

BURNSIDE - HOLLAND

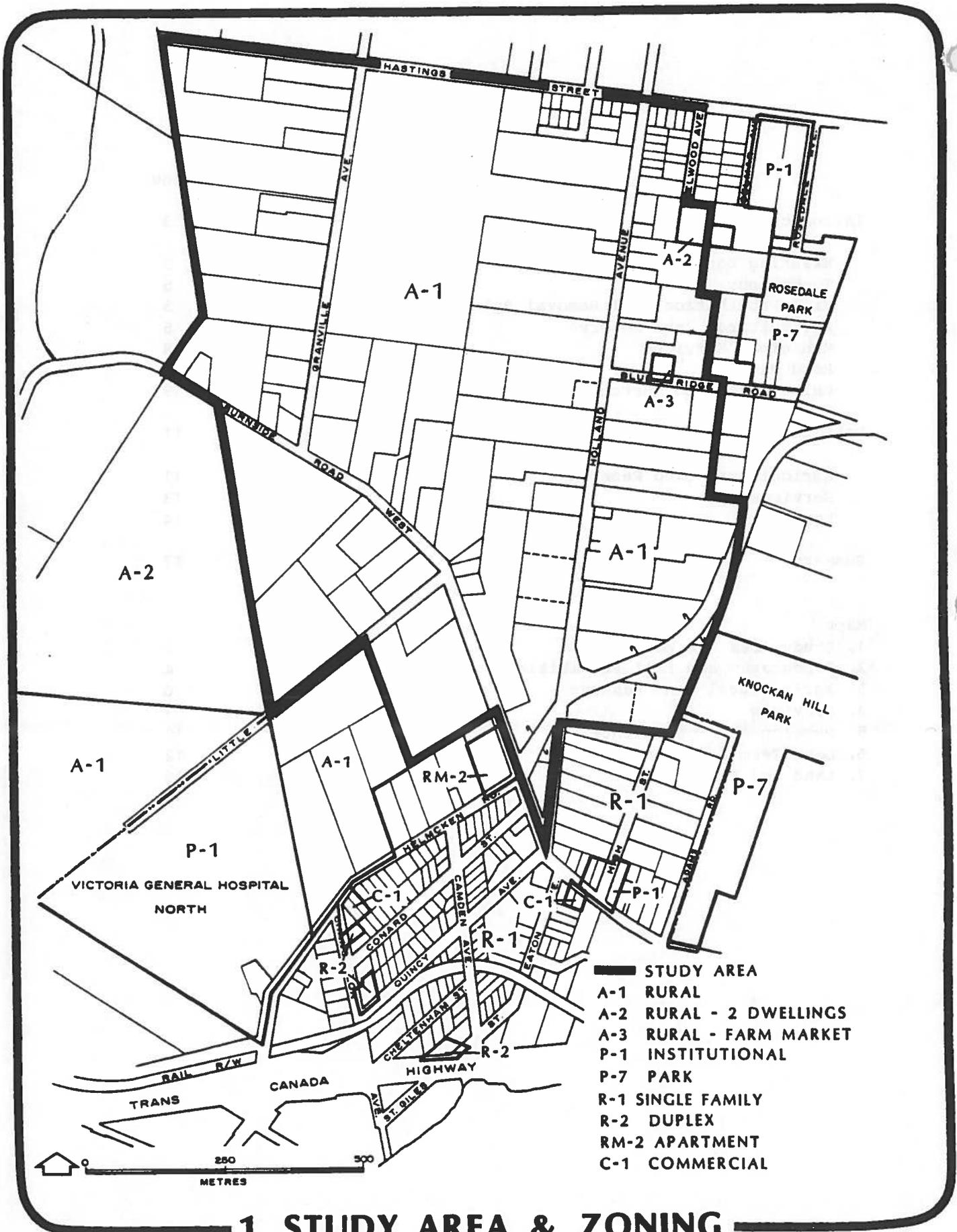
A RURAL SAANICH ACTION PLAN

PREPARED BY:
DISTRICT OF SAANICH PLANNING DEPARTMENT

TABLE OF CONTENTS

	Page
Introduction	3
Existing Zoning	3
Topography	5
Fill Prohibition/Soil Removal Bylaw	5
Agricultural Land Reserve	5
Municipal Services	8
Road Pattern	8
Relationship to Surrounding Areas	9
Policies	11
Agricultural Land Reserve	11
Services	13
Land Use	14
Summary	17
Maps	
1. Study Area and Zoning	2
2. Topography and Fill Prohibition	4
3. Agricultural Land Reserve	6
4. Services	7
5. Development Constraints	10
6. Long Term Servicing Option	12
7. Land Use Plan	16

