning and land use management purposes of an official community plan (per section 875 of the Local Government Act).

18.1 Agriculture

- 18.1.1 The District supports a fair system of water pricing for agricultural activities.
- 18.1.2 The District supports a permanent farm advisory commission for the Saanich Peninsula to address farm issues and to implement the following strategic objectives outlined in the "*Agriculture Strategy for the Saanich Peninsula*":
- a) secure an adequate supply of water to farms at a competitive cost;
 - b) increase economic returns to farmers;
 - c) enhance to sustainability of the agricultural land base;
 - d) foster stewardship of farm land which embraces environmental and other community values;
 - e) increase public awareness, education and support for a viable farm community; and
 - f) establish a continuing focal point for farm issues and implementation of the agriculture strategy.
- 18.1.3 The District recognizes and values the contribution that lands in the ALR make towards green and open space in the community

18.2 Parks, Recreation and Open Space

This section is intended to provide general guidance to the District, the Parks Commission and members of the community regarding parks, recreation and open space matters to ensure the sustainability of these important community assets.

Availability

- 18.2.1 The District strives to provide local parks, trails, beach accesses and other outdoor recreation opportunities in locations and sufficient quantities to be available and accessible where possible to all segments of the population.
- 18.2.2 Leasing of land for use as park may be considered where a long-term lease arrangement is feasible.
- 18.2.3 The District should avoid the acquisition of very small parks (less than 0.4 ha in size) except where these provide access to the shoreline, play areas desired by residential neighbourhoods, trails, green belt or protection for ecologically sensitive areas.
- 18.2.4 Trails in new subdivisions should be developed to an appropriate standard as a condition of subdivision approval, and prior to houses being constructed.
- 18.2.5 Wherever possible, trail alignment should be located away from major road rights-of-way and should be located along property boundaries or in dedicated trail corridors within new developments, or adjacent to minor roads.
- 18.2.6 The District does not permit allocation of closed road rights-of-way to adjacent property owners where such property is deemed to be of value to the community.
- 18.2.7 The District supports a Community Greenways Strategy as a means of linking areas of green space.
- 18.2.8 The District supports the efforts of the Capital Regional District in the development and implementation of their various Blue-Green Spaces policies.

Public Involvement

- 18.2.9 The District strives to encourage and facilitate community and other agency involvement in planning, organizing and providing parks and outdoor recreation opportunities.
- 18.2.10 The District should maintain a Parks Commission to assist it in all matters related to parks and outdoor recreation.
- 18.2.11 The District supports an 'Adopt a Park' program in the municipality whereby neighbourhood groups are encouraged to participate in the development and maintenance of a specific park. Trail users and local organizations are encouraged to provide their volunteer efforts in developing, constructing, maintaining and monitoring public trails under staff supervision.
- 18.2.12 Uniform signage should be installed at all local parks, beach accesses and trail entry points as a means of improving community awareness of the park system.

Environmental Protection and Enjoyment

- 18.2.13 The District strives to promote awareness, enjoyment and protection of the natural environment including outstanding vistas, special biological areas, natural drainage channels, historic sites and the shoreline through preservation and enhancement where feasible.
- 18.2.14 The District should select and construct public waterfront accesses each year with the aim of maximizing the recreation potential of the shoreline. Narrow accesses may be developed for pedestrian use only. Steep shoreline accesses may be developed for viewpoints only.
- 18.2.15 The District will endeavour to secure an arrangement with the Institute of Ocean Sciences to enable residents to utilize the Institute's existing boat launch facilities.
- 18.2.16 The District will endeavour to provide locations for the launching of cartop boats.
- 18.2.17 The District recognizes the need to protect sensitive species in specially designated areas where species are subject to degradation or extinction. For environmental protection purposes, the District encourages the public to confine their use of such areas to existing park facilities and trails.
- 18.2.18 Specific areas of the District's parks that become degraded or which contain endangered species may be reclassified as ecologically sensitive areas.

Use

- 18.2.19 The trail system may be extended and developed to provide convenient and interesting non-vehicular links in and between residential areas served by these facilities. Access shall be provided for equestrians, cyclists and persons with disabilities where appropriate.
- 18.2.20 Active and passive recreation functions should be combined within the same park where appropriate. In cases where combined-use parks are planned, they shall be developed to avoid conflict between uses.
- 18.2.21 In planning and developing park areas and trail systems, the District will provide access for people with disabilities where appropriate.

Cooperation

- 18.2.22 The District strives to provide park areas and outdoor recreation opportunities which will complement facilities provided by other government agencies and non-government organizations.

- 18.2.23 Neighbourhood parks should be developed in conjunction with school sites, thereby providing for the joint use of both facilities by the school and the community wherever desirable.
- 18.2.24 The District supports maintaining Parks and Green Spaces located along municipal boundaries in a cooperative and coordinated manner with neighbouring communities.

Parks Plan

- 18.2.25 To maintain the ecological integrity of parks within the community and provide appropriate public access, the District should consider developing a Parks Plan to implement the objectives and policy guidelines of this Plan.

18.3 Transportation

Transportation policies developed in accordance with Section 877 of the Local Government Act have been included in section 11.0 of this Plan. However, the District may wish to consider developing a Transportation Plan, which could incorporate the detailed requirements and guidelines that cannot be accommodated in this Official Community Plan, including the following objectives:

- To balance transportation needs by a system of roads (arterial, collector and local) and pathways (bicycle and pedestrian) that provide efficient linkage between residential areas and the Patricia Bay Highway while remaining sensitive to the environment and rural community values.
 - To reduce the impact of traffic on local residential areas through suitable road and subdivision design.
 - To minimize disruption of the environment in the planning of future road alignments.
 - To minimize disruption to agricultural uses in the planning of future road alignments and to ensure suitable access for farm vehicles.
 - To encourage transportation by bicycle as a means of reducing vehicular traffic and emissions and promoting a sense of community.
 - To encourage safe bicycling by providing an adequate bicycle network and by supporting education programs especially for children.
 - To encourage public transit as an alternative means of transportation and to support park and ride sites at appropriate locations.
 - To support Regional Transit and Peninsula planning that is consistent with our rural community values.
 - To ensure that any highway upgrading is consistent with our rural community values and minimizes the impact on adjacent neighbourhoods.
- 18.3.1 To reduce the impact of traffic on local residential areas, traffic in residential areas should be minimized by designating and improving appropriate collector roads as shown on Schedule D.

- 18.3.2 Where possible in future subdivisions, direct access from residential lots to arterial roads should be avoided and access should be provided via local frontage roads and collector roads.
- 18.3.3 To encourage public transit as an alternative means of transportation, the municipality will encourage upgraded public transportation services as follows:
- a) improved commuter bus service between North Saanich residential neighbourhoods and downtown Victoria;
 - b) a local bus service through the municipality linking residential areas to major employment centres, public facilities and Sidney commercial area; and
 - c) the development of park and ride sites at appropriate locations.
- 18.3.4 Council supports an ongoing review of the Peninsula Transportation Network Plan to provide detailed planning for future municipal roadways and to determine the impact of Patricia Bay Highway upgrading on the local road system.
- 18.3.5 To encourage transportation by bicycle as a safe means of reducing vehicular traffic and emissions and promoting a sense of community, the District shall facilitate creation of pedestrian and bicycle-friendly neighbourhoods by acquiring necessary rights-of-way for bikeways, footpaths and trails.
- 18.3.6 The District should develop a long-term Transportation Plan in accordance with the objectives and policy guidelines in this Plan.

18.4 Water and Waste Management

In compliance with Section 877(1)(e) of the Local Government Act, the phasing of services has been identified in section 11.0 of this Plan and is illustrated on Schedule E.

The District obtains its water from two sources: (1) groundwater from private wells, and (2) piped water purchased from the Capital Regional District Water Department by the Saanich Peninsula Water Commission and transmitted to the municipality. Some residential users rely on groundwater and many agricultural users rely on a combination of groundwater, piped water and surface water to meet their irrigation needs.

