



**REPORT TO THE PLANNING, TRANSPORTATION AND PROTECTIVE SERVICES COMMITTEE
MEETING OF WEDNESDAY FEBRUARY 27, 2013**

SUBJECT OTTER POINT OFFICIAL COMMUNITY PLAN UPDATE

ISSUE

The Otter Point Official Community Plan (OCP) is under review and staff request Capital Regional District (CRD) Board direction regarding proposed policy changes.

BACKGROUND

Staff is working with the community on an update of the OCP adopted in 2007. The Otter Point Advisory Planning Commission and the Otter Point OCP Review Citizen's Committee are reviewing the draft amendments and further discussion will be held with the Citizen's Committee to review the second version of the draft OCP. However, prior to further public consultation, staff requests confirmation that the planning approach is in keeping with the provisions in the Regional Growth Strategy (RGS).

A local advisory committee was instrumental in developing the existing OCP prior to its submission to the region for adoption. During the regional review, substantial changes were made that did not resonate well with the community. At this time of 5-year review, the local planning process has been robust and this report reflects the community's objectives relative to the RGS.

OCP – REGIONAL GROWTH STRATEGY IMPLICATIONS

The RGS designated lands in Otter Point as Rural/Rural Residential, Renewable Resource and Unprotected Green Space (Appendix 1). The RGS also proposed that a Regional Urban Containment and Servicing Policy Area (RUCSPA) for the Sooke/Juan de Fuca area be defined as official community plans were reviewed and updated.

The Otter Point OCP was prepared to comply with the initiatives and actions of the RGS and was adopted by the Board May 9, 2007. The OCP identified three land use designations – Agricultural Land Reserve (ALR), Settlement Area and Settlement Containment Areas (Appendix 2). The Settlement Containment Areas support a higher density of residential development and future community water service. The OCP policies and the land use designations were not incorporated into the RGS after adoption. At a Regional Planning Committee meeting, May 18, 2005, it was agreed that the incorporation of the OCP policy areas in the RGS would be considered during an interim RGS review. This review was not undertaken and the Electoral Area OCPs were never incorporated into the RGS.

As noted above, the RGS envisions that the Juan de Fuca Electoral Area will grow moderately and slowly, consistent with existing community plans. Table 1 in the RGS provides a general forecast of population, dwelling units and employment in 2026 by jurisdiction that could be expected under the RGS. The *Context for Change Management* report provided an update of the growth projection to 2038 and indicates slow and moderate growth for the Juan de Fuca Electoral Area. Over the past five years there has been slow growth in Otter Point as there have been 20 subdivision applications resulting in an additional 44 residential lots, and an annual average of 17 single-family building permits issued.

PROPOSED MAJOR OCP AMENDMENTS

The primary goal of this OCP update is to protect the rural character of the community and the natural resources of the area in the context of resource and economic uses, maintaining the rural atmosphere, and protecting its environment. It accommodates rural residential, agriculture, forestry and limited commercial, industrial, tourism, and recreational uses in appropriate locations.

The community supports continued slow and moderate growth in Otter Point. Further, the community supports changing the land use designations to better protect the RGS Renewable Resource and Unprotected Green Space lands. The community proposes a new approach to settlement and rural area designations. The OCP features the redistribution of the existing residential parcel potential by focusing

development potential into three settlement areas, distinguished by parcel size (density). The proposed changes would not result in a net increase in residential development potential.

The second change to the OCP is the proposal to expand the area to be potentially serviced by community water supply.

Settlement Areas

Except for lands within the ALR, the 2007 OCP designated most of Otter Point as Settlement Area, with a lot size greater than 2 ha and several Settlement Containment Areas, with a desired lot size in the 1 ha range (Appendix 2).

The draft OCP would redistribute land use designations while maintaining the overall residential parcel development potential of the existing OCP. As shown in Appendix 3, the new OCP is proposing:

- Creation of a new Rural designation, which removes land from Settlement Area which includes Crown and Private Managed Forest lands, ALR lands, and Camp Barnard scout camp. This designation provides better protection to lands within the RGS Renewable Resource and Unprotected Green Space Policy Areas;
- Redefinition of a Settlement Area to create:
 - Settlement Area 1, with an average lot size of 1 ha which includes lands along Muir Creek to provide for future parkland dedication, the Kemp Lake Water Improvement District service area which already provides community water, and lands already zoned with a small parcel size
 - Settlement Area 2, with an average lot size of 1 ha which applies to parcels less than 25 ha and has a slightly larger minimum parcel size (.8 ha) relative to Settlement Area 1 (.5 ha)
 - Settlement Area 3, with an average lot size of 2 ha which applies to two larger parcels and has the largest residential minimum parcel size (1 ha)

These new designations provide a more efficient land allocation while maintaining the same overall residential parcel development potential of the existing OCP.

Community Water Service

The existing OCP provides for the Settlement Containment Area to be served by a public water system. The community wants to have a policy framework that permits access to community water, subject to feasibility (cost) and public support for service provision to Settlement Areas 1 and 2. As other factors are involved in considering development in Otter Point, such as limits to lot area, the need for private septic system and rural residential market forces, restricted access to community water service is not an appropriate or necessary mechanism to control growth. Should the OCP provide for consideration of community water service, a thorough feasibility analysis and broad community debate are required so the community can determine feasibility and level of support for a community water service.

At this time the current RGS imposes a water servicing extension limitation outside of the Regional Urban Containment and Servicing Policy Area (RUCSPA). There was no RUCSPA identified in the RGS for Juan de Fuca communities; however, this amendment provides an opportunity for the RGS to recognize these new settlement areas. At the present time, the Otter Point OCP provides for water service to the Settlement Containment Areas.

The OCP update proposes to amend the servicing policy to include Settlement Areas 1 and 2 as areas that may be serviced by a community water system in the future. To maintain consistency with the RGS, a RUCSPA area corresponding to these Settlement Areas should be incorporated into the RGS by amendment to RGS or into the new RSS. Alternatively, a change to the servicing extension policy, to service areas outside the RUCSPA would be required. These measures would be needed prior to actual service extension, which is subject to other processes (feasibility and community support) as described above.

CONCLUSION

The community is reviewing the 2007 Otter Point OCP. Changes are proposed to the land use designations i.e., Settlement Area 1, 2 and 3 and Rural Lands; however, these changes will maintain existing residential parcel development potential. The changes provide additional protection to the RGS Renewable Resource policy area lands and reallocate the residential parcel development potential within a more defined area. These changes are in keeping with the RGS Rural/Rural Residential policy area.

The potential for expansion of community water service to the Settlement Areas 1 and 2 reflects the community's wish to have a community water servicing option, subject to feasibility and local support. Prior to actual extension sometime in the future, the RGS will require amendment to accommodate water service extension or to incorporate a RUCSPA. This matter can be addressed through the RGS review process.

RECOMMENDATIONS

That the Planning, Transportation and Protective Services Committee recommend to the Capital Regional District Board that the proposed amendments to the Otter Point OCP as described in Report No. PPS/JP 2013-01 be endorsed on the basis that:

1. The proposed amendment to the settlement areas are in keeping with the over-arching policies of the Regional Growth Strategy pertaining to the Rural/Rural Residential policy area, the Renewable Resource policy area and the Unprotected Green Space policy area; and
2. The proposed amendment to the water servicing policy provides a policy framework for consideration of future water service extension, subject to Regional Growth Strategy amendments prior to any actual extension, and therefore does not conflict with the current growth strategy.

