THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

PUBLIC HEARING- 6:30 PM
Monday, May 13, 2019
Council Chambers

(Please note that all proceedings of Public Hearings are video recorded)

AGENDA

1. Call to Order

2. Opening Statement by Mayor
   2.1. Mayor’s Opening Statement

3. Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1989, 2019
   3.1. Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1989, 2019
         [A Bylaw to Amend the Official Community Plan (6765 Veyaness Rd)]
   3.2. Liquor and Cannabis Regulations Branch (LCRB) Referral
   3.3. Draft Temporary Use Permit No. 3100-20-1/19
   3.4. Notice of Public Hearing
   3.5. Background Report, Committee/Council Minutes and Correspondence Received
         • Report from the Planner dated March 12, 2019 previously presented at the March 20, 2019 Advisory Planning Commission meeting
         • Report from the Planner dated April 1, 2019 previously presented at the April 8, 2019 Committee of the Whole meeting
         • Excerpt from the minutes of the March 20, 2019 APC meeting, April 8, 2019 COTW meeting, April 15, 2019 Regular Council meeting.
         • Correspondence received prior to introduction of Bylaw:
           - Youritchuk, S - March 19, 2019
           - Philpott, L - March 20, 2019
           - Derwin, D&M - March 21, 2019
           - Jewell, L - April 8, 2019
           - Coleman, K - April 12, 2019
         • Correspondence received subsequent to introduction of Bylaw:
           - Walsh, B - April 15, 2019
3.6. **Opportunity for Public Input**

4. **Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1983, 2019**

4.1. **Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1983, 2019**

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

4.2. **Notice of Public Hearing**

4.3. **Background Reports, Committee/Council Minutes and Correspondence Received**

- Report from the Planner dated January 28, 2019 previously presented at the February 19, 2019 Committee of the Whole Meeting
- Report from the Planner dated February 20, 2019 previously presented at the March 4, 2019 Regular Council Meeting
- Excerpt from the minutes of the February 19 COTW, March 4, 2019 RCM
- Correspondence received prior to introduction of Bylaw: nil
- Correspondence received subsequent to introduction of Bylaw:
  - Late Item - Butler, L - May 9, 2019

4.4. **Opportunity for Public Input**

5. **Adjournment**
This Public Hearing is being convened pursuant to Section 464 of the Local Government Act in order to consider the following Bylaws and TUP:

1. a) “Central Saanich Official Community Plan Bylaw Amendment No. 1989, 2019”
   [A Bylaw to Amend the Official Community Plan (6765 Veyaness Rd)]
   b) Liquor and Cannabis Regulations Branch (LCRB) Referral
   c) Draft Temporary Use Permit No. 3100-20-1/19

2. a) “Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1983, 2019”
   [A Bylaw to Amend the Official Community Plan (Update Regional Context Statement)]

At this Public Hearing, the public will be allowed to make representations to Council, and all persons present who believe that their interest in property is affected by the proposed Bylaws and TUP shall be given an opportunity to be heard or to present written submissions respecting matters contained in the Bylaws and TUP.

Those of you who wish to speak concerning the proposed Bylaws and TUP should begin your address to the Council by clearly stating your name, address, and place of residence. Speakers should address all comments to the Council, and make those comments in a manner that accords respect to everyone present.

Following your presentation, members of Council may, if they wish, ask questions of you. The function of Council members this evening is to listen to the views of the public, not to answer questions of members of the public or debate the merits of the proposed Bylaws and TUP with each other or with individual citizens.

Everyone will be given an opportunity to be heard at this Public Hearing. No one will be prevented from making his or her views known within the time available. Any person who wishes to present a written submission to Council may do so. All such submissions will be retained by the Corporate Officer for review by the Council, but the Corporate Officer will not be reading any submissions aloud. These submissions will be made available for members of the public to review during the hearing.

All written submissions, together with the presentations made this evening, will be given full consideration by Council.

To maintain order during the Hearing and to ensure everyone an opportunity to be heard, I have established the following rules of procedure for this Hearing:
Firstly: A synopsis of the materials and the proposed Bylaws and TUP will be presented by the Director of Planning and Building Services. Thereafter, any member of the public who wishes to speak on this matter will be given an opportunity to be heard.

Secondly: Each member of the public who wishes to make a presentation will be given an opportunity to speak. Your presentation will not be restricted to a time limit, provided that your comments are relevant to the issues at hand.

Thirdly: Upon seeing no further speakers coming forward, I will make a final call for presentations. Should there be none, I will close the Public Hearing on the Bylaws and TUP Consideration of the Bylaws and TUP will be scheduled at a future Regular or Special Meeting of Council. Once the Public Hearing has been closed, no further submissions will be considered by Council on this matter. You must refrain from communicating with members of Council, whether individually or as a whole, in any manner, concerning the matters contained in the Bylaws and TUP until a final decision has been made with respect to the Bylaws and TUP or unless Council refers the Bylaws and TUP to another Public Hearing.
THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 1989

A Bylaw to Amend the Official Community Plan
(6765 Veyaness Rd)

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

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

1. TEXT AMENDMENTS

Central Saanich Official Community Plan, Bylaw No. 1600, 2008, Appendix “1” is amended as by inserting the following as 11.8.1 c):

“The parcel at 6765 Veyaness Road, legally described as Lot 5, Section 13, Range 3 East, South Saanich District, Plan 26699 Except Part in Plan VIP70784, PID 002-405-253, is designated under s. 492 of the Local Government Act as an area where Temporary Use Permits for Cannabis Retail may be issued.”

2. CITATION

This Bylaw may be cited for all purposes as the “Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1989, 2019”.

READ A FIRST TIME this 15th day of April , 2019
READ A SECOND TIME this 15th day of April , 2019
PUBLIC HEARING HELD this ___ day of ___ , 2019
READ A THIRD TIME this ___ day of ___ , 2019
APPROVED BY THE MINISTER OF TRANSPORTATION & INFRASTRUCTURE this day ___ of ___ , 2019
ADOPTED this ___ day of ___ , 2019.
Ryan Windsor
Mayor

Liz Cornwell
Corporate Officer
January 18, 2019

Jarret Matanowitsch
Director Planning and Building Services
District of Central Saanich
1903 Mount Newton Cross Road Saanichton, BC, V8M 2A9

Dear Jarret Matanowitsch:

Re: Application for a Non-Medical Cannabis Retail Store Licence

Applicant:

Proposed Establishment Name: Bud’s Rec House

Proposed Establishment Location: 100-6765 Veyaness Rd. Central Saanich V8M2C2

The Applicant, has applied to the Liquor and Cannabis Regulation Branch (LCRB) for a Non-Medical Cannabis Retail Store (CRS) licence proposed to be located at the above-noted address. The applicant is requesting operating hours from 10:00am – 6:00pm Monday, Tuesday 10:00am – 8:00pm, Wednesday to Saturday, 11:00am – 6:00pm Sunday. The applicant contact is .

Local governments and Indigenous nations are a crucial part of the licensing process. Section 33(1) of the Cannabis Control and Licensing Act prevents the LCRB from issuing a CRS licence without a positive recommendation regarding the CRS licence application from the local government or Indigenous nation.

The LCRB is requesting District of Central Saanich Council/Board to consider the application and provide the LCRB with a written recommendation with respect to the application. To assist with your assessment of the application, a site map of the proposed cannabis retail store is attached. The following link opens a document which provides specific and important information and instructions on your role in the CRS licensing process, including requirements for gathering the views of residents.

Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores

OR

Indigenous Nations' Role in Licensing Non-Medical Cannabis Retail Stores

The LCRB will initiate an applicant suitability assessment regarding this CRS application, also known as a “fit and proper” assessment, which is comprised of financial integrity checks and security screenings of the applicant and persons associated with the applicant. Once the

Liquor and Cannabis Regulation Branch

<table>
<thead>
<tr>
<th>Mailing Address:</th>
<th>Location:</th>
<th>Website:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PO Box 5292 5th P.O. Dept. Victoria BC V8W 9J8</td>
<td>645 Tyee Road Victoria BC V8A 6X5 Phone: 250 952-5787 Fax: 250 952-7066</td>
<td><a href="http://www.gov.bc.ca/cannabisregulationandlicensing">www.gov.bc.ca/cannabisregulationandlicensing</a></td>
</tr>
</tbody>
</table>
assessment is complete, you will be notified of the LCRB’s determination. You may choose to withhold your recommendation until the LCRB has made a final decision regarding the applicant’s suitability.

If you choose not to make any recommendation regarding this application, please contact the LCRB at the earliest convenience. Please note that a Cannabis Retail Store Licence cannot be issued unless the LCRB receives a positive recommendation from the local government or Indigenous nation. Similarly, if a local government or Indigenous nation decides not to make any recommendation, the LCRB will not consider the application any further.

If you have any questions regarding this application please contact me at 778-698-9059 or esther.bendall@gov.bc.ca.

Sincerely,

Esther Bendall
Senior Licensing Analyst

Attachment

copy:
TEMPORARY USE PERMIT

Permit No. 3100-20-1/19
"6765 VEYANESS RD
100 6765 VEYANESS RD"

TO: [Redacted]
(herein called "the Owner")

1) This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto except as specifically varied or supplemented by this permit.

2) This Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Parcel Identifier: 002-405-253
LOT 5 SECTION 13 RANGE 3E SOUTH SAANICH DISTRICT PLAN 26699 EXCEPT PLAN VIP70784.

(herein called "the Lands")

3) Notwithstanding the Land Use Bylaw of the Municipality, cannabis retail is hereby permitted as a Temporary Use on the Lands. Despite this permit, cannabis retail will only occur once the necessary Provincial and Federal Government approvals have been obtained.

4) Approval of this Temporary Use Permit is subject to the following conditions:

a) Any necessary building Permits are obtained;
b) A business licence is obtained;
c) Hours are limited to between 10:00 am to 8:00 pm;
d) The maximum floor area used for retail sales is limited to 60 m²;
e) Cannabis retail shall be limited to the ground floor unit (#100) of the most westerly building on the lands;
f) All activity related to cannabis retail shall occur indoors;
g) Signage for cannabis retail is limited to one fascia sign with the dimensions shown on the attached sign plan, subject to the business name and branding displayed on any signage requiring approval from the BC Liquor and Cannabis Regulations Branch;
h) Notwithstanding the provisions of the Light Industrial I-1 zone, Cannabis Production is not permitted on the lands for the duration of this, or any subsequent Temporary Use Permit for cannabis retail; and
i) Cannabis retailers shall work cooperatively with Central Saanich Police Services or Bylaw Enforcement Officers who may conduct safety and security inspections of the property, products, and record keeping to confirm compliance with Federal and Provincial regulations;

5) This Permit is valid for three years from the date of issuance and upon expiry the owner of the site shall discontinue the temporary use unless the permit is renewed by resolution of Council.

6) Notice of this Permit shall be filed in the Land Title Office at Victoria, B.C. under Section 503 of the Local Government Act, and upon such filing the terms of this Permit or any amendment hereto shall be binding on all persons who acquire an interest in the Land affected by this Permit.

7) The Lands shall be used strictly in accordance with the terms, conditions, and provisions of this Permit.

8) This Permit does not relieve the Owner of the responsibility to comply with applicable Acts, regulations, bylaws, decisions or orders of anybody having jurisdiction over the Lands.

9) This Permit is not a Building Permit.
Temporary Use Permit No. 3100-20-1/19
6765 VEYANESS RD
100 6765 VEYANESS RD

AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE TH DAY OF, 201__

Signed in the presence of:

Witness

Address of Witness

Occupation

Witness

Address of Witness

Occupation

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Ryan Windsor, Mayor

Liz Cornwell, Corporate Officer

SIGNED THIS __ DAY OF__________________, 201__. 
NOTICE is hereby given of a PUBLIC HEARING to take place on MONDAY, MAY 13, 2019 at 6:30 PM at the Central Saanich Municipal Hall, 1903 Mt. Newton Cross Road, Saanichton, BC, with regard to the following proposed Bylaws to amend OFFICIAL COMMUNITY PLAN BYLAW 1600, 2008 and with regard to a Liquor and Cannabis Regulations Branch Referral and a proposed Temporary Use Permit.