This section is intended to provide general guidance to the District and members of the community regarding water and waste management.

Water

- 18.4.1 The District strives to provide municipal services in a manner that reflects the rural character of the community while addressing the needs of the community with respect to water supply, sewage disposal and drainage in a safe and efficient manner.

- 18.4.2 The District strives to provide an acceptable standard of water supply for domestic consumption, agriculture and fire protection.
- 18.4.3 The District strives to minimize costly public expenditures when constructing or expanding the water system.
- 18.4.4 The District strives to preserve the quality and integrity of groundwater aquifers to maintain continued viability of these supplies.
- 18.4.5 The use of groundwater resources for irrigation and agriculture may be supported.
- 18.4.6 Community services should not be provided to islands adjacent to municipal boundaries.
- 18.4.7 The District promotes water conservation by measures such as:
- a) encouraging the use of flow restrictors and low flush toilets in new buildings and renovations;
 - b) using dugouts to capture storm water for irrigation; and
 - c) reusing treated sewage effluent.

Sewage Disposal and Treatment

- 18.4.8 The District may consider expansion of the Unified Sewage Treatment Plant collection system only to address septic field failures, not to encourage increased densities or smaller lot sizes.
- 18.4.9 The District encourages beneficial use of treated sewage effluent and bio-solids.
- 18.4.10 The District encourages regular maintenance and upgrading of on-site disposal systems so that health or environmental impacts on ground and surface water are minimized.
- 18.4.11 Municipal Sewage Collection Systems should not be provided for areas designated as *Agricultural, Rural and Country Residential* except where it is necessary to locate a sanitary sewer utility corridor across such designated lands. In such cases only one connection to the sanitary sewer system per property shall be permitted. Low-density development is preferred in these areas to ensure compatibility with on-site sewage disposal.
- 18.4.12 To eliminate maintenance costs which might otherwise accrue to the District, a package sewage treatment plant servicing more than one property should be installed within the boundaries of a subdivision. Package plants should have no environmental or visual impact on neighbouring properties.
- 18.4.13 Sewage works will, where practical, be constructed and operated on a user-pay basis.

- 18.4.14 The District encourages consideration of alternative technologies in sewage treatment.
- 18.4.15 The District will fulfill the commitments set out in the Saanich Peninsula Liquid Waste Management Plan.
- 18.4.16 The District intends to examine the feasibility of instituting an inspection and monitoring program to ensure that on-site systems are properly maintained.

Solid Waste Management

- 18.4.17 Refuse will continue to be collected by the private sector and delivered to the Capital Regional District operated Hartland Road Landfill, but the District strives to reduce the volume of solid waste collected from the District's residents for landfill disposal.
- 18.4.18 The District supports reduction, reuse and recycling initiatives and composting as alternatives to backyard burning and disposal in landfills.

Drainage and Stormwater Management

- 18.4.19 The District's drainage system consists mainly of open ditches along road rights-of-way and natural drainage courses. Retaining ditches is one way to maintain the rural character of the municipality. However, in some areas, open ditches may not be appropriate and enclosed storm sewer systems may be required. Therefore, open ditches will continue to be used for drainage where safe and practical.
- 18.4.20 The District strives to control runoff and minimize flooding and erosion damage.
- 18.4.21 The District strives to encourage groundwater recharge where beneficial.
- 18.4.22 The North Saanich Master Drainage Plan will be updated to better determine the need for upgrading the storm drainage system throughout the municipality.
- 18.4.23 The Storm Water Quality and Surface Water Resources Program commitments in the Saanich Peninsula Liquid Waste Management Plan will be followed.
- 18.4.24 The District will ensure that it has the necessary Bylaws in place to regulate the use of ditches and drains so that the environment is protected, as its statutory authority permits.
- 18.4.25 Drainage improvements which are requested by residents and are not safety related will only be considered if supported by the neighbourhood through a Local Area Service Bylaw which provides for the majority of the costs to be borne by the benefiting property owners, and where it is an integral part of the overall storm drainage system.

