DISTRICT OF NORTH SAANICH

B Y L A W N O. 1587

THE COUNCIL OF THE DISTRICT OF NORTH SAANICH, in open meeting assembled, enacts as follows:

1. That the document entitled "District of North Saanich Official Community Plan", being Schedules A through G, and associated maps, figures and tables, attached hereto and forming part of this Bylaw, is hereby designated as the Official Community Plan for all the area within the District of North Saanich, as depicted on Schedule A.
2. That the District of North Saanich Official Community Plan Bylaw No. 1130, 2007 be repealed and replaced with the District of North Saanich Official Community Plan Bylaw No. 1587 (2025).

CITATION

3. This Bylaw may be known and cited for all purposes as "North Saanich Official Community Plan Bylaw No. 1587 (2025)".

READ A FIRST TIME the 26th day of May, 2025

READ A SECOND TIME the 16th day of June, 2025

PUBLIC HEARING HELD ON the 14th day of July, 2025

READ A THIRD TIME the 14th day of July, 2025

FINALLY ADOPTED the 14th day of July, 2025

MAYOR

CORPORATE OFFICER

District of North Saanich

OFFICIAL
COMMUNITY PLAN

James MacDDonald, Victoria Rising

north saanich

TABLE OF CONTENTS

DEFINITIONS 6

1. INTRODUCTION AND CONTEXT **14**

1.1 Acknowledgements 14

1.2 Purpose of the Official Community Plan 14

1.3 Legislative Authority 15

1.4 Reconciliation 16

1.5 Community Context/Snapshot 16

1.6 Planning Area and Time Frame 18

1.7 Severability 18

2.0 REGIONAL CONTEXT STATEMENT 20

2.1 Managing and Balancing Growth 22

2.2 Environment and Infrastructure 25

2.3 Housing and Community 27

2.4 Transportation 29

2.5 Economic Development 30

2.6 Food Systems 31

2.7 Climate Action 32

3. VISION, GOALS AND OBJECTIVES 35

3.1 Vision Statement 35

3.2 Sustainability Framework 36

3.3 Goals of the OCP 39
3.4 Objectives of the OCP 41
4. LAND USE 43
4.1 Land Use Designations 45
5. FOCUS AREAS 50
5.1 ENVIRONMENT AND CLIMATE CHANGE 50
5.2 GENERAL DEVELOPMENT POLICIES 55
5.3 AGRICULTURE 60
5.4 RESIDENTIAL 64
5.5 COMMERCIAL AND INDUSTRIAL DEVELOPMENT 72
5.6 PARKS, RECREATION, and CULTURE 76
5.7 OTHER LAND USES 80
5.8 INFRASTRUCTURE 82
5.9 MARINE & FRESHWATER 89
5.10 DEVELOPMENT PERMIT AREAS 95
5.10.1 DPA General Guidelines 97
5.10.2 DPA.1: Marine Uplands and Foreshore 98
5.10.3 DPA.2: Creeks, Wetlands, Riparian Areas and Significant Water Resources 105
5.10.4 DPA.3: Sensitive Ecosystems 111
5.10.5 DPA.4: Steep Slopes 114
5.10.6 DPA.5: Commercial, Industrial and Multi-Family 117
5.11 DEVELOPMENT APPROVAL INFORMATION AREA 125
6. IMPLEMENTATION 128

6.1 Priority Actions & Progress Monitoring 128

APPENDIX, SCHEDULES & MAPS 135

Appendix A: OCP Objectives 136

Schedule A: Municipal Boundary 139

Schedule B: Land Use Designations 140

Schedule C: Community Amenities, Green Space and Other Public Facilities 141

Schedule D: Transportation Network 142

Schedule E: Municipal Services 143

Schedule F: Agricultural Land Reserve 144

Schedule G: Environmentally Sensitive Areas 145

DPA 1: Marine Uplands and Foreshore 146

DPA 2: Creeks, Wetlands, Riparian Areas and Significant Water Resources 147

DPA 3: Sensitive Ecosystems 148

DPA 4: Steep Slopes 149

DPA 5: Commercial, Industrial & Multi-Family 150

DEFINITIONS

Accessory Residential Dwelling - means a self-contained dwelling unit accessory to the principal dwelling unit but on the same lot. Common unit typologies for accessory residential dwellings include secondary suites, cottages, or carriage houses.

Affordable housing – housing that costs less than 30% of before tax household income, suitable for the income levels of low to moderate income households.

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.

Agricultural Land Reserve (ALR) - a provincially regulated land use zone where agriculture is the primary use, protected under the Agricultural Land Commission Act.

Ancillary Agricultural Uses - permitted non-farm uses as outlined in Part 3 of the Agricultural Land Reserve Use Regulation.

Bare Land Strata - or "strata subdivisions" is where the land is divided into separate units, called strata lots. This allows for individual ownership of a strata lot. All the strata lot owners together own the common property as a strata corporation.

Beaches – Class 1, 2, 3 – means the zone on unconsolidated material that extends from the mean low water line and extends upland to the point at which there is a marked change in landform or the establishment of permanent vegetation. The specific classification includes:

Class 1: are the accretion terminals of a drift-sector where material eroded from Class 2 and 3 beaches is deposited. Class 1 beaches remain dry and walkable at high tide and have a large backshore berm permitting ease of public access and use. There are no Class 1 accretion beaches in the District of North Saanich.

Class 2: are marginal erosion beaches located at the base of coastal bluffs or cliffs from which sand and gravel is eroded providing a secondary source of beach material for accretion on Class 1 beaches further along the drift-sector. Class 2 beaches are largely submerged at high tide with only a limited amount of walkable dry backshore under such conditions.

Class 3: are erosional beaches located at the base of coastal bluffs or cliffs from which sand and gravel is provided for accretion of Class 1 beaches further along

the drift-sector. Class 3 beaches are totally submerged at high tide with no dry backshore berm.

Biodiversity - means the variability of life (plant and animal) within a measured area and can include genetic, species, ecosystem, and phylogenetic diversity.

Bulk heading - shore parallel structure designed to protect resources behind them from the impacts of wave energy and associated erosion and are often rock-filled timber cribs and gabion, steel, or concrete.

Carriage house - a self-contained accessory residential dwelling unit that is located on an upper floor above an accessory use (like a garage).

Circular Economy - means a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing, and recycling existing materials and products as long as possible for the purpose of extending the life cycle of products and reducing waste.

Climate Change - long-term changes in weather patterns, including temperature and precipitation, driven largely by human-caused greenhouse gas emissions.

Colonization - the process by which one nation asserts and establishes its domination and control over another nation's land, people, and culture.

Community Wildfire Protection Plan (CWPP) - a local plan that identifies wildfire risks and outlines actions to reduce wildfire impacts on people, property, and the environment.

Community uses/amenities - elements of a community such as community halls, local shops, and meeting places that enhance community health, social interaction and maintaining a strong sense of community.

Connectivity – refers to the state or extent of being connected or interconnected and may be used in reference to community, transportation/access, and habitat.

Cottage - a detached, self-contained accessory residential dwelling unit.

Decolonization/decolonized - an active process of freeing an entity or sphere of activity from the cultural and social effects of colonization.

Density - the intensity of land use, measured in dwelling units per hectare. May refer to gross density (including roads and open space) or net density (residential land only). Floor Area Ratio (FAR) measures building size relative to lot area.

Detached - when applied to accessory residential dwelling means in a separate building from the principal dwelling unit situated on the same lot.

Development - any activity that changes the use, character, or condition of land or buildings, including construction, subdivision, vegetation removal, or site alteration. This includes activities requiring a development permit under section 489 of the Local Government Act.

Ecological Integrity / Sustainability – a state by which the condition of the environment is maintained and improved such that the native components (including natural processes) that are determined to be characteristic of its natural region are preserved in a healthy balance.

Equity/Equitable - refers to fairness and justice and recognizes that we do not all start from the same places and must make appropriate adjustments to account for these discrepancies.

Farm Use -

a) means an occupation or use of agricultural land for:

i. farming land, plants, mushrooms, truffles or animals,

ii. a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*, or

iii. a purpose designated as a farm use by regulation, and

b) does not include a residential use or a soil or fill use.

Floor Area Ratio - is a common method for calculating development density and means the figure obtained when the gross floor area of all buildings on a lot is divided by the area of the lot. Commonly stated in decimal format (i.e., 1.0 FAR = 1:1 ratio of site area to maximum floor area).

Food Security – refers to the community's access to sufficient, safe, and nutritious food that meets dietary needs and food preferences for an active and healthy life.

Frequent Transit - means public transportation that is convenient, reliable, and frequent and is served at least every 15 minutes, on average, between the hours of 7:00 a.m. and 7:00 p.m. Monday to Friday and 10:00 a.m. and 6:00 p.m. on Saturday.

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.

Growth Management - a strategy to guide where and how the community grows, ensuring efficient use of land, infrastructure, and resources while protecting rural and natural areas.

Hazard - (for the purpose of defining for the land use designation section) - a natural or human-made condition that could pose a threat to the safety, health, or well-being

to people or property and includes hazards such as sea level rise, seasonal flooding, and land/rock slides.

Heritage Conservation - the protection and stewardship of buildings, sites, and landscapes with historic, cultural, or architectural value.

Holistic (approach) - means a way of thinking that is concerned with complete systems rather than the analysis of individual components.

House conversion – means a modification to an existing house to establish additional dwelling units within the existing structure.

Invasive Species - plants, animals, or organisms not native to the area that harm ecosystems, biodiversity, or local economies.

Natural Assets – means natural resources, ecosystems, and habitats that provide value to the community. Examples include wetlands which can be utilized to store and filter water and trees which can moderate ground-level temperatures, among many other examples.

Official Community Plan (OCP) - a long-term policy plan adopted under the Local Government Act that guides land use, infrastructure, housing, and environmental decisions based on community priorities.

Pocket Beach – means a sand and/or gravel beach along which no lateral drift of beach material takes place because it is contained between two headlands. The Pocket Beach is formed by the onshore and offshore movement of material.

Quantitative – refers to the use of numerical data in analyzing issues and identifying solutions.

RCS – Regional Context Statement

RGS – Regional Growth Strategy

Regenerative Agriculture – is a farming philosophy and set of practices which place soil and ecosystem health at the foundation. It is rooted in an understanding of the profound interconnected relationship between all living things.

Rapid transit – means public transportation that is very frequent, stops less often than other transit services, may operate on exclusive or semi-exclusive rights-of-way and is served at least 15 minutes, on average, between the hours of 7:00 a.m. and 7:00 p.m. Monday to Friday and 10:00 a.m. and 6:00 p.m. on Saturday and Sunday.

Reconciliation – a process of building respectful relationships between Indigenous and non-Indigenous peoples by recognizing Indigenous rights, history, and governance. This includes alignment with the Declaration on the Rights of

Indigenous Peoples Act (DRIPA) and support for self-determination and cultural continuity.

Seawall - shore parallel structures that provides a physical barrier designed to protect areas behind them from the impacts of wave energy and associated erosion.

Secondary suite – means an accessory residential dwelling located entirely within a single-family residential dwelling and being of an ancillary nature.

Social Inclusivity – is the practice of ensuring that all individuals and groups can be involved in, contribute to, and benefit from the District's programs and decision-making processes.

Traditional Ecological Knowledge - means the cumulative body of knowledge, practices, and beliefs about the relationship between living beings and their environment, passed down through generations via oral traditions and deeply rooted in cultural and spiritual practices of the local indigenous peoples.

Transportation Demand Management (TDM) - increases the efficiency of transportation systems, reduces demand, and encourages alternative, less energy intensive transportation methods.

Tree Canopy – means the layer of tree leaves, branches, and stems from all publicly and privately owned deciduous and coniferous trees, forests, and understory within the District which provide measurable coverage of the ground.

Well-being – means a measure of how well life is for an individual or group and typically includes consideration of physical, mental, emotional, and social health factors.

Wildfire Urban Interface (WUI) - areas where homes and other development meet or intermingle with wildland vegetation (e.g., forests or wildlands, increasing wildfire risk).

<u>The following definitions only apply to Section 5.10.</u>

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

Existing vegetation - means native and non-native vegetation.

Fish - means all life stages of salmonids, game fish, and regionally significant fish.

Fish habitat - means water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas.

Foreshore - means those lands between the high and low watermark that is routinely submerged by ocean tides.

Leadership in Energy and Environmental Design (LEED) - 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 (QEP) - 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 Protection Regulation - means the policy directive enacted under Section 12 of the Riparian Areas Protection Act, SBC 1997 by the Province of British Columbia and entitled Riparian Areas Protection Regulation B.C. Reg. 178/2019.

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

Streamside Protection and Enhancement Area (SPEA) - shall have the meaning as adopted in the *Riparian Areas Protection Regulation.*

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.

ZEV – Zero Emission Vehicle

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1 INTRODUCTION & CONTEXT

1. INTRODUCTION AND CONTEXT

1.1 Acknowledgements

The District of North Saanich is located within the traditional territory of the W̱SÁNEĆ people, represented today by W̱ JOŁEŁP (Tsartlip), SȾÁUTW̱ (Tsawout), and W̱SIK̲EM (Tseycum), BOḰEĆEN (Pauquachin), and MÁLEXEŁ (Malahat) First Nations. The WSÁNEĆ people have been here since time immemorial and this is their home.

We would like to thank all community members who shared their ideas and input through all engagement opportunities during the Official Community Plan (OCP) review process including all members of advisory committees appointed by Mayor, the Council Committees, and Indigenous community members.

1.2 Purpose of the Official Community Plan

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

The policies in the OCP provide for an attractive pattern of land use which respects the physical and rural characteristics and limitations of the land base. In addition, the OCP provides for parks, open space and the preservation of valuable natural ecosystems and features.

The OCP is reviewed on a regular basis to keep pace with changing attitudes, lifestyles and economic factors that might affect some aspects of the OCP. This is required every five years.

1.3 Legislative Authority

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

This OCP has been prepared in compliance with the *Local Government Act* which stipulates required content and adoptions procedures. It is not the intention of the District in adopting this OCP to create a conflict with any provincial or federal enactments such as the Riparian Areas Protection Act, Heritage Conservation Act (archaeological), Public Health Act (sewerage systems), Land Title Act, Farm Practice Protection (Right to Farm) Act, and Agricultural Land Commission Act.

1.4 Reconciliation

The District is committed to strengthening the collaborative relationship with Indigenous peoples on the Saanich Peninsula, and working together toward a common vision, and in support of reconciliation and decolonization, as the District makes decisions regarding the land base. In addition, the District is committed to working to support Indigenous stewardship in line with United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and the Declaration of the Rights of Indigenous Peoples Act (DRIPA) including management and restoration efforts on all lands.

United Nations Declaration on the Rights of Indigenous Peoples Act

1.5 Community Context/Snapshot

The District has a unique situation in the region, with a significant amount of agricultural land surrounded by a long coastline. The natural environment is an integral part of and driving force behind the culture, economy, and well-being of the Saanich Peninsula. The varied and scenic natural environment is one of the many features that makes North Saanich such a desirable place to live and it also provides many benefits to the community. The natural environment of North Saanich serves an important role in the region, acting as a key source of food producing lands as well as providing a large tree canopy cover, all of which contributes to the resilience of the region.

The District covers an area of 40.15 km^2 on the north end of the Saanich Peninsula, approximately 25 kilometres north of the City of Victoria. It is bordered by the Salish Sea to the west, north and east, by the District of Central Saanich to the immediate south and it wraps around the Town of Sidney on its east side.

The District neighbours the Tseycum First Nation and Pauquachin First Nation reserve lands. It is also home to significant areas of land under federal jurisdiction, like the Victoria International Airport, and provincial jurisdiction, like the Swartz Bay Ferry Terminal. Its many coastal-focused neighbourhoods (Ardmore, Deep Cove, Curteis Point, Cloake Hill/Green Park, Dean Park, and the Southeast Quadrant) surround an agriculturally rich interior, protected by the Provincial Agricultural Land Reserve (ALR). It has two of the major transportation centres of the region, in the Swartz Bay ferry terminal and the airport. The highway on the east side of North Saanich and the public transportation that runs on it provides connectivity to other parts of the region. Much of the municipality is on septic service but some areas are connected to sewage service, the North Saanich Servicing Area (NSSA). Neighbouring municipalities of Sidney and Central Saanich generally serve as the commercial centres for North Saanich. Given this context, collaboration with neighbours on vision and issues is key to the District reaching its goals.

Like many municipalities in BC, climate change, housing affordability and rising costs of replacing municipal infrastructure are key challenges facing the District, and they also come with interesting opportunities for innovation and collaboration.

The need, from a social and economic standpoint, to take urgent action together to reduce the impacts of climate change is clear. The Intergovernmental Panel on Climate Change has provided the latest scientific consensus that we are in 'code red for humanity' on climate change. Local governments are key to climate action. According to the Federation of Canadian Municipalities, cities account for roughly half of all greenhouse gas (GHG) emissions in Canada, through transportation and the energy used to heat, cool and light homes and buildings. Rural municipalities like North Saanich also can support climate resiliency by protecting local food producing lands and its carbon sinks, such as through the protection of tree canopy.

1.6 Planning Area and Time Frame

The area included in the OCP encompasses all land within the District boundaries as outlined on Schedule A (Municipal Boundary). The OCP area includes foreshore and marine areas that extend up to 300 metres into the Salish Sea (Saanich Inlet, Satellite Channel, and Haro Strait) from the natural boundary of land. Housing and development demand for a 20-year (2025-2045) period have been accounted for in this OCP as per provincial legislative requirements. More information about housing demand can be found in the Housing Targets Section of the OCP. As a requirement of the provincial legislation, the District is required to update the OCP every five years to ensure that housing demands are proactively addressed.

1.7 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 OCP without affecting the validity of the OCP or any portions of the OCP or remaining sections, subsections, paragraphs, schedules, figures, or maps.

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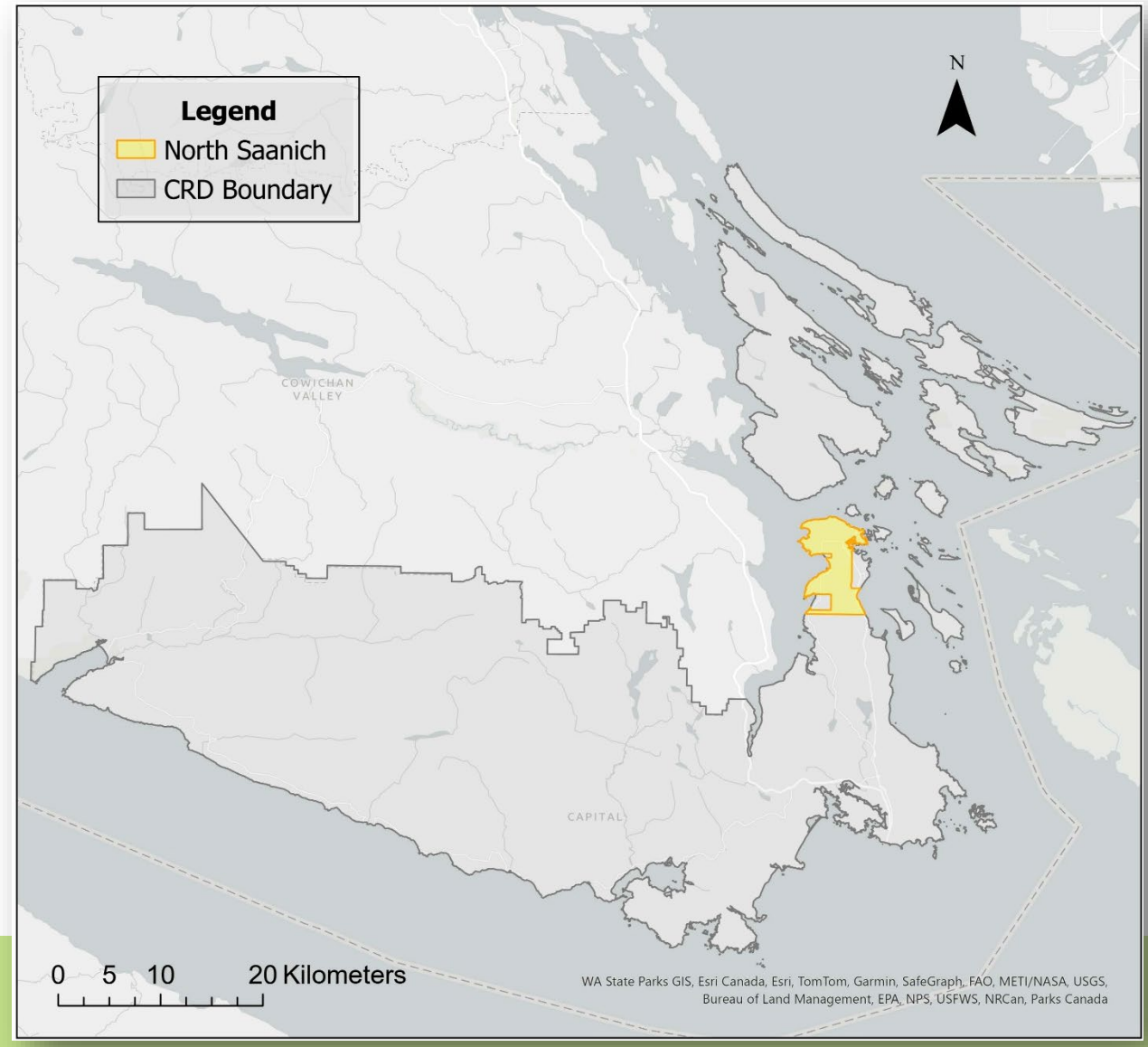
2 REGIONAL CONTEXT STATEMENT



2.0 REGIONAL CONTEXT STATEMENT

Sections 446 to 449 of the *Local Government Act* establish the requirements for the preparation, acceptance, and settlement of a regional context statement.

A municipal OCP must include a regional context statement (RCS). A municipal council must submit a regional context statement for Capital Regional District (CRD) Board approval within two years of Regional Growth Strategy (RGS) adoption. A regional context statement must identify the relationship between the OCP and the RGS, and if applicable, how the OCP is to be made consistent with the RGS over time.

A council must:

a) submit a proposed regional context statement for CRD Board acceptance;

b) submit any amendments to the regional context statement for CRD Board acceptance; and

c) review the regional context statement at least once every 5 years and if no amendments are proposed, submit the statement for its continued acceptance.

A RGS is a strategic plan that directs long-term planning for municipal OCPs. The CRD's RGS Bylaw No. 4017 (Attachment 1) sets out a 20-year vision for the future of the capital region, guiding decisions on regional issues such as transportation, population growth, and settlement patterns. The RGS promotes the long-term livability of the region with policy intended to enhance social, economic, and environmental performance.

The strategy was co-created by the Juan de Fuca Electoral Area and the thirteen municipalities (Colwood, Central Saanich, Esquimalt, Highlands, Langford, Metchosin, North Saanich, Oak Bay, Saanich, Sidney, Sooke, Victoria, and View Royal) with input from citizens, First Nations, school district boards, community stakeholders, and other provincial and federal agencies. All affected local governments must accept the RGS before the CRD Board can adopt it as a bylaw in accordance with Part 13 of the Local Government Act.

The RGS sets out a long-term vision that will guide growth and change toward common objectives as follows:

a) Significantly reduce community-based greenhouse gas emissions;
b) Keep urban settlement compact;
c) Protect the integrity of rural communities;
d) Protect, conserve, and manage ecosystem health;
e) Deliver services consistent with RGS objectives;
f) Create safe and complete communities;
g) Improve housing affordability;
h) Increase transportation choice;
i) Strengthen the regional economy; and,
j) Foster a resilient food and agriculture system.

These ten objectives are underpinned by supporting policies, targets, and indicators. One of the key objectives of the RGS is to keep urban settlement compact. A designated Urban Containment Policy Area (UCPA) aims to keep urban areas compact and to keep growth largely contained within its boundaries. Growth outside of the growth boundary is to be kept to 5% or less of the regional total.

The District of North Saanich updated its RCS and adopted the RCS, amending the District's OCP on February 3, 2020. The changes were to reorganize the structure of the RCS to align with the RGS, including new sections on food systems and climate action, strengthened the policy alignment with in-text references, and provided mapping updates for simplification, clarification and to reflect present infrastructure and development.

A RGS is developed in partnership by municipalities and the regional district and provides a framework for guiding decisions on regional issues such as transportation, growth, and settlement patterns.

The role of North Saanich in the region as outlined by the CRD's RGS is to:

a) Maintain working landscapes including agriculture, forestry and outdoor recreation activities that contribute to the region's economy;
b) Avoid the creation of future urban areas through development patterns that complement rural form, density, and character;
c) Minimize impacts to the natural environment and surrounding working landscapes; and

d) Accommodate a slow to moderate rate of growth, contributing to no more than 5% of the region's new residential units[1].

2.1 Managing and Balancing Growth

A key target in the RGS is to accommodate a minimum of 95% of the region's new dwelling units within the UCPA [as designated on Map 3a: Growth Management Concept Plan of the 2018 RGS]. The District remains located entirely outside of the UCPA.

The RGS has **two main policy area designations** that apply to the District, the consistencies are outlined below:

1. **Rural/Rural Residential** Policy Area is intended for lands which are of a form, density, and character to support rural working landscapes. Rural lands are intended to provide a buffer between residential development and agricultural uses and when not within the ALR they are intended to

[1] it is worth noting that the Provincial Housing Targets prescribed by the Provincial Government run counter to this.

accommodate hobby farms, small-scale farm operations and small acreage residential uses within an agricultural setting with a minimum lot size of 4.0 hectares.