****ORIGINAL SIGNED****

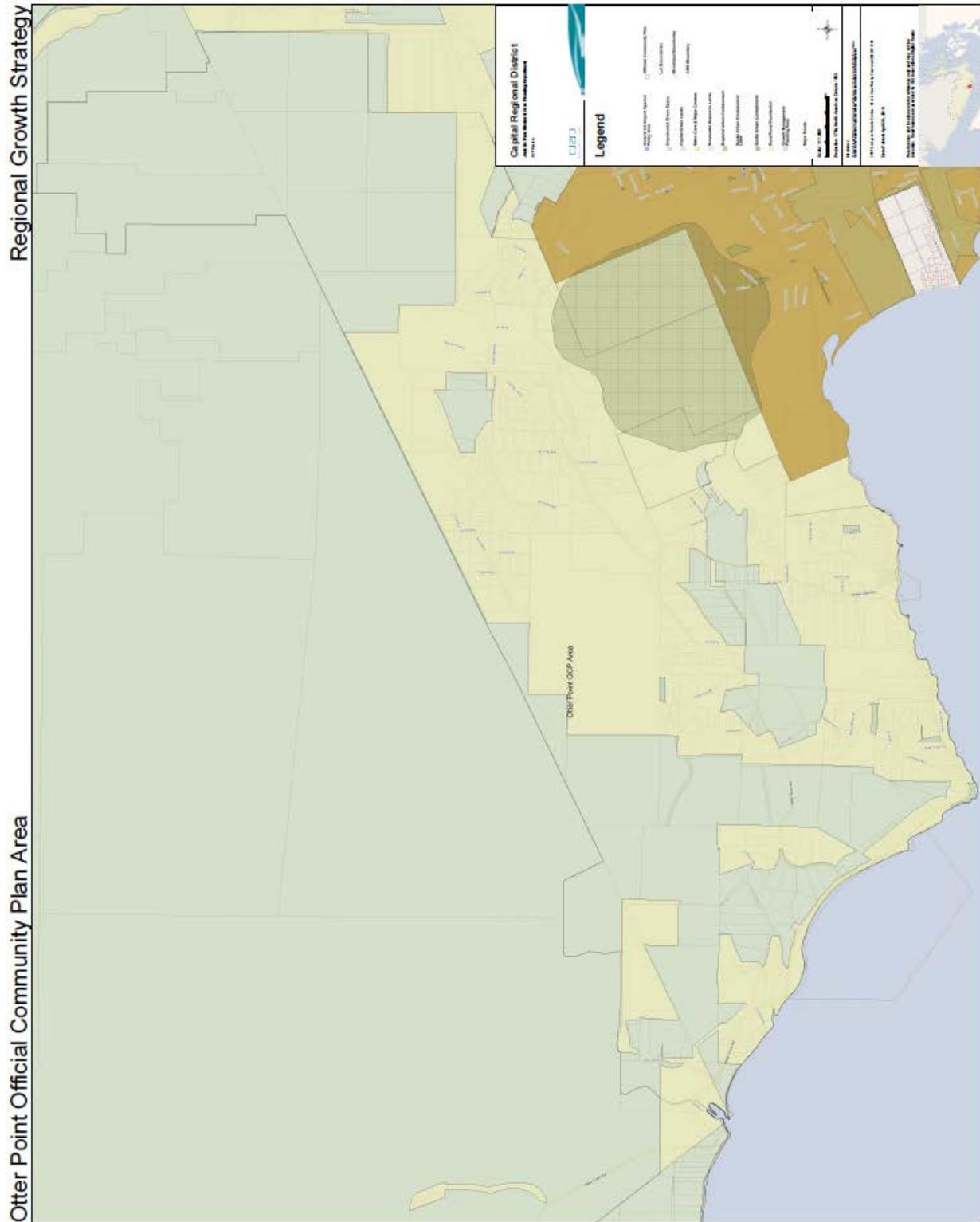
June Klassen, MCIP, RPP
Manager, Local Area Planning

Marg Misk-Evans, MCIP, RPP
Acting General Manager
Planning and Protective Services
Concurrence

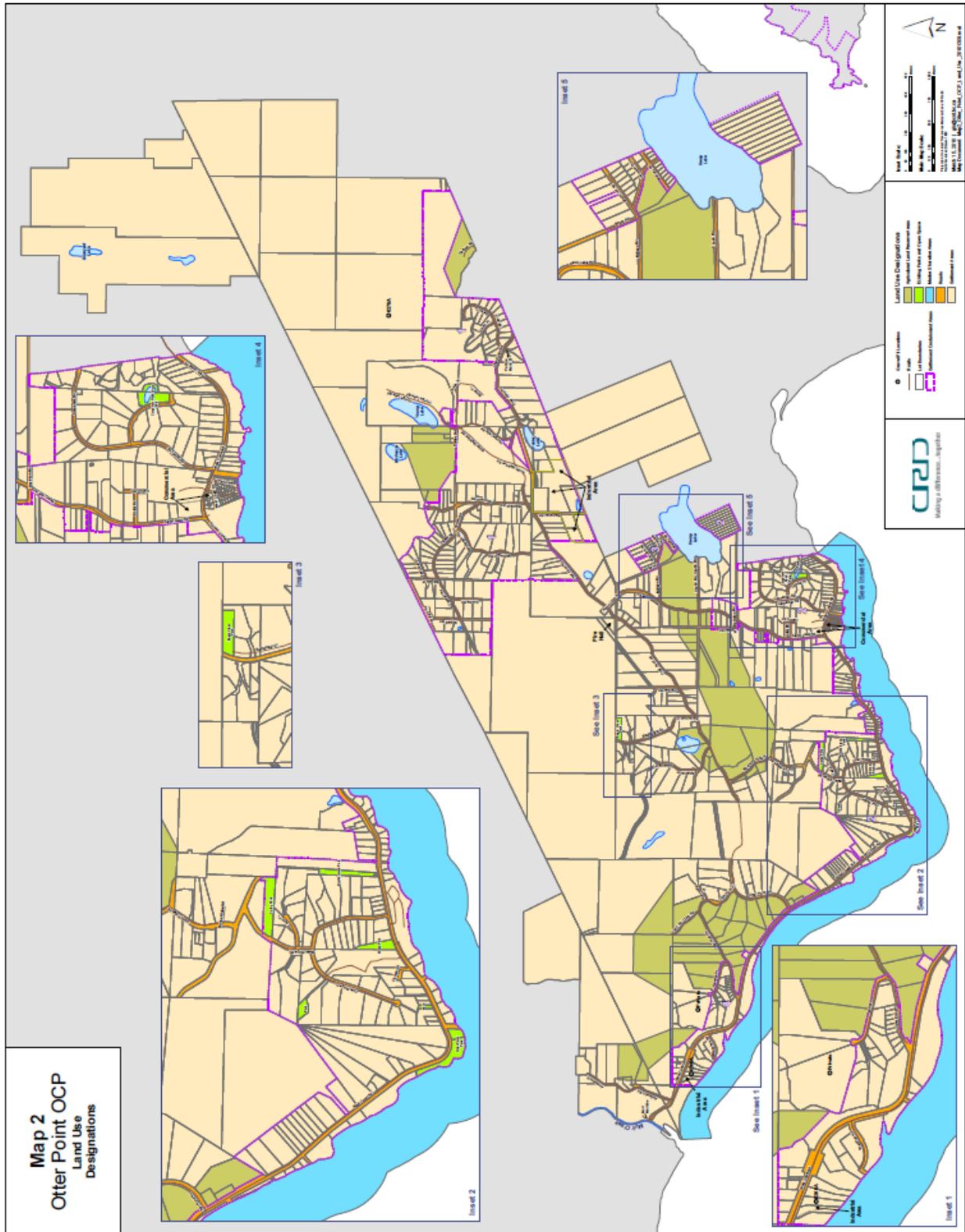
Robert Lapham, MCIP
Chief Administrative Officer
Concurrence

Appendix 1: RGS Policy Area Designations in Otter Point
Appendix 2: 2007 OCP Land Use Designations
Appendix 3: Proposed Land Use Designations

Appendix 1: RGS Policy Area Designations in Otter Point



Appendix 2: 2007 OCP Land Use Designations



Appendix 3: Proposed Land Use Designations

