

DEBORAH CURRAN & COMPANY

May 9, 2007

Board of Directors
Capital Regional District
625 Fisgard Street
Victoria, B.C. V8W 1R7

Dear Directors:

Re: Proposed Amendments to the Regional Growth Strategy

I am writing to provide my comments on the proposed amendments to the Regional Growth Strategy (RGS).

By way of background, I am a land use lawyer and instructor at the University of Victoria in the Faculty of Law who has studied and worked with all of the RGSs in the province. I have also recently assisted with the drafting of an RGS that is under development. I have significant experience with growth management approaches across both Canada and the United States. Finally, I have heard several internationally-recognized experts in the land use field refer to the CRD RGS as the best examples of balanced growth they have seen. I am personally pleased each time I use the CRD RGS as an example in a presentation to other communities of a thoughtful and proactive approach to development at a regional scale.

My comments stem from the well-accepted understanding in North America that suburban sprawl-type development is economically inefficient, costs more to service than does more compact development, and does not create complete communities where a range of housing types and transit are available to people of all age groups. The Capital Region is a stunning example of the benefits of compact walkable communities, and all urban municipalities in the region have embraced this type of development (12 or more units per acre) in recognition of its quality of life benefits. The rural areas have embraced remaining rural.

Given my experience and the significant academic research that documents the economic, social and environmental benefits of regional planning (in particular the urban containment approach to community development), I do not support the proposed settlement area designations and amendments for both substantive and process reasons.

In terms of process, consequential amendments that are not part of a comprehensive review of the RGS will result in the piecemeal erosion of the intent of the RGS. As a regional and long-term document, changes to it should only occur in the context of a comprehensive review of the RGS, as is required every five years, and in the overall regional context where all aspects of the RGS are under review, not just some boundaries. This allows proposed amendments to be evaluated in light of the totality of economic, social and environmental goals in the RGS. In this regard, I direct you to the Regional District of Nanaimo's Urban Containment and Fringe Area Management Implementation Agreement at <http://www.rdn.bc.ca/cms/wpattachments/wpID482atID418.pdf> where the member



Deborah Curran Lawyer 49 Pilot Street Victoria BC V8V 2A5 (250) 882-0642 www.dcurranandco.ca

Legal Strategies for Smart Growth

municipalities and District Board agreed to consider amendments to the urban containment areas only every five years. It bears noting that a full review of the CRD RGS is due next year and could easily accommodate consideration of the amendments proposed in 2007 in a full public process.

I also have substantive concerns about the proposed amendments that relate to allowing suburban-type development (less than twelve units per acre) in areas that currently have no servicing without a regional justification for intensifying residential uses in those areas. Once servicing is provided, it is well-documented that the pressure will increase for suburban-type development that is unconnected to transit, employment, and other services. What is the justification for designating more resource lands for inefficient (from a finance perspective) rural residential uses? This is particularly true for settlement containment area 4 in the Otter Point OCP, a long thin strip of properties along the water, unconnected in any reasonable way to other services. From a regional perspective, residential development should be accommodated within the existing Regional Urban Containment and Servicing Policy Area, not through extension of it. It is only pursuant to a region-wide review of the RUCSPA that its boundaries should be expanded.

All new development in the region must be at densities of 12 units per acre or more to adequately meet our transit, affordable housing, economic development, and other regional goals. As I states above, all of the urban municipalities in the region are to be commended in their commitment to this approach. All other development should protect the rural landscape as a working landscape for agriculture, forestry, recreation and other resources uses.

Finally, I note that these land use amendments speak to further residential and commercial development and not to any of the other goals of the RGS. How do these amendments contribute to the goals in the regional TravelChoices Transportation Plan? How do they contribute to economic development and housing affordability as adopted in the Economic Development Strategy and Regional Housing Affordability Strategy? Do they further the goals of the regional Green/Blue Spaces Strategy? Absent this type of analysis it is impossible to make any assessment of the impact that these amendments will have on the regional vision.

Thank you for this opportunity to provide input. I look forward to speaking with you further about these amendments and during the 2008 comprehensive review.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Curran". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Deborah Curran

**Otter Point & Shirley Residents & Ratepayers Association (OPSRRA)
Submission on the Proposed Changes to the CRD Regional Growth
Strategy Bylaw**

Our association respectfully submits this information for your consideration.

1. The maps referring to the Otter Point Electoral Area Settlement Policy Area (referred to as Settlement Containment Areas in the draft Otter Point Official Community Plan) should not be incorporated in this amendment, but rather delayed, revised and addressed in the scheduled 2010 revision of the RGS, for the following reasons:
 - a) The Settlement Containment Area (SCA) boundaries as currently outlined in the proposed Amended Regional Growth Strategy do not reflect where the “majority of future development” within Otter Point is occurring. Largely in follow-up to recent forestry land sales by Timber West to property development firms, approximately 774 acres of land are currently being developed within Otter Point for residential, commercial or industrial purposes (Canadian Horizons Land Investment Corp. – 559 acres, 3L Developments Inc. – 97 acres, Three Point Properties – 58 acres, Chubb Road development – 60 acres). With the exception of the Industrial zoned portion of the Three Point Properties development, none of these developments is currently within a proposed Settlement Containment Area. All but the Chubb Road developers have publicly indicated at community meetings that they plan to seek inclusion into a settlement containment area. There has been a verbal undertaking by the JDF Regional Director to address any needed changes to the draft Otter Point OCP (through public hearings and bylaw amendments) after it is passed as a bylaw. However, incorporating the current settlement containment maps into the RGS now would make it very difficult to proceed with any later amending process.
 - b) The SCA #2 boundary in Otter Point is inconsistent with the boundary of the Kemp Lake Waterworks District (KLWD). Given that one purpose of the SCA in the Otter Point OCP is to designate an area which may eventually be serviced by a public water system, it would be unfair to exclude residents who are already on the KLWD system from being permitted to access CRD water if it eventually connected with the KLWD. A more appropriate solution would be to amend SCA #2 in the Otter Point OCP to include the Kemp Lake Waterworks District and to have this subsequently reflected in the Regional Growth Strategy.
 - c) All Agricultural Land Reserve (ALR) properties in Otter Point have been removed from the SCA. However, some residential properties in the ALR are on the KLWD. To exclude them from the SCA because they are in the ALR would mean terminating their access to water if the CRD water

system were ever connected to the KLWD. This is unfair. Some type of appeal process, perhaps similar to a Board of Variance, should be established to allow dealing with such anomalies.

2. Other Otter Point mapping features also require updating or clarification before being included in the Amended Regional Growth Strategy. For example,
 - a) One large piece of land currently within SCA #1 is mostly parkland, crown land and private managed forest land. It is unclear why this is being included when other already developed areas are being excluded.
 - b) No comprehensive environmental mapping has been done in Otter Point. The absence of such mapping leaves environmentally sensitive areas unidentified or misidentified in the Regional Growth Strategy.
 - c) The Kemp Lake watershed that supplies potable drinking water through the KLWD to about 425 homes in Otter Point should be formally designated as a watershed in the Regional Growth Strategy map.
 - d) The area on CRD Map 3: Growth Management Concept Plan, which identifies the recently annexed portion of Otter Point by the District of Sooke, needs clarification. It shows some of the annexed properties (south of Kemp Lake) being within the Sooke Urban Containment and Servicing Area, but the large area on the east side of Kemp Lake continues to reflect the property's existence outside of the CRD UCB. Is that property in or out?
3. The Settlement Containment Area that was originally in the draft Shirley/Jordan River OCP has been removed. This is contrary to the wishes of the community as expressed at their OCP Advisory Committee meetings. It is also a contradiction of the purpose of the SCA, which is to cluster future residential growth and limit the extension of services into other more rural areas. Our association realizes that this was an OCP and not a RGS decision. However, no one seems to be able to satisfactorily explain why the SCA was removed. To miss this opportunity to include the Shirley SCA in this round of RGS amendments leaves the community unfairly exposed to further development that contradicts the purpose of the RGS.
4. In the Shirley/Jordan River OCP, the Goudie Creek watershed should be formally identified as a watershed in the Regional Growth Strategy map as it is used to provide potable water to approximately 120 homes in Shirley through the Sheringham Water Utility. In addition, a small tributary off Goudie Creek is inaccurately depicted as Goudie Creek. The accurate depiction of

Goudie Creek will be important for land use planning purposes as residential development is anticipated in this area.

Submitted May 9, 2007

Contact: Arnie Campbell – President OPSRRA

Mailing Address: 2950 Michelson Rd., Otter Point, B.C. V0S 1N0

Phone: 642-3113

E-Mail: d.acampbell@shaw.ca

Copy: Erik Lund – Regional Director, Juan de Fuca Electoral Area
Kris Nichols – Manager Local Area Planning

Tracy Corbett
Senior Manager
CRD Regional Planning
625 Fisgard Street
P.O. Box 1000
Victoria, BC V8W 2S6

May 7, 2007

re: Regional Growth Strategy Amendment, UCB boundary extension requested by Highlands

I would like to voice my vociferous opposition to the Highlands' request for an extension of the Urban Containment Boundary. Though I believe a small adjustment to the boundary would be of fiscal benefit the Highlands, the extension requested is far more than necessary or desirable, either for Highlands or the region.

The requested extension of 637 acres represents a significant portion of the Highlands: about 7% of Highlands total area and well over 10% of Highlands privately-owned land area.

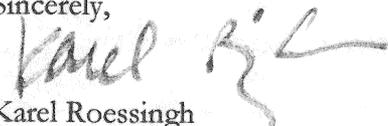
Fiscal arguments presented to the board by Mayor Cardinal (without the approval of Council) have proven to be entirely without merit. Highlands is not a municipality in dire straits: Highlands Council has not raised municipal property taxes, even to keep up with inflation, for at least 9 successive years. But KPMG's 2005 financial projections of \$2.2 million annual net tax income for the Highlands, which Bear Mountain presented to Highlanders at the time of rezoning, have also proven to be vastly inflated. KPMG's 2007 report, done for Highlands Council, adjusts the figure to roughly \$550,000. There is no written guarantee that there will ever be commercial construction at Bear Mountain, nor is there any guarantee that any hotels or resort cabins will be assessed at commercial tax rates, particularly if they are sold as time-shares. Therefore, aside from the golf course, the development could be assessed entirely at residential tax rates. Hardly the great benefit Highlanders were promised and that the Region was presented with by the Mayor.

But a far more disastrous consequence of the extension would be not only the immediate and significant loss of rural lands, but the demographic change brought about by residential construction in a rural municipality. The new residents and time-share owners would not necessarily be sympathetic to rural values, and could easily tip the scales of municipal politics. Not only would Highlands be altered forever by this extension, it could very well be lost as an invaluable and significant section of the region's rural lands with future extensions requested by an increasingly urban community.

Furthermore, the process of the Highlands' Regional Context Statement has been severely flawed. Highlanders were never consulted on the extent of the boundary extension request, nor were owners of properties within the proposed extension. Present Council has not had an opportunity to discuss or comment on the Regional Context Statement, and it remains part of a draft OCP which has been in review for well over 5 years, and still not adopted by Council.

Please reject this amendment. It is unnecessary and destructive, and completely negates the intent of the Regional Growth Strategy. It encourages urban sprawl in the Highlands and will remove valuable rural lands from the Region, without providing great benefit.

Sincerely,


Karel Roessingh

From: Heather Goulet <heathergoulet@gmail.com>
To: <regionalplanning@crd.bc.ca>
Date: 07/05/2007 11:13:35 PM
Subject: Regional Growth Ammendment

To Tracy Corbitt,

I would like to weigh in on the proposed amendments to the RGS. Until there are significant initiatives to lower the number of commuters already on the roads, CRD should stay the course with the existing RGS. At a time when everyone is becoming painfully aware of the need to lower emissions and create renewable energy sources, rezoning land for residential housing outside the downtown core will only create more areas of urban sprawl. There is enough data to prove this is the wrong way to be going.

The CRD has been acknowledged for being a front runner in its creation of the RGS. There's lots of pressure to change land into housing right now while the boom is on, however, the next generation will benefit greatly if the CRD hold onto the intent of that agreement. There is grave concern that the amendments being proposed will undermine the Strategy and create a path for other communities to follow.

Growth comes with significant long term costs. The integrity of our land, air and water are of paramount concern. Hold off growth until we get a handle on the impact the present growth is presenting to local infrastructure.

Surely given the impending global crisis, local land-use decisions need to be made with a different set of criteria.

I think CRD needs to get our house in order and deal with current infrastructure problems such as traffic, water/wastewater, Hartland Dump, etc..... The list goes on. I served 3 years on North Saanich Council and sat on a number of CRD Committees. I appreciate the work staff does and hope there is the strength to hold off the urge to keep growing outside the core area.

Please don't give in. Preservation is so important.

Thank-you, Heather Goulet 656-1115

heathergoulet@gmail.com



TOWN OF VIEW ROYAL

45 View Royal Avenue, Victoria, B.C., Canada V9B 1A6

Tel: (250) 479-6800 • Fax: (250) 727-9551

e-mail: info@town.viewroyal.bc.ca

May 1, 2007

Tracy Corbett, Senior Manager
CRD Regional Planning
PO Box 1000, 625 Fisgard Street
Victoria BC, V8W 2S6

Dear M. Corbett,

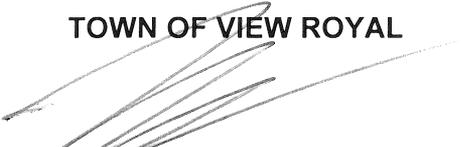
RE: Regional Growth Strategy Amendment

First I wish to thank you for your attendance at the April 10, 2007 Committee of the Whole meeting to discuss the proposed Regional Growth Strategy Amendment Bylaw. Council has since discussed the merits of the proposed amendments and requests that the View Royal as "core" component of the Bylaw Amendment be severed from the document and created as a separate Amendment, as it is not relevant to the primary issue in the current Bylaw Amendment.

If you have any questions regarding the above matter, please do not hesitate to contact this office.

Yours truly,

TOWN OF VIEW ROYAL



Mark Anthony Brennan
Chief Administrative Officer



May 2, 2007

To:
CRD Board of Directors
C/O Tracy Corbett
Senior Manager, CRD Regional Planning
658 Fisgard St., PO Box 1000
Victoria BC V8W 2S6

Re: Regional Growth Strategy Amendment Proposal

This letter has been jointly submitted by:

- **The Lesters** 787 Finlayson Arm Rd
- **The Paines** 775 Finlayson Arm Rd
- **Ms Smith** owner 767 Finlayson Arm Rd

We do **not** support the inclusion of the proposed Highlands Servicing Area within the Regional Urban Containment and Servicing Policy Area (RUCSPA), as it appears in the proposed amendments to the CRD Regional Growth Strategy (RGS). This would not be in the best interest of preserving the Highlands rural nature or maintaining the integrity of the RGS.

However, if after your deliberations, you do decide to include the proposed Highlands Servicing Area within the RUCSPA, we request that it first be adjusted to address our concerns.

This is a very personal issue to us, as the proposed new boundary of the Regional Urban Containment and Servicing Policy Area runs ALONG OUR BACK PROPERTY LINES, between us and the Bear Mountain Comprehensive Development zone. See attached maps.

This leaves us in the unenviable position of living with all the disadvantages which urbanization will bring (noise and light pollution, loss of privacy, loss of the natural, rural surroundings which we love, and most importantly, possible damage to the quality or quantity of our current excellent supply of domestic well water). We already live daily with the constant noise and disturbances created by Bear Mountain's land altering activities, and have for some time.

To add insult to injury, if our water supply is affected by development activities at Bear Mountain or the operation of their golf course, we would be unable to hook up to the CRD's piped water supply, despite the fact that it would be located within easy reach, directly behind our property. Why couldn't we hook up? Because WE would be located outside the Regional Urban Containment and Servicing Policy Area.

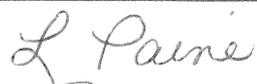
Obviously, we would find ourselves between the proverbial rock and a hard place. We all implore you NOT to move the boundary of the Regional Urban Containment and Servicing Policy Area to our back property lines.

We do NOT support the idea of moving the RUCSPA boundary this far north in the first place. However, if you must do so, then we request that you move it just a little farther, to the front of our properties instead. That is to say, instead of drawing an imaginary line in the forest behind us all, why not draw it at Finlayson Arm Rd, a more natural and logical break? In this way, we would be included INSIDE the boundary of the Regional Urban Containment and Servicing Policy Area.

This does not mean we wish to connect to CRD services at this time - we do not. But should adjacent development or golf course operation activities at Bear Mountain cause further damage to what we now have, we would like to know that a remedy (in the form of piped services) would be available to us quickly, without requiring a lengthy political process. Doing without a domestic water supply for even a day is a significant hardship. Just ask anyone who depends on a well for their water supply and has experienced a power outage.

We trust that you will act appropriately to resolve our concerns prior to amending the CRD Regional Growth Strategy.

Thank you

Rick & Carol Lester 787 Finlayson Arm Road	Bob & Lynn Paine 775 Finlayson Arm Rd	Judy Smith Owner 767 Finlayson Arm Rd Mail to: 843 Craigflower Rd. #304 Victoria BC V9A 2W8
 	 	

CC: Highlands Mayor, Council, and Staff



Attachment to letter of May 2 '07 From these adjoining neighbours showing our position next to Bear Mtn Comprehensive Development Zone and their (Bear Mtn's) plans for what was forest there

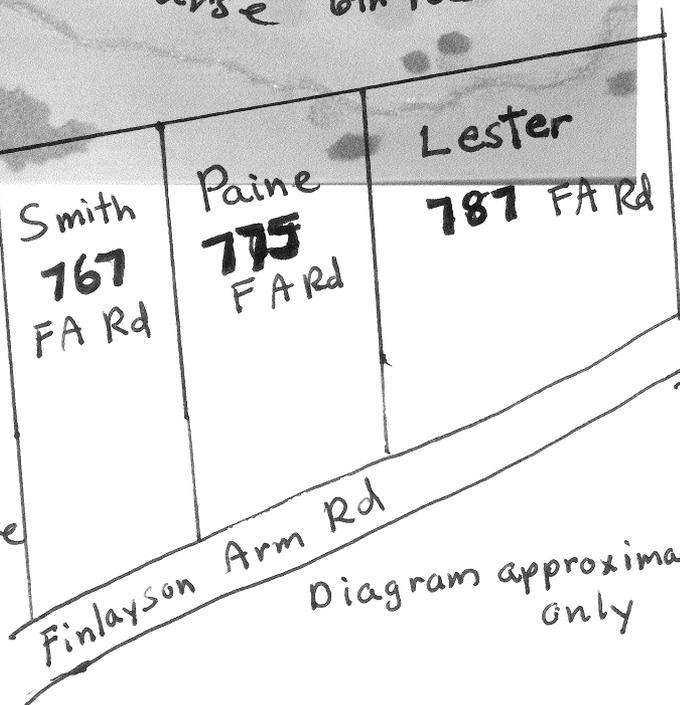


Diagram approximate only

From: Frank Mitchell <fhm@shaw.ca>
To: Frank Mitchell <fhm@shaw.ca>
Date: 03-May-2007 7:29:31 PM
Subject: Action Needed -- RGS Amendments

Dear Greenlister

Sorry for this long email.

The proposed RGS amendment is a grab-bag of many things, some innocuous, but others poisonous.

CRD is being asked to reverse the anti-sprawl thrust of the REgional Growth Strategy. Absent any public input, CRD Directors (and then municipalities) are likely to approve the amendment, due to the CRD political golden rule: "I'll support what you want in our area if you keep your nose out of my neighbourhood."

The problem in this case is that what the neighbours' actions affect us all. (No, I'm not arguing for amalgamation!)

The amendment timetable (chances for public input in bold talics)

May 9 -- deadline for public comment to staff finalising draft amendment

May 23 _ CRD committee

June 13 -- First and Second Readings by CRD Board

June 23 -- Public Hearing

June 27 - Oct 25 (statutory 120 days) -- review by individual municipalities (NB. There will be chances for public to comment to their individual councils at this time.)