Country Residential lands are intended to provide for larger estate lots or smaller acreages with lot sizes ranging from 0.4 hectares to 1 hectare. General Residential lands are for single family residential development with lot sizes ranging from 1400m^2 (~0.33 acres) to 2000m^2 (~0.5 acres).

Policy 5.11.3 requires any development of non-farm uses and/or subdivision within 100 metres of ALR lands to provide confirmation that there will be little to no impact on surrounding agricultural uses including and may include a report prepared by a professional Agrologist.

2. **Renewable Resource Lands Policy Area** includes land within the ALR and Crown forest lands and envisions the long-term use of these lands as renewable resource working landscapes. Agricultural lands include areas with a potential for a wide range of agricultural production and includes lands within the ALR. The minimum lot size is 20 hectares which limits subdivision potential. Most of the ALR lands are designated as Agricultural within the OCP and identified within the Renewable Resource Lands Policy Area.

2.1.1 Keep Urban Settlement Compact

One of the main comments that was heard from the community during the public consultation period was that the rural character and integrity of the community had to be protected. It includes landscape and environment, natural features, such as open spaces, farmland, forests, and ecosystems, as well as the rural built environment, including barns, farmhouses, and agriculture. Rural character includes community and people and the social fabric of the community including the relationships between residents, their shared history, and cultural traditions including First Nations. Character includes economic activity such as traditional and non-traditional agriculture practices, lower density residential development, and lower population densities compared to urban areas. Sense of place for North Saanich refers to the feelings, memories, and personal

meanings that people associate with the Peninsula, an identity, a belonging where people connect with the place where they live, work, and spend their time. Sense of place is influenced by both the physical environment and the human experiences within it, including the visual aspects as well as cultural and historical significance of North Saanich, including the traditions, values, and stories that are passed down through generations.

It is important that the OCP's goals and objectives protect the rural character, agricultural character and the ALR by supporting farming initiatives and working landscapes which is consistent with continued long-term use of renewable resource working landscapes of the Renewable Resource Lands Policy Area within the RGS.

Character is protected through preserved lot sizes and agriculture use of the land, both in ALR and non-ALR areas. OCP policies and objectives that support preserving rural character can be found throughout including in Table A: Land Use Designations including Agriculture, Rural, and Country residential.

The District does not support extensive new commercial or industrial development or intend to play a significant regional role in providing new commercial and industrial services, as these are readily available on the airport lands, in the Town of Sidney and

the District of Central Saanich within the subregional nodes, and nodes which are within the UCPA of the RGS. Any commercial development allowed contemplates accessory multifamily Residential.

2.2 Environment and Infrastructure

2.2.1 Protect, Conserve and Manage Ecosystem Health

The District is committed 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. The District recognizes the use of parks to foster an awareness of the natural environment and the desire to preserve green spaces, blue spaces, and ecologically sensitive areas.

The RGS Capital Green Lands Policy Area applies to ecological reserves, national parks and historic sites, provincial and regional parks, and lands used by municipalities as parks. The RGS Capital Green Lands Policy Area corresponds with the lands designated as Parks within the District's OCP. The regionally significant parks within the District include Horth Hill Regional Park, McDonald Provincial Park, and John Dean Provincial Park.

The OCP establishes policies and guidelines for protection of environmentally sensitive areas including key water resources, waterfowl habitat and other special environmental areas. The OCP has the following objectives regarding environment and climate change:

a) Protect and restore ecosystem integrity and natural habitat connectivity across land uses using best practice nature-based solutions first.

b) Preserve and enhance the tree canopy in the District.

c) Create resiliency to climate changes including sea-level rise and wildfire risk through appropriate development criteria.

d) Deliver energy efficient and zero carbon new and existing buildings that support affordable, energy efficient, zero carbon transportation.

e) Reduce greenhouse gas emissions from community waste.

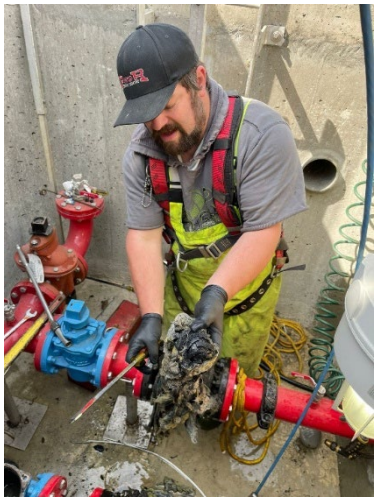
f) Deliver carbon neutral corporate operations.

The OCP proposes a "no-net-loss" tree retention policy that would have to be reflected in changes to the Tree Bylaw. All development within the District must take into account

impact on the natural environment and be designed to prevent pollutants from entering any water system, including surface water runoff channels, aquifers, groundwater areas, wetlands, and the ocean.

The District recognizes that more data is required to create baseline information so that policies can accurately reflect and protect the environment. Baseline studies are required to identify terrestrial and marine ecosystems (such as pocket beaches, wetlands, and riparian areas) in their natural and restored state, including through inventorying and mapping of connectivity corridors (Policy 5.1.1). The District will monitor and report on progress toward ecosystem integrity targets, including ecosystem connectivity corridors for conservation and restoration in concert with neighbouring municipalities (Policy 5.1.2) and work towards a 'net gain' of biodiversity/ecosystem elements. Policy 5.1.3 supports development adhering to the Develop with Care: Environmental Best Management Practices for Urban and Rural Land Development as published by the B.C. Ministry of Environment or any provincial guidelines intended to supersede these guidelines. Policy 5.1.4 requires the protection and preservation of the tree canopy and density of trees within the municipality with associated amendments to the Tree Bylaw, to achieve a no net tree canopy loss target and, 30 percent tree canopy cover in all neighbourhoods.

2.2.2 Manage Regional Infrastructure Services Sustainably



The NSSA includes lands currently being serviced by sewer and those that could be considered to be serviced by sewer. The NSSA includes select residential, commercial, and industrial lots. The District will not further extend sewer services outside of the NSSA, except to address pressing public health concerns, to provide fire safety, or to service agriculture, which is consistent with the RGS or serve Provincial Housing Orders. The District is in the process of developing new Sewer and Water Master Plan and a Water System Master Plan which will inform a new development cost charge bylaw which will allocate costs to new developments regarding infrastructure requirements needed to service the Provincial Housing Order over the next 10 - 20 years. In the meantime, the development community shall be directly responsible for all off-site

and on-site costs for new development in order to prevent the residents of North Saanich from having to shoulder the costs associated with the new housing mandates.

The OCP includes general development policies 5.2.1 - 5.2.23 addressing the following:

a) Green stormwater infrastructure;

b) Sewage disposal systems;

c) New roads, utility corridors;

d) Applicable infrastructure plans, such as the Liquid Waste Management Plan, Active Transportation Plan, Saanich Peninsula Stormwater Bylaw, and Drainage Master Plan.

e) Consistency with all infrastructure planning in the District.

2.3 Housing and Community

2.3.1 Improve Housing Affordability

The Province has mandated a total five-year housing target of 419 units to be met by July 31, 2029, and annual cumulative housing targets. In addition, the District must consider the results of its Housing Needs Report and plan for the creation of 2493 new units over the next 20 years. The housing targets run contrary to the RGS's target to accommodate 95% of the region's new dwelling units within the UCPA, whereas 5% or less of the regional total is intended to be in the Rural/Rural Residential Policy Area.

The District has committed to providing a variety of housing in order to achieve a healthy, sustainable, and affordable community through focusing growth in strategic areas that are served by transit, away from hazards, and near daily needs. North Saanich envisions strategic growth that preserves the rural feel of the municipality, respecting the unique neighborhoods, and that also happens in tandem with supporting infrastructure.

Through policies 5.4.1 - 5.4.23, the District of North Saanich shall support the following:

a) Secondary suites and/or (depending on designation) additional dwelling units.

b) Allowing for flexibility in regulatory bylaws including amenity bonusing, in compliance with Section 482 of the *Local Government Act.*

c) Implementing development financing tools like development cost charges, amenity contribution charges, density bonus as well as inclusive zoning.

d) Partnering with affordable housing societies and supporting affordable housing with funding partners.

e) Ensure housing densities and height are compatible with the surrounding context and built form.

f) Encouraging diversity of housing types and tenure to promote social mix, and to support collaboration between nonprofit and private sector developers to achieve greater affordability.

g) Exploring opportunities to address affordable home ownership, including strata ownership of accessory residential dwellings where appropriate.

h) Supporting accessory residential use in specific commercial and industrial and community/institutional designations.

i) Requiring a component 10-20% of all new multi-family units are affordable residential housing (or equivalent in cash-in-lieu).

j) Requiring a minimum of 5% of any proposed hotel units as staff housing units.

k) Requiring that a minimum of 10% of the total of any proposed bare land or strata single family residential subdivisions are affordable housing lots as defined by the North Saanich which would be enforced through covenants, housing agreements.

2.3.2 Create Safe and Complete Communities

The District has existing engineering data regarding sea level rise and areas identified as at risk of flooding, however policies regarding these areas shall take the form of a separate policy bylaw rather than being implemented through a development permit area in order to address the many issues and intricacies around existing municipal infrastructure, homes as well as future development requirements and construction in order to adhere to RGS policies regarding managing and constructing climate change adaptive and risk adaptive infrastructure and utilities.

This OCP includes a development permit area for lands with slopes exceeding 30% over a minimum 6 metre run to ensure public safety and prevent damage to property and lands considered to exhibit hazardous conditions.

2.4 Transportation

2.4.1 Improve Multi-Modal Connectivity and Mobility

The District of North Saanich has an Active Transportation Plan which is a roadmap for a community to promote and improve walking, cycling, and other human-powered transportation options, aiming to create safer, more accessible, and sustainable transportation networks. The District shall deliver a multi-use transportation system that prioritizes walking, cycling and transit use and is safe, attractive, and reflects the District's rural character. The OCP support use of alternative (not fossil fuel based) energy sources in buildings and transportation.

The District's policies prioritize transportation infrastructure and network upgrades that support a safe, attractive, and connected active transportation network with consideration for vehicle use, agricultural vehicles, including maintaining and implementing the Active Transportation Plan (Schedule D). (Policy 5.8.4).

The District supports upgraded public transportation infrastructure and services to increase ridership including frequent and rapid transit to serve business areas and areas of higher housing density and enable North Saanich access with key destinations in the region (Policy 5.8.5) including exploration of on-demand, service residents can access to their daily needs.

Through Policy 5.8.6, the District encourages residents and businesses to use zero emission vehicles (ZEV) and machines and support ZEV infrastructure. New development shall include alternative transportation infrastructure at a scale appropriate to the density of the development, including but not limited to electric vehicle charging stations; secure bike and e-bike parking; and car-shares.

Policy 5.10.6.4 (d) encourages alternative transportation by implementing separated and convenient pedestrian and cycling facilities throughout the development.

2.5 Economic Development

This OCP supports the Regional Growth Strategy by promoting local agriculture, marine industries, and sustainable tourism. It encourages economic activities that are compatible with the rural character of the community, such as small-scale farming, agri-tourism, and home-based businesses. The plan also emphasizes the importance of protecting agricultural land and supporting local food systems, which aligns with the RGS objective of fostering a resilient food and agriculture system.

North Saanich supports both the agri-food sector, which is composed of operations that produce and sell food commodities as well as other farm activities. The District continues to have the highest average annual farm sale revenues of any municipality on Vancouver Island. There is potential for growth and revitalization in the agri-food sector depending on both macroeconomic and consumer demand factors. There are opportunities for value added, intensive, niche and scaled up production of agri-food products and related agri-tourism and food-related retail business development. Section 5.2 of the OCP outlines policies to support the OCP objective to support the economic viability of agriculture.

North Saanich boasts a thriving boating industry, particularly around Tsehum Harbour and the Saanich Inlet, with the North Saanich Marina serving as a central hub. The area supports a variety of boating activities, including sailing, cruising, and other marine leisure pursuits. Additionally, North Saanich is home to the Sidney North Saanich Yacht Club, a community hub for sailing enthusiasts. In particular, policies 5.5.10-5.5.13 of this OCP support marine-based commercial uses.

Traditional commercial development of retail, business and personal services plays a lesser role in the District's land use pattern. There are several commercial uses that are integrated with marina developments, such as yacht sales and maintenance/repair, marine pubs, and restaurants. Currently, traditional light industrial uses such as warehousing or manufacturing are located on the Airport Lands and are under the control of the Victoria Airport Authority. De Havilland Aircraft of Canada primarily manufactures aircraft and aircraft parts, including components for engines. The company, located at Victoria

International Airport, focuses on aircraft assembly and upgrading, along with supplying parts for older aircraft and components for other manufacturers. The District does not support extensive commercial development or intend to play a significant regional role in providing regional commercial services, as these services are focused in Sidney and Central Saanich. Section 5.5 of this OCP contains policies that address commercial and industrial development.

There has been increased home business activity in North Saanich due to the changing nature of the workplace and information technology as well as increased agri-tourism and short-term rentals.

This OCP supports the following RGS Policies:

1. Collaboratively build on the region's economic, environmental, and quality of life advantages to position the region as a highly desirable location for investing in existing and new businesses.
2. Prioritize the attraction of new businesses to appropriate areas and attracting investment that prioritizes climate action and a low carbon footprint, while supporting the retention and growth of existing businesses and economic activities in the region.
3. Policies that support farming within the Agricultural Land Reserve.

2.6 Food Systems

2.6.1 Foster a Resilient Food and Agriculture System

A major goal of the OCP is to foster a sustainable food culture that is rooted in historical and First Nation knowledge, viable local production, and environmental stewardship. A key objective in the OCP is to preserve and use agricultural lands. The OCP has specific policies to support community gardens in parks and in residential developments to encourage food security and expanded use of greenhouses on smaller residential lots to promote food security as well as requirements for new multifamily developments to include community gardens Policy 5.10.6.3(iii).

2.7 Climate Action

2.7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions

The District's OCP sets targets for community-wide GHG emissions reductions and goals [OCP Section 5.1 Environment and Climate Change]. In keeping with *Local Government Act* section 447 (1)(b) in order to identify how the OCP is to be made consistent with the RGS over time, Policy 5.1.5 supports reducing community-wide and corporate (District operations) GHG emissions and be resilient to climate impacts, including by integrating climate change considerations into all decision-making, by maintaining and implementing a District Climate Strategy and providing incentives to residents. The District's goal is to be carbon neutral in operations, reduce community GHG emissions from 2007 levels by 45% by 2040 and transition to 100% renewable energy by 2050. Policy 5.1.6 supports monitoring and report on progress toward climate goals and targets and Policy 5.1.7 supports maintaining accurate data climate risk and vulnerability assessments and integrate findings into decision-making and implementation actions. Policy 5.1.8 includes support for energy and zero carbon step code requirements in the District's Building bylaw and 5.1.9 incorporates climate change and sustainability considerations in development permit areas.

north saanich

3 VISION, GOALS, OBJECTIVES

3. VISION, GOALS AND OBJECTIVES

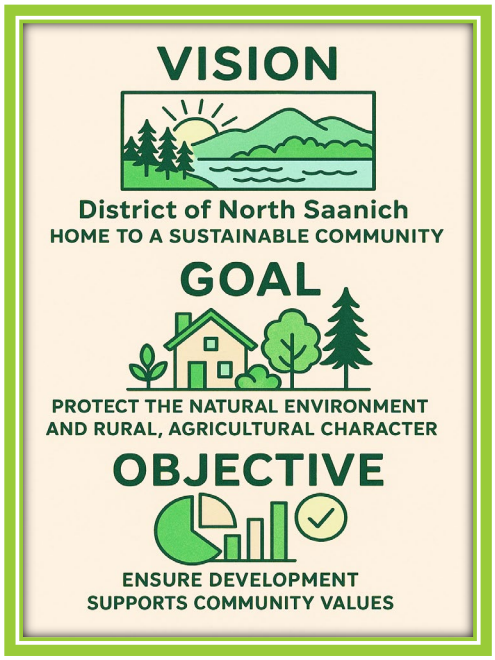
3.1 Vision Statement

The following is District's vision statement:

Looking forward twenty years from now...

"Eetsun-Hunnumut" (The Land Where It Is Good To Be)

The District of North Saanich is an inviting, safe, and sustainable community with a strong agricultural, marine, and rural character harmoniously integrated with nature. North Saanich historic ties with the WSÁNEĆ people; specifically, the BOKEĆEN (Pauquachin) First Nation and WSÍKEM (Tseycum) First Nation, create strong partnerships, social bonds, and development opportunities, which strengthen the cultural integrity of both communities. The people of North Saanich are proud of their community and its natural setting. North Saanich's friendly people, diversity of culture, history, character, agricultural roots, and small-town atmosphere make it very attractive for people to visit and call home. North Saanich is a great place for families, children, seniors, and others who appreciate a quiet, less complicated lifestyle with the amenities of a complete, sustainable community. The natural beauty and environmental quality found in North Saanich are its strongest characteristics.



3.2 Sustainability Framework

The District is committed to meeting its present needs without compromising the ability of future generations to meet their own needs. Sustainability will be achieved through community participation and reconciliation of short and long term economic, social, environmental, and cultural well-being. The District will achieve this shared Community Vision, a picture in which everyone can see themselves.

The District is committed to being a sustainable community. Over the years, many frameworks have been developed to help communities define and work towards this goal. At their core, these frameworks place emphasis on having the community function as a balanced inter-related system so all ecological needs (including human social and ecological ones) can be met in the future. In addition, these frameworks help communities by:

a) identifying key components of the inter-related system that need to stay in balance with each other, and

b) emphasizing the need to measure and report (and adjust actions) based on the outcomes of the key components and the community's corresponding goals and objectives.

To help enable the District's evidence-based decision-making to reach its sustainable community goal, this OCP uses the Doughnut Economic framework[2] to identify the key components of sustainability that must be accounted for and measured. The proposed targets and indicators (see section 6, Implementation) for each key component have been selected as they are quantitative characteristics of the community largely under the control of the District where data is available. The District has selected the Doughnut Economics framework as it has been successfully applied in many cities and communities around the world.

Doughnut Economics is a framework for sustainable development that seeks to balance human well-being and ecological sustainability. Doughnut Economics' core principles are:

a) Ecological Ceiling: acknowledges the Earth's biophysical limits and aims to avoid overstepping planetary boundaries, ensuring ecological integrity and sustainability.

[2] https://doughnuteconomics.org/about-doughnut-economics

b) Social Foundation: emphasizes the necessity of meeting basic human needs and rights, advocating for social equity and justice.

c) Local and global considerations: when considering what a community needs to thrive, the community also needs to consider its functioning and its impacts on both the local and the global environment/community.

On a local level, the Doughnut Economics framework can guide communities in ensuring access to essential resources such as clean water, nutritious food, affordable housing, and quality education for all residents. By prioritizing these social foundations, communities can promote human well-being and create an enabling environment for economic prosperity.

Simultaneously, the theory emphasizes the importance of preserving local ecosystems and biodiversity. By recognizing and respecting the ecological ceilings specific to each region, communities can develop sustainable practices that protect natural resources, reduce pollution, and mitigate the impacts of climate change.

On a global scale, the Doughnut Economics framework provides a blueprint for addressing complex challenges such as poverty, inequality, and environmental degradation. It recognizes the interconnectedness of social and ecological systems, encouraging a holistic approach to development that considers the well-being of both people and the planet.

3.2.1 Applying Doughnut Economics to the District

This comprehensive and holistic model is also a visualizing tool which uses two concentric circles denoting a doughnut:

a) Inner Circle (Social Foundation): Represents the minimum standards required for a good life, such as access to food, water, health, education, income, peace, and political voice. Falling below this circle signifies human deprivation.

b) Outer Circle (Ecological Ceiling): Represents the planet's environmental limits, encompassing scientifically established critical planetary boundaries like climate

change, biodiversity loss, and pollution. Exceeding this circle signifies ecological degradation.

Between the two circles in the doughnut is the "safe and just space for humanity", which is a sustainable, thriving community – where we aim to be.

The Doughnut Economics framework can be integrated into a process of strategy creation in the context of a rural community. The Doughnut Economics framework provides support particularly for constructing strategies and envisioning goals, as well as for devising indicators for developing a continual process of monitoring. The Doughnut's application as a measuring instrument also makes it resilient to changes in policy, material circumstances, or in political leadership. It is crucial to follow the principle of initially starting with already available data and then to build from there.

By promoting regenerative practices and circular economies, the Doughnut Economics framework aims to decouple economic growth from resource depletion and environmental harm. It encourages the adoption of sustainable production and consumption patterns, fostering a shift towards renewable energy sources, responsible waste management, and the preservation of natural habitats.

Moreover, the framework emphasizes the importance of international cooperation and knowledge-sharing. By collaborating across borders and sectors, nations can collectively address global challenges, such as climate change, biodiversity loss, and resource scarcity, while ensuring equitable access to resources and opportunities for all.

Through its comprehensive approach, the Doughnut framework provides a roadmap for achieving the United Nations Sustainable Development Goals (SDGs), which aim to end poverty, protect the planet, and ensure prosperity for all. By integrating social and

environmental considerations into decision-making processes, the Doughnut framework offers a path towards a more just, equitable, and sustainable future for humanity.

The significance of the Doughnut framework lies in its ability to redefine our understanding of sustainable development. It acknowledges the interdependence of social well-being and environmental preservation, encouraging a regenerative and distributive economic model that respects planetary boundaries while ensuring basic human needs are met. Policies, goals, and objectives identified in this OCP can be cross-referenced against the North Saanich "doughnut" and should be measured through data and indicators to determine whether the community is achieving sustainability. Planning for the community, through policy development, and its consequences, can then be systematically translated into data measurements to ensure the community achieves sustainability through the doughnut lens.

3.3 Goals of the OCP

Recognizing that communities are dynamic in nature, the underlying principle of the OCP is to ensure that if changes happen within the District, they are 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.

The OCP goals are that North Saanich grows and changes in a way that:

3.3.1 Retains and enhances the rural, agricultural, and marine character of the community.

3.3.2 Supports Indigenous reconciliation.

3.3.3 Is resilient to climate change.

3.3.4 Supports energy and greenhouse gas reduction.

3.3.5 Meets local housing needs as identified in the District's Housing Need Report.

3.3.6 Protects, restores, and enhances the ecosystem integrity of the natural environment, including the marine, fresh waterways, land, and wildlife habitat using nature-based solutions[3] first.

3.3.7 Preserves, protects, and increases land used for agriculture both within and outside the Agricultural Land Reserve.

3.3.8 Supports increased sustainable agriculture and local food production for local food security.

3.3.9 Maintains existing levels of service and infrastructure in the community while improving connectivity.

3.3.10 Supports economic activity in areas compatible with the District character and in partnership with First Nations.

3.3.11 Supports an equitable, decolonized, socially inclusive, culturally diverse community where people can age in place and have the support they need.

3.3.12 Supports stewardship of areas with heritage value, including Indigenous cultural heritage.

3.3.13 Supports community amenities and services, including educational, health care, cultural, artistic, recreational, and athletic for all community members.

<u>That North Saanich, in its decision-making:</u>

3.3.14 Cooperates, and fosters respect and understanding with First Nations, neighbouring agencies and municipalities, and the federal and provincial governments.

3.3.15 Undertakes evidence-based decision-making that includes respectful use of traditional ecological knowledge, use of a climate mitigation and resilience "lens," and monitoring and reporting on OCP goals.

3.3.16 Supports transparent community communication, engagement, and education in recognition of the importance of the community's collective expertise, knowledge, and creativity.

[3] Including - https://www2.gov.bc.ca/gov/content/industry/crown-land-water/crown-land/crown-land-uses/residential-uses/nature-based-erosion-protection

3.4 Objectives of the OCP

To achieve its goals, North Saanich has established objectives for the OCP. These objectives are located at the beginning of each section. For a full list, please see Appendix A.

north saanich

4 LAND USE

4. LAND USE

The natural environment of North Saanich is a key feature and provides many benefits to the community. By managing growth through this OCP, we can ensure that decisions made support ecosystems to thrive. To manage growth and development, the OCP designates (See Schedule B: Land Use Designations) the location and type of land use (e.g., residential, commercial, industrial, agricultural etc.). The descriptions of each land use designation are included in Table A below and are used to create more detailed land use and zoning bylaws outlining such elements as siting, building form, size, use and densities.

While the Land Use designations establish a general land use vision for North Saanich, it is the Zoning Bylaw that regulates the specific uses and density that are permitted to occur on the land. Each Land Use Designation includes a range of uses, densities and forms to guide decision-making for development in a particular neighbourhood or property. However, the intent is to guide site-specific land use decisions that consider the site's characteristics and context, as well as all relevant OCP policies.

As such, not every property will achieve the full development potential outlined by these land use designations especially due to potential irregular parcel shapes. For some proposals, a land assembly may be required for a project to achieve a designation's intent.

In designating land, the District has followed well established planning principles that seek to locate growth near services and transit and in already served areas to try to limit the cost impacts of growth. In addition, growth has been focused away from hazard areas, such as sea level rise. The result has been twofold:

1. designations that propose for growth in the area around McTavish and the Southeast Quadrant of the municipality, and

2. changes to some land use designations from previous OCPs, where new land designations see a reduction in units permissible “down-designated”. The current uses are allowable to continue as legal non-conforming.

4.1 Land Use Designations

Objectives

a) Focus future growth in areas with existing infrastructure (e.g., water, sewer, and active transportation), away from hazards, and with access to daily needs;

b) Provide a diverse range of type, tenure, size, affordability, character, and form of housing that reflects the character of the community;

c) Protect agricultural lands including ALR from non-farm uses, while supporting ancillary agricultural uses.

Policy

The District will use the land use designations on Schedule A to guide future land uses and densities.