COMMERCIAL
RESIDENTIAL
INDUSTRIAL
AGRICULTURAL
RURAL - FARM MARKET
RURAL - GENERAL
RURAL - DIVERSIFIED
RURAL - SPECIAL
RURAL - OTHER



INTRODUCTION

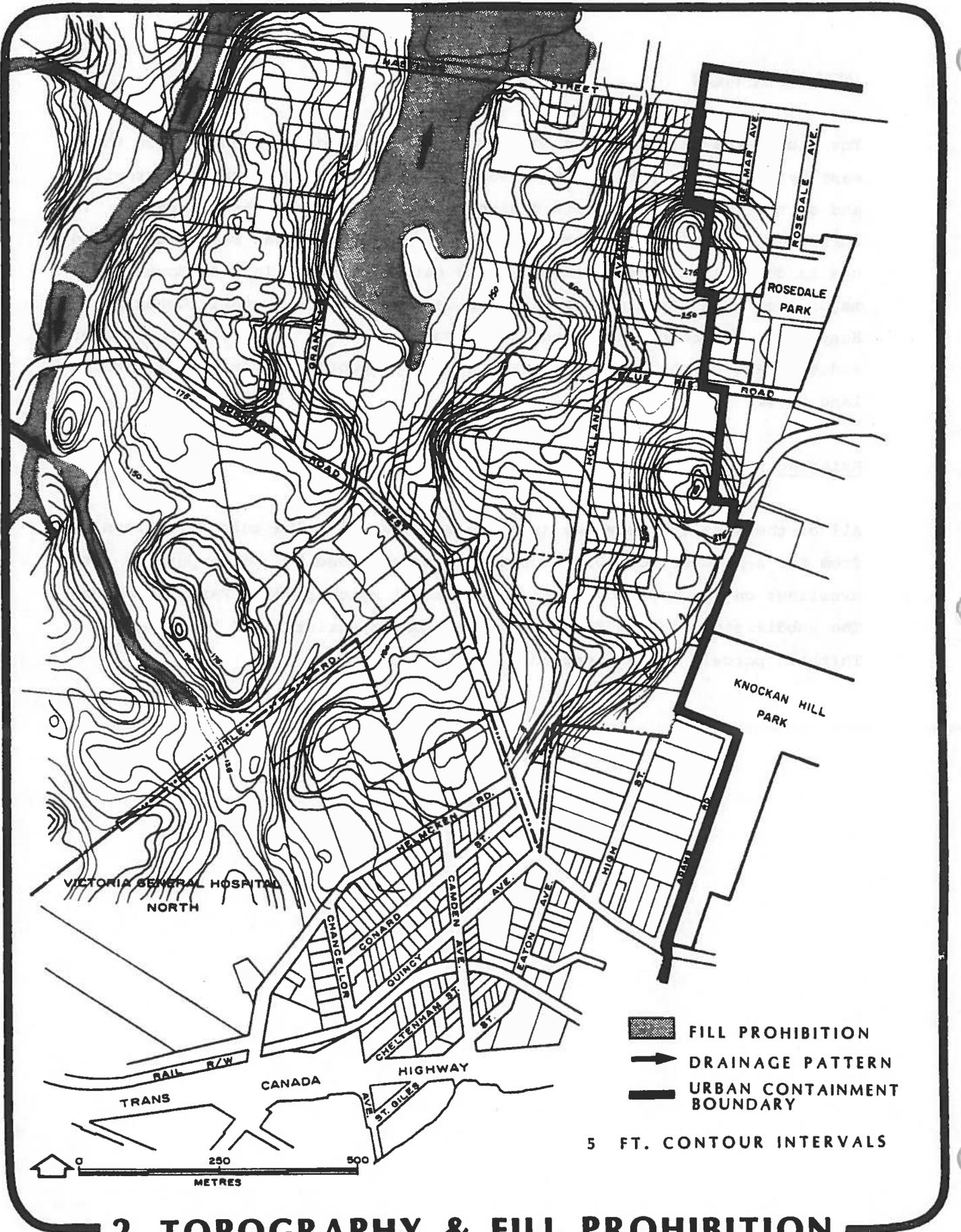
The study area is bounded on the south by the municipal boundary, on the east by the Urban Containment Boundary, on the north by Hastings Street, and on the west by large lots designated as Agricultural Land Reserve. The surrounding land uses vary considerably. Small lot urban residential land use is dominant in the Strawberry Vale neighbourhood. In View Royal, the major land uses are single family residential and the Victoria General Hospital. The South Wilkinson Valley contains large rural residential lots and the land to the north and west is mostly devoted to rural agricultural land uses.

Existing Zoning

All of the lots in the study area are zoned Rural. The only deviations from the A-1 Rural Zone District are a parcel zoned A-2 which permits two dwellings on one lot and an A-3 zoned parcel which permits Farm Market use. The subdivision minimum for these three zone districts is 2 hectares. Thirteen parcels are unimproved.



LEGEND
 --- RURAL ZONE DISTRICT
 --- A-2 ZONE DISTRICT
 --- A-3 ZONE DISTRICT
 --- UNIMPROVED PARCELS



2. TOPOGRAPHY & FILL PROHIBITION

Topography

The study area is characterized by a flood plain with fairly steep sides which drains to the north and eventually into the Colquitz River drainage system. The westerly boundary of the study area is a secondary valley which drains both to the north and south. South of Burnside Road, the topography consists of a series of hills with drainage generally flowing south. Topography is a major factor in determining long term land use because of the effect on servicing options.

Fill Prohibition/Soil Removal Bylaws

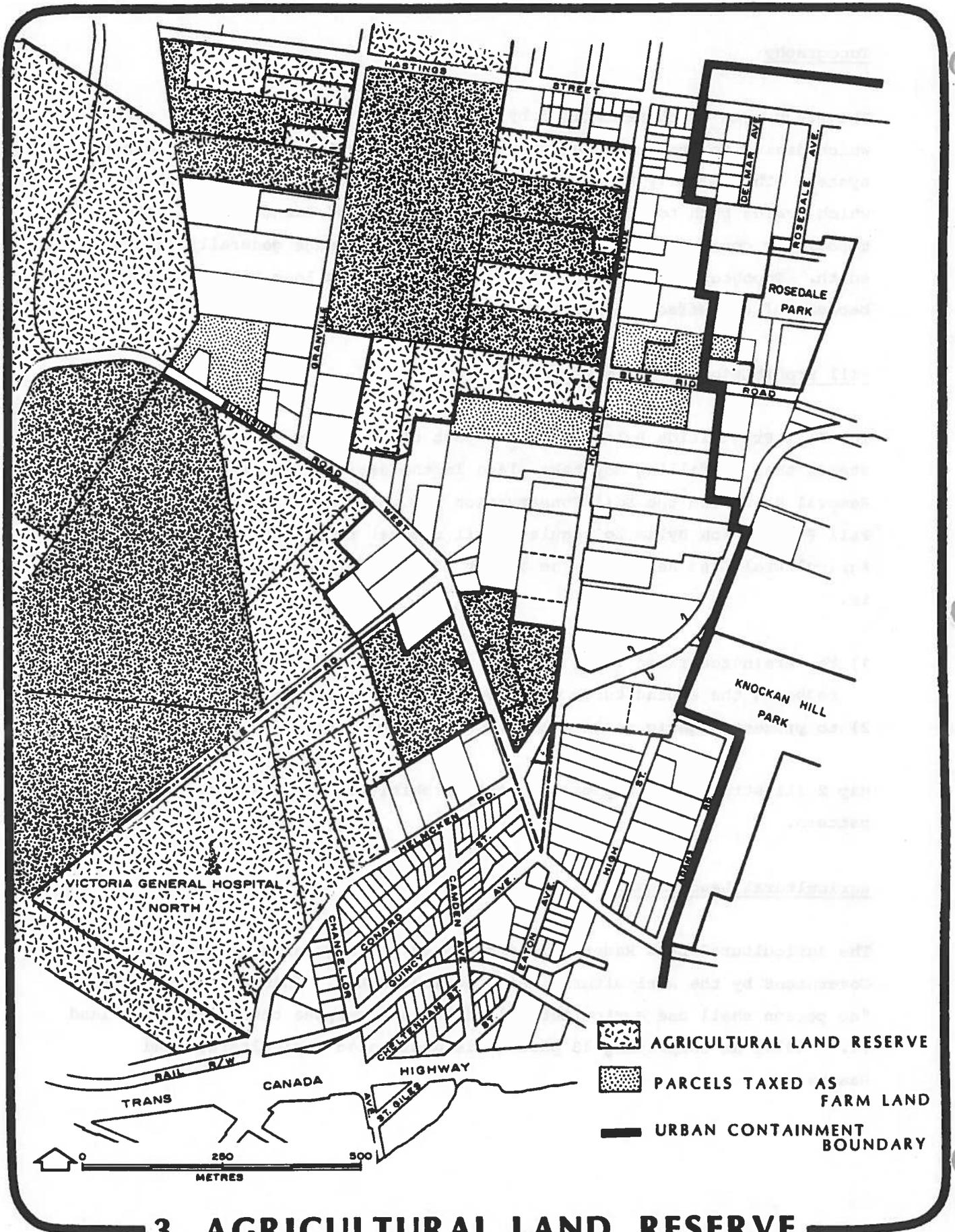
The Fill Prohibition Bylaw restricts part of the study area. This bylaw states that no filling may take place in the designated areas. The Soil Removal Bylaw and the Soil Conservation Act work in conjunction with the Fill Prohibition Bylaw to regulate soil removal from land in the Agricultural Land Reserve. The intent of these bylaws and the Land Reserve is:

- 1) to retain the flood water storage capacity in the flood plains thereby reducing the expenditures on piped storm water systems;
- 2) to protect organic soils for agricultural purposes.