Nov 14 - CRD Board - 3rd reading.

I'd strongly recommend that you make your views on the amendment known before May 9 -- and at the subsequent hearing. While there may be little that can be changed at this time, it is important that CRD be alerted to public interest now so that they listen later.

There are details on how to get more info, and addresses for comments, at the end of this email.

What Are the Problems?

1. Major Encouragement of Urban Sprawl.

a. Inclusion of excessive areas in Highlands inside the Regional Urban Containment and Servicing Policy Area (RUCSPA) to accommodate the Bear Mountain Development.

If you haven't already, take a look at Vicky Husband's OpEd piece in today's T-C, "Bear Mountain: Enough is enough, Spread into Highlands is a beach of urban containment agreement."

(Although Vicky doesn't mention it, I can't help noting that Bear

Mountain's financial experts now estimate their project will contribute about \$1,500,000 less to the Municipality than they estimated before they had zoning approval from Council.)

b. Pro-sprawl amendments in the Juan de Fuca Electoral Area

--Much of the Otter Point-Jordan River coastline would be converted from forest lands (100+ HA lots) to settlement containment areas (1HQ and 2HA lots), with the right to public water. Under the RGS, public water can be extended outside the RUCSPA only for public health, environmental or agricultural purposes).

--Creation of settlement containment areas in E. Sooke.

--Conversion of extensive areas around Port Renfrew from forest to settlement.

ABSENT FROM THE CHANGES: additional parks or other protection for green areas removed from Forest Land Reserve.

c. In LANGFORD, the maps would be revised to convert Forest Land Reserve and Provincial Capital Commission lands to residential development (areas above the so-called Spencer interchange)

So much for the main theme of the Regional Growth Strategy, which is to replace the past policy of sprawl with densification of the urban core, and retaining a green periphery (including working forests and farms) for reasons of economy and environment. By promoting provision of city water way outside the city, we can expect growing pressures for annexation of additional areas within the settlement areas (as has already occurred in Sooke). These totally auto based settlements will all increase pressure to upgrade and expand roads to the west.

The amendment contains several other items (updating the maps to show the enormous reductions which have taken place in ALR in Sooke and the expansion of its Urban Containment Boundary), undertaking by Oak Bay to increase housing by 5%, recognition of View Royal as a Core Municipality.

{Footnote: I have been accused of hypocrisy on the water issue because Metchosin, all of which is outside the RUCPSA, has historically welcomed extension of City Water. Metchosin has not, however, reduced its lot sizes since incorporation or since the RGS was passed, and it is exactly these density increases in Juan de Fuca that these amendments propose to approve.}

For what they're worth, here are my comments:

The proposed RGS amendment represents a massive step backward from the anti-sprawl thrust of the Regional Growth Strategy.

Please modify the draft in the following minimum respects:

1. shrink the Highlands areas to be included in the Regional Urban

Containment and Servicing Policy Area (RUCSPA) for Bear Mountain Development altogether, or at a minimum to the area required for purely commercial development (not the residential development now proposed at Bear Mountain).

2. Eliminate or at least reduce the Pro-sprawl changes in the Juan de Fuca Electoral Area, namely, (a) forbid conversion of much of the Otter Point-Jordan River coasta; area from forest lands (100+ HA lots) to settlement containment areas (1HQ and 2HA lots), with the right to public water, (b) remove the right to public water in the E. Sooke settlement containment areas, (c) reduce the areas to be converted from Forest to settlement in the Port Renfrew area.

(By allowing smaller lots, and providing public water, we guarantee that the settlement containment areas will be extended. I would note that the supply of public water in Metchosin is entirely different: Metchosin has not increased allowable densities since incorporation, whereas the changes mentioned above all represent large increases in residential density and sprawl.)

3. ADD parks and other protected areas if some lands must be removed from Forest Land Reserve – and ensure that minimum lot sizes remain large (e.g. 100 HA).

4. Do not approve conversion of Forest Land Reserve and Provincial Capital Commission lands in Langford to residential development (areas above the so-called Spencer interchange). These changes would reduce sprawl and protect the environment and native cultural heritage.

I'd also be happy if the major excisions of ALR lands in Sooke could be reversed, but I appreciate this is beyond CRD's powers.

More Info and contacts

The amendments are summarised by pasting the following into your browser (I hope):

<http://www.crd.bc.ca/regionalplanning/growth/amendment/documents/RGSAmendmentPresentation.pdf#view=fit>

Comments can be sent to

Tracy Corbett
Senior Manager
CRD Regional Planning
625 Fisgard Street
P.O. Box 1000
Victoria, BC V8W 2S6

Or ONLINE by pasting and copying the following into your browser:

<http://www.crd.bc.ca/surveys/Survey.aspx?s=bd17b09f3f3a4eec82fadb944425795a>

If these links don't work, go to the CRD website, and follow the links under Amending the Regional Growth Strategy (on the right hand side of crd home:

<http://www.crd.bc.ca/index.htm>

Frank Mitchell
530 Witty Beach Road, Metchosin, B.C. V9C 4H8
tel 250-478-1671 fax 478-1371

From: Bob McMinn <bobmcminn@shaw.ca>
To: <tcorbett@crd.bc.ca>
Date: 09/05/2007 11:27:03 AM
Subject: Urban Containment Boundary in Highlands

The following is my submission to the Board regarding my opposition to changing the Urban Containment Boundary. I had intended to send it as an attachment but my program failed to cooperate. I hope that you can deal with it in this form. Thanks. Bob McMinn.

To: Chair and Members, Capital Regional District Board

From: Bob McMinn, 499 Millstream Lake Road, Victoria, BC V9B 6H5
bobmcminn@shaw.ca

Date: 9 May 2007

Re: Opposition to expansion of Regional Urban Containment Area in the District of Highlands

I am opposed to the proposed expansion of the Regional Urban Containment Boundary in the Highlands for the following reasons:

1. Expansion of the Containment Boundary is unnecessary for the financial viability of the District of Highlands. In 2007, Highlands did not increase property taxes for the tenth consecutive year. Some capital works were postponed, but managing capital expenses over several years is not unusual.
2. Highlands residents were told that the Bear Mountain project would diversify Highlands tax base from largely residential to a significant proportion of commercial. Recent assessment changes indicate that time shared units would likely be assessed residential. Only a small proportion of the project (the golf academy and the golf course) would be commercial. A strip mall is not wanted by Highlands. I think it would not be in the regional interest either.
3. At the Public Hearings on the Bear Mountain bylaws more were against the bylaws as proposed than supported them. There is widespread opposition to the Bear Mountain project in its present form
4. A compromise that would likely receive almost universal support from Highlands residents is possible. A destination hotel, guaranteed to be commercial, included within a few hundred metres increase in the Containment Boundary would be acceptable. Some shopping facilities within the

- hotel would be acceptable. The wilderness golf course in a treed setting, originally proposed by Bear Mountain, would be acceptable. A limited number of housing units (50) might be acceptable within a small (less than 20 ac) expanded Containment Boundary close to the Langford border.
5. While control of ground water usage is largely under provincial jurisdiction, a local council that is mindful of the interests of its residents, most of whom are on wells, would have come to an agreement with the developer on the control of groundwater extraction as a condition of the bylaw enabling the development. Currently, Highlands has no control. Bear Mountain could deplete Highlands aquifers with no recourse by Highlands residents. This must be subject to arbitration.
6. The 39% increase in Highlands voting population attributable to new residents in the Bear Mountain area (KPMG Report to Highlands Council) could have a dramatic influence on voting patterns. These residents would have no experience of the rural ambience and lifestyle of the rest of the Highlands.
7. Over the longer term, the size of the proposed Containment area could accommodate massive increases in voting population. The proposed expansion encompasses more area than the Bear Mountain lands. Developers are characteristically persistent. The Containment area must be kept small so that there is no opportunity for future escalation of numbers.
8. Development of the Industrial area on the east side of Millstream Road, which is within the Containment Boundary, could improve the balance of commercial to residential tax base without a large increase in the Containment Boundary on the west (Bear Mountain) side of the road.

In summary, I am opposed to the proposed expansion of the Containment Boundary in the Highlands because:

- 1.. There is no financial necessity.
- 2.. As proposed the expansion is unlikely to significantly increase the ratio of commercial to residential tax base.
- 3.. It could have a large negative impact on Highlands voting patterns.
- 4.. Highlands must gain control of ground water usage as a condition of agreement.
- 5.. The expansion proposed opens the door to high density development.
- 6.. A small expansion to accommodate a destination hotel with guaranteed commercial assessment would be acceptable.
- 7.. A wilderness golf course is acceptable and does not require expansion of the Boundary.

1201 Millstream Road
Victoria, BC V9B 6J3

Tracy Corbett
Senior Manager
CRD Regional Planning
625 Fisgard Street
P.O. Box 1000
Victoria, BC V8W 2S6

May 8, 2007

Re: RGS Amendment to include Highlands Servicing Area

Dear Ms. Corbett:

I am writing to express my objection to the proposed amendment to the Regional Growth Strategy because it proposes to extend the Regional Urban Containment and Servicing Policy Area (RUCSPA) well into the Highlands.

Extending the RUCSPA, as proposed, into the Highlands to accommodate the piped servicing requirements for the Bear Mountain Comprehensive Development contravenes the vision and intent of both the Regional Growth Strategy and the Highlands Official Community Plan. You should be aware that this project has caused a huge divide in the Highlands community over the past few years, pitting neighbor against neighbor and making our community less livable. By voting against this amendment proposal, the CRD Board has the ability to put an end to the internal bickering by upholding the current and historical vision and role for the Highlands within this region.

In his book *Better, Not Bigger*, Eben Fodor lists and debunks the “Twelve Big Myths of Growth.” The first myth is that *Growth provides needed tax revenues*. This is the argument promoted within the Highlands and to the CRD Board as justification for extension of the RUCSPA. But recent financial analysis of the Bear Mountain Highlands project by KPMG supports Fodor’s assertion that “the bottom line on urban growth is that it rarely pays its own way.” He points out that’s because development requires water, sewage treatment, road maintenance, police and fire protection, garbage pickup – a host of public services, each of which adds up to financial costs that outweigh the financial gains and will be reflected in tax increases.

Quoting from a letter to the Chief Administrative Officer of the Capital Regional District, dated November 21, 2005, in which the Highlands Administrator requested acceptance of the District’s Regional Context Statement:

“The adoption of Bylaws 261 and 262 saw some members of the community supporting the application and some not supporting it.¹ *The main reason for*

Council's adoption of the bylaws and the drastic change in policy was to ensure the long term financial stability of the community through a healthier ratio of residential to commercial tax base." (Emphasis added.)

This argument of the need for a Regional Context Statement that will accommodate the economic diversification required to support the long-term financial viability of the Highlands was further driven home by our Mayor, when he successfully lobbied the CRD Board at its March 8, 2006 meeting to accept the revised RUCSPA to include the Highlands Bear Mountain Lands, partly based on the Mayor's following assertion:

“Variety of land uses diversifies tax base for long term financial sustainability

- *Bear Mt development brings tax ratio closer to 33% commercial and 66% residential of the total tax base” (Emphasis added.)*

Whether one agrees with the need for such a massive development to support a community that has had no residential tax increases for almost a decade and has successfully lived within its means and is projected to continue based on a modest growth projection, it is clear from KPMG's recent financial report to Council that we may not stand to gain from any commercial tax revenue from the property. In other words, the very reason for council's adoption of the Bear Mountain bylaws and the CRD Board's subsequent acceptance of the Highlands Regional Context Statement is vacuous.

I am also concerned about the other two legs of triple-bottom-line decision-making accountability: environmental and social.

The environmental considerations concerning such an obtrusive development have been lost in all of the financial analysis and arguments. The 454-acre property in question for the Bear Mountain Comprehensive Development consists largely of a wetland basin that acts as the feeder and filter for the Millstream Creek watershed. It is one of the largest remaining intact watersheds on the lower island. As Fodor points out in *Better, Not Bigger*, “Open Land absorbs floods, recharges aquifers, cleans the air, harbors wildlife, and measurably increases the value of property nearby.” The Bear Mountain Highlands project threatens these irreplaceable values.

In terms of social impact, KPMG, in its recent consulting report to Highlands Council, projects that the Bear Mountain project will constitute as much as 40% of the total Highlands population by the time it is built out in 2017. I am concerned that this demographic shift could have future negative consequences on land use decisions in the Highlands, which in turn will impact the rest of the Capital Region. Residents of this new golf course community will have more in common physically and socially with their neighbours to their south in Langford than they will with their rural neighbours to the north. The outcome of future elections, political decisions, policy direction and individual action threaten to further strain a community whose expressed rural and environmental

¹ In fact, a large majority of submissions at the January and June 2005 Public Hearings on these bylaws were in opposition to them, yet Council of the day approved them regardless.

values and lifestyle hang in the balance.

Finally, in terms of the bigger picture, I assume that the CRD senses its role in supporting the province's and Canada's contribution to the worldwide reduction of greenhouse gases. I would encourage the CRD Board to be mindful of this responsibility when it considers supporting an amendment to the Regional Growth Strategy that puts those reduction targets further out of reach.

I keep asking myself, why would Highlands Council and the CRD Board be entertaining such a drastic change to the Regional Growth Strategy that threatens to give away the golden egg at the expense of the goose that laid it? I urge CRD Board members to draw on their courage and wisdom to provide true regional leadership by making a decision that is in the best interests of the current and future residents of the entire Capital Region. Please uphold the values and vision expressed in the current Regional Growth Strategy, and reject this proposed amendment.

Thank you for this opportunity to express my views on this important matter.

Yours sincerely,

(by email)

Kenn Faris



May 8, 2007

Capital Regional District
Attention: Tracy Corbett, MCIP
Senior Manager, Regional Planning
PO Box 1000
Victoria, BC V8W 2S6
Via fax (original to follow in mail): 360-3159

Dear Tracy,

Re: Regional Growth Strategy Amendment – Early Consultation Period

Thank-you for the opportunity to provide early input to the CRD's Regional Growth Strategy amendment process. At this point, Highlands staff see no issues with the information presented.

I have communicated directly with Mr. Dan O'Neill regarding the proposed removal of the last sentence in #5 on page 7 (continuing on page 8) of the existing RGS. I do not know the potential implications of removing that sentence, and wished to discuss this with CRD Planning Staff. I understand that CRD Planning Staff will have a second look at this change.

Sincerely,

A handwritten signature in cursive script that reads "Laura Beckett". The signature is written in dark ink and is positioned above the printed name and title.

Laura Beckett, MCIP
Planner



As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 9-May-07

From:

Magnus Bein
#3406--2371 Lam Circle
Victoria, BC V8N 6K8

Municipality:

Saanich

Comments:

Why do such significant changes remain low-key and out-of-reach of most people, unless they watch the happenings of government? This is really disappointing and infuriating that such change is pushed through with minimal communication and little reassurance citizen participation will have an effect.

Do you think the erosion and permanent change of the coastal forest ecosystem can continue? What about creating a dispersed urban network that will have high demands for servicing, maintenance, etc, and support a largely absent population for most of the year? What is the justice in subsidizing, with public funds and resources, private projects of various scales, phasing, and intensity, that really have questionable contributions to the common good and the resilience of our environment?

Do you think that the benefits for private developers, forestry companies (now turning to real estate development), and the bureaucrats (gaining kickbacks for lubricating these transactions), maintain the ecological sustainability of our region, trickle down to the larger populace, and have lasting value for future generations (if so which ones)?

Look at what is happening in the south Gulf Islands and the lower mainland. We have to maintain economic base alternative to real estate, development, and construction industry. The proposed amendments, and drivers of this change (developers, politicians and bureaucrats who directly benefit from these deals) are based on erroneous Victorian-era belief in progress which culminated in 1950s modernism.

What is needed is an audit of this corrupted process by a judicial review body, involving citizen, scientific, legal, and governmental level supervision. The real issues are institutional relations with various private industry that abuse and manipulate administrative, democratic and decision processes. Case examples are many, Bear Mountain, bares the shining example of abuse of process, law, and wealth (all forms, e.g. monetary, cultural, and biological).

The proposed amendments send a clear message that it is okay to draw from our irreplaceable reserves in the name of sustaining the real estate boom and failure of forestry corporations in stewarding a valuable renewable resource. The assumptions of population growth also fuel this; population doubling in 60 years is a questionable assumption, very convenient for business planning in ventures that rely on continuous growth. It also corroborate and facilitates activity that is really out of the scope of the CRDs mission, mandate, and civic service to the benefit of private ventures and profit-making.

The biological life support and natural resource providing systems are overstretched and inadequate to sustain current populations. Massive changes are in motion and there is no technical substitute, human industry that can mitigate or adapt to this. Mitigation and restoration of these changes, even of moderately modified places, is proven to be inadequate. These are facts of this century, scientifically established and supported by consensus in the scientific community (e.g. Union of Concerned Scientists, look to local UVic and UBC research as well). The sooner we begin planning from these facts, the less harder future will be and the more likely we will achieve a smooth and stable transition.

Development industry needs to shift from irreversibly changing land-use, essential ecosystem characteristics, biodiversity, productivity, and cultural sites (including sacred and spiritual sites) in peripheral frontier regions to in-filling existing urban containment regions and creating a diversified development sector (look to other economies who do not rely so much on frontier expansion).

CRD should not support such liquidation and leaking, in fact should remain motionless with these amendments. CRD should restore its civil service and ethics, co-operate with a review of the corruption/abuse and restore its commitment to maintain all forest and agricultural lands and contain growth in perpetuity. The CRD needs to make a heroic stand to condone not corroborate the administrative liquidation of our current environment, as imperfect as it is now, to let irreversible alterations in land occur.

This submission will be copied to the Govenor General, First Nations with interests in the CRD region, and other stake-holders.

Magnus Bein, Dip. Eco. Res. (UVic)
ambein@uvic.ca
Phone (250) 361-4389
Address #3406--2371 Lam Circle Victoria, BC, V8N 6K8

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 9-May-07

From:

Elizabeth McMinn
499 Millstream Lake Rd
Victoria, BC V9B 6H5

Municipality:

Highlands

Comments:

I do not support the proposed expansion of the Regional Urban Containment Boundary proposed by the District Of Highlands. I fully support the intent of the UCB and feel that changes should only be made under extreme circumstances where all other possibilities have been exhausted. My reasons for opposing the boundary changes are as follows:

The area to be included in the proposed change is too large. It not only covers the entire LGB9 property, but now includes other properties as well. This large an expansion is not needed to support the financial objectives which are the justification for expanding the boundary. I would support a much smaller expansion near the southern boundary of the District that enabled the development of commercial ventures that were truly guaranteed to be taxed on a commercial basis.

Given that the District of Highlands has not increased property taxes for the tenth consecutive year, I do not feel that The District has demonstrated that we are in dire financial need. Such a major erosion of the UCB should not be contemplated unless there is an unequivocal need.

Part of the rationale for expanding the UCB was to facilitate diversification of the District's tax base through an expansion of commercial properties. While promises of increased commercial taxes still exist, there is no certainty that we will in fact get what we have been promised. The proposed hotel may in fact become condo units, taxed at a residential rate. Until we have certainty about the benefits to the community, I cannot support the proposed change.

The proposed Bear Mountain project has the potential to hugely increase the voting population of the Highlands. The project is not an integrated part of the District, and has a distinctly different style from the deeply held rural values of the rest of the community. A potential increase of 39% in the voting population poses a significant threat to the rural nature of the Highlands.

The proposed change to the RUCB is a very significant amendment which sets a dangerous precedent and undermines the intent of the Regional Growth Strategy. An expansion of this size is not required to address the financial needs of the community, it poses a threat to the rural

integrity of the District and the benefits to the District are not guaranteed. I therefore ask the CRD Board to reject the amendment to the Regional Urban Containment Boundary.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 9-May-07

From:

Karen Burns
746 Caleb pike Road
Victoria, BC V9B 6G5

Municipality:

Highlands

Comments:

Karen Burns
746 Caleb Pike Road
Victoria, BC V9B 6G5

Wednesday, May 9, 2007

CRD Regional Planning
625 Fisgard Street
P.O. Box 1000
Victoria, BC V8W 2S6

Re: Regional Growth Strategy Amendment ? Highlands Servicing Area

I am writing to oppose the proposed extension of the Urban Containment and Servicing Boundary into the Municipality of the Highlands as an amendment to the Regional Growth Strategy.