TABLE A: Land Use Designations		
Principal Use	**Designations**	**Purpose/Descriptor**
Agriculture	Agriculture	To permit uses as per the Agricultural Land Reserve Use Regulation) where farming is the preferred and predominant use and shall include all land in the ALR. Agricultural lands may not be subdivided into parcel sizes smaller than 20.0 ha except where permitted by decision of the Agricultural Land Commission. Parcels in the ALR are permitted a secondary suite within the principal residence, and one additional residence with a total floor area of 90 m2 or less if the parcel is 40 ha or less, or one additional residence with a total floor area of 186 m2 or less if the parcel is greater than 40 ha.
Residential	Small Lot	To permit lots larger than 299m^2 (~0.07 acres) but less than 1400 m^2 (~0.33 acres), within the NSSA. Additional residential dwellings, including secondary suites, are permitted in appropriate circumstances.

	Neighbour-hood Residential	To permit a single family home with one secondary suite <u>and:</u> a) where the lot is 2833m^2 (~0.7 acres) or greater, <u>one</u> cottage or carriage-house; OR b) where the lot is less than 2833 m^2 (~0.7 acres), <u>one</u> carriage house. The lands are located outside of known hazard areas, within the NSSA, in close proximity to a frequent transit corridor, and daily needs. No land may be subdivided into parcel sizes smaller than 1400m^2 (~0.33 acres).
	Rural	Rural areas are intended to accommodate hobby farms, small-scale farm operations including greenhouses, farm riding stables, parks, and small acreage residential uses within an agricultural setting. One secondary suite or detached accessory residential dwelling is permitted. No lands may be subdivided into parcel sizes smaller than 4.0 hectares (~10 acres). For Parks and outdoor recreation, ALR Use Regulation only provides for specific park and passive recreational use of land.
	Country Residential	To permit larger estate lots or smaller acreages serviced with individual wells or with community water systems. One secondary suite or, where the lot is 2833m^2 (~0.7 acres) or greater, one cottage is permitted. No lands be subdivided into parcel sizes smaller than 0.4 ha (~1 acre).
	General Residential	To permit small to medium sized lots for single-family residential development within NSSA. One secondary suite or, where the lot is 2833m^2 (~0.7 acres) or greater, one cottage is permitted. No lands may be subdivided into parcel sizes smaller than 1400 m^2 (0.33 acres).
	Multi-Family Residential	To permit Multi-family Residential development with a maximum floor area ratio (FAR) of 0.8 to a maximum of 40 units/acre, up to 3 stories, with consideration for 4 stories for seniors housing. The lands are located outside of known hazard areas, within the NSSA, in close proximity to rapid transit stop, and daily needs.

	Attached Ground-Oriented Residential	To permit Attached Ground-Oriented (e.g., townhouses) Residential development with a maximum FAR of 0.6 to a maximum of 15 units/acre, up to 3 stories. Additional density may be considered where amenities provided and site characteristics preserved. Secondary suites are permitted to meet affordable, special needs or seniors' housing needs. The lands are located outside of known hazard areas, within the NSSA, and in close proximity to a rapid transit stop.
Commercial	Commercial	To permit small-scale commercial uses or commercial/residential mixed-use in appropriate circumstances, most commonly with ground floor commercial and residential or office above. Maximum 0.8 FAR to a maximum of 40 units/acre for the residential portion of the building, and maximum 3 stories, with consideration of 4 stories for seniors housing, above commercial use as identified in zoning bylaw. The lands are located within the NSSA, in close proximity of rapid transit stop, and daily needs.
	Marine Commercial	To permit all marinas (land and water) and institutional / government / transport uses (BC Ferries, Institute of Ocean Sciences), and may include accessory residential dwelling where appropriate.
	Health and Education Commercial	To permit uses related to health and education including, but are not limited to the following: a) Personal Care Facility; b) Research; and c) Education.
Industrial		To permit a range of light industrial, service commercial, research and transportation and aviation related uses, light manufacturing and assembly, warehousing, outdoor recreation uses, and hospitality related uses including restaurants, pubs, car rental firms; and residential, commercial and community uses are permitted in appropriate circumstances.
Community / Institutional		To permit community and institutional uses such as schools, recreation facilities, daycares, gathering places, municipal hall, fire halls and utility structures. Residential uses are permitted in appropriate

	circumstances. Uses such as seniors' housing facilities, which may be publicly owned or operated, are considered residential uses.
Future Growth Areas	To meet additional growth demand beyond that identified in this OCP and to be reviewed for densification in alignment with the 5-year Housing Needs Assessment Update process.
Park	To permit protected areas that allow for the protection and maintenance of important natural and cultural values and outdoor recreation opportunities, and includes: trails, with a preference for natural surfaces; tot lots; community parks; sports fields; interpretive parks; waterfront parks; ecological reserves; pollinator gardens.
Marine	All areas of the District foreshore extending 300 metres from the shore. Intended to protect and enhance the marine, inter-tidal areas of the District.
Victoria International Airport	Federally owned airport land.
First Nation Reserve	First Nation reserve land.
Urban Containment Boundary	To delineate areas for urban growth and areas where it is discouraged as per the CRD Regional Growth Strategy.
Service Area	To delineate extent of the NSSA.

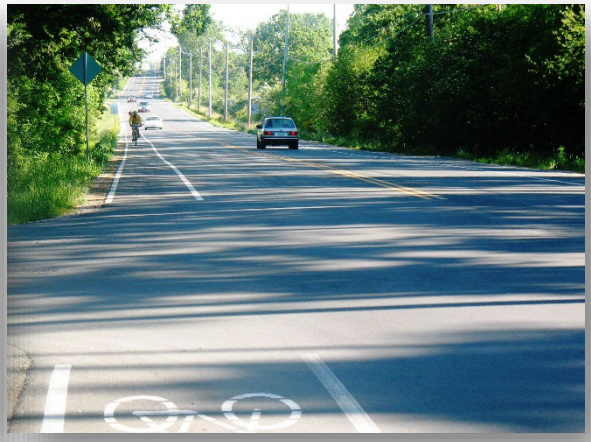
Relevant District Plans, Studies and Strategies

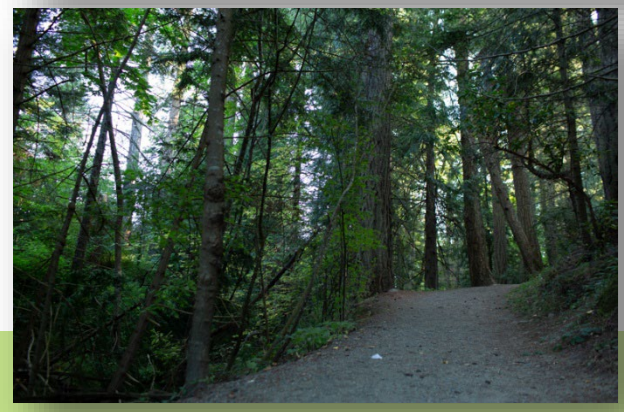
a) Flood Construction Level for 0.5 and 1. 0m Sea Level Rise Report (2017)

b) Community Wildfire Protection Plan (2021)

north saanich

5 FOCUS AREAS





5. FOCUS AREAS

5.1 ENVIRONMENT AND CLIMATE CHANGE

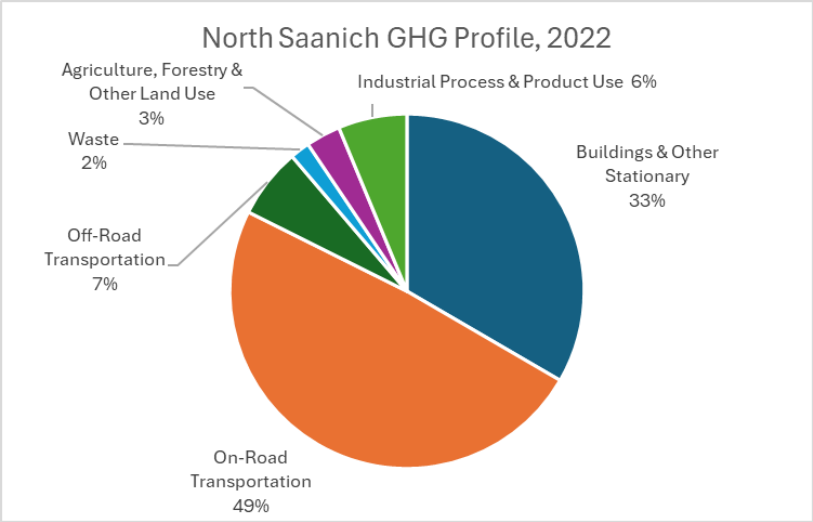
The natural beauty and environmental quality found in the District is one of its strongest characteristics. The area has rich and healthy biodiversity, ecosystems and habitats including marine birdlife, shellfish areas, marshes, ponds, streams, hedgerows, and rich plant communities in many wooded areas and at high elevations. These characteristics are sensitive to change due to human activities and development. Already much has changed through human impact. We know from the history shared with our community that it was once even a more bountiful place with more shellfish, salmon in spawning creeks, sea urchins, barestem desert parsley, bog lands with medicinal plants and fibers for making mats, blue grouse, eelgrass, herons, owls and forage fish habitat. The District recognizes the benefits of co-management approaches with Indigenous neighbours.

5.1.1 Climate Emergency

The Intergovernmental Panel on Climate Change (IPCC) estimates that average global surface temperature will increase by 1.8 to 4.0°C (best estimate) by 2050, a substantial increase over the rate of warming (0.6°C), recorded for the last century. North Saanich is expected to experience significant climate changes by 2050, including hotter summers, warmer winters, drier summers, and wetter winters, according to projections by the CRD and the Pacific Climate Impact Consortium. These changes are expected to have serious implications for ecosystems, agriculture, infrastructure, and community health, especially vulnerable populations.

Human activity in human settlements is responsible for 70% of global GHG emissions. This means that local governments have an important role to play in controlling or influencing emissions. Recognizing the role that our local municipality plays in achieving a significant and immediate reduction in global GHG emissions, the District of North Saanich has declared a climate emergency on June 19, 2019. In 2008, the District of North Saanich signed the BC Climate Action Charter committing to: to be carbon neutral in respect of its operations by 2012; measuring and reporting on its community's GHG emission profile; and creating complete, compact, more energy efficient rural and urban communities.

Trees play a crucial role in climate action by sequestering carbon dioxide from the atmosphere through photosynthesis, acting as a natural carbon sink. This process, known as biological carbon sequestration, helps mitigate climate change by reducing the amount of GHGs in the atmosphere. Planting and maintaining healthy forests is a vital strategy in combating climate change.



In addition, the *Local Government Act* requires local governments to include policies, targets, and actions for GHG reduction (measured in CO2 equivalent) in their OCPs. Most GHGs emitted in North Saanich are a result of transportation activities and buildings. Climate change policies related to transportation, buildings, agriculture (which supports through carbon sequestration is soils) and other areas are integrated throughout the OCP. Overarching climate policies are included in this section.

To achieve its environmental and climate goals, action will be needed from everyone, including residents, community organizations, businesses, institutions, neighbouring local governments and Indigenous, Provincial and Federal Governments. The District is committed to collaboratively working together.

Objectives

a) Protect and restore ecosystem integrity and natural habitat connectivity across land uses using best practice nature-based solutions first;

b) Preserve and enhance the tree canopy in the District;

c) Create resiliency to climate changes including sea-level rise and wildfire risk through appropriate development criteria;

d) Deliver energy efficient and zero carbon new and existing buildings that support affordable, energy efficient, zero carbon transportation;

e) Reduce greenhouse gas emissions from community waste; and

f) Deliver carbon neutral corporate operations.

Policies

5.1.1 Identify terrestrial and marine ecosystems (such as pocket beaches, wetlands, and riparian areas) in their natural and restored state, including through inventorying and mapping of connectivity corridors including hedgerows, and use public education and development regulations to protect, restore and add to ecosystem integrity, such as development permit requirements and conservation covenants.

5.1.2 Monitor and report on progress toward ecosystem integrity targets:

a) Ecosystem connectivity corridors for conservation and restoration in concert with neighbouring municipalities; and

b) 'net gain' of biodiversity/ecosystem elements.

5.1.3 In environmentally sensitive areas, development shall be planned and implemented in accordance with those guidelines established in the latest edition of *Develop with Care: Environmental Best Management Practices for Urban and Rural Land Development* as published by the B.C. Ministry of Environment or any provincial publication intended to supersede these guidelines.

5.1.4 Protect, preserve, regulate tree canopy and density of trees within the municipality and deter logging and the clear-cutting of treed lots, including through a Tree Bylaw, to achieve a no net tree canopy loss target and, 30 percent tree canopy cover in every neighbourhood, and to work toward 300 metres from the nearest public park (including neighbourhood park) or other green space.

5.1.5 Take action to reduce community-wide and corporate (District operations) GHG emissions and be resilient to climate impacts, including by integrating climate change considerations into all decision-making, by maintaining and implementing a District Climate Strategy and providing incentives to residents, to meet the following targets:

a) Be carbon neutral in operations;

b) Reduce community GHG emissions from 2007 levels by 45% by 2040; and

c) Transition to 100% renewable energy by 2050.

5.1.6 Monitor and report on progress toward climate goals and targets and through carbon accounting.

5.1.7 Maintain up to date climate risk and vulnerability assessments and integrate findings into decision-making and implementation actions including development regulations that may restrict development in sea level rise areas.

5.1.8 Include energy and zero carbon step code requirements in the District's Building bylaw in line with requirements set by regional leaders, and consider embodied carbon.

5.1.9 Incorporate climate change and sustainability considerations in development permit areas.

5.1.10 Manage invasive species.

5.1.11 Protect development from wildfire hazards including consideration of Fire Smart Principles.

5.1.12 Protect Shoal Harbour Migratory Bird Sanctuary and coordinate with Sidney on a joint management approach including protecting wildlife nesting and spawning sites.

5.1.13 Initiate and support actions that improve air quality, including establishing a target and monitoring framework (working with regional partners and airport) and support other regional initiatives.

5.1.14 Ban the use of cosmetic/non-essential pesticides on all lands in the District, including municipal lands, and educate the public regarding organic alternatives to conventional pesticides.

5.1.15 Collaborate with W̱SÁNEĆ Nations, the Town of Sidney, the District of Central Saanich, the Capital Regional District, and local environmental organizations to take action towards ecosystem integrity (including shorelines and marine) across our jurisdictions including:

a) establishing a centralized database and support a coordinated approach to the collection and use of environmental data, including information from W̱SÁNEĆ traditional ecological knowledge;

b) inventorying and mapping areas of ecological significance and connectivity across the Peninsula (including shorelines, forests, rare species, and species of concern); and

c) protecting, enhancing, and monitoring these areas to ensure habitat protection including wildlife corridors, and ecosystem integrity.

Relevant District Plans and Strategies

a) Parks Master Plan (2025).

5.2 GENERAL DEVELOPMENT POLICIES

Objectives

a) Site development requirements will aim to retain environmental integrity, neighbourhood character, and reduce conflicts between uses; and

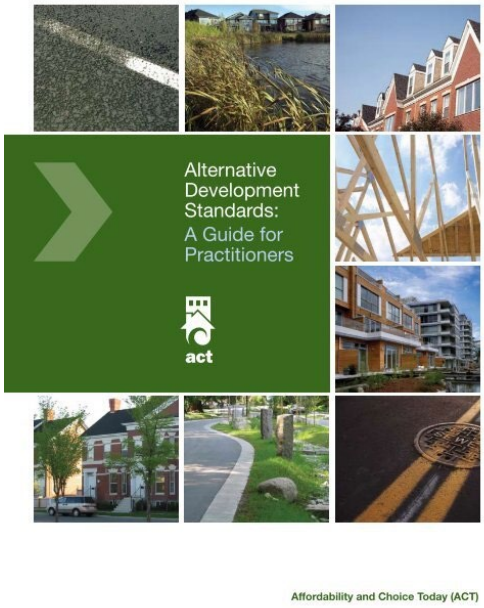
b) Support use of alternative (not fossil fuel based) energy sources in buildings and transportation.

Policies

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

5.2.1 Development must be consistent with the goals and objectives of the OCP.

5.2.2 Development must minimize the impact on existing natural vegetation and maintain or improve the ecological integrity of the natural environment.



5.2.3 Development shall use green stormwater infrastructure (such as permeable surfaces and stormwater capture) to preserve and restore the natural water balance keep water on site where feasible and must be designed to prevent pollutants from entering into any water system, including surface-water runoff channels, aquifers, groundwater areas, wetlands, and the ocean.

5.2.4 Development should be consistent with the retention of the landscape features of natural areas including open spaces, especially on or near the waterfront, hilltops, and ridges.

5.2.5 Development in riparian areas, including streams and crossings, must be consistent with Provincial regulation, and will be subject to development permit.

5.2.6 Development and the alteration of land shall be focused in areas of low environmental sensitivity and with the purpose of preventing environmental degradation of high value environments such as wetlands, riparian areas, mature trees, forested areas, and shorelines.

5.2.7 Proposed sewage disposal systems must function properly with the various soil types and topography without posing any risks to groundwater supplies, as per Provincial regulation.

5.2.8 Whenever required, access to streams, the ocean and other water sources must be provided for in emergency situations to federal, provincial, regional or District staff for the prevention, control, or reduction of an immediate threat to human life, the natural environment, archaeological resources, or public or private property. This includes forest fires; flood and erosion protection works; protection, repair or replacement of public utilities; clearing of an

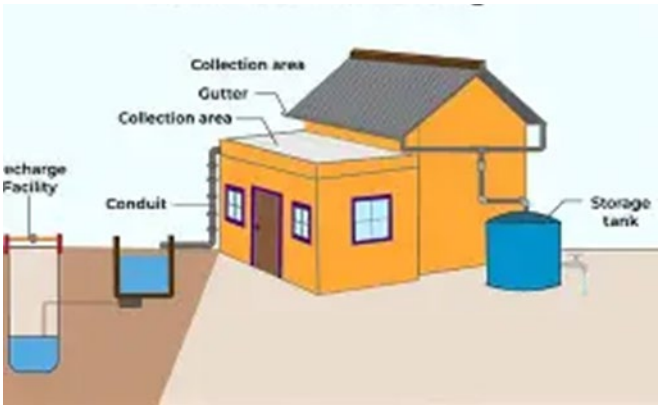
obstruction from a bridge, culvert, dock, wharf or stream; bridge repairs; and removal of hazardous trees.

5.2.9 Development must follow appropriate regulations in relation to known and chance finds of archaeological sites, as per Provincial regulation.

5.2.10 New roads, utility corridors and community uses such as schools and recreation facilities shall be directed to non-agricultural lands unless no alternative exists.

5.2.11 The District, in evaluating development or rezoning applications, will consult the recommendations outlined in the applicable infrastructure plans, such as the Liquid Waste Management Plan, Active Transportation Plan, Saanich Peninsula Stormwater Bylaw, and Drainage Master Plan.

5.2.12 Development should utilize environmentally sensitive site development, drainage, and individual water supply, including rainwater harvesting, and effluent disposal systems which recognize these systems are inter-related.



5.2.13 Development should promote the use and retention of hedgerows and native vegetation to preserve natural biological diversity, and to conserve water.

5.2.14 If any development occurs in environmentally sensitive areas (Schedule G):

a) it must be consistent with the protection of watercourses, wetlands, riparian areas, aquifers and sensitive ecosystems and wildlife habitat. Where possible, watercourses and natural drainage channels should be preserved in their natural state, restored, and enhanced, and, where feasible, developed as drainage rights-of-way;

b) 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.

5.2.15 Development near any watercourse, stream, creek, or wetland may be subject to the *Riparian Areas 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.

5.2.16 Development should be buffered from adjacent rural, agricultural, and residential uses to minimize impact on neighbours, and, 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.

5.2.17 Development adjacent to Agricultural, Country Residential and Rural designations 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

b) there must be a buffer used between the proposed land use and the agricultural parcels of land, on the non-farm parcels as per the Ministry of Agriculture and Food's Guide to Edge Planning.

5.2.18 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, with a preference for clustering.

5.2.19 The District will encourage and prioritize developments that incorporate environmentally friendly design to reduce carbon emissions and use less

energy including meeting step codes for energy and zero carbon, and solar-ready buildings, as outlined in Building Bylaw and siting orientations to maximize solar energy collection potential and those that account for life-cycle carbon.

5.2.20 Development must be designed to be resilient to known hazards affecting the site.

5.2.21 Any new development must provide on-site parking in the location and amount appropriate to the scale and context of the development and site, with alternative development standards, lot coverage and preservation of natural features considered.

5.2.22 Development should incorporate electric vehicle charging infrastructure in new builds and retrofits, and for multi-family designation, transportation demand management measures are encouraged while end of trip infrastructure that supports active transportation is required.

5.2.23 Development must be consistent with all infrastructure planning in the District including ensuring adequate water supply including for fire protection needs, and sewage/septic capacity (and proper function) must be considered as part of any new development on lands in any designation.

5.2.24 Improve existing and provide new additional public access to waterfront through development triggers such as subdivisions, rezonings, development permits, and utility easements.

5.2.25 Siting of development, construction practices, landscaping and building materials and maintenance that minimizes forest fire risk and exposure to wildfire interface areas.

Relevant District Plans or Strategies

a) Liquid Waste Management Plan;
b) Active Transportation Plan; and
c) Saanich Peninsula Stormwater Bylaw
d) Drainage Master Plan

5.3 AGRICULTURE

Agriculture is a main industry in North Saanich. Thirty-seven percent of the District's land is designated Agricultural Land Reserve land. The District's farms range in size from smaller than ten acres to up to approximately 560 acres, with the majority being on the smaller end of the range. Due to the mild climate, it is possible to grow food year-round, allowing for a broad range of crops and farms, including mixed vegetables, dairy,

and beef. Distribution methods of farm products are wide-ranging from the many roadsides stands to wholesale distribution. Agritourism activities enhance farm income.

In the face of significant pressures, retaining the viability of agricultural lands is important for local food security, economic diversity, climate mitigation and resilience, and preserving valuable rural landscapes for the community. Since support of agricultural activities and land uses is a primary goal of the OCP, policies in this section are aimed at meeting the agricultural objectives and supporting key food system factors identified in District agricultural strategies to date (e.g., the land base, farm worker housing etc.) that lead to that goal.

Objectives

a) Increase land used for agriculture;

b) Protect agricultural lands including ALR from non-farm uses, while supporting ancillary agricultural uses;

c) Support the economic viability of agriculture (including small-scale) including support to young and new farmers;

d) Increase food production including food producers' access to agricultural land;

e) Maintain larger parcel sizes to provide for a wider range of agricultural activities;

f) Protect agricultural lands from uses that are incompatible or inconsistent with agriculture to minimize conflict; and

g) Support farm ecology and health (including soil and water), including through green infrastructure and regenerative agricultural practices.

Policies

5.3.1 Support progress in all identified key food system factors (land base, marketing, labour, farm worker housing, processing services, training and information, water supply, support agencies, environment, and climate change challenges) including by maintaining and implementing a Whole Community Agricultural Strategy supported by a farm advisory body.

5.3.2 Increase public agricultural land holdings through land donations, farmland fund and acquisition program.

5.3.3 Support access to land including community gardens and backyard food production through incentives, and matching farmers with land.

5.3.4 Undertake edge planning and the development of a buffer zone for the protection of agriculture.

5.3.5 Where an ALR exclusion application involves an inclusion of an equal or greater amount of land that is or will be appropriate for farming and there is a clear benefit to agriculture and the community, it may be supportable by the District, but not necessarily by the Commission.

5.3.6 Adopt regulations that promote clustering of housing units and siting to minimize servicing costs and loss of farmland (farm home plates) on agricultural land.

5.3.7 Support arrangements that provide long-term access to agricultural lands including through leasing.

5.3.8 Provide education to residents regarding living near farms, and farming practices to support cooperation.

5.3.9 Support a fair system of water pricing for agricultural activities.

5.3.10 Support drainage upgrades to support farming.

5.3.11 Support marketing of and access to North Saanich agricultural products including through an agriculture database of North Saanich farms to promote access to daily produce, branding, farmstands, guides, farm bucks, working with local retailers, farmers market and other education and retail spaces.

5.3.12 Continue to build the District of North Saanich Agriculture Reserve Fund.

5.3.13 Support farm labour including a labour pool and farmers' access to resources including local agrologists, hydrologists or ecologists through the District of North Saanich.

5.3.14 Support sustainable farm practices such as planting of native species, conserving of natural habitats, pesticide-free methods, use of cover crops, green infrastructure to mitigate run off and support wildlife, efficient irrigation, rainwater harvesting, and artificial wetlands.

5.3.15 Support access to agricultural processing facilities and services including kitchen, cold storage, aggregating service, abattoir, tool access to reduce the greenhouse

gases emitted to transport food. For parcels in the ALR, Section 11 of the ALR Use Regulation must be met in order for it to be used for processing of farm products.

5.3.16 Support the balance between farm and food production and the protection of the natural environment by avoiding the removal of trees where possible.

5.3.17 Consider policy to support an appropriate minimum on-site or off-site requirement for food growing space or community garden based on proposed gross floor area for condominium development and multi-family projects.

5.3.18 Support increased sustainable local food production from the marine environment for local food security.

5.3.19 Support housing on agricultural land only where it supports agricultural production.

Relevant Plan or Strategies

a) Agriculture Economic Development Strategy

b) Whole Community Agriculture Strategy

5.4 RESIDENTIAL

Providing a variety of housing for diverse needs is a key component of a healthy, sustainable, and affordable community through focusing growth in strategic areas that are served by transit, away from hazards, and near daily needs helps residents to lead an affordable and climate friendly lifestyle. North Saanich envisions strategic growth that preserves the rural feel of the municipality, respecting the unique neighborhoods, and that also happens in tandem with supporting infrastructure.

Provincial housing legislation introduced in 2023 is designed to increase the diversity and amount of housing supply in BC. The District has been issued a provincial Housing Target Order which sets out the total five-year housing target of 419 units to be met by July 31, 2029, and annual cumulative housing targets. In addition, the District must consider the results of its Housing Needs Report and plan for the creation of 2493 new units over the next 20 years (including 821 units over the next 5 years). This section guides the type of residential development the District is interested in developing, supported by the Development Permit Area number 5. Some of the housing to be planned for is rental non-market housing, which is built and operated in conjunction with BC Housing or other non-profit partners, with the municipal role mainly to provide land and zoning. The District recognizes the need to work with a variety of partners to fulfill its housing goals.

Housing Targets

Based on the District's 2020 Housing Needs Report and its 2024 Interim Housing Needs Report, this OCP plans for the required 2493 units over 20 years, with the following approximate characteristics:

Table B: Housing Targets and Needs– 20 Year Time Frame					
	Rental non-market (supportive)	Rental - market	Ownership - non-market[i]	Ownership - market	*Total*
St/1Bd	54 (62)	234	10	1063	*1423*
2bd	28	121	5	551	*705*
3bd	15	62	3	285	*365*
Total	*97(62) =159*	*417*	*18*	*1899*	**2493**

Table C identifies the number of units by land use designation that are planned for within this OCP.

TABLE C: Housing Units as Designated by this OCP					
	Mult-family[ii]	Attached Ground-Oriented[iii]	Accessory Residential Dwellings[iv]	*Single Family lots available*	*Total*
St/1Bd	1386	0	100		*1486*
2bd	535	0	200		*735*
3bd	59	222	100		*381*
Total	*1980*	*222*	400	92	**2694**

4 For example, housing co-ops

5 Includes accessory residential within the Commercial, Industrial and Community/Institutional Designations (where permissible)

6 This may be an underestimation because additional density may be considered where amenities provided and site characteristics preserved

7 Estimated build within the Neighbourhood, Country and General Residential, Rural and Small lot Designations (where permissible), potential as designated is much higher

The following provides a summary of the legislative requirements with regards to housing (*Local Government Act* s.473) for an OCP and how this OCP meets them:

Requirement	Within this OCP
Statements and map designations for the approximate location, amount, type, and density of residential development needed for at least the next 20 years (LGA s.473(1)(a)); (LGA s.473.1(3))	Land Use Designations Section 4; Schedule B. Also, Table B and Table C outline the units required to be designated to meet our 20-year Housing need and the units that have been designated, with the resulting calculations showing that this OCP plans for at least 201 units additional to what is required over the next 20 years.
Housing policies that address 1) Affordable housing	5.4.4, 5.4.12, 5.4.15, 5.4.17, 5.7.3.

Housing policies that address 2) Rental housing	5.4.5, 5.4.10, 5.4.19
Housing policies that address 3) Special needs housing	5.4.4; Land use designations – attached ground oriented residential
Housing policies that address 4) Seniors' housing	5.4.4; Land use designations – attached ground oriented residential, multi-family, commercial
Housing policies that address 5) Family housing	5.4.4
Housing policies that address 6) Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness	5.4.4
Housing policies that address 7) Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation	5.4.3; Objective that focuses growth near active transportation including transit

Objectives

a) Provide a diverse range of type, tenure, size, affordability, character, and form of housing that reflects the character of the community;

b) Address the housing needs of the community by ensuring new housing is located in areas that align with the general land use objectives stated above; and

c) Site development requirements will aim to retain environmental integrity, neighbourhood character, and reduce conflicts between uses.

Policies

5.4.1 Secondary suites and/or (depending on designation) additional dwelling units may be permitted by zoning regulations to support housing needs in the District. The Housing Supply Act does not direct housing developments into the ALR as a strategy to meet its targets. The ALR already permits up to three residential units on an ALR parcel:

a) A principal residence with a total floor area of up to 500 m^2;

b) A secondary suite within that principal residence;

c) An additional residence with a total floor area of up to 90 m^2 for parcels 40 ha or less, or up to 186 m^2 for parcels larger than 40 ha.

5.4.2 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 482 of the *Local Government Act*, may be supported in certain areas if site conditions warrant, in order to preserve open space, natural tree cover and environmentally sensitive areas, leaving slopes unaltered.

5.4.3 Multi-family housing shall occur in areas served by sewer, within close proximity to rapid transit and preferably outside of known hazard areas.

5.4.4 The District shall use applicable tools to meet its housing needs as identified in its housing needs report including:

a) development financing tools like development cost charges, amenity contribution charges, density bonus as well as inclusive zoning;

b) participating in the regional response to existing and emerging affordable housing demand;

c) providing information on affordable housing to increase community awareness to build support for affordable housing;

d) considering the use of Section 226 Community Charter revitalization tax exemption agreements, registered housing agreements to protect the use for the maximum period of time; and

e) partner with affordable housing societies and supporting affordable housing with funding partners.

5.4.5 The District will support the creation of new housing and the retention of existing, rental housing.

5.4.6 The District will ensure housing densities and height are compatible with the surrounding context and built form, with building heights in multi-family designations not exceeding 3 stories, with the exception of seniors housing, and with form and character requirements established in development permit areas.

5.4.7 The District will support Alternative Development Standards to support environmental considerations and protection of the natural environment by reducing parking requirements.

5.4.8 The District will prioritize development proposals during application review according to those development proposals that provide the District with housing to meet its housing needs.

5.4.9 The District will encourage diversity of housing types and tenure to promote social mix, and to support collaboration between nonprofit and private sector developers to achieve greater affordability.

5.4.10 The District will protect existing non-market and market rental housing stock.

5.4.11 The District shall consider strata conversions of existing homes and rentals where there is no net loss or gain of total bedrooms, and where the conversion maintains the neighbourhood character, and in accordance with any regulation or guidelines established by the District.

5.4.12 The District will explore opportunities to address affordable home ownership, including strata ownership of accessory residential dwellings units.

5.4.13 Residential uses will be permitted as an accessory use in specific commercial and industrial and community/institutional designations, except where the non-residential uses have detrimental impact (unsightliness, noise, odour, traffic, or parking congestion) on residential use.

5.4.14 Allow for the expanded use of greenhouses on smaller residential lots to promote food security.

5.4.15 Require 10-20% of all new multi-family units are affordable residential housing (or equivalent in cash-in-lieu), through implementation mechanisms including housing agreements, phased development agreements, partnerships or using density bonusing as per the housing guidelines.

5.4.16 Require a minimum of 5% of any proposed hotel as staff housing units as defined by the District.

5.4.17 Require that a minimum of 10% of the total of any proposed bare land or strata single family residential subdivisions are affordable housing lots as defined by the District which would be enforced through covenants, housing agreements.

5.4.18 Consider additional opportunities for detached accessory residential dwellings on lots less than 1-acre in size, as an alternative to secondary suites.

5.4.19 The District will balance protecting long-term housing supply for residents by giving consideration to temporary accommodation (to include occupancy for up to 90 days), as part of the development of a short-term rental policy and guidelines.

5.4.20 Evaluate opportunities to expand accessory residential dwelling allowances on properties where lot sizes, tree retention, and proximity to servicing and transportation networks are sufficient, outside of the ALR.

5.4.21 Evaluate opportunities to expand the demographic utilizing accessory residential dwelling units, including evaluating flexibility in unit size restrictions, and built form/unit typology restrictions.

5.4.22 Support the creation of a more detailed plan for those lands surrounding the McTavish interchange, focusing on multi-family and accessory commercial uses as well as open space and transportation accessibility.

5.4.23 Small-scale neighbourhood shopping areas may be located in any residential area to serve local needs, outside of the ALR.

5.4.24 Notwithstanding the intent of the Multi-Family land use designation, the following properties have been designated multi-family only for the purpose of preserving the existing built development densities: 9115 Lochside Drive, and 10660/10670/10680 McDonald Park Road. Where there are differences in the allowances generally accommodated in the Multi-Family designation and the

existing development on these sites, the development regulations shall not be amended or varied to support additional development beyond the existing built form.

5.4.25 Notwithstanding the intent of the Attached Ground-Oriented Residential land use designation, the following properties have been designated Attached Ground-Oriented Residential only for the purpose of preserving the existing built development densities: 2166 Bakerview Place, 10585 McDonald Park Road, and 1255 Wain Road. Where there are differences in the allowances generally accommodated in the Attached Ground-Oriented Residential designation and the existing development on these sites, the development regulations shall not be amended or varied to support additional development beyond the existing built form.

Future Growth Areas

5.4.26 Future Growth Areas have been designated for the purpose of accommodating growth project updates on a 5-year basis in alignment with the mandated Housing Needs Assessment updates.

5.4.27 Subdivision or densification of lands within a Future Growth Area shall not be permitted to ensure the land remains in a development-friendly state to respond to growth demands.

5.4.28 Where land in these areas is vacant, the District may authorize via Temporary Use Permit outdoor storage facilities to accommodate works/storage yards for neighbouring development projects.

5.4.29 Lands within the Future Growth Areas may be utilized and redeveloped consistent with the underlying land use designations where no subdivision is required.

5.4.30 Should any development occur on the Future Growth Area lands adjacent to ALR lands, a vegetative buffering and fencing per the specifications in the Guide for Edge Planning shall be required to reduce potential urban/agricultural conflicts and promote compatibility at the agricultural-urban interface.

Relevant District Plans and Strategies

a) Affordable Housing Strategy and Policy (2018)

b) Housing Needs Assessment (2020)
c) Interim Housing Needs Report (2024)

5.5 COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Commercial uses including retail, business and personal services play a minor role in the District land use pattern. Many of these uses are available nearby in the Town of Sidney and on lands operating under federal jurisdiction, e.g., the airport. Current commercial uses in the District include but are not limited to BC Ferries, neighbourhood shopping and marina commercial, such as yacht sales and maintenance/repair, marine pubs and restaurants which add significant economic benefit to the region. It is anticipated that increased demand for various types of commercial uses will develop, particularly as growth occurs. Commercial and light industrial development on the airport land is under the control of the Victoria Airport Authority. The District does not have any heavy

industrial uses. 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.

While the municipality does have several businesses involved in sand, rock and gravel, there are no sand or gravel deposits in North Saanich that are suitable for future extraction.

Objectives

a) Support for smaller-scale, local commercial and light industrial uses, including marine-oriented, but recognize neighbouring municipalities provide the major commercial centres for the area; and

b) Support home-based business.

Policies

5.5 (a) General

5.5.1 Buildings in commercial or industrial areas must be of a scale and design that is acceptable to the District with building heights not exceeding 3 stories (except with regard to seniors housing) and form and character requirements established by development permit area.

5.5.2 Buildings used for a commercial or industrial use must be buffered from adjacent uses, especially agricultural, rural and residential use per the specifications in the Guide for Edge Planning.

5.5.3 Outdoor lighting must be pedestrian-oriented and directed down and away from nearby residential areas to reduce and minimize glare into the environment.

5.5 (b) Land-Based Commercial Use

5.5.4 Strip commercial development is not supported in the District.

5.5.5 The development of public and private commercial facilities will be supported in the appropriate locations; the District will consider applications on a case-by-case basis.

5.5.6 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.

5.5.7 Development of restaurants or neighbourhood pubs may be permitted and will be considered on a site-specific basis.

5.5.8 Establishment of new outdoor commercial recreation uses that use an excessive area of land such as golf courses and similar businesses are discouraged due to limited land availability.

5.5.9 To address limited availability of commercial land, a wide range of home-based businesses, including for agricultural products, will be encouraged where residential is permitted, where the commercial use is determined to be low-impact (including noise, odour, etc.), compatible with scale and character of existing neighbourood, and accessory to the residential use.

5.5 (c) Marine-Based Commercial Use

5.5.10 In order to preserve both the environmental and the scenic qualities of the North Saanich coastline, expansion of existing marinas or yacht clubs will only be supported if the proposed use lends itself to the character of the surrounding neighbourhood.

5.5.11 The total area of the marina or yacht club not covered by water should be at least 33% of the area of the lot or lots of the marina covered by water.

5.5.12 Liveaboards are not an allowable use in North Saanich, except in marinas where permitted in the zoning regulation.

5.5.13 The District supports existing marine commercial uses.

5.5 (d) Industrial

5.5.14 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.

5.5.15 Development of dispersed industrial sites in locations of the municipality other than those shown as Industrial on Schedule B is not supported. The preferred pattern of land use for industrial activities is that they be clustered.

5.5.16 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.

5.5.17 The District will encourage and support the redevelopment of existing industrial areas to increase land utilization and establish local employment opportunities.

5.5.18 Outdoor storage areas and industrial activities will be discouraged except in cases where the outdoor footprint is less than that of buildings and structures and where the outdoor storage/use is clearly ancillary and related to the industrial activities being conducted within the buildings and structures.

5.5.19 Residential dwelling units will be supported within the Industrial designation in cases where the residential use does not impede the industrial utilization of the property and where the two uses can co-exist.

5.5.20 Industrial uses shall implement sufficient measures to avoid contamination of the air, land, or water sources.

Relevant District Plans and Strategies

a) Marine Task Force Report (2008).

5.6 PARKS, RECREATION, and CULTURE

The District of North Saanich is home to many local parks and trails. With four main waterfront parks, as well as numerous developed beach accesses around the municipality, the waterfront is accessible wherever the terrain allows. The parks system is a legacy of a concerted effort to dedicate linear parks, creating a network of connected trails across the District. The District also has a diversity of parks and recreational space under the governance of the regional district, provincial and federal governments, and the Saanich Peninsula Memorial Park Society, supported by numerous volunteers.

The Peninsula Recreation Commission is a partnership of the municipalities of North Saanich, Sidney, and Central Saanich with the objective of providing recreation and leisure activities and facilities to the citizens of the participating municipalities regardless of age, gender, religion, or economic status. The Commission oversees the Panorama Recreation Centre and also provides a wide variety of recreational opportunities.

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 is forecast to remain steady with slight increases expected[4]. 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 OCP is to communicate community core values, anticipated growth rates and patterns to the relevant agencies.

[4] B.C. Education System Performance - Saanich School District: Contextual Information

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

Objectives

a) Provide access to the natural environment including a system of parks, trails, beach access points and community recreation facilities, while protecting ecologically sensitive areas and other green spaces to meet community needs;

b) Protect and restore ecosystem integrity and natural habitat connectivity across land uses using best practice nature-based solutions first;

c) Protect and provide community amenities for community residents and visitors; and

d) Support community participation in social and cultural activities.

Policies

5.6.1 When identifying the recreation and cultural facilities and the size, location and form of parkland, the District, guided by the District's Parks Master Plan, will ensure the decisions support:

a) the present and future park and recreation needs of neighbourhoods and all segments of the population;

b) the environmental sensitivity of the land including the need to protect sensitive species, wildlife habitat and ecosystem integrity;

c) the capability of the land for park and open space use;

d) trails (pedestrian, equestrian and cycling connections) for waterfront access and connectivity of a 'greenways' network;

e) ensuring that parks are not located on ALR designated lands;

f) the size, topography, and configuration of the land;

g) identified recreation needs;

h) regional efforts in the development and implementation of parks, recreation, and culture policies;

i) complementarity of parks, recreation and cultural facilities of neighbouring communities, other government agencies including schools and non-government organizations;

j) community 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; and

k) any other matter deemed important by Council.

All facilities should:

l) include uniform signage;
m) where, appropriate, enable access for equestrians, cyclists, and persons with disabilities;
n) consider active and passive recreation functions; and
o) be developed to avoid conflict between uses.

5.6.2 In coordination with the Parks Master Plan, the District shall improve access to the waterfront, beaches, and properties adjacent to the waterfront, including those bordering Canoe Cove, Moses Point and Reay Creek (ḰELSET).

5.6.3 The District shall identify strategic properties required to connect and restore ecosystems and wildlife habitat, neighbourhoods with transit, and schools and other public lands.

5.6.4 Leasing land for use as park may be considered where a long-term lease arrangement is feasible.

5.6.5 Trails in new subdivisions should be developed to an appropriate standard as a condition of subdivision approval, and prior to houses being constructed.

5.6.6 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.

5.6.7 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.

5.6.8 The District encourages and facilitates community and other agency coordination and involvement in planning, organizing, and providing parks and recreation opportunities, including supporting volunteer efforts in developing, constructing, maintaining, and monitoring public trails under staff supervision.

5.6.9 The District will endeavour to secure locations for public boat (including cartop and for kayaks) launch facilities, especially on the west side of the Peninsula.

5.6.10 The District encourages and supports joint use of public school and community facilities to provide greater benefit to local residents.

5.6.11 Community uses to promote community health, social interactions, and maintain a strong sense of place may be located within any area of the District as deemed appropriate by Council. Community-based uses have been included in Schedule C.

5.6.12 The District supports the development of childcare in the District through changes to zoning and home base business regulations, review of all public land (including site at Panorama Recreation Centre) for options to build new childcare facilities, and partnership development and advocacy. A non-farm use application shall be required on lands within the ALR.

5.6.13 The District supports the protection and strengthening of heritage resources, including indigenous cultural heritage, using the tools in the Heritage Conservation Act and Part 15 of the Local Government Act, as well as through promoting increased awareness and support for indigenous cultural practices.

5.6.14 The District supports developing and expanding local cultural events, facilities, and programs to support the District's cultural heritage and diversity.

Relevant Plan or Strategies

a) Parks Master Plan (2025)

b) North Saanich Child Care Inventory and Action Plan (2020)

5.7 OTHER LAND USES

The District neighbours the Tseycum First Nation and Pauquachin First Nation reserve lands, borders the District of Central Saanich to the immediate south, Town of Sidney on its east side, and is home to the Victoria International Airport and other federal properties, and the Swartz Bay Ferry Terminal. Respectful collaboration is key to the District's achieving its goals and objectives given that most issues and opportunities do not stop at lines drawn on a map, and the multi-jurisdictional nature of many issues.

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.

Objectives

a) Work with First Nations, other levels of government, and other agencies to ensure lands are developed in a manner compatible with this OCP.

Policies

5.7.1 Support development of provincial, federal, and Indigenous lands in a manner compatible with the rural character of the District, including through maintaining collaborative relationships.

5.7.2 Support collaborative agreements and processes with Pauquachin and Tseycum First Nations supporting working together to achieve common interests.

5.7.3 Support the use and development of airport lands for airside and groundside or residential use up to 3 stories only if it is:

a) within close proximity to transit in existing developed areas to minimize impermeable surface cover;
b) protects environmentally sensitive areas and ALR agricultural land, greenspace, and visual features;
c) supports greenway and trail linkages outside airport operation areas;

d) is height appropriate; and provides for staff housing for airport operations and uses such as hotels; and
e) provides for affordable housing.

5.7.4 Supports having an MOU with the operator of the airport that establishes a consultation process, and development standards and requirements for land use and development including regarding the cost of off-site road and drainage improvements.

5.7.5 Supports collaborative agreements and processes with Central Saanich and Sidney that support working together to achieve common interests.

5.7.6 Recognizes the airport and BC Ferries as key employment and public transportation hubs.

Related plans

a) Victoria Airport Authority (VAA) MOU
b) VAA Land use plan and permitted uses (2018)
c) VAA Development permit guidelines (2018)
d) Lease Agreement between Transport Canada and VAA
e) Central Saanich Official Community Plan
f) Sidney Official Community Plan

5.7 INFRASTRUCTURE

The District has maintained a level of infrastructure and servicing supporting its rural nature. As the community grows, considerations for sustainable asset management (planning for a community's physical assets and finances for sustainable service delivery) must address growth and any previous deficits.

General

Objectives

a) Responsible asset management that extends the usable service life of our assets and appropriately plans for renewal and capacity needs; and

b) Identify, evaluate, protect, and increase the role of natural assets within our built infrastructure to protect, restore and reclaim these assets.

Policies

5.8.1 Use natural assets to protect ecosystem function in the District including through creating natural asset inventory and strategy.

5.8.2 Maintain and implement an asset management plan that incorporates natural assets and climate projections and plans in line with growth, maintenance requirements and end-of-life replacement and considers climate impacts.

5.8 (a) Transportation

The proposed major road network for the District is outlined on Schedule D, and the Active Transportation Network on Schedule D. The areas currently serviced by municipal water and sewer are identified on Schedule E.

Objectives

a) Deliver a multi-use transportation system that prioritizes cycling and transit use and is safe, attractive, and reflects the District's rural character; and

b) Support use of alternative (not fossil fuel based) energy sources in buildings and transportation.

Policies

5.8.3 No new major roads or phasing is planned for the District (see Schedule D for existing road network). Maintain existing roadway network and roadway classifications (local, municipal collector, and municipal arterial) to ensure efficient transportation within the District. If any new roads are planned, a grid or grid like pattern should be used to support future transit, and dead ends and cul-de-sac should be avoided.

5.8.4 Prioritize transportation infrastructure and network upgrades that support a safe, attractive, and connected active transportation network with consideration for vehicle use, agricultural vehicles, including maintaining and implementing an Active Transportation Plan (See Schedule D).

5.8.5 Support upgraded public transportation infrastructure and services to increase ridership including:

a) frequent and rapid transit to serve business areas and areas of higher housing density and enable North Saanich access with key destinations in the region; and

b) local, including exploration of on-demand, service so residents can have better access to their daily needs.

5.8.6 Encourage residents and businesses to use zero emission vehicles and machines and support ZEV infrastructure.

5.8.7 Incorporate Transportation Demand Management strategies within District operations and support their use by businesses, schools, and institutions.

5.8.8 Determine speed limits based on roadway classifications with consideration of specific roadway geometry, volume, and road users, including farm vehicles.

5.8.9 Work with Ocean Science, Coast Guard, Department of National Defense, BC Transit, and the Victoria Airport Authority to support transportation connections to the airport lands, to make the region and employees less reliant on personal vehicles.

5.8.10 Work with BC Transit to support transit ridership including through continuing to work with BC Transit and advocating for public transportation through the Victoria Regional Transit Commission.

5.8.11 Pursue infrastructure upgrades with adjacent jurisdictions and the Capital Regional District.

5.8.12 Support Vision Zero as feasible which strives to eliminate traffic fatalities and serious injuries on Saanich roads, while ensuring safe, healthy, and equitable mobility for all people in the District.

Relevant District Plans and Strategies

a) Active Transportation Plan (2021)

5.8 (b) Water, Wastewater and Stormwater (Drainage)

The District obtains its water from two sources: (1) groundwater from private wells, and (2) the District's municipal water is supplied through the Saanich Peninsula Water System, which is operated by the Capital Regional District (CRD). Within the District of North Saanich, water is distributed through a network of water mains and pressure zones controlled by pressure-reducing valve (PRV) stations. 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.
The District's wastewater travels through our sanitary sewer system and into the Saanich Peninsula Wastewater Treatment Plant, maintained by the Capital Regional District (CRD). The District has 90 km of sanitary sewer pipe system and 13 sewer pump stations, which provide sanitary sewer service to the Dean Park Estates, Southeast Quadrant, Patricia Bay, Deep Cove, and McDonald Park sub-communities. Septic systems also play a crucial role in treating wastewater for homeowners in our region, and properties with septic systems are required to adhere to specific maintenance requirements based on the septic system they have (Type 1 or Type 2 and 3).

The District's drainage system consists of creeks, ponds, ditches, swales, and pipes and uses its Drainage Master Plan to guide planning, operation, and maintenance of drainage infrastructure. In total, there are approximately 2,700 culverts, 170 km of ditches, 13 km of swales, and 70 km of pipe. Several creeks flow within North Saanich, including Tatlow (Chalet) Creek and Gardner's Pond, Towner Creek, Blue Heron Creek, Tseycum Creek, Reay Creek (ḰELSET), and TenTen Creek (T̓EṈTEN).

Objectives

a) Sustainable water, wastewater and stormwater management including potable water use and stormwater re-use.

General Policies

5.8.13 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.

5.8.14 Community services should not be provided to islands adjacent to municipal boundaries.

5.8.15 Consistent with the RGS, there should be no expansion of services outside of the NSSA except for health, fire safety or agricultural support reasons and other exceptional cases.

5.8.16 Maintain service level maintenance in line with the requirements of the asset management plan.

5.8 (c) Water

5.8.17 The District strives to provide acceptable water supply for domestic consumption, agriculture, and fire protection to meet the fire flow requirements specified in the Fire Underwriters Survey, with planning for future needs.

5.8.18 The District strives to preserve the quality and integrity of groundwater aquifers to maintain their continued viability.

5.8.19 The use of groundwater resources for irrigation and agriculture may be supported.

5.8.20 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.

5.8 (d) Sewage Disposal and Treatment

5.8.21 The District may consider expansion of the North Saanich Servicing Area only to address septic field failures, not to encourage increased densities or smaller lot sizes.

5.8.22 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.

5.8.23 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.

5.8.24 Sewage works will, where practical, be constructed and operated on a user-pay basis.

5.8.25 The District encourages consideration of alternative technologies in sewage treatment.

5.8.26 The District will fulfill the commitments set out in the Saanich Peninsula Liquid Waste Management Plan and collaborate with Saanich Peninsula municipalities and W̱SÁNEĆ Nations to implement recommendations and initiatives put forward by the Saanich Peninsula Wastewater Commission.

5.8.27 Support waste heat recovery from wastewater treatment plants.

5.8 (e) Stormwater (Drainage) Management

5.8.28 The District requires every owner of land in the District to ensure that storm water on the land is disposed of to the ground or to the municipal drainage

system in a manner that ensures that such storm water does not result in a nuisance, disturbance, or other objectionable situation, including the accumulation of water, flooding, environmental damage or damage the proper functioning of the municipal drainage system or a watercourse.

