

Summary of Regional Growth Strategy Mediation Outcomes

The table below summarizes the content agreed-to by all mediation participants to resolve the disputed Regional Growth Strategy (RGS) provisions. The table is organized according to the agenda developed for the mediation sessions. The first column provides solutions suggested by each municipality in their mediation brief and the second column provides the agreed-upon content with cross-references to the appropriate page in the track-changes RGS document.

Solutions put forward by each rejecting municipality	Content agreed-to by all mediation participants
1 Vision / Population Projections / Appendix	
<p>Vision</p> <p>1. Move the objective “significantly reduce community-based greenhouse gas emissions” to first on the bulleted list. (Esquimalt: Item 6)</p> <p>Population Projections</p> <p>2. Replace Table 1: Population, Dwelling Unit and Employment Forecast by Sub-Region with projections by local government undertaken for the RSS. [North Saanich: Item1(a)]</p> <p>Appendix A: Community Profiles</p> <p>3. Amend Esquimalt’s community profile by deleting the first sentence and replacing it with a sentence that reflects the Township’s walkability and outstanding green spaces. (Esquimalt: Item 5)</p>	<p>Move the objective to first on the list of bulleted objectives. (p.1)</p> <p>Replace Table 1 with projections by local government, as shown in Attachment 1. (p.6) Change “forecast” to “projections.” Update the projections with the most recent census numbers as soon as practicable.</p> <p>Amend the community profile with content provided by Esquimalt. (p.42)</p>
2 Economic Development (Policy 5.1.3)	
<p>Economic Development (Policy 5.1.3)</p> <p>4. Reword policy to indicate that municipalities retain the ability to prioritize business attraction according to their own needs while recognizing that it is desirable to have economic development that supports or encourages climate action. (Esquimalt – 3)</p>	<p>Revise policy 5.1.3, with suggestion amended as follows: “Prioritize the attraction of new businesses and investment that will support climate action while supporting the retention and growth of existing businesses and economic activities in the region.” (p.32)</p>

Solutions put forward by each rejecting municipality	Content agreed-to by all mediation participants
3 Climate Action	
<p>Objective 7: Climate Action</p> <ol style="list-style-type: none"> 5. Amend target for Climate Action in Table 2: 2038 Targets by Priority Area and Objective as follows: Reduce greenhouse gas emissions (from 2007 levels) by 2020 and for each subsequent calendar year. Reduce greenhouse gas emissions from buildings and solid waste by 33% (from 2007 levels) by 2020. [North Saanich : Item 5(a)] 6. Under Objective 7.1, add a new principle: Be resilient to climate change impacts and natural hazards. [North Saanich: Item 5(b)] 7. Under Objective 7.1, add a new principle: Promote adaptation principles of managed retreat, avoid, accommodate and protect to reduce greenhouse gas emissions. [North Saanich: Item 5(c)] 8. Amend policy 7.1.2 as follows (proposed text is underlined): Design, manage, fund and operate programs, services and infrastructure to reduce greenhouse gas emissions and <u>to mitigate and adapt to climate change</u> in keeping with the principles outlined in Objective 7.1. [North Saanich: Item – 5(e)] 9. Under Objective 7.1, amend Principle IV as follows (proposed text is underlined): Protect <u>and assess</u> the carbon sequestration <u>and environmental</u> value of natural systems, including forested lands, <u>agricultural lands</u> and wetlands. [North Saanich: Item 5(d)] 	<p>Retain the Climate Action target as per the referred RGS. (p.41)</p> <p>Add a new principle under Objective 7.1, with suggestion amended as follows: “Be resilient to climate change impacts, including climate-related natural hazards.” (p.35)</p> <p>Add a new principle under Objective 7.1, with suggestion amended as follows: “Promote adaptation principles of managed retreat, avoid, accommodate and protect.” (p.35)</p> <p>Amend policy 7.1.2 as suggested. (p.36)</p> <p>Amend Principle IV, with suggestion amended as follows: “Protect and assess the carbon sequestration and ecosystem values of natural systems, including forested lands, agricultural lands and wetlands.” (p.35)</p> <p>Add the following definition of “agricultural land” to the Glossary: “Agricultural land: Agricultural land (farm land) is the area that supports the growing, producing, raising or keeping of animals and plants allowed by British Columbia’s various Acts and Regulations. This refers to land designated as agricultural land under the <i>Agricultural Land Commission Act</i> or by municipal or regional governments within the land use bylaws. The definition also includes lands assessed as farm land.” (p.50)</p>

Solutions put forward by each rejecting municipality	Content agreed-to by all mediation participants
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4 Transportation

Objective 4: Transportation

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| 10. Amend the Transportation target in Table 2: 2038 Targets by Priority Area and Objective by removing the reference to the percentage of trips made by walking, cycling and transit. [North Saanich: Item 3(a)] | Retain the Transportation target as per the referred RGS. (p.40)

Add the following bullet under the “Objective” section at page 9: “Targets are intended to be achieved at a regional level. Given the diversity of geographic and demographic conditions that exist among member municipalities, it is not intended that progress towards all targets would be equal in each municipality.” (p.9) |
| 11. Under Objective 4.1, add the following principle: Integrate population and employment projections with multi-modal transportation. [North Saanich: Item 3(b)] | Retain the principles under Objective 4.1 as per the referred RGS. Note that this concern was addressed by Item 10, above. (p.29) |
| 12. Add the following policy: Prioritize public transit to the Victoria Airport Authority and complete communities. [North Saanich: Item 3(c)] | Add a new policy 4.1.4, as follows: “Advocate for improved public transit to major employment centres, complete communities and transportation hubs in the region.” (p.30) |

5 Food Systems

Objective 6: Food Systems

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| 13. Revise Chapter 6 to clarify intended outcomes and confirm that potential future actions will not result in the following:
a) New regional initiatives for municipalities who do not contain significant or potential agricultural land
b) New costly CRD services
c) Unnecessary overlap with existing regulatory regimes
[Colwood: Items 2(a)(b)(c)] | Amend Policy 6.1.1, with new language as follows: Implement initiatives in accordance with the principles outlined in Objective 6.1, “based on voluntary participation of local governments in any new services.” (p.34) |
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5 Food Systems

<p>14. Use “food security” language as follows:</p> <ul style="list-style-type: none"> a) Add definition of food security to the glossary, as follows: “Food Security A multi-faceted condition which ensures that community residents have access to safe, affordable, culturally acceptable, nutritionally adequate diet through a system that maximizes community self-reliance, environmental sustainability and social justice.” [North Saanich: Item 4(g)] b) Under Objective 6.1, amend Principle IV as follows: “Enhance local food security”. [North Saanich: Item 4(c)] c) Amend policy 6.1.2 as follows: “Enable food production, processing and distribution that will foster a place-based food economy that increases local food security.” [North Saanich: Item 4(f)] d) Amend target for Food Systems in Table 2: 2038 Targets by Priority Area and Objective as follows (proposed text is underlined): Increase the amount of land in crop production <u>for food</u> by 5,000 ha to <u>enhance local food security</u>. [North Saanich: Item 4(a)] 	<p>Add suggested definition of food security to the glossary. (p.50)</p> <p>Amend Principle IV as suggested. (p.33)</p> <p>Amend policy 6.1.2 as suggested. (p.34)</p> <p>Amend Food Systems target, as suggested. (p.40)</p>
<p>15. Include new policy language and targets related to the protection of the agricultural land base as follows:</p> <ul style="list-style-type: none"> a) Add statement under Policies as follows: Strive for a no net loss target of agricultural land to protect the agricultural land base and to encourage its active use for food production. [North Saanich: Item 4(d)] b) Add statement under Policies as follows: Monitor the status of agricultural land, including the amount of actively farmed land, and other indicators, with the objective of promoting agricultural viability and food production. [North Saanich: Item 4(e)] c) Add new target for Food Systems in Table 2: 2038 Targets by Priority Area and Objective as follows: Municipal targets to increase the amount of land in crop production for food and to encourage a no net loss of agricultural land to be identified by municipalities in Regional Context Statements. [North Saanich: Item 4(b)] 	<p>Retain the policies for Objective 6.1 as per the referred RGS. (p.34)</p> <p>Add new policy 6.1.4, with suggestion amended as follows: “Monitor the status of agricultural land, including the amount of actively farmed land, with the objective of promoting agricultural viability and food production.” (p.34)</p> <p>Add new target for Food Systems, with suggestion amended as follows: “Municipal targets to increase the amount of land in crop production for food and to encourage agricultural land to be identified by municipalities in Regional Context Statements. (p. 40)</p>