It is a myth that Highlands residents strongly support this change. At a public hearing for rezoning bylaws enabling the Bear Mountain Comprehensive Development plan in the Highlands, the majority of speakers and the majority of Highlands voters (573) signed a petition opposing this dense urban development in a rural area. Despite this heavy community opposition, the council of the day approved the rezoning on the provision that they would approach the CRD and ask for an amendment to the urban containment boundary to allow services including piped water to the development.

Despite the recommendations of the CRD regional planning committee to deny this request, the CRD Board approved it, partly based on a presentation made to the board by the newly elected Mayor Mark Cardinal that was presented to the board without prior consultation with the newly elected council, interested Highland residents or appointed advisory groups. In it he claimed that the financial survival of the Highlands was at stake unless this development with piped services was allowed to go through. As the recently elected president of the Fiscal and Environmental Select Committee, I can assure you that the proposed 2007 budget does not include a tax

increase for municipal services, despite the Mayor's assertions that we were on the verge of financial ruin.

At issue is whether a developer backed council should be able to influence and determine regional goals, values and priorities at the expense of local residents and residents throughout the wider region. The Urban Containment Boundary was originally proposed to keep the urban settlement compact and to protect the integrity of our rural communities. It was a good idea then and an even better one now to stop urban sprawl.

I lived in rural Saanich for 13 years prior to moving to the Highlands. I certainly appreciated the hard-line Saanich council took to fulfill their commitment to the vision of the Urban Containment Boundary., despite continuous and mounting pressure to develop the rural area of Saanich.

I am requesting that member municipalities and councils reject this amendment to the RUCSPA. I hope you will preserve the values articulated in the Regional Growth Strategy.

Thank you for your time and attention.

Best regards,

Karen Burns



The Corporation of the District of Central Saanich

April 5, 2007

File No. 0400-50
(Capital Regional District)

Capital Regional District
625 Fisgard Street
PO Box 1000
Victoria, BC V 8W 2S6

Attention: Ms. Tracy Corbett
Senior Manager, CRD Regional Planning

Dear Ms. Corbett:

Re: Amending the Regional Growth Strategy

Thank you for your correspondence dated March 20, 2007, regarding amending the Regional Growth Strategy.

At the Regular Council Meeting of April 2, 2007, the Municipal Council of the District of Central Saanich received the correspondence for information.

Once again, thank you for taking the time to write Mayor and Council.

Yours truly,

Sara C. Ribeiro
Municipal Clerk

SCR:rs

TO: Tracy Corbett, Senior Manager, Regional Planning

FROM: Susan Brice, Chair, CRD Roundtable on the Environment

DATE: April 10, 2007

FILE: 0550-85.03

SUBJECT: Comments on the Regional Growth Strategy Amendment

At the March 12, 2007 meeting of the Roundtable on the Environment, a motion was carried to submit the following feedback to CRD Regional Planning on the Regional Growth Strategy Amendment:

The RTE recognizes the importance of the region's renewable resources lands to the overall health and sustainability of the region. To that end, the RTE recommends the following:

- That specific policy for designations of renewable resources lands in the CRD, particularly in unincorporated areas, be developed for inclusion in the RGS amendment. The intention is that the policy requires owners to demonstrably act in ways that incorporate sustainability.
- That CRD staff develop guidelines for land development that consider the ecological services of the resource lands. These guidelines would be reflected in the RGS and in the relevant OCPs.
- That the CRD provide support to staff to accomplish this.

Thank you to you and your staff for taking the time to present the information to our group, and for providing this opportunity for input.

Sincerely,



Susan Brice

From: Roy Brown <roybrown@telus.net>
To: <tcorbett@crd.bc.ca>
Date: 10/04/2007 5:54:18 PM
Subject: Re: Shirley, JDFEA,OCP

I am a Shirley resident/taxpayer and ask the Planning Dept. not to delete but to return the settlement containment areas to the Shirley/Jordan River OCP as initially understood by the OCP Committee and the community residents.

Patricia Mary Brown
1217 Sheringham Point Rd,
Sooke, B.C.
V0S 1N0
(250 646 2532)

302-141 Bushby St
Victoria, B.C. V8S 1B3

April 17, 2007

Tracy Corbett
Senior Manager
CRD Regional Planning
625 Fissard St
P.O. Box 1000
Victoria, BC V8W 2S6

RECEIVED

APR 23 2006

Dear Tracy Corbett,

Re: Proposed amendments to CRD Regional
Growth Strategy

The proposed amendments to the CRD's Regional Growth Strategy (RGS) are unsuitable and inappropriate. I hope the CRD will not go ahead with these amendments.

It is cause for concern that the CRD would even consider such amendments when the region is already inundated with excessive, poorly considered urban sprawl.

The ~~purpose~~ purpose of the RGS is to contain urban sprawl and help the region move in the direction of carefully planned "smart growth". These amendments run counter to the purpose of the RGS.

I would urge the CRD to develop public (mass) transit options for the region to reduce the number of cars on the road. A public transportation plan should be a top priority. No urban expansion should be considered until the region has a well developed public transportation plan.

Yours sincerely,

Nancy Barnes

Nancy Barnes

6651 WELCH ROAD,
SAANICHTON, B.C. V8M 1W6

April 16, 2007.

Tracy Corbett, Senior Manager,
CRD Regional Planning,
625 Fisgard Street, P.O. Box 1000,
Victoria, B.C. V8W 2S6

RECEIVED

APR 23 2006

Dear Tracy Corbett:

RE: Proposed Amendments to CRD Regional Growth Strategy.

I am writing to register my opposition to the proposed R.G.S. amendments.

It is counter-productive & inappropriate to consider changes to the urban containment boundary without the framework of a policy to integrate land use and transportation for Southern Vancouver Island.

As the amendments are to expand the urban containment & servicing boundary, it will only add to development momentum, hence, urban sprawl & unplanned growth. This will add to air pollution, loss of greenspace, wild life, native plants & forest. I feel this is eroding, rather than fostering, containment.

Given the current development pressures in our region, (Bear RT, Spencer Rd interchange, Dalahat Corridor study & the imminent sale of TFL 25 lands) one can not possibly make sound decisions without all of the above factors addressed. Thank you for your attention.

Sincerely,

Dorie Logan

April 14, '07.

RECEIVED

APR 14 2008

Natacha Hyde
160 Joseph St.
Victoria, B.C.
V8S 3H5
382-5917

Tracey Corbett, Senior Manager
CRD Regional Planning
625 Fisgard St.
P.O. Box 1000
Victoria, B.C.
V8W 2S6

To Tracey Corbett;
Re: Proposed amendments to The CRD Regional Growth Strategy.

It is the CRD's purpose & service to maintain & protect all public greenspace without compromise.

I am urging you to place a moratorium on all proposed amendments to The R.G.S. To expand The urban containment & servicing boundary is in fact going against your mandate.

Developmental pressures have no business in The integral necessity to preserve this region's greenspace boundaries. It is The CRD's responsibility to uphold these jurisdictions in The face of short-sighted proposals.

I look forward to hearing from you & hope this letter supports your efforts to value greenspace as a key foundation to our growing communities.

Sincerely,
Natacha Hyde

April 19, 2007

Tracy Corbett
Senior Manager,
CRD Regional Planning

RECEIVED

APR 25 2006

Dear Ms. Corbett

I am writing regarding the proposed amendments to the CRD Regional Growth Strategy. Specifically, numbers 1, 2, + ~~3~~ 4.

In my understanding, these amendments are for expanding the urban containment and services boundaries.

I am very much opposed to these, as expanding will increase urban sprawl and encourage development of housing, highways expansion, and the strip malls, car lots, fast food outlets, box stores etc. Also, the existing wild spaces would be compromised, and the price of farmland might go up, making it more profitable to sell farmland (or greenspace) to developers than retaining it as it is. I am against selling off tree farm licenses.

In my opinion, more density in the already included areas would be preferable. Also, I would rather see better public transit than any expansion of the highway. Commuter trains, and more buses, instead, would seem to be a better solution, in addition to cycling paths. People would be more likely to use these methods if there was less road expansion, and better alternatives. We should use the developed areas better.

Plus, with more urban sprawl, if these proposed changes happen, more cars will be using these far-flung commutes. It is far better to densify. In Europe and Japan, these are not concepts that would be likely to be accepted, and they don't have these problems that seem to be so acceptable here. Perhaps we should look to some of the successful methods of redising a

growing population that are in practice abroad, if we can't seem to come up with something ourselves that will not accelerate the pollution and waste of space.

Thank you for your time

Sincerely

Sarah Stubblefield
4335 Columbia Drive
Victoria B.C.

V8N 3H9

2452 Kemp Lake Rd
Sooke, BC
V0S 1N0

13 April 2007

APR 19 2007
RECEIVED

Tracy Corbett
Senior Manager
CRD Regional Planning
625 Fisgard St.
PO Box 1000
Victoria, BC V8W 2S6

SUBJECT: Inclusion of properties Lot: 2 Pl: 21773 DL: 28, Otter District into the proposed Settlement Containment Area, for purpose of continued water provision..

Reference: Regional Growth Strategy, Boundary Otter Point Settlement Containment Area.

Dear Madam:

The current draft of the Official Community Plan for Otter Point draws a boundary for the Settlement Containment Area in the Kemp Lake area just on our southern boundary thus excluding our property. I have previously asked to have our property included in the Settlement containment area because we are served by the Kemp Lake Water District for the provision of water. I have been told that my request for continued water service in the future would remain on file. This is not satisfactory; we are concerned that we may not be able to be served by a water service in the future should CRD water services be extended unless we are in the settlement containment area.

“In accordance with the CRD’s Regional Growth Strategy, water and sewer services will not be extended, nor hook-up permitted, outside the settlement containment areas identified on map no. 2”.

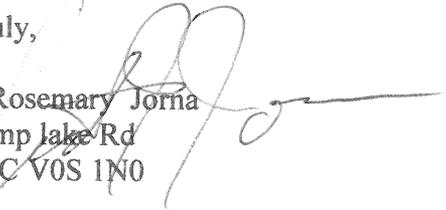
One factor that may have led to the boundary being drawn is that our property is in the Agricultural land Reserve (ALR). Although our property has an ALR designation, it is residential as it is relatively small at 0.84 Ha. While exclusion of ALR land may seem reasonable if the land were indeed sized and suitable for agriculture. This is not the case with our property which needs the water service to be viable. I can see no reason to exclude our property from the Settlement Containment Area despite its designation as ALR.

We realize that the proposed by-law also provides a clause to address extraordinary circumstances but this could require an onerous procedure to correct a possible future situation where water service provided might be denied because of being outside the

settlement containment boundary. This provision notwithstanding, we wish to be assured of our continued water service by inclusion now when the boundaries of the settlement containment boundary are being established.

Yours truly,

Sid and Rosemary Jorna
2452 Kemp Lake Rd
Sooke, BC V0S 1N0



**Planning &
Development
Department**

Community Planning
Division

#1 Centennial Square

Victoria

British Columbia

V8W 1P6

tel (250) 361-0382

fax (250) 361-0557

planning@victoria.ca



RECEIVED
APR 14 2006

April 13, 2007

File No. SC #12-96(2)

Tracy Corbett, Senior Manager
CRD Regional Planning
625 Fisgard Street
PO Box 1000
Victoria, BC V8W 2S6

Dear Ms. Corbett:

**RE: Preliminary Comments on the Proposed Regional Growth Strategy
Amendment**

Thank you for this opportunity to provide preliminary staff comments on the proposed amendment to the Regional Growth Strategy (RGS). I have reviewed Draft No. 1 of the Amended RGS that you circulated by letter dated March 19, 2007, which, as your letter confirms, is limited to four issues:

1. Inclusion of the proposed Highlands Servicing Area within the Regional Urban Containment and Servicing Policy Area (RUCSPA);
2. Recognition of settlement containment areas in the Juan de Fuca Electoral Area;
3. Revisions pursuant to Memoranda of Understanding between the CRD and Oak Bay and View Royal; and
4. Text and map amendments related to parks and trails, a RUCSPA for Port Renfrew, and elimination of the former Forest Land Reserve.

Recognizing that the formal amended Bylaw referral to Council for acceptance is not scheduled until late June, this letter conveys staff comments only at this time, as follows:

1. Terminology: In Appendix D and elsewhere in the amended RGS, reference is made to the "Western Communities". You may want to consider amending this to "West Shore" for consistency with current usage in that sub-region.
2. Table 2: The Metro Core - Secondary Area is an error in the RGS. The proposed Secondary Area was dropped from Map 3 prior to finalization of the RGS Bylaw, but the corresponding deletion of the reference to the Secondary Area in Table 2 was missed. For consistency, this portion of Table 2 should be deleted as part of the proposed amendment.

3. Proposed Electoral Area Settlement Policy Area: Text changes to Initiative 1.1 and Map 3 to establish the Proposed Electoral Area Settlement Policy Area for portions of Otter Point and East Sooke are premature, as the definition of the RUCSPA for the District of Sooke has not yet been completed, as required under Initiative 1.1 action 6. This action calls for the District of Sooke to define a RUCSPA within two years of the date of RGS adoption (ie: by August 13, 2005) as part of the process to approve a Regional Context Statement for the District of Sooke. The explanatory text at the top of page 6 of the RGS notes that: *"The CRD Board intends to work with the District of Sooke Council and jurisdictions responsible for land use planning in the Juan de Fuca Electoral Area, to define the regional urban containment and servicing area in Sooke/Juan de Fuca as official community plans are reviewed and updated."* With respect, this statement, in my view, conveys the Board's intent that the definition of the RUCSPA in the Sooke/Juan de Fuca area should be completed as a coordinated and comprehensive exercise that considers urban containment issues in the Sooke area as a whole. In the absence of a defined RUCSPA for the District of Sooke, the proposed EA Settlement Areas in Otter Point and East Sooke are discontinuous and fragmentary and do not reflect a full policy treatment of urban containment issues in the Sooke area. I would suggest that these proposed amendments are premature and should be brought forward only as part of a comprehensive RUCSPA proposal for the Sooke area, including the District of Sooke.

Apart from these comments, I have no other concerns with the amended RGS as proposed. I should note that Council, upon formal review of the Bylaw referral after June 27, 2007, may identify other matters of concern not covered in this letter.

Thank you again for this opportunity to comment on the draft amended RGS. If you have any questions regarding these comments, please feel free to call me at 361-0520.

Yours truly,



Mark Hornell, MCIP
Manager of Community Planning

MH:aw



DISTRICT OF NORTH SAANICH

1620 Mills Road, North Saanich, B.C. V8L 5S9
Phone: (250) 656-0781 Fax: (250) 656-3155 e-mail: admin@northsaanich.ca
www.northsaanich.ca

April 12, 2007
File: 1.6.1.6

Ms. T. Corbett, Senior Manager
CRD Regional Planning
Capital Regional District
P.O. Box 1000
Victoria, BC V8W 2S6

Attention: T. Corbett, Senior Manager

Dear Ms. Corbett:

Re: Proposed Amendments to the Regional Growth Strategy

Further to your March 20th, 2007 letter to Council, I note that none of the proposed amendments to the Regional Growth Strategy involve lands in the District of North Saanich and only the proposed amendment to the Satellite Channel is in the vicinity of North Saanich. I understand from our telephone conversation that this amendment is being proposed as the CRD does not have the authority to require compliance in the Satellite Channel with the Regional Green/Blue Spaces System.

Thank you for providing the District with an opportunity to comment. If you have any questions, please contact me at 655-5470.

Yours truly,

Tracy Olsen
Director, Development & Community Services

cc: Sandy Bowden
Director, Corporate Services



DISTRICT OF NORTH SAANICH

1620 Mills Road, North Saanich, B.C. V8L 5S9
Phone: (250) 656-0781 Fax: (250) 656-3155 e-mail: admin@northsaanich.ca
www.northsaanich.ca

April 11, 2007
DNS File: 1.6.1.6

Ms. T. Corbett, Senior Manager
CRD Regional Planning
Capital Regional District
P.O. Box 1000
Victoria, BC V8W 2S6

Dear Ms. Corbett:

Re: Proposed Amendments to the Regional Growth Strategy

Thank you for your letter dated March 20, 2007 requesting the District's comments on the proposed amendments to the Regional Growth Strategy.

Please be advised that at the meeting held on April 2, 2007 the North Saanich Council adopted a resolution to receive your correspondence and to refer it to Staff for comments back to the CRD by April 25, 2007.

I trust the above is satisfactory. If you have any questions regarding this matter, please contact Tracy Olsen, Director of Development and Community Services at 655-5471.

Sincerely,

Sandy Bowden
Director of Corporate Services

cc: Tracy Olsen
Director of Development and Community Services

3422 Verona Crescent
Victoria, BC V9E 1C8
April 12, 2007

Tracy Corbett, Senior Manager
CRD Regional Planning, Victoria, B.C.

We write to oppose proposed amendments to the Regional Growth Strategy which would permit expansion of the current Urban Containment Boundary to include 258 hectares of property in the South Highlands.

The notion that Highlands requires this amendment to remain financially solvent as a municipality is, as you are aware, unfounded. Objective evidence demonstrates that we are in sound financial health without the dubious benefits of Bear Mountain. *This proposal would therefore appear to represent a want, rather than a need.*

The pressures to develop Victoria's last remaining greenbelt have been relentless over these past several years. We are among the many Highlanders do not share this 'want'. Unfortunately, you will be unlikely to hear from the majority who are conflict-weary, and have learned by experience that 'resistance' in this feudal municipality is largely futile.

Among our major concerns is the shifting of our population demographic from rural to urban. With history as our witness, the granting of a foot-hold into the Highlands will inevitably set the precedent for further large scale development in the future.

We also fear the myriad financial implications of this massive development on the tax base of our small community. Just his week we have learned that Bear Mountain will deliver roughly a *third* of the revenues promised in 2005. What else is in store for us?

Environmental considerations are likewise paramount in this decision. Water shortages are fast becoming the number one global issue. Meanwhile we would elect to create more thirsty golf-courses, which worldwide are collapsing only to become high-density residential commodities. A very unwise choice, unless that is what we intend to create.

We therefore make a heart-felt appeal to you who would decide our immediate fate, and that of future generations of Victorians. Surely the provisions of the Rural Growth Strategy unanimously agreed upon to provide just such protection should be inviolable, barring a bonafide and urgent need for which there is no other possible solution. Clearly that is far from the case in this instance. To grant passage of this proposal would be to set in motion a series of irreversible and highly deleterious long-term consequences. We ask you to act in wisdom and good conscience by denying this amendment.

Sincerely,
Dr. Brian and Mrs. Daphne Williams

From: "Morel, David P FOR:EX" <David.Morel@gov.bc.ca>
To: "regionalplanning" <regionalplanning@crd.bc.ca>
Date: 11-Apr-2007 1:52:21 PM
Subject: RE: Amending the Regional Growth Strategy

This looks very interesting but I am curious how I was on your circulation list. I have received it by mail as well as by email.

David Morel

-----Original Message-----

From: regionalplanning [mailto:regionalplanning@crd.bc.ca]
Sent: Wed, April 11, 2007 11:08 AM
To: regionalplanning
Subject: Amending the Regional Growth Strategy

Dear Sir or Madam:

Please be advised that the Consultation Period for the amendment of the Regional Growth Strategy (RGS) has been extended from April 25, 2007 until May 9, 2007. The CRD will continue to accept comments on the consultation draft of the proposed amendment until this later date. Comments may be submitted online, by fax, or by standard mail:

- Online submissions:

<http://www.crd.bc.ca/regionalplanning/growth/amendment/comment>

- Fax submissions: (250) 360-3159

- Mail submissions:

Tracy Corbett
Senior Manager
CRD Regional Planning
625 Fisgard St.
PO Box 1000
Victoria, BC V8W 2S6

As noted in our last letter, the CRD will be holding a Public Information Session on the proposed amendment this evening (Wednesday, April 11, 2007), from 7-9 PM at the CRD Building, 625 Fisgard Street. All interested parties are welcome to attend.

