



Making a difference...together

Agenda Item # 8

**REPORT TO PLANNING & PROTECTIVE SERVICES
MEETING OF WEDNESDAY, OCTOBER 22, 2008**

SUBJECT

Revised Regional Context Statement for District of Central Saanich

PURPOSE

The District of Central Saanich has referred their revised Regional Context Statement (RCS) to the CRD for acceptance.

BACKGROUND

The District of Central Saanich is in the process of updating their Official Community Plan (OCP) and referred the plan to the CRD Regional Planning department in September 2008. The public hearing on their OCP was held on October 2, 2008. The District has also amended their RCS which the CRD Board must now review for consistency with the Regional Growth Strategy (*Attachment One*).

Legislative Requirements: Legislative requirements under *Local Government Act*, Section 866, require each municipality, within two years of the date of adoption, to amend its OCP by including an RCS. The RCS must identify the relationship between the OCP and the RGS and if applicable, specify how the OCP will be made consistent with the RGS over time. The context statement is prepared by the municipality as an amendment to the OCP. It is binding on the municipal council and therefore acts as a key implementation mechanism of the RGS. It should determine:

1. the extent to which the OCP is consistent with the RGS;
2. if it is not consistent, how the municipality intends to bring itself into consistency;
3. the elements of the RGS that *are not* applicable to the municipality;
4. the elements of the RGS that *should not* apply to the municipality; and,
5. the elements of the OCP subject to inter-municipal and regional review.

Under the *Act*, a municipality refers its RCS to the Board for review and acceptance. The Board must respond by resolution within 120 days after receipt indicating whether or not it accepts the RCS and, if the Board refuses to accept the RCS, indicating:

- a) each provision to which it objects, and
- b) the reasons for its objection.

If the Board fails to act within the period for acceptance or refusal, the board is deemed by the *Act* to have accepted the RCS.

ALTERNATIVES

1. Accept the regional context statement submitted by the District of Central Saanich and notify their Council to this effect.
2. Refuse to accept the regional context statement submitted by the District of Central Saanich and notify their Council of the reasons for refusal.

FINANCIAL IMPLICATIONS

N/A

GROWTH MANAGEMENT IMPLICATIONS

The RCS submitted by the District of Central Saanich largely reflects the statement submitted and approved by the CRD Board in 2005, with the exception of a clause pertaining to the extension of services. The RCS has been amended to reflect the exception clauses contained in the Regional Growth Strategy that deal with the provision of servicing outside of the RUCSPA. Previous policy direction in their OCP contained the statement that "The District does not extend urban services such as sewer and water systems into the rural or agricultural areas." This has been changed to "The District does not extend urban services such as the sewer or water system into the rural or agricultural areas, except to address pressing public health or environmental issues or to provide water for agricultural or fire suppression uses, as stated above."

The new wording reflects the provisions on the RGS under Section 1.1.5 which reads: *The CRD, member municipalities, agree not to further extend urban sewer and water services, or increase servicing capacity to encourage growth beyond designated official community plan limits at the date of adoption of the Regional Growth Strategy bylaw, outside the Regional Urban Containment and Servicing (RUCS) Policy Area generally described on Map 3, except to address pressing public health and environmental issues, to provide fire suppression or to service agriculture. Where expansion or increased capacity of existing sewer and water services is proposed beyond the RUCS boundary, member municipalities agree to comply with the requirements of the Master Implementation Agreement prepared as required under Implementation measure 2, and to include guidelines for service expansion and extension in their Regional Context Statements required by Implementation measure 4.*

The wording change proposed by the District reflects the provisions of the RGS as contained in the first part of RGS Section 1.1.5. The District utilizes a combination of policy direction, servicing boundaries and servicing extension criteria to guide decisions on the extension of services within the municipality. The municipality has requested the change in their regional context statement because the wording in their previous statement did not provide them with the ability to extend services to address public health issues.

The intent of Central Saanich's revised and updated OCP and their RCS is the continued strong endorsement of a strategy to protect and preserve the agricultural and rural lands from urbanization and to not provide urban services to rural or agricultural lands to promote growth except in extenuating circumstances as reflected in the RGS. The municipality utilizes criteria to guide the requests for service extensions, which are not included in the OCP document (*Attachment Two*).

SUMMARY/CONCLUSIONS

The District of Central Saanich has submitted a revised RCS to the CRD Board for acceptance. It constitutes part of their revised OCP which recently (October 2) went to public hearing and is to be adopted within the next month. The only wording changed from their previous RCS is to relax the municipal conditions pertaining to the extension of services into rural and agricultural lands and reflect the exception clauses contained within Section 1.1.5 of the Regional Growth Strategy.

RECOMMENDATIONS

4. THAT THE COMMITTEE RECOMMEND: That the Board to accept the Regional Context Statement for the District of Central Saanich, Bylaw No. 1600.

Formatted: Bullets and Numbering



Tracy Corbett, MCIP
Senior Manager
Regional Planning Department



Robert Lapham, MCIP
General Manager,
Planning and Protective Services
Concurrence

Kelly Daniels
Chief Administrative Officer
Concurrence

Comments: