

SEP 19 2011



## DISTRICT OF NORTH SAANICH

1620 Mills Road, North Saanich, B.C. V8L 5S9  
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September 13, 2011

Bob Lapham  
General Manager, Planning and Protective Services  
Capital Regional District  
625 Fisgard Street,  
Victoria, BC V8W 2S6

Dear Mr. Lapham:

**Re: District of North Saanich Bylaws No. 1280 and 1281**

Pursuant to Section 866 of the *Local Government Act*, please find enclosed North Saanich Bylaws No. 1280, which includes an amendment to the District's regional context statement for acceptance by the board.


Enclosed, please find the following:

- Current copy of "North Saanich Official Community Plan Amendment Bylaw No. 1280 (2011)," including all relevant maps and schedules.
- Current copy of "North Saanich Zoning Bylaw No. 1255, (2011), Amendment Bylaw No. 1281 (2011)."
- North Saanich Staff Report dated July 13, 2011 regarding OCP, Rezoning and ALR application for Sandown Racetrack Property.

Our Chief Administrative Officer, Rob Buchan, requests to present the proposal to the Planning Committee and to the Board at the meetings when the bylaws are considered. We would greatly appreciate it if you could contact Mr. Buchan (250-655-5452 or rbuchan@northsaanich.ca) and inform him of the meeting times.

I trust the above is satisfactory, please contact Rob Buchan, Chief Administrative Officer if you have any questions in this regard.

Sincerely,

  
Curt Kingsley  
Manager, Corporate Services

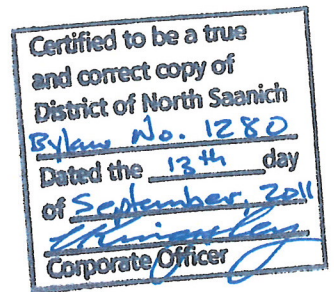
cc: Rob Buchan, Chief Administrative Officer – North Saanich  
Marg Misk-Evans, Senior Manager, Planning and Protective Services – CRD





## DISTRICT OF NORTH SAANICH

### BYLAW NO. 1280



#### A BYLAW TO AMEND THE OFFICIAL COMMUNITY PLAN BYLAW NO. 1130- SANDOWN LANDS

The Municipal Council of the District of North Saanich, in open meeting assembled, enacts as follows:

#### TEXT AMENDMENTS

1. The "District of North Saanich Official Community Plan Bylaw No. 1130 (2007)" is hereby amended as follows:

(a) Section 5.11 is amended to read as follows:

"To preserve land in the ALR for current and future agricultural production, the District does not encourage or support applications for exclusion of land from the ALR unless such an application involves an inclusion of an equal or greater amount of land that is or will be appropriate for farming and there is a clear benefit to agriculture and the community."

(b) A new Section 5.18 is added as follows:

"5.18 Those lands identified as "Special Agriculture" on Schedule B are dedicated to agricultural purposes. These lands were gifted to the District of North Saanich by the previous owners of the Sandown Racetrack to be a community legacy for the purpose of agriculture. The uses may include, for example, traditional agriculture, community gardens, agricultural research and practices education, farm markets or other agricultural/farm uses."

(c) The fifth paragraph under the "Preamble" of Section 7.0 shall include the following additional sentence:

"Limited *Commercial* areas designated along Patricia Bay Highway can expect a full range of retail, service, marine, hospitality, entertainment, accommodation, education commercial and highway-oriented commercial uses, as well as institutional and industrial uses."

(d) Section 7.2 is amended to read as follows:

"Strip commercial development adjacent to the Patricia Bay Highway is not supported with the exception of the 4.856 hectares (12 acre) eastern portion of the Sandown property that abuts the Patricia Bay Highway."

(e) Section 16.2.1 (the Regional Context Statement) is amended to read as follows:

**"16.2.1           Keep urban settlement compact**

The District of North Saanich is located entirely outside the boundaries of the Regional Urban Containment and Servicing Policy Area (as designated on Map 3 of the RGS). Approximately one-third of the District's total area is comprised of lands within the ALR. Most of the ALR lands are designated as Agricultural in the OCP and are identified as Renewable Resource Lands



Policy Areas in the RGS. These lands are considered to be a “Rural Protection Area”. Non-agricultural commercial uses within the Rural Protection Area are not supported. Any proposed exchange of ALR land with non-ALR land will be considered if the District determines that the proposed lands for addition to the ALR are of an equivalent area, in an appropriate location and have suitable agricultural potential. The District will not extend services to these areas other than for health reasons or for servicing the easterly 4.856 hectares (12 acre) commercial site at the Sandown race track property.

For lands designated as Rural/Residential on Map 3 of the RGS, modest and slow growth is anticipated and planned for in the OCP. Residential development will consist primarily of single family residential infill and the orderly development of areas already zoned for residential use. There will be limited, small scale commercial development associated with the existing marinas and in the vicinity of existing commercial nodes and the potential for more comprehensive commercial on the 4.856 hectares (12 acre) site at the easterly part of the Sandown race track property. Home based businesses and commercial activities related to farming, such as road side stands and nurseries are supported. Any light industrial development will be directed towards the Victoria International Airport Special Policy Area, the MacDonald Park Road Industrial Area or the Sandown commercial lands.

Certain parts of North Saanich already identified for residential, commercial and industrial uses are recognized as the North Saanich Servicing Area. The North Saanich Servicing Area is shown in Figure 2 as amended by bylaw 1280 to reflect the addition of part of the Sandown race track property. Any change to the boundary of the North Saanich Servicing Area will require the approval of the CRD Board through the acceptance of a revised regional context statement.

Consistent with the goals of the RGS, the District will not further extend water or sewer services outside of the North Saanich Servicing Area, except to address pressing public health and environmental issues, to provide fire suppression, to service the easterly 4.856 hectares (12 acre) commercial site at the Sandown race track property or to service agriculture. The District may expand water or sewer services within the North Saanich Servicing Area. However, in keeping with Action 1.1 (5) of the RGS, services will not be expanded to encourage growth beyond the limits designated in the 1998 OCP (District of North Saanich Bylaw #874) except for the easterly 4.856 hectares (12 acre) site of the Sandown race track property fronting on MacDonald Park Road.”

## MAP AMENDMENTS

2. In this part, the following terms shall have the following meanings:

- (a) “Parcel A” means the portions of the following lands, representing approximately 4.856 hectares (12 acres) as shown highlighted and labeled as “Parcel A” on the Schedule 1 attached to and forming part of this bylaw:
  - (i) Part of Amended Lot 6 (DD 192719I) Section 14, Range 2 East, North Saanich District, Plan 6103 Except part in Plan 1187RW;

- (ii) Part of Amended Lot 7 (DD 192719I) Section 14, Range 2 East, North Saanich District, Plan 6103;
  - (iii) Part of Lot 8 Section 14, Range 2 East, North Saanich District, Plan 6103; and
  - (iv) Part of Section 14, Range 2 East, North Saanich District, Except part in Plan 6103;
- (b) “Parcel B” means the portion of Lot 2, Sections 13 and 14, Range 1 East, North Saanich District, Plan 8126 representing approximately 4.876 hectare (12.05 acre) as shown highlighted and labeled as “Parcel B” on the Schedule 1 attached to and forming part of this bylaw;
- (c) “Parcel C” means the remainders of the lots not included in “Parcel A” and Lots 2, 3, 4 and 5, all of Section 14, Range 2 East, North Saanich District, Plan 6103.
3. As Council considers Parcel B appropriate for agriculture and there is a clear benefit to agriculture and the community from the exclusion of Parcel A from the Agricultural Land Reserve and replacement with Parcel B, the maps and schedules appended to the “District of North Saanich Official Community Plan Bylaw No. 1130 (2007)” are hereby amended as follows:
- (a) Figure 1 – Agricultural Land Reserve Map is amended by removing Parcel A from “Parcels within ALR” and adding Parcel B to “Parcels within ALR” as shown on the updated Figure 1 attached to and forming part of this bylaw;
  - (b) Figure 2 – Regional Context Statement Map is amended by:
    - (i) removing Parcel A from the “Rural Protection Area” and adding it to the “North Saanich Servicing Area” and
    - (ii) removing Parcel B and the additional parts of that Lot 2 immediately to the north of Parcel B from the “North Saanich Servicing Area” and adding it to the “Rural Protection Area”,all as shown on the updated Figure 2 attached to and forming part of this bylaw;
  - (c) Development Permit Area Map No. 6 (Commercial /Industrial) is amended by removing Parcel C from the “Commercial” Development Permit Area designation, as shown on the updated map attached to and forming part of this bylaw;
  - (d) Schedule B – Land Use Designations is amended by:
    - (i) removing Parcel A from the “Agricultural” designation and adding it to the “Commercial” designation,
    - (ii) removing Parcel B and the additional parts of that Lot 2 immediately to the north of Parcel B from the “Community Uses” designation and adding to the “Agricultural” designation, and
    - (iii) removing Parcel C from the “Agricultural” designation and adding it to a new “Special Agricultural” designation and adding the new “Special Agricultural” designation (with distinct colour) to the legend,all as shown on the updated Schedule B attached to and forming part of this bylaw;
  - (e) Schedule E – Municipal Services is amended by adding Parcel A to the “New Sewer Area” designation as shown on the updated Schedule E attached to and forming part of this bylaw; and



- (f) Schedule H – Development Approval Information Area is amended by adding the entirety of Parcel A to the “Parcel Area >2 ha.” designation as shown on the updated Schedule H attached to and forming part of this bylaw.

**CITATION**

- 4. This Bylaw may be cited for all purposes as “North Saanich Official Community Plan Amendment Bylaw No. 1280 (2011)”.

READ A FIRST TIME the 12<sup>th</sup> day of September , 2011

READ A SECOND TIME the 12<sup>th</sup> day of September, 2011

NOTICE OF PUBLIC HEARING published in the                    and                    editions of the *Peninsula News Review*.

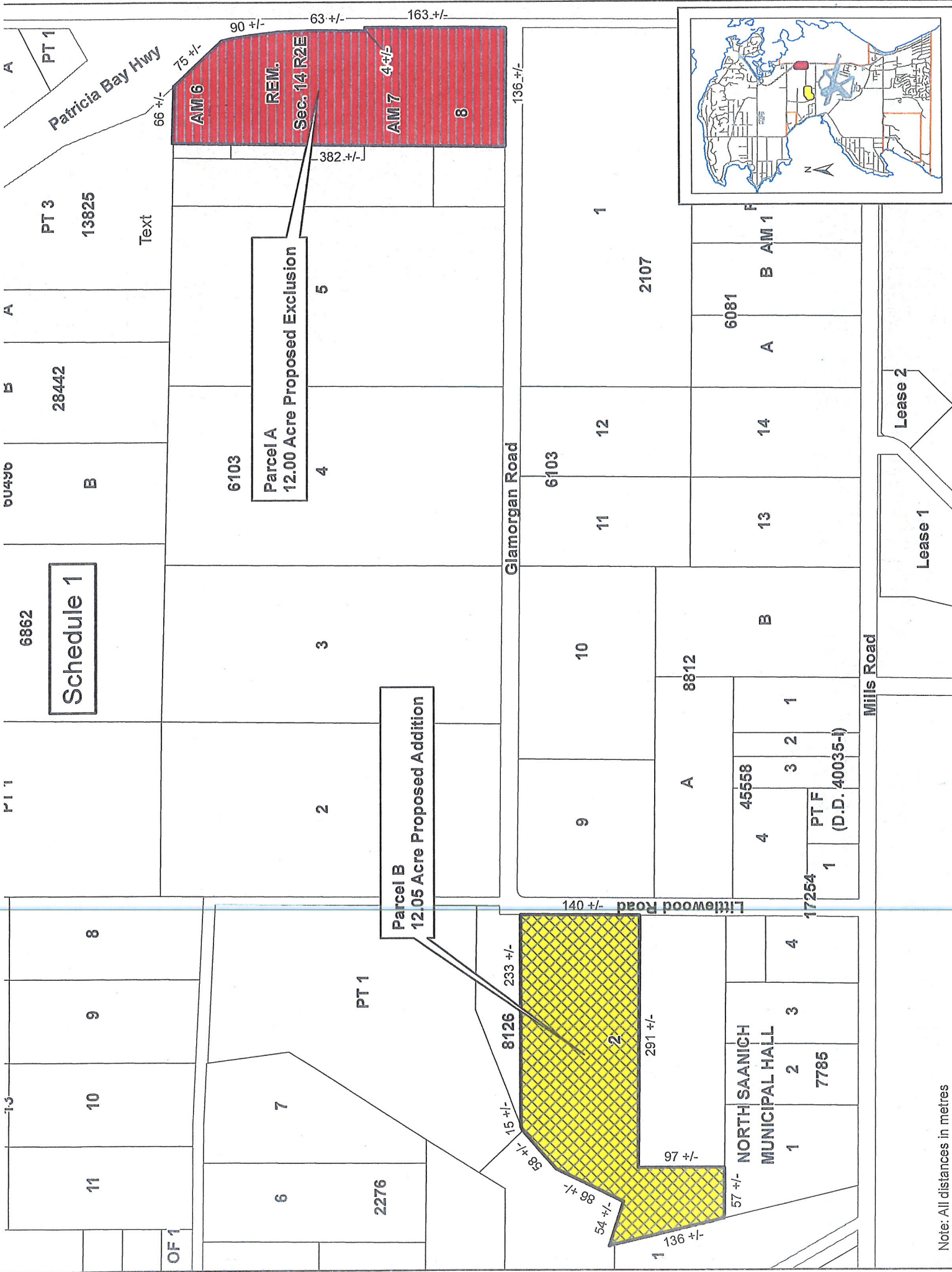
PUBLIC HEARING held at the North Saanich Municipal Hall the                    day of                    , 2011

READ A THIRD TIME the day of                    , 2011

FINALLY PASSED AND ADOPTED the day of                    , 2011

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



PT 1  
 Patricia Bay Hwy  
 66 +/-  
 75 +/-  
 90 +/-  
 63 +/-  
 163 +/-

PT 3  
 13825  
 Text

6862  
**Schedule 1**

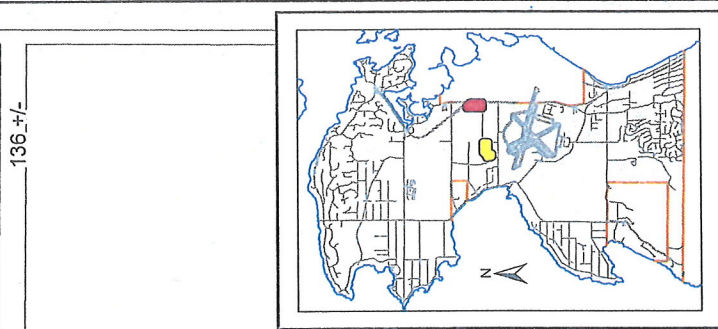
PT 1  
 6862  
**Schedule 1**

PT 1  
 8  
 9  
 10  
 11  
 2276  
 6  
 7  
 8126  
 15 +/-  
 58 +/-  
 98 +/-  
 54 +/-  
 136 +/-

6103  
**Parcel A  
 12.00 Acre Proposed Exclusion**  
 4  
 5  
 382 +/-  
**AM 6**  
**REM. Sec. 14 R2E**  
**AM 7 4:4:6**  
**8**

6103  
**Parcel B  
 12.05 Acre Proposed Addition**  
 9  
 10  
 11  
 12  
 2107  
 136 +/-  
 Glamorgan Road

140 +/-  
 Litterwood Road  
 17254  
 1  
 PT F  
 (D.D. 40035-1)  
 45558  
 4  
 3  
 2  
 1  
 8812  
 A  
 B  
 6081  
 A  
 B  
 AM 1  
 13  
 14  
 1  
 2  
 3  
 4  
 7785  
 NORTH SAANICH  
 MUNICIPAL HALL  
 57 +/-  
 97 +/-  
 291 +/-  
 2  
 1  
 2  
 3  
 4



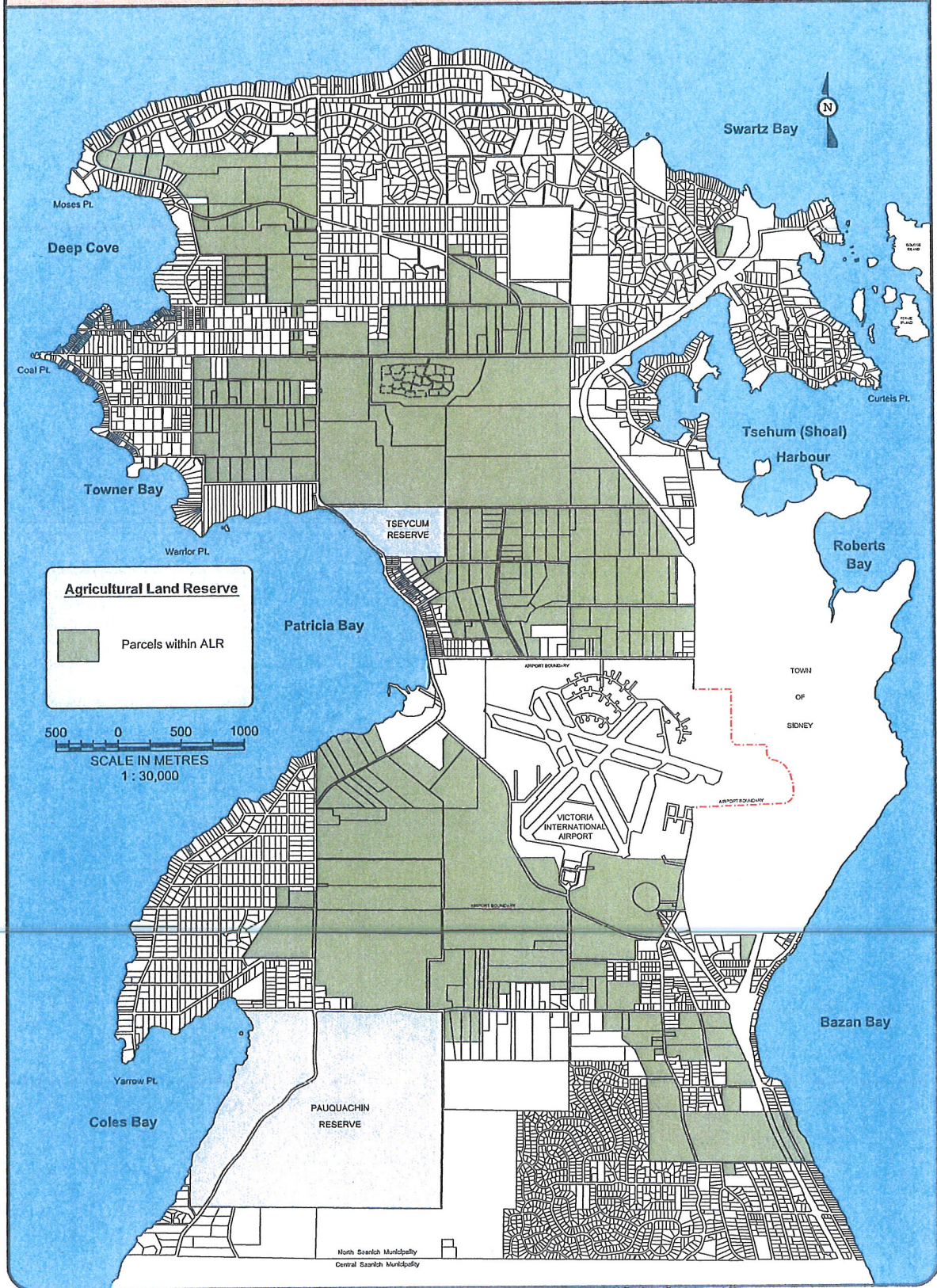
Mills Road  
 Lease 1  
 Lease 2

Note: All distances in metres



# Figure 1 Agricultural Land Reserve

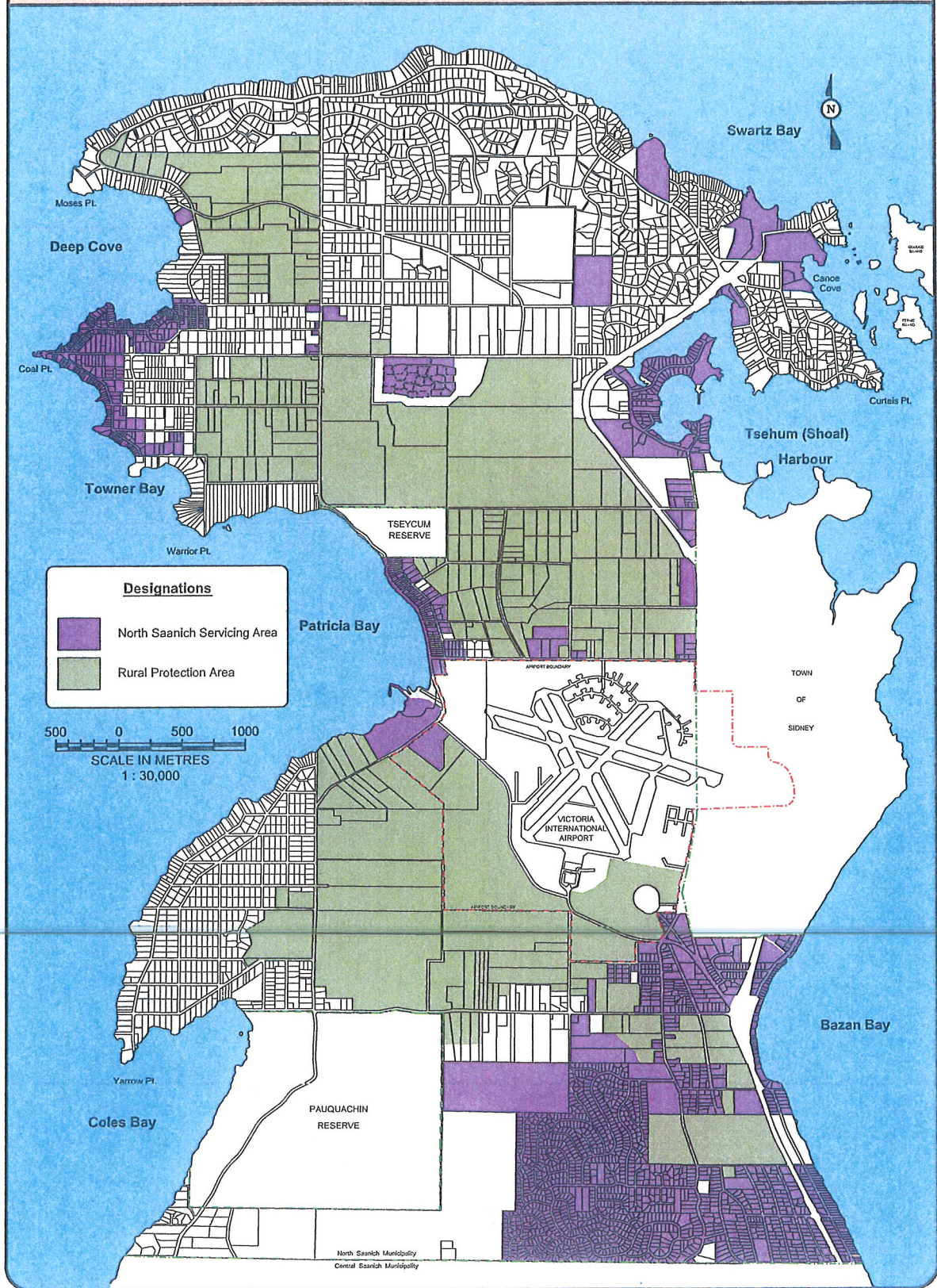
District of North Saanich - Official Community Plan





# Figure 2 Regional Context Statement Map

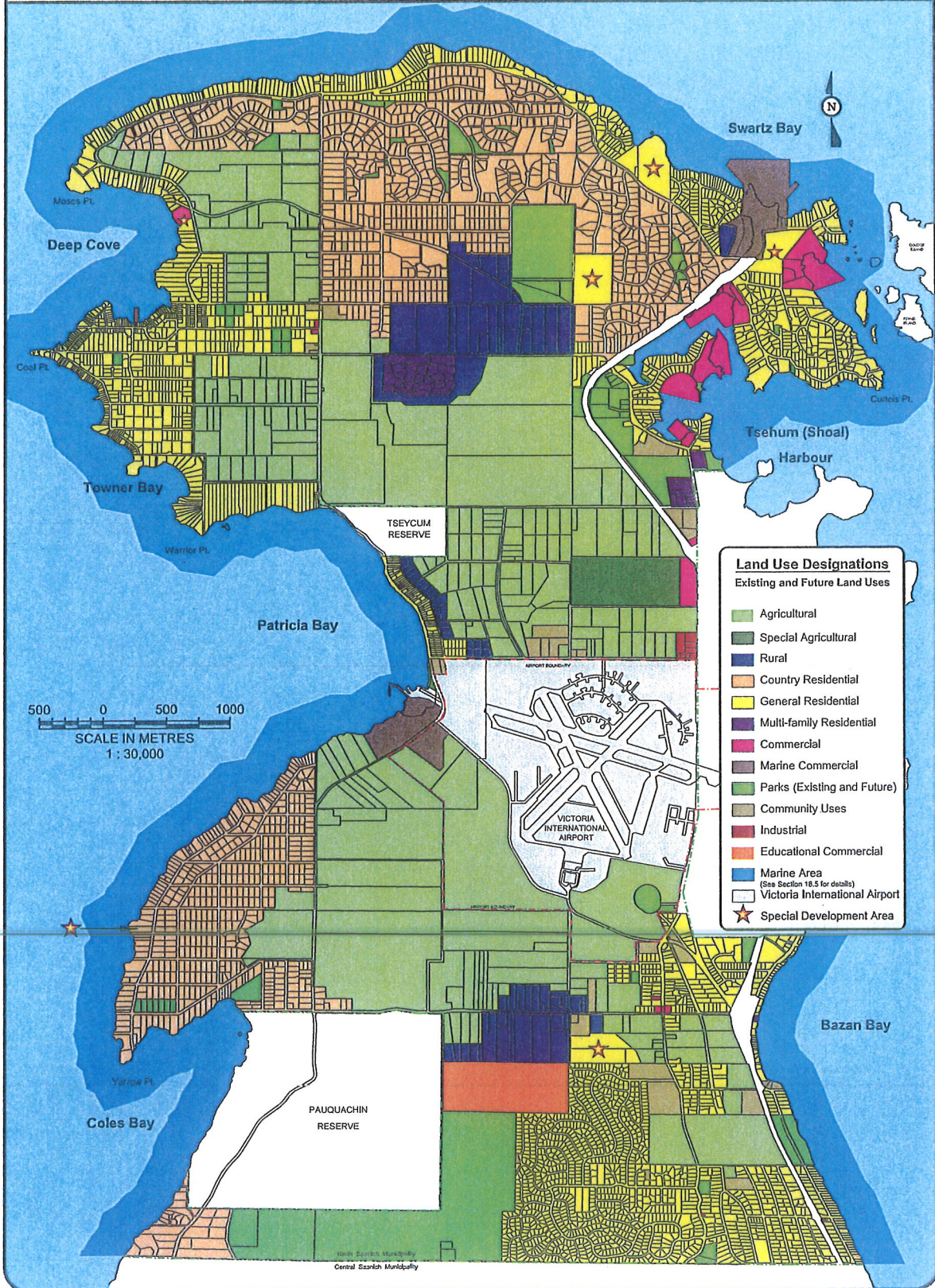
District of North Saanich - Official Community Plan





# Schedule B Land Use Designations

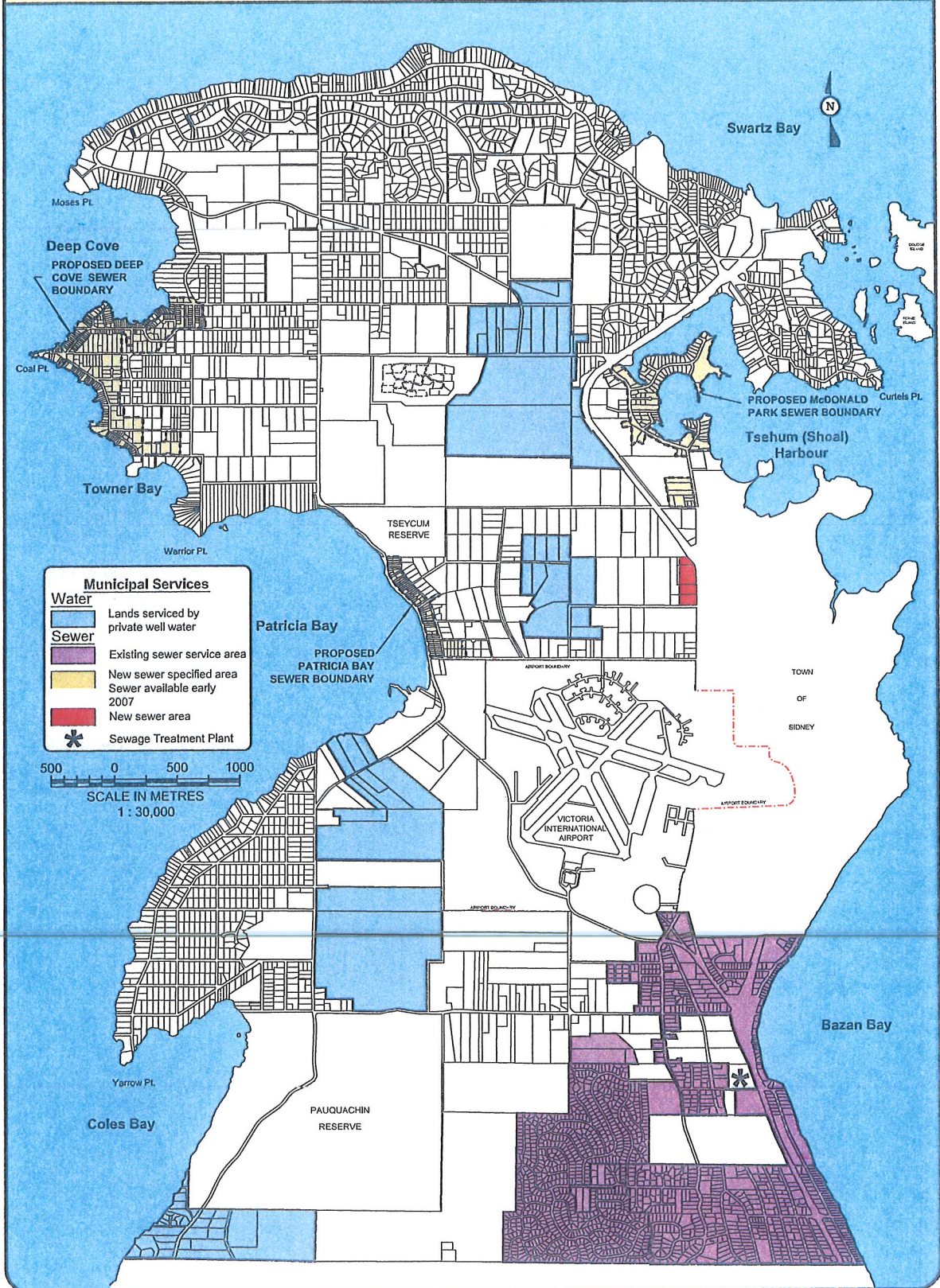
District of North Saanich - Official Community Plan





# Schedule E Municipal Services

District of North Saanich - Official Community Plan

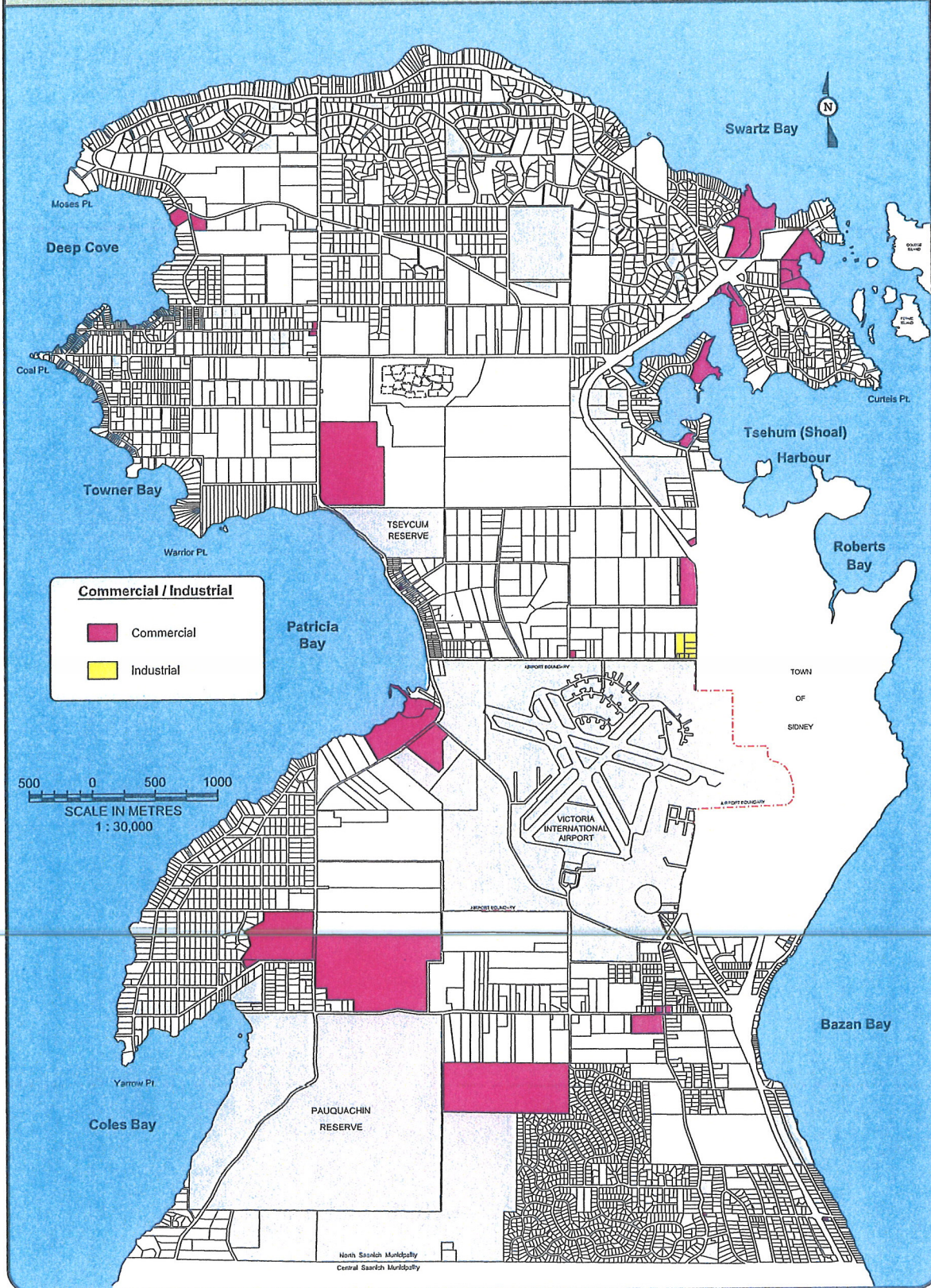




# Development Permit Area No. 6

## Commercial / Industrial

District of North Saanich - Official Community Plan





# Schedule H Development Approval Information Area

District of North Saanich - Official Community Plan