1. CENTRAL SAANICH OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 1989 (6765 VEYANESS RD)

The purpose of the proposed Bylaw is to amend Appendix “1” of Official Community Plan Bylaw No. 1600, 2008, for the property at 6765 Veyaness Rd, Lot 5 Section 13 Range 3 East South Saanich District Plan 26699 Except Plan VIP70784, as shown on the map, by designating the property as an area where Temporary Use Permits for Cannabis Retail may be issued.

Bylaw No. 1989, 2018 - Subject Property

The intent of the proposed bylaw amendment is to enable the consideration of a Temporary Use Permit for Cannabis Retail.

Liquor and Cannabis Regulations Branch (LCRB) Referral

An LCRB referral for a Cannabis Retail Licence on the subject property was received by the District on January 18, 2019. The District will consider this referral and provide comments to the Province’s LCRB.

Temporary Use Permit # 3100-20-1/19

A Temporary Use Permit has been requested in conjunction with the proposed bylaw amendment and LCRB referral to establish a cannabis retail store. If approved, the proposed permit would be valid for a period of 3 years.

2. CENTRAL SAANICH OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 1983 (OCP Update - Regional Context Statement)

The purpose of the proposed bylaw amendment is to update the text in Section 12 of Appendix “1” Of Official Community Plan Bylaw 1600, 2008 relating to the Regional Context Statement.

Related information that may be considered by Council may be inspected at the Central Saanich Municipal Hall, 1903 Mt. Newton Cross Road, Saanichton, BC, between 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding holidays, from the date of this notice to 4:30 p.m., MONDAY, MAY 13, 2019 inclusive. All persons who consider they are affected by the proposed Bylaws shall be afforded an opportunity to be heard at the Public Hearing, either in person, by representative, or by written submission, on all matters contained in the proposed Bylaws at the above mentioned time, date and place. The entire content of all submissions will be made public and form a part of the public record for this matter.
No representations will be received by Council after the Public Hearing has been concluded.

Dated at Saanichton, BC, this April 26, 2019
Jarret Matanowitsch, mcip
Director of Planning & Building Services

WHEN? MONDAY, MAY 13, 2019 6:30PM
For Information & Submissions

E-mail municipalhall@csaanich.ca
Phone (250) 652-4444
Mail 1903 Mt. Newton X Rd
Saanichton, BC
V8M 2A9
Fax (250) 652-0135
Website www.centralsaanich.ca
The Corporation of the District of Central Saanich

ADVISORY PLANNING COMMISSION REPORT

For the Advisory Planning Commission meeting on March 20, 2019

To: Jarret Matanowitsch
    Director of Planning and Building Services

File: 3100-20-1/19 & 3360-20-2/19 & 4320-90-1/19

From: Andrea Pickard
    Planner

Date: March 12, 2019

Re: 6765 Veyaness Rd - TUP & OCP Amendment - Cannabis Retail

RECOMMENDATIONS:

That the Advisory Planning Commission provide comments to Council with respect to the proposed Cannabis Retail for 6765 Veyaness Road, which includes:

- a temporary use permit to allow Cannabis Retail, and
- an OCP amendment to designate the land as a temporary use permit area.

BACKGROUND:

The District has received a referral from the Liquor and Cannabis Regulation Branch for a Cannabis Retail store, and the applicant has submitted an application for a Temporary Use Permit to allow for cannabis retail in the Keating Industrial area.

Council recently amended the Official Community Plan (OCP) to adopt a temporary use permit process for cannabis retail proposals. The OCP amendments include guidelines for cannabis retail, and established those lands designated commercial/ mixed-use in the core commercial areas of Saanichton and Brentwood Bay Village and those lands designated arterial commercial within the Keating Industrial Area, as temporary use permit areas for cannabis retail. Although the subject property is within the Keating Industrial area, it is not within the area designated as arterial commercial; therefore, an
application to amend the OCP to designate the subject property as a temporary use permit area has also be submitted.

Project Description
There are two main buildings on the subject property, one fronts directly onto Veyaness Road and the second is sited toward the rear of the lot directly behind the other building. The applicant proposes to use the ground level unit in the building fronting directly toward Veyaness Road for a cannabis retail location with a proposed business name of 'Bud’s Cannabis'. The proposed unit for cannabis retail would be approximately 110 m² in total area, with half to be used as the retail area and half to be used for storage, a staff room and staff washroom. Exterior changes are limited to a new fascia sign, making the windows nontransparent (LRCB requirement), placing potted plants in front, and applying a fresh coat of paint.

The applicant has stated that they tried to secure a retail location with multiple commercial property owners on the Saanich Peninsula but have been unsuccessful. They estimate the need for 4 to 6 employees.

Site Context
The site is zoned I-1 'Light Industrial' with a land use designation of Industrial in the OCP. The site is approximately 2,980 m² in area, relatively flat, and has two main buildings on site. Adjacent properties to the north, south and east are similarly zoned and designated for industrial use. Directly across Veyaness Road from the subject property is the boundary between industrial lands to the north, and properties zoned commercial to the south. The commercial properties across Veyaness Road are designated as Arterial Commercial in the OCP and as an area where a TUP for Cannabis Retail could be issued.

DISCUSSION:

Official Community Plan
Policies relevant to this application include:

5.2.5 Keating Industrial/ Business Area
Policy 3 "Consider permitting a limited amount of industrial work-live and office/retail mixed-use buildings on the east side of Keating business park. However, under no circumstances will residential uses be allowed on the ground floor in this area."

5.2.10
Policy 1 "Any new cannabis retail use shall be prohibited, except where authorized by a Temporary Use Permit in accordance with Section 11.8 (Temporary Commercial Use Permit Area) of this plan."

As noted above, the Official Community Plan (OCP) policies require new cannabis retail to authorized by a temporary use permit (TUP). The OCP contains TUP guidelines for this use, which are summarized in the table below. With the exception of the proposed location, the application complies with the guidelines.
Table 1: Cannabis Retail Guidelines

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Compliance</th>
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<tbody>
<tr>
<td>Permits for cannabis retail should only be supported on commercially</td>
<td>OCP amendment required to designate industrial zoned property as a TUP area</td>
</tr>
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<td>zoned land where retail is a permitted use.</td>
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<tr>
<td>Proposed locations for cannabis retail shall be a minimum of 100 m from</td>
<td>Complies</td>
</tr>
<tr>
<td>the property boundary of a school.</td>
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<tr>
<td>All activity related to cannabis retail shall occur indoors, excluding</td>
<td>Complies</td>
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<tr>
<td>signage.</td>
<td></td>
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<tr>
<td>Proposals for cannabis retail shall be reviewed by the Central Saanich</td>
<td>Completed, no concerns identified</td>
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<tr>
<td>Police Service to evaluate risk to the public. Proponents shall submit a</td>
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<tr>
<td>Police Information Check to the Central Saanich Police Service, which</td>
<td></td>
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<tr>
<td>would include a review of criminal records or other police records, for the</td>
<td></td>
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<td>business owner, manager, or full-time employees who would be working at</td>
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<td>the establishment.</td>
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<td>Once operational, proponents shall work cooperatively with Central Saanich</td>
<td>To be demonstrated</td>
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<td>Police Services or Bylaw Enforcement Officers who may conduct safety and</td>
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<td>security inspections of the property, products, and record</td>
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<td>keeping to confirm compliance with Federal and Provincial regulations.</td>
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<td>Council shall consider any Bylaw Enforcement or Police activity related to</td>
<td>Future consideration</td>
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<td>cannabis retail at the time of permit renewal, or issuance of a subsequent</td>
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<td>permit, at the same location.</td>
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<td>Council should consider the cumulative impacts if multiple permits are</td>
<td>n/a since this is first cannabis retail proposal</td>
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<td>issued for cannabis retail, including their geographic distribution.</td>
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<td>Cannabis retail will only occur once the necessary Provincial and Federal</td>
<td>To be demonstrated</td>
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<td>Government approvals have been obtained, regardless if a Temporary Use</td>
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<td>Permit has been issued.</td>
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<tr>
<td>A business license application has been submitted to the District of Central Saanich.</td>
<td>Application submitted, issuance pending TUP approval</td>
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<tr>
<td>Temporary Use Permit applications for a Cannabis Retail use shall not be</td>
<td>Complied</td>
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<tr>
<td>accepted by District until such time as a referral from the province for a</td>
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<td>proposed Private Retail License has been received, following which the</td>
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<td>Temporary Use Permit application and provincial Private Retail License</td>
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<td>referral shall be processed and considered by Council concurrently.</td>
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<tr>
<td>Temporary Use Permits for cannabis retail may include a range of conditions,</td>
<td>The permit limits hours to between 10 am to 8 pm,</td>
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<tr>
<td>including but not limited to:</td>
<td>Security bars on windows are in place and security cameras will be installed (LCRB requirement),</td>
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<tr>
<td>i. Hours of operation,</td>
<td>The permit limits retail sales area to 60 m2,</td>
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<td>ii. Special security measures to deter criminal activity, including safety</td>
<td>Sign complies with LUB regulations</td>
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<td>and security inspections by the Central Saanich Police Services or Bylaw</td>
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<td>Enforcement Officers,</td>
<td></td>
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<td>iii. Building improvements to ensure a safe and healthy physical</td>
<td></td>
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<td>environment,</td>
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<td>iv. Limiting the floor area dedicated to cannabis retail,</td>
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<td>v. Restrictions on signage,</td>
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<td>vi. Measures to reduce nuisance or negative impacts, and</td>
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<td>vii. Measures to ensure compliance with local bylaws, and provincial and</td>
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<td>federal legislation.</td>
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</table>
To: Jarret Matanowitsch, Director of Planning and Building Services

For: March 20, 2019 Advisory Planning Commission

Re: 6765 Veyaness Rd - TUP & OCP Amendment - Cannabis Retail

March 12, 2019

As noted in the table, the proposed location is not consistent with the OCP guidelines. The property is zoned I-1 Light Industrial and designated Industrial in the OCP. Since the property is not within those areas designated for cannabis retail an amendment to the OCP is required to designate the land as an area where a TUP could be issued.

The lands that have been designated for Cannabis Retail are commercially zoned properties in core areas. A concern with supporting stand alone retail uses on industrial zoned lands is the impact to, and decline in, lands for industrial uses that may result from gradual encroachment of non-industrial uses. Industrial lands are vital to creating complete communities through the services they provide and generating employment. Protecting an industrial-zoned land base in an accessible, central location such as the Keating Industrial area is important for supporting more intensive economic land uses, and conversely, encourages other uses such as retail or office uses to locate in commercial core areas to help create vibrant communities with a range of services.

Land Use Bylaw
The site is zoned I-1 'Light Industrial', which allows for retail sales limited to: agricultural equipment, marine equipment, office equipment, construction equipment, garden and pet supplies, furniture and appliances, and tires. There is sufficient on-site parking available and no variances are requested.

Proposed signage has been provided (see attached) using the name "Bud's Cannabis" that would comply with the Sign Regulations. If for any reason the province does not accept the name, an alternative name would be used.

Environment
In accordance with the Environmental Management Act (EMA) the District requires Site Profile forms to be submitted with development applications to help identify potentially contaminated sites and determine if a site investigation is required. If the Ministry (Land Remediation Section) determines that a site investigation is required then a Local Government cannot approve certain types of development applications until otherwise notified by the Ministry. For the subject property, Ministry staff have confirmed that based on previous site profile the property has been identified as contaminated and an independent remediation was proposed. At this time, the Ministry has a 'freeze' on development approvals, thereby prohibing the District from approving applications for: zoning, development permits, development variance permits, demolition permits, and soil removal; as well as, the Approving Officer from approving subdivisions. As the application is for a TUP rather than rezoning, there would not be a conflict with the EMA.

Short vs Long Term Land Use
If the TUP is approved for three years and then renewed once, that allows for up to 6 years for the business to operate and determine its viability. Upon expiry of the renewed permit in 2025 there would be the following options:

1. The business owners may decide to relocate to a different site and they would be encouraged to pursue commercial retail sites in the identified core commercial areas that have been designated for this use. Relocating the business would require the new site to obtain a TUP and the province to refer a revised Private Retail License for approval.
2. The business owners, with approval of the property owner, could apply for a subsequent TUP for the same location.