18.5 Airport Development

The Victoria International Airport is situated in the central portion of the municipality and is surrounded primarily by agricultural lands to the north and south, urban uses (industry and housing) to the east in the Town of Sidney, and Saanich Inlet to the west. The airport lands are used for the operation of the International Airport, and to accommodate commercial, industrial, agricultural and recreational land uses. Because the airport has a significant impact on the land use and transportation patterns in the community, the District supports development of these lands in a manner compatible with the rural character of the community.

This section is to provide suggestions to the Airport Authority to guide the use and development of the Victoria International Airport lands in a manner compatible with the rural character of the District, and to recommend that due consideration be given to environmental, social, transportation, drainage, groundwater, financial and servicing related issues in conjunction with airport development.

In 2000, a Land Use Plan was prepared for the Victoria Airport Authority, the agency responsible for managing the airport. A copy of the Land Use Plan is attached (Figure 3) **for information only**. Along with the Town of Sidney and the Airport Authority, the District is party to a Memorandum of Understanding on Land Use and Development which is based on this Land Use Plan. The Memorandum establishes a consultation process and specifies the uses that can be developed on airport lands. If a current non-conforming land use is discontinued for a continuous period of six months, any subsequent use of the land, building or structure becomes subject to the Memorandum. Short-term, non-conforming uses may be considered on a case by case basis.

While the District of North Saanich has no direct jurisdiction over federally managed property, the District acts as a referral agency and can outline what the District considers to be desirable development of the airport lands. The following shall direct the District of North Saanich in any discussions with the Airport Authority.

- 18.5.1 Airside and groundside commercial development in the North (Mills Road) and East (Canora Road) camps are supported. Airside and groundside development are defined as follows:

Airside Commercial

means a commercial business on Airport lands that functions in a support capacity to the airside operations at the Airport and that requires direct access to the airfield, and may include such activities as aircraft maintenance, storage, servicing and manufacturing, and cargo operations.

Groundside Commercial

means a commercial business on Airport lands that may or may not be related to the airside operations at the Airport and that does not require direct access to the airfield.

- 18.5.2 The following uses of airport lands should not be encouraged:
- a) commercial uses such as retail stores (other than a convenience store) and shopping centres; and
 - b) residential uses.
- 18.5.3 The District supports the use of Airport lands for outdoor recreation uses, apart from golf courses on lands within the Agricultural Land Reserve.
- 18.5.4 The District supports a Regional Trail along the periphery of the Airport in the southwest area linking Patricia Bay Park with Cresswell Road.
- 18.5.5 The District supports protection of the environmentally sensitive areas on the Airport lands.
- 18.5.6 The District does not support any commercial or non-agricultural development on land located within the Agricultural Land Reserve except for that which meets the rural philosophy of North Saanich and is approved by the Agricultural Land Commission.
- 18.5.7 The District does not support the development of a recreational vehicle park on Airport lands.
- 18.5.8 The District does not support changing uses of the areas zoned for Agriculture or Recreation without consideration for greenway objectives such as:
- a) ecologically sensitive areas;
 - b) green space; and
 - c) visual features.
- 18.5.9 The District recognizes Hospital Hill, the area south of Willington Road, Reay Creek and the area north of Mills Road as potential greenway links and would support a future Stewardship Agreement for protection of these areas.
- 18.5.10 All Airport development which falls within the District boundaries shall meet the standards and requirements mutually agreed upon by the Authority and the District.

18.6 Heritage

Residents of the District recognize that there are several sites of significant heritage value within their community. Additionally, trees with some heritage or conservation value have been identified on Schedule F.

Three heritage sites have been officially designated as such within the District: Holy Trinity Church, Nymph Point and the Western Red-Cedar in Lillian Hoffar Park. These sites are shown on Schedule F.

- 18.6.1 The District wishes to facilitate the protection of heritage sites located within the District and has established a Heritage Advisory Commission whose mandate is to work towards heritage preservation through identification of heritage resources, and to respond to referrals from Council on heritage issues.

- 18.6.2 The District supports heritage conservation in accordance with Part 27 of the *Local Government Act*.