Additional information on the RGS and the proposed amendment may also be obtained through the CRD's Growth Management website:

<http://www.crd.bc.ca/regionalplanning/growth>

If you have any questions or concerns, please do not hesitate to contact Tracy Corbett or myself at 360-3160.

Sincerely,

Dan O'Neill
Planning Analyst

387-3656
Phoned and explained.
David will review
the amendment

#904 - 139 Clarence St.,
Victoria, B.C.,
Canada V8V 2J1

April 18, 2007

Ms. Tracy Corbett, Senior Manager,
CRD Regional Planning Department,
P.O.Box 1000,
625 Fisgard Street,
Victoria, B.C. V8W 2S6

Dear Ms. Corbett,

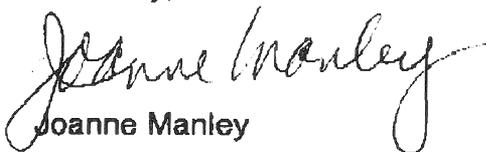
I have some concerns about the current proposal to change certain boundaries in the Regional Growth Strategy. It seems to me that making a few changes now, and then more changes next year, and perhaps the year after that, only results in a piecemeal plan, which isn't any kind of *strategy* at all. It can simply result in chaos, as one set of ideas contradicts another, with little or no coherence, let alone a thoughtful consideration for long term planning.

With development pressures expanding evermore, the original and innovative idea of containment within reasonable boundaries is being lost, along with recognition of the human need for greenspace and animal/native plant habitat. Surely when Geoff Young worked to bring forward such a strategy, he did not mean that it would be such an elastic concept that the principled core values of fresh, unpolluted air and enough clean water might slip out of the protected circle of liveability to make room for more and more roads, interchanges, strip malls, and the like.

I believe that before making what one might consider minor changes now in the RGS management plan, a much deeper and intensive investigation of what our citizens really value about living in this region and whether they truly believe that endless growth and expansion is actually possible without compromises to healthy living.

Fourteen years ago, when I moved to this region, I purchased a home in a rural community within the CRD. Then it was net population increase, as the former owners moved to Toronto. Since then, the increase in numbers is considerable and I wonder when and where the CRD thinks growth must stop. I hope you will consider this letter an opportunity to take my concerns to those who make decisions about how this region is going to look, fourteen years from now. Please respond and tell me you will.

Sincerely,



Joanne Manley



THE CORPORATION OF THE DISTRICT OF OAK BAY
MUNICIPAL HALL – 2167 OAK BAY AVENUE – VICTORIA B.C. V8R 1G2
PHONE (250) 598-3311 FAX (250) 598-9108 WEBSITE: www.oakbaybc.org

April 25, 2007

Tracy K. Corbett
Senior Manager
CRD Regional Planning
625 Fisgard Street
PO Box 1000
Victoria, BC V8W 2S6

FAXED
APR 25/07

Dear Ms. Corbett:

Amending the Regional Growth Strategy

Thank you for your letter dated March 20, 2007 requesting preliminary comments on the proposed Amended Regional Growth Strategy.

In reviewing the proposed amendments, it is noted that the terms of the Memorandum of Understanding between the District of Oak Bay and the Capital Regional District signed in 2002 are reflected in the new document. Specifically, that the District of Oak Bay may achieve the housing allocation objectives contained in the Strategy through a variety of housing types.

Additionally, it is noted that as agreed in the Memorandum of Understanding, the CRD will revise and clarify the forecasts for the District of Oak Bay contained in Table 1, Population, Dwelling Unit and Employment Forecast of the Regional Growth Strategy Bylaw, to ensure their accuracy, during the comprehensive review scheduled for 2008.

As the proposed Amended Regional Growth Strategy reflects the agreements contained in the Memorandum of Understanding, we look forward to receiving the formal referral in due course.

Yours truly,

Lorraine Hilton
Municipal Clerk

cc: Members of Oak Bay Council



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Website: www.esquimalt.ca Email: info@esquimalt.ca

Voice: (250) 414-7100
Fax: (250) 414-7111

April 25, 2007

Tracey Corbett
Senior Manager
CRD Regional Planning
Capital Regional District
625 Fisgard Street
Victoria, B.C.
V8W 2S6

Re: Proposed Amendment to the Regional Growth Strategy

The proposed targeted amendment to the *Regional Growth Strategy*, as outlined in the CRD report of February 15, 2007 and your presentation to Esquimalt Council on April 10th, was considered by Council at its regular meeting of April 16, 2007.

At that meeting, Esquimalt Council passed the following resolution requesting an addition to the proposed *Amendment to the Regional Growth Strategy*:

"That [as is being considered for the District of Oak Bay] the CRD revise Schedule 'A' CRD Bylaw No. 2952 as part of the CRD's first update (interim update) to same, such that the Township of Esquimalt is granted the ability to achieve the housing allocation objectives specified in the RGS through a variety of multiple-unit housing types. The CRD acknowledges that otherwise, the Township, although supportive of the policy intent, would have difficulty achieving the targeted allocation if limited to ground-oriented housing, due to the existing pattern and size of potential building sites".

The requested change should also be reflected in line 5 of Table 1 – Population, Dwelling Unit and Employment Forecast.

Should you have any questions regarding Council's request, please contact the under-signed at 414-7148.

Sincerely,

Barbara Snyder
A/Director
Development Services

c Mayor and Councillors
Tom Day, CAO
Frank Limshue, Director of Development Services

April 24, 2007

Tracey Corbett, Senior Manager

CRD Regional Planning

625 Fisgard Street

PO Box 1000

Victoria B.C.

V8W 2S6

Dear Tracy Corbett,

RE: Proposed changes to the CRD Regional Growth Strategy

I write to show my wholehearted objection to the plan put forward as Regional Growth Strategy amendments.

It is ill-advised and inappropriate to consider changes to the urban containment boundary without an integrated land use and transportation policy framework for southern Vancouver Island. The destruction of the urban containment boundary is against the spirit and objective of the regional growth strategy.

It is not possible to make wise public policy decisions without addressing the current development pressures across our region. For example, the Bear Mountain compound and interchange, the Malahat Corridor debate, and the unsettled sale and development of Tree Farm License lands, to mention a few.

Amendments 1,2 and 4 are meant to expand the urban containment and servicing boundary. Similarly, these amendments will add to this development momentum. Archaic withal will add to the problems of urban sprawl, air pollution, loss of greenspace [native forests, meadows and natural habitat].

The above amendments proposed acting together with development pressures will cause further injury to our region in losing its vision of sustainability. A higher level of planning for smarter growth considering our water supply, clean and efficient public transportation would make our communities more livable, healthier, and safer.

Sincerely,

Mel Burkholder

A handwritten signature in cursive script, appearing to read 'Mel Burkholder', followed by a long horizontal line extending to the right.

Waine Ryzak

A handwritten signature in cursive script that reads 'Waine Ryzak'.

Mel Burkholder
Waine Ryzak
322 Robertson St
VICTORIA BC
V8S3X7

Re: Proposed changes
to the CRD
Regional growth
Strategy

Tracy Corbett, Senior Manager
CRD Regional Planning
625 Fisgard St
P.O. Box 1000
VICTORIA BC
V8W 2S6

From: Diana Pogue <kdpogue@shaw.ca>
To: <tcorbett@crd.bc.ca>
Date: 23/04/2007 12:37:56 PM
Subject: Re: Amending the Regional Growth Strategy

The online web form does not address many pertinent questions. Hence the following:

Why, after a period of 10 years is this "strategy" still conceptual?

It seems to me that what started out as a good planning document, has been eroded to accommodate developer demands for Southern Vancouver Island.

It was interesting to note the considerable expansion of urban growth into the Highlands.

This must surely be for the Bear Mountain development. This huge, sprawling conglomeration of buildings without proper transport, and adequate planning, could well be responsible, for many of the ills that might well assail this part of the Island.

Does the Urban Containment Boundary apply to certain Municipalities and not others?

Why does Sooke not have its Urban Containment Boundary established?

One can only surmise that this is allowed because border expansion into the neighbouring region is still in the works. Given the previous encroachment into the area of East Sooke, this assumption might well be correct.

My chief concern with this Amendment, is that it is a strategy for growth with no curb on development. Hence the Regional Growth Strategy...it is aptly named.

Would it have made a difference had it been called the "Regional Strategy for Growth"?

Is it possible that a different set of guidelines might have been implemented?

It is difficult to feel that there is an overall strategy in the present document, when the whole aspect is geared to accommodating the rapacious demands of what is clearly, uncontrolled development.

Is that what "Regional Growth Strategy" is now about, that the demands of expansion and growth are dealt with monetarily by the increased taxation of the public at large. Hence the absurd escalation in house prices, an escalation that is surely manufactured to give the Municipalities a fatter purse to expand. This is not sustainable. Affordability has been thrown out the window when the human element has been excluded.

I see no "planning" in the way that Southern Vancouver Island is developing. Planning, means that some real thought and consideration for the human factor is given priority. Where is it?

In Amending the Regional Growth Strategy, you are broadening it to the extent that it will become haphazard and lacking in cohesion.

Where is the planning for access in and out of these absurd housing developments?

Traffic gridlock is the fallout for the way this whole region is being developed.

Where is there any thought of community in the planning of these developments?

Where is there any concern for transportation other than the automobile?

What will happen to the infrastructure of our present communities as these massive towers are allowed to soar 24 stories and more?

There are apparently no curbs on development with this Amendment, and I feel that more attention should be paid to the unreasonable pressure that is being made on existing infrastructure, and resources.

Who will be accountable when this Amendment fails? Perhaps that should be considered

Thank you.

Respectfully submitted,

Diana Pogue

56, Seagirt Rd.

East Sooke, BC. V0S1N0

File No.11.10.1.3

Please inform me of the Public Hearing date.

CC: <donneill@crd.bc.ca>

Tracey Corbett)
Senior Manager
CRD Regional Planning
625 Fisgard St.
P.O. 1000
Victoria, B.C. V8W 2S6

April 21, 2007

RE: Proposed Amendments to the CRD Regional
Growth Strategy

I wish to register my wholehearted objection to all the proposed amendments to the CRD Regional Growth Strategy up for a vote on April 26.

These proposed amendments violate the spirit and intent of the regional growth strategy.

Since there is more extensive regional growth planning scheduled for 2008, that would be the appropriate, the sensible, the intelligent time to address the whole Regional Growth Strategy + its purpose and best fulfillment.

One can only wonder - why the hurry for these amendments now? Who benefits now?

This piecemeal approach does not best serve our whole community. We need (and deserve) an intelligent, coherent, and integrated approach to deal with development pressures, urban sprawl, air pollution, water pollution, sound pollution, and preservation of greenspace, native forests, and meadows.

Actually, it is inaccurate to think of our untouched green areas as "undeveloped." They are fully developed & fully integrated ecosystems. Like our kidneys and livers which filter & clean our blood, these natural green areas filter & clean our air & water. Forest systems filter & clean air & water far more effectively & cost efficiently than any machines devised by people.

Our community requires vision & an integrated approach to land & ~~the~~^{water} use, since we now know that the old style of economic growth and land development lead to pollution and other problems on all fronts.

I am keeping this short so you'll read the whole letter.

Thank you for passing on a copy of
my letter to each of the voting members.

Sincerely,
Patricia Huot



May we all see improved & creative ways to
promote win/win solutions amongst the
needs of our planet,
our community,
our special interest groups,
our families,
and
our own self

April 20, 2007

COLLABORATION

Ms. Tracy Corbett
Senior Manager
CRD Regional Planning
625 Fisgard St
PO Box 1000
Victoria BC V8W 2S6

RESEARCH

CONVENING

Dear Tracy Corbett,

COMMUNICATION

Thank you for inviting us to comment on the amendments to the Regional Growth Strategy (RGS). All the components of the RGS are interconnected and have impact upon the social well-being of the people of this region.

Since the RGS was passed, we have begun to see change toward more complete communities, more densification, and support for affordable housing. The passing of the *TravelChoices Regional Transportation Strategy* and *Regional Housing Affordability Strategy* are major milestones.



Local food production is linked with the Urban Containment Boundary, economic development, the environment and the health of our citizens. We commend the CRD for its commitment to the protection of rural land, but draw your attention to the rising importance of sustaining the local capacity for food production.

The Community Council is concerned that there is not yet a Regional Economic Development Strategy. We are currently very involved in Community Economic Development that connects poverty reduction with economic vitality. It is important to integrate poverty reduction into economic development strategies as you move this agenda forward.

The Community Council welcomes opportunities to participate in the five year review of the RGS that is coming up in 2008 and is happy to provide social planning and research services to the CRD.

Sincerely,



Mabel Jean Rawlins-Brannan
Executive Director
Community Council

1144 FORT STREET
VICTORIA, BC V8V 3K8

TELEPHONE
(250) 383-6166

FAX
(250) 385-6712

EMAIL
info@communitycouncil.ca

WEBSITE
www.communitycouncil.ca

J. Lynne Joy
598 Millstream Lake Road,
Victoria, BC V9B 6E9

April 22, 2007

Mayor & Council,
District of Highlands,
1980 Millstream Road,
Victoria, BC V9B 6H1

Re: Draft Highlands Official Community Plan

I wish to go on record as being **OPPOSED** to the Draft Highlands Official Community Plan currently being presented.

As a principle, I am opposed to any change in the Official Community Plan or zoning at the request of an importunate developer, rather than as a result of thoughtful land-use planning done with respect for the landscape and the wishes of the community.

I am opposed to any extension of the Urban Containment Boundary and I am also strongly opposed to bringing piped water into the South Highlands to accommodate this developer or any other.

Acceptance of this Draft OCP would allow Council to permit development of an environmentally sensitive area, which it has a duty to protect. In addition, development of steep slope and wetland sites is unacceptable from many points of view and poses a future risk to the municipality. Council need only look to the lower mainland to see the results, and the massive costs, being borne by municipalities who allowed development in such areas. Please note that the developer(s) who made the profit from this land are not bearing the legal costs, it is the municipalities who permitted the development!

Please include this letter of opposition in your Official records of the Public Hearing. Thank you.


J. Lynne Joy

Copy: Chairperson & Members,
Capital Regional Board.

Kerry & Lynne JOY
598 Millstream Lake Road,
Victoria, BC V9B 6E9

April 26, 2007

Chairperson & Members,
Capital Regional District Board
625 Fisgard St.,
Victoria, BC

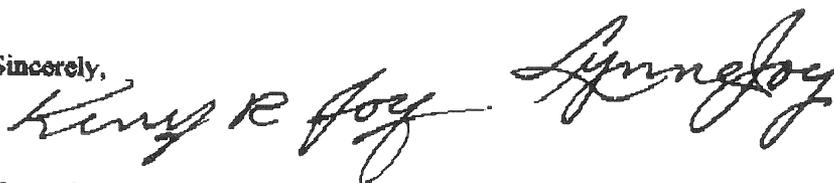
Dear CRD Board,

This letter is submitted to you for inclusion in your records of objections to the expansion of the Urban Containment Boundary (UCB) into the District of Highlands.

1. It is not in the public interest, Provincially, Regionally, or Locally to expand any development into important wetlands of known floodplain and sensitive ecosystem conditions. These Highlands conditions are identified and documented in studies completed by residents and independent consultants.
2. It is not the purpose or objective of the Highland citizens to support any development which adversely impacts steep slopes, small lakes or sensitive wetlands. These concerns have been expressed repeatedly at innumerable public meetings over the last five years -- meetings which include Official Community Plan development, Parks and Recreation Plans, Public Open Houses and Community gatherings.
3. We want to bring your attention to the planning principle that *urban expansion must not be driven by land developers*. The negative effects of unplanned land developments driven by owners and speculators are well-documented in the CRD and throughout North America.
4. Since all 1500 Highland District residents are dependent on wells for their domestic water uses, and since the area proposed for development by the Bear Mountain developers is a known aquifer recharge source, the proposed development would directly impact our citizens' water quality and quantity.
5. If one of the purposes of the UCB is to prevent development from spot zoning and "leapfrog" development, then the UCB must be enforceable to be effective.
6. Please find attached copies of our submissions to the District of Highlands concerning the latest version of the Official Community Plan.

Thank you for your consideration of our concerns regarding the proposed expansion of the Urban Containment Boundary.

Sincerely,



Kerry & Lynne Joy

Kerry R. Joy
598 Millstream Lake Road,
Victoria, BC V9B 6E9

April 22, 2007

Mayor and Council,
District of Highlands,
1980 Millstream Road,
Victoria, B. C. V9B 6H1

Subject: Draft Highlands Official Community Plan

Statement: I wish to go on record as being in opposition to the current draft OCP for the Highland District Municipality.

Reasons:

1. I specifically object to the provisions of the Draft which approve of an extension to the Urban Containment Boundary (UCB) into the Southern Highlands, an area of regionally important Wetlands and Sensitive Ecosystems.
2. I also object to the provision which would permit piped water to this southern area, thus allowing a huge increase in population density, again in an area unsuited for development.
3. This proposed Draft is specifically presented to support a particular land use development scheme which is in direct opposition to the majority of Highland residents previous publicly supported versions of the OCP. This is not the purpose or correct function of an Official Community Plan.
4. These specific provisions of UCB expansion and provision of piped water to accommodate urban expansion in a wetland environment are in direct conflict with the first two goals of the Draft OCP:
Goal 1: To protect the natural environment.
Goal 2: To retain and strengthen the rural character of the Highlands.

Please include this letter of objection in your Official records of the Public Hearing.



Kerry R. Joy

Copy: Chairperson & Members,
Capital Regional Board

Larry Wartel
403-1035 Pendergast St
Victoria BC V8V 2W9

April 12, 2007

Regional District
Chair and Board

Re. Proposed Amendments to the RGS

Dear Chair and Councillors, CRD:
I urge you to reject all pending
and future amendments to the Regional Growth
Strategy through its 2008 evaluation.
The changes are violating RGS
land use and public transportation principles.

This includes pending amendments allowing TFL sales, Malakat Corridor options and Bear Mtn Interchange.

Development pressure is precluding sound public policy decisions, circumventing initial RGS guidelines. Hence, unplanned growth is occurring without respect for sprawl, air pollution, water quality, stream flow conditions and climate change impact. The essence of urban containment is being violated.

The development encouraged by the amendments adds to the unplanned inertia. A comprehensive RGS is urgently needed to realize healthier, safer and calmer communities.

Thank you for this consideration,
Larry Kuntz, MA Urban Planning, UCLA

From: "Vicky Husband" <vickyhus@telus.net>
To: <regionalplanning@crd.bc.ca>
Date: 02/05/2007 8:44:14 AM
Subject: attention tracy corbett on the RGS and UCB amendments

To Tracy Corbett. May 2, 2007

Submission on the Regional Growth Strategy and the proposed Regional Context Statement from Highlands to significantly alter the Urban Containment Boundary.

I want to be on record as opposing the Highlands Regional Context Statement and the major proposed changes to the UCB.

My reasons are the following:

- 1) I ask the CRD Board to continue to support the whole concept of a Regional Growth Strategy, it is more imperative than ever that we stick to the boundaries laid out in that strategy. We are losing so much of what makes living in the Capital Region so special. We still have greenspace surrounding our region but without proper planning we could lose any that is not protected. I also feel strongly about protecting lands in the ALR and we are also seeing erosion there.
- 2) I do not believe the financial argument made by the present Highlands mayor to the CRD board. Mayor Cardinal stated that Highlands must have this change to the UCB boundary for financial security. The Highlands has not raised taxes in the last 8 years, surely not a sign of insolvency, and we have a solid financial picture. And the recent KPMG report on Bear Mountain's proposed financial contribution to the Highlands was 25% of the original estimate that was promised and promoted to Highlands residents at the time of the public hearing on the issue of the Bear Mountain development. The majority of Highlands residents opposed the Bear Mountain development at public hearing. The split Highlands council voted 4-3 for the development and ignored the wishes of the majority.
- 3) If the CRD board supports the Highlands Regional Context Statement and the proposed changes to the UCB that will just facilitate increased loss and erosion of rural lands to development. Property owners on the edges of a development often look to further their advantage by developing as well. Development begets development and urban issues of transportation and demands for services creep in and further erode rural lands and communities.
- 4) I think most Highlanders would support a smaller amendment to the UCB to enable Bear Mountain to build its promised hotel and resort cabins close to the Langford boundary but not deep within the Highlands landscape.
- 5) Highlands residents have huge concerns about water as we are all on wells. Presently Bear Mountain is obtaining water for its Langford golf course from the Highlands. There is no measurement or control on how much water is removed from the Highlands and the Highlands is like a water basin and the water Bear Mtn is taking is at the bottom of that basin, so continues to be a major concern. Without legislation to protect groundwater, many people could suffer. Piped water into the smaller amendment of the UCB part of the property should be used for the golf course as well so they don't continue to deplete the Highlands increasingly scarce groundwater supplies.

Yours sincerely,

Vicky Husband
Patrick Pothier

301 Ross Durrance Rd
Highlands

Victoria, V9E 2A3

home: 250 478-0388

Tracy Corbett
Senior Manager
CRD Regional Planning
625 Fisgard Street
P.O. Box 1000
Victoria, BC V8W 2S6

May 4, 2007

From: Norman Mogensen
Volunteer Coordinator,
Cadboro Bay's Environment
3760 Crestview Road
Victoria, B.C. V8P 5C6

Subject: Regional Growth and Urban Sprawl

Tracy, I'm sure it is not necessary for me to tell you what a travesty against the environment it is for this region to be driven by citizen greed, pride and ignorance, to sprawl ever outward. If the CRD accepts the reality of impending climate change, in large part caused by human consumption of fossil fuels, then surely it must begin to exercise strong leadership in causing less consumption of those fuels. The opposite happens when communities are structured so that everyone drives everywhere, and lives in structures that are inefficient to heat (and soon to cool, also). That is a description of the CRD now.

If we're satisfied to squander the livability of this planet and totally wreck the lives of near-future generations, then local politicians should remain passive and do nothing different in this regard. The reality is that we're fulfilling an apparent death wish for our civilization. We're all guilty, but especially our political representatives are for just letting it happen for unworthy reasons.

We must re-engineer our cities and industries so we consume less energy. We should avoid high building complexes because our sources of hydro electricity may begin to dry up, leading to brown-outs and unreliable elevators that trap their occupants. That said, we need much higher population densities so most of us can walk to fulfill our essential needs. We are soon likely going to need our urban fringes for local food and fiber production if/when existing distant bread baskets dry out. At least, let's not close off that option by sprawling over everything.

Please ask our local politicians to demonstrate that there really is intelligent life on Earth. Tell them that we have the urge and will pay the price to survive our present folly.

Sincerely,

N. Mogensen

From: "Hope V. Burns" <hope.burns@csaanich.ca>
To: "regionalplanning" <regionalplanning@crd.bc.ca>
Date: 11/04/2007 11:45:21 AM
Subject: RE: Amending the Regional Growth Strategy

Hi Tracy:

Central Saanich Council received this for information on one of it's recent agendas but will not be forwarding any comments at this time, Regards, Hope

Hope V. Burns, mcip
Director of Planning and Building Services
Approving Officer
District of Central Saanich
1903 Mt. Newton Cross Road
Saanichton, B.C. V8M 2A9
Phone: (250) 544-4214
Fax: (250) 652-4737

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-----Original Message-----

From: regionalplanning [mailto:regionalplanning@crd.bc.ca]
Sent: April 11, 2007 11:08 AM
To: regionalplanning
Subject: Amending the Regional Growth Strategy

Dear Sir or Madam:

Please be advised that the Consultation Period for the amendment of the Regional Growth Strategy (RGS) has been extended from April 25, 2007 until May 9, 2007. The CRD will continue to accept comments on the consultation draft of the proposed amendment until this later date. Comments may be submitted online, by fax, or by standard mail:

- Online submissions:

<http://www.crd.bc.ca/regionalplanning/growth/amendment/comment>

- Fax submissions: (250) 360-3159

- Mail submissions:

Tracy Corbett
Senior Manager
CRD Regional Planning
625 Fisgard St.
PO Box 1000
Victoria, BC V8W 2S6

As noted in our last letter, the CRD will be holding a Public Information Session on the proposed amendment this evening (Wednesday, April 11, 2007), from 7-9 PM at the CRD Building, 625 Fisgard Street. All interested parties are welcome to attend.

Additional information on the RGS and the proposed amendment may also be obtained through the CRD's Growth Management website:

<http://www.crd.bc.ca/regionalplanning/growth>

If you have any questions or concerns, please do not hesitate to contact Tracy Corbett or myself at 360-3160.

Sincerely,

Dan O'Neill
Planning Analyst
CRD Regional Planning

This e-mail and any attachments are for the use of the intended recipient only and must not be distributed, disclosed, used or copied by or to anyone else. This e-mail and any attachments may be confidential, privileged and/or subject to the Freedom of Information and Protection of Privacy Act.

If you receive this message in error, please delete all copies and contact the sender.

Thank you.

CC: "Gary Nason" <GNason@csaanich.ca>

From: "Holloway, Greg" <HollowayG@pac.dfo-mpo.gc.ca>
To: "corbett" <tcorbett@crd.bc.ca>
Date: 07/05/2007 7:11:48 AM
Subject: Saanich agenda item concerning amendments to CRD Regional Growth Strategy

Goodday Tracy,

Your infomeeting on RGS amendments was very helpful and awareness building! While you are still receiving public input, let me please copy below my letter sent to Saanich mayor and council asking that Saanich council consider a municipal motion to oppose RUCSPA expansion over the Highlands. Can you also please receive this email as further public input opposing amendments which are so at variance with the stated objectives of the RGS?

Thanks and good wishes (as I can only imagine how busy you are) --
Greg Holloway, 4745 Rosehill Rd, Victoria

-----Original Message-----

From: Holloway, Greg
Sent: Thu 5/3/2007 5:35 AM
To: mayor@saanich.ca; council@saanich.ca
Cc: Holloway, Greg
Subject: Request for an agenda item concerning amendments to CRD Regional Growth Strategy

To the Mayor and Council, Saanich

3 May 2007

With respect, I request that Saanich Council include an agenda item subject to public discussion concerning proposed amendments to the CRD Regional Growth Strategy. Specifically I wish that Saanich Council consider proposed revisions

- 1) to bring a large region of Highlands into the Regional Urban Containment and Servicing Policy Area, and
- 2) to remove a 53 Ha parcel around Skirt Mountain (Langford) from Capital Green Lands Policy Area for the purpose of building the Bear Mountain Interchange.

Although these changes are outside of Saanich, I feel that these are large changes which are absolutely contrary to CRD regional growth policy, and thus of concern to all residents of CRD, including residents of Saanich as a member municipality. The proposed major expansion of Bear Mountain Development is an especially distressing case of suburban sprawl over presently semi-rural green spaces for the purpose of building high-end automobile-serviced residences. This contradicts CRD growth objectives

- 1) keeping urban settlement compact
- 2) protecting regional green space
- 3) improving housing affordability
- 4) increasing transportation choices

I wish that Saanich Council consider providing a letter to CRD Board opposing the above-mentioned RGS amendments. By setting this as an agenda item, I wish that Saanich Council permit public discussion of the issues.

Thank you sincerely,

Greg Holloway, 4745 Rosehill Road, Saanich

CC: "Holloway, Greg" <HollowayG@pac.dfo-mpo.gc.ca>

From: Eric and Sheila Herbert <herbsathome@pacificcoast.net>
To: <tcorbett@crd.bc.ca>
Date: 08/05/2007 12:05:43 PM
Subject: Regional Growth Strategy

Hello Tracy Corbett. As the computer pages tell me that "No more responses are permitted for this survey" and all else informs me that the closing date is May 9th. I am sending my comments direct in the hopes that they will be considered at the appropriate time.

My concern, along with the vast majority of Highland residents who have submitted objections to our municipal council, (only to be ignored) and the pro Bear Mountain development council have done exactly what they wanted regardless of residents protests.

In its original form the Official Community plan did not allow piped water or sewage disposal by main drainage in the Highlands as a means of restricting development, as had been approved. With the enormous pressure from the developer of Bear Mountain to not only build an 18 hole golf course but to also create housing of one sort or another, will far exceed the desired growth within the Highlands. I must apologise if my comments fail to fall in with your questionnaire format, but it is the best I can do under the circumstances to protest the undesirable development, as I see it. Thank you. Eric Herbert. 137
Ross-Durrance Road, Victoria. V9E 2A3 652-1466

From: <info@sookeadventures.com>
To: <tcorbett@crd.bc.ca>
Date: 08/05/2007 8:28:57 AM
Subject: Regional Growth Strategy amendments

The online submission form stated that no more submissions would be accepted. Please accept this submission for the RGS amendments.

Goudie Creek watershed that supplies potabnle drinking water to approximately 120 homes in Shirley through the Sheringham Water Utility should be formally designated as a watershed on the Regional Growth Strategy map. The present CRD mapping of Goudie Creek is incorrect. The small tributary off Goudie Creek is designated on the map and not Goudie Creek itself for the most part. This mapping error will impact directly on any developments in the Goudie Creek watershed which is happening now with a proposed strata development on West Coast Road. The property in question has Goudie Creek running directly through it, but the mapping shows that Goudie Creek does not flow through this property.

Joen Nelson
Administrator
Sheringham Water Utility
c/o 2866 Denewood Place
Shirley BC
V0S 1N0
ph. 250-646-2820
Fax 250-646-2823
e-mail: joen@sookeadventures.com

From: Angela <aafaris@shaw.ca>
To: <regionalplanning@crd.bc.ca>
Date: 09/05/2007 9:48:05 PM
Subject: proposed amendment to the Regional Growth Strategy

1201 Millstream Road
Victoria, BC V9B 6J3

Tracy Corbett
Senior Manager
CRD Regional Planning
625 Fisgard Street
P.O. Box 1000
Victoria, BC V8W 2S6

May 8, 2007

Re: RGS Amendment to include Highlands Servicing Area

Dear Ms. Corbett:

I have been a resident of the Highlands for 9 years and moved here to enjoy the rural lifestyle and greenspace that many people enjoy in CRD. I am opposed to the amendment to RGS proposed for the Highlands since it will come at a huge rural lifestyle expense which counters our current OCP. The current development proposal offers a large percentage of the Highlands populous living in a high density area with very little financial gain to the community. Also, the original development proposal misleads Highlander's into believing we would meet one of our foremost objectives, diversification of our tax base which did not fare as well.

In the end there is no gain to the Highlands only loss of our vision.

Angela Aarts-Faris.

Angela Aarts-Faris, MBA, CMA
Longview Consulting Ltd.
1201 Millstream Road
Victoria, B.C.
V9B 6J3
t 250.474.4559
f 250.474.4559

Rod Glover
368 Millstream Lake Rd
Victoria, B.C., V9B 6E9

May 8, 2007

Tracy Corbett
Senior Manager
CRD Regional Planning
625 Fisgard Street
P.O. Box 1000
Victoria, BC V8W 2S6

Dear CRD Board Members and Planning Staff:

Re: Regional Growth Strategy Amendment – Highlands Servicing Area

Thank you for the opportunity to comment on the proposed RGS amendment.

I wish to register my opposition the extension of the RUCSPA in the Highlands, and thus to the RGS Amendment as it now stands. The RUCSPA boundary change is incompatible with the rural nature of the District of Highlands and its role in the region, and the extension has become disconnected from the things that might have justified it.

The RUCSPA extension will enable LGB9 Bear Mountain to pursue a combined golf-course and housing development in the Highlands. The original justification for the extension was to support a hotel and some commercial development in the southern area of the Bear Mountain Highlands property. The rationale for allowing this kind of development was to diversify the District's tax base and to provide significantly increased tax revenues from the commercial properties.

Despite these heavily promoted justifications, the Bear Mountain project received major opposition within the Highlands. A substantial majority of submissions at both Public Hearings (January and June 2005) on the enabling bylaws were opposed. Council nevertheless passed the zoning bylaws and OCP amendment necessary to enable the Bear Mountain project. The only conceivable justification was, and remains, financial return. To date, no credible evidence that there is or was any financial necessity has ever been offered.

Now, two years later, the connection between the boundary extension and its financial justifications are close to zero. The disconnect has happened in two ways: geography and tax status.

First, the boundary extension includes all of the Bear Mountain property plus additional properties outside Bear Mountain, not just the proposed commercial area in the south. This is far too large an area for the purpose that allegedly justifies it. It also provides infrastructure and a

precedent for developing urban-serviced housing in a municipality that has staunchly, and wisely, chosen to reject such development in favour of rurally appropriate patterns of servicing. It is contrary to many of the early discussions that convinced people this development might be acceptable, and it sets up a dangerous precedent and infrastructure opportunity that could see further extensions enabling further dense development in the Highlands.

Second, the alleged commercial revenues that would emerge from enabling this development are in limbo.

Highlands Council recently commissioned KPMG to do a 10-year financial projection of the expected costs and returns of the proposed Bear Mountain project. It was received by Highlands Council on April 2, 2007, rather late in the decision process. According to the KPMG report, the Bear Mountain project when fully built out in 2017 will constitute 39% of the total Highlands population. This population will be housed in 150 houses and 250 proposed “condo units.” The tax status (residential vs. commercial) of these “condo units” is now unclear.

These condo units are a replacement for the original, widely-promoted “hotel” proposal. KPMG made the assumption that they would be residential, and there is currently no known way to ensure that they will not be. Thus far, electors have been offered as reassurance only rumours that similar units in other municipalities are being assessed as commercial property. Rumours and wishes are absolutely inadequate in this situation. No measure, including this RGS amendment, that enables the project to go ahead without solid guarantees about zoning and tax base should be approved.

Finally, the voting status of the residents of the 250 condo units is also unclear, with potentially serious negative impacts on future land use decisions in the Highlands. At minimum, each owner of a condo—therefore 250 people—will be able to vote, in addition to the adult residents of the 150 houses. This means that a substantial fraction of the Highlands voting population, possibly about one-third, will live in a wealthy, urban-oriented enclave, with closer physical and social connections to the extremely high-density development in Bear Mountain Langford than to the rest of the Highlands. This poses a serious problem in a municipality whose central values are rural life and protection of the natural environment. With a third of the voters disconnected from rural life, we must ask what kinds of values will be expressed through the Council members they elect and the decisions they support. With the proposed RUCSPA boundary extending the potential reach of urban density development so far, it is an even more serious threat. This is a concern not just within the Highlands, but also to the entire Capital Region which relies on the Highlands as a resource of open space, natural values, and rural life.

The RUCSPA boundary extension is clearly inconsistent with the intent of the Regional Growth Strategy. The extension brings serious problems and invites worse ones. Any justification for it has disappeared since it was first contemplated. For the sake of the Highlands community and for the greater good of the Capital Region, I beg the CRD Board to hold to the values of its Regional Growth Strategy and reject this amendment.

Sincerely,

(via e-mail)

Rod Glover



#710, 1055 West Georgia Street
Vancouver, BC V6E 3R5

Phone: (604) 644-8952
Fax: (604) 632-9939

May 8, 2007

Tracey Corbett
Senior Manager
CRD Regional Planning
625 Fisgard St
Victoria, BC
V8W 2S6

Dear Tracy:

Re: Otter Point Settlement Containment Boundaries and RGS Amendment

Otter Point has a water supply and quality issue that affects the community's residents. The proposed amendments to the Otter Point OCP identify settlement containment areas for consideration and adoption by the RGS as urban containment areas. The current OCP settlement containment areas do not allow a comprehensive long term plan to bring CRD water to Kemp Lake Water District and residential areas along Otter Point Road.

Our concern is that settlement areas lie in between settlement containment areas, resulting in a leap frog land use pattern that does not provide a contiguous path for the provision of CRD water. Consideration for the long term planning of water supply should be given to Otter Point Road residents, Kemp Lake Water District and to the Otter Point Fire Hall.

In addition, Kemp Lake Water District is also removed from the next settlement containment area, resulting again in no long term planning for how Kemp Lake Water District can be serviced by CRD water which will be required in the very near future.

Lastly, there is an opportunity for large land holdings like ours to help contribute to the capital costs of bringing CRD Water supply to the Otter Point Fire Hall and Kemp Lake Water district if we are included in the settlement containment areas rather than left as settlement areas.

We feel that the long term planning issues need to be addressed and settlement containment areas better defined so that CRD water can be brought to the community of Otter Point to meet it's long term water demand and improve both supply and quality for the residents.

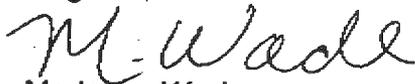
There is also an opportunity for the community to work with large land holding owners to contribute to the capital costs of bringing the CRD water infrastructure to the community and provide a community benefit to the residents of Otter Point.

We request that the RGS be revised to redefine the urban containment boundary for Otter Point by *reclassification of certain settlement area lands to settlement containment area lands* in order to provide a comprehensive long term planning solution for CRD water to Kemp Lake Water District and Otter Point Road residents. This will provide a real opportunity to construct and pay for the delivery of an essential service to the area, CRD water.

We would be pleased to meet with or become involved in any community stakeholder group on this matter.

Please contact me at 604-629-3892

Regards,



Marianne Wade
Development Manager
Canadian Horizons Land Investment Corp.

C.c. Kris Nichols, Manager Local Area Planning JDF Electoral Area Planning
Bob Lapham, GM Planning and Protective Services CRD

From: Bev <baconbits@islandnet.com>
To: <tcorbett@crd.bc.ca>
Date: 09/05/2007 10:32:45 PM
Subject: Regional Growth Strategy

Dear Tracy,

I have been referring to The Regional Growth Strategy in any debate with council in Metchosin that pertained to development. Councils come and go every three years and with our five-person council the deciding vote is often with one person. If I can't count on the Regional Growth Strategy to be a constant and guiding principle I feel that we are in a mess, dealing with each proposal on a case by case basis, with no overriding plan.

The Regional Growth Strategy, as I understand it, inhibits urban sprawl in favour of densification of existing urban areas. This makes so much sense from so many perspectives. Please don't tell me that this is not really an agreement.

If CRD has any practical utility as an umbrella organization which harmonizes the various communities it need not be afraid of having a development overview prevail. We cannot allow municipalities be ruined in the space of a three-year term of office of a particular pro-development councillor.

We cannot afford to lose any more trees or greenspace in the CRD. The trees are the lungs of our larger community. The trees protect our dwindling wetlands. The trees help to prevent erosion, drought, flooding, and landslides. The trees provide habitat for valued wildlife and beneficial birds and insects which are all doing necessary jobs.

I have viewed a note from you sent to Frank Mitchell re top-down vs. bottom-up management with respect to municipalities and CRD. In my opinion, if the CRD is only taking direction from the municipal councils of the day, then the CRD is of very little value compared to what it could be as a regulatory body. The CRD, I feel, should provide sober oversight in the best interest of all and consistent with best practices guidelines. The best practices with respect to development remain: curb urban sprawl and promote redevelopment and intensification in existing urban areas.

From: Linda <dlwebster@shaw.ca>
To: <tcorbett@crd.bc.ca>
Date: 09/05/2007 10:18:43 AM
Subject: Regional Growth Amendment

Linda Webster
5029 Stag Road
Victoria, BC V9E 1G7

May 9, 2007

Tracy Corbett Senior Manager
CRD Regional Planning
625 Fisgard Street
P.O. Box 1000
Victoria, BC V8W 2S6

Dear CRD Board Members and Planning Staff:

Re: Regional Growth Strategy Amendment - Highlands Area

Kindly register my opposition to the extension of the Regional Urban Containment boundary as it pertains to the District of Highlands. The original justifications for the extension, to support a hotel and some commercial development in the southern area and to provide diversification of the District's tax base, have been radically altered and are simply not supportable.