3. The business owners, with approval of the property owner, could apply to rezone the property to allow for cannabis retail. This option could not be considered unless the Ministry provided notification to the District that the development 'freeze' is no longer in effect.

As noted above, the applicant has pursued this site as it has been the only available location where the property owner has agreed to lease space for this purpose. Although it is designated Industrial, the site is across the road from commercial zoned properties and policy 5.2.5 speaks to allowing some form of retail at this end of the Keating Industrial area. Approval of a TUP could provide up to 6 years for the business to confirm its viability, determine if any changes to the business operations are warranted, and allow for the District to assess any impacts from a new land use of 'cannabis retail'. Upon expiry of the TUP there is no obligation for Council to consider a more permanent change in zoning at this location, particularly if Council decides that protecting the industrial land base is paramount.

Temporary Use Permit
Term and conditions in the draft TUP include:
- Hours limited to 10 am to 8 pm,
- Retail floor space limited to 60 m²,
- Signage is limited to one fascia sign as shown,
- Cannabis production is not permitted on the property while the TUP remains valid.

CONCLUSION:

Staff recommend the Advisory Planning Commission provide Council with comments on the proposed cannabis retail, including an OCP amendment to designate the property as a Temporary Use Permit Area.

Respectfully Submitted

Andrea Pickard
Planner

ATTACHMENTS:
Context Map
Sign Plan
Draft TUP

Endorsed by:
Jarret Matanowitsch,
Director of Planning and Building Services
Building Frontage: 44'-4"
Signage: 40 Sq Ft
LED Illuminated Fascia Sign
1) This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto except as specifically varied or supplemented by this permit.

2) This Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

   Parcel Identifier: 002-405-253  
   LOT 5 SECTION 13 RANGE 3E SOUTH SAANICH DISTRICT  
   PLAN 26699 EXCEPT PLAN VIP70784.  

   (herein called “the Lands”)

3) Notwithstanding the Land Use Bylaw of the Municipality, cannabis retail is hereby permitted as a Temporary Use on the Lands. Despite this permit, cannabis retail will only occur once the necessary Provincial and Federal Government approvals have been obtained.

4) Approval of this Temporary Use Permit is subject to the following conditions:

   a) Any necessary building Permits are obtained;
b) A business licence is obtained;
c) Hours are limited to between 10:00 am to 8:00 pm;
d) The maximum floor area used for retail sales is limited to 60 m$^2$;
e) Cannabis retail shall be limited to the ground floor unit (#100) of the most westerly building on the lands;
f) All activity related to cannabis retail shall occur indoors;
g) Signage for cannabis retail is limited to one fascia sign with the dimensions shown on the attached sign plan, subject to the business name and branding displayed on any signage requiring approval from the BC Liquor and Cannabis Regulations Branch;
h) Notwithstanding the provisions of the Light Industrial I-1 zone, Cannabis Production is not permitted on the lands for the duration of this, or any subsequent Temporary Use Permit for cannabis retail; and
i) Cannabis retailers shall work cooperatively with Central Saanich Police Services or Bylaw Enforcement Officers who may conduct safety and security inspections of the property, products, and record keeping to confirm compliance with Federal and Provincial regulations;

5) This Permit is valid for three years from the date of issuance and upon expiry the owner of the site shall discontinue the temporary use unless the permit is renewed by resolution of Council.

6) Notice of this Permit shall be filed in the Land Title Office at Victoria, B.C. under Section 503 of the Local Government Act, and upon such filing the terms of this Permit or any amendment hereto shall be binding on all persons who acquire an interest in the Land affected by this Permit.

7) The Lands shall be used strictly in accordance with the terms, conditions, and provisions of this Permit.

8) This Permit does not relieve the Owner of the responsibility to comply with applicable Acts, regulations, bylaws, decisions or orders of anybody having jurisdiction over the Lands.

9) This Permit is not a Building Permit.
AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE \textsuperscript{TH} DAY OF, 201__

Signed in the presence of:

\begin{center}
\begin{tabular}{ll}
Witness & SEABOARD HOLDINGS LTD \\
Address of Witness & Date \\
Occupation & \\
Witness & THOMBAY HOLDINGS LTD \\
Address of Witness & Date \\
Occupation & \\
\textbf{THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH} & \\
\textbf{Ryan Windsor, Mayor} & \\
\textbf{Liz Cornwell, Corporate Officer} & \\
\multicolumn{2}{c}{SIGNED THIS \_ \_ DAY OF \______________, 201__} \\
\end{tabular}
\end{center}
COMMITTEE OF THE WHOLE REPORT

For the Committee of the Whole meeting on April 08, 2019

To: Jarret Matanowitsch
Director of Planning and Building Services

Date: April 01, 2019

Re: 6765 Veyaness Rd - TUP, OCP Amendment & Cannabis Retail Licence Referral - Cannabis Retail

From: Andrea Pickard
Planner

Priority: □ Strategic
☑ Operational

File: 3100-20-1/19 & 3360-20-2/19 & 4320-90-1/19

RECOMMENDATIONS:

1. That Official Community Plan Amendment Bylaw 1989 (6765 Veyaness Road) be introduced and given First Reading.

2. That Official Community Plan Amendment Bylaw 1989 (6765 Veyaness Road) be given Second Reading and be referred to a public hearing.

3. That following the receipt of public input, Council consider issuance of Temporary Use Permit 3100-20-1/19 for Cannabis Retail at 6765 Veyaness Road.

4. That following the receipt of public input, Council consider providing a positive recommendation to the Liquor and Cannabis Regulations Branch regarding referral 4320-90-1/19 for a Cannabis Retail Licence at 6765 Veyaness Road.

BACKGROUND:

The District has received a referral from the Liquor and Cannabis Regulation Branch for a Cannabis Retail store, and the applicant has submitted an application for a Temporary Use Permit to allow for cannabis

1903 Mount Newton Cross Road, Saanichton, B.C. V8M 2A9
Phone: 250-652-4444 Fax: 250-652-0135
To: Jarret Matanowitsch, Director of Planning and Building Services  
For: April 08, 2019 Committee of the Whole  
Re: 6765 Veyaness Rd - TUP, OCP Amendment & Cannabis Retail Licence Referral - Cannabis Retail

retail in the Keating Industrial area.

Council recently amended the Official Community Plan (OCP) to adopt a temporary use permit process for cannabis retail proposals. The OCP amendments included guidelines for cannabis retail, and designated those lands designated commercial/mixed-use in the core commercial areas of Saanichton and Brentwood Bay Village and those lands designated arterial commercial within the Keating Industrial Area, as temporary use permit areas for cannabis retail. Although the subject property is within the Keating Industrial area, it is not within the area designated as arterial commercial; therefore, an application to amend the OCP to designate the subject property as a temporary use permit area has also been submitted.

Project Description
There are two main multi-unit buildings on the subject property, one fronts directly onto Veyaness Road and the second is sited toward the rear of the lot directly behind the other building. The applicant proposes to use the ground level unit in the building fronting directly toward Veyaness Road for a cannabis retail location with a proposed business name of 'Bud's Cannabis'. The proposed unit for cannabis retail would be approximately 110 m² in total area, with half to be used as the retail area and half to be used for storage, a staff room and staff washroom. Exterior changes are limited to a new fascia sign, making the windows nontransparent (LCRB requirement), placing potted plants in front, and applying a fresh coat of paint.

The applicant has stated that they tried to secure a retail location with multiple commercial property owners on the Saanich Peninsula but have been unsuccessful. They estimate the need for 4 to 6 employees.

Site Context
The site is zoned I-1 'Light Industrial' with a land use designation of Industrial in the OCP. The site is approximately 2,980 m² in area, relatively flat, and has two main buildings on site. Adjacent properties to the north, south and east are similarly zoned and designated for industrial use. Directly across Veyaness Road from the subject property is the boundary between industrial lands to the north, and properties zoned commercial to the south. The commercial properties across Veyaness Road are designated as Arterial Commercial in the OCP and as an area where a TUP for Cannabis Retail could be issued.

DISCUSSION:
Official Community Plan
Key policies and guidelines relevant to this application include the following:

5.2.5 Keating Industrial/ Business Area
Policy 3 "Consider permitting a limited amount of industrial work-live and office/retail mixed-use buildings on the east side of Keating business park. However, under no circumstances will residential uses be allowed on the ground floor in this area."

Page 28 of 91
5.2.10 Cannabis Production and Retail

Policy 1 "Any new cannabis retail use shall be prohibited, except where authorized by a Temporary Use Permit in accordance with Section 11.8 (Temporary Commercial Use Permit Area) of this plan."

As noted above, the Official Community Plan (OCP) policies require new cannabis retail to authorized by a temporary use permit (TUP). The OCP contains TUP guidelines for this use, which are summarized in the table below. With the exception of the proposed location, the application complies with the guidelines.

Table 1: Cannabis Retail Guidelines

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permits for cannabis retail should only be supported on commercially zoned land where retail is a permitted use.</td>
<td>OCP amendment required to designate industrial zoned property as a TUP area.</td>
</tr>
<tr>
<td>Proposed locations for cannabis retail shall be a minimum of 100 m from the property boundary of a school.</td>
<td>Complies</td>
</tr>
<tr>
<td>All activity related to cannabis retail shall occur indoors, excluding signage.</td>
<td>Complies</td>
</tr>
<tr>
<td>Proosals for cannabis retail shall be reviewed by the Central Saanich Police Service to evaluate risk to the public. Proponents shall submit a Police Information Check to the Central Saanich Police Service, which would include a review of criminal records or other police records, for the business owner, manager, or full-time employees who would be working at the establishment.</td>
<td>Completed, no concerns identified</td>
</tr>
<tr>
<td>Once operational, proponents shall work cooperatively with Central Saanich Police Services or Bylaw Enforcement Officers who may conduct safety and security inspections of the property, products, and record keeping to confirm compliance with Federal and Provincial regulations.</td>
<td>To be demonstrated</td>
</tr>
<tr>
<td>Council shall consider any Bylaw Enforcement or Police activity related to cannabis retail at the time of permit renewal, or issuance of a subsequent permit, at the same location.</td>
<td>Future consideration</td>
</tr>
<tr>
<td>Council should consider the cumulative impacts if multiple permits are issued for cannabis retail, including their geographic distribution.</td>
<td>n/a since this is first cannabis retail proposal</td>
</tr>
<tr>
<td>Cannabis retail will only occur once the necessary Provincial and Federal Government approvals have been obtained, regardless if a Temporary Use Permit has been issued.</td>
<td>To be demonstrated</td>
</tr>
<tr>
<td>A business license application has been submitted to the District of Central Saanich.</td>
<td>Application submitted, issuance pending TUP approval</td>
</tr>
<tr>
<td>Temporary Use Permit applications for a Cannabis Retail use shall not be accepted by District until such time as a referral from the province for a proposed Private Retail License has been received, following which the Temporary Use Permit application and provincial Private Retail License referral shall be processed and considered by Council concurrently.</td>
<td>Complied</td>
</tr>
</tbody>
</table>
Temporary Use Permits for cannabis retail may include a range of conditions, including but not limited to:

- Hours of operation,
- Special security measures to deter criminal activity, including safety and security inspections by the Central Saanich Police Services or Bylaw Enforcement Officers,
- Building improvements to ensure a safe and healthy physical environment,
- Limiting the floor area dedicated to cannabis retail,
- Measures to reduce nuisance or negative impacts,
- Measures to ensure compliance with local bylaws, and provincial and federal legislation.

The permit limits hours to between 10 am to 8 pm,

Security bars on windows are in place and security cameras will be installed (LCRB requirement),

The permit limits retail sales area to 60 m²,

Sign complies with LUB regulations

Land Use Bylaw

The site is zoned I-1 'Light Industrial', which allows for retail sales limited to: agricultural equipment, marine equipment, office equipment, construction equipment, garden and pet supplies, furniture and appliances, and tires. There is sufficient on-site parking available and no variances are requested.

Proposed signage has been provided (see attached) using the name "Bud's Cannabis" that would comply with the Sign Regulations. If for any reason the province does not accept the name, the alternative name of "Bud's Rec House" would be used.