5.8.29 Open ditches will continue to be used for drainage where safe and practical as they support rural character.

5.8.30 The District encourages a drainage system that minimizes runoff, flooding and erosion while meeting the needs of agriculture, through the implementation of a Drainage Master Plan.

5.8.31 The District encourages groundwater recharge to achieve water balance and onsite storm water detention to limit fluctuations of stormwater flows due to development.

5.8.32 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.

5.8.33 Support infrastructure improvements to manage stormwater including permeable surfaces, quality and quantity controls and rainwater capture and storage (e.g., incentives for rain barrels, for new development), enhancing stream infrastructure, restoring riparian areas, ecosystem, and wildlife corridors as well as tree protection.

5.8.34 Collaborate with Saanich Peninsula municipalities and all peninsula indigenous nations on infrastructure planning and issues, and implement recommendations and initiatives put forward by the Saanich Peninsula Wastewater Commission.

Relevant Plans and Strategies

a) Drainage Master Plan (2023)
b) Sanitary Sewer Master and Asset Renewal Plan (2017)
c) Water System Master Plan (2016)
d) CRD Onsite Sewage System Maintenance Bylaw

5.8 (f) Solid Waste

The District of North Saanich does not provide garbage services. Residents can arrange local private garbage collection companies or drop their garbage off at the Hartland

landfill. Curbside recycling pick-up is provided to North Saanich residents by the Capital Regional District (CRD). The District does operate a green waste facility.

Objective

a) Support waste reduction in the District.

Policies

5.8.35 Continue solid waste disposal through collection by the private sector or residents' delivery to CRD's Hartland Road Landfill.

5.8.36 The District strives to reduce the volume of solid waste generated within the District to the Capital Regional District's per capita disposal rate target of:

a) by 2031, 250 kg/capita/year or less (which is just under 5kg a week); and

b) aspirationally, 125 kg/capita/year.

5.8.37 The District supports continuation and expansion of waste management practices in line with the pollution prevention hierarchy (reduction, reuse, recycling, recovery, and residuals management including waste heat recovery) and in support of the circular economy, including by:

a) working with the CRD,

b) supporting residents, including to use the District's Green Waste facility, and

c) in its own operations.

5.8.38 Work to connect local agricultural growers' fertilizer needs and organics recycled topsoil.

5.9 MARINE & FRESHWATER

The shoreline is a highly valued part of the natural environment in the community, encompassing a wide range of physical environments, shoreline types and human-made facilities. Although the shoreline surrounding the District is managed by many overlapping jurisdictions, the District provides guidance for the allocation of uses in foreshore areas through OCP policies and Zoning Bylaw regulations. Considering the multi-jurisdictional nature of intertidal areas as well as treaty rights relating to access, the District recognizes the benefits of co-management approaches with our Indigenous neighbours of marine areas and especially shellfish beach spaces adjacent to the municipality.

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 habitats.

It is imperative that the use of the foreshore by residents in accessible areas and the construction and use of foreshore structures coexist with emphasis on marine and foreshore protection. Recreational uses include access to the shoreline for walking and viewing 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 terms 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 can take place are becoming particularly valuable.

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. The extensive rock platform shoreline of the District, although more environmentally resilient 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.

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.

   i. *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.

ii. *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.

c) *Lagoon Ecosystems* which include both mudflat and delta areas and are generally highly sensitive and productive natural areas. The sheltered inner mudflat and marsh areas of Tsehum Harbour (W̱SE̓IKEM) 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 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.

Objectives

a) Protect and enhance ecological integrity of marine and freshwater using best practice nature-based solutions to reduce shoreline erosion, and enhance biodiversity, native plant species and wildlife habitat.

b) Provide public amenities and recreational access to shoreline and fresh waterways.

c) Support shellfish restoration and reclamation and other marine life including through limiting pollutant contribution to the marine environment through improved stormwater and wastewater management.

d) Support local marine activities.

e) Manage risk from hazards including sea level rise and tsunamis.

f) Encourage stewardship of the foreshore and natural environment.

Policies

5.9 (a) General Marine Policies

5.9.1 To protect the aesthetics and ecology of the North Saanich coastline the District will balance foreshore development with environmental and visual values. This will be implemented through land use controls and development permit guidelines. Proposed foreshore development will be focused away from environmentally sensitive areas and land use controls will prevent proliferation of development.

5.9.2 Generally, support public access along and to the shoreline, through beach access points, and appropriate services to all suitable undeveloped shoreline and beach access points.

5.9.3 When considering infrastructure to support public recreational use of marine shorelands, it should be consistent with the suitability of each shore type for the proposed use.

5.9.4 The District supports the designation of marine conservation areas including Saanich Inlet as a marine park.

5.9.5 To preserve the beauty of the North Saanich coastline for future generations, the development of uplands and adjacent foreshore areas for public use, should preserve the natural vegetation and wildlife as much as possible.

5.9.6 Encourage residents to care for their properties and be foreshore stewards consistent with this plan.

5.9.7 Collaborate and support marine restoration projects with indigenous communities.

5.9.8 Take a proactive approach to deal with point source and remediation with respect to water pollution issues, particularly in the Saanich Inlet.

5.9.9 Support nature-based solutions first where shoreline development occurs.

5.9.10 Enforce removal of derelict and abandoned vessels in collaboration with other jurisdictions.

5.9 (b) Shoreline Components – Policies

5.9.11 Rocky Shores - 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 as defined by a QEP except where it can be demonstrated to the District's satisfaction that a lesser distance is acceptable.

5.9.12 Drift Sector Beaches - 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.

5.9.13 Drift sector beach - 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.

5.9.14 Drift sector beach - 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 as defined by a QEP adjoining beach shores, except where it can be demonstrated to the District's satisfaction that a lesser distance is acceptable.

5.9.15 Drift sector beach - 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.

5.9.16 Beach shores and pocket beach - Building prohibitions and soil removal and fill restrictions shall be placed on lands within 15 metres horizontal distance landward of the high water mark as defined by a QEP adjacent to Class 2 or Pocket Beaches except where it can be demonstrated to the District's satisfaction that a lesser distance is satisfactory.

5.9.17 Beach shores and pocket beaches - 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.

5.9.18 Mudflats, Marsh and Delta Shores - 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 require appropriate studies.

5.9.19 Mudflats, Marsh and Delta Shores - Development immediately adjacent to a mudflat, marsh or delta area is discouraged.

5.10 DEVELOPMENT PERMIT AREAS

Authority

Section 488(1) of the *Local Government Act* establishes that local governments may designate Development Permit Areas (DPAs) for one or more of 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;

f) establishment of objectives for the form and character of commercial, industrial, or multi-family residential development;

g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;

h) establishment of objectives to promote energy conservation;

i) establishment of objectives to promote water conservation;

j) establishment of objectives to promote the reduction of greenhouse gas emissions;

k) mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed redevelopment, as those terms are defined under section 63.1 of the *Community Charter* *[definitions in relation to tenant protection]*.

Development Permit Areas are a planning tool that local government can establish 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.

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.

As per Section 489, of the Local Government Act, the following prohibitions apply unless an exemption under section 488 (4) applies or the owner first obtains a development permit:

a) land within the area must not be subdivided;

b) construction of, addition to or alteration of a building or other structure must not be started;

c) land within an area designated under section 488 (1) (*natural environment, hazardous conditions)* must not be altered;

d) land within an area designated under section 488 (1) (*revitalization, energy conservation, water conservation, greenhouse gas reduction)*, or a building or other structure on that land, must not be altered.

The District has established the following DPAs:

DPA1: Marine Uplands and Foreshore
DPA2: Creeks, Wetlands, Riparian Areas and Significant Water Resources
DPA3: Sensitive Ecosystems
DPA4: Steep Slopes
DPA5: Commercial, Industrial and Multi-Family

5.10.1 DPA General Guidelines

These policies apply to all DPAs:

5.10.1.1 Where land is subject to more than one Development Permit Area designation, only a single development permit is required and only one permit fee (the highest of the applicable fees) will be charged. The application is subject to addressing the requirements of all applicable Development Permit Areas.

5.10.1.2 In cases where an existing lot size limits the opportunity to fully adhere to the development permit guidelines, the guidelines shall be fully addressed possible.

5.10.1.3 The District may consider issuing a Development Permit to supplement a bylaw or to set standards in accordance with Section 490 of the *Local Government Act*.

5.10.1.4 Where an applicant proposes works that are exempt from the requirement to obtain a Development Permit, the applicant will be required to seek and receive verification from the District that the activities and scope of work are exempt prior to proceeding with the works. In the case of exemptions arising from hazardous situations, applicants shall inform the District and if action is required immediately shall utilize qualified professionals.

5.10.1.5 For the purposes of Section 5.10, and for Section 5.10.3 - Development Permit Area No. 2 Creeks, Wetlands, Riparian Areas and Significant Water Resources, definitions of the terminology used can be found in the Definitions section at the beginning of the OCP.

5.10.2 DPA 1: Marine Uplands and Foreshore

Designation

Those areas of North Saanich described below and shown generally on Development Permit Area No. 1 Map shaded as purple and green, dotted, pink, yellow, and green, are designated as a Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act*.

This Development Permit Area applies to all the following areas:

a) All lands within 15 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the ocean (shaded purple and green).

b) Queen Mary Bay (shaded yellow);

c) Gullhaven Area (shaded pink);

d) Tsehum Harbour (W̱SE̓IKEM) and Lagoon (shaded green); and

e) Marinas and Yacht Clubs (dotted).

Where there are discrepancies between the Development Permit Area No. 1 Map and the descriptions of the areas provided above, the descriptions of the area should be utilized to determine the true extent of the Development Permit Area.

Justification

The marine areas and interfaces surrounding the District of North Saanich have been identified for their high wildlife habitat values and scenic beauty. Designating these areas within an Environmental Development Permit Area enables the District to ensure these environments are preserved and enhanced to benefit the local ecosystem.

Tsehum/Shoal Harbour (W̱SE̓IKEM) and the lagoon have been designated as a federal migratory bird sanctuary since April 10, 1931. The harbour and lagoon/mudflats provide important migration and wintering habitat for seabirds, shorebirds, and waterfowl. In addition, a unique variety of marine plants and animals are found here. The proliferation

of marinas, long-term anchored boats, and upland development raises concerns about contamination and negative impacts on the migratory bird sanctuary.

The Gullhaven area also supports a rich variety of marine and terrestrial habitat, which includes habitat for several great blue herons and faces similar environmental considerations as the Tsehum Harbour (W̱SE̓IKEM).

Queen Mary Bay is a protected pocket beach with a significant upland forest that provides for natural drainage into the bay and provides natural habitat for terrestrial animals and birds.

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

Objective

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

Exemptions

5.10.2.1 The following activities are exempt from requiring a Marine Uplands and Foreshore Development Permit:

a) Interior renovations within a building or structure;

b) The construction of an accessory building (maximum area of 10 m2), such as a gazebo, garden shed or playhouse, if all the following apply:

i) no trees are removed;

ii) the building is located a minimum of 10 metres from the high water mark of the ocean or “top of bank” (whichever is greater);

iii) is not within an area of geotechnical instability;

iv) is supported by correspondence from a qualified engineering professional; and

v) sufficiently satisfies all other guidelines associated with this DPA.

c) Drainage improvement works undertaken without the use of heavy machinery and limited to construction or repair of a drainage channel/pipe connecting the development-related drainage to an outfall at the natural boundary for the purpose of addressing servicing requirements related to the development of a single-family home (and development accessory to a single-family home) being undertaken on a lot that was legally established prior to the establishment of this bylaw;

d) Emergency works, including the removal of trees, deemed necessary to address an immediate danger or hazard;

e) Small-scale removal by hand of invasive species or noxious weeds;

f) Placement of temporary, incidental accessories such as benches, tables and garden ornaments and gardening and yard maintenance activities, such as lawn mowing, tree and shrub pruning, vegetation planting and minor soil disturbances that do not alter the contours of the land;

g) Repair or reconstruction of a lawfully established or legal non-conforming dock/float/gangway, provided that there is no increase in the dock/float/gangway area and no land alteration (i.e., replacement or additional pilings, new footings, or landings) is required;

h) Larger-scale removal of invasive species or noxious weeds in accordance with a vegetation management plan prepared by a QEP or other qualified professional;

i) Changes in the height of an existing building, including the construction of an additional story, only if there is no change in the building footprint and no excavation activities associated with the project;

j) Replacement, alteration, or addition to an existing structure such as a new deck, siding, roofing, doors, building trim, awnings, and/or windows where it does not negatively impact the existing landscape or access provisions;

k) A building is altered to perform remediation work (e.g., building envelope replacement or upgrade) with the intent to return the building design and materials to its original state; and

l) Ecological restoration and enhancement projects that are undertaken or authorized by the District of North Saanich.

Guidelines

5.10.2.2 The following guidelines apply to development within the Marine Uplands and Foreshore Development Permit Area:

a) Provide a minimum 15 metre setback from the natural boundary for new buildings and structures, or additions to existing buildings and structures unless otherwise exempted.

b) No site alterations, including soil disturbance and tree removal, shall be permitted in the Marine Uplands and Foreshore Development Permit Area, as designated in Section 5.10.2 above, except those explicitly approved in a Development Permit or subject to the exemptions;

c) Any development or site alteration must be consistent with the Marine Areas policies established in Section 5.9 of the Official Community Plan; and

d) Retention of existing trees and vegetation must be prioritized to preserve the existing habitat and to mitigate erosion.

e) Where development includes improvements to the lands such as walkways, stairs, seawalls, and landscaping, the improvements should incorporate nature-based solutions as opposed to non-natural materials and non-native plantings;

f) Retaining walls are permitted where the area is subject to erosion and where a QEP identifies that natural shore revetment improvements (identified in Section 5.10.2.2(h)(i) would be insufficient to mitigate natural erosion processes;

g) Hard landscaping and stairs shall be permitted to allow for the construction of one pathway on each property leading to the natural boundary/beach. The pathway must be designed to be no wider than 1.5-metres and be designed to limit the total footprint of the pathway. Use of permeable and natural materials is preferred.

h) Where shore protection measures are necessary to address natural erosion, shore revetment should be designed to incorporate nature-based solutions including the use of natural materials and vegetation. Hard revetment improvements such as stacked-boulder and concrete walls are discouraged

except in cases where a professional has recommended this treatment in which case stacked-boulder walls will be preferred over concrete walls;

i) In cases where hard revetment improvements are deemed necessary, the improvements should be designed to:

   i) facilitate habitat integration with the shore including tiered retention and natural landscaping; and

   ii) Mimic the natural shoreline function and avoid redirecting erosion forces to adjacent properties.

j) Modification of channels, banks or shores will not be permitted unless the applicant provides a compelling rationale as to why the works are necessary and identifies the works that will be undertaken to restore the habitat and local hydrological conditions;

k) Development must be designed 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;

l) Where drainage is being directed to the ocean, the drainage system must include flow and erosion controls such as the implementation of holding tanks and splashpads, where deemed necessary by a qualified professional;

m) 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.

n) Controls are required on surface-water drainage to prevent pollutants from entering water features;

o) All areas within 15-metres of the natural boundary of the ocean should be preserved and enhanced with vegetation that is:

   i) Non-invasive species;

   ii) Indigenous plants that are suitable for the local climate, site context, and suitable to address ongoing changes in climate; and

   iii) Drought resistant and not requiring watering systems.

p) Intensively landscaped areas and other related activities should be sited so as to prevent nutrient-rich water from entering natural water features;

q) In cases where the development includes subdivision, the subdivision should be designed to maximize the preservation of the environment and natural habitats. Clustering of development in a manner that reduces the overall footprint of the development is preferred;

r) Areas identified for protection and preservation as part of a subdivision, zoning, or variance approval should be protected through the implementation of restrictive covenants, along with fencing and signage requirements;

s) In cases where the development includes construction of a new dock, float, or related improvement, these will be designed in a manner that mitigates alteration of the foreshore and that prioritizes the natural environment and does not impede wildlife;

t) Development within existing marinas, the development shall be designed to:

   i) minimize impermeable surfacing and hard revetment improvements;

   ii) direct intensive uses away from the shoreline to other areas of the property where feasible; and

   iii) Establish comprehensive waste management plan to treat drainage and to mitigate contaminants and other waste from entering the marine environment.

u) Areas of eelgrass shall be identified and protected on a no net-loss basis in alignment with the recommendations of a QEP.

v) Development proposals must indicate how the environmental areas are being improved, maintained, and protected. In cases where existing lots with development constraints are being developed/redeveloped, a no net-loss approach should be considered in the design of the development.

w) The above guidelines must be addressed by a Qualified Environmental Professional (QEP) through the submission of a letter or detailed environmental report, depending on the scale and scope of development. The letter or report must address the above guidelines and the following items:

   i) Any records listed in the BC Conservation Data Centre;

   ii) Any records/data contained in the British Columbia Ministry of Environment's Species and Ecosystem Explorer, specifically addressing plants and animals, and ecological communities;

iii) Any records of red-listed, blue-listed, or *Species at Risk Act* listed species;

iv) For any activity in the foreshore, documentation of Provincial and Federal approval with supporting technical reports;

v) Submission of a site plan certified by a B.C. Land Surveyor that addresses the following:

a) The surveyed location of property lines and the Natural Boundary;

b) The proposed location of all development (principal and accessory structures, wells, septic disposal systems, driveways, parking areas, impermeable surfaces) in relation to the established boundaries of the Development Permit Area;

c) The direction and quantity of any surface run-off before and after the proposed development;

d) The siting and specifications of any existing or proposed stormwater management system.

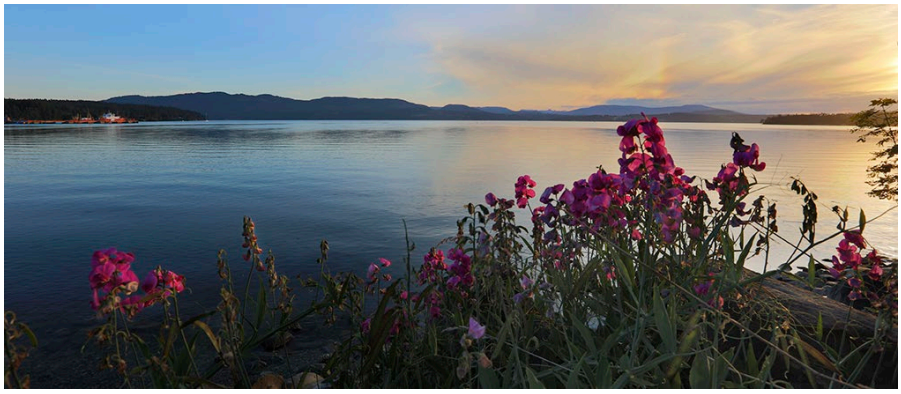
e) Any areas identified by the QEP as being environmentally sensitive and any buffer setbacks necessary to protect those areas;

f) Existing trees (including retained and proposed for removal);

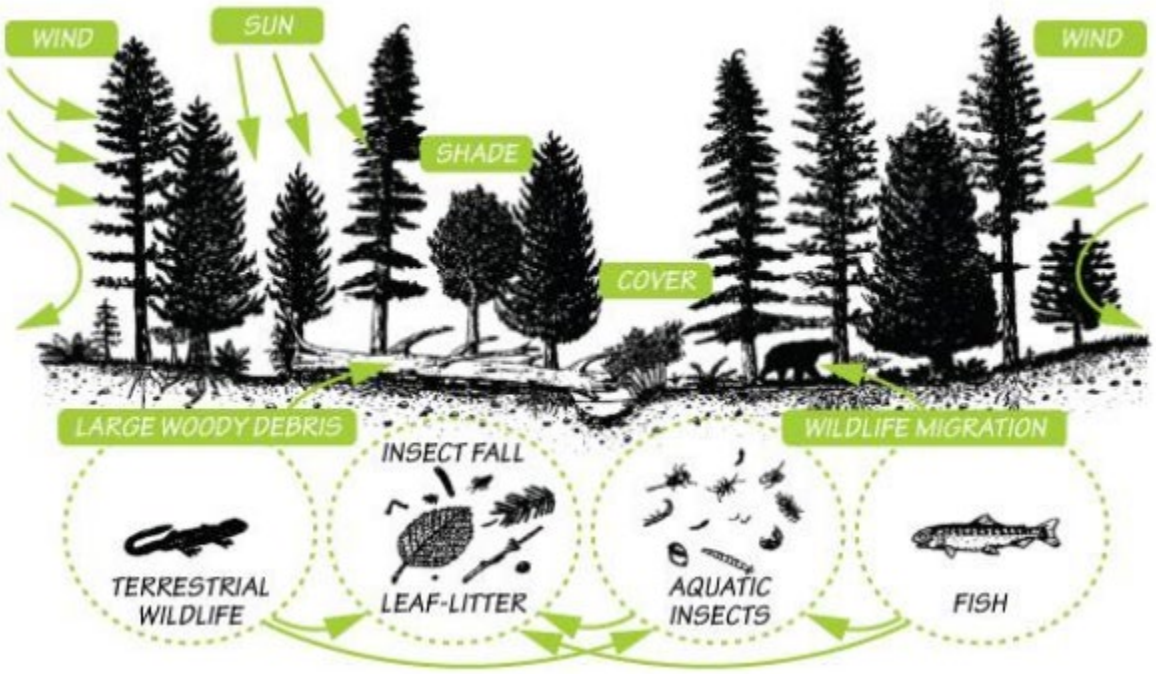
g) Identification of areas subject to erosion, sloughing, flooding, or landslip;

vi) A strategy to mitigate and reduce drainage flows, if required; and

vii) Erosion and sediment control plan to address any areas subject to destabilization during land clearing, construction, and rehabilitation.



5.10.3 DPA 2: Creeks, Wetlands, Riparian Areas and Significant Water Resources



Designation

Creeks, Wetlands, Riparian Areas and Significant Water Resources Areas, shown generally on Development Permit Area No. 2 Map, are designated as a Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act,* including:

a. Any parcel/property where any portion of the property is within 30-metres of a watercourse that contains fish or fish habitat;

b. Any parcel/property where any portion of the property is within 30-metres of a Wetland or Wetland Ecosystem;

c. Any parcel/property where any portion of the property is designated as a Significant Water Resources Area; and

d. Any parcel/property where any portion of the property is designated as an Aquifer.

Where a watercourse, wetland or wetland ecosystem not shown on DPA 2 is identified, the applicant is responsible for contacting the District of North Saanich to establish if the development is subject to this Development Permit Area.

Justification

The Province has adopted legislation, regulations, and best practices recommendations for the purpose of protecting riparian areas and water resources. These regulations include the *Riparian Areas Protection Regulation, Water Sustainability Act, and Water Sustainability Regulation* of which local governments are responsible for ensuring compliance when issuing approvals for site alteration and development. Implementing a Development Permit Area for these areas establishes a permitting process at the local government level to ensure compliance is achieved.

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, including 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.

Aquifers are underground layers of water-bearing material where groundwater is stored. Land development in areas of aquifers must consider implications to the recharging and filtering of surface water back into the aquifer to avoid impacting the aquifers water supply and quality.

Building of structures or roads, or substantial land clearing or disturbance in these areas could harm the vitality of creeks, wetlands, watercourses, riparian areas, and aquifers.

A Development Permit is required to ensure that the ecological value of these environmental areas has been considered prior to development, and that measures will be taken to mitigate damage to these natural systems.

Objective

a) 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 and aquifers are not negatively impacted by the Development.

Exemptions

5.10.3.1 The following activities are exempt from requiring a Creeks, Wetlands, Riparian Areas, and Significant Water Resources Development Permit:

a) Interior renovations within a building or structure;

b) Emergency works, including the removal of trees, deemed necessary to address an immediate danger or hazard;

c) Removal of invasive species provided that the removal area is remediated with native species, the work is done by hand and without the use of any motorized or power-assisted tools, equipment or machinery and the work is completed in alignment with any provincial or federal requirements;

d) Routine maintenance of existing lawns, landscaped areas, and pathways but does not include the redevelopment of existing decks, hardscaped patios, or non-native landscaped areas;

e) Changes in the height of an existing building, including the construction of an additional story, only if there is no change in the building footprint and no excavation activities associated with the project; and

f) Development of agricultural uses and institutional uses.