Clearly, longer term regional values are at stake versus short term developer gains. Please do not destroy the values that the CRD identified for the Highlands area: protection and promotion of green space, recreational areas, and the headwaters of major watersheds the Millstream,

Craigflower, Pease, Durrance Creek and Prospect Lake catchment areas.

Other residents have listed many more facts most succinctly; suffice to say, that as a resident of the Highlands for 39 year and 10 year member of the Highland Stewardship Foundation, I wholeheartedly urge the Board to uphold the existing RGS and reject this amendment.

Sincerely,

Linda Webster

(via e-mail)

From: Janet Williams <highjan@shaw.ca>
To: <regionalplanning@crd.bc.ca>
Date: 09/05/2007 10:26:45 PM
Subject: Regional Context Statement & Regional Urban Containment and Services Boundary

Tracy Corbett, Senior Manager
CRD Regional Planning
625 Fisgard Street, P.O. Box 1000
Victoria, BC V8W 2S6

May 9, 2007.

Dear CRD Board Members and Planning Staff:

Re: Regional Growth Strategy Amendment – Highlands Servicing Area

Thank you for the opportunity to comment on the proposed RGS amendment.

I wish to register my opposition the extension of the RUCSPA in the Highlands, and thus to the RGS Amendment as it now stands. The RUCSPA boundary change is incompatible with the rural nature of the District of Highlands and its role in the region.

The Highlands District was assured by the LGB9 developers that residential density for this project would be concentrated in the southern part of the property and that the extensive wetlands, Matson Lake and rocky uplands would be left intact, with 85 percent of the natural landscape left intact. As well, the northern area of the property was to retain its trails, act as a wildlife corridor and buffer to the rural, residential area along Finlayson Arm Road.

I therefore question why the entire property is included in the boundary extension. This does not seem to hold true to the intent and vision of the CRD's RGS.

Now Highlanders hear that the main reason this development was approved for, commercial tax gain, is in serious question, with condo units now being considered as residential by the province for tax purposes.

Highlands growth for the past ten years was set at 15 properties per year. This Bear Mountain development, with its proposed 150 residential properties component, represented another 10 years growth. However, other developments within Highlands continue apace. Contrary to rumours, the Highlands is not in any financial dire straights. There has been no rise in residential taxes since 1997.

In addition, during the OCP & Zoning Amendment process for Bear Mountain's Bylaws, in 2005, 572 eligible Highland voters did not support the Bear Mountain Bylaws and signed a petition to that effect, which was ignored by our previous Council.

Highlands's residents were not publicly consulted on the proposed extension of the CRD Regional Urban Containment & Services Boundary. As well, the Highlands Regional Context Statement is from the draft Highlands Official Community Plan (OCP) which has to date not been adopted by council. Last spring, the public did not see the Highlands Regional Context Statement. It went by letter to CRD staff from Highlands's staff and Mayor.

I entreat the CRD Planning & Protective Services Dept., and the CRD Board, to hold to the intent and vision of the CRD's Regional Growth

Strategy and reduce the boundary to include only the urban type density proposed for the southern portion of the property, where a hotel was to be built, and hope as we have been assured recently by the developer's agent, Les Bjola, that the original commercial component we were sold on materializes.

Thanking you in advance for your careful consideration of this unprecedented change to our rural community. Please limit the extension of the containment and servicing boundary to the southern half of the Bear Mountain property in this once beautiful watershed that used to thrive with intact forest and wetlands surrounding the Millstream bowl in the eastern shadow of Mt. Finlayson.

Sincerely,

via email

Janet Williams
2281 Bukin Place
19 year resident of Highlands
54 year resident of the CRD

From: Marcie McLean <marciemclean@shaw.ca>
To: <regionalplanning@crd.bc.ca>
Date: 09/05/2007 9:11:25 PM
Subject: Highlands proposed Regional Growth Strategy Amendment

Attention: Tracy Corbett

To: Tracy Corbett, CRD: Senior Planner

From: D. Maxwell, 1321 Millstream Rd., Victoria, BC, V9B 6G1

Subject: proposed Highlands RGS Amendment

Dear Ms Corbett,

I do not support the proposed Highlands amendment for the Regional Urban Containment & Services Boundary.

And I do not support the Highlands Regional Context Statement in the Highlands DRAFT Official Community Plan (OCP).

I do not support the Highlands Regional Context Statement which Highlands's staff and mayor sent to the CRD.

I was one of the 572 Highland residents who opposed the OCP & Zoning Amendment Bylaws for the Bear Mountain Comprehensive Development proposed for the Highlands.

Highlands Council of the day, chose to ignore the input of a majority of true resident, Highland eligible voters, on the matter of the Bear Mountain (LGB9) Bylaws. It is indeed unfortunate that a council can legally do so, and function on their own agenda.

That can be the only clear assumption since the Bear Mountain Bylaws were/are in such conflict with the existing Highlands

1997 OCP.

Now, the UNADOPTED Highlands Draft OCP, is being manipulated without public input with the Highlands Regional Context Statement. This is unacceptable!

However, it is clear that councils will do and can do as they choose, and

there is unfortunately nothing that residents can legally do about that. I have to ask myself, who are they representing?

Much incorrect and invalid financial information has floated around this community, and out of our current mayor's mouth.

In an attempt to convince the CRD Planning staff, and, CRD Board that Highlands financially needs the cash flow from Bear

Mountain, this simply is untrue. And, as your Regional Planning & Protective Services Report to the CRD Board in early 2006

noted, the District of Highlands staff and mayor did not sufficiently prove on paper what they had to say verbally. I believe

this is called "lip service".

What distresses me is that a single one majority vote by the CRD Board bought into this pack of lies.

And what even furthermore distresses me is the CRD Board could not even uphold the intent and vision of its own CRD, Regional Growth Strategy! Come on people, what is up with that?

Our current mayor bragged proudly that he lobbied each and every one of the CRD Directors on the matter of the Highlands Regional Context Statement. Yep, that sure is something to be proud of!

I do not wish to see more urban sprawl, especially in the Highlands, and especially where there is no existing infrastructure.

I do not want to see ecosystems continued to be altered and destroyed especially in a natural environment area such as the Highlands, and especially for rich people's homes, and a wasteful rich person's sport such as golf.

And further more, how do you expect residents to conserve water, when owners of golf courses are permitted to waste valuable water?

Highlands's residents were not even provided with an opportunity of public consultation on a draft Regional Context Statement,

before staff sent it off to the CRD. I wonder why that process was done that way?

Highland residents were not publicly consulted on Highlands proposed amendment to the Regional Urban Containment and Servicing Boundary before it too was sent of by staff to the CRD.

Again, I have to wonder why the process went that way.

Shouldn't residents be consulted on such very important and significant matters that can change all aspect of their community?

so much!! I believe so, is there not such a requirement under the Local Government Act, or, the Community Charter?

No, I do not support public or private water possibly being brought into the District of Highlands.

I do not support sewers possibly brought into the District of Highlands.

I do not support any urban containment boundary adjustment into the District of Highlands.

This area is also a huge component of the Millstream Watershed, don't you people care about that!!

We shouldn't even have to waste our time doing this.

Highlands's council should have acted accordingly and advised the developer that his plan was in too much contravention of the Highlands OCP, and sent him back to the drawing board.

But no, a majority of Highlands's council bends over backwards for the developers, for the speculators.

A consultant and a number of municipal planners (and a few large lot owners in the Highlands) have even crafted a draft OCP especially friendly for developers and property owners of large lots, now is that really for the benefit of the Highlands

community?

I wouldn't believe that for one second!

Please support the Regional Growth Strategy as it is written!!

From: Ron MacIsaac <ron@macisaaclaw.ca>
To: <tcorbett@crd.bc.ca>
Date: 09/05/2007 11:55:03 AM
Subject: re proposed RGS AMENDMENT

here are my views on the above:

encourages urban sprawl..excessive traffic (.note Bear Mt. now estimates their project will contribute about \$1,500.000 less to the municipality than they estimated before they had zoning approval from Council.)

there has been enormous reduction of the ALR in Sooke....and Forest Land Reserve and Provincial Capital Commission lands in Langford with pool, cave and intact old forest should be protected not used for a bear mt interchange....make environmental protection and quality of life a consideration.

Ron MacIsaac 2946 leigh road
Langford

Within settlement areas
identified by EA OCP's
~~new~~ development should
not exceed the density
designated by OCP's and
shall not be serviced by
CW or CS extensions except
for Envr. or Health reasons
or to reconcile existing
land use and subdivision
provisions.

Spencer Middle School
100 Bell Ave

11 10 1.3

Re 1

Mar 20

to Minister

Δ de Denise Blacker



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604-660-7000
Fax: 604-660-7033
www.alc.gov.bc.ca

April 26, 2007

Please reply to the attention of Roger Cheetham

Tracy K. Corbett, MCIP
Senior Planner
CRD Regional Planning
Capital Regional District
524 Yates St.
Victoria, BC V8W 2S6

Dear Madam:

Re: Proposed Amendments to the Capital Regional Growth Strategy

Our Ref: #C – 30796; Your File No. 11.10.1.3

Thank you for your letter dated 10th April 2007. We do not consider that the Commission's interests are affected by the proposed changes and we accordingly have no specific comments to make thereon.

When the Commission first reviewed the plan in 2001 it had a number of reservations with regard to what it regarded as important elements of the plan, namely the mechanisms for ensuring timely implementation. It is noted that no major changes to the implementation section are proposed other than to increase the time frame under 1-2 from 2 to 5 years. This suggests there is general satisfaction with this aspect of the plan.

In view of the Commission's earlier reservations we would be interested in receiving your comments. In particular, as some of the positive aspects of the plan relating to agriculture are dependent upon a regional economic development strategy that was to be adopted within two years, we would be interested in knowing what progress has been made in this regard.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

Cc: Ministry of Agriculture and Lands, Rob Kline, Regional Agrologist, Victoria

RC/lv
30796m7

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 9-May-07

From:

Shannon West
404/20 Olympia Ave
Victoria, BC V8V 2N4

Municipality:

Victoria

Comments:

As a University of Victoria student with an interest in sustainable development, I have had the opportunity to study the RGS including the proposed amendments. I believe it is essential that the urban containment boundaries are maintained for as long as possible in order to achieve the Strategies' density and transportation goals. I believe the initial strategy was a huge step forward in terms of growth planning and the CRD has the potential to be a leader in the sustainable development field, but this will require the council to stand firm on the principals of smart growth rather than cave to short-term development gains.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 3/31/2007

From:

Maureen Nelson
2866 Denewood Place
Shirley, BC V0S 1N0

Municipality:

Juan de Fuca EA

Comments:

I was the Chair for the Shirley/Jordan River OCP Committee for the three year process. Reference: the proposed amendment focusing on the settlement containment areas in the Juan de Fuca Electoral Area as designated in the Official Community Plans for East Sooke and Otter Point. I assume there was an inadvertent omission in leaving out the Shirley/Jordan River OCP. Our communities were very adamant that the settlement containment areas be reinstated in our OCP and should never have been removed without the Committee's and public's input. Please advise that the settlement containment areas for Shirley/Jordan River will be included in the amendments. Thank you.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 11-Apr-07

From:

Terrence Tobin
580 Michael Road
Victoria, BC V9B 6E8

Municipality:

Highlands

Comments:

The following comments are partially excerpted from my letter of March 2005 to Mr. Mark Hornell, MCIP, Director of Regional Planning, Capital Regional District. I have updated a few items to reflect the current situation.

I am taking this opportunity at this stage of the RGS amendment process to reiterate the concerns my wife and I have regarding amendment #1, which proposes to extend the urban containment boundary to allow for a high density residential and golf course development in the south Highlands. We urge the CRD and all member communities to consider the following:

1. Does not align with the RGS. The members of the capital regional district have, through the RGS, agreed that Highlands should be left outside of the urban containment boundary in support of it being considered a greenbelt pool for the region, and to contain high density development in areas that are more cost effective to service. The proposed development would require a significant extension of the containment boundary, having a substantial impact on the amount of greenbelt and incurring higher servicing costs.
2. Does not align with the original Highlands community plan (OCP). The development does not seem to align at all with the original Highlands official community plan (OCP), a plan that the majority of residents took part in helping define and who had indicated approval for. That plan did not allow for a golf course development with integrated dense tracts of housing and hotel facilities requiring clearing of significant areas of forest, significant reduction of wildlife corridors, and potential risk to important aquifers. (Recent changes to the OCP have been proposed by Highlands council to allow for this development.)
3. Could jeopardize the long term success of the RGS and OCP. Allowing this development would set a precedent that may make it more likely that further high density "development creep" will occur. Supporting a decision in which a council has made a special case for such a radical departure from both a community plan and regional growth strategy may send a signal to the Highlands and other member communities that such special cases are allowed and even encouraged.

4. My wife and I continue to believe that most residents still oppose the golf course / residential development plan in its current form, and therefore those on council that support the plan are not representing the wishes of the majority of the community. Many of us stood up and voiced our concerns at public hearings. Many of those suggested that they may be willing to accept the development if significant changes were made to the plan to reduce residential density.

My wife and I are not against a reasonable level of development. In fact, we believe we are among a majority of residents that believe the community can continue with its plan to maintain its semi-rural character and unique environment while accommodating moderate growth to sustain the tax base required to support required services. Our concern regarding the current development proposal is that it represents aggressive growth that appears to be weighted far more heavily toward the commercial benefit to its proponents than on a fit with the goals and values of the community and region. Much of the focus of the LGB9 group's approach in attaining approval has been on presenting the development as a source of local employment opportunities and a solution to the district's future tax challenges (both of which many residents seem to believe have been greatly exaggerated) rather than on the alignment or misalignment with growth and environmental protection plans.

It may be that further changes to the development proposal can offer a compromise that will meet the needs of the developer, the community and the region; however, we urge the CRD and its member communities to reject any change to the urban containment boundary that would be necessary to allow the development, as currently proposed, to proceed.

Thank you for your time and consideration.

Terrence Tobin

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 12-Apr-07

From:

kathleen wilkins
4745 Rosehill Road
Victoria, BC V8Z 5N2

Municipality:

Saanich

Comments:

I would like to better understand the distribution of crown forest and managed forest lands. the legend of map 4 of draft 1 of the amended rgs does not segregate them. i would further like to learn more about managed forest lands, are they private or public? were these lands previously part of the forest reserve?

something that concerns me greatly is that consideration is being given to allow the highlands to extend their urban containment boundary in order to aid further residential development. we are in a position to make decisions that will increase the sustainability of not only our community, but our planet. any further development of skirt mountain would seem to fly in the face of many of the strategic initiatives described in the regional growth strategy. further development will not protect the rural integrity of the highlands. further development threatens sensitive watersheds and ecosystems. the development to date is not "work/live" and does nothing to build a complete community. as for housing affordability, please lets be serious here. all in all a very bad idea.
sincerely,
kathleen wilkins

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 12-Apr-07

From:

greg holloway
4745 Rosehill Rd
Victoria, BC V8Z 5N2

Municipality:

Saanich

Comments:

first, i found the apr 11 info meeting really helpful in terms of beginning to understand relationships among CRD and municipalities.

second, i'm concerned about how items become proposed amendments. when others at apr 11 asked, replies tended to be only (a) CRD board directed staff to prepare amendments and (b) amendments are only proposed, not committed. what worries me is with whom and how effectively general public can raise issues about the alignment of proposed changes with stated CRD objectives. a concern is that maps are redrawn, maybe the public isn't vigilant, and "proposed" amendments become the new "plan".

i hope to learn how to make effective input.

especially i'm anxious about change 1 to map 3 (extending RUCSPA) and change C to map 4 (conversion from Green Space to Bear Mtn interchange).

both of these seem nearly directly opposed to the integrated initiatives which were so well presented at apr 11 meeting:

- 1) keep urban settlement compact
- 2) protect green / blue space, managing environment sustainably
- 3) improving housing affordability
- 4) increasing transportation choice

i should think change 1, map 3 and change C, map 4 can only

- 1) encourage sprawl,
- 2) destroy much of the premier, near-victoria natural area,
- 3) generate high-end housing
- 4) aggravate over-dependence on automobiles.

there was a question asking why this major change was being pushed at this time before an upcoming comprehensive CRD plan review. staff reply, as i recall, was that the developer (Bear

Mtn interests) sought assurances now for their next expansion phase. together with seemingly easy acceptance by CRD to advance the proposed amendments, this is quite worrying for me.

a further concern is precedent. if RUCSPA proves easily enlargeable as presently proposed, how strong is RUCSPA elsewhere?

from a general perspective to guide environmentally benign, less automobile-dependent CRD, from global perspective to contain our regional carbon footprint, and in terms of CRD's own stated objectives, extending RUCSPA with the Bear Mtn interchange seems exactly what we should NOT be doing.

i'm eager to learn better how the general public can respond. i appreciate the information presented apr 11 and this opportunity to provide comment. thank you.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 4/20/2007

From:

Ron Rayner
2649 Savory Rd
Victoria, BC V9B 5Y4

Municipality:

Langford

Comments:

I am totally opposed to the expansion of CRD services to the Bear Mt. property in the Highlands. For one thing, they keep buying more forested land in Langford and getting it re-zoned for much higher densities. Is there any guarantee they won't do the same thing in the Highlands, and come knocking on the CRD's door in a few years asking for another extension of the urban containment boundary? Both Langford and the Highlands have very pro-development councils, so their OCP is a "flexible" document (to paraphrase Mayor Stewart Young). They keep turning forests into flat, blasted gravel yards so the construction is cheap and easy. The entire Bear Mt development is a horrible example of unsustainable, urban sprawl and is contrary to the highest priorities of the Amended Regional growth Strategy (i.e., #1, contain urban settlement, protect rural areas, protect regional green/blue areas). There is no transit service. The CRD needs to take a long term view and not let individual municipalities continue to permit unsustainable development and urban sprawl.

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The following comments were received from the web survey only.

Received: 4/21/2007

From:

David Mackas
746 Cale Pike
Victoria, BC V9B 6G5

Municipality:

Highlands

Comments:

I have serious reservations about extension of water and sewer servicing into the Highlands on the west side of Millstream Road (the Bear Mountain/LGB9 development). I (and 49-51% of the other Highlands residents) opposed the amount and distribution of housing density allowed by the rezoning of this property. I also fear, based on what I've seen on the Langford side, that if the Highlands portion is fully serviced, the present LGB9 proposal will be only a starting point. The main water demand by this property was and is for the irrigation of the two (Highlands and Langford) 18 hole golf courses. This drain on the aquifer will not be remedied by pipes to houses, condos and cabins. All that will happen is to open the door for more and more roofs and roads.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 3-May-07

From:

Frank Mitchell
530 Witty Beach Road
Victoria, BC V9C 4H8

Municipality:

Metchosin

Comments:

The proposed RGS amendment represents a massive step backward from the anti-sprawl thrust of the Regional Growth Strategy.

Please modify the draft in the following minimum respects:

1. shrink the Highlands areas to be included in the Regional Urban Containment and Servicing Policy Area (RUCSPA) for Bear Mountain Development altogether, or at a minimum to the area required for purely commercial development (not the residential development now proposed at Bear Mountain).
2. Eliminate or at least reduce the Pro-sprawl changes in the Juan de Fuca Electoral Area, namely, (a) forbid conversion of much of the Otter Point-Jordan River coasta; area from forest lands (100+ HA lots) to settlement containment areas (1HQ and 2HA lots), with the right to public water, (b) remove the right to public water in the E. Sooke settlement containment areas, (c) reduce the areas to be converted from Forest to settlement in the Port Renfrew area.

(By allowing smaller lots, and providing public water, we guarantee that the settlement containment areas will be extended. I would note that the supply of public water in Metchosin is entirely different: Metchosin has not increased allowable densities since incorporation, whereas the changes mentioned above all represent large increases in residential density and sprawl.)

3. ADD parks and other protected areas if some lands must be removed from Forest Land Reserve ? and ensure that minimum lot sizes remain large (e.g. 100 HA).
4. Do not approve conversion of Forest Land Reserve and Provincial Capital Commission lands in Langford to residential development (areas above the so-called Spencer interchange). These changes would reduce sprawl and protect the environment and native cultural heritage.