Environment

In accordance with the Environmental Management Act (EMA) the District requires Site Profile forms to be submitted with development applications to help identify potentially contaminated sites and determine if a site investigation is required. If the Ministry (Land Remediation Section) determines that a site investigation is required then a Local Government cannot approve certain types of development applications until otherwise notified by the Ministry. For the subject property, Ministry staff have confirmed that based on previous site profile the property has been identified as contaminated and an independent remediation was proposed. At this time, the Ministry has a ‘freeze’ on development approvals, thereby prohibiting the District from approving applications for: zoning, development permits, development variance permits, demolition permits, and soil removal; as well as, the Approving Officer from approving subdivisions. As the application is for a TUP rather than rezoning, there would not be a conflict with the EMA.

Site Location

As noted in Table 1, the proposed location is not consistent with the OCP guidelines. The property is zoned I-1 Light Industrial and designated Industrial in the OCP. Since the property is not within those areas designated for cannabis retail an amendment to the OCP is required to designate the land as an area where a TUP could be issued for Cannabis Retail.

The lands that have been designated for Cannabis Retail are commercially zoned properties in core areas. A concern with supporting stand alone retail uses on industrial zoned lands is the impact to, and decline in, lands for industrial uses that may result from gradual encroachment of non-industrial uses.
To: Jarret Matanowitsch, Director of Planning and Building Services  
For: April 08, 2019 Committee of the Whole  
Re: 6765 Veyaness Rd - TUP, OCP Amendment & Cannabis Retail Licence Referral - Cannabis Retail

Industrial lands are vital to creating complete communities through the services they provide and generating employment. Protecting an industrial-zoned land base in an accessible, central location such as the Keating Industrial area is important for supporting more intensive land uses, and conversely, encourages other uses such as retail or office uses to locate in commercial core areas to help create vibrant communities with a range of services.

If the TUP is approved for three years and then renewed once, that allows for up to 6 years for the business to operate and determine its viability. Upon expiry of the renewed permit in 2025 there would be the following options:

1. The business owners may decide to relocate to a different site and they would be encouraged to pursue commercial retail sites in the identified core commercial areas that have been designated for this use. Relocating the business would require the new site to obtain a TUP and the province to refer a revised Private Retail License for approval.
2. The business owners, in conjunction with the property owner, could apply for a subsequent TUP for the same location.
3. The business owners, in conjunction with the property owner, could apply to rezone the property to allow for cannabis retail. This option could not be considered unless the Ministry of Environment provided notification to the District that the development ‘freeze’ is no longer in effect.

As noted above, the applicant has pursued this site as it has been the only available location where the property owner has agreed to lease space for this purpose. Although it is designated Industrial, the site is across the road from commercial zoned properties and policy 5.2.5 speaks to allowing some form of retail at this end of the Keating Industrial area. Approval of a TUP could provide up to 6 years for the business to confirm its viability, determine if any changes to the business operations are warranted, and allow for the District to assess any impacts from a new land use of ‘cannabis retail’. Upon expiry of the TUP there is no obligation for Council to consider a more permanent change in zoning at this location, particularly if Council decides that protecting the industrial land base is paramount.

Since the proposed Cannabis Retail in this location would be permitted on a temporary basis, it would mitigate concerns about the erosion of the District's industrial land base. In addition, the site adjacent to existing commercial/retail activity where a TUP for Cannabis Retail could be considered, therefore staff support this location on a temporary basis.

Temporary Use Permit

Term and conditions in the draft TUP include:

- Hours limited to 10 am to 8 pm,
- Retail floor space limited to 60 m²,
- Signage is limited to one fascia sign as shown,
- Cannabis production is not permitted on the property while the TUP remains valid.
To: Jarret Matanowitsch, Director of Planning and Building Services  
For: April 08, 2019 Committee of the Whole  
Re: 6765 Veyaness Rd - TUP, OCP Amendment & Cannabis Retail Licence Referral - Cannabis Retail

Advisory Planning Commission

The proposal was considered by the Advisory Planning Commission at their March 20 meeting where they supported the proposal. The APC also provided the following information in regards to the proposal:

- this location would be better than being closer to a school property,
- concern that this would set a precedent for other non-retail/commercial zones,
- concern regarding retail in this location over the long-term, and
- to request Council consider the character of the building and proposed signage to make it more attractive.

Staff comment: As noted above, the applicants propose to improve the site with a fresh coat of paint and placing potted plants in front. If more significant exterior improvements are required by Council an amendment to the form and character Development Permit may be required.
CONCLUSION:

The District has received a referral from the Liquor and Cannabis Regulation Branch for a Cannabis Retail store, and the applicant has submitted an application for a Temporary Use Permit to allow for cannabis retail in the Keating Industrial area.

The recent amendments to the OCP that introduced policies and TUP guidelines for cannabis retail designated the core commercial areas designated as Commercial/Mixed-Use in Brentwood Bay Village and Saanichton Village, or designated Arterial Commercial in the Keating Industrial area for cannabis retail TUP’s. Since the site is designated for Industrial land use in the OCP, an amendment is required to designate the property as an area where Temporary Use Permits may be issued.

The TUP guidelines for Cannabis Retail include that cannabis retail should only be supported on commercially zoned land where retail is a permitted use. A concern with supporting stand alone retail uses on industrial zoned lands is the impact to, and decline in, lands for industrial uses that may result from gradual encroachment of non-industrial uses; whereas, locating in core commercial areas can help create vibrant communities with a range of services. An advantage of TUP’s is that it can provide a time period for the business to test its viability without entrenching the permitted use through rezoning. In this circumstance, Council may decide to support a TUP on this site, but indicate that alternative sites should continue to be pursued for a long term location.

Given the short-term nature of TUP’s, staff support the proposal with the understanding that alternative sites continue to be pursued for a long-term location.

Respectfully Submitted

Andrea Pickard
Planner

ATTACHMENTS:
Context Map
Draft Permit
Sign Plan
Draft Bylaw 1989

Endorsed by:
Jarret Matanowitsch,
Director of Planning and Building Services

Administrator’s Recommendation:
I concur with the recommendation contained in this report.
Patrick Robins
Chief Administrative Officer
1) This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto except as specifically varied or supplemented by this permit.

2) This Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

   Parcel Identifier: 002-405-253
   LOT 5 SECTION 13 RANGE 3E SOUTH SAANICH DISTRICT
   PLAN 26699 EXCEPT PLAN VIP70784.

   (herein called “the Lands”)

3) Notwithstanding the Land Use Bylaw of the Municipality, cannabis retail is hereby permitted as a Temporary Use on the Lands. For cannabis retail to be deemed a permitted use under this permit, the necessary Provincial and Federal Government approvals shall first have been obtained.

4) Approval of this Temporary Use Permit is subject to the following conditions:

   a) Any necessary building Permits are obtained;
b) A business licence is obtained;

c) Hours are limited to between 10:00 am to 8:00 pm;

d) The maximum floor area used for retail sales is limited to 60 m²;

e) Cannabis retail shall be limited to the ground floor unit (#100) of the most westerly building on the lands;

f) All activity related to cannabis retail shall occur indoors;

g) Signage for cannabis retail is limited to one fascia sign with the dimensions shown on the attached sign plan, subject to the business name and branding displayed on any signage requiring approval from the BC Liquor and Cannabis Regulations Branch;

h) Notwithstanding the provisions of the Light Industrial I-1 zone, Cannabis Production is not permitted on the lands for the duration of this, or any subsequent Temporary Use Permit for cannabis retail; and

i) Cannabis retailers shall work cooperatively with Central Saanich Police Services or Bylaw Enforcement Officers who may conduct safety and security inspections of the property, products, and record keeping to confirm compliance with Federal and Provincial regulations;

5) This Permit is valid for three years from the date of issuance and upon expiry the owner of the site shall discontinue the temporary use unless the permit is renewed by resolution of Council.

6) Notice of this Permit shall be filed in the Land Title Office at Victoria, B.C. under Section 503 of the Local Government Act, and upon such filing the terms of this Permit or any amendment hereto shall be binding on all persons who acquire an interest in the Land affected by this Permit.

7) The Lands shall be used strictly in accordance with the terms, conditions, and provisions of this Permit.

8) This Permit does not relieve the Owner of the responsibility to comply with applicable Acts, regulations, bylaws, decisions or orders of anybody having jurisdiction over the Lands.

9) This Permit is not a Building Permit.
AUTHORIZING RESOLUTION PASSED BY THE MUNICIPAL COUNCIL ON THE TH DAY OF, 201.

Signed in the presence of:

Witness
___________________________
Address of Witness
___________________________
Occupation
___________________________

Witness
___________________________
Address of Witness
___________________________
Occupation
___________________________

SEABOARD HOLDINGS LTD

THOMBAY HOLDINGS LTD

THE CORPORATION OF THE
DISTRICT OF CENTRAL SAANICH

Ryan Windsor, Mayor

Liz Cornwell, Corporate Officer

SIGNED THIS ___ DAY OF _________________, 201.
Building Frontage: 44'-4"
Signage: 40 Sq Ft
LED Illuminated Fascia Sign
WHEREAS the Council of the Corporation of the District of Central Saanich by Bylaw No. 1600 adopted Appendix “1” of the Bylaw as the Official Community Plan Bylaw;

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

1. TEXT AMENDMENTS

   Central Saanich Official Community Plan, Bylaw No. 1600, 2008, Appendix “1” is amended as by inserting the following as 11.8.1 c):

   “The parcel at 6765 Veyaness Road, legally described as Lot 5, Section 13, Range 3 East, South Saanich District, Plan 26699 Except Part in Plan VIP70784, PID 002-405-253, is designated under s. 492 of the Local Government Act as an area where Temporary Use Permits for Cannabis Retail may be issued.”

2. CITATION

   This Bylaw may be cited for all purposes as the "Central Saanich Official Community Plan Bylaw Amendment Bylaw No. 1989, 2019".

READ A FIRST TIME this ___ day of _____, 2019
READ A SECOND TIME this ___ day of _____, 2019
PUBLIC HEARING HELD this ___ day of _____, 2019
READ A THIRD TIME this ___ day of _____, 2019
APPROVED BY THE MINISTER OF TRANSPORTATION & INFRASTRUCTURE this day ___ day of _____, 2019
ADOPTED this ___ day of _____, 2019.
Ryan Windsor
Mayor

Liz Cornwell
Corporate Officer
APC 10.19 MOVED AND SECONDED that the minutes of February 20, 2019 be adopted as written. CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

4.1. None.

5. DEVELOPMENT APPLICATIONS/PLANNER REPORTS

5.1. 6765 Veyaness Rd - TUP & OCP Amendment - Cannabis Retail

The Director of Planning summarized the staff report. The commission asked:
- is there a way to covenant the property to revert back to not allowing a temporary use permit if the proposed use discontinues?
- what do the neighbours think?
- is there sufficient retail parking, access and egress?

The commission had the following comments and concerns:
- good location for this - better than closer to school property
- will this be precedence-setting for other zones?
- concern for long-term/permanent retail in this location
- ask Council to turn its mind to the character of the building and the proposed signage with the view to making it more attractive

When satisfied with the Director's responses, it was

APC 11.19 MOVED AND SECONDED That the Advisory Planning Commission recommend to Council its support for the Official Community Plan Amendment and the Temporary Use Permit. CARRIED UNANIMOUSLY

6. NEW BUSINESS

6.1. None.

7. PLANNING RELATED INITIATIVES

Advisory Planning Commission Minutes
March 20, 2019
5.1. Saanich Peninsula Chamber of Commerce
Re: Draft Community Services Agreement (Peninsula Chamber of Commerce)
Denny Warner, Executive Director made a presentation regarding the proposal from the Chamber of Commerce and highlighted the following:
- Broadening mandate and encouraging more members from Central Saanich to participate
- North Saanich and Sidney funded the proposal in full
- Requesting Council appoint a Liaison to provide input and ensure Chamber is supporting interests of the District

Discussion occurred with regard to:
- Importance of connecting youth with business community
- Reporting requirements outlined in agreement
- Opportunity to refine processes over time

163.19 MOVED
That the agreement include more specific and measurable deliverables including how many events will be provided, how improvements to awareness will be measured as per the proposed tours, a specified number of workshops that will be provided and more specific targets regarding the Local Career Education idea so as to measure success and return on investment.
DEFEATED
Opposed: Mayor Windsor, Councillors Jensen, Newton, Paltiel, Thompson

164.19 MOVED
That Council accept the agreement between the District of Central Saanich and the Saanich Peninsula Chamber of Commerce as presented at the April 8, 2019 Committee of the Whole meeting.
CARRIED
Opposed: Councillor King

165.19 MOVED
That the payment outlined in the agreement between the District of Central Saanich and the Saanich Peninsula Chamber of Commerce be paid in a lump sum of $20,000.00 on execution of the agreement.
CARRIED
Opposed: Councillor King

6. PLANNING & DEVELOPMENT

6.1. 6765 Veyaness Rd - TUP, OCP Amendment & Cannabis Retail Licence Referral - Cannabis Retail

Report from the Planner dated April 1, 2019.
The Director of Planning provided an overview of the staff report.
On invitation by the Chair, the applicant advised that she and her partner were planning to open a cannabis retail store, and responded to questions from the Committee of the Whole. The applicant indicated that:

- sales would be only cannabis the provincial government has regulated; all prepackaged
- business hours are not regulated and will depend on customer demand, workforce and what other businesses hours are in the area
- no training/certification required to operate cannabis retail business

166.19

MOVED
That Official Community Plan Amendment Bylaw 1989 (6765 Veyaness Road) be introduced and given First Reading.
CARRIED UNANIMOUSLY

167.19

MOVED
That following the receipt of public input, Council consider issuance of Temporary Use Permit 3100-20-1/19 for Cannabis Retail at 6765 Veyaness Road.
CARRIED UNANIMOUSLY

168.19

MOVED
Main Motion:
That Official Community Plan Amendment Bylaw 1989 (6765 Veyaness Road) be given Second Reading and be referred to a public hearing.

169.19

MOVED
Amendment Motion:
That the main motion be amended by adding the words, "and Keating Elementary School representatives be notified of the opportunity to provide input at the public hearing."
CARRIED
Opposed: Councillor Thompson

Question on the Main Motion as Amended:
That Official Community Plan Amendment Bylaw 1989 (6765 Veyaness Road) be given Second Reading and be referred to a public hearing, and further that Keating Elementary School representatives be notified of the opportunity to provide input at the public hearing.
CARRIED
Opposed: Councillor King
MOVED AND SECONDED
That following the receipt of public input, Council consider providing a positive recommendation to the Liquor and Cannabis Regulations Branch regarding referral 4320-90-1/19 for a Cannabis Retail Licence at 6765 Veyaness Road.
CARRIED UNANIMOUSLY

7. COMMUNITY, PROTECTIVE SERVICES & FACILITIES
No items.

8. PARKS & RECREATION
No items.

9. PUBLIC WORKS & TRANSPORTATION
No items.

10. WATER & WASTE MANAGEMENT
Mayor Windsor declared a conflict of interest as he owns property adjacent to Maber Flats, and left the meeting at 7:54 p.m.

10.1. Simmons, M - March 29, 2019
Re: Maber Flats Drainage
Mr. Simmons provided the rationale for recommendations regarding Maber Flats drainage outlined in his correspondence dated March 29, 2019.

On invitation by the Chair, Ian Bruce, Chair of the Healthy Watershed Committee advised that:
- the Healthy Watershed Committee is in favour of the District’s plans for drainage improvements
- Wildlife and First Nations interest should be considered
- First Nations should be included in guiding principles

On invitation by the Chair, Joni Olsen, Tsartlip First Nation Council and Healthy Watershed Committee member commented that:
- Maber Flats is very important to Tsartlip First Nation
- Chief Don Tom agrees with recommendations in Mr. Simmons correspondence, and suggests Tsartlip First Nation be included in guiding principles and there be ongoing communication regarding management of the property

171.19 MOVED
Main Motion
That Council direct staff that the Maber Flats drainage plan ensure that:
10. CORRESPONDENCE (Action Required or Recommended)

10.1. Saanich Peninsula Literacy - March 29, 2019
Re: Request for Representation on the Saanich Peninsula Literacy Task Group

Councillor Newton was acclaimed as the District of Central Saanich liaison on the Saanich Peninsula Literacy Task Group.

11. REPORTS OF COMMITTEES/MAYOR'S REPORT

1. COTW (Committee of the Whole)
   1.1. Minutes of the April 8, 2019 Committee of the Whole Meeting

177.19 MOVED AND SECONDED
That the minutes of the April 8, 2019 Committee of the Whole Meeting be adopted as circulated.
CARRIED UNANIMOUSLY

1.2. Presentations

1. Saanich Peninsula Chamber of Commerce

178.19 MOVED AND SECONDED
That Council accept the agreement between the District of Central Saanich and the Saanich Peninsula Chamber of Commerce as presented at the April 8, 2019 Committee of the Whole meeting.
CARRIED
OPPOSED: Councillor King

179.19 MOVED AND SECONDED
That the payment outlined in the agreement between the District of Central Saanich and the Saanich Peninsula Chamber of Commerce be paid in a lump sum of $20,000.00 on execution of the agreement.
CARRIED
OPPOSED: Councillor King

1.3. Planning & Development

1. 6765 Veyaness Rd - TUP, OCP Amendment & Cannabis Retail License
   Referral
MOVED AND SECONDED
That Official Community Plan Amendment Bylaw 1989 (6765 Veyaness Road) be introduced and given First Reading.
CARRIED
OPPOSED: Councillor King

MOVED AND SECONDED
That following the receipt of public input, Council consider issuance of Temporary Use Permit 3100-20-1/19 for Cannabis Retail at 6765 Veyaness Road.
CARRIED
OPPOSED: Councillor King

MOVED AND SECONDED
That Official Community Plan Amendment Bylaw 1989 (6765 Veyaness Road) be given Second Reading and be referred to a public hearing, and further that Keating Elementary School representatives be notified of the opportunity to provide input at the public hearing.
CARRIED
OPPOSED: Councillor King

MOVED AND SECONDED
That following the receipt of public input, Council consider providing a positive recommendation to the Liquor and Cannabis Regulations Branch regarding referral 4320-90-1/19 for a Cannabis Retail Licence at 6765 Veyaness Road.
CARRIED
OPPOSED: Councillor King

1.4. Water and Waste Management

1. Simmons, M - March 29, 2019

Mayor Windsor declared a conflict of interest and left the meeting at 7:05 p.m. as he owns property bordering Maber Flats. Councillor Paltiel assumed the Chair.

It was requested the staff report include:
- where activities are focused in Maber Flats
- timing of activities
- outline of milestones

Main motion:
That staff provide a report to the Committee of the Whole regarding how the proposed changes as recommended would affect the current plan in place.
Dear Central Saanich Council,

I recently heard there was an application for a Cannabis store to be opened on Keating X Road.
I am writing to let you know that I am in favor of the Cannabis Store and would shop regularly for my husband's chronic pain and my struggles with anxiety and depression.

Please consider opening this store in our community.

Kind Regards,

Shelby Youritchuk | Assistant to Ann Watley
Your Greater Victoria Real Estate Area Specialist

If you require immediate assistance, please email Ann at ann@annwatley.com or feel free to call the office @ 250-656-3486

Pemberton Holmes Real Estate
107-2360 Beacon Ave, Sidney B.C.
Office: 250-656-3486
http://annwatley.com | assistant@annwatley.com

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To Central Saanich Council,

I saw there is an application for a cannabis store to open on Veyaness Rd. I am writing in support of the store. My husband suffers from Rheumatoid Arthritis and having a store local would be great for his pain treatment.

Kind regards,
Lindsay Philpott

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Hello,

I am writing in regards for the application for a Cannabis Dispensary on Veyaness Rd.
We just wanted to let you know, it’s fantastic that the municipality is a head of other municipalities in regards to having these licensed Dispensaries come into this area. There are so many people of different ages out this way that will greatly benefit from this dispensary.
Thank you Central Saanich for leading the way!

Cheers,
Derek & Melanie
Local Central Saanich residents.

Sent from my iPhone

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Dear Central Saanich Council,

I have heard that Central Saanich Council is considering the opening of a Cannabis store in the Keating district. I am writing to Council to say that I am in favour of such a business. I would personally use this shop and I believe it would be a popular asset for others in the area as well. I hope that Central Saanich Council will approve the opening so that our area can have a more thriving and diverse business sector for the years to come.

Sincerely,

Lisa Jewell
North Saanich

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Dear Central Saanich Council,

I am writing in support of an application by my friend Megan Ereiser to open a cannabis store in area of Keating X road and Veyaness. I would appreciate such a store on the peninsula. It’s a location that makes sense as a customer of Integrity, Peninsula co-op and Buckerfields. Convenient. I write in support of my friend who will be a responsible entrepreneur and is a stand-up gal.

Cheers,

Kristina

Get Outlook for Android

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Dear Central Saanich Council, I have heard there is an application in for a cannabis store in the Keating district. Just writing to say I am in favour and would use and like to see a store on the peninsula.

B.Walsh

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To whom it may concern,

I am writing this letter as a show of support for the proposed cannabis store, at 6765 Veyaness Rd.

In my life, I have seen many synthetic medicines given to patients, clients of mine, family suffering and friends. While I am a supporter of both synthetic and plant medicinals, I feel like cannabis can be a safer alternative to a lot of the synthetic medications out there - with less interactions with other treatments and less long term side effects - with an easy method of administration and a broad spectrum of issues it can help with.

While I am not personally a cannabis user - I watched it help my dying mother ease the pain of cancer, help her nausea and anxiety - help my husband be able to sleep at night without the need for synthetic sleeping pills - completely stop seizures in an epileptic client of mine.... the list goes on and on, some ppl need cannabis.

Why not increase local revenue and tax dollars in our community? People go to Victoria to support the cannabis industry there - why not keep those dollars in Central Saanich. This a billion dollar industry - let's put a piece of the pie in Central Saanich.

Please vote yes for this proposed retail store - there are so many who would thank you.

Sincerely,
Jessica Norman

Sent from my iPhone

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Dear Central Saanich Council, I have heard there is a cannabis store in the Keating district trying to open up and I am just writing to say that I am in favour of having one near by; and, I would use and like to see a store on the peninsula.

Thank you,

Gus Underwood

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Katelyn Patterson

From: Central Saanich via Central Saanich <no-reply@centralsaanich.ca> on behalf of No Reply <no-reply@centralsaanich.ca>
Sent: Thursday, May 9, 2019 2:49 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Thursday, May 9, 2019 - 14:49
Submitted by anonymous user: 70.67.181.8
Submitted values are:

Subject: Public hearing May 13, 2019
First & Last Name: Lorraine Butler
Phone Number: 
Address: 1192 Dignan Rd
Email: 
Message: I support the OCP amendment bylaws No. 1989 and 1983

The results of this submission may be viewed at: https://www.centralsaanich.ca/node/295/submission/5009

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Dear Mayor Ryan and Council,

I am writing to show my support for the temporary licensing of a cannabis shop at 6765 Veyaness Road.

I reside at 7281 Chatwell drive off Stelly's Cross Road.

I feel the location for this shop is ideal and far enough from schools and parks.

The allowance with temporary licensing creates a perfect trial run for this business to see if it's a fit for our community.

Thanks for your time.

Tayler Ruygrok
7281 chatwell drive
Saanichton BC
V8M 1M8

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I support having a cannabis shop on the island

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Katelyn Patterson

From: Kris Hawthorne, Allied Power <kris@alliedpower.ca>
Sent: Thursday, May 9, 2019 3:02 PM
To: Municipal Hall
Subject: 6765 Veyaness dispensary application

I am a business owner operating in 6765 Veyaness Road, the same building where the proposed dispensary may be located.
I’d like to express that I have no opposition to this proposal.
I feel this is a great location for such an operation.
It is a commercial/industrial area with minimal residences anywhere in close proximity.
There is ample off street parking.
I believe the new tenant would improve and beautify the building and property.

Thank you,

Kris Hawthorne
Owner
250-883-8635
kris@alliedpower.ca

Allied Power and Communication Ltd.
200-6765 Veyaness Road
Saanichton, BC V8M 2A7
www.alliedpower.ca

PLEASE NOTE MY NEW EMAIL ADDRESS. YOU MAY CONTINUE TO SEND OFFICE CORRESPONDENCE TO: alliedpower@shaw.ca

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“Please visit our new Civic Web Portal at www.centralsaanich.ca to find information on upcoming meetings and past Council decisions, to search for background reports, and/or to sign up for e-notifications.”
WHEREAS the Council of the Corporation of the District of Central Saanich by Bylaw No. 1600 adopted Appendix “1” of the Bylaw as the Official Community Plan Bylaw;

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

1. TEXT AMENDMENTS

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

12 Regional Context Statement

12.1 Introduction

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

12.2 Context

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

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

12.3.1 Managing and Balancing Growth

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

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

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

12.3.2 Environment and Infrastructure

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

The OCP (sec. 7.2.1 – 7.2.7) sets out policies regarding the protection of ecologically significant areas, the preservation of water quality and quantity and regulating development in environmentally sensitive areas. This is consistent with the objectives identified in the Green and Blue Spaces Vision in the RGS. The District also encourages sustainable practices and encourages covenants to protect sensitive areas (sec. 7.2.2). Specifically, the OCP states in Section 7 that the District will take a leadership role in educating people about the value of protecting land and water resources of ecological significance and will facilitate partnerships among the public, private and not-for-profit sectors for the conservation and stewardship of these resources. The OCP places equal importance on Blue Spaces protection. Saanich Inlet is considered to be an important and sensitive ecosystem, highly valued for its aesthetic, cultural, spiritual and environmental attributes. Similarly, Haro Straight...
has regionally significant parks, beaches and coastal dune ecosystems. In the OCP (sec. 7.2.5 and 7.2.6) the District has resolved to minimize impacts on shoreline and marine environments through zoning and the shoreline development permit process. Additionally, the District will cooperate with the CRD, Province and Federal authorities, to protect and conserve sensitive land and water environments in Central Saanich (sec. 7.2.1).

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

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

12.3.3 Housing and Community

Create Safe and Complete Communities
Section 4.2.1 of the OCP indicates support for continued stable growth at an average of approximately 1% (70 units) which is consistent with the RGS targets. The majority of this growth is planned to take place within the four Residential-Settlement Areas (Brentwood Bay, Tanner Ridge, Saanichton and Lochside Drive). OCP sections 4.2 and 4.3 establish a framework for growth in these areas that encompasses the “Complete Community Criteria” as set out in the RGS. These policies support a wide variety of housing opportunities, types and tenures; with particular consideration for increased residential density with multifamily developments and supportive/care housing within the urban containment boundary. A priority is placed on reducing the use of private vehicles, increased opportunities for public transit and increased proximity to commercial activity and services.

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

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

12.3.5 Economic Development

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

12.3.6 Food Systems

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

12.3.7 Climate Action

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

2. CITATION

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

READ A FIRST TIME this 4 day of March, 2019
READ A SECOND TIME this 4 day of March, 2019
PUBLIC HEARING HELD this ____ day of _____ , 2019
READ A THIRD TIME this ____ day of _____ , 2019
ADOPTED this ____ day of _____ , 2019.

______________________________________________
Ryan Windsor
Mayor

______________________________________________
Liz Cornwell
Corporate Officer
NOTICE is hereby given of a PUBLIC HEARING to take place on MONDAY, MAY 13, 2019 at 6:30 PM at the Central Saanich Municipal Hall, 1903 Mt. Newton Cross Road, Saanichton, BC, with regard to the following proposed Bylaws to amend OFFICIAL COMMUNITY PLAN BYLAW 1600, 2008 and with regard to a Liquor and Cannabis Regulations Branch Referral and a proposed Temporary Use Permit.

1. CENTRAL SAANICH OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 1989 (6765 VEYANESS RD)

The purpose of the proposed Bylaw is to amend Appendix “1” of Official Community Plan Bylaw No. 1600, 2008, for the property at 6765 Veyaness Rd, Lot 5 Section 13 Range 3 East South Saanich District Plan 26699 Except Plan VIP70784, as shown on the map, by designating the property as an area where Temporary Use Permits for Cannabis Retail may be issued.

Bylaw No. 1989, 2018 - Subject Property

The intent of the proposed bylaw amendment is to enable the consideration of a Temporary Use Permit for Cannabis Retail.

Liquor and Cannabis Regulations Branch (LCRB) Referral

An LCRB referral for a Cannabis Retail Licence on the subject property was received by the District on January 18, 2019. The District will consider this referral and provide comments to the Province’s LCRB.

Temporary Use Permit # 3100-20-1/19

A Temporary Use Permit has been requested in conjunction with the proposed bylaw amendment and LCRB referral to establish a cannabis retail store. If approved, the proposed permit would be valid for a period of 3 years.

2. CENTRAL SAANICH OFFICIAL COMMUNITY PLAN BYLAW AMENDMENT BYLAW NO. 1983 (OCP Update - Regional Context Statement)

The purpose of the proposed bylaw amendment is to update the text in Section 12 of Appendix “1” Of Official Community Plan Bylaw 1600, 2008 relating to the Regional Context Statement.

Related information that may be considered by Council may be inspected at the Central Saanich Municipal Hall, 1903 Mt. Newton Cross Road, Saanichton, BC, between 8:30 a.m. and 4:30 p.m., Monday to Friday, excluding holidays, from the date of this notice to 4:30 p.m., Monday, May 13, 2019 inclusive. All persons who consider they are affected by the proposed Bylaws shall be afforded an opportunity to be heard at the Public Hearing, either in person, by representative, or by written submission, on all matters contained in the proposed Bylaws at the above mentioned time, date and place. The entire content of all submissions will be made public and form a part of the public record for this matter.
No representations will be received by Council after the Public Hearing has been concluded.

Dated at Saanichton, BC, this April 26, 2019
Jarret Matanowitsch, mcip
Director of Planning & Building Services

WHEN?
MONDAY, MAY 13, 2019 6:30PM
For Information & Submissions

E-mail
municipalhall@csaanich.ca

Phone
(250) 652-4444

Mail
1903 Mt. Newton X Rd
Saanichton, BC
V8M 2A9

Fax
(250) 652-0135

Website
www.centralsaanich.ca
COMMITTEE OF THE WHOLE REPORT

For the Committee of the Whole meeting on February 11, 2019

To: Jarret Matanowitsch
   Director of Planning and
   Building Services

From: Andrea Pickard
       Planner

File: 6480-20

Priority: ☑ Strategic
           ☐ Operational

Date: January 28, 2019

Re: Regional Context Statement - OCP Amendment

RECOMMENDATIONS:

1. That Official Community Plan Amendment Bylaw No. 1983 to update the Regional Context
   Statement by introduced and given First Reading.

2. That Official Community Plan Amendment Bylaw No. 1983 be given Second Reading and
   referred to a Public Hearing.

BACKGROUND:

At the February 26, 2018 meeting, Committee of Whole received a report from the Director of Planning
and Building Services regarding the update to the Regional Growth Strategy (RGS). As Council may
recall, the process to the updated RGS included a non-binding mediation process to address concerns
raised by seven municipalities. Following that process, the Capital Regional District (CRD) forwarded
their Regional Growth Strategy Bylaw No. 4017 to municipalities for consideration, which Council
endorsed by resolution at the March 5, 2018 meeting. The complete RGS document was included in the
February 26 agenda package.
To: Jarret Matanowitsch, Director of Planning and Building Services  
For: February 11, 2019 Committee of the Whole  
Re: Regional Context Statement - OCP Amendment  

January 28, 2019

The *Local Government Act* requires that affected local governments accept an RGS before it can be adopted by the Board of the CRD, and once the RGS is adopted each local government must include a Regional Context Statement in their Official Community Plan (OCP). The purpose of this report is to provide an updated Regional Context Statement for Council’s consideration.

**DISCUSSION:**

Where a Regional Growth Strategy applies to a municipality, the *Local Government Act* requires that the Official Community Plan (OCP) include a Regional Context Statement to specifically identify the relationship between the OCP and those matters that are required content in an Regional Growth Strategy (RGS). The contents of an RGS must include the following:

- a comprehensive statement on the future of the region, including social, economic and environmental objectives,
- population and employment projections,
- regional actions proposed for the projected population in relation to housing, transportation, regional district services, parks and natural areas, and economic development, and
- targets for the reduction of greenhouse gases at a regional level.

Attached to this report is Draft Bylaw No. 1983 which would replace Part 12 Regional Context Statement in the Official Community Plan. The format of the draft Regional Context Statement (RCS) is very similar to the existing, however two additional headings regarding Food Systems and Climate Action have been added. The draft RCS uses the headings and subheadings below, which is a duplication of the Regional Growth Strategy format.

- Managing and Balancing Growth  
  - Keep Urban Settlement Compact  
  - Protect the Integrity of Rural Communities
- Environment and Infrastructure  
  - Protecting, Conserve and Manage Ecosystem Health  
  - Manage Regional Infrastructure Services Sustainably
- Housing and Community  
  - Create Safe and Complete Communities  
  - Improve Housing Affordability
- Transportation  
  - Improve Multi-Modal Connectivity and Mobility
- Economic Development  
  - Realize the Region’s Economic Potential
- Food Systems  
  - Foster a Resilient Food and Agriculture System
- Climate Action  
  - Significantly Reduce Community-Based Greenhouse Gas Emissions

In general, the proposed changes to the RCS are a reorganization and simplification of the information in the current RCS in order to align with the structure of the Regional Growth Strategy (RGS). When comparing the current RCS in the 2008 OCP to the proposed RCS before Council, the topics covered are consistent, with the addition of the Food Systems and Climate Action sections, as per the new RGS.
However, through consultation with CRD staff, a different approach was taken to reference more specifically how the District’s OCP aligns with the RGS. The current RCS used detailed written descriptions of how the policies aligned. The approach taken in the proposed RCS provides a more concise commentary, and references specific policies of the OCP, therefore eliminating the need to repeat written policies. The result is a more concise RCS, with specific policy numbers noted that can be cross-referenced throughout the OCP document. Attached to this report is the current Regional Context Statement (OCP Part 12), and draft bylaw 1983 containing the proposed RCS.

The revised RCS continues to be based on the goals, objectives and policies established in the current Official Community Plan addressing population growth, residential and economic development, support for the rural and agricultural community, ecological integrity and parks, infrastructure and transportation. The draft RCS reconfirms Central Saanich’s commitment to the regional Urban Containment Boundary and the regional Green and Blue Spaces Strategy including the Green Lands Policy Area. The RCS can be updated in conjunction with a future OCP review as required.

CRD Staff have reviewed a number of versions of the District’s proposed RCS and been helpful in providing suggestions so the draft RCS may be acceptable to the CRD Board.

**CONCLUSION:**

Following a public hearing, the next step would be to officially forward the proposed Regional Context Statement to the CRD Board for acceptance. By legislation, the CRD Board would then have 120 days to either accept the RCS, or indicate the provisions it objects to. If accepted, the bylaw would then be given Final Reading.

CRD staff have been consulted during the drafting of the Regional Context Statement and provided helpful feedback, and staff believe the proposed Regional Context Statement fulfills the legislated requirements and would be acceptable to the CRD Board.

Respectfully submitted,
Andrea Pickard
Planner

**ATTACHMENTS:**
Current Regional Context Statement (OCP Part 12)
Draft Bylaw 1983

**Endorsed by:**
Jarret Matanowitsch,
Director of Planning and Building Services

**Administrator’s Recommendation:**
I concur with the recommendation contained in this report.
Patrick Robins
Chief Administrative Officer
Existing RCS from 2008 OCP

12. Regional Context Statement

12.1. Introduction

A Regional Growth Strategy (RGS) for the Capital Regional District was approved by the CRD Board in August, 2003.

Provincial legislation requires that each Capital Regional District member municipality prepare, as part of its Official Community Plan (OCP), a Regional Context Statement which illustrates the policy links between the OCP and the RGS.

The RGS is divided into sub-strategies under the following headings:

- Managing Balance and Growth
  - Keep Urban Settlement Compact
  - Protect the Integrity of Rural Communities

- Environment and Resources
  - Protect Regional Green and Blue Space
  - Manage Natural Resources and the Environment Sustainably

- Housing and Community
  - Build Complete Communities
  - Improve Housing Affordability

- Transportation
  - Increase Transportation Choice

- Economic Development
  - Strengthen the Regional Economy

12.2. Local Context

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

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

12.3.1. Managing and Balancing Growth

*Keep Urban Settlement Compact*

The OCP Schedule A Land Use Plan map designates four Residential-Settlement Areas (Brentwood Bay, Tanner Ridge, Saanichton and Lochside Drive) which serve as the District's urban containment boundaries. The Residential-Settlement Areas are consistent with the Regional Urban Containment and Servicing Policy Area (RUUCA) indicated on Map 3 (Growth Management Concept Plan) in the Regional Growth Strategy. These areas are serviced and developed for a mixture of residential, commercial and institutional uses.

The OCP suggests that residential growth should not exceed one percent annually (approximately 70 new residential units per year), nor should residential growth exceed the capacity of the Saanich Peninsula Treatment Plan. The OCP further defines low or gradual growth in Section 1: gradual, low impact growth is supported provided it is at a rate which does not place an undue burden on the existing utility infrastructure and community services, and will not result in substantial increases in the municipal tax rate. Infilling of existing residential areas (to about 95 percent of development potential) will be required prior to extension of services for residential purposes to undeveloped areas.

In order to maintain the integrity of this urban containment area, the District is guided by a policy in the OCP which states that the major portion of residential and commercial growth shall be confined to the Urban Settlement Area. It is recognized that more intensive land use and higher overall densities may be needed in the Urban Settlement Areas to maintain the containment boundaries. The District has displayed a willingness to amend OCP and zoning regulations to allow increased densities and a wider variety of housing options. Further to this, Section 10 states that as a general principle, water and sanitary services will be only available in areas designated as Urban Settlement Area Schedule A, Land Use Plan.

Extension of water lines into rural or agricultural areas is not supported, except to address pressing public health or environmental issues, or to provide water for agricultural or fire suppression uses. Given concerns about the link between extension of sewer services into rural areas and urban development, the extension of sanitary sewer services outside the RUUCA will only be considered in cases where public health or environmental issues associated with septic system failures cannot otherwise be resolved. Any extensions must be consistent with currently adopted Council policies for water and sewer line extension criteria.

The residential portions of Urban Settlement Areas are subject to zoning and permit guidelines that encourage modest growth, redevelopment, minor subdivisions, infill housing and multifamily housing options.

*Protect the Integrity of Rural Communities*

The residents of Central Saanich have expressed strong support for preserving the agricultural and rural land, which is reinforced by the OCP. Sixty-five percent of the land base in this District is part of the Agricultural Land Reserve, which is recognized on the Central Saanich Community Plan, Schedule A Land Use Plan map. The designated agricultural land is consistent with the Renewable Resource Lands Policy Area (Map 3, Growth Management Concept Plan) found in the Regional Growth Strategy.

A key objective of the OCP is to ensure the sustainability and economic viability of the District's agricultural community as an integral part of farming on the Saanich Peninsula. There are policies in place that support: drainage, stormwater management and irrigation projects that improve farm productivity; farm gate marketing; and new crops. The District does not extend urban services such as the sewer and water system into the rural or agricultural areas, except to address pressing public health or environmental issues or to
provide water for agricultural or fire suppression uses, as stated above. Developable land abutting ALR land is to include a buffer strip. The District supports the Peninsula Agricultural Commission in addressing farm issues, landowner conflict and to implement the objectives of the “Agricultural Strategy for the Saanich Peninsula” (1997).

The preservation of agricultural land is demonstrated through support of the Agricultural Land Commission’s objective to retain agricultural parcels of land in as large parcels as possible. In the event of any significant changes to the provincial Agricultural Land Reserve legislation, the District intends to maintain and protect those areas designated in the OCP as agricultural land. The OCP also states that the designated rural lands are for rural purposes rather than being considered as a reserve for future residential, commercial or industrial purposes (sec. 3.3.2).

The Capital Green Lands are recognized as Parks and Open Space on Schedule B map Parks and Open Space Plan. These are consistent with RGS Map 3. Section 6 of the OCP refers to the Parks and Open Space Master Plan and the CRD’s Regional Green/Blue Spaces Strategies as key companion documents to the OCP in managing green space in the District. Capital Green Lands areas are protected through the zoning bylaw and the OCP states in Section 6 that there is no support for the disposal or sale of park space without full public hearing and debate in each case.

Overall, the OCP is consistent with the “Renewable Resource Land” and “Capital Green Land” policy areas designated on Map 3 and 4 appended to the RGS.

12.3.2. Environment and Resources

Protecting Green and Blue Space
The OCP recognizes the Green and Blue spaces indicated on RGS Map 4 (Green/Blue Spaces System) on the Schedule B Parks and Open Space Plan and Map 7 Sensitive Environments. In terms of Green spaces, a main OCP objective is to develop a system of parks and open spaces that meet the existing and future needs of the residents of all ages and abilities consistent with the policies of the Central Saanich Parks and Open Space Master Plan (1999). The OCP provides direction to secure additional Green space through innovative means such as: subdivision, rezoning, purchase or donation (sec. 6.2.4).

The development of a comprehensive system of trails (pedestrian and/or cycle paths) is part of Section 6 of the OCP. The Schedule B Parks and Open Space Plan map regional and municipal trails. This map is consistent with the Regional Growth Strategy’s Map 4: Regional Green/Blue Spaces System.

The Unprotected Green Space Policy Area indicated on RGS Map 4 is not specifically recognized in the OCP mapping. However, these areas are protected by the Soil Protection Erosion Area (tree cutting) regulations, as well as zoning. The areas in question are zoned Rural Estate and Agriculture. Under these zoning categories, there is minimal residential development allowed. Additionally, the District encourages sustainable practices and encourages covenants to protect sensitive areas (sec. 8.2.2 and sec. 8.2.3). Specifically, the OCP states in Section 8 that the District will take a leadership role in educating people about the value of protecting land and water resources of ecological significance and will facilitate partnerships among the public, private and not-for profit sectors for the conservation and stewardship of these resources. The District will also investigate the establishment of a permissive municipal property tax exemption policy for land owners who establish a conservation covenant to protect sensitive ecosystems.

The OCP places equal importance on Blue spaces protection. Saanich Inlet is considered to be an important and sensitive ecosystem, highly valued for its aesthetic, cultural, spiritual and environmental attributes. Similarly, Haro Strait has regionally significant parks, beaches and coastal dune ecosystems. In the OCP the District has resolved to minimize impacts on
shoreline and marine environments through zoning and the shoreline development permit process. Additionally, in Section 8, it states that the District will use available powers through provincial legislation, to protect and conserve sensitive land and water environments in Central Saanich.

Manage Natural Resources and the Environment Sustainably
The OCP supports the principles of sustainability as defined in this section of the RGS. Section 8 outlines policies regarding the protection of ecologically significant areas, the preservation of water quality and quantity and regulating development in environmentally sensitive areas. As stated previously, urban development is limited to the Urban Containment boundaries. All other development in rural and agricultural settings is governed by zoning, permit and OCP policies.

Through this Regional Context Statement, the District recognizes the value of monitoring: the assimilative capacity of the natural environment in terms of waste; and the depletion rates and consumption of natural and scarce resources. The District also recognizes that decision making should give priority to options that maintain ecosystem health and support the ongoing ability of natural systems to sustain life.

12.3.3. Housing and Community

Build Complete Communities
This section of the RGS supports the development patterns that allow residents to undertake a wider range of daily activities closer to home. This objective is supported in Sections 4, 5 and 10 of the OCP. These sections indicate strong support for a wide variety of housing opportunities with particular consideration for multifamily, supportive/care housing and multifamily developments located within walking distance of commercial areas. There is a priority placed on reducing the use of private vehicles. There is also support for home based businesses and to increase opportunities for public transit.

Improve Housing Affordability
A key objective identified in the OCP is to support the development of diverse housing types to accommodate the various housing needs of existing as well as future residents, and to meet the changing needs of the various age groups of residents (sec. 4.3.2.). In 2000, the District completed a Housing Needs Assessment to identify housing needs, gaps and to develop a list of priority development proposals. Support for housing that is affordable, rental based, family oriented and/or allowing seniors to “age in place” are given priority. Particular consideration will be given to multi-family rental housing proposals, supportive housing and multi-level care facilities. The District encourages alternative housing tenures (i.e. co-housing, non-profit and cooperative housing), the retention of rental housing and transitional housing. Section 4 of the OCP also discourages the conversion of rental housing to strata ownership. In Council’s consideration of residential redevelopment proposals, the Residential Evaluation Guidelines are provided to developers to ascertain the affordability component of the project. Secondary suites are also currently permitted in agricultural and specified residential zones. The District will undertake a process of reviewing this policy to determine if permitting secondary suites in all residential zones should be allowed.

12.3.4. Transportation

Increasing Transportation Choice
The OCP supports a comprehensive local and regional transportation system which includes driving, cycling and walking. Section 10 states that there is priority placed on reducing dependence on the use of private vehicles over time and that there is support for the development of additional bus shelters and information signage to increase ridership. As well, there is support for car share co-operatives and for investigating smaller buses to
operate within Central Saanich. There continues to be support for improving sidewalks, pedestrian paths and bicycle paths, including the Regional trail system as funds permit.

12.3.5. Economic Development

Strengthening the Regional Economy
The OCP’s fundamental principles guide decision making regarding a sustainable economy. Section 1 states that: there is support for economic development and diversification in Central Saanich, including agricultural and home based businesses; this will help balance the number of jobs and residents. The agricultural base in Central Saanich will play an increasingly important role in the food supply for the entire region. There is continuing support for the well-established, pedestrian oriented commercial centres in Saanichton and Brentwood Bay, as well as support for the commercial and industrial activities in the Keating Business Park. Section 5 of the OCP addresses economic development more specifically defining direction for economic planning, arterial commercial, tourism and recreation, light industry, gravel extraction areas, home based employment and the agricultural economy. Through this Regional Context Statement the District acknowledges the importance of encouraging the development of a sustainable economy.
THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 1983

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

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

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

1. TEXT AMENDMENTS

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

12 Regional Context Statement

12.1 Introduction

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

12.2 Context

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

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

12.3.1 Managing and Balancing Growth

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

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

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

12.3.2 Environment and Infrastructure

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

The OCP (sec. 7.2.1 – 7.2.7) sets out policies regarding the protection of ecologically significant areas, the preservation of water quality and quantity and regulating development in environmentally sensitive areas. This is consistent with the objectives identified in the Green and Blue Spaces Vision in the RGS. The District also encourages sustainable practices and encourages covenants to protect sensitive areas (sec. 7.2.2). Specifically, the OCP states in Section 7 that the District will take a leadership role in educating people about the value of protecting land and water resources of ecological significance and will facilitate partnerships among the public, private and not-for-profit sectors for the conservation and stewardship of these resources. The OCP places equal importance on Blue Spaces protection. Saanich Inlet is considered to be an important and sensitive ecosystem, highly valued for its aesthetic, cultural, spiritual and environmental attributes. Similarly, Haro Straight
has regionally significant parks, beaches and coastal dune ecosystems. In the OCP (sec. 7.2.5 and 7.2.6) the District has resolved to minimize impacts on shoreline and marine environments through zoning and the shoreline development permit process. Additionally, the District will cooperate with the CRD, Province and Federal authorities, to protect and conserve sensitive land and water environments in Central Saanich (sec. 7.2.1).