Solutions put forward by each rejecting municipality	Content agreed-to by all mediation participants
6 Growth Management	
Objective 1: Managing and Balancing Growth	
16. Revise Map 3 to eliminate inconsistencies with Colwood's OCP land use designations. Agree in principle with possible CRD response. [Colwood –1]	Revise Maps 3 and 4, as requested. (p.14 and 16)
17. Revise Map 3 to address map errors related to former Provincial Capital Commission (PCC) lands along the Trans-Canada Highway through View Royal – the lands are shown as Capital Green Lands, which may have future uses that are inconsistent with the policy designation. [View Royal: Item 1]	Revise Maps 3 and 4, as requested. (p.14 and 16)
18. Revise Map 3 and only show "Capital Green Lands" that are owned by the CRD and have an area of greater than 10 ha. [Esquimalt: Item 2]	<p>Amend Capital Green Lands Policy Area definition, as follows: "Capital Green Lands Policy Area: Are Ecological Reserves, Capital Regional District Water lands, national parks and historic sites, provincial parks, regional parks, and lands used by municipalities and electoral areas as parks. Local governments retain legislative authority related to parkland without requiring an amendment to the Regional Growth Strategy. The Regional Growth Strategy sets out in policy 2.1(1) the continued long-term use of these lands for these purposes." (p.11)</p> <p>Amend policy 2.1.1, as follows: "Ensure the long-term protection of Capital Green Lands depicted on Map 3(a). Recognizing the varied ecological and recreational contexts of the Capital Green Lands, this could include municipal policies and CRD electoral area policies for buffering and land use transition between Capital Green Lands and adjacent settled areas (i.e., lands within the Rural/Rural Residential Land Use Policy Area as well as the Growth Policy Area), as well as policies aimed at enhancing, restoring or naturalizing Capital Green Lands. Notwithstanding the above, local governments will retain the ability to dispose of or rezone parklands." (p.20)</p> <p>Add a new policy 2.1.2, as follows: "Municipalities will identify regionally significant parks through their Regional Context Statements. The Juan de Fuca Electoral Area will identify regionally significant parks in Official Community Plans." (p.20)</p>

Solutions put forward by each rejecting municipality	Content agreed-to by all mediation participants
6 Growth Management	
<p>19. Revise Map 3 to address map errors related to a parcel shown as “Renewable Resource Lands” along the Trans-Canada Highway through View Royal. As shown, the lands may have future uses that are inconsistent with the policy designation. [View Royal: Item 1]</p> <p>20. Change the terminology from “Growth Policy Area” to “Urban Containment Area”. [Saanich – 2(a) and (b)]</p> <p>21. Amend the definition of “Complete Community” under Appendix D Glossary to delete the following: Complete communities typically are defined by what they are not, that is, single-use residential areas that serve a largely dormitory function to a larger centre, with few local opportunities to meet the broad range of household needs described. [North Saanich: Item 1(c)]</p> <p>22. Amend the “Framework for Our Future Guiding Principles” under Appendix B by adding the following principle: Actions are appropriate to ensure integration between the objectives and targets.[North Saanich: Item 1(d)]</p> <p>23. Identify a network of regionally-significant Major Centres that reflects current growth patterns and builds on previous work undertaken as part of the Regional Sustainability Strategy Project; or revert back to the Metropolitan Core and Major Centres identified in the 2003 Regional Growth Strategy. [Saanich – 1(a) and (b)]</p>	<p>Cross-reference land use designations in the glossary. (p.50 – 53)</p> <p>Revise Maps 3 and 4, as requested. (p.14 and 16)</p> <p>Revise terminology, as requested. (throughout RGS document)</p> <p>Amend definition of “Complete Community”, as requested. (p.50)</p> <p>Add a new Implementation Measure I-2(b) based on the suggested language, amended as follows: “Ensure that actions are appropriate to achieve integration between the objectives and targets.” (p.37)</p> <p>Add a new Map 3(b) to identify a network of Nodes, Sub-Regional Nodes and a Metropolitan Centre, based on work undertaken for the Regional Sustainability Strategy, as shown in Attachment 2. (p.15)</p> <p>Describe Nodes, Sub-Regional Nodes and Metropolitan Centre within the Land Use Designation description for “Urban Containment Area”, as shown in Attachment 2. (p.11-12)</p> <p>Add new policy 1.1.6: “Encourage planned growth in the nodes shown on map 3(b) and described in Objective 1.1, and plan for transportation infrastructure to align. It is recognized that the location of the nodes is</p>