I'd also be happy if the major excisions of ALR lands in Sooke could be reversed, but I appreciate this is beyond CRD's powers.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 4/26/2007

From:

Ian McKenzie
1139 Lippincott Rd
Victoria, BC V9C 2Z6

Municipality:

Langford

Comments:

I disagree completely with removal of any and all land from the Forest Land Use designation anywhere in the Capitol Region District. The proposed RGS amendment will only encourage urban sprawl and lead to greater loss of greenhouse gas absorption areas. As well this will increase the dependence on vehicle transportation and increase greenhouse gas emissions. We should be encouraging the preservation of our forest and agricultural lands for local food security, reductions in greenhouse gases, and preservation of wildlife and species diversity.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 1-May-07

From:

Mandy Schuttinga
1617 Millstream Road
Victoria, BC V9B 6G4

Municipality:

Highlands

Comments:

I support the amendment to include the Bear Mountain and several other south Highlands properties in the Urban Containment Boundary, thereby allowing them to receive piped services.

As a member of the volunteer Highlands Fire Department, allowing piped water to other south Highlands properties such as the Industrial Park, as well as Bear Mountain, would help us greatly as water supplies are limited in most of the Highlands. We have water supplies such as lakes and dry hydrants, but they are not a guaranteed supply as piped water.

Thank you for accepting my comments and again, I support this amendment.

Mandy Schuttinga

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 2-May-07

From:

Linda Bennett
8560 Moxon Terrace
North Saanich, BC V8L 1K6

Municipality:

North Saanich

Comments:

I live in North Saanich near the Central Saanich border where a new development is being proposed.

According to the CRD Growth Strategy, North Saanich is outside RUCSPA and I believe that is to keep the density low to keep the pressures off ALR land. Our Municipality is not expected to take on any growth and I agree with that. RUCSPA does extend into Central Saanich but not as far as this development. I would like to see the borders stay as shown in your amended Feb 2007 CRD Regional Growth Strategy report. But I believe C Saanich has not finalized their OCP so I'm a bit nervous that they might just ask that you extend RUCSPA so the development can go.

If RUCSPA is extended in Central Saanich, this puts a strain on our infrastructures that are meant for rural populations. For example, the new development being proposed by Vantreights for Condos, Townhouses, and single family dwellings totalling 321 units will exit on Aldous & possibly Bourne because, it appears, Central Saanich does not want it exiting on East Saanich Road. However, all traffic travelling north (to Sidney, Airport, Ferries, etc) have no choice but to travel on East Saanich Road between Lowe and McTavish--right in front of the New School being built on Forest Park. And, the roads are not collector roads that take them there. You cannot get onto Pat Bay Highway going North until you drive through the communities that take you to McTavish.

A development of this magnitude invites future conflict and pressures on the farmland that it borders even with Right to Farm legislation.

Also, the School District #63 has not accounted for the possibly 800 extra people (321 units x 2.4 people) so the pressures on our greenspace now that they are building a new school on lands adjoining ALR and possibly selling a putting up houses on the sports fields of our nearby Sansbury School...

We are caught between municipal borders and a School Board that spans a large area. There appears to be a bit of a mess in the South East Quadrant of North Saanich with respect to growth strategies unless you are able to keep the last revision intact for the Peninsula.

Thank you - Linda Bennett, 8560 Moxon Terrace

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 3-May-07

From:

Eric Herbert
137 Ross-Durrance Rd.
Victoria, BC V9E 2A3

Municipality:

Highlands

Comments:

I am concerned about extending the Urban Containment Boundary; it is my understanding that the Bear Mountain development people originally indicated that they wanted piped water and sewage services for their development plus the light industrial area nearby. Now it is my understanding (from having attended a recent information meeting in the Highlands), the request is for a larger urban containment boundary to include more properties than those originally planned. I am very concerned that this will be the 'thin edge of the wedge', and it might be increasingly easy to further extend the boundary at later dates. Piped water is not part of the O.C.P. for the Highlands, and extensions of piped water could lead to much more development, which would destroy the rural character of the Municipality I care so much about. Thank you for your consideration. Sheila Herbert.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 3-May-07

From:

Karen Hoffman
2916 Corrine Place
Victoria, BC V9B 4R7

Municipality:

Langford

Comments:

I am opposed to removing either capital commission or forest reserve lands from their current designation in order to effectively increase urban sprawl. I am also opposed to altering the urban containment boundary. I do not accept that there is a valid need to expand municipal water to currently unserved areas.

There seems to be an agenda here that is driven by profit hungry developers with no regard for the quality of life and location that we enjoy here in the CRD. With the very real threat being faced by our planet by global warming, how can the members of the CRD board even consider these disastrous proposals?

I am aghast!
K. Hoffman

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The following comments were received from the web survey only.

Received: 4-May-07

From:

Caspar Davis
16-949 Pemberton Road
Victoria, BC V8S 3R5

Municipality:

Victoria

Comments:

While I found the slides very difficult to follow due to shortage of legends, it is clear that the changes proposed with respect to Sooke, Port Renfrew, Langford, and the Highlands will greatly encourage sprawl. Sprawl has always been a bad idea. One of the main objectives of the RGS has historically been to limit and discourage sprawl. In 2007, when we are acutely aware of the threats of global warming not only to the planet as a whole but to much of our region - including James Bay and the Gorge among many other places - we must be even more vigilant about preventing sprawl. Locally, transportation is the major contributor to greenhouse gases; moreover the price of energy is rising rapidly. Automobile-based development is just plain stupid when we are trying to limit greenhouse gas emissions, and in an era when the rising price of energy will make it increasingly impractical. Future growth MUST be planned around public transportation corridors, including bus, rail, and LRT. We have a duty to ourselves and to our grandchildren to ensure that future growth in our region is SMART, not stupid. Smart growth is all about enhancing the quality of life in residential areas by making them more self-contained, with facilities for social interaction, employment and shopping integrated with housing in clusters focused on transportation nodes. Stupid growth is what we have done for the last 60 years - building communities that discourage interaction with our neighbours and that are totally dependent on the automobile. Climate change also means that water will be more and more of an issue as the years go by. Any changes to the RGS must be considered through the lenses of climate change and increasingly expensive energy - and scarcer water. Many of the changes proposed make no sense when looked at in the light of the future rather than the (now rapidly fading) past.

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The following comments were received from the web survey only.

Received: 4-May-07

From:

Norman Mogensen
3760 Crestview Road
Victoria, BC V8P 5C6

Municipality:

Saanich

Comments:

Extending the sprawl (urban cancer) of Greater Victoria is complete madness, in that it ignores the harsh realities that are emerging with respect to climate change and the general environmental destruction that we are causing.

Much of our reaction to these threats must take place at the local level. Ignore pressures from land speculators and developers and protect the wider public and biosphere interests. The smart ones can make money from that too, if gratifying their greed is important to you.

Be states(persons) and do the honourable thing. Our society and lifestyles must undergo radical change now to ensure a viable future for our grandchildren. Please lead the necessary changes and do not expand the urban (settled)footprint. Do what is right or resign to make way for someone who will.

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The following comments were received from the web survey only.

Received: 9-May-07

From:

Patricia Woodall
1011 Moss Street
Victoria, BC V8V 4P2

Municipality:

Victoria

Comments:

I oppose the amendment to the by-law that would see the extension of water and sewer into the Highlands.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 5-May-07

From:

Linda Webster
5029 Stag Road
Victoria, BC V9E 1G7

Municipality:

Highlands

Comments:

RE: Urban Containment Boundary adjustment in Highlands to accommodate Bear Mountain Development.

I feel that Bear Mountain Developers have NOT been open and transparent with Highland residents. Until Highland residents are assured that the development proposed is financially beneficial and in character with maintenance of our rural lifestyle, any approval to move the Urban Containment Boundary should be postponed.

Amendment of the RGS to allow piped services to a development that is NOT suitable (as currently proposed...and keeps changing), is tantamount to "death by a thousand cuts" to our low density, Highlands rural lifestyle.

I urge the CRD to keep the big picture (whole southern Vancouver Island) in mind. Density receiving for Colwood/Langford is expected; for Metchosin/Highlands it is not appropriate.

Thank you for considering the legacy we'll be leaving/or not, for future generations.

Linda Webster
Highland resident since 1970.

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The following comments were received from the web survey only.

Received: 6-May-07

From:

Jennie Milligan
4376 Fieldmont Place
Victoria, BC V8N 4Z3

Municipality:

Saanich

Comments:

Dear Ms. Corbett:

I am no expert in urban planning, but I am a local citizen who is very concerned by the disappearing green space I see on your maps (in the power point presentation).

In general, I am opposed to expanding human settlement in the suburban areas surrounding Victoria. Sprawl is a blight on the land. It encourages more driving and with driving comes air pollution, traffic congestion and car accidents. Encouraging sprawl with climate change underway and peak oil fast approaching is irrational.

I was glad to see some provision for increasing the amount of housing in core municipalities (Saanich, Oak Bay, etc.). However, I am concerned that the reference to "ground-oriented" housing means that densification will not occur. As a resident of Saanich, I would hate to see parks and ALR land eaten up when low-rise apartment buildings could be built instead.

Thank you,

Jennie Milligan, BA, LLB

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The following comments were received from the web survey only.

Received: 6-May-07

From:

Janet Hughes
176 Ross Durrance Rd
Victoria, BC V9E 2A3

Municipality:

Highlands

Comments:

I am opposed to the Inclusion of the proposed Highlands Servicing Area within the Regional Urban Containment and Servicing Policy Area. If piped water is brought to this area it will result in development density inappropriate to this area, and which goes against the wishes of the a large portion of the community.

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The following comments were received from the web survey only.

Received: 6-May-07

From:

Chris Bennett
2-475 Head Street
Victoria, BC V9A 5S1

Municipality:

Esquimalt

Comments:

I am surprised at the proposed revisions to the Regional Growth Strategy that appear to fly in the face of techniques to protect our dwindling green areas, limit urban sprawl, and achieve a balanced management approach. I think Vicky Husband's recent op-ed piece in the T-C put things in perspective for one of the areas in question. In general, one of the greatest threats to our planet through climate change and pollution is caused by mindless growth. CONverting our forests into suburban lots serviced by a private car infrastructure is unsustainable. I urge you to reconsider this ammendment and continue with a policy of reasoned and careful planning, no matter how difficult this is in the face of commercial pressures. Our quality of life and that of the planet depend on this!

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The following comments were received from the web survey only.

Received: 6-May-07

From:

Pattie Whitehouse
635 Lost Lake Rd.
Victoria, BC V9B 6E3

Municipality:

Highlands

Comments:

I oppose the amendment of the RGS to allow urban encroachment into what every municipality in the region agreed should be rural areas.

I especially oppose amendment of the RGS to accommodate the Bear Mountain development in the Highlands. I would consider supporting a small extension of the servicing boundary for a compact resort and much smaller residential development on the southern portion of the Bear Mountain lands, but not the massive, destructive, unsustainable development forced upon the community against its will by a bare majority of council. The encroachment might be more justifiable were the Highlands community solidly in favour of it, but all indications are that that is not the case. The majority of submissions to public hearings on the Bear Mountain rezoning opposed the development as presented ? and a large number of supporters of the rezoning were people involved with Bear Mountain who are not members of the Highlands community.

I oppose as well the extension of the servicing boundary to include properties outside the Bear Mountain lands. The community was never consulted on this proposed extension, and it is contrary to the principles on which the Hanington Creek development, in particular, was approved ? that it would be self sufficient for servicing, in accordance with the capacity of the land to sustain it.

What is the point of having a regional growth strategy if it's not honoured?

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 7-May-07

From:

Aileen McConnell
750 Pears Road
Victoria, BC V9C 3Z8

Municipality:

Metchosin

Comments:

Re

1. Too much of Highlands is being added into RUCPSA

This whole area seems to be an uncontrollable and unmanaged state of continuing expansion and drive to more urban sprawl. It must be noted that the Former Bear Mountain estimated contribution to that Municipality (in light of which zone change was granted) has been significantly reduced. One has to wonder and ask... " Where is the RGS, and what has happened to all those good intentions of increasing density in an inner core, and the maintaining of a surrounding green periphery?"

2. Juan de Fuca Electoral Area

Changes from Forest Lands to Settlement Containment Areas with right to public water... again beyond RGS plans.

ABSENT FROM THE CHANGES: additional parks or other protection for green areas removed from Forest Land Reserve.

3. East Sooke.... Stop the increase in right to public water, as that opens the door of increasing pressure for land use.

4. LANGFORD... Conversion of Forest Land Reserve and Provincial Capital Commission lands to residential development, eg in areas above the so-called Spencer interchange, is going to impinge on Cultural Rights, and just make more urban sprawl with increasing transportation and traffic problems for the entire western community.

Much thought went into the RGS, and it should not be scrapped piece by piece. CRD still has the time and the opportunity to show some real foresight and leadership as Greater Victoria's future is being molded and changed daily right in front of all our eyes.

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The following comments were received from the web survey only.

Received: 7-May-07

From:

Suzanne Bowen
3439 Fulton Road
Victoria, BC V9C 3N2

Municipality:

Colwood

Comments:

I feel more research needs to be done regarding the Bear Mountain interchange as it will affect various ecosystems which have red-listed and blue-listed species (on both sides of the Trans-Canada) as well as a 40 metre cave. The cave is on Provincial Capital Commission land and the original intent there was to preserve green spaces so converting to residential land goes against the original intent.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 7-May-07

From:

Emma Taylor
7884 East Glen Place
Otter Point, BC V0S 1N0

Municipality:

Juan de Fuca EA

Comments:

1. shrink the Highlands areas to be included in the Regional Urban Containment and Servicing Policy Area (RUCSPA) for Bear Mountain Development altogether, or at a minimum to the area required for purely commercial development (not the residential development now proposed at Bear Mountain).
2. Eliminate the Pro-sprawl changes in the Juan de Fuca Electoral Area, namely, (a) remove conversion of ALL of the Otter Point-Jordan River coastal area from forest lands (100+ HA lots) to settlement containment areas with the right to public water, (b) remove the right to public water in the E. Sooke settlement containment areas, (c) remove the areas to be converted from Forest to settlement in the Port Renfrew area.
3. ADD PARKS and other protected areas if some lands must be removed from Forest Land Reserve - and ensure that minimum lot sizes remain large (e.g. 100 HA). There is currently on 2.5% of the land base as park in the JdF EA, well below the provincial target of 12%! Currently, CRD Regional Parks does not have any interest in looking at establishing parks west of the Sooke River! We need protected wilderness and sustainable forest practices, NOT HOUSES!
4. Do not approve conversion of Forest Land Reserve and Provincial Capital Commission lands in Langford to residential development (areas above the so-called Spencer interchange). These changes would reduce sprawl and protect the environment and native cultural heritage.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 7-May-07

From:

Marti & Bernie Martin-Wood
4768 William Head Rd
Metchosin, BC V9C 3Y7

Municipality:

Metchosin

Comments:

We are alarmed that these amendments are diluting the principle of urban containment. Particularly in the Highlands, Otter Point, and Sooke areas. It's looking more like "Urban Accommodation" rather than Urban Containment. Where's the containment??

At what point do you even start to wonder if there will be enough water for these new homes? What about roads, public transit? and above all energy consumption.

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The following comments were received from the web survey only.

Received: 7-May-07

From:

Piotr Bein
15418 28 Avenue
Surrey, BC V4P 1G2

Municipality:

Comments:

When the densification strategy came into effect in Greater Vancouver years ago, and the implementation results became visible, they gave reasons to rejoice in changing our ways to more sustainable ones.

CRD's amendments to the RGS are regressive, with unreversible, potentially serious consequences. We need the farmlands, forests and other natural capital for long-term survival. The developers and the politicians and bureaucrats who go along with turning natural lands into yet more of unsustainable tracts, don't have enough intelligence to grasp it.

These public probes are a window dressing. The destroyers will proceed by all means they can find, as they only see personal and corporate profit.

CRD aligns itself with the profit-seekers. I familiarized myself recently with the CRD "strategy" of basically redirecting the region's sewage from the Strait onto the land, in form of after-treatment solids. Sustainable, cheaper and socially-environmentally beneficial methods of sewage treatment exist, but a CRD "stakeholder participation process" has ignored them, making mockery of the ostensibly participatory process.

Our governments increasingly depart from the aspirations of the constituencies, in a climate of sprawling corporatism.

Piotr Bein, PhD, PEng
former chief transportation planning economist with the BC Ministry of Transportation and Highways

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

Paul Weyer
3702 Blue Valley Road
Victoria, BC V9E 1C8

Municipality:

Highlands

Comments:

I wish to voice my opposition to the extension of the urban containment boundary in the Highlands (ie the RGS Amendment) as laid out.

This urban boundary change is incompatible with the rural nature of the District of Highlands, and its role in the region.

The Bear Mountain project, as outlined by Les Bjola to the Highlands, received major opposition by Highlands residents. A good majority of submissions at both Public Hearings in 2005 on the enabling bylaws were opposed.

The proposal, which in 2005, promised to the community substantial monies, and a limited number of doors, appears now to be failing our rural community on both counts. The recent report by KPMG (submitted to Highlands council in April 2007) highlights the revenues to be drastically less than originally forecast at previous public hearings.

The number of voters that may also come out of the "ambiguous" timeshares, plus original homes, would ensure that this group of residents will be able to dominant our municipality, as their issues, through their voting block, will be on their minds at election times. This is a serious problem for the Highlands, where a rural lifestyle, protection of the natural environment, and a connection to the land dominates.

Once water and sewer services are in place, what would stop other further densification from occurring? The Highlands recent elections prove that municipal Councils will push our own density higher. Councils will also push our urban boundaries, including the current push to enlarge our urban containment boundary from the Highland's Industrial Park to include Bear Mountain, and other neighboring properties. Also, where and when will this urban containment boundary stop? Who will stop the boundary from moving in the future if future Councils wish to move it further into the Highlands?

This urban boundary extension is clearly inconsistent with the intent of the Regional Growth Strategy. For the sake of the nature of the Highlands and the balance of the Capital Region, I request the CRD Board to hold to the values of its Regional Growth Strategy and reject this amendment.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 7-May-07

From:

Rafe Sunshine
#304 - 1653 Oak Bay Ave.
Victoria, BC V8R 1B5

Municipality:

Victoria

Comments:

The Amended Regional Growth Plan has several faults in it and all of them will lead to massive overuse of the roads, water, sewage and other infrastructures of the RGS area.

The proposed RGS amendment represents a massive step backward from the anti-sprawl thrust of the Regional Growth Strategy.

Please modify the draft in the following minimum respects:

1. Shrink the Highlands areas to be included in the Regional Urban Containment and Servicing Policy Area (RUCSPA) for Bear Mountain Development altogether, or at a minimum to the area required for purely commercial development (not the residential development now proposed at Bear Mountain).
2. Eliminate, or, at least reduce the Pro-sprawl changes in the Juan de Fuca Electoral Area, namely, (a) forbid conversion of much of the Otter Point-Jordan River coastal area from forest lands (100+HA lots) to settlement containment areas (1HQ and 2HA lots), with the right to public water, (b) remove the right to public water in the E. Sooke settlement containment areas, (c) reduce the areas to be converted from Forest to settlement in the Port Renfrew area.
(By allowing smaller lots, and providing public water, we guarantee that the settlement containment areas will be extended. I would note that the supply of public water in Metchosin is entirely different: Metchosin has not increased allowable densities since incorporation, whereas the changes mentioned above all represent large increases in residential density and sprawl.)
3. ADD parks and other protected areas if some lands must be removed from Forest Land Reserve ? and, ensure that minimum lot sizes remain large (e.g. 100 HA).

4. DO NOT approve conversion of Forest Land Reserve and Provincial Capital Commission lands in Langford to residential development (areas above the so-called Spencer interchange). These changes would reduce sprawl and protect the environment and native cultural heritage.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 7-May-07

From:

Pamela Tudge
3406-2371 Lam Circle
Victoria, BC V8N 6K8

Municipality:

Saanich

Comments:

I am very concerned on a number of the amendments. The documents I have reviewed online demonstrate that for the western communities, the changes are largely driven by private development corporations and reverse the urban sprawl that the RGS set out to mitigate. I do not support increase in density and development over forests or farmlands.

