

**Meeting Minutes
Committee of the Whole**

Wednesday, September 30, 2015

1:30 PM

6th Floor Boardroom

(Regional Sustainability Strategy)

PRESENT

DIRECTORS: N. Jensen (Chair), R. Atwell, M. Alto, D Blackwell, S. Brice, J. Brownoff (1:44), C. Coleman (for L. Helps), V. Derman, B. Desjardins, A. Finall, B. Gramigna (for J. Ranns), C. Hamilton, M. Hicks, B. Isitt, W. McIntyre, C. Plant, S. Price, D. Screech, L. Seaton, M. Tait, K. Williams, R. Windsor and G. Young

STAFF: R. Lapham, Chief Administrative Officer; K. Lorette, General Manager, Planning and Protective Services; T. Robbins, General Manager, Integrated Water Services; S. Bagh, Senior Manager, Regional and Strategic Planning; G. Harris, Senior Manager, Environmental Protection; J. Klassen, Manager, Local Area Planning; S. Palmer, Senior Project Officer; S. Santarossa, Corporate Officer, and S. Norton, Deputy Corporate Officer (Recorder)

Also Present: B. Mueller, Ministry of Community, Sport and Cultural Development

ABSENT:

Director D. Howe

The meeting was called to order at 1:30 pm.

1. Approval of Agenda

1.1. 15-1054 Approval of the Agenda, with the Supplementary Agenda

MOVED by Director Brice, **SECONDED** by Director Alto,
That the agenda be approved with the addition of the supplementary agenda.
CARRIED

2. Adoption of Minutes

2.1. 15-999 Minutes of April 29, 2015

MOVED by Director Brice, **SECONDED** by Director Price,
That the minutes of the April 29, 2015 meeting be adopted as circulated.
CARRIED

2.2. 15-1000 Minutes of May 27, 2015

**MOVED by Director Blackwell, SECONDED by Director Williams,
That the minutes of the May 27, 2015 continued meeting be adopted as
circulated.**

CARRIED

3. Chair's Remarks

Chair Chair noted that the Committee had last met on April 29 and May 27 regarding the Regional Sustainability Strategy (RSS) /Regional Growth Strategy (RGS). He suggested that there may be a need to continue this meeting to another day.

4. Presentations/Delegations

4.1. 15-1006 Presentation: Dale Wall, Roundtable on the Environment, Regional Growth Strategy

D. Wall spoke in favour of the updated RGS including strong action to address the challenge of climate change including targets to provide impetus for locally developed actions by individual local governments. The RTE endorses the following three key initiatives from the draft Regional Sustainability Strategy: 1) greater use of clean, renewal energy; 2) a more sustainable transportation system; 3) a greater share of population living in complete communities. The presenter provided a written submission, on file at Legislative and Information Services.

4.2. 15-1055 Delegation: Roger Beck, East Sooke Volunteer Fire Department, re agenda item 5.3

Director Brownoff entered the meeting at 1:44 pm.

Roger Beck, Fire Chief for East Sooke, spoke in favour of the change in the water servicing policy to allow expansion of water servicing in the JDF EA for fire suppression, in order to protect lives and property.

4.3. 15-1056 Delegation: Dr. Saul Arbess, re agenda item 5

Dr. Arbess spoke in favour of identifying parts of the RSS to merge into the improved RGS and the need for enforceable, verifiable and scientifically-based targets. He expressed concern for development in the rural undeveloped areas. He spoke to the following points: increasing the 90% densification target to 95% within the UCB; emphasizing public transportation links between compact and complete communities; enhancing and extending the Regional Green/Blue Spaces Strategy to the whole region, including the Juan de Fuca forest area; ensuring 120 ha zoning remains in the Rural Resource Lands; ensuring JDF OCPs match the RGS; not including the JDF EA as a West Shore community in any development analysis; promoting improved forest management of forests within provincial jurisdiction in the JDF EA; retaining or increasing lands in the ALR with all proposed deletions subject to unanimous approval by the CRD

Board; stopping land use planning of new JDF EA OCPs until the new RGS is in place. The delegation provided a written submission, on file at Legislative and Information Services.