Guidelines

5.10.3.2 The following guidelines apply to development within the Creeks, Wetlands, Riparian Areas, and Significant Water Resources Development Permit Area:

a) Only District approved or exempted habitable buildings or other structures requiring foundations or a sewage disposal system will be allowed;

b) Modification of channels, banks or shores will be prohibited except in cases where a Qualified Professional identifies the works are necessary to address site constraints. Where modifications may result in environmental harm or significantly alter local hydrological conditions, a development permit will not be permitted;

c) Development must be designed 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. The following drainage specifics must be addressed:

   i) Controls are required on surface-water drainage to prevent pollutants from entering water features, including aquifers; and

   ii) Intensively landscaped areas associated with the new development should be sited to prevent nutrient-rich water from entering natural water features.

d) Development must be designed to avoid any increase or decrease in volume or peak flow of both captured and surface runoff including that which discharges into wetlands, watercourses, and aquifers;

e) 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;

f) Development permits issued for road and driveway construction in these areas will ensure that:

   i) Watercourse crossings are located to minimize disturbance of water feature banks, channels, shores, and existing vegetation;

   ii) Wherever possible, bridges are used instead of culverts for crossings of fish-bearing watercourses; and

iii) 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.

g) Development must be designed in accordance with the following:

i) For development in Riparian Areas and Wetland Ecosystems, that is residential, commercial, or industrial in nature, the development must be consistent with the requirements of the *Riparian Areas and Protection Regulation* and *Water Sustainability Act* as adopted by the Province of British Columbia;

ii) For development in an area designated as a Significant Water Resource or Aquifer, the development must be consistent with best practices as established by a Qualified Professional including consideration for:

a. Capturing and filtering of all storm run-off to ensure that contaminants are removed from the water;

b. Ensuring the water quality, quantity and flow recharge addresses pre-development site conditions (i.e., no net impact); and

c. Establishing a maintenance program to ensure the filtration, storage and distribution systems are maintained in perpetuity.

h) 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;

i) 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;

j) Any development in a Riparian Area (including Wetlands and Wetland Ecosystems) as shown generally on Development Permit Area Map No. 2 must be compliant with the *Riparian Areas Protection Regulation* and a Development Permit must not be issued and development must not proceed unless the District receives provincial confirmation that the requirements of the Riparian Area Protection Regulation have been satisfied;

k) All development must be consistent with the applicable provincial and/or federal legislation;

l) The principle of "no net loss" will be applied on a case-by-case basis;

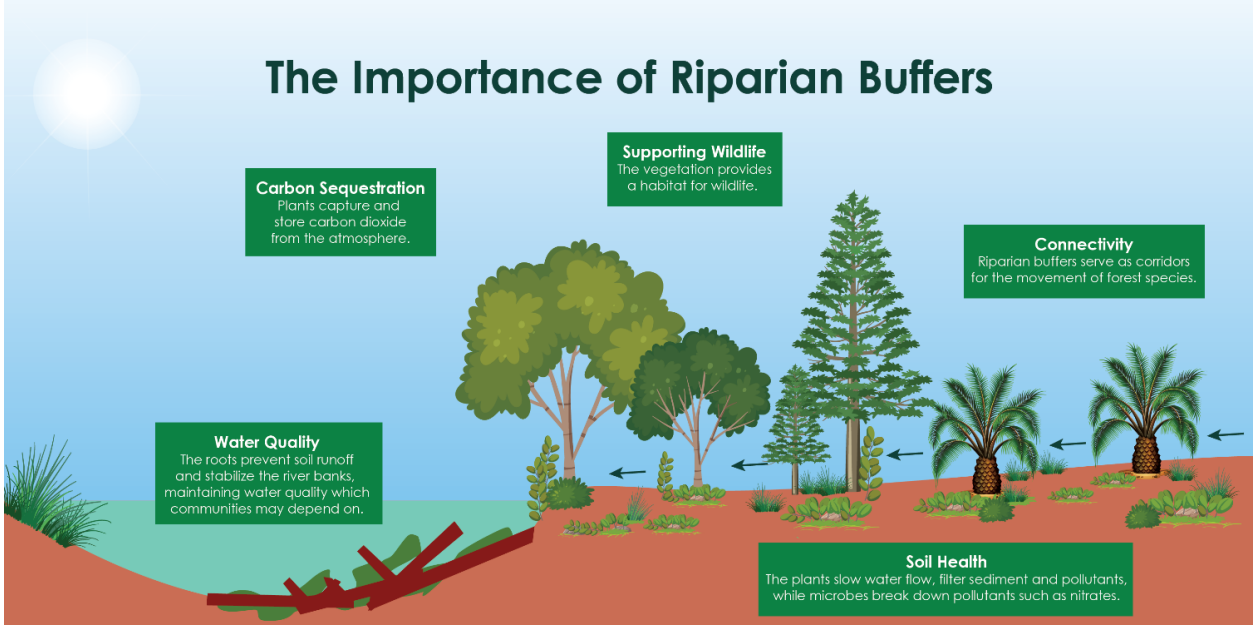
m) Applicants must provide the following:

i) A scale-drawn site plan certified by a BC Land Surveyor and Qualified Environmental Professional with relevant expertise drawn at a scale of 1:1000 or, with approval of the District, at a scale of 1:5000 showing:

a. Natural features including watercourses, both permanent and non-permanent, significant water resources, riparian areas, and wetlands; and

b. Details of the proposed development including the proposed location of the principal building and other structures, wells, sewage disposal systems, storm water management systems, driveways, parking areas, impermeable surfaces, and the direction and quantity of any surface-water runoff before and after the proposed development.

ii) A report prepared by a Qualified Professional that addresses compliance with the Development Permit Guidelines and addressing any requirements of other approving agencies (Province of British Columbia, Department of Fisheries and Oceans, Other).



5.10.4 DPA 3: Sensitive Ecosystems

Designation

That part of North Saanich shown on Development Permit Area No.3 Map, is designated as a Development Permit Area pursuant to Section 488(1)(a) of the Local Government Act.

Justification

Section 488(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.

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 ŁÁU,WELṈEW̱ (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. Gardner's Pond and municipally owned land adjacent to the Tseycum Lagoon are identified Wetland Ecosystems. Areas adjacent to TenTen Creek (ȾEṈTEN) 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

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

b) To maintain and protect habitat for wildlife and biodiversity values.

Exemptions

5.10.4.1 The following activities are exempt from requiring a Sensitive Ecosystems Development Permit:

a) Interior renovations within a building or structure.

b) Residential single-family dwellings and their other accessory buildings and structures.

c) Emergency works, including the removal of trees, deemed necessary to address immediate danger or hazard.

d) Removal of invasive species provided that the removal area is remediated with native species, the work is done by hand and without the use of any motorized or power-assisted tools, equipment or machinery and the work is completed in alignment with any provincial or federal requirements.

e) Routine maintenance of existing lawns, landscaped areas, and pathways but does not include the redevelopment of existing decks, hardscaped patios, or non-native landscaped areas.

f) Changes in the height of an existing building, including the construction of an additional story, only if there is no change in the building footprint and no excavation activities associated with the project.

g) With support in the form of correspondence from a Qualified Engineering Professional, an applicant may request to be exempted from the development permit guidelines and/or development permit area.

lines apply to development within the Sensitive
ment Permit Area:

mature vegetation and understorey plants will be

nt permit may designate and specify where necessary a
hin which land alteration or structures will be limited to
le with the characteristics of the sensitive ecosystem; and

c) Planting of invasive and/or non-native vegetation adjacent to or in sensitive ecosystems is prohibited.

5.10.5 DPA 4: Steep Slopes

Designation

All lands within North Saanich with slopes exceeding 30% over a minimum 6-metre run and all lands within 10-metres of the top-of-bank or toe-of-slope of such features, as generally shown shaded in orange on Development Permit Area No. 4 Map, are designated as a Development Permit Area pursuant to Section 488(1)(a) and 488(1)(b) of the Local Government Act for the purpose of protection of the natural environment and for protection of development from hazardous conditions.

Justification

The District of North Saanich includes various steep terrain characteristics including the slopes, outcrops, and terraces emanating from Mount Newton (ŁÁU,WELN̲EW̲) and Horth Hill as well as steep slopes and ravines throughout the District and steep ocean banks along the edges of the peninsula. Preserving and enhancing these steep slope environments in a natural state is preferable to decrease erosion and slope failure hazards and protect the natural ecological processes. By establishing a Steep Slopes Development Permit Area, the District can protect steep slope environments and regulate development occurring within and in proximity to these areas to mitigate hazards.

Objective

The objective of the Steep Slope Development Permit Area is to:

a) Prevent and mitigate erosion and failure of steep slopes.

b) Regulate development in a manner that reduces the risk to life and property of both upslope and downslope properties.

c) Ensure public safety.

d) Protect the natural environment and drainage networks.

Exemptions

5.10.5.1 The following activities are exempt from requiring a Steep Slopes Development Permit:

a) Interior renovations within a building or structure.

b) Emergency works, including the removal of trees, are deemed necessary to address an immediate danger or hazard.

c) Routine maintenance of existing lawns, landscaped areas, and pathways but does not include the redevelopment of existing decks, hardscaped patios, or non-native landscaped areas.

d) Changes in the height of an existing building, including the construction of an additional story, only if there is no change in the building footprint and no excavation activities associated with the project.

e) Drainage improvement works limited to construction and repair to address servicing requirements related to the development of a single-family home (and development accessory to a single-family home), and designed by a qualified professional, being undertaken on a lot that was legally established prior to the establishment of this bylaw.

f) Where there is no steep slope and associated hazard, confirmation of which may require a letter from a Professional Engineer with experience in geotechnical engineering.

Guidelines

5.10.5.2 The following guidelines apply to all development and site alteration (including tree removal and soil alteration) within the Steep Slope Development Permit Area.

a) No unnecessary disturbance of the steep slope shall be permitted. Development shall preserve or return natural vegetation on steep slopes and retain the natural terrain, topography of the site, drainage patterns and minimize the cutting into, grading, or filling of slopes.

b) Retaining walls and improvements will only be permitted in the case where the applicant can produce a report from a Qualified Geotechnical Professional identifying the hazard and the risk posed due to the existing condition, and the necessity of the retaining structure to address the hazard. In such cases,

retaining improvements must be designed to minimize disturbance of the natural environment.

c) Stairs and pathways are discouraged and will only be considered in a steep slope area where the improvements are necessary to access another developable portion of the property or to access the foreshore.

d) In the case of subdivision or rezoning, those areas identified as steep slope shall be kept free of any development or alteration and the area will be fenced.

e) The District may require the applicant to enter into a Section 219 covenant agreement to ensure that steep slope areas are preserved in their natural state.

f) An assessment report prepared by a Professional Engineer with relevant expertise and in conformance with applicable APEGBC Standards is required to assist in determining what conditions or requirements shall be included in the Development Permit so proposed development and adjacent properties are protected from the hazard and no increase in hazard is posed. At the discretion of the District, a peer-review of any such report may be required.

5.10.6 DPA 5: Commercial, Industrial and MultiFamily[5]

Designation

That part of North Saanich shown on Development Permit Area No. 5 Map is designated as a Development Permit Area pursuant to the following subsections of Section 488(1) of the *Local Government Act*:

a) protection of the natural environment, its ecosystems and biological diversity;

b) protection of development from hazardous conditions;

c) establishment of objectives for the form and character of intensive residential development;

d) establishment of objectives for the form and character of commercial, industrial, or multi-family residential development;

e) establishment of objectives to promote energy conservation;

f) establishment of objectives to promote water conservation;

g) establishment of objectives to promote the reduction of greenhouse gas emissions.

Justification

The District of North Saanich is a predominantly rural and suburban community that has historically contained very limited offerings of commercial, industrial, and multi-family offerings. The existing rural state of the District has allowed for the ongoing preservation of greenspace, mature trees and vegetation, and the rural character. With the growing demand and requirements to deliver more housing, the District is adopting this

[5] Includes Attached Ground-Oriented Residential

Development Permit Area in part to ensure that new development can be respectfully integrated in a way that blends with the existing community fabric and rural identity.

North Saanich has limited infrastructure capacity to respond to growth. The District is adopting this Development Permit Area for the purpose of realizing goals and objectives to promote energy conservation, promote water conservation, and to promote the reduction of greenhouse gases to ensure that new development minimizes demand on municipal infrastructure and promotes the establishment of healthy and sustainable communities.

Exemptions

5.10.6.1 The following activities are exempt from requiring a Commercial, Industrial, and Multi-Family Development Permit Area:

a) Interior renovations within a building or structure;

b) The development is for the purpose of constructing a single-family dwelling, a duplex, accessory building or accessory residential dwelling unit or farm building;

c) Planting or replanting of native trees, shrubs or ground cover for slope and soil stabilization, habitat improvement, erosion control and beautification;

d) Structural alteration of legal or legal non-conforming buildings and structures within the existing footprint;

e) Emergency procedures to prevent, control or reduce erosion or other immediate threats to life and property including:

   i) Emergency actions for flood protection and erosion protection;

   ii) Removal of hazard trees (as determined by an arborist/qualified professional);

   iii) Clearing of an obstruction from bridge, culvert, or drainage flow; and

   iv) Repairs to bridges and safety fences in accordance with the Water Act.

General Guidelines (All Development Types included in this DPA)

5.10.6.2 The following guidelines apply to all development type within this DPA.

Site Planning

a) Development shall be designed in consideration of preserving and enhancing the natural environment, including designing the development with the existing natural grades, and prioritizing the retention and rehabilitation of existing mature trees and vegetation.

b) Development will identify any hazard associated with the development area and will be sited in a manner that is safe and in accordance with the recommendations of a qualified professional.

c) The footprint of the development shall be minimized for the purpose of retaining the existing natural environment and limiting impermeable surfaces.

d) Development shall be planned in a manner that sites or screens parking and loading areas from the public view and that enables pedestrian movements and alternative transportation options.

e) Development is encouraged to establish shared vehicle access and parking with adjacent sites to reduce the overall amount of drive aisles and driveway accesses.

f) Where development includes accessory buildings, these shall be sited away from street frontages and should either be located behind the principal building(s) or otherwise fully screened with landscaping.

g) On-site servicing/utility infrastructure and waste facilities shall be screened with attractive fencing and/or landscaping or otherwise incorporated into the building.

h) Principal buildings should be oriented such that the main entrance is focused toward the street frontage and provides accessible walkways separated from vehicle maneuvering areas to the street, parking areas, and any amenity areas. Where development is proposed on a corner lot, the principal entry of the building should be focused on the corner.

i) Public realm improvements must be incorporated including landscaping, wayfinding, street/outdoor furniture, art, and accessibility features.

j) Development should maintain and enhance existing views or vistas from the property; and

k) Where possible development should implement new or utilize existing landscaping to create buffers to adjacent development.

Form and Character

l) Given the predominant rural nature of the District, the design of buildings and structures shall implement architectural and massing elements that emulate attractive rural and west coast design. Such elements may include:

   i) articulating building envelopes vertically and horizontally, including stepping back upper floors (third story and above), to establish human-scale development;

   ii) incorporating a variety of exterior finishings with a preference for natural materials and finishes;

   iii) incorporating architectural variety.

m) Where exterior infrastructure such as mechanical systems are integrated on the roof of a building, they shall be sited out of public view and screened with materials that attenuate noise and complement the overall building design.

n) Development massing shall establish a transition when development is proposed beside lower density sites.

o) All exterior building faces shall be finished with high quality design and finishes except where the development is subject to a zero-lot line setback in which case those walls abutting the zero lot-line may either be left unimproved (where abutting an existing building) or visually improved through painting or murals (when adjacent site has not yet developed).

p) Where exterior lighting is proposed for site security and accessibility, the lighting shall be selected and sited in a manner that does not result in glare, light pollution, or nuisance, to adjacent streets or properties.

q) Landscaping should include a comprehensive planting plan that includes native and drought resistant species. Large expanses of lawn will not be supported and groundcover plants will be preferred over graveled or mulched areas. Artificial turf will not be permitted.

r) Where fencing is proposed:

i) the fence material should be complimentary to the landscaping and building elements.

ii) Fences along public street frontages are discouraged. Where fences are proposed, they should provide breaks or jogs and be no higher than 1.2-metres.

iii) Where perimeter fencing is proposed, fencing should be of a natural material and should be designed so as to not prohibit the movement of wildlife.

Energy and Water Conservation and Greenhouse Gas Reduction

s) Implement site components to maximize retention and natural absorption of water on site and minimize demand on off-site stormwater infrastructure including:

i) green-roof technologies to capture and store water and minimize heat island effects;

ii) rain swales/gardens;

iii) permeable surfacing for drive aisles and parking areas;

iv) underground infiltration beds and tree box filters.

t) Underground and under-building parking shall be required for the purpose of minimizing impermeable surfaces.

u) Where surface parking is proposed, the parking area should incorporate landscaping islands every five parking stalls and to buffer parking from building entrances to establish shade trees to moderate the heat island effect.

v) Development shall incorporate low-flow plumbing fixtures to reduce water demand.

w) Development shall include alternative transportation infrastructure at a scale appropriate to the density of the development, including but not limited to:

   i) Electric vehicle charging stations;

   ii) Secure bike and e-bike parking;

   iii) Car-shares;

   iv) Short-term/visitor bike racks.

x) Development shall include a comprehensive landscaping plan that includes the implementation of native and drought resistant species to address local climate conditions and reduce water demand.

y) Development should be designed and sited to take advantage of passive solar heating, lighting, and energy generation and shall be required to use Built Green®, LEED®, or equivalent energy conservation features including:

   i) Large windows;

   ii) Climate-focused landscaping programming to provide shade in summer and solar gain in winter.

Supplementary Guidelines – Multi-Family Development (Condos/Apartment)

5.10.6.3 The following additional (to the general) guidelines apply only to Multi-Family Development (Condos/Apartment)

a) Development shall not replicate the form and character of adjacent buildings/development but should instead be similar and complementary.

b) Repetitious building designs, including “mirror image” front facades are not supported.

c) Where new multi-family development is being proposed as part of a mixed-use development:

i) The ground floor street frontage should prioritize commercial use with residential units above or behind the commercial aspect.

ii) The development shall include design features to distinguish and minimize the residential access from the predominate commercial access.

iii) The development shall include a food security component which will include the installation of either a community garden or rooftop garden.

Supplementary Guidelines – Commercial and Industrial Development

5.10.6.4 The following additional (to the general) guidelines apply only to Commercial and Industrial Development:

a) Building mass should be minimized and articulated to reduce shadow impacts and establish human-scale development that doesn't overwhelm the pedestrian experience.

b) Roof and roof lines should integrate articulation to establish architecturally interesting building design as opposed to typical flat roof design.

c) Buildings should be oriented to provide a main entry facing toward the public realm.

d) Encourage alternative transportation by implementing separated and convenient pedestrian and cycling facilities throughout the development.

e) Attractively surfaced and well-lit pedestrian pathways from the public street frontage to the main entry of the building, including pathways connecting the parking area.

f) Establish secure and covered bicycle storage facilities for customers and employees.

g) Building entries should incorporate generous awnings or overhangs.

h) Minimize the visual impact of outdoor storage areas, loading areas, and drive aisles from neighbouring properties and public view through the retention of

trees and native understory plants or by planting of complementary landscaping.

Supplementary Guidelines – Marina Development

5.10.6.5 The following additional (to the general) guidelines apply only to Marina Development:

a) Any development taking place on the water shall be restricted to non-toxic building materials.

b) Structures shall be clad in non-reflective material to mitigate sun glare.

Supplementary Guidelines – Agricultural and Rural Commercial

5.10.6.6 The following additional (to the general) guidelines apply only to Agricultural and Rural Commercial Development:

a) The form and character of buildings and structures on Agricultural and Rural designated lands that is subject to a Development Permit must reflect the rural ambience of the surrounding area. Natural building materials are encouraged.

b) Signage must be of an appropriate size and material and should not be illuminated. These definitions only apply to Section 5.10.

5.11 DEVELOPMENT APPROVAL INFORMATION AREA

Designation

All of North Saanich is hereby 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 composite Fire Department and relies heavily on volunteer firefighting staff. 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 OCP 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

5.11.1 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 a zoning change, a development permit, or a temporary use 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, including water service, sewage disposal and other utilities.

5.11.2 To ensure that any new development incurs any costs associated with any upgrades or servicing requirements

5.11.3 In recognition of North Saanich being a rural community with significant agricultural uses, for any development of non-farm uses and/or subdivision in proximity of the ALR or any construction within 100 metres of ALR lands an assessment of any possible detrimental impact of the development on surrounding agricultural uses including a report prepared by a professional Agrologist, may be required.

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6 IMPLEMENTATION

6. IMPLEMENTATION

The implementation of the OCP will be accomplished through many mechanisms including updates to the Zoning Bylaw, Subdivision Servicing Bylaw, as well as a comprehensive development finance strategy to support the goals of the OCP, such as use of Development Cost Charges, Amenity Contributions Charges, density bonus provisions, inclusionary zoning improvement to data, provision of incentives, communication, and engagement, and monitoring and reporting.

6.1 Priority Actions & Progress Monitoring

Table D outlines priority actions for the District to begin the work implementing this plan. Table E outlines targets to meet the OCP's goals and objectives structured around the four lenses (social local, social global, ecological local, ecological global) of the Doughnut Economics framework. These targets and accompanying data indicators have been identified to ensure the District is on track toward meeting its sustainable community goals, and will allow for readjustment of policies as needed. These indicators will be continued to be developed further as implementation occurs.

Table D: Actions	
	Actions
Environment & Climate Change	• Complete Climate Action Strategy and begin implementing, monitoring, and reporting. • Update Tree Bylaw. • Develop a plan to collect comprehensive baseline data for environmental and climate targets. The plan should specify the types of data to be collected (e.g., biodiversity metrics, greenhouse gas emissions, water quality), methodologies, responsible parties, and reporting frequency to ensure effective monitoring and evaluation of progress towards environmental goals. • Update communication plan to enable residents to learn about key sustainability issues such as transportation, waste, water, and community development. • Update Building Bylaw with leading step code requirements.

	• Explore loans for energy retrofits for buildings. • Explore use of Water Balance Express tool and digital water metres for more timing water reads and identification of leaks. • Update Sensitive Ecosystem Inventory and mapping including marine and foreshore to inform policy. • Research and implement a Sea Level Rise Bylaw.
Land Use **General** **Residential** **Commercial** **Industrial** **Parks** **Agriculture** **Other**	• Complete updates to Zoning Bylaw. • Complete updates to Subdivision Servicing Bylaw. • Consider amenity contributions policy or regulation. • Complete development finance work to support OCP including a Development Cost Charge Bylaw and Amenity Cost Charge Bylaw. • Review procedures related to prioritizing of development applications, including to facilitate food production, and building of housing units.
Infrastructure	• Complete updates to infrastructure plans such as sewer, and water master plan. • Complete Inventory of Natural Assets.
Marine & Water	• Comprehensive shoreline inventory initiative including foreshore structure inventory. • Per Parks Master Plan, explore public boat access on west side of peninsula. • Identify an approach for abandoned vessels and illegal moorage in Tsehum Harbour (W̱SE̓IKEM) Lagoon.

Table: E Targets and Indicators *Guided by the Doughnut Economic Framework (see page 8 of OCP)*				
ECOLOGICAL		ECOLOGICAL Target (E)	Data[6] Indicator	OCP Goal
Ecological Ceiling and Social Foundation	global	E1 Meet global per capita consumption-based allowance	Consumption based inventory data	
Climate Change	local and global	E2 No net loss of tree canopy, 30 percent tree canopy cover in every neighbourhood E3 Be carbon neutral in operations E4 Reduce community greenhouse gas emissions from 2007 levels by 45% by 2040 E5 Transition to 100% renewable energy by 2050	District LIDAR data Corporate inventory Community inventory	3.3.3 3.3.4 3.3.6 3.3.14 3.3.15
Ozone layer depletion	global	E1 Through education		3.3.3 3.3.4
Air pollution	local and global	E6 TBD in policy work from Environment and Climate Change policy 5.1.13 E7 Residents within 300 metres from a public park or other green space. E1, E2	Regional data sources purple air monitors District mapping	3.3.3 3.3.4

[6] Data sources still being finalized and will impact potential targets.