Manage Regional Infrastructure Services Sustainably
The OCP supports the sustainable management of regional infrastructure. Section 10 sets out policies related to long-term infrastructure management that are consistent with the RGS (sec. 10.2.1 – 10.2.7). Urban development is limited to Urban Containment boundaries. The OCP does not generally support the extension of water or other services outside of Urban Settlement Area established by the RGS (sec. 10.2.1.2). The OCP also suggests that residential growth should not exceed the capacity of the Saanich Peninsula Treatment Plan. The OCP further define, in Section 1, that gradual, low impact growth is supported provided it is at a rate which does not place an undue burden on the existing utility infrastructure and community services, and will not result in substantial increases in the municipal tax rate. Further to this, Section 10.2.1 states that as a general principle, water and sanitary services will be only available in areas designated as Urban Settlement Area Schedule A, Land Use Plan.

12.3.3 Housing and Community

Create Safe and Complete Communities
Section 4.2.1 of the OCP indicates support for continued stable growth at an average of approximately 1% (70 units) which is consistent with the RGS targets. The majority of this growth is planned to take place within the four Residential-Settlement Areas (Brentwood Bay, Tanner Ridge, Saanichton and Lochside Drive). OCP sections 4.2 and 4.3 establish a framework for growth in these areas that encompasses the “Complete Community Criteria” as set out in the RGS. These policies support a wide variety of housing opportunities, types and tenures; with particular consideration for increased residential density with multifamily developments and supportive/care housing within the urban containment boundary. A priority is placed on reducing the use of private vehicles, increased opportunities for public transit and increased proximity to commercial activity and services.

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

12.3.4 Transportation

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

12.3.5 Economic Development

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

12.3.6 Food Systems

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

12.3.7 Climate Action

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

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

READ A FIRST TIME this ___ day of _____ , 2019
READ A SECOND TIME this ___ day of _____ , 2019
PUBLIC HEARING HELD this ___ day of _____ , 2019
READ A THIRD TIME this ___ day of _____ , 2019
ADOPTED this ___ day of _____ , 2019.

Ryan Windsor
Mayor

Liz Cornwell
Corporate Officer
REGULAR COUNCIL REPORT

For the Regular Council meeting on March 04, 2019

To: Patrick Robins
Chief Administrative Officer

From: Andrea Pickard
Planner

Priority: [☑] Strategic
☐ Operational

Date: February 20, 2019

Re: Regional Context Statement - OCP Amendment

RECOMMENDATIONS:

1. That revised Official Community Plan Amendment Bylaw 1983 to update the Regional Context Statement, be introduced and given First Reading.

2. That Official Community Plan Amendment Bylaw 1983 be given Second Reading and referred to a public hearing.

BACKGROUND:

At the February 19 meeting of the Committee of the Whole, Council directed staff to amend the Regional Context Statement, Manage Regional Infrastructure Services Sustainably section to include a specific reference to Regional Growth Strategy policy 2.2.4, which state where water services is extended to service agriculture, water services may be provided to residential units along the service line on lands within the Agriculture Land Reserve, as long as an OCP is in place that prevents further subdivision or an increase in permitted residential density.

The Committee also directed staff to review the Official Community Plan policies pertaining to water services for agriculture and residential units on Agricultural Land Reserve land, and to report back to
To: Patrick Robins, Chief Administrative Officer  
For: March 04, 2019 Regular Council  
Re: Regional Context Statement - OCP Amendment  

February 20, 2019

Council with recommended amendments to ensure consistency between the Official Community Plan, Regional Growth Strategy, and Regional Context Statement on this matter.

The purpose of this report is to provide a revised Draft Bylaw 1983 for Council’s consideration, which now includes a specific reference to Regional Growth Strategy policy 2.2.4.

DISCUSSION:

Policy 2.2.4 in the Regional Growth Strategy (RGS) was included to respond to policy 2.2.2 which states:

"Provide new water system services (public or private) only to areas where Official Community Plans contain strong growth management provisions and where:

a) For a municipality, the areas to be serviced are shown on Map 3(a) as either Urban Containment Policy Area or Rural/Rural Residential Policy Area and the area to be serviced in consistent with Official Community Plan servicing provisions and an accepted Regional Context Statement identifies the population to be serviced and how growth in water demand will be addressed...."

Policy 2.2.4 then states:

"Notwithstanding policy 2.2(2), the CRD may extend water service to service agriculture. Where water service is extended to service agriculture, water service may be provided to residential units along the serviced line on lands within the Agricultural Land Reserve as long as an OCP is in place that prevents further subdivision or an increase in permitted residential density."

To address this matter, a proposed sentence has been added to the "Manage Regional Infrastructure Services Sustainably" section, shown below in red text.

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

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

With regard to reviewing the OCP and recommending amendments to ensure consistency, staff will initiate the review and provide a report to Council at a future meeting.
To: Patrick Robins, Chief Administrative Officer  
For: March 04, 2019 Regular Council  
Re: Regional Context Statement - OCP Amendment

CONCLUSION:

That the revised Regional Context Statement would highlight that water service to agriculture lands would not be contrary to the Regional Growth Strategy.

Respectfully Submitted

Andrea Pickard  
Planner

ATTACHMENTS:
Revised Draft Bylaw 1983

Administrator’s Recommendation:
I concur with the recommendation contained in this report.  
Patrick Robins  
Chief Administrative Officer

Page 83 of 91
WHEREAS the Council of the Corporation of the District of Central Saanich by Bylaw No. 1600 adopted Appendix “1” of the Bylaw as the Official Community Plan Bylaw;

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

1. TEXT AMENDMENTS

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

12 Regional Context Statement

12.1 Introduction

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

12.2 Context

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

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

12.3.1 Managing and Balancing Growth

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

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

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

12.3.2 Environment and Infrastructure

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

The OCP (sec. 7.2.1 – 7.2.7) sets out policies regarding the protection of ecologically significant areas, the preservation of water quality and quantity and regulating development in environmentally sensitive areas. This is consistent with the objectives identified in the Green and Blue Spaces Vision in the RGS. The District also encourages sustainable practices and encourages covenants to protect sensitive areas (sec. 7.2.2). Specifically, the OCP states in Section 7 that the District will take a leadership role in educating people about the value of protecting land and water resources of ecological significance and will facilitate partnerships among the public, private and not-for-profit sectors for the conservation and stewardship of these resources. The OCP places equal importance on Blue Spaces protection. Saanich Inlet is considered to be an important and sensitive ecosystem, highly valued for its aesthetic, cultural, spiritual and environmental attributes. Similarly, Haro Straight...
has regionally significant parks, beaches and coastal dune ecosystems. In the OCP (sec. 7.2.5 and 7.2.6) the District has resolved to minimize impacts on shoreline and marine environments through zoning and the shoreline development permit process. Additionally, the District will cooperate with the CRD, Province and Federal authorities, to protect and conserve sensitive land and water environments in Central Saanich (sec. 7.2.1).

**Manage Regional Infrastructure Services Sustainably**

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

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

**12.3.3 Housing and Community**

**Create Safe and Complete Communities**

Section 4.2.1 of the OCP indicates support for continued stable growth at an average of approximately 1% (70 units) which is consistent with the RGS targets. The majority of this growth is planned to take place within the four Residential-Settlement Areas (Brentwood Bay, Tanner Ridge, Saanichton and Lochside Drive). OCP sections 4.2 and 4.3 establish a framework for growth in these areas that encompasses the “Complete Community Criteria” as set out in the RGS. These policies support a wide variety of housing opportunities, types and tenures; with particular consideration for increased residential density with multifamily developments and supportive/care housing within the urban containment boundary. A priority is placed on reducing the use of private vehicles, increased opportunities for public transit and increased proximity to commercial activity and services.

**Improve Housing Affordability**

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

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

12.3.5 Economic Development

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

12.3.6 Food Systems

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

12.3.7 Climate Action

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

2. CITATION

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

READ A FIRST TIME this ___ day of ____ , 2019
READ A SECOND TIME this ___ day of ____ , 2019
PUBLIC HEARING HELD this ___ day of ____ , 2019
READ A THIRD TIME this ___ day of ____ , 2019
ADOPTED this ___ day of ____ , 2019.

_________________________________________________________
Ryan Windsor
Mayor

_________________________________________________________
Liz Cornwell
Corporate Officer
Councillor Jensen returned to the meeting at 8:13 p.m.

6.4. Regional Context Statement - OCP Amendment


MOVED
That staff be directed to:

1. amend the Regional Context Statement, Manage Regional Infrastructure Services Sustainably section to include a specific reference to Regional Growth Strategy policy 2.2.4, which state where water services is extended to service agriculture, water services may be provided to residential units along the service line on lands within the Agriculture Land Reserve, as long as an OCP is in place that prevents further subdivision or an increase in permitted residential density.

2. review the Official Community Plan policies pertaining to water services for agriculture and residential units on Agricultural Land Reserve land, and to report back to Council with recommended amendments to ensure consistency between the Official Community Plan, Regional Growth Strategy, and Regional Context Statement on this matter.

CARRIED UNANIMOUSLY

6.5. 6752 Barbara Drive and 2378 Keating Cross Road - Rezoning and Development Variance Permit Applications


MOVED

1. That Council receive the Staff Report, dated February 13, 2019, regarding draft Development Variance Permit 3090-20-10/18 for the development proposal at 6752 Barbara Drive and 2378 Keating Cross Road for information; and

2. That, after having received public input on the development proposal, Council consider Development Variance Permit 3090-20-10/18 for 6752 Barbara Drive and 2378 Keating Cross Road.

CARRIED UNANIMOUSLY

7. COMMUNITY, PROTECTIVE SERVICES & FACILITIES

7.1. Community Partnership Policy

Report from the Manager of Community Services dated February 5, 2019.

Committee of the Whole Minutes
February 19, 2019
3. That prior to adoption of Land Use Bylaw Amendment Bylaw No. 1985 a covenant be registered to secure that:
   - the dwellings be constructed to meet or exceed BC Step Code Level 3,
   - the site be developed in substantial compliance with the site plans prepared by Colwood Design Line received October 11, 2018 and the landscaping plan prepared by Del Sol Designs received January 11, 2019, with the exception that the guest parking spaces and patios shall be constructed with a permeable surface,
   - any new dwellings constructed be in substantial compliance with the building plans prepared by Colwood Design Line received October 11, 2018,
   - the site be developed in accordance with the recommendations in the report prepared by Scotty Tree & Arborist Service Ltd., date stamped October 11, 2018, with that exception that attempts to retain Garry oak tree #480 be pursued first, with the option to remove the tree remaining available if it does not tolerate impacts from the development, and
   - the dwellings include a socket for electric vehicle charging that is constructed with a dedicated 240-Volt line, capable of 50 Amps, has a NEMA (6-50) socket, and located to serve a vehicle parking inside or outside of the garage.
4. That prior to adoption of Land Use Bylaw Amendment Bylaw No. 1985 a community contribution of $22,500 ($7,500 for each new lot) be provided.
5. That following the receipt of public input, Council consider issuance of Development Variance Permit 3090-20-15/18 for setbacks and lot coverage.

CARRIED UNANIMOUSLY

Councillor Jensen returned to the meeting at 8:09 p.m.

11.15. Planning & Development

    4. Regional Context Statement - OCP Amendment

MOVED AND SECONDED

1. That revised Official Community Plan Amendment Bylaw 1983 to update the Regional Context Statement, be introduced and given First Reading.
2. That Official Community Plan Amendment Bylaw 1983 be given Second Reading and referred to a public hearing.

CARRIED

Opposed: Councillor King

11.16. Planning & Development

5. 6752 Barbara Drive and 2378 Keating Cross Road - Rezoning and Development Variance Permit Applications

MOVED AND SECONDED

Regular Council Minutes
March 4, 2019
Katelyn Patterson

From: Central Saanich via Central Saanich <no-reply@centralsaanich.ca> on behalf of No Reply <no-reply@centralsaanich.ca>
Sent: Thursday, May 9, 2019 2:49 PM
To: Municipal Hall
Subject: Mayor & Council email form submission from centralsaanich.ca

Submitted on Thursday, May 9, 2019 - 14:49
Submitted by anonymous user: 70.67.181.8
Submitted values are:

Subject: Public hearing May 13, 2019
First & Last Name: Lorraine Butler
Phone Number: 
Address: 1192 Dignan Rd
Email: 
Message: I support the OCP amendment bylaws No. 1989 and 1983

The results of this submission may be viewed at:
https://www.centralsaanich.ca/node/295/submission/5009

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