4.4. 15-1057 Delegation: Vicky Husband, re agenda item 5

V. Husband spoke in favour of key targets in the RSS being included in the expanded RGS document. She identified the following key principles to guide the new RGS: compact, complete communities within the Growth Containment Areas (CGA); 95% densification target inside CGAs; at least 55% of new growth in the already serviced, compact communities; no extension of water services outside the GCA boundaries except for health reasons; 120 ha zoning in the JDF EA Rural Resource Lands; a moratorium on CRD planning until the new RGS is enacted. She listed the following points as the basis for the RGS: keep urban development compact with clear, defensible boundaries; protect rural communities; reduce sprawl; protect green spaces; protect agricultural and resource lands; strengthen land use-transportation dependency. The delegation provided a written submission, on file at Legislative and Information Services.

4.5. 15-1058 Delegation: Zachary Doeding, re agenda item 5.3

Z. Doeding spoke in favour of a servicing policy for the updated RGS that is silent with respect to the expansion or provision of water services and to allow the communities in the JDF EA to manage their low density, rural communities through their OCPs. The delegation provided a written submission, on file at Legislative and Information Services.

4.6. 15-1059 Delegation: Ray Zimmerman, re agenda item 5

R. Zimmerman spoke against the staff recommendation for item 5.3 to change the water servicing policy and for staff "to prepare a growth management policy... limits subdivision and development in rural areas ... to not exceed subdivision and development limits set out in in an OCP at the time of adoption of the updated RGS." Using the Shirley-Jordan River Official Community Plan (Bylaw 4001) as an example, he noted that the proposed land use designations of 1 ha, 2 ha and 4 ha lots over 17 miles of coastline would provide for unsustainable development. The delegation provided a map of Shirley/Jordan River with comments, on file at Legislative and Information Services.

4.7. 15-1060 Delegation: Erin Gray, Environmental Law Centre at the University of Victoria, re agenda item 5.3

E. Gray spoke against the proposition that piped water be extended to the low-density JDF EA because it runs contrary to all principles of sustainable growth management. She reiterated six points included in the March 9, 2015 document from the Consortium on Regional Sustainability with respect to: building compact, complete communities in the CG; deleting "rural settlement areas" and "urban reserves"; establishing minimum densities by neighbourhood; setting targets for biodiversity and ecosystem protection based

on a renewed Regional Green/Blue Spaces Strategy; strengthening the link between land use and transportation dependency; retaining or increasing ALR lands. The delegation provided a written submission, on file at Legislative and Information Services.

- 4.8. 15-1061** Delegation: Jack Clapper, re agenda item 5.3

The delegation was not present.

- 4.9. 15-1062** Delegation: Frank Mitchell, re agenda item 5

F. Mitchell spoke in favour of improving the existing RGS vs. keeping the RSS. He referred to the points made in the March 9, 2015 document from the Consortium on Regional Sustainability, and in particular, the need for municipal Regional Context Statements to include language regarding no reductions or exclusions of ALR lands, with any proposed changes requiring unanimous approval by the CRD Board. He spoke against changing the water servicing policy or the extension of water servicing into the JDF EA.

5. Committee Business

- 5.3. 15-1020** Regional Growth Strategy Water Service Policy Options

Chair Jensen outlined how the meeting would proceed.

The meeting departed from the printed agenda and considered item 5.3 before items 5.1 and 5.2.

Using to a PowerPoint presentation, Chair Jensen referred to a chart showing the Implementation of RGS Actions 1.1.5 and 1.1.6 - Provision of Urban Water and Sewer Services, and a quick reference chart of the three water service policy options being considered.

S. Bagh reviewed the three alternatives for water servicing policies contained in the staff report.

B. Mueller responded to questions regarding the responsibility of local government to develop climate change and sprawl containment policies.