Biodiversity loss	local and global	E8 Biodiversity net gain. E9 Ecosystem connectivity, corridors working with neighbouring jurisdictions. E10 Work toward Provincial target of 30% protected areas by 2030. Also, through E1.	District inventory District inventory Various sources	3.3.3 3.3.4 3.3.14 3.3.15
Land conversion	local and global	E11 No net gain in impervious surface cover. E12 Percentage of shoreline and riparian under natural functioning. Also, through E1, E2.	District LIDAR data District inventorying	3.3.3 3.3.4 3.3.14 3.3.15
Freshwater withdrawal	local	E13 Groundwater aquifer maintains recharge Also, through E1.	TBD	3.3.3 3.3.4 3.3.15
Nitrogen and Phosphate loading	global	E14 Per capita disposal rate of 250 kg or less by 2031; with overarching goal of aspiring to achieve a disposal rate of 125 kg/capita/year. E15 Water testing for pollutants	TBD, (CRD monitoring as this is their target)	3.3.4 3.3.15
Chemical pollution	global	Through Environment and Climate Change policy 5.1.14 - residential pesticide use		3.3.3 3.3.4
Ocean acidification	global	Through E4		3.3.3 3.3.4

SOCIAL FOUNDATION		SOCIAL Target (S)	Data Indicator	OCP Goal
Water	global local	S1 All District procured goods and services are ethical and ecologically sound S2 Reduce beach or shellfish harvesting closures S3 Accessible quality tap water, and consumption S4 Stream flow and quality	TBD	3.3.2 3.3.3 3.3.4 3.3.12
Energy	local	Through E4 & E5	District inventory	3.3.3 3.3.4
Networks **Mobility** **Community** **Digital and Culture**	local	S5 Increase percentage of residents with access to internet S6 Decrease percentage of residents experiencing loneliness and discrimination and increase % of residents experiencing community connectivity, independence, political voice and safety S7 Increase percentage of residents within walking distance of active transportation including frequent and rapid transit, daily needs S8 Increase the share of trips (e.g., commuting for work and personal activities) made by walking, cycling, transit to 30% by 2030, 40% by 2040 and 50% by 2050.	TBD Health area profiles vital signs surveying	3.3.3 3.3.9 3.3.12 3.3.14 3.3.15

		S9 Reduce distances travelled by vehicle by 25% relative to 2020 S10 Increase access to high quality, innovative, and diverse cultural offering;		
Housing	local	S11 Meeting housing needs S12 Number of people who defer property tax	District inventory	3.3.5 3.3.11
Gender Equality	local	Through S6	Per S6	3.3.2 3.3.11 3.3.13 3.3.14
Social Equity	local	Through S6 S13 Number of children participating in school lunch programs	Per S6	3.3.2 3.3.11 3.3.13 3.3.16
Political Voice	local	Through S6 S14 Percentage of residents that belong to a resident association S15 voter turnout	Per S6	3.3.2 3.3.11 3.3.13 3.3.16
Peace and Justice	local	Through S6	Per S6	3.3.2 3.3.11 3.3.12 3.3.14
Income and Work	Local global	S16 Increase business climate satisfaction Also, through E1, S8	TBD, surveying	3.3.2 3.3.10
Education	local	S17 Increase participation of school-aged children in District work	TBD.	3.3.11 3.3.16
Health	local	S18 Through S8, and Parks, Recreation and Culture policies	Per S8	3.3.7 3.3.8 3.3.9

				3.3.11 3.3.13
Food	local	S19 25% of local consumption from food produced in the CRD by 2030 S20 Increase in land in production S21 Increase in land in food production in support of CRD's 5,000 ha increase by 2038 S22 Reduced average age of farmer	TBD	3.3.3 3.3.7 3.3.8 3.3.11 3.3.14 3.3.15

APPENDIX, SCHEDULES & MAPS

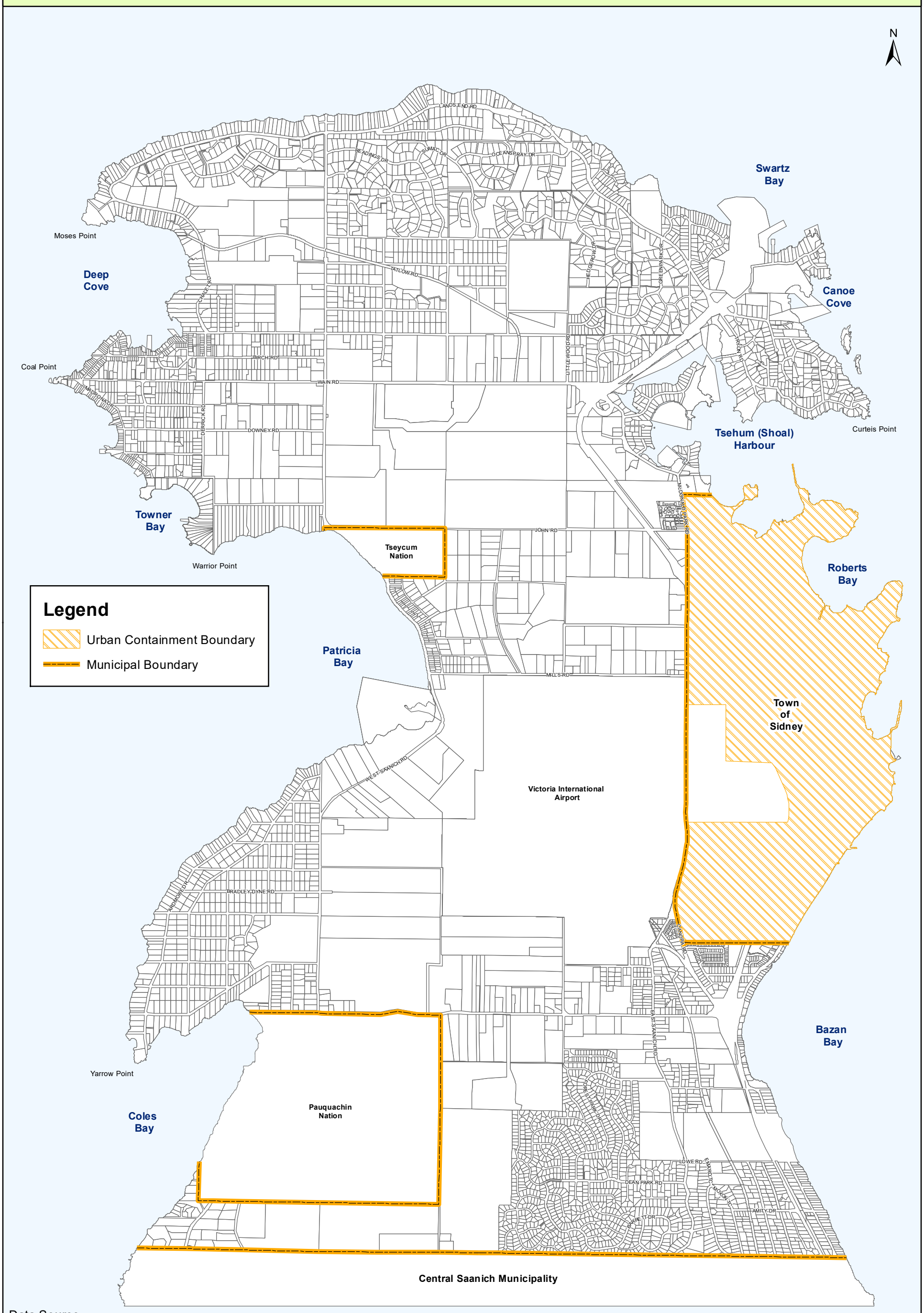
Appendix A: OCP Objectives

Proposed Objectives by Topic	
Topic	**Objectives**
Environment & Climate Change	• Protect and restore ecosystem integrity and natural habitat connectivity across land uses using best practice nature-based solutions first. • Preserve and enhance the tree canopy in the District. • Create resiliency to climate changes including sea-level rise and wildfire risk through appropriate development criteria. • Deliver energy efficient and zero carbon new and existing buildings that support affordable, energy efficient, zero carbon transportation. • Reduce greenhouse gas emissions from community waste. • Deliver carbon neutral corporate operations.
Land Use - General	• Focus future growth in areas with existing infrastructure (water, sewer, and active transportation), away from hazards, and with access to daily needs. • Site development requirements will aim to retain environmental integrity, neighbourhood character, and reduce conflicts between uses.
Residential	• Provide a diverse range of type, tenure, size, affordability, character, and form of housing that reflects the character of the community. • Address the housing needs of the community by ensuring new housing is located in areas that align with the general land use objectives stated above.
Commercial & Light Industrial	• Support for smaller-scale, local commercial and light industrial uses, including marine-oriented, but recognize neighbouring municipalities provide the major commercial centres. • Support home-based business.

Parks, Recreation & Community Amenities	• Provide access to the natural environment including a system of parks, trails, beach access points and community recreation facilities, while protecting ecologically sensitive areas and other green spaces to meet community needs. • Protect and provide community amenities for community residents and visitors. • Support community participation in social and cultural activities.
Agricultural	• Increase land used for agriculture. • Protect the agricultural lands including ALR from non-farm uses, while supporting ancillary agricultural uses. • Support the economic viability of agriculture (including small-scale) including support to young and new farmers. • Increase food production including food producers' access to agricultural land. • Maintain larger parcel sizes to provide for a wider range of agricultural activities. • Protect agricultural lands from uses that are incompatible or inconsistent with agriculture to minimize conflict. • Ensure farm ecology and health (including soil and water), including through green infrastructure and regenerative agricultural practices.
Land Use - Other	• Work with First Nations, other levels of government, and other agencies to ensure lands are developed in a manner compatible with this OCP.
Infrastructure	• Responsible asset management that extends the usable service life of our assets and appropriately plans for renewal. • Deliver a multi-use transportation system that prioritizes walking, cycling and transit use and is safe, attractive, and reflects the District's rural character. • Identify, evaluate, protect and increase the role of natural assets within our built infrastructure. • Support waste reduction in the District. • Support use of alternative (not fossil fuel based) energy sources in buildings and transportation.

	• Sustainable water, stormwater and wastewater management including potable water use and stormwater re-use.
Marine & Freshwater	• Protect and enhance ecological integrity of marine and freshwater using best practice nature-based solutions to reduce shoreline erosion, and enhance biodiversity, native plant species and wildlife habitat. • Provide public amenities and recreational access to shoreline and fresh waterways. • Support shellfish restoration and reclamation including through improved stormwater and wastewater management. • Support local marine activities. • Manage risk from hazards including sea level rise and tsunamis. • Encourage stewardship of the foreshore and natural environment.

Schedule A - Municipal Boundary

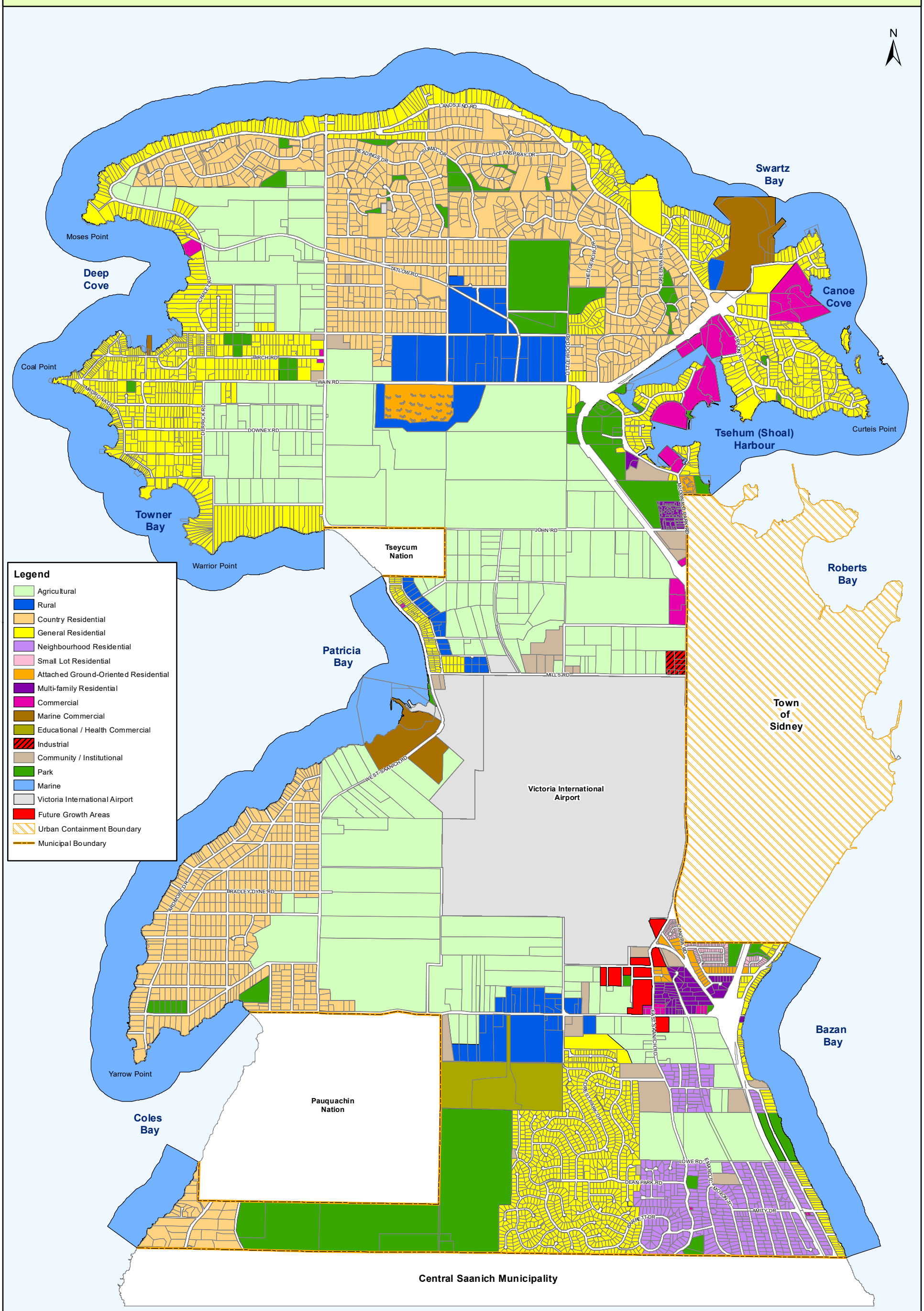


Data Source

North Saanich GIS, April 2025

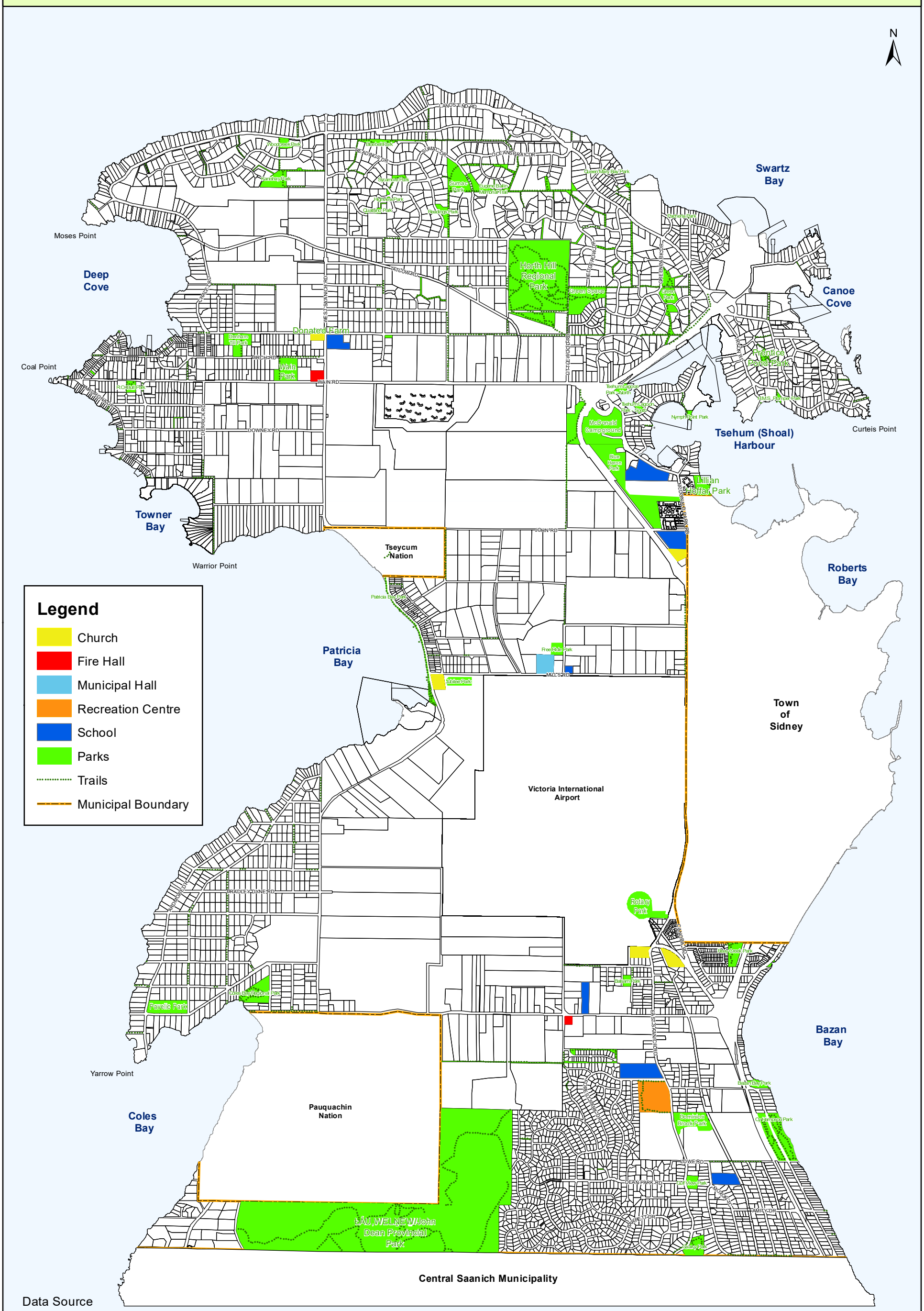
File: OCP Schedule A - Municipal Boundary - Version 5

Schedule B - Land Use Designations



File: OCP Schedule B - Land Use Designations - Version 24

Schedule C - Community, Amenities, Parks, Greenspace and other Public Facilities

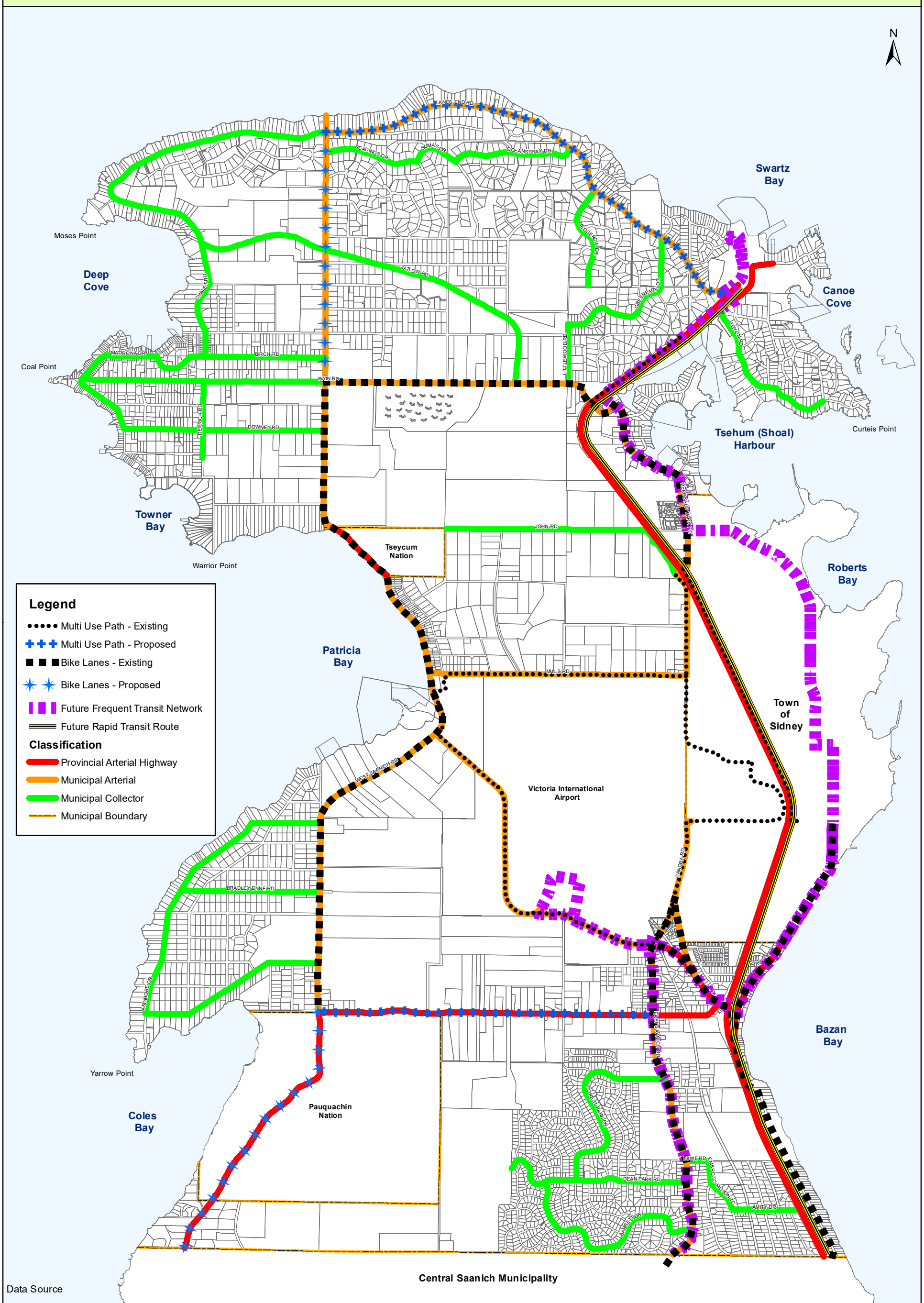


Data Source

North Saanich GIS - April 2025

File: OCP Schedule C - Community, Amenities, Parks, Greenspace, and Public Facilities - Version 4

Schedule D - Transportation Network



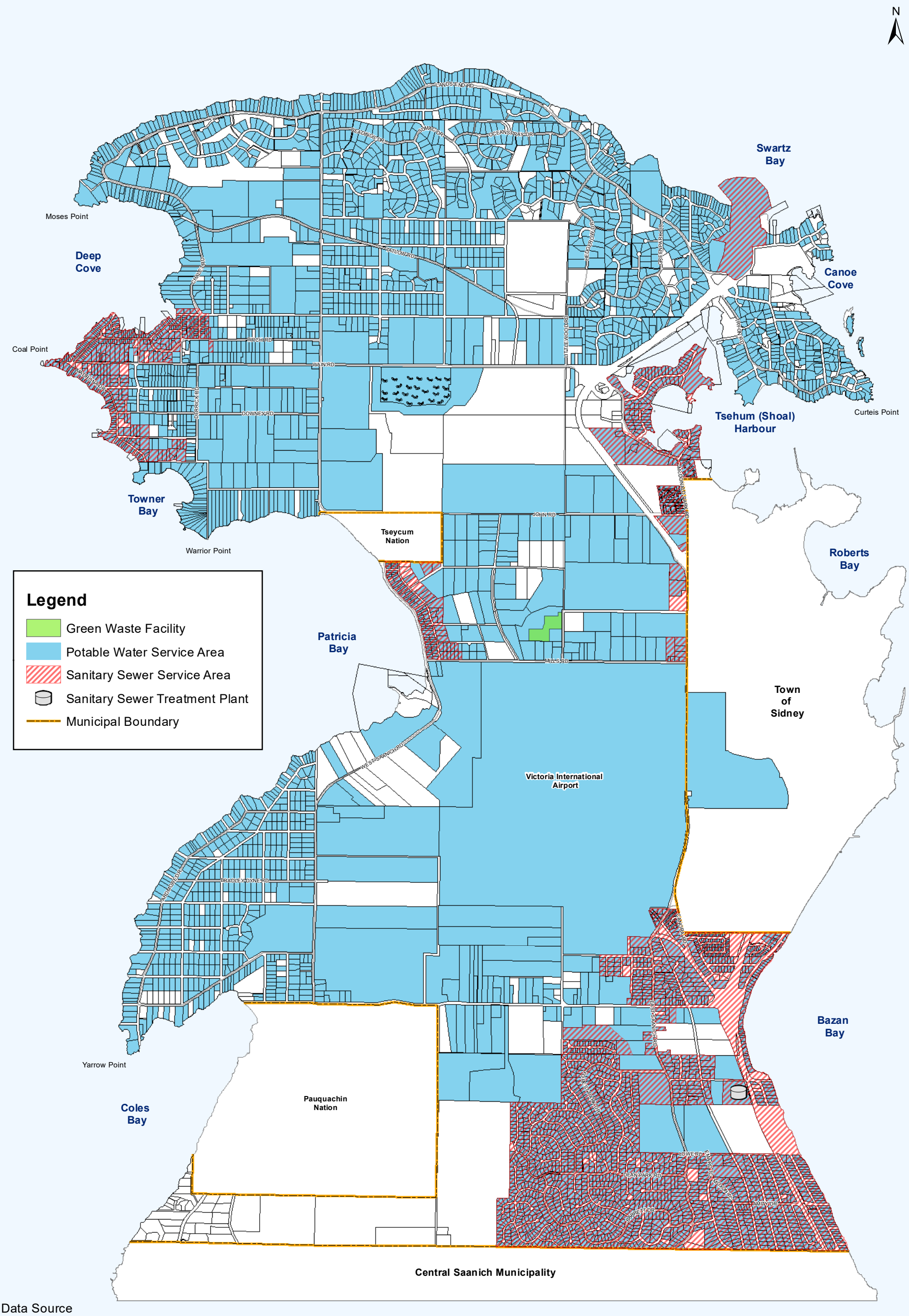
Data Source

North Saanich Active Transportation Plan - Adopted May 2021

Victoria Regional RapidBus Implementation Strategy - June 2021

File: OCP Schedule D - Transportation Network - Version 9

Schedule E - Municipal Services

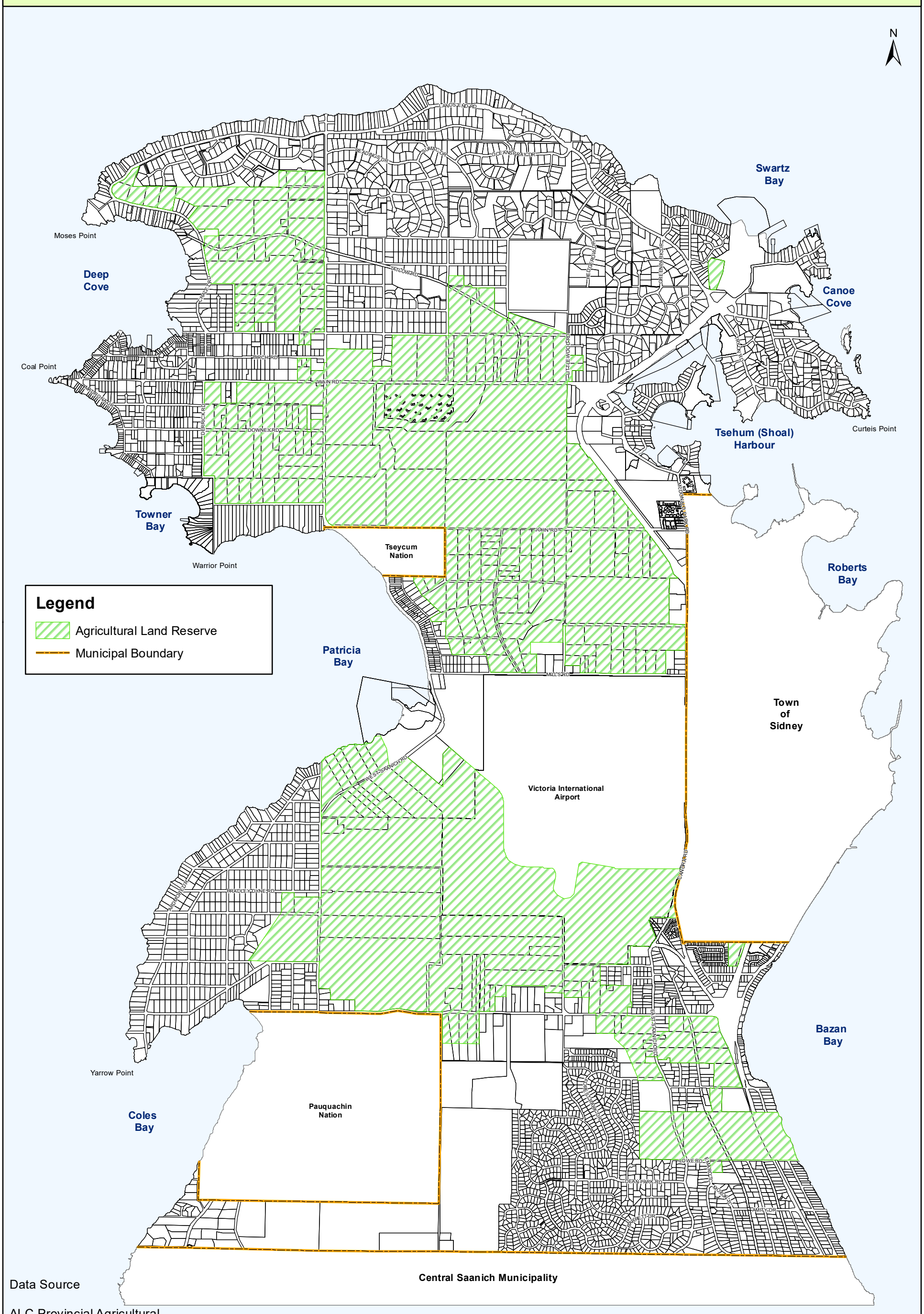


Data Source

North Saanich GIS, April 2025

File: OCP Schedule E - Municipal Services - Version 7

Schedule F - Agricultural Land Reserve

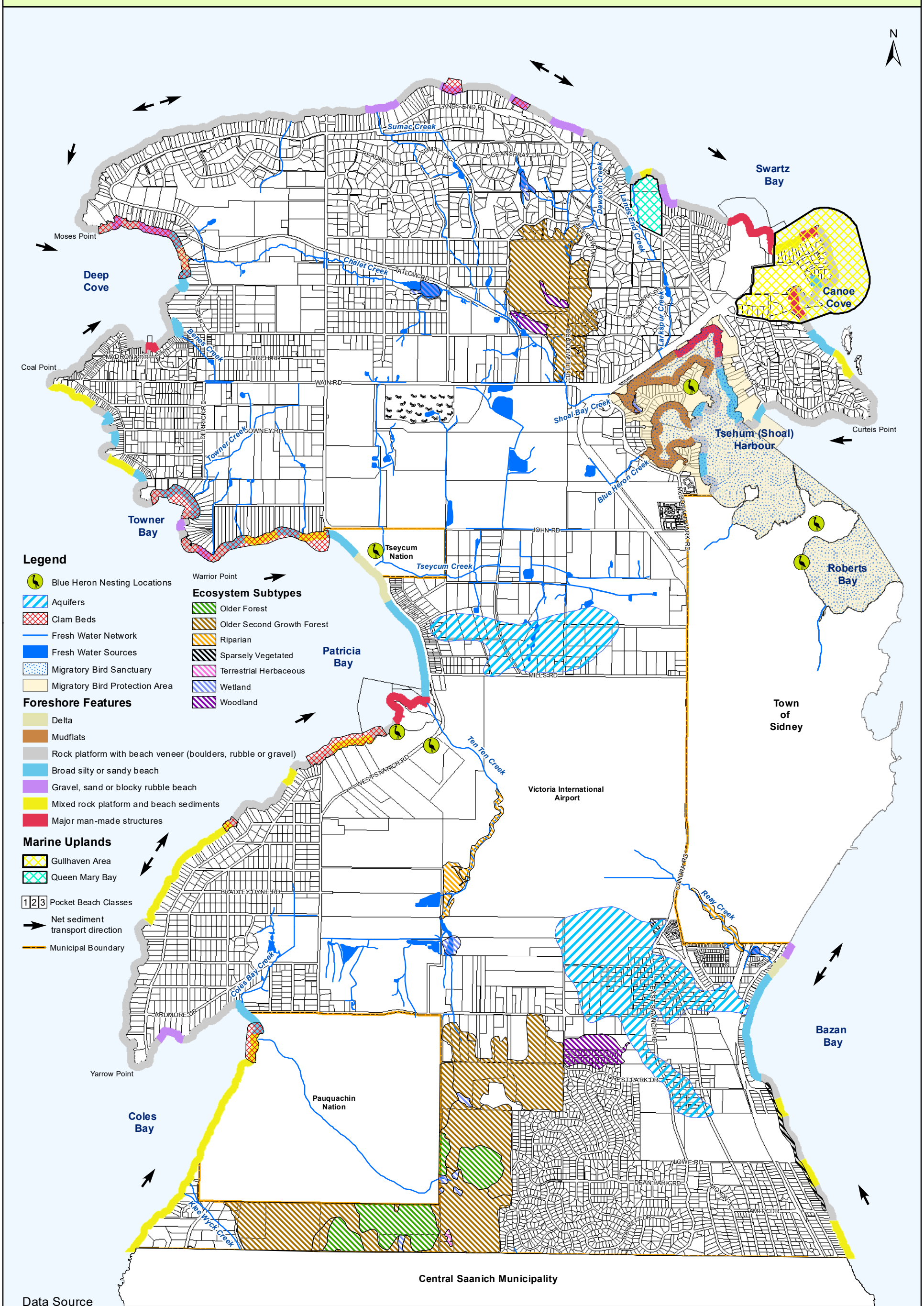


Data Source

ALC Provincial Agricultural Land Commission - March 28, 2025
ww.alc.gov.bc.ca

File: OCP Schedule F - Agricultural Land Reserve - Version 4

Schedule G - Environmentally Sensitive Areas

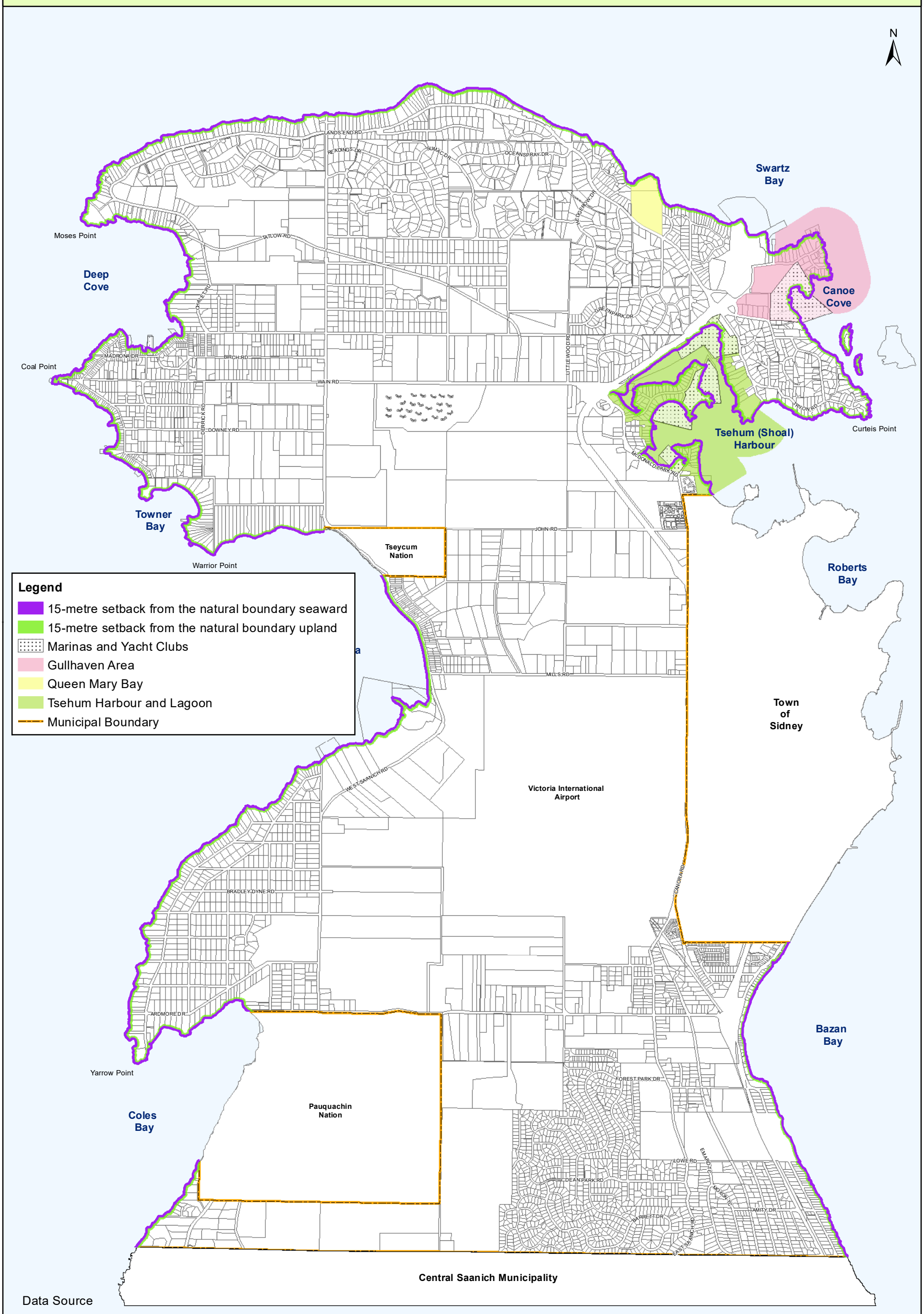


Data Source

Please refer to the attached Data Source Table for a list of sources.

File: OCP Schedule G - Environmentally Sensitive Areas - Version 15

Development Permit Area No. 1
Marine Uplands and Foreshore



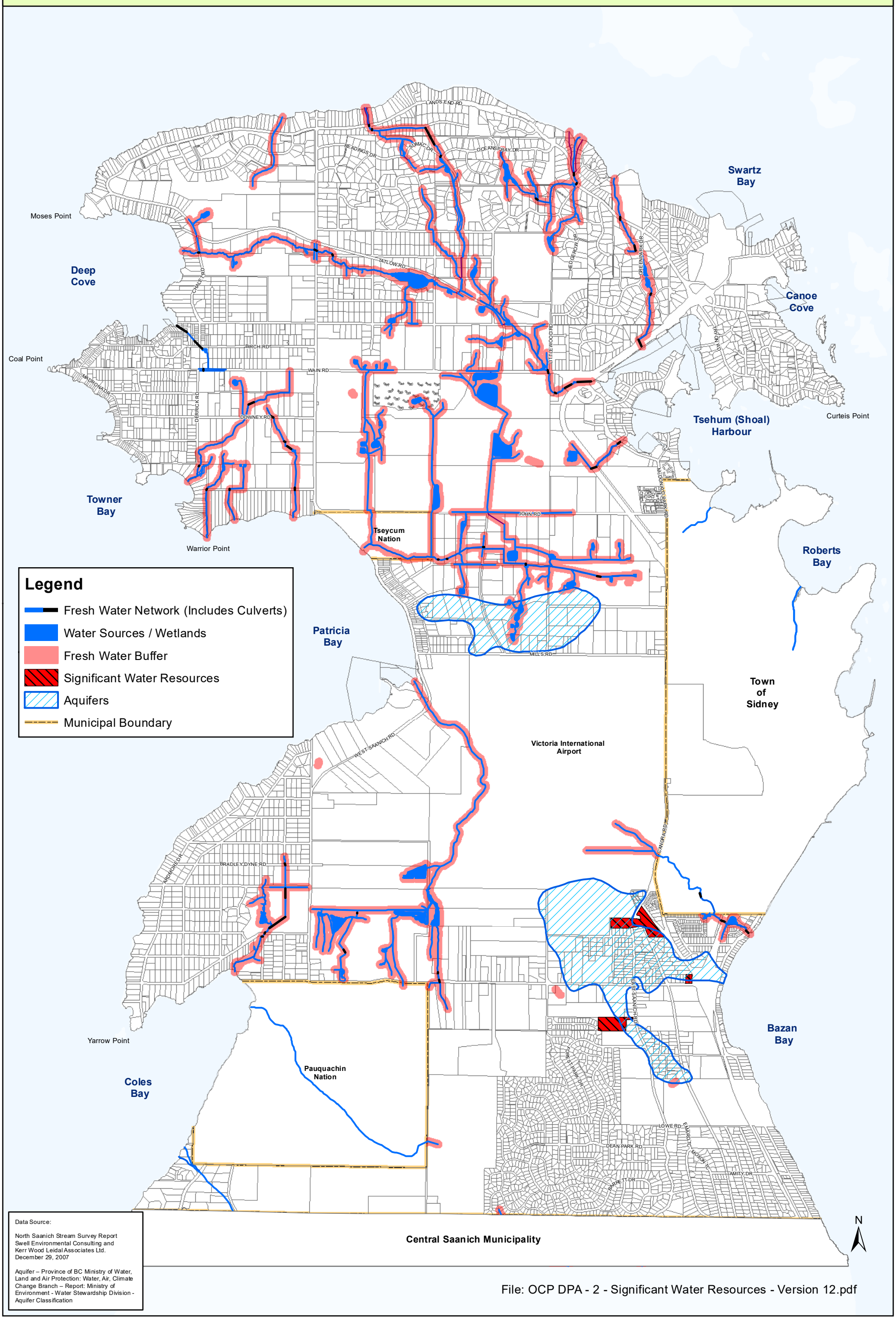
Data Source

North Saanich GIS - April 2025

File: DPA - 1 - Marine Uplands and Foreshore - Version 11

Development Permit Area No. 2

Creeks, Wetlands, Riparian Areas, and Significant Water Resources



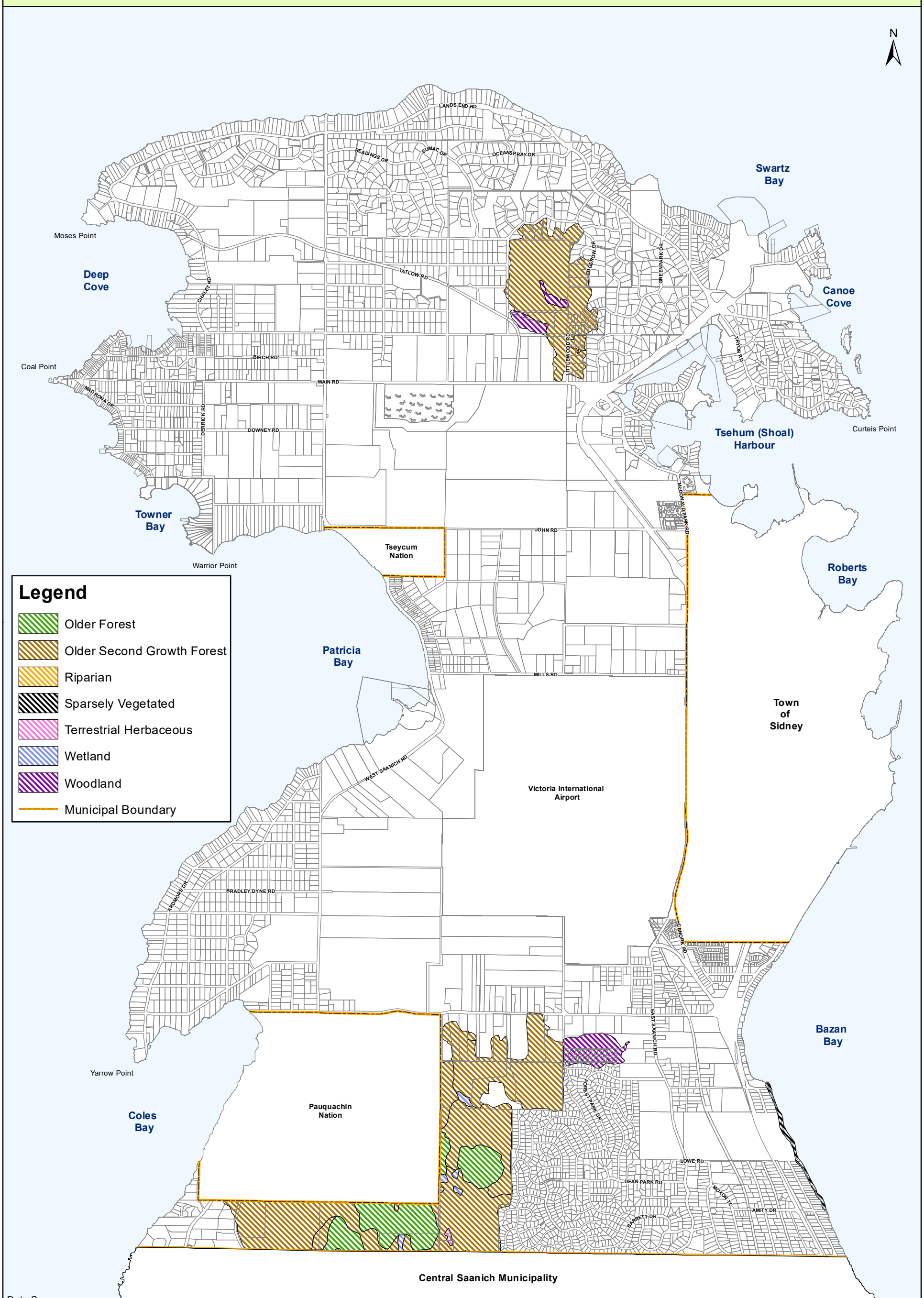
Data Source:

North Saanich Stream Survey Report
Swell Environmental Consulting and
Kerr Wood Leidal Associates Ltd.
December 29, 2007

Aquifer – Province of BC Ministry of Water, Land and Air Protection: Water, Air, Climate Change Branch – Report: Ministry of Environment - Water Stewardship Division - Aquifer Classification

Development Permit Area No. 3

Sensitive Ecosystems



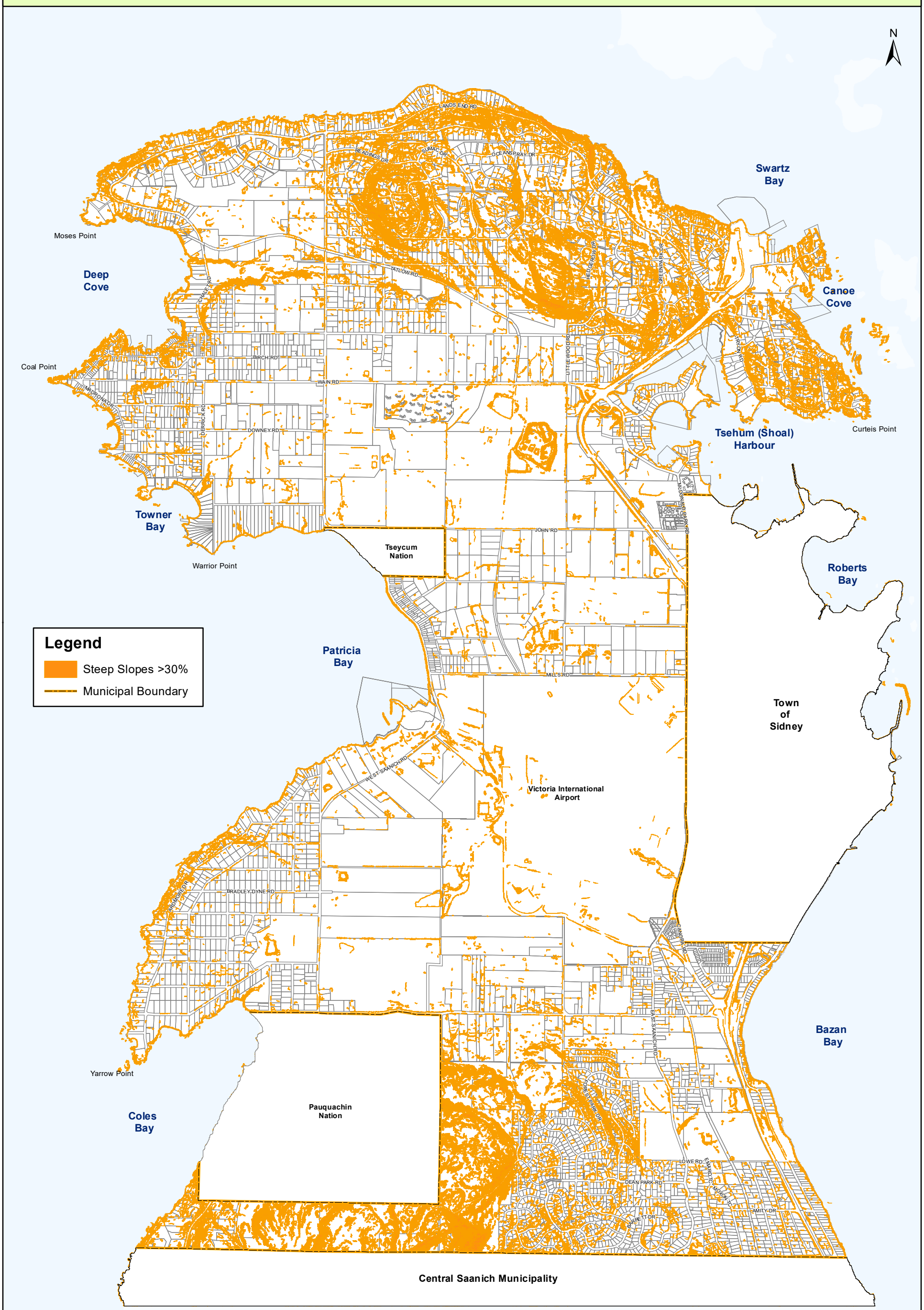
Data Source:

BC Conservation Data Centre
Ministry of Water, Land and Resource Stewardship
March 6, 2025

File: OCP DPA - 3 - Identified Sensitive Ecosystems - Version 9

Development Permit Area No. 4

Steep Slopes



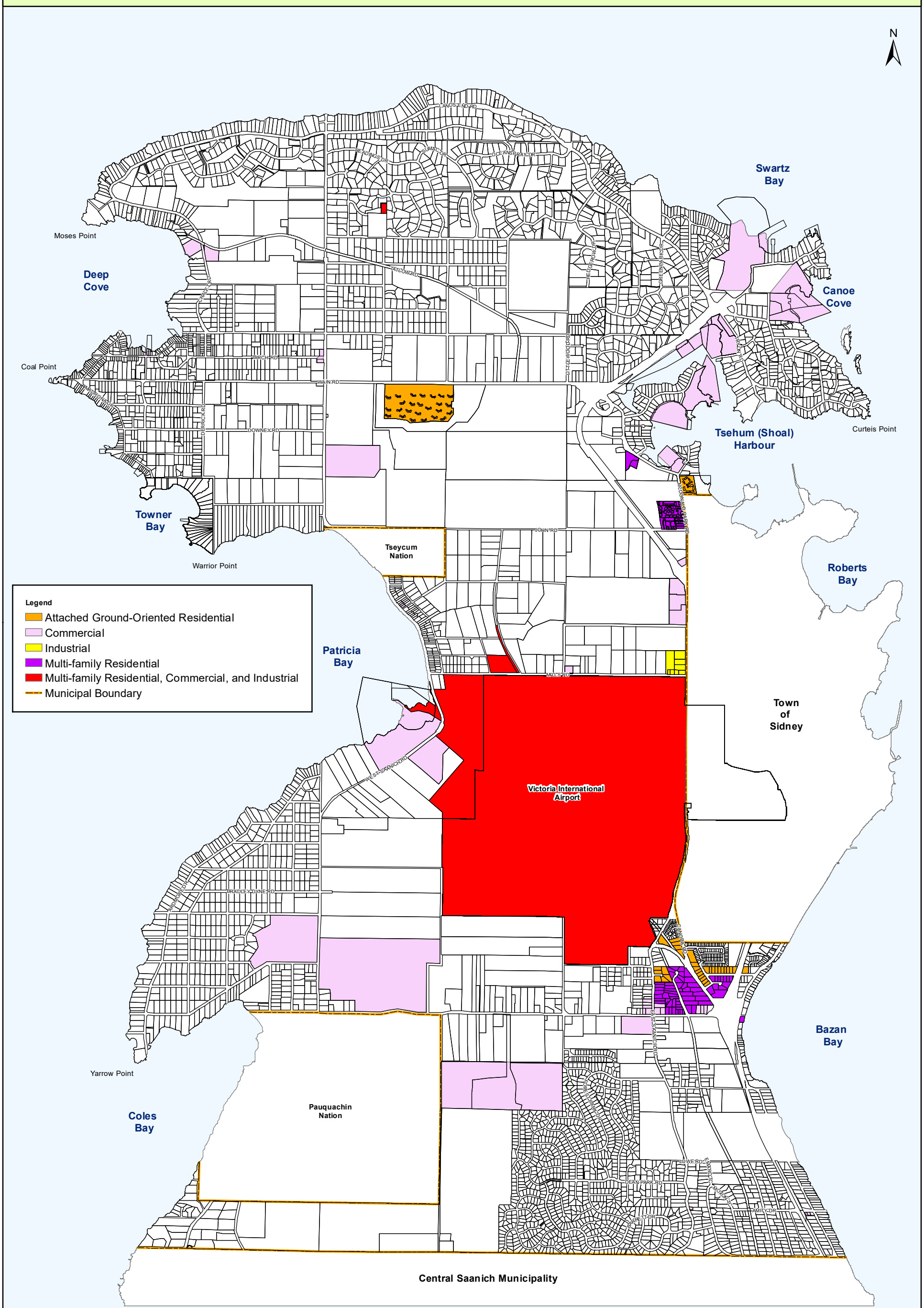
Data Source:

Derived from 2024 LiDAR Data

File: OCP DPA - 4 - Steep Slopes - Version 5

Development Permit Area No. 5

Commercial, Industrial, and Multi-Family



Data Source

North Saanich GIS, April 2025

File: OCP DPA - 5 - Commercial and Industrial - Version 13

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