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6 Growth Management	
<p>24. Amend the “Agricultural Land Reserve” layer related to the Gorge Vale Golf Course should the Agricultural Land Commission (ALC) decide to remove lands from the ALR. Also relates to Economic Development Policy 5.1.4. [Esquimalt: Item 1 and 4]</p> <p>25. With respect to language that implies a hierarchy, remove the following words from the Growth Policy Area on p. 10 of the RGS: Where Capital Green Lands and Renewable Resource Lands Policy Areas overlap with the Growth Policy Area, the land use policy for the Capital Green Lands and Renewable Resource Lands Policy Areas shall take precedence.” [View Royal: Item 2]</p>	<p>conceptual and that municipal conformance may vary. Local planning decisions relating to nodes will not require a Regional Growth Strategy amendment.” (p.17)</p> <p>Amend Map 3 and 4 as suggested, pending decision of the Agricultural Land Commission prior to first and second reading of the RGS bylaw. (p.14 and 16)</p> <p>Retain the description of the “Growth Policy Area” (changed to “Urban Containment Area”) as per the referred RGS. Note that this concern was addressed by Item 18, above. (p.11-12)</p>
7 Water	
Section 2: Environment and Infrastructure	
<p>26. Retain water servicing provision from the 2003 RGS (i.e., no water servicing outside the Regional Urban Containment and Servicing Policy Area [RUCSPA]). [Highlands – 1 and View Royal – 3]</p> <p>27. Retain water servicing policy (Policy 2.2.2) as written in the 2016 RGS. [Metchosin, JdF EA]</p> <p>Note that for the JdF EA, Policy 2.2.2 represents a compromise from a previous position.</p> <p>Note that Metchosin has remained entirely outside the RUCSPA, but has access to CRD piped water. Through the OCP and the RCS, Metchosin uses land use tools to limit development potential to levels identified in the 1996 OCP.</p>	<p>See Item 28, below.</p>

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7 Water	
<p>28. Provide a new water service policy similar to “Alternative 2” presented to the CRD Board in November 2016. The policy would designate areas for water servicing in the Juan de Fuca Electoral Area. [Central Saanich: Item 1, North Saanich: Item 2(c), Saanich: Item 3(a)]</p>	<p>Amend principles and policies under Objective 2.2, as shown in Attachment 3. (p.21-23) Add a new Map 5, as shown in Attachment 3. (p.24)</p>
<p>29. Areas for discussion on water service policy:</p> <ul style="list-style-type: none"> a) Mechanisms to evaluate cost implications b) Approvals process c) Development controls in local OCPs and Zoning Bylaws <p>[Saanich: Items 3(b), (c), (d)]</p>	<p>See Item 28, above.</p>
<p>30. Amendments throughout the document to related to water servicing outside the Containment Area. [North Saanich: Items 1(b), 2(b), (d), (e)]</p>	<p>See Item 28, above.</p>
<p>31. Amend Alternative 2 to include language that limits areas serviced by water to development potential set out in the zoning bylaw at the time of RGS adoption. [North Saanich: Item 2(c)]</p>	<p>See Item 28, above.</p>
<p>32. Amend the target for Objective 2.2 in Table 2: 2038 Targets by Priority Area and Objective as follows (suggestion underlined): Prepare long-term capital plans for CRD utilities and major infrastructure improvements necessary to address <u>the conservation of land, water and energy resources and the impacts of climate change and natural hazards</u>. [North Saanich: Items 2(a)]</p>	<p>Amend target for Objective 2.2, with suggestion amended as follows: “Prepare long-term capital plans for CRD utilities and major infrastructure improvements that take into consideration the conservation of land, water and energy resources and the impacts of climate change and natural hazards.” (p.40)</p>

Solutions put forward by each rejecting municipality	Content agreed-to by all mediation participants
8 Administrative	
33.	Refer to RGS document as the “2018 RGS”.
34.	Remove Map 5. Municipal Boundary Adjustment – Detail and the Land Use Designation description as the municipal boundary adjustment between Langford and Metchosin was approved.
35.	Adjust the CRD boundary to reflect a boundary adjustment between the Capital Regional District and the Cowichan Valley Regional District.

ATTACHMENT 1: POPULATION PROJECTIONS BY MUNICIPALITY

TABLE 1: POPULATION, DWELLING UNIT AND EMPLOYMENT PROJECTIONS

	2011			2038			Population Change	
	Population	Dwellings	Employment	Population	Dwellings	Employment	Total	Percentage
Core								
Esquimalt	16,600	8,300	11,100	18,300	9,500	12,200	1,700	10.2%
Oak Bay	18,200	8,000	7,300	15,300	8,400	7,200	-2,900	-15.9%
Saanich	112,100	46,600	42,300	128,600	56,300	55,500	16,500	14.7%
Victoria	82,400	44,400	76,400	99,500	56,500	84,100	17,100	20.8%
View Royal	9,600	4,100	4,800	15,000	6,700	5,900	5,400	56.3%
<i>Total</i>	<i>238,900</i>	<i>111,400</i>	<i>141,900</i>	<i>276,700</i>	<i>137,400</i>	<i>164,900</i>	<i>37,800</i>	<i>15.8%</i>
Saanich Peninsula								
Central Saanich	16,100	6,500	8,900	21,600	8,300	10,700	5,500	34.2%
North Saanich	11,100	4,400	5,300	13,800	6,000	6,600	2,700	24.3%
Sidney	11,200	5,200	6,100	11,900	6,600	7,600	700	6.3%
<i>Total</i>	<i>38,400</i>	<i>16,100</i>	<i>20,300</i>	<i>47,300</i>	<i>20,900</i>	<i>24,900</i>	<i>8,900</i>	<i>23.2%</i>
West Shore								
Colwood	16,600	6,100	4,000	31,100	12,200	6,800	14,500	87.3%
Highlands	2,100	800	400	2,600	1,000	2,300	500	23.8%
Juan de Fuca EA	4,400	1,900	800	6,200	2,700	1,100	1,800	40.9%
Langford	29,900	11,600	12,200	48,000	19,200	22,700	18,100	60.5%
Metchosin	4,900	1,800	1,400	5,200	2,200	6,500	300	6.1%
Sooke	11,700	4,500	2,700	24,700	9,300	3,300	13,000	111.1%
<i>Total</i>	<i>69,600</i>	<i>26,700</i>	<i>21,500</i>	<i>117,800</i>	<i>46,600</i>	<i>42,700</i>	<i>48,200</i>	<i>69.3%</i>
Totals	346,900	154,200	183,700	441,800	204,900	232,500	94,900	27.4%

Source: Urban Futures, 2014

Please note that First Nations populations are not included in Table 1, as First Nations Reserves are outside the GMPA.

Please note that projections were prepared using 2011 Census data. Implementation Measure I-6 identifies the need to update the projections using the most recent census data at the time of the first update to the 2018 Regional Growth Strategy.

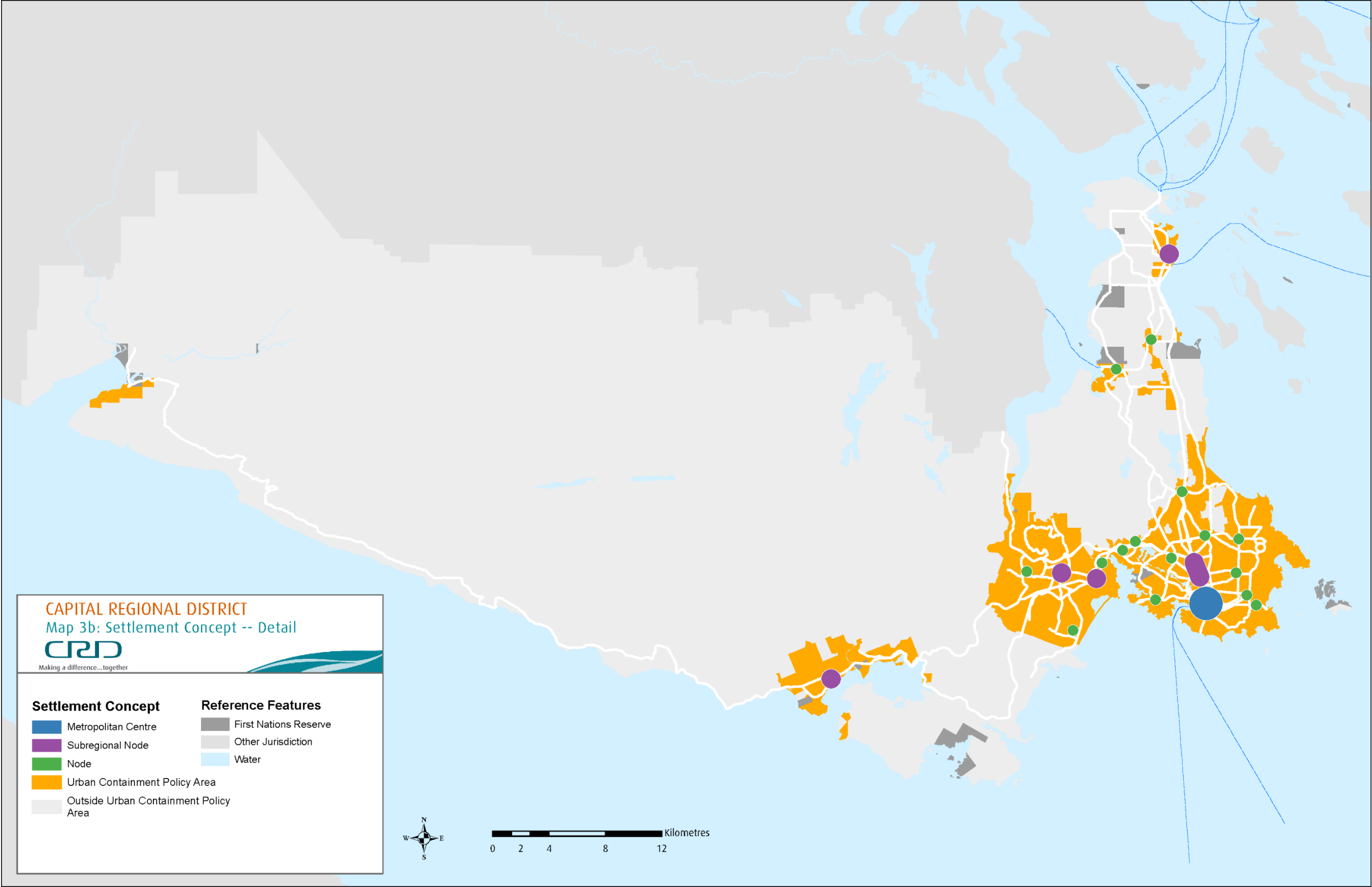
ATTACHMENT 2: NETWORK OF NODES, SUB-REGIONAL NODES AND A METROPOLITAN CENTRE

Urban Containment Area: Includes residential, general employment, commercial and industrial lands, as well as other associated land uses. The Urban Containment Policy Area is intended to accommodate 95% of the region's new dwelling units. Within the Urban Containment Policy Area, planned growth and major new transportation infrastructure investments will be encouraged to align with the settlement concept shown on Map 3(b). Municipalities will determine the precise land use, intensification, density, servicing and connectivity requirements through local planning and regulatory processes. The settlement concept is comprised of three components:

1. *Node:* Scale and intensity of development supports local-serving employment, commercial and community services and serves as a destination for residents proximate to the node. Surrounding areas feature residential uses of varying densities.
2. *Sub-Regional Node:* Scale and intensity of development supports the area as a sub-regional employment, commercial and community destination and serves as a commuter destination from within the sub-region. Surrounding areas feature a mix of uses and higher density residential development.
3. *Metropolitan Core:* Scale and intensity of development supports the area as a regional employment, business and cultural destination and serves as a significant commuter destination across modes from all parts of the region. Surrounding areas feature a dense mix of residential, employment and cultural uses.

Policy 1.1.6 Encourage planned growth in the nodes shown on Map 3(b) and described in Objective 1.1, and plan for transportation infrastructure to align. It is recognized that the location of the nodes is conceptual and that municipal conformance may vary. Local planning decisions relating to nodes will not require a Regional Growth Strategy amendment.

Map 3(b): Settlement Concept – Detail



ATTACHMENT 3: REVISED WATER SERVICING PRINCIPLES AND POLICIES

Principles

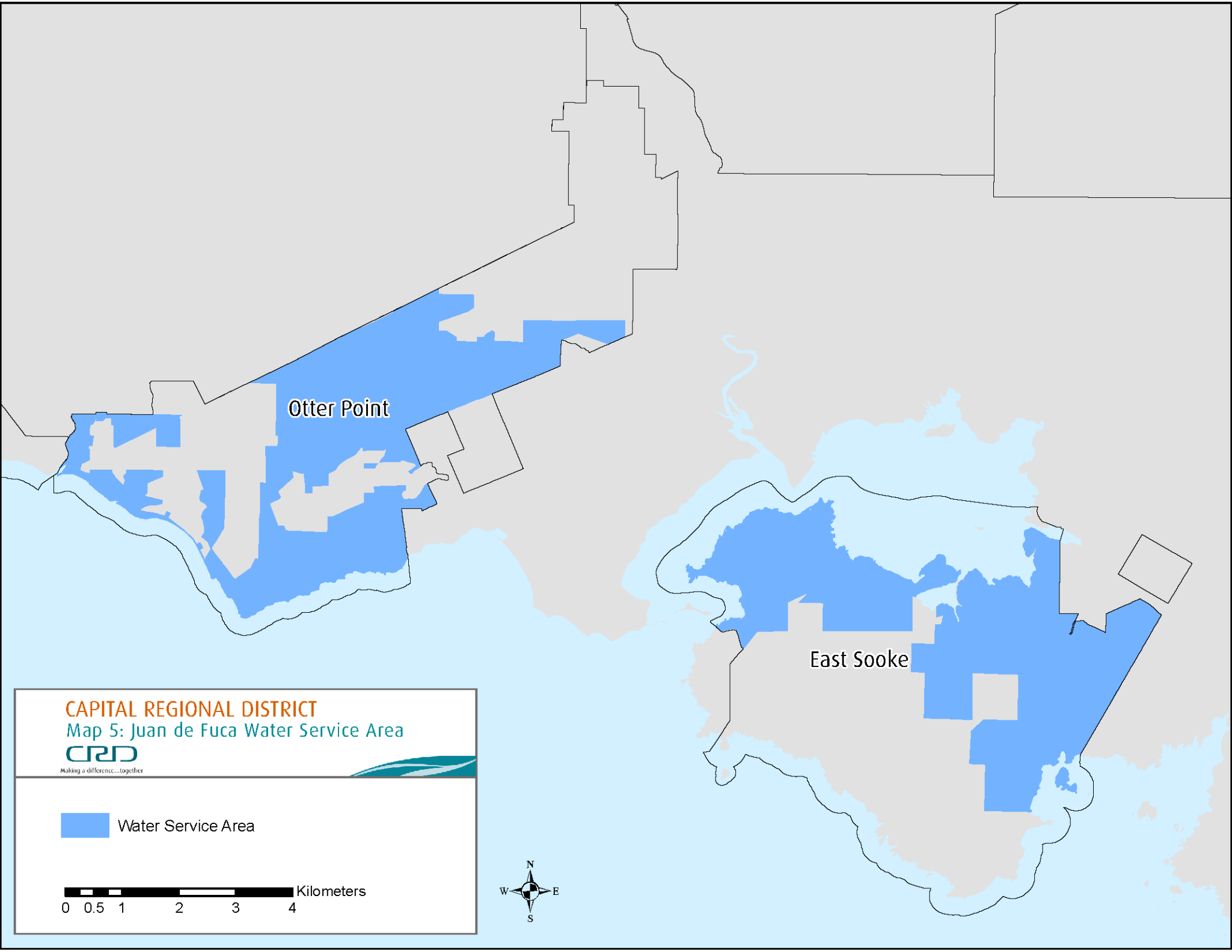
- I. Promote settlement patterns that are cost-effective and efficient to service;
- II. Consider the current and future costs of infrastructure design, construction, maintenance and operation when considering whether to provide for new services or extend existing services;
- III. Minimize negative financial impacts to those currently serviced (impacts to consider system life cycle costs); and
- IV. Avoid negatively impacting the long-term availability of the service for existing development and planned growth within the Urban Containment Policy Area boundary, recognizing the impacts of climate change.

Policies

1. Manage infrastructure services, including water supply and distribution, in accordance with the principles set out in Objectives 2.1 (Protect, Conserve and Manage Ecosystem Health) and 2.2 (Manage Regional Infrastructure Services Sustainably). Before approving a new water service bylaw, the full CRD Board must review the request for the new bylaw as it relates to the Regional Growth Strategy and deem the new bylaw consistent with the Regional Growth Strategy. This review is to include a detailed analysis of costs and cost recovery implications, including implications related to parcel taxes, fees, charges and grants, and subject to the principles as noted above. Full costs of water service extensions will be borne by new users. Lifecycle costs of water service extensions will be borne to the maximum extent possible by new users.
2. Provide new water system services (public or private) only to areas where Official Community Plans contain strong growth management provisions and where:
 - a. For a municipality, the areas to be serviced are shown on Map 3 as either Urban Containment Policy Area or Rural/Rural Residential Policy Area and the area to be serviced is consistent with Official Community Plan servicing provisions and an accepted Regional Context Statement identifies the population to be serviced and how growth in water demand will be addressed.
 - b. For the Juan de Fuca Electoral Area outside the Urban Containment Policy Area, the areas to be serviced are limited to East Sooke and Otter Point as shown on Map 5 as within a Water Service Area, with total development of existing and new units in East Sooke and Otter Point not exceeding 3384 units. The applicable Official Community Plan must identify the population to be serviced and how growth in water demand will be addressed.
 - c. For the Juan de Fuca Electoral Area inside the Urban Containment Policy Area, the areas to be serviced are shown on Map 3 as Urban Containment Policy Area and the area to be serviced is consistent with Official Community Plan servicing

provisions and the applicable Official Community Plan identifies the population to be serviced and how growth in water demand will be addressed.


3. Notwithstanding policy 2.2(2), the CRD may extend water service if required to address a pressing public health, public safety or environmental issue relating to *existing* units.
4. Notwithstanding Policy 2.2(2), the CRD may extend water service to service agriculture. Where water service is extended to service agriculture, water service may be provided to residential units along the serviced line on lands within the Agricultural Land Reserve as long as an Official Community Plan is in place that prevents further subdivision or an increase in permitted residential density.
5. Do not further extend urban sewer services outside the Urban Containment Policy Area Boundary depicted on Map 3.
6. Notwithstanding policies 2.2(2) and 2.2(4), evaluate requests for services from jurisdictions outside of Capital Regional District membership with a view towards supporting mutually beneficial relationships and fostering development consistent with all RGS objectives and policies.



Otter Point

East Sooke

CAPITAL REGIONAL DISTRICT
Map 5: Juan de Fuca Water Service Area
CRD
Making a difference...together

 Water Service Area

 Kilometers

