

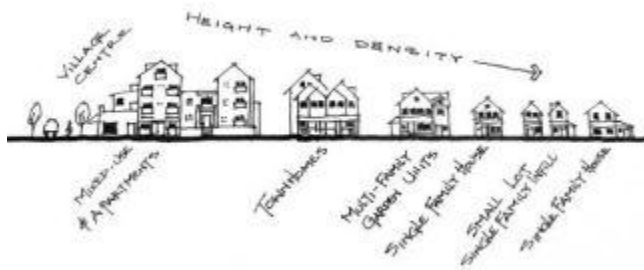


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The image that is being proposed for illustration purposes to be included in the Central Saanich Official Community Plan, to help make the density goals for the municipality cleared.

Bruce Greig drawing

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Peninsula News Review

## Plan prepared

By Christine van Reeuyk - Peninsula News Review

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With little fanfare the Central Saanich council passed its Official Community Plan recently, with only councillor Zeb King opposed. It also passed without public comment during the council meeting Nov. 3, despite earlier outpourings of people set to dispute a pair of land designations that are outside of the urban containment boundary.

Council stuck to the latest draft, which did not change the land designation sought by Peninsula Co-op for property near West Saanich Road and Keating X Road. Co-op presented a plan, and showed support from the community, for a larger, new store on the site.

Redesignation of the properties would require an amendment to the Regional Growth Strategy's Regional Urban Containment and Servicing Police Area. During the OCP public hearing, Co-op presented more than 1,200 signatures in support, while others at the meeting presented shy of 100 letters opposed to the plan.

They also did not change the land designation for property in the Keating Industrial area as sought by Randy

Sewell. Early in the OCP process, council was presented with a number of questions where the steering committee felt they needed guidance. One of those queries surrounded property in the Keating area. At that time council was asked to provide feedback whether a review of the rural designation for the area was warranted as part of the review and whether they should consider removing reference to it from the OCP. The area is designated rural and not in the urban containment boundary. However, in the previous (1999) OCP it referred to it: "it is recognized that a review may be warranted at the time of the next OCP update. It is not anticipated, however that there would be any significant revisions to the growth management policies for at least 10 years."

Council opted to remove that wording and keep the land outside the urban containment boundary.

Public input caused change last spring when a flow of letters came in concerned over the designation of Butchart Gardens as a Tourist Commercial Development Permit Area. Council agreed to remove the designation as well as exempting the property from the mapping of Terrestrial Sensitive Ecosystems. The Butchart Gardens property will also be included within the Urban Settlement Area boundary in the Land Use Plan.

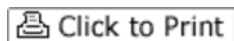
In response to a letter from the public, staff recommended minor amendments to strengthen policy 7.2.2 (4) dealing with aquifer recharge areas. "Given the importance of groundwater for maintaining healthy functioning streams and wells, the district will pursue increased recharge of aquifers and protection from potential sources of contamination or depletion." Staff expect that the ongoing Integrated Storm water Management Plan may also provide policies addressing storm water management.

Another change will see an added definition of affordable housing by revising section 4.4 policy 4, adding "and may include low income subsidized housing administered by the District of Central Saanich, BC Housing, Capital Region Housing, or other non-profit housing societies in the region."

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