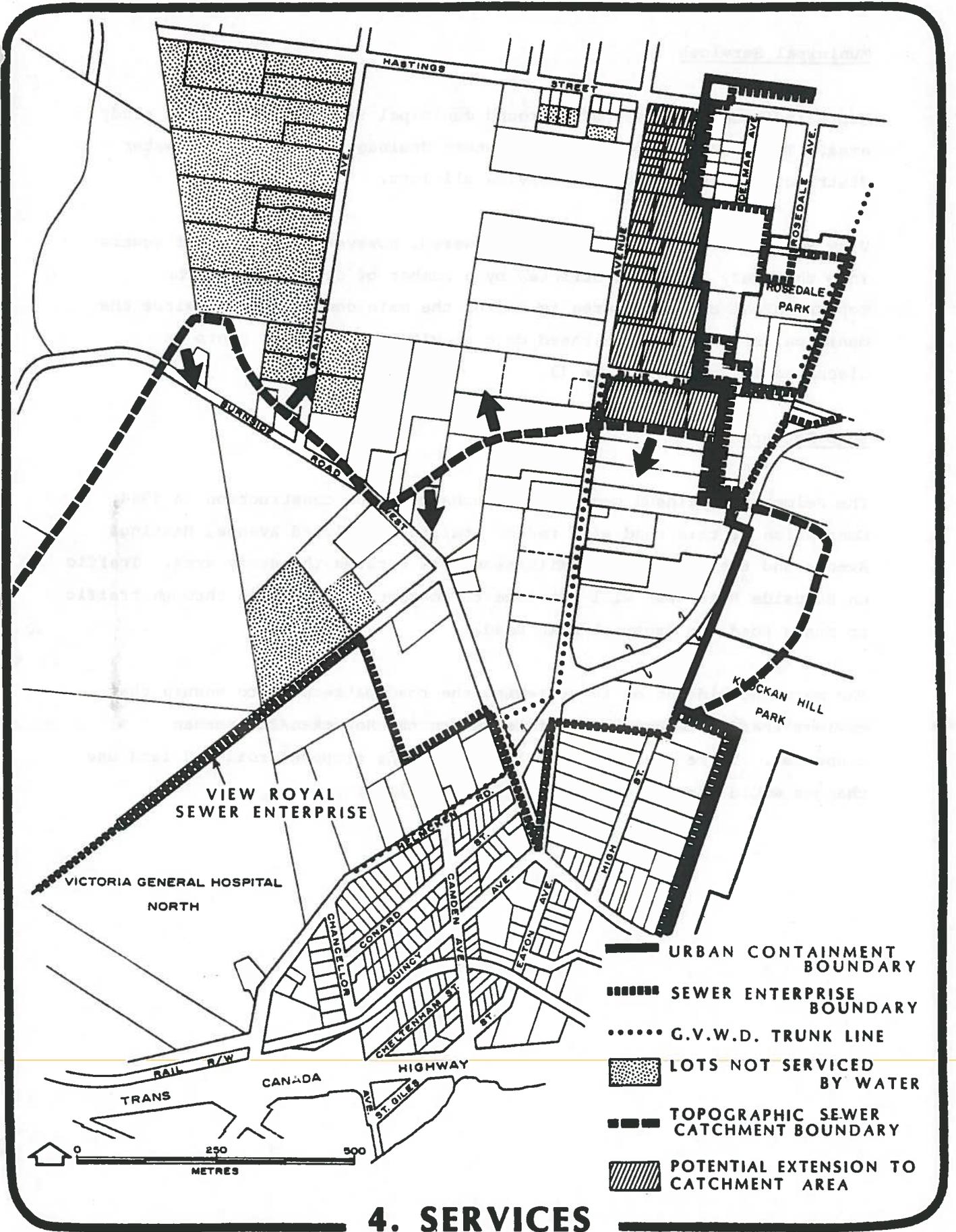
Map 2 illustrates the topography, fill prohibition area, and drainage pattern.

Agricultural Land Reserve

The Agricultural Land Reserve is designated and regulated by the Provincial Government by the Agricultural Land Commission Act. This Act states that "no person shall use agricultural land for any purpose other than farm land ...". 49.35 ha comprising 23 parcels is designated Agricultural Land Reserve.



3. AGRICULTURAL LAND RESERVE



4. SERVICES

Municipal Services

Map 4 indicates the lack of inground municipal services within the study area. There is no sewer system or storm drainage system and the water distribution system does not service all lots.

View Royal and Strawberry Vale are sewerred, however, extension of sewers into the study area is restricted by a number of constraints. The topographical catchment area is one of the main considerations since the municipal sewer system is based on a gravity flow system. This is discussed in detail on page 13.

Road Pattern

The Helmcken/Wilkinson connector is scheduled for construction in 1984. Completion of this road will reduce traffic on Holland Avenue, Hastings Avenue and the south end of Wilkinson Road outside the study area. Traffic on Burnside Road West will continue to consist of local and through traffic to Munns Road and Prospect Lake Road.

The major consideration in reviewing the road pattern is to ensure that maximum traffic capacity is maintained on the Helmcken/Interurban connector. There are no vacant lots along the proposed road and land use changes would require that access is controlled.

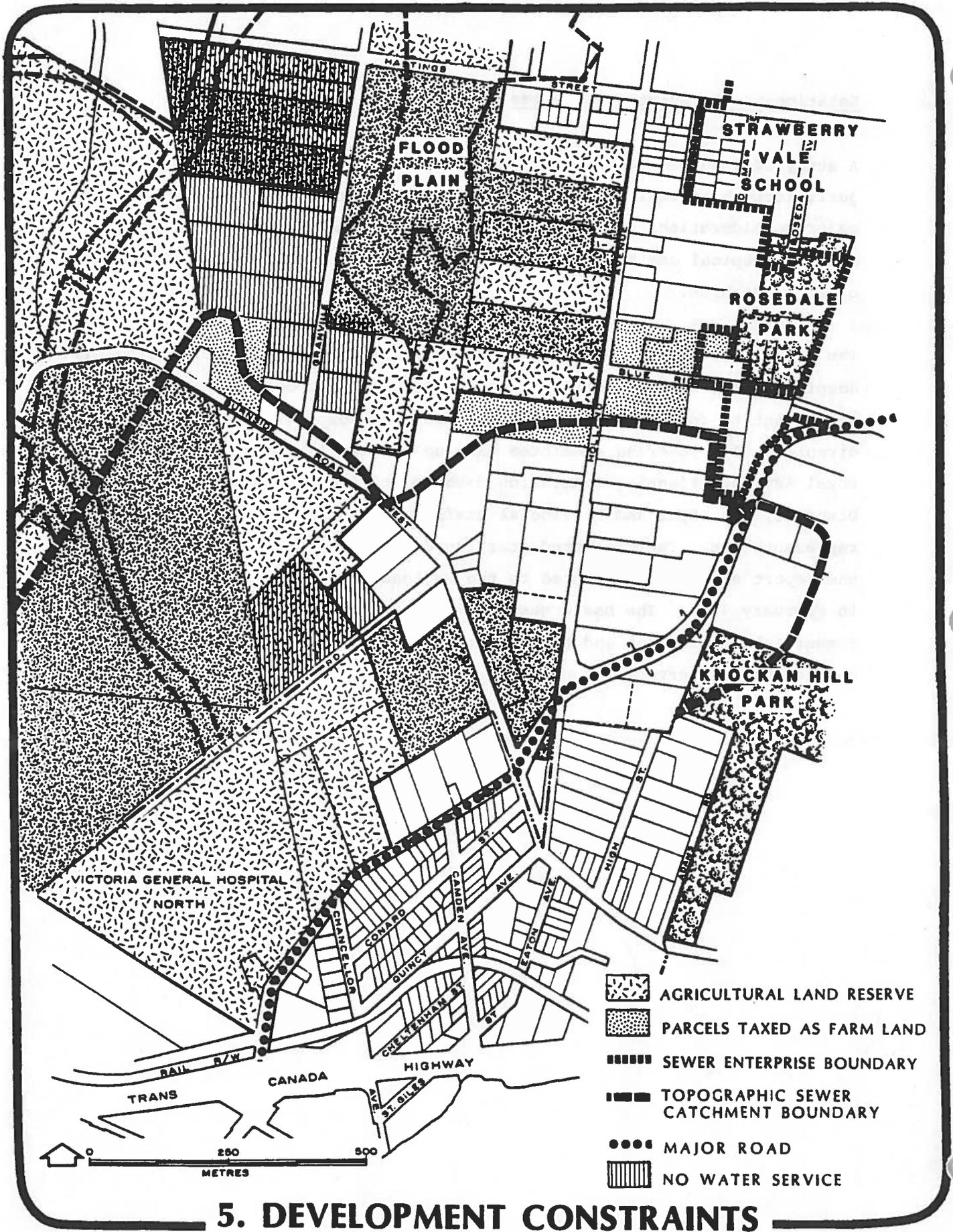
Relationship to Surrounding Areas

A study of land use in this area must consider proposals in adjoining jurisdictions as well as proposals within the Municipality of Saanich. The major considerations are development in View Royal around the Victoria General Hospital and the Local Area Plan policies to retain the character of Rural Saanich.

The View Royal Settlement Plan indicates a status quo situation around the hospital. The current Capital Regional District proposal is to hire a consultant to complete a land use plan for the hospital precinct under the direction of a steering committee made up of the View Royal Director, View Royal Advisory Planning Commission members, citizens, Capital Regional District, Municipal and Provincial staff and Saanich Council representation. The projected starting date is the middle of November and the report should be presented to the Regional Board for its consideration in February 1984. The basic questions are the amount and location of commercial development and the amount of additional car parking needed to complement and service the Hospital.



3. DEVELOPMENT CONSTRAINTS



5. DEVELOPMENT CONSTRAINTS

POLICIES

Map 5 illustrates factors imposing constraints on development options in the study area. As a means of analyzing the long term land use options the basic constraints will be dealt with separately.

The topographical catchment area is a major factor because it clearly divides the area into two service areas - one flowing north and the other south. This factor also relates to the remoteness of the existing sewered areas within the Municipality and the availability of capacity in both the major trunk lines and the laterals.

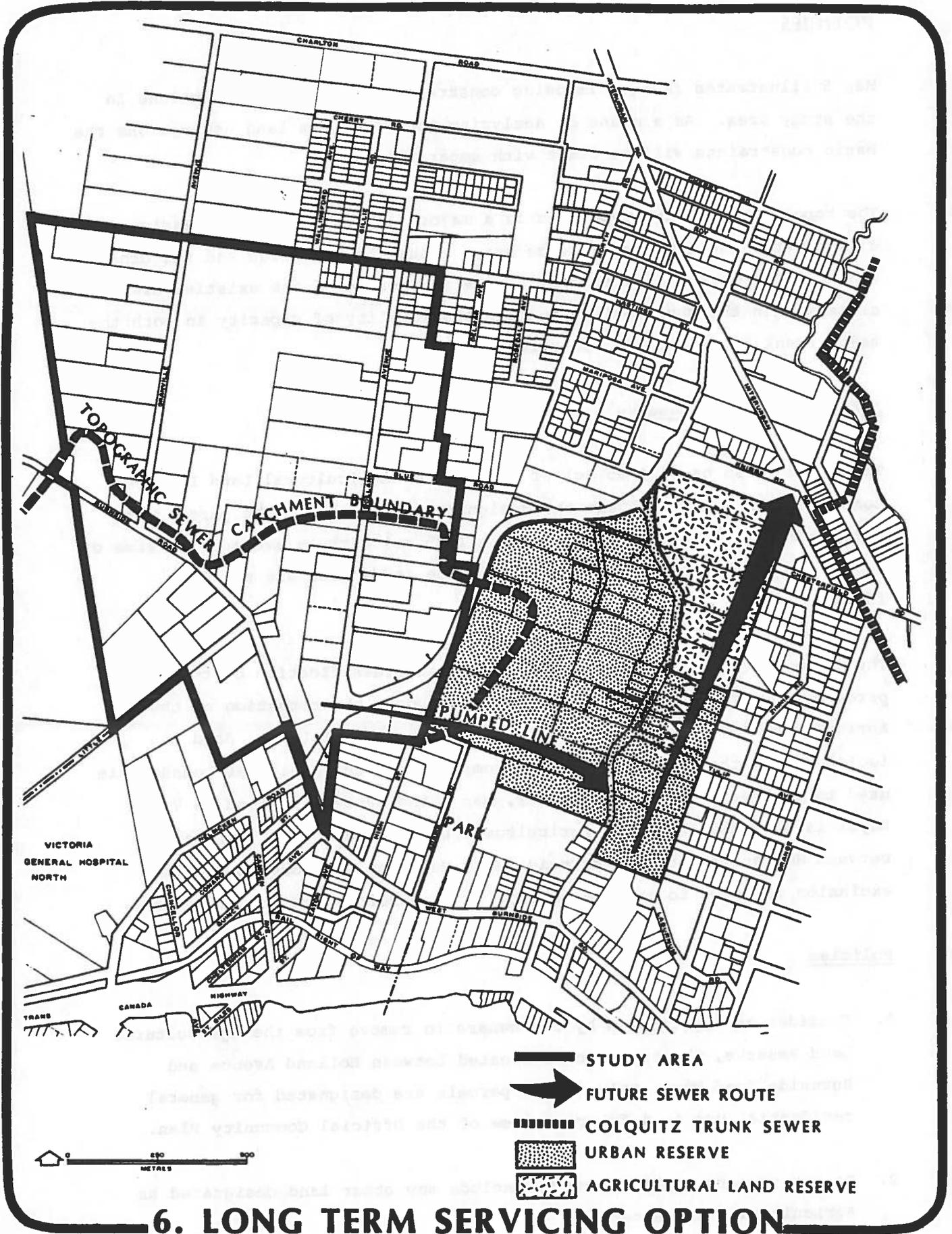
Agricultural Land Reserve

There are 49.35 ha (121.95 ac) of land in the Agricultural Land Reserve comprising 23 parcels within the designated study area. The parcel size varies from 14.1 ha (34.9 ac) to .1 ha (.25 ac) with an average lot size of 2.1 ha (5.3 ac). 27.9 ha (69.06 ac) in the study area are taxed as farmland.

The large parcel size, the existing farm tax classification of the larger parcels, and the Fill Prohibition Bylaw supports the retention of the Agricultural Land Reserve. The three parcels east of Little Road are isolated from the main agricultural component if the municipal boundary is used to delineate land use, however, map 3 indicates that land in View Royal is also designated as Agricultural Land Reserve. The two parcels between Holland Avenue and Burnside Road West could be considered for exclusion in order to provide continuity of possible future development.

Policies

1. Consider an application by the owners to remove from the Agricultural Land Reserve, the two parcels located between Holland Avenue and Burnside Road West, only if the parcels are designated for general residential use in a future review of the Official Community Plan.
2. Do not support applications to exclude any other land designated as Agricultural Land Reserve.



Services

The level of municipal inground services is minimal in the study area which is a result of the topography and its location outside the Urban Containment Boundary. The ability to provide sewer service is the biggest factor in considering the future development options for the area. The administration report of July 14, 1983, addressed the question of services in the study area relative to the annexation proposal.

"If this annexation took place, Saanich should consider servicing the total catchment area and diverting present flows to the Saanich system to the east. This would involve construction of a Sewer Trunk down the Wilkinson Valley for discharge to the Colquitz Trunk. This would open up lands north of the Hospital and west of the Urban Containment Boundary for potential development."

The conclusion that sewer service be diverted to the east and into the Colquitz Trunk is valid if servicing is extended to this area regardless of the annexation proposal. The municipality's share of the cost of twinning sewer trunk lines in View Royal to discharge to the south was considered and determined to be an unfavourable alternative. The possibility of servicing to the north and east via the Jail Creek drainage pattern is also unrealistic.

To service the area south of the topographic sewer catchment boundary a trunk line must be constructed through the lower Wilkinson Valley from the Colquitz Trunk and the discharge pumped to it. This trunk line would pass through a 41 ha area designated as Urban Reserve in the Carey Local Area Plan. This area should be serviced first in keeping with the incremental servicing policies adopted through the Sewer Enterprise Boundary process. The remaining area east of Holland Avenue has potential for inclusion in the catchment boundary but detailed engineering design will be necessary before a definitive statement can be made.

Policies

3. Ensure that sufficient capacity is provided in any sewer line planned for installation in the south Wilkinson Valley to service the area south of the topographic sewer catchment area and east of Holland Avenue.
4. Consider the timing of sewer services to the area in the review of the Official Community Plan.

Land Use

If the decision not to service the study area within the current planning period to 1996 is acceptable, the question of short term land use is redundant. The municipal policy to maintain a 2 hectare subdivision minimum in a rural area without sewer service has been in effect for 15 years. It has been successful in restricting subdivision in areas outside the Urban Containment Boundary and should be continued in the study area until sewer service is provided.

The long term land use alternatives for the study area are more complex and relate to:

- 1) the demand for developable land;
- 2) a possible major policy decision to expand the Urban Containment Boundary;
- 3) the stated Council desire to maintain the 'Rural Character' of the study area and the original concept of a greenbelt around the Hospital; and
- 4) the timing of sewer installation to the south Wilkinson Valley.

The decision to expand the Urban Containment Boundary would be the first step towards changing the land use in the study area. Based on the rejection of applications to expand the Urban Containment Boundary in other areas of the Municipality pending sewerage, and the proposed review of the Official Community Plan in 1984, any change to the Urban Containment Boundary to include the study area is premature.

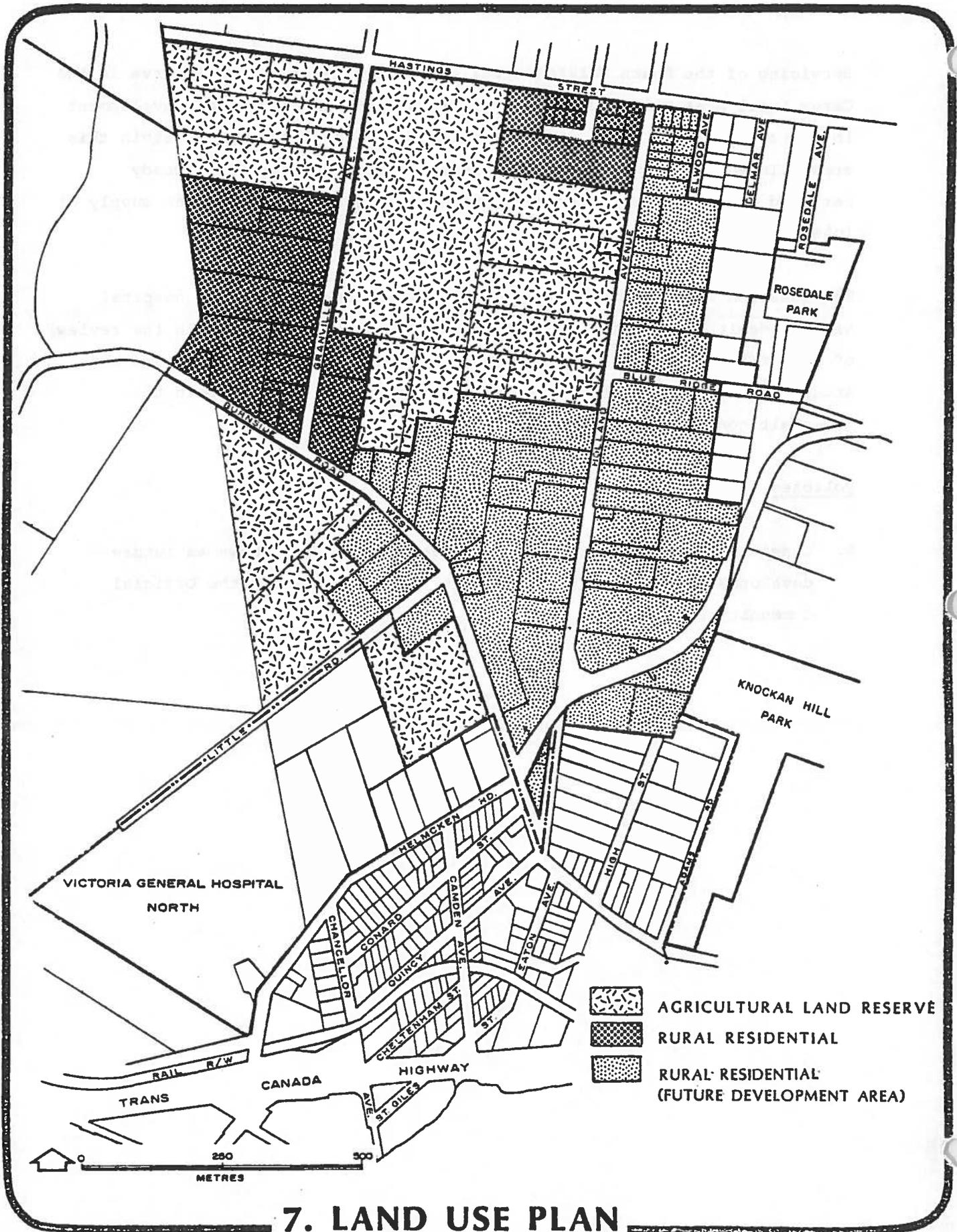
Servicing of the South Wilkinson Valley, designated as Urban Reserve in the Carey Local Area Plan would be the first step towards eventual development in the study area. There is a potential of 400 dwelling units within this area. In addition there are other areas of the municipality already serviced or planned for servicing which will further increase the supply of lots.

The question of maintaining a greenbelt immediately around the hospital will be dealt with by the Capital Regional District Study and in the review of the Official Community Plan. By not promoting development within the study area at present, there is a greater opportunity to support the greenbelt concept for the hospital.

Policies

5. Consider designation to Urban Reserve for the area shown as future development on map 7, Land Use Plan, in the review of the Official Community Plan.





Summary

Land use and servicing will remain unchanged in the short and possibly medium term. Long term development potential will be affected by development pressures for the development of the South Wilkinson Valley. The policies provide a framework for future land use considerations to be reviewed in the context of the Official Community Plan review to be undertaken in 1984. Map 7 illustrates the policies of the plan as they relate to a short term land use plan for the study area and indicates the area of possible long term change.

Summary of Policies

1. Consider an application by the owners to remove from the Agricultural Land Reserve, the two parcels located between Holland Avenue and Burnside Road West, only if the parcels are designated for general residential use in a future review of the Official Community Plan.
2. Do not support applications to exclude any other land designated as Agricultural Land Reserve.
3. Ensure that sufficient capacity is provided in any sewer line planned for installation in the south Wilkinson Valley to service the area south of the topographic sewer catchment area and east of Holland Avenue.
4. Consider the timing of sewer services to the area in the review of the Official Community Plan.
5. Consider designation to Urban Reserve for the area shown as future development on map 7, Land Use Plan, in the review of the Official Community Plan.

Summary

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Summary of the road

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