Listed below are the amendments that should be stopped.

Increase of the urban containment in the Highlands and extension of water services. This specifically allows for the Bear Mountain Development to expand into the Highlands, a series point of controversy for many Highlands residents and our region as whole.

Settlement containment areas in the Juan de Fuca Electoral Area and Otter Point region. Otter point residents have expressed outcry at this. Not to mention it is forested land, that was protected in the forest land reserve and should not be turned into paved subdivisions. This also includes the Port Renfrew area, which is also one development company that wants to transform the unprotected forests.

Increase of Sooke's urban containment boundary, after its recent massive loss of ALR lands.

I think we need to see increase in the protection of our farmlands and forests, not continued development by companies that clearly are just out to make a fortune. At this rate the CRD is servicing the developers to eliminate unprotected forests and allow for the ALR lands to be liquidated by municipalities. We need to see at the least compensation in the form of complete protection of Garry oak and Douglas fir forests in the CRD and replacement of ALR lands. For every metre of forest eliminated on Bear Mountain an equal amount should be protected out of the developers pockets. That might encourage them to build over parking lots rather than forests

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

Larry Wartels
1035 Pendergast St.
Victoria, BC V8V 2W9

Municipality:

Victoria

Comments:

The proposed RGS amendment represents an ominous reversal of the anti-sprawl intent of the Regional Growth Strategy.

I urge modifying the draft in the following ways:

1. Reduce the Highlands areas to be included in the Regional Urban Containment and Servicing Policy Area (RUCSPA) for Bear Mountain Development. Appropriate would be the area required for commercial development, not the residential development now proposed at Bear Mountain.
2. Eliminate the sprawl-inducing changes in the Juan de Fuca Electoral Area: (a) cease conversion of much of the Otter Point-Jordan River coastal area from forest lands (100+ HA lots) to settlement containment areas (1HQ and 2HA lots), with the right to public water, (b) remove the right to public water in the E. Sooke settlement containment areas, (c) reduce the areas to be converted from forest to settlement in the Port Renfrew area.

(Smaller lots provided with public water ensures that the settlement containment areas will be extended. The supply of public water in Metchosin is different: Metchosin has not increased allowable densities since incorporation. But the changes mentioned above all represent large increases in residential density and sprawl.)

3. ADD parks and other protected areas if some lands must be removed from Forest Land Reserve ? and ensure that minimum lot sizes remain large (e.g. 100 HA).
4. Do not approve conversion of Forest Land Reserve and Provincial Capital Commission lands in Langford to residential development (areas above the so-called Spencer interchange). These changes would reduce sprawl and protect the environment and native cultural heritage.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

Sally Garcelon
713 Kangaroo Road
Victoria, BC V9C 4E2

Municipality:

Metchosin

Comments:

In my opinion the RGS amendment is a step backward from the anti-sprawl thrust of the Strategy. I am not in favour of further accommodation of Bear Mountain and its spread, and it would be enough to minimize the area required for purely commercial development. I would also like to see a reduction of the areas targeted along the Otter Point-Jordan River coastal areas. I had thought that public water could only be extended outside the RUCSPA for public health, agricultural, or environmental purposes.

Also, I would like to see a containment of settlement in any areas which would result in conversion of Forest Land Reserve and Provincial Capital Commission Lands, e.g. Langford.

I value protection of green areas which are disappearing fast. Considering the environmental impact of sprawl, I think it is imperative that any planning includes additional parks and any other measures you can put in place to protect our green spaces.

As it appears this pro-sprawl thinking is the order of the day, I urge you to push for a Sustainable Regional Transportation policy immediately, as a necessary adjustment if we are not to choke on our own fumes. I have been a witness to the proliferation of traffic increases in this area over the past thirty years. I do not believe the planning for development currently undertaken can in good conscience not deal with the effects of ever more single driver automobiles and ever-increasing glutted highways. We have the possibility of thinking ahead and developing a light rapid transit system, supporting better transit options, connecting these new population explosion areas with inviting ways to get about without automobiles proliferating. The cost of fuel will increase. Adequate clean and high quality water will become a major luxury in the decades ahead. The costs of health problems relating to poor air quality, stress which is certainly aided by crawling in traffic, and significant increase of obesity/diabetes are already taking a huge toll.

Our future, our children's and grandchildren's futures depend on us stepping up to the plate and taking responsibility for our most precious resource, our earth. If we foul it by continuing to put economics and growth at the top of the list and reducing the quality of our lives without

safeguarding the public interest and health, it will be cold comfort for those who inherit our legacy.

Thank you very much for your attention to my comments.

Sally Garcelon

May 8, 2007

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

Maureen Nelson
2866 Denewood Place
Shirley, BC V0S 1N0

Municipality:

Juan de Fuca EA

Comments:

Goudie Creek watershed that supplies potable drinking water to approximately 120 homes in Shirley through the Sheringham Water Utility should be formally designated as a watershed on the Regional Growth Strategy map. The present CRD mapping of Goudie Creek is incorrect. The small tributary off Goudie Creek is designated on the map and not Goudie Creek itself for the most part. This mapping error will impact directly on any developments in the Goudie Creek watershed which is happening now with a proposed strata development on West Coast Road. The property in question has Goudie Creek running directly through it, but the mapping shows that Goudie Creek does not flow through this property.

President
Shirley Education and Action Society

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

jovanna sumanac
46 Chown Pl
Victoria, BC V9A 1H5

Municipality:

Victoria

Comments:

I object to an amendment of the Regional Growth Strategy and the proposed alterations of the Urban Containment Boundry, without comprehensive studies regarding infrastructure. Opening up a large area for development before there is any studies, discussion, plans on transportation, water use, waste management just to mention a few, seems completely backwards to me, and is incredibly risky behaviour from a taxpayers point of view. I cannot adequately express my dismay regarding the CRD's plan to amend the RGS and change the UCB without any real discussion in the communities effected by these proposed changes. People are talking to one another in many different communities within Greater Victoria and the Westshore, and from what I am hearing, there is great concern about the changes the CRD is proposing, and there is a perception the CRD may not be acting in the best interest of the residents of Greater Victoria and Southern Vancouver Island.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

Matthew Christie
1516 Camosun St Apt.4
Victoria, BC V8T 3E4

Municipality:

Victoria

Comments:

Cities need boundaries. Global warming is a very serious issue and urban sprawl is intimately intertwined with it. By cutting down forests we are destroying trees which have recently been dubbed "carbon sponges" for their ability to remove CO2 from the atmosphere. In addition, numerous Greenhouse Gases will be emitted during the building phase plus an increase population will further increase oil and energy consumption. I think the city should seriously consider creating a more dense population towards the downtown and in the spacious areas of Saanich. I'm sure there are other alternatives, you folks are paid to think of solutions -be creative.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

Erica Giles
4-1516 Camosun St.
Regina, BC V8T 3E4

Municipality:

Victoria

Comments:

I heard you want to cut down some trees in order to expand the borders of Greater Victoria? Please don't. Sprawl doesn't add to a city's value. Being close to nature is what makes this city awesome-- and while there are plenty of beautiful parks with plenty of lush lawns, there's something about being in nature --without a man-made lawn!-- that is irreplaceable. I understand that people have got to live somewhere, but please rethink the issue. I don't want to see Victoria turn into another Vancouver. If you absolutely must expand the city, please leave as much intact as you can- build green, even if it costs more. Don't cull all the trees- work around them and integrate your design into what is there- not the other way around. I like the trees. So do many others. Please leave them alone.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 9-May-07

From:

Joan Varley
2706 Claude Road
Langford, BC V9B 3T6

Municipality:

Langford

Comments:

The Forest Land Reserve and Provincial Capital Commission lands in Langford should not be changed to residential development (areas above the so-called Spencer interchange). We need to protect our environment and prevent urban sprawl. Where is the environmental assessment of this area and that of the Highlands and what effect will development have in these areas. Which environmental conservation organizations and environmental consultants have been contacted and what is their input to the RGS? What is 'Unprotected Green Space Policy Area' and why would we take out an area already designated as a protected ecological/park area into a area described as 'unprotected' (as in the Langford map)?

In the initial Overview of April 11, 2007, there is a reference made in the section of Eight Strategic Initiatives; number 3 about protecting regional greens spaces - and my point above - why remove already protected green space into unprotected lands and number 6 about affordable housing - what price does the CRD deem as 'affordable'?

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

Jessica McKinnon
2608 Fernwood RD
Victoria, BC V8T 3A2

Municipality:

Victoria

Comments:

i do not like the direction this strategy is going in. Here are my ideas:

- move less Highlands areas into the Regional Urban Containment and Servicing Policy Area (RUCSPA)

- do not convert the Otter Point-Jordan River coastal area from forest lands (100+ HA lots) to settlement containment areas (1HQ and 2HA lots), with the right to public water

-remove the right to public water in the E. Sooke settlement containment areas

-reduce the areas to be converted from Forest to settlement in the Port Renfrew area.

- add more parks and other protected areas if some lands must be removed from Forest Land Reserve and ensure that minimum lot sizes remain large (e.g. 100 HA).

- don't approve conversion of Forest Land Reserve and Provincial Capital Commission lands in Langford to residential development (areas above the so-called Spencer interchange).

the CRD should have a goal of reducing sprawl and protecting the environment and native cultural heritage.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

Ingo Lambrecht
3375 Lakeridge Place
Victoria, BC V9E 1C8

Municipality:

Highlands

Comments:

Hi,

I am a resident of the Highlands since 1998 and oppose the proposed amendment of the RGS. The Highlands have an important role in the preservation of greenspace in the proximity of Greater Victoria and the extension of the urban containment area would result in the loss of this valuable resource.

The amendment would open the door for further urban sprawl into the Highlands. Instead, growth should be concentrated in existing areas that are already disturbed and are of little ecological value. The RGS should focus on redevelopment of brownfields, filling in gaps and regulating growth rather than encouraging urban sprawl.

The conservation of water should be encouraged, and including new service areas into the CRD water supply area will exacerbate the need to find new and probably expensive sources for drinking water in the CRD.

The financial benefits of the proposed project to the District of Highlands may be small in comparison to the cost that everyone in the CRD will have to bear. Based on the comparatively good financial situation of the District of Highlands at the current, the need for additional development of the proposed magnitude appears questionable.

Regards,

Ingo Lambrecht

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

Sonja Young
814 Cuaulta Cres
Colwood, BC V9C 3H3

Municipality:

Colwood

Comments:

May 8/07

Proposed Amendments to Regional Growth Strategy

Since the RGS was set up in 2002 there has been a continuing increase in traffic from the westshore to town. As there are no plans at present for considering a transportation plan for this area, then I do not think the urban containment boundaries should be expanded for the following reasons.

1. No alternatives are available for transit of people or goods to town other than by road, which expansion is both costly and takes up much land;
2. There is much infilling to be done of vacant or under used lots in core and areas up to urban containment boundary;
3. All single story commercial buildings, such as stores, should have apartments above, which would provide affordable and mixed housing
4. Growth outside present urban containment areas would constitute 'sprawl', which necessitate provision of roads and electricity, removal of natural or agricultural use of land, increased greenhouse gases from cars servicing such lots, more congestion from these cars on approaches to town.
5. Canada was a signatory to the Rio Convention on Biodiversity and steps should be taken to preserve native plants and preserve habitat for native species; proposed amendments to the RGS are contrary to these aims;
6. I have just flown over Japan and they seemed to have more forest cover than on Vancouver Island, but then they have been preserving their forests since 1650!

For these reasons the lot sizes should not be reduced from 100 HA in the Juan de Fuca Electoral Area and City of Langford.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

Harris Nitya
3182 Humpback Road
RR 6
Victoria , BC V9B 5Y8

Municipality:

Langford

Comments:

1. The Forest Land Reserve lands and Prov. Cap. Comm. lands should not be converted to residential development as this will directly increase urban sprawl in this area which is contrary to the goals of the urban containment boundary.
2. If some lands are removed from the Forest Land Reserve, then equivalent land in large parcels (100 Hectares and more) need to be added as protected areas.
3. Shrink the Highlands area to be included in the Regional Urban Containment and Servicing Policy Area.
4. Do not allow the conversion of forest lands in the Otter Point-Jordan River Coastal area to settlement containment areas as this will spur sprawl in this area.
5. Similarly, do not allow the conversion of forest lands to settlement containment areas in the Port Renfrew area.

The main objective of the Urban Containment boundary is to replace the past policy of sprawl with densification of the urban core and the retention of a green zone. All of the above initiatives are contrary to this objective and should not be considered in the RGS amendment.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 8-May-07

From:

mary catherine reader
218 Ross-Durrance Rd.
Victoria, BC V9E 2A3

Municipality:

Highlands

Comments:

As a resident of the Highlands, I oppose the extension of the urban containment boundary to include part of the Highlands. I think the original reasons for placing the boundary where it is were sound and the proposed extension will not generally benefit the Highlands or the CRD as a whole.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 9-May-07

From:

Allen Dobb
574 Corry Rd
Victoria, BC V9E 2A3

Municipality:

Highlands

Comments:

I am writing to encourage the CRD not to accept extension of Regional Urban Containment and Servicing Policy Area (RUCSPA) to accommodate the Highlands Servicing Area for the Bear Mountain Comprehensive development plan.

This amendment has been put forward despite wide opposition from a majority of Highlands residents. The argument for the extension has been made on economic grounds, and but is not substantiated by factual, unbiased and broad analysis. The economic sustainability of the Highlands is not dependent on this extension, despite the arguments presented to the CRD by Highlands Mayor Cardinal. Potential income to the Highlands from this development has been continually eroded, by modifications to the development plan and a recent Provincial tax ruling. Long term social and environmental analysis, both regionally and locally, and impacts related to the amendment have not been adequately considered.

The current growth being experienced throughout the CRD must be recognized for what it is. We must not sacrifice true long term sustainability for short term economic gain. The original version of the Regional Growth Strategy was visionary and sound. If this amendment is approved, it would be a major step backward and a precedent for further destructive changes to the Regional Growth Strategy.

Sincerely,

Allen Dobb

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 9-May-07

From:

Garry Stubbs
8436 Alec Rd
Saanichton, BC V8M 1S4

Municipality:

Central Saanich

Comments:

To whom it may concern

I am emailing to voice my opposition to allowing The Bear Mountain Development to receive special status so they can have water and sewer lines installed inside on the Highland community borders. Please do the right thing and turn down this application by Bear Mountain and help preserve a part of Greater Victoria that makes this area a very liveable and unique place. We must keep the Highlands green and support this community as much as possible so they don't turn into just another mini Langford which I very much fear could happen one day.

Sincerely
Garry & Tracy Stubbs

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 9-May-07

From:

Douglas Woodall
1011 Moss St
Victoria, BC V8V 4P2

Municipality:

Victoria

Comments:

I am opposed to the amendment that would see water and sewer services extended into the Highlands to service the Bear Mountain development.

Reasons:

1. Doing so would contradict agreed-upon basic tenets of the RGS Plan, specifically: maintain current eco-systems; limit depletion rates of natural resources including the ability of natural systems to sustain life; limit car-use expansion; limit housing growth to the major urban containment centres of Victoria, Colwood and Langford; preserve rural communities; not disrupt natural water courses.
2. Assist to prevent the excesses of development seen in the Bear Mountain development in Langford including strip forestry and eco-system destruction. We know of many instances where developers have expanded their needs and demands once initial approvals have been granted; they can take illegal actions and then pay a marginal penalties.
3. The development seeks to provide services largely for non-resident people.

I ask the committee and the CRD board, and eventually the municipalities to envision these potential scenarios (a few of many:

1. I drove up to look at Langford's Bear Mountain Development one year after it's beginning construction. There were virtually no trees left standing, no natural vegetation. And in the middle of the new asphalt, equipment and unfinished houses was a solitary deer with no natural habitat within sight. This was its land, its food source. Where were all the other deer? and all of the botanical resources that sustain non-people life?
2. the potential for the destruction and life-altering re-direction of water courses and water absorption that sustain the natural habitat that makes this area so unique as an oasis from urban housing.

3. every person and business (resort, golf course) in the development being dependent on a car or truck to get in and out for every aspect of living - shopping, buying a simple quart of milk. It is sufficiently far from shopping resources to preclude walking.

4. the area servicing vacationing visitors or parttime residents who must have a higher than average income to afford to be in the area for their selfish enjoyment (golf, etc).

5. golf courses are famous for pollution generation in spite of the best stated intentions of the developers.

Finally, if the above reasons are insufficient, I recommend that there be no consideration of the extension of the services for the purposes of a Bear Mountain type development until 20 years have past so that the true impact of the Langford development can be assessed including long-term impact on native plant and wild-life habitat; transportation patterns; vehicle and other emissions; natural water course flow patterns including during exceptionally dry and wet seasonal patterns etc. It is the first development of its kind in unique hilly and formerly treed environment and we cannot afford to guess at its footprint. We have a moral obligation to protect before we destroy/

Thank-you for the opportunity to make this submission.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 9-May-07

From:

Kevin Brown
4043 Zinnia Road
Victoria, BC V8Z 4W2

Municipality:

Saanich

Comments:

1. I oppose extension of the urban containment boundary in Highlands to accommodate expansion of the Bear Mountain development.

The RGS took many years to develop and was endorsed by all municipalities after community input. It quite clearly states the intent of the Greater Victoria community that urban development be confined to existing serviced areas. Expansion of the serviced urban area has significant economic and ecological costs to the region; it seems benefits largely accrue to those pursuing the development.

The proposed extension of the UCB in Highlands sets a disturbing precedent. The costs to taxpayers for providing infrastructure are still not clear, the traffic impacts of the development are becoming more and more apparent, and the economic benefits to Highlands (a primary reason for the request to approve their context statement in March 2006) seem much less than promised. What next? Is the CRD Board then obligated to approve the next application because it has set an unwise precedent? If so, one has to wonder what the point of the whole exercise is.

I would argue for one of two decisions: reject the proposal completely or reduce the area approved for inclusion to that essential for commercial, not residential, development.

2. I also oppose the proposal to allow extensive rezoning to small lots of forest land in the Jordan River area.

The forest lands near Jordan River are productive and accessible and are an important part of the forest land base of southern Vancouver Island. This proposal will accelerate un-needed residential development, reduce the productive forest land base, and make more difficult and costly the management of those lands for forest products and compatible uses. Servicing of such developments will likely be a significant cost to CRD taxpayers; upgrading the highway to handle demand of new residents will also cost taxpayers. Furthermore, it is likely that new developments would not benefit those in need of affordable housing.

As part of the RGS amendment process, a public consultation period was established between February 16, 2007 and May 9, 2007. The CRD accepted comments regarding the proposed changes to the RGS from member municipalities, local organizations and the public, through e-mail, letter and the electronic survey posted on the Regional Planning website.

The following comments were received from the web survey only.

Received: 9-May-07

From:

Jane Eert
368 Millstream Lake Road
Victoria, BC V9B 6E9

Municipality:

Highlands

Comments:

Dear CRD planners -

I am very opposed to the extension of the servicing boundary into the Highlands for the purpose of increased residential density. There might be some justification for it if the purpose was to support commercial/industrial development but as it stands now, almost all the lands to be included in the extension are likely to be used for residential purposes. This seems totally against one of the main objectives of the RGS - keep urban development compact.

I won't go into the history of how this amendment comes to be requested; suffice it to say that much of the support it had was due to the impression it would help diversify the Highlands' tax base. Other considerations such as environmental damage (both to habitat destruction inside the development and long-term resource use due to the distance this land lies from central services such as public transportation) and its effect on the Highlands community and CRD as a whole were put aside as the pie in the sky goal of more tax dollars was pursued. Since the realisation of any increase in commercial taxes from the Bear Mountain development now seems unlikely, this servicing boundary extension has no reason to be approved.

with thanks,

Jane Eert