Staff responded to questions regarding:

- the RGS process required for each alternative for the Juan de Fuca Electoral Area and municipalities
- probability of growth in the JDF EA, based on past and current development
- potential water servicing requirements in the JDF EA
- studies being carried out regarding hydraulic analysis capacity for the Juan de Fuca water distribution system and the regional water supply and the affect of future growth
- including high level policies in the RGS related to core area liquid waste decisions

**MOVED by Director Hicks, SECONDED by Director Blackwell,
That the Committee of the Whole recommend to the Capital Regional District Board:**

A. That staff be directed to prepare a servicing policy for the updated Regional Growth Strategy (RGS) that would apply to both municipalities and the CRD that is silent with respect to the expansion or provision of water services. The policy would thereby focus exclusively on liquid waste systems as the servicing tool for managing growth and would read as follows:

i. Restrict extension and/or expansion of regional/municipal liquid waste systems outside the Growth Containment Area unless there is a pressing public health, public safety or environmental issue for existing development; and

B. That staff be directed to prepare a growth management policy for the updated RGS that would apply to both municipalities and the CRD that incorporates the Growth Containment Area and that limits subdivision and development in rural areas (Rural/Rural Residential Lands and Renewable Resource Lands Policy Areas) to not exceed subdivision and development limits set out in an Official Community Plan at the time of adoption of the updated RGS.

Director McIntyre left the meeting at 3:10 pm.

Discussion ensued on the motion, regarding:

- process equality for JDF EA with municipalities for extension of water servicing
- JDF EA's desire to remain rural and control densification through OCPs
- pros and cons of water servicing as a growth management tool
- clean water as a basic necessity of life
- conditions, including climate change, that could affect water availability in JDF EA, whether private wells, private water systems or public water system
- affect of climate change on water availability in region

Director Hamilton left the meeting at 4:09 pm.

**MOVED by Director Derman, SECONDED by Alternate Director Coleman,
That the item be postponed to a continued meeting.**

**MOVED by Director Finall, SECONDED by Director Price,
That the motion be amended by deleting "to a continued meeting" and replace with "until the necessary information from the assessment of the long-term regional water supply is obtained."**

**MOVED by Director Isitt, SECONDED by Director Brownoff,
That the amendment to the motion be amended by adding "and information on development controls that could be introduced alongside any extension of water services."**

The question was called the on the amendment to the amendment.

DEFEATED

OPPOSED Alto, Atwell, Blackwell, Coleman, Desjardins, Gramigna, Hicks, Plant, Seaton, Tait, Williams

The question was called the on the amendment.

DEFEATED

OPPOSED Alto, Atwell, Blackwell, Brice, Coleman, Derman, Desjardins, Gramigna, Hicks, Plant, Screech, Seaton, Tait, Williams, Young

The question was called on the motion to postpone to a continued meeting.

CARRIED

OPPOSED Blackwell, Gramigna, Hicks, Plant, Seaton, Tait, Williams

- 5.1. 15-1018** Intent Leading to Regional Growth Strategy (2003) and Current RGS Legislative Requirements

This report was postponed to a continued meeting.

- 5.2. 15-1019** Regional Growth Strategy Actions 1.1.5 and 1.1.6

This report was postponed to a continued meeting.

- 5.4. 15-1021** Supplemental Information Relating to the Regional Growth Strategy

The report with the remaining recommendations 1(a) to (d) was postponed to the continued meeting.

MOVED by Director Derman, **SECONDED** by Alternate Director Coleman,

That the Committee of the Whole recommend to the Board:

That staff be directed to pursue an extension to the Federal Gas Tax deadline to December 2016.

CARRIED

6. Motion to Report to CRD Board

- 6.1. 15-1033** Motion to Report to CRD Board

MOVED by Director Desjardins, **SECONDED** by Director Windsor,

That the meeting continue past 4:30 pm.

CARRIED

OPPOSED Blackwell

Directors Blackwell, Brice and Hicks left the meeting at 4:30 pm.

MOVED by Director Derman, **SECONDED** by Alternate Director Coleman,

That the Committee of the Whole report to the Capital Regional District Board at the special meeting immediately following this meeting, on item 5.4.

CARRIED

7. New Business

7.1 Notice of Motion - Water Reclamation - Director Desjardins

That staff be requested to provide a report to review the cost benefit of water reclamation by the core for the region and to make an addition to the RGS to pursue water reclamation where feasible.

8. Adjournment

MOVED by Director Desjardins, **SECONDED** by Alternate Director Coleman,

That the meeting be continued at the earliest date and time to be determined by staff.

CARRIED

MOVED by Director Tait, **SECONDED** by Director Brownoff,
That the meeting be adjourned at 4:31 pm until the continued meeting.
CARRIED

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER