

AGENDA
For the Special Meeting of the
Environment & Natural Areas Advisory Committee
To be held in Council Chambers
Saanich Municipal Hall, 770 Vernon Avenue
Wednesday February 17, 2021 - 6:00 p.m. – 8:00 p.m.

Due to COVID-19 measures, Saanich is unable to accommodate the public for any Council, Committee of the Whole, Advisory, Board or Foundation meetings while maintaining the limits on large gatherings due to the Public Health Order.

As per the Order of the Minister of Public Safety and Solicitor General, *Emergency Program Act*, Ministerial Order No. M192, public attendance at the meeting is not required if it cannot be accommodated in accordance with the applicable requirements or recommendations under the *Public Health Act*.

To hear this meeting by telephone, please call 1-833-353-8610, access code 9232581#.

**TERRITORIAL ACKNOWLEDGEMENT AND DIVERSITY,
EQUITY AND INCLUSION STATEMENT**

- 1. INTRODUCTION OF NEW MEMBER (TIFFANY JOSEPH)**
- 2. ADOPTION OF MINUTES (attached)**
 - January 20, 2021
- 3. CHAIR'S REMARKS**
- 4. NEW FIELD GUIDE: PLANTS & ANIMALS IN SAANICH PARKS**
 - N. Dechaine, Manager, Community Development/Business Systems
 - <https://www.saanich.ca/EN/main/news-events/news-archives/2021/saanich-parks-launches-new-field-guide.html>
- 5. THE 1972 SAANICH GREENBELT STUDY (attached)**
 - A. Topp
- 6. ROUNDTABLE UPDATES**
 - Resilient Saanich (Adriane/Rebecca/Tiffany)
 - Public engagement underway:
<https://www.saanich.ca/EN/main/community/natural-environment/resilient-saanich-environmental-policy-framework/virtual-open-house.html>
 - Recent climate change mitigation and active transportation initiatives
 - Rapid Bus implementation strategy:
https://saanich.ca.granicus.com/MetaViewer.php?view_id=1&vent_id=773&meta_id=32615
 - Regional Transportation priorities:
https://saanich.ca.granicus.com/MetaViewer.php?view_id=1&vent_id=773&meta_id=32619
 - Other items raised by Committee members

* Adjournment *
Next Meeting: March 17, 2021

DRAFT MINUTES
ENVIRONMENT AND NATURAL AREAS ADVISORY COMMITTEE
Held at Saanich Municipal Hall, Council Chambers
January 20, 2021 at 6:00 pm

Present: Councillor Rebecca Mersereau (Chair), Kevin Brown (via telephone), Anqian Wei (via telephone) Karthik Narayan (via telephone), Carmel Thomson (via telephone), Jennifer Grant, Ryan Senechal (via telephone), George Klima (via telephone), Al-Nashir Charania (via telephone).

Staff: Adriane Pollard, Manager of Environmental Services; and Megan MacDonald, Committee Clerk

MINUTES

MOVED by K. Brown and Seconded by R. Senechal: “That the Minutes of the Environment and Natural Areas Advisory Committee meeting held November 25, 2020, be adopted as amended.”

CARRIED

CHAIR’S REMARKS

The Chair verbally reported to the committee, the following was noted:

- There is currently a vacant position on the committee, the final member will be appointed in the near future.
- There may be an opportunity to have an informal social for members to meet virtually in the future.
- The committee had previously recommended to Council that the municipality should update the investment strategy to ensure investments are placed in green/renewable resources. The investment policy was reviewed by the Mayors Standing Committee on Finance and Governance. A staff report indicated that the current policy and investments are meeting social and environmental responsibility goals, and the committee determined that there are no changes are necessary.

B. Drouillard joined the meeting at 6:30 p.m.

COMMITTEE ADMINISTRATION

The Chair reviewed various committee administration topics, the following was noted:

- Currently Saanich cannot currently hold electronic meetings. The hardware to enable virtual Council and committee meetings will be installed in February, and the committee will likely be able to hold an electronic meeting as of March.
- The terms of reference for the committee were reviewed for information.
- The meeting dates for the committee were confirmed, the committee will meet the third Wednesday of the month, at 6:00 pm.
- New members of the committee have participated in a committee member orientation, which took place virtually.

ROUNDTABLE DISCUSSION:

The Chair reviewed the ongoing topics and initiatives which will be reviewed by the committee for feedback periodically. The following was noted:

- The Resilient Saanich Technical Committee (RSTC) has produced draft goals, objectives, and principles for an environmental policy framework and will be focusing on a draft Biodiversity Strategy, among other things this year and next.
- Engineering is currently working on an Integrated Stormwater Management Project, which is a multi-year project. Updates will be presented as targets are achieved.
- Council has recently approved funding for the Urban Forestry Strategy, the committee will receive updates on the project as it progresses.

The committee discussed topics and initiatives that are of interest to committee members, the following items were noted:

- Outreach to engage the community.
- Human/wildlife conflict, specifically human/beaver conflict in watersheds. The Saanich policies to address these issues are vague or non-existent.
- The status of work that is being done related to the environmental aspects of the Strategic Plan, including initiatives and actions, if they are funded or partially funded, and the percent to completion.
- The Capital Regional District (CRD) proposed expansion of Hartland landfill.
- How Saanich can support various stakeholders related to the use of parks, increased visitor use due to the pandemic, and nature based opportunities for restoration.
- The value of local food production, how to support food production and create community gardens. There is interest in increasing biodiversity in suburban areas, possibly by retrofitting lawns to allow more native flowers and species to exist.
- Staff is currently working on a report outlining an overhaul to streamside development area permit guidelines as there have been changes in Provincial legislation.
- Staff is also working on a report to Council which outlines the completion of the first Resilient Saanich milestone and action items.

GOALS AND OBJECTIVES FOR THE ENVIRONMENTAL POLICY FRAMEWORK

The Manager of Environmental Services presented the Resilient Saanich Draft Goals and Objectives overview (Powerpoint on file). The following was noted:

- Resilient Saanich is an environmental policy framework of existing/improved/new bylaws, policies, strategies, programs and procedures. This includes the Biodiversity Conservation Strategy, the Climate Plan and Enhanced Stewardship Opportunities.
- The RSTC has been established to work with staff and consultants to advise and share expertise. The first action item is to propose the project goals and objectives.
- The Draft Goals and Objectives have been created and will be published in the near future. There will be public engagement to gather feedback on the proposed vision, principals, goals and objectives. This engagement will include virtual open house sessions, feedback forms, videos, as well as targeted stakeholder engagement.
- When the engagement phase is complete, the RSTC will consider the feedback. Staff will present proposed goals and objectives to Council, Council will decide on the final goals and objectives.

In response to comments from members of the committee, the following was noted:

- Given the different ecosystems between rural areas and urban areas in Saanich, there is interest in balancing the voices that represent both.
- The RSTC is creating an integrated approach that will apply to all departments within Saanich, aligning policies and procedures for all.

URBAN FORESTRY STRATEGY: TRACKING AND MONITORING TREES

Further to discussions from the October 2020 and November 2020 meetings, a discussion on the Urban Forestry Strategy took place. The following was noted:

- A better understanding of the scope of the tree mapping is essential. The scale of the inventory may be too vast if we are not being specific on land use.
- The CRD involvement and data will be useful for the landscape level and canopy cover analysis.
- The canopy cover analysis is of interest, as well as why is it declining. It would be useful to have an idea of the number of tree removals and replacements.

MOVED by C. Thomson and Seconded by K. Brown, “That the Environment and Natural Areas Advisory Committee recommends that the discussion of the Urban Forestry Strategy is postponed until the draft 2021 budget has been released.”

CARRIED

ROUNDTABLE

The following was noted:

- The Chair gave an update to the plastic bag ban, which was delayed because of the ongoing COVID-19 pandemic. Implementation will move forward in spring 2021.
- The CRD and Habitat Acquisition Trust (HAT) have entered an agreement to purchase a property on Mountain Road in rural Saanich so that it can be permanently designated an urban forest park. HAT is currently fundraising to cover a portion of the cost.
- The RSTC draft plan will be made public this week.

ADJOURNMENT

The meeting adjourned at 8:13 p.m.

NEXT MEETING

Next meeting is Wednesday February 17, 2021 at 6:00 p.m.

Councillor Mersereau, Chair

I hereby certify these Minutes are accurate.

Committee Secretary

The Corporation of the District of Saanich *DISPLAY ONLY*

GREENBELT PROPOSAL

MUNICIPAL PLANNING DEPARTMENT
City of Saanich, District of Saanich

GREENBELT PROPOSAL

A SUBMISSION TO THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA
UNDER PROVISIONS OF THE GREENBELT PROTECTION FUND ACT.

PURPOSE:

THIS REPORT PRESENTS A TRULY BOLD SCHEME, CONCEIVED IN 1963 AND TOWARDS WHICH THE MUNICIPALITY HAS CONSISTENTLY WORKED OVER THE PAST NINE YEARS. THE GREENBELT PROTECTION FUND ACT HAS ARRIVED AT A POINT IN TIME WHEN PROVINCIAL ASSISTANCE AND PARTICIPATION IS URGENTLY NEEDED IN THE MAJOR URBAN AREAS OF THE PROVINCE. WE CONGRATULATE THE PROVINCE ON MOVING TO MEET THIS CHALLENGE IN A VERY POSITIVE AND FORESIGHTED MANNER AND SUBMIT THE FOLLOWING PROPOSAL FOR YOUR CONSIDERATION:

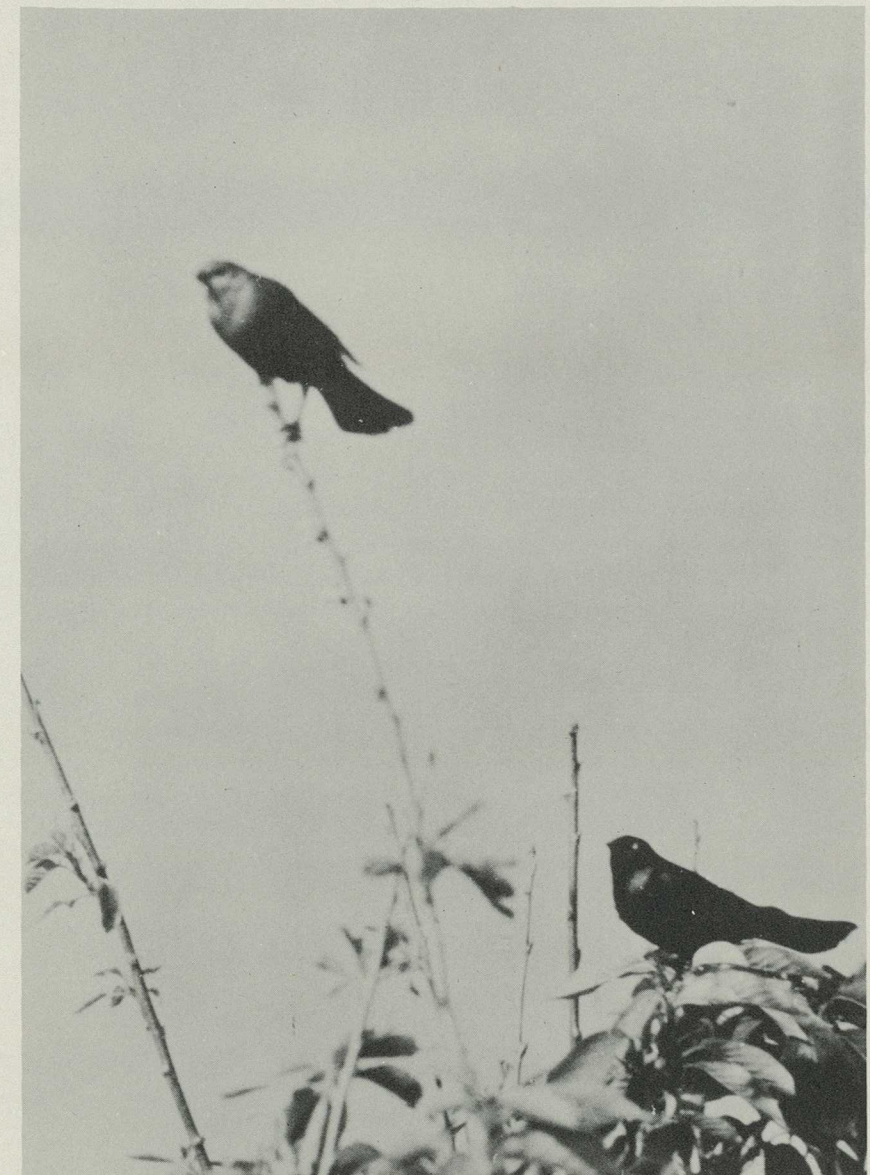
WE PROPOSE THAT THE PROVINCIAL GOVERNMENT UNDERTAKE A LAND ACQUISITION PROGRAM WITHIN THE MUNICIPALITY OF SAANICH AIMED AT THE REALIZATION AND PERMANENT PROTECTION OF THE MUNICIPALITY'S PLANNED GREENBELT SYSTEM.

IMPLEMENTATION OF THE PROPOSAL, WHICH IS DETAILED IN THIS REPORT, WILL INVOLVE THE ACQUISITION OF 1865 ACRES OF LAND FOR AN ESTIMATED COST OF \$6.2 MILLION. THIS ESTIMATE IS BASED ON FEE SIMPLE ACQUISITION OF LAND AND CAN BE CONSIDERABLY REDUCED AS IS OUTLINED LATER.

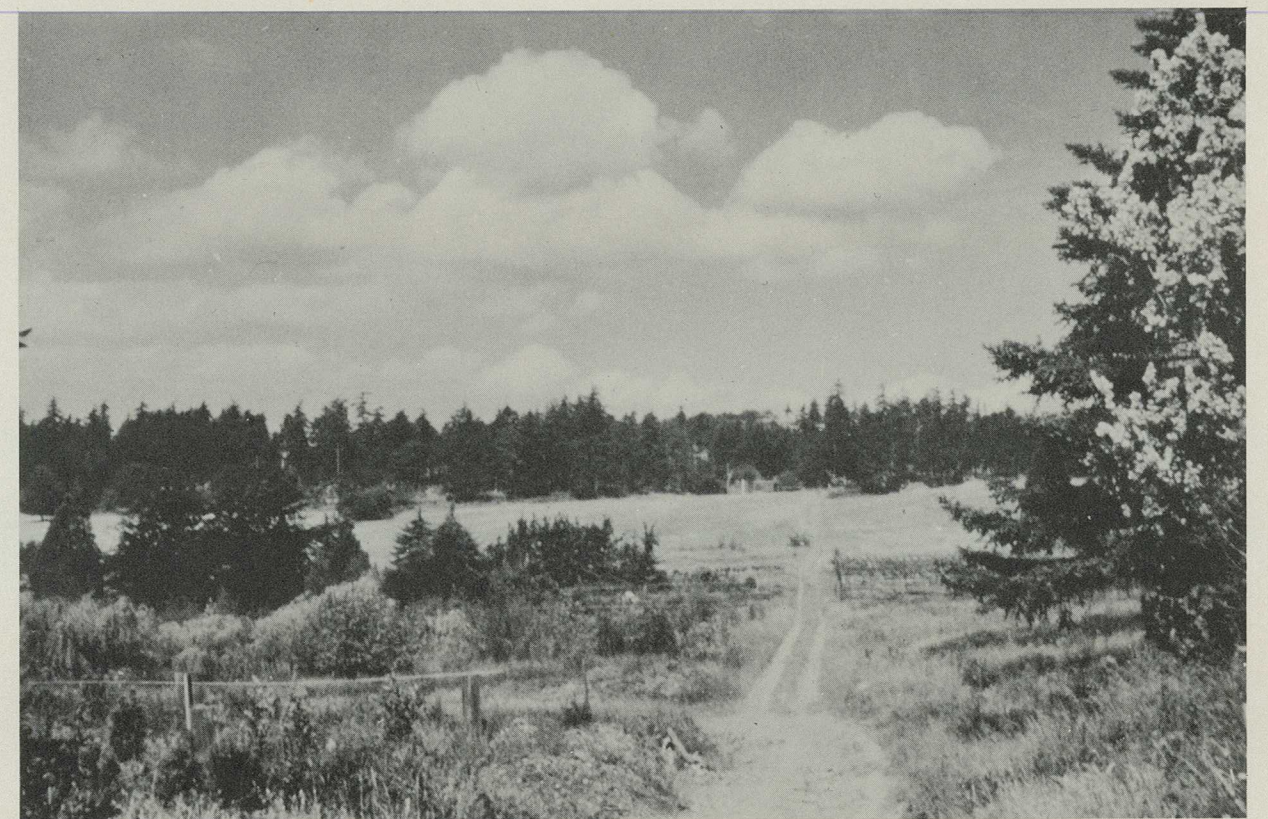
BACKGROUND AND TERMS OF REFERENCE:

OVER THE PAST YEARS SAANICH MUNICIPAL COUNCIL HAS BEEN KEENLY AWARE OF THE NEED TO PRESERVE GREEN OPEN SPACES THROUGHOUT THE MUNICIPALITY. SYSTEMATIC PLANNING TOWARDS AN OVERALL GREENBELT SYSTEM COMMENCED IN THE LATE FIFTIES, AND IN SUBSEQUENT YEARS COUNCIL HAS TAKEN THE FOLLOWING IMPORTANT STEPS:

- (1) IN 1963 AN URBAN CONTAINMENT AREA WAS DEFINED AND LARGE AREAS OF THE MUNICIPALITY FOR WHICH URBAN SERVICES WERE NOT PLANNED WERE PLACED IN A MINIMUM 1.6 ACRE LOT SIZE SUBDIVISION DISTRICT TO DISCOURAGE SCATTERED, SMALL LOT DEVELOPMENT. AT THE SAME TIME A MINIMUM LOT SIZE OF 10 ACRES WAS ADOPTED FOR THE PROSPECT LAKE WATERSHED WITH THE OBJECTIVE OF PROTECTING THE LAKE'S ECOSYSTEM AND WATER PURITY.
- (2) IN 1968, ON THE BASIS OF MORE DETAILED STUDY, THE URBAN CONTAINMENT BOUNDARY WAS REDEFINED AND THE MINIMUM PERMITTED LOT SIZE OF ALL LANDS BEYOND IT WAS INCREASED TO FIVE ACRES IN ORDER TO FURTHER DISCOURAGE SPRAWL IN THE COUNTRYSIDE.
- (3) SIMULTANEOUSLY, COUNCIL ADOPTED CONSISTENT POLICIES TO EXTEND URBAN SERVICES ONLY TO DEFINED URBAN AREAS AND AWAY FROM POTENTIAL GREENBELT AREAS. THIS CULMINATED IN THE ESTABLISHMENT OF THE SEWER ENTERPRISE AREA IN THE LATTER PART OF 1968.
- (4) A CONCERN WITH THE CONTINUING VIABILITY OF FARMING HAS LED COUNCIL TO MAINTAIN WIDE SPREAD APPLICATION OF AGRICULTURAL ZONING WITHIN THE MUNICIPALITY.
- (5) IN 1971, A FILL BY-LAW, BASED ON SPECIAL LEGISLATION GRANTED BY THE PROVINCE AND DESIGNED TO PRESERVE FLOOD PLAINS IN THEIR NATURAL STATE, WAS ADOPTED.



Plans for people must respect other forms of life.



A still-familiar, rural scene—looking north from Blenkinsop Lake.

(6) SINCE 1960, COUNCIL HAS EXPENDED LARGE AMOUNTS OF PUBLIC MONIES FOR THE ACQUISITION AND PRESERVATION OF OPEN SPACE ELEMENTS. AS IS DISPLAYED IN TABLE 1 THE AGGREGATE SUM SPENT THROUGHOUT THIS PERIOD EXCEEDS \$5.1 MILLION, WHILE MORE THAN \$2.7 MILLION WAS USED FOR LAND ACQUISITION ALONE. LAND ACQUISITION INCLUDES THE PURCHASE OF THE LAMBRICK AND MCRAE ESTATES SHOWN ON MAP 1. A SIGNIFICANT PORTION OF THESE MONIES RESULTED FROM PUBLIC REFERENDA WHICH RECEIVED STRONG PUBLIC SUPPORT. THIS FIGURE IS INDICATIVE OF THE STRONG COMMITMENT OF THE PEOPLE AND THEIR LOCAL GOVERNMENT TO THE PRESERVATION AND PROPER USE OF OPEN SPACES.



Swan Lake Creek—a stream which allows the natural drainage process to be carried on unimpeded and prevents flood and water damage in developed areas.

TERMS OF REFERENCE EMPLOYED IN PREPARING THE PROPOSAL ARE SET OUT IN THE GREENBELT PROTECTION FUND ACT, WHICH ESTABLISHES A FUND OF \$25 MILLION TO BE USED FOR THE ACQUISITION OF LAND NEAR MAJOR URBAN AREAS TO BE ESTABLISHED IN PERPETUITY AS GREENBELTS.

AT THIS POINT IN TIME SAANICH IS STILL AMPLY ENDOWED WITH EXPANSIVE GREEN SPACES. IT IS HOWEVER, INEVITABLE THAT CHANGE WILL CONTINUE TO TAKE PLACE. GROWTH IN THE CAPITAL REGION IS ACCELERATING ANNUALLY AND OVER THE NEXT DECADE MANY SQUARE MILES OF OPEN LAND WILL BE CONVERTED TO URBAN USE FOR HOUSING SUBDIVISIONS, COMMERCIAL CENTERS, INDUSTRIAL SITES, ROADS AND UTILITIES. AS GROWTH PROCEEDS IT WILL BECOME INCREASINGLY DIFFICULT FOR LOCAL GOVERNMENT TO STAVE OFF DEVELOPMENT PRESSURES IN AREAS WHICH IN THE PUBLIC INTEREST SHOULD BE RETAINED IN AN OPEN, NATURAL STATE. CERTAINLY, MUCH OF THE REGION'S LAND RESOURCE IS UNSUITABLE FOR URBAN DEVELOPMENT. GENERALLY, UNCONTROLLED URBAN DEVELOPMENT SHOULD NOT OCCUR IN WETLANDS, FLOOD PLAINS, ON CERTAIN SHORE LINES AND STEEP SLOPES, OVER VITAL MINERAL DEPOSITS, ON HIGHLY FERTILE SOILS, OR IN NATURAL AREAS NEEDED FOR EDUCATIONAL OR RECREATION PURPOSES. EXPERIENCES ELSEWHERE IN NORTH AMERICA HAVE SHOWN THAT ZONING AND OTHER REGULATORY MEASURES ALONE ARE NOT EQUAL TO THE TASK OF PROTECTING THESE LOCATIONS INDEFINITELY. THESE MEASURES ARE BY DEFINITION NEGATIVE IN CHARACTER:

ONLY THE INFUSION OF SUBSTANTIAL AMOUNTS OF PUBLIC MONIES TO ACQUIRE FULL OR PART INTEREST IN LAND CAN FULLY ACCOMPLISH THE GREENBELT PROTECTION GOAL.

ACQUISITION AND CAREFUL MANAGEMENT OF SIGNIFICANT GREEN SPACE IN THE CAPITAL REGION IS URGENTLY NEEDED NOW:-
 TO PROTECT FLOOD PLAINS, SHORE LINES, STEEP SLOPES, SELECTED WOODED AREAS, WETLANDS AND PRIME AGRICULTURAL LANDS, FROM DAMAGE AND DESTRUCTION:-
 IN ORDER TO MAKE OPTIMUM USE OF OUR NATURAL RESOURCES AND ASSURE A QUALITY ENVIRONMENT FOR LIVING:
 TO PROVIDE SUITABLE SPACE AND APPROPRIATE SITES TO MEET THE RECREATION NEEDS OF THE PRESENT AND FUTURE POPULATION:
 AND TO PROVIDE A SOCIALLY DESIRABLE ENVIRONMENT FOR ALL THE PEOPLE OF THIS AREA BY ASSURING A SIGNIFICANT AMOUNT OF GREEN SPACE IN THE URBAN AREA THUS AVOIDING AN UNBROKEN PATTERN OF URBANIZATION.

SUBURBAN SAANICH IS STILL IN A POSITION TO ESTABLISH A BROAD GREENBELT CAPABLE OF PROVIDING A PERMANENT FRAME TO THE MAIN URBAN AREA OF THE CAPITAL REGION.

HOWEVER, IT CANNOT BE OVER EMPHASIZED THAT THE TIME FOR ACTION IS NOW BEFORE DEVELOPMENT PRESSURES PUSH RAW LAND VALUES BEYOND THE REALM OF FEASIBILITY.

Table 1

**MUNICIPAL CAPITAL EXPENDITURES
FOR OPEN SPACE, PARKS AND RECREATION**

Year	Mun. Parks* No.	Parks* Acreage	Total Park Acreage* mun/reg/prov	Land Aquisition Costs	Dev. Costs	1/2 Mill* Share to Reg. Dist.	Annual Total
1960	38	214	1297	\$32,580	\$21,872		\$54,452
1961		227	1310	40,350	78,930		119,280
1962		235	1318	19,825	97,533		117,358
1963	45	275	1511	30,809	66,452		97,261
1964	44	282	1518	26,500	68,718		95,218
1965	46	340	1671	24,352	57,897	\$43,300	25,549
1966	52	520	1851	1,543,252	98,261	45,215	1,686,728
1967	55	534	2158	26,000	75,088	46,803	47,891
1968	56	542	2168	28,200	94,341	49,291	71,832
1969	56	542	2168	94,000	77,553	53,804	25,357
1970	56	542	2201	6,250	657,843	59,505	23,798
1971		581	2294	191,960	203,968	66,006	461,934

Plus \$14,513 for parkland
acquired through trade.

GRAND TOTAL \$5,141,171

*Totals are cumulative

**These amounts are for the
purchase of parklands

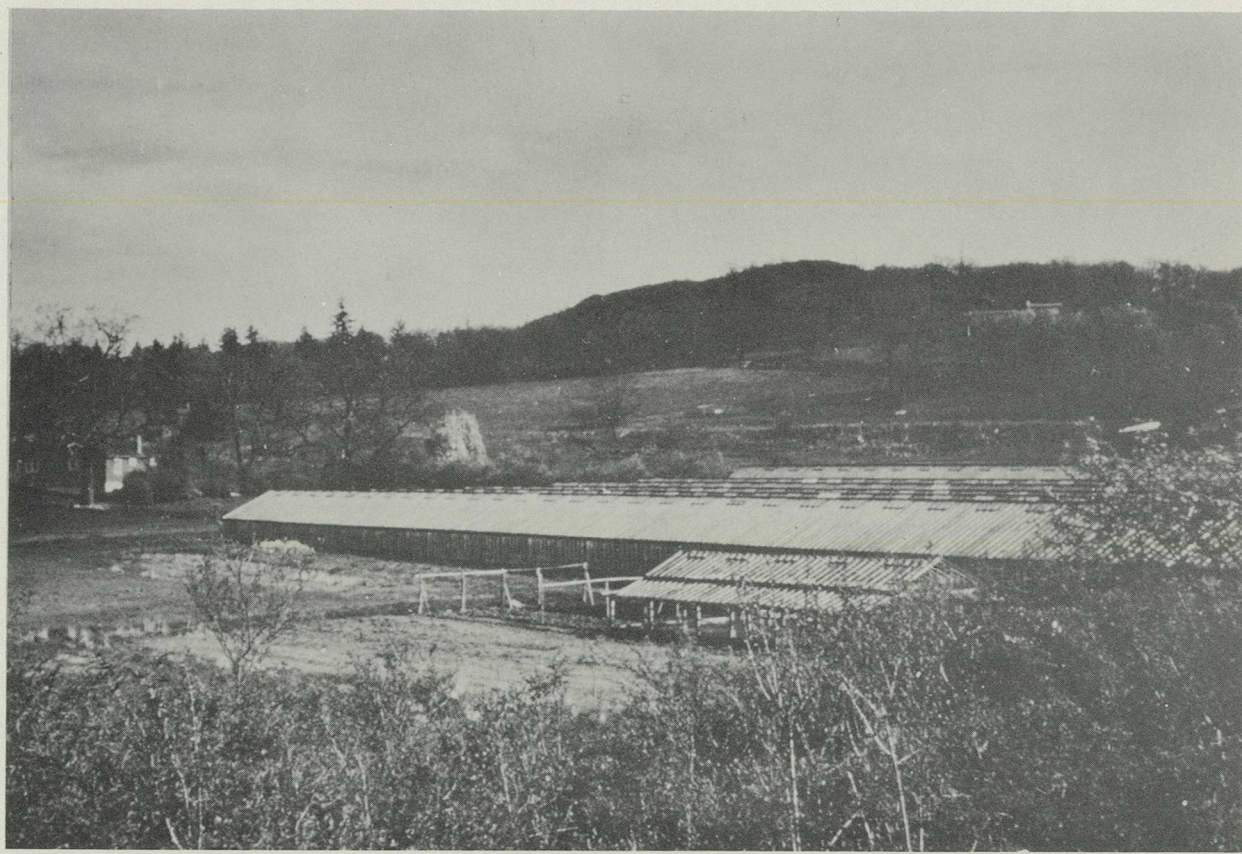
-The above figures do not include any
costs for maintenance and operation.



Much of the regions land resource is unsuitable for urban development.

Table 2

THE FUNCTIONS OF GREENBELT LANDS



The Greenbelt Plan ensures a future for existing farm operations.

IMPORTANCE AND FUNCTIONS OF A GREENBELT:

BEFORE DETAILS OF THE GREENBELT PLAN CAN BE DEALT WITH IT IS NECESSARY TO SAY A FEW WORDS ABOUT THE IMPORTANCE OF GREEN SPACES IN GENERAL.

GREEN SPACE IS "BREATHING SPACE". IT IS OPEN LAND NOTED FOR ITS NATURAL BEAUTY AND SCENIC VALUE. IT IS OPEN LAND FOR RECREATION AND LAND WHERE OUR RESOURCES ARE PROTECTED, PRESERVED, OR PUT TO PRODUCTIVE USE. IT IS LAND THAT PERFORMS NATURAL FUNCTIONS VITAL TO MAN'S WELL-BEING. IT IS NOT LAND TO BE KEPT STERILE BUT LAND TO BE PLACED IN A VARIETY OF USES COMPATIBLE WITH ITS CAPABILITY AND THE URBAN AREAS IT IS DESIGNED TO SHAPE, SERVE AND PROTECT. GREEN SPACE, LIKE THE DIAMOND, CAN FREQUENTLY BE DIVIDED OR CHANGED IN USE WHILE STILL RETAINING ITS BEAUTY AND PURPOSE, BUT ONLY AFTER CAREFULLY WEIGHING THE EFFECT OF SUCH CHANGES ON THE TOTAL QUALITY OF THE REGION.

IT IS GENERALLY ACCEPTED THAT A GREENBELT SYSTEM SERVES MANY DIVERSE FUNCTIONS. IN OUTLINE THESE FUNCTIONS FALL UNDER FIVE BROAD HEADINGS AS FOLLOWS:

- FUNCTION 1 GREEN SPACE FOR MANAGED RESOURCE PRODUCTION
- FUNCTION 2 GREEN SPACE FOR THE PRESERVATION OF NATURAL AND MAN MADE RESOURCES
- FUNCTION 3 GREEN SPACE FOR THE HEALTH, WELFARE AND WELL-BEING OF MAN
- FUNCTION 4 GREEN SPACE FOR PUBLIC SAFETY
- FUNCTION 5 GREEN SPACE FOR INSTITUTIONAL USES WHICH CAN BENEFIT FROM A GREENBELT LOCATION

TABLE 2 PROVIDES A MORE DETAILED ANALYSIS OF THE FUNCTIONS OF GREENBELT LANDS AND SPECIFICALLY NOTES WHICH FUNCTIONS ARE APPLICABLE IN THE SAANICH GREENBELT.

PROPOSAL:

MAP 1 ON PAGE 9 TOGETHER WITH OVERLAY SHEETS A AND B DEPICT THE LONG RANGE GREENBELT PLAN FOR THE DISTRICT OF SAANICH. THE ULTIMATE GREENBELT, WHEN FULLY ASSEMBLED, WILL REPRESENT A LINEAR OPEN SPACE SYSTEM COMPRISING SOME 5,390 ACRES OR ROUGHLY 21% OF THE MUNICIPALITY'S TOTAL AREA. THE SKELETON OF THE GREENBELT IS MADE UP BY THE LAKES AND STREAMS, THE VARIED TOPOGRAPHY THAT NATURE AND THE PASSAGE OF TIME HAVE BESTOWED ON THE LAND.

- FUNCTION 1. GREEN SPACE FOR MANAGED RESOURCE PRODUCTION.**
 - * a. Space for agriculture.
 - * b. Space for animal products.
 - c. Fresh water areas for fish and marine life production.
 - d. Lands for mineral production (sand, gravel)
- FUNCTION 2. GREEN SPACE FOR THE PRESERVATION OF NATURAL AND MAN-MADE RESOURCES.**
 - * a. Water, tideland and marshland for fish and wildlife habitats.
 - * b. Forests and woods for native wildlife refuges.
 - * c. Significant geological features (cliffs, headlands, promontories and rock outcroppings.)
 - * d. Historic and cultural sites (indian settlement areas, historic farms, old trails, etc)
- FUNCTION 3. GREEN SPACE FOR THE HEALTH, WELFARE AND WELL-BEING OF MAN.**
 - * a. Space for recreation
 - neighborhood parks
 - district parks
 - regional parks
 - provincial parks
 - * b. Space for recreational travel
 - trails for hiking, riding and bicycling
 - lakes and streams for boating and canoeing
 - drives with areas offering scenic views
 - * c. Open space to provide visual amenity
 - hillsides, hilltops, mountains, valleys, bays, inlets and lakes that provide visual and physical relief from the built up man-made scene
 - hilltops and mountain tops from which inspiring panoramas can be seen
 - open space of any kind or use close to the urban area to provide variety and orientation
 - d. Space for disposal (garbage, sewage, etc)
 - * e. Open space to improve airshed quality (anti-smog)
 - * f. Open space to shape and guide development
 - spaces that provide separation between incompatible land uses
 - spaces that create neighborhood, district and regional identity
 - large spaces that give form to the main urban area
- FUNCTION 4. GREEN SPACE FOR PUBLIC SAFETY.**
 - * a. Flood plains and drainage channels
 - b. Unstable soil areas
 - slide areas
 - areas too steep for intensive development
 - c. Airport flight path zones
- FUNCTION 5. GREEN SPACE FOR INSTITUTIONAL USES WHICH CAN BENEFIT FROM A GREENBELT LOCATION.**
 - * a. Cemeteries
 - * b. Hospitals
 - * c. Schools

* Denotes functions applicable to the Saanich Greenbelt.



Many locations within the Greenbelt are already noted for their natural beauty and scenic value.



Blenkinsop Lake, looking south - the lakes and streams form the skeleton of the greenbelt.

SIGNIFICANT PORTIONS OF THE ULTIMATE GREENBELT HAVE ALREADY BEEN SECURED, AS IS SHOWN ON MAP 1 AND IN TABLE 3. THESE PORTIONS INCLUDE PARKLANDS, INSTITUTIONAL LAND USES OF AN OPEN SPACE CHARACTER, AND OTHER LANDS WHICH HAVE BEEN ACQUIRED BY THE MUNICIPALITY - A TOTAL AREA AMOUNTING TO 50% OF THE ULTIMATE GREENBELT.

THE GREENBELT LANDS RECOMMENDED FOR ACQUISITION AND/OR PROTECTION BY THE PROVINCE ARE SHOWN IN RED ON OVERLAY SHEET A.

IN AGGREGATE THESE LANDS REPRESENT 1,865 ACRES OF ESSENTIALLY, UNDEVELOPED LAND, OR ROUGHLY 34% OF THE ULTIMATE GREENBELT. IT CAN BE READILY SEEN THAT ACQUISITION OF THESE LANDS IS REQUIRED TO LINK EXISTING COMPONENTS INTO A CONTINUOUS GREENBELT SYSTEM. TOGETHER WITH THE 50% ALREADY SECURED, ACQUISITION OF THESE LANDS WILL MEAN THAT 84% OF THE GREENBELT IS PERMANENTLY PROTECTED.

OVERLAY SHEET B COMPLETES THE GRAPHIC PRESENTATION AND SHOWS THE ULTIMATE GREENBELT PLAN. AREAS REQUIRING PROTECTION IN FUTURE YEARS ARE IDENTIFIED ON THIS OVERLAY. THESE AREAS, REPRESENTING THE REMAINING 16% OF THE ULTIMATE GREENBELT, CAN BE PROTECTED BY THE MUNICIPALITY THROUGH A VARIETY OF TECHNIQUES, POSSIBLY INCLUDING:

- MUNICIPAL PURCHASE
- REGIONAL PARK EXPANSION
- DEDICATION BY DEVELOPERS
- GUIDING FUTURE INSTITUTIONAL USES TO LOCATE IN THE GREENBELT
- A PROGRAM TO STIMULATE GIFTS OF LAND
- CONTINUED PARTICIPATION BY THE PROVINCIAL GOVERNMENT

ANALYSIS:

MAJOR ELEMENTS WITHIN THE ULTIMATE GREENBELT ALREADY SERVE IMPORTANT FUNCTIONS. THESE ARE SHOWN IN TABLE 4 AND INCLUDE:

- (1) FLOOD PLAINS, WHICH ALLOW THE NATURAL DRAINAGE PROCESS TO BE CARRIED ON UNIMPEDED AND PREVENT FLOOD AND WATER DAMAGE IN DEVELOPED AREAS, ACCOUNT FOR 666 ACRES OF THE GREENBELT. A REMAINING 377 ACRES OF THE MUNICIPALITY'S DESIGNATED FLOOD PLAIN LANDS LIE BEYOND THE GREENBELT BOUNDARIES. THESE AREAS CAN, THROUGH CAREFUL MANAGEMENT, BE PROTECTED AND REMAIN AS VALUABLE ISLANDS OF OPEN SPACE AS URBANIZATION PROCEEDS.

Table 3

EXISTING GREENBELT COMPONENTS

GREENBELT COMPONENT	AREA (acres)	% OF ULTIMATE GREENBELT
Parklands	1834	34
Institutional land uses of an open space character	688	13
Lands owned by the municipality (other than designated parks)	152	3
	<u>2674 ac.</u>	<u>50 %</u>



Royal Oak Burial Park - an example of an institutional land use of an open space character.

Table 4

CURRENT FUNCTIONS OF ULTIMATE GREENBELT LANDS

Greenbelt Land : by function	Area *	% of Ultimate Greenbelt
Flood Plain	666 Ac.	12.3 %
Land Suitable for Agriculture	2452 Ac.	46.0 %
Lakes	783 Ac.	14.5 %
Parkland	1834 Ac.	34.0 %
Institutional Land Uses of an Open Space Character	688 Ac.	13.0 %

Total Area of Ultimate Greenbelt : 5390 Acres

*The areas classified in this table add up to more than 100% due to the fact that a certain overlap in function occurs. An example is flood plain land which in the growing season is used for agricultural production. Some of this land may be counted twice.



The preservation of flood plains has direct economic as well as ecological benefits.



A few years ago this waterfowl sanctuary was to have been filled in - today it is protected within the confines of a municipal park.

(2) 34% OF THE ULTIMATE GREENBELT HAS ALREADY BEEN PERMANENTLY PRESERVED IN THE FORM OF PARKS AND RECREATIONAL FACILITIES. TABLE 5, WHICH LISTS THE SIZE AND OWNERSHIP OF THESE PARK LANDS, SHOWS THAT THEY RUN THE GAMUT FROM A SMALL NEIGHBOURHOOD PARK, SUCH AS BRAEFoot, TO BEAVER/ELK LAKE REGIONAL PARK COMPRISING NEARLY 1,000 ACRES.

(3) EXISTING INSTITUTIONAL LAND USES WITHIN THE GREENBELT ACCOUNT FOR 13% OF ITS ULTIMATE AREA. THESE INSTITUTIONAL LAND USES WHICH ARE IDENTIFIED BELOW, ALL SHARE AN ELEMENT OF SPACIOUSNESS IN THEIR SITING AND BUILDING ARRANGEMENT AND ARE COMPATIBLE WITH CONTIGUOUS PARTS OF THE GREENBELT SYSTEM.

EXISTING INSTITUTIONAL OR PRIVATE "OPEN SPACE" TYPE USES:

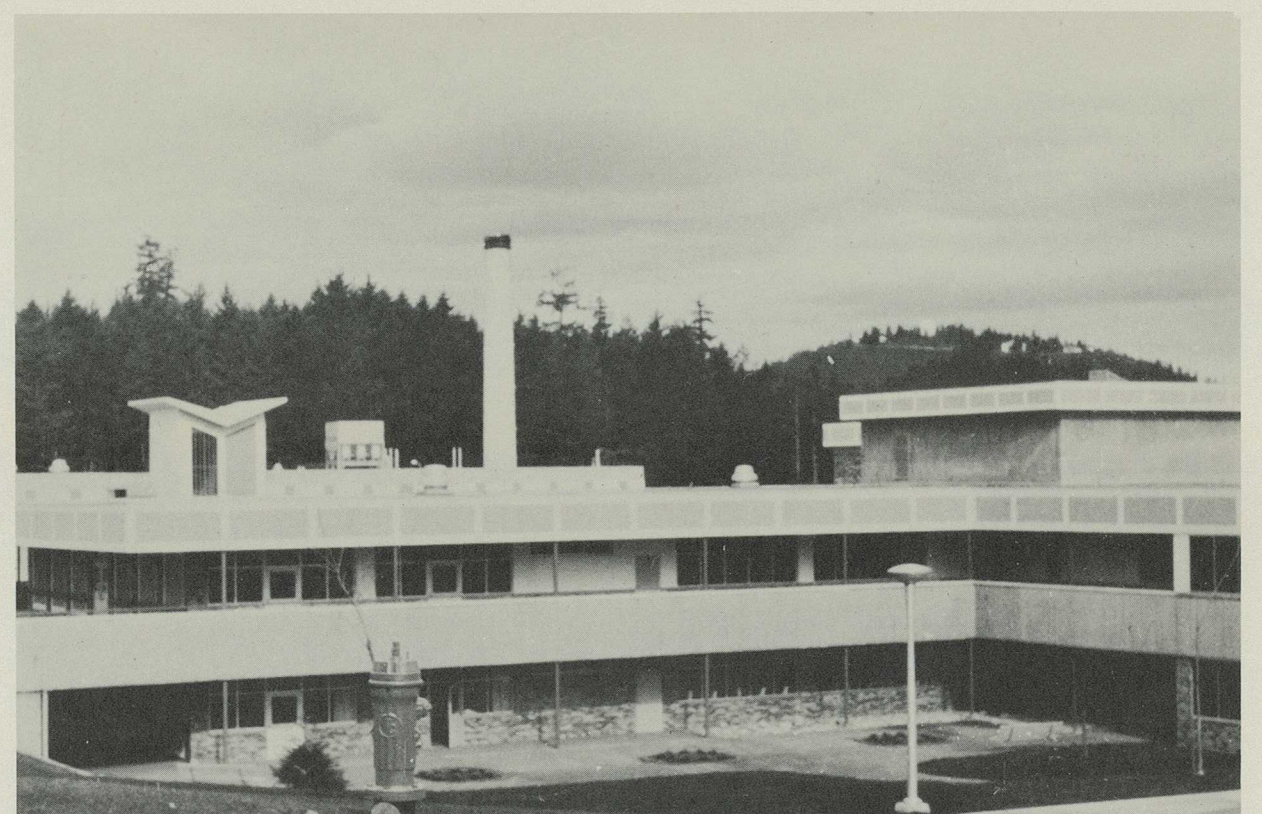
	<u>ACRES</u>	<u>OWNERSHIP</u>
- GREGARAH GOLF COURSE (PROSPECT LAKE)	91.0	PRIVATE
- GLENDALE LODGE HOSPITAL	79.6	PROVINCIAL
- VICTORIA VOCATIONAL SCHOOL	120.8	PROVINCIAL
- PROVINCIAL GOAL	24.7	PROVINCIAL
- ROYAL OAK BURIAL PARK	84.1	PUBLIC
- SEVENOAKS CLINIC (BLENKINSOP ROAD)	19.05	PRIVATE
- FORESTRY RESEARCH LABORATORY	19.90	FEDERAL
- COLQUITZ SCHOOL	11.37	PUBLIC
- DND PROPERTY (WALLACE DRIVE)	237.4	FEDERAL

DESIGNATION OF THE GREENBELT DOES NOT IMPLY THAT ALL PERMITTED LAND USES WITHIN IT CAN BE PREDETERMINED AND SHOULD REMAIN INFLEXIBLE. TO GET MAXIMUM BENEFIT FROM GREEN SPACES, SITES THAT SERVE MORE THAN ONE FUNCTION ARE PREFERABLE. FOR EXAMPLE, ACQUISITION OF THE STREAM BANKS ALONG THE COLQUITZ RIVER WILL ASSURE THE INTEGRITY OF THE DRAINAGE WAY, PROVIDE A VALUABLE RECREATIONAL RESOURCE, PROTECT URBAN DEVELOPMENT AND AFFORD VISUAL RELIEF FROM THE URBAN SCENE. THE FAR RANGING POTENTIAL OF THE GREENBELT SHOULD BE FULLY EXPLOITED AND COMPATIBLE USES SHOULD RECEIVE CAREFUL CONSIDERATION IN THE FUTURE. SOME POTENTIAL FUTURE USES ARE DISCUSSED BELOW

Table 5

EXISTING PARKLAND WITHIN THE GREENBELT

<u>OWNED BY</u>	<u>PARK NAME</u>	<u>AREA</u>
District of Saanich	"Braefoot Park Annex"	1.47 Ac.
	Lakeside	2.50 Ac.
	Prospect Lake South	4.40 Ac.
	Braefoot	7.90 Ac.
	Copley Memorial	11.25 Ac.
	Hyacinth	11.62 Ac.
	Logan	15.00 Ac.
	Layritz	15.25 Ac.
	George R. Pearkes	19.50 Ac.
District of Saanich City of Victoria	Mt. Douglas	391.00 Ac.
City of Victoria	Thetis Lake (portion within Saanich)	96.00 Ac.
Capital Regional Dist.	Bear Hill	58.00 Ac.
	Elk - Beaver Lake	992.00
Province of B.C.	Freeman King	50.00 Ac.
	Francis Lake	158.00 Ac.
TOTAL		1833.89 Ac.



Glendale Hospital - spaciouly sited in greenbelt surroundings.

FARMING:

NOT COUNTING EXISTING PARKLANDS, SOME 2,452 ACRES OR 45% OF THE ULTIMATE GREENBELT OFFER SOIL TYPES SUITABLE FOR CROP PRODUCTION. TABLE 6 INDICATES THAT THE BULK OF THIS ACREAGE IS IN GROUP 1 SOILS, EXHIBITING HIGH FERTILITY AND SUITED FOR FORAGE CROPS SUCH AS POTATOES, CABBAGES, CAULIFLOWER, SPINACH, NURSERY PLANTS AND PERMANENT PASTURE. THE BALANCE OF 235 ACRES CONSISTS OF GROUP 2 SOILS WHICH, ALTHOUGH INHERENTLY LOW IN FERTILITY, ARE QUITE SUITABLE FOR GROWING BERRIES, TREE FRUITS AND FOR RAISING LIVESTOCK. PRESERVATION OF FARMLAND IS AN IMPORTANT OBJECTIVE IN THE GREENBELT PLAN AND IS OF PARTICULAR INTEREST TO THE PROVINCIAL GOVERNMENT. 72% OF THE LAND RECOMMENDED FOR PROVINCIAL ACQUISITION IS SUITED FOR AGRICULTURE.



A pastoral scene near Royal Oak Ave. — the preservation of prime agricultural land is an important objective in the greenbelt proposal.

RECREATION:

AT THE PRESENT TIME NEITHER THE MUNICIPALITY NOR THE CAPITAL REGIONAL DISTRICT CAN OFFER AN EXTENSIVE TRAIL NETWORK FOR HIKING, BICYCLING AND RIDING. MANY OF THE LINEAR FEATURES OF THE LANDSCAPE WITHIN THE GREENBELT, SUCH AS STREAMS AND RIVER VALLEYS, BLUFF LINES AND UTILITY AND RAILROAD RIGHT-OF-WAYS ARE UNDER-UTILIZED. IN TIME THESE COULD BE DEVELOPED INTO A QUALITY TRAIL SYSTEM CONNECTING MAJOR RECREATIONAL AREAS AT A RELATIVELY LOW COST, THUS OPENING A WHOLE RANGE OF RECREATIONAL OPPORTUNITY WITHIN THE REGION. THE NEED FOR THIS KIND OF RECREATIONAL FACILITY IS GROWING DAILY.

EXISTING LAKES WITHIN THE GREENBELT ACCOUNT FOR 783 ACRES OF ITS TOTAL AREA AND HAVE A SHORE LINE OF 11 MILES (SEE TABLE 7). UTILIZING SELECT FLOOD PLAINS AS THE SITES FOR YEAR ROUND RECREATIONAL LAKES THIS FIGURE CAN, IN THE FUTURE, BE INCREASED TO 1,444 ACRES. SIMULTANEOUSLY LAKESHORE FRONTAGE WOULD BE INCREASED FROM 11 TO 30.7 LINEAL MILES.

WILDLIFE SANCTUARIES:

SUBSTANTIAL PORTIONS OF THE GREENBELT ARE IN NATURAL FOREST AND SUPPORT AN ABUNDANCE OF SMALL NATIVE WILDLIFE. THE PERPETUATION OF THESE WILDLIFE AREAS CLOSE IN TO THE URBAN AREA WILL PROVIDE UNIQUE OPPORTUNITIES FOR STUDYING NATIVE FLORA AND FAUNA IN AN UNDISTURBED SETTING. THE EDUCATIONAL-INSTRUCTIONAL ROLE OF THESE CONSERVATION AREAS CAN ONLY BECOME MORE IMPORTANT AS THE REGION CONTINUES TO URBANIZE.

Table 6

SOIL CAPABILITY OF GREENBELT LANDS

Capability Classification	Soil Types	AREAS WITHIN		
		Ultimate Greenbelt	Municipality	Rec. For Provincial Acquisition
Group 1 Highly Fertile Soils	Langford Loam Tolmie Loam Cowichan Loam Saanichton Clay Metchosin Peat	1,923 Ac.	10,925 Ac.	1,100 Ac.
Group 2 Marginally Fertile Soils	Cadboro Loam Shawnigan Loam Esquimalt Loam Qualicum Sand	529 Ac.	6,515 Ac.	235 Ac.
	TOTALS	2,452 Ac.	17,440 Ac.	1,336 Ac.

Table 7

LAKE AREAS WITHIN THE GREENBELT

LAKE	AREA OF WATER	LENGTH OF SHORELINE
Elk-Beaver Prospect	584 ac.	32,000 ft.
Swan	25 ac.	4,300 ft.
Blenkinsop	10 ac.	4,800 ft.
Totals	783 ac.	56,500 ft. (11 miles)



The conservation of native wildlife habitats can serve an important educational-instructional role.

HISTORIC PRESERVATION:

A NUMBER OF SITES WITHIN THE GREENBELT ARE NOTED FOR THEIR ARCHEOLOGICAL OR HISTORICAL SIGNIFICANCE IN THE DEVELOPMENT OF GREATER VICTORIA. AN EXAMPLE IS THE ORIGINAL HOME SITE OF GEORGE BLENKINSOP, HUDSON'S BAY CO. FACTOR. IT IS IMPORTANT NOT ONLY TO PRESERVE THESE AREAS BUT TO CAPTURE FOR PUBLIC ENJOYMENT THE PROPER ENVIRONMENTAL SETTING WITHIN WHICH THE HISTORIC BUILDING WAS LOCATED OR THE HISTORIC EVENT TOOK PLACE.

THE ROLE OF THE PROVINCIAL GOVERNMENT:

SUCCESSFUL IMPLEMENTATION OF THE ULTIMATE GREENBELT PLAN CAN BE ENSURED THROUGH PARTICIPATION BY THE PROVINCIAL GOVERNMENT. IN ADDITION TO AN ESTIMATED FEE SIMPLE ACQUISITION COST OF \$5.6 MILLION FOR LAND *IT IS RECOMMENDED THE PROVINCE PURCHASE SOME 30 EXISTING FARMHOUSES WITHIN THE GREENBELT.* THESE PURCHASES WOULD ONLY BE MADE WHERE THEY ARE NECESSARY TO CREATE AN ECONOMIC FARM UNIT FOR LEASEBACK PURPOSES. IN OTHER CASES EXISTING HOUSES CAN BE SUBDIVIDED FROM THE BULK OF THE PROPERTY BEING ACQUIRED. THIS WILL INVOLVE SUBDIVISION TO PLACE IN THE ORDER OF 120 HOUSES ON THEIR OWN SMALLER LOTS. TABLE 8 ILLUSTRATES OVERALL COST ESTIMATES INCLUDING THE 30 HOUSES; THE LATTER WOULD ADD APPROXIMATELY \$1.5 MILLION TO LAND ACQUISITION COSTS FOR AN ESTIMATED TOTAL COST OF \$6.2 MILLION.

THE VALUE OF VACANT LAND IN SAANICH IS RAPIDLY INCREASING AND IMMEDIATE ACTION BY THE PROVINCIAL GOVERNMENT IS URGED. AS TABLE 9 REVEALS, LAND VALUES IN THE RURAL AREAS OF THE MUNICIPALITY HAVE MORE THAN DOUBLED IN THE PAST THREE YEARS. ON THE BASIS OF THIS TREND IT CAN BE REALISTICALLY ASSUMED THAT THEY WILL CONTINUE TO INCREASE AS THE REGION GROWS. FAILURE TO ACT NOW MAY MEAN THAT PURCHASE OF THE SAME LANDS COULD COST IN EXCESS OF \$11 MILLION FOUR YEARS FROM NOW IF PREVAILING TRENDS IN LAND VALUES CONTINUE.

THE TOTAL ACQUISITION COST TO THE PROVINCE OF \$6.2 MILLION CAN BE SUBSTANTIALLY REDUCED IN TWO WAYS. ONE METHOD WOULD BE THROUGH ACQUISITION ALTERNATIVES. THE FEE SIMPLE ACQUISITION OF PROPERTY SECURES FULL CONTROL OF LAND BUT IS VERY EXPENSIVE AND MAY IN FACT BE UNNECESSARY IN MANY CASES. THERE ARE A NUMBER OF ALTERNATIVE METHODS INVOLVING LESS THAN FEE SIMPLE ACQUISITION WHICH SHOULD BE UTILIZED TO THE FULLEST EXTENT. THESE MIGHT INCLUDE:

- PURCHASE AND LEASEBACK TO PERMIT CONTINUED AGRICULTURAL USES, ETC.
- PURCHASE AND SELLBACK WITH THE PROVINCE RETAINING DEVELOPMENT RIGHTS.
- PURCHASE WITH A GRANT OF LIFE TENANCY TO THE PRESENT OWNER.
- PURCHASE OF STRATEGIC CONSERVATION EASEMENTS.
- LONG TERM LEASING OF STRATEGIC CONSERVATION EASEMENTS.
- PURCHASE OF LONG TERM OPTIONS OR FIRST RIGHTS OF REFUSAL.

WE ARE CONVINCED THAT, THESE MEASURES CAN REPRESENT A CONSIDERABLE SAVING OVER FEE SIMPLE ACQUISITION.

WHATEVER METHODS THE PROVINCE CHOOSES TO EMPLOY IT IS CERTAIN THAT A GREAT DEAL OF ADMINISTRATIVE WORK WILL BE REQUIRED TO IMPLEMENT THE SCHEME. THE MUNICIPALITY GLADLY OFFERS ITS STAFF RESOURCES TO ASSIST THE PROVINCE IN CARRYING OUT THE GREENBELT PLAN.

A SECOND METHOD OF REDUCING THE OVERALL ACQUISITION COSTS INVOLVES AREA SHRINKAGE. LOCATIONS WHERE POSSIBLE REDUCTIONS IN THE GREENBELT WOULD DO THE LEAST DAMAGE TO THE OVERALL CONCEPT ARE INDICATED WITH ASTERISKS ON OVERLAY SHEET A. MINOR CUTBACKS AT THESE POINTS, ALTHOUGH NOT RECOMMENDED, WOULD HAVE THE EFFECT OF REDUCING THE COSTS.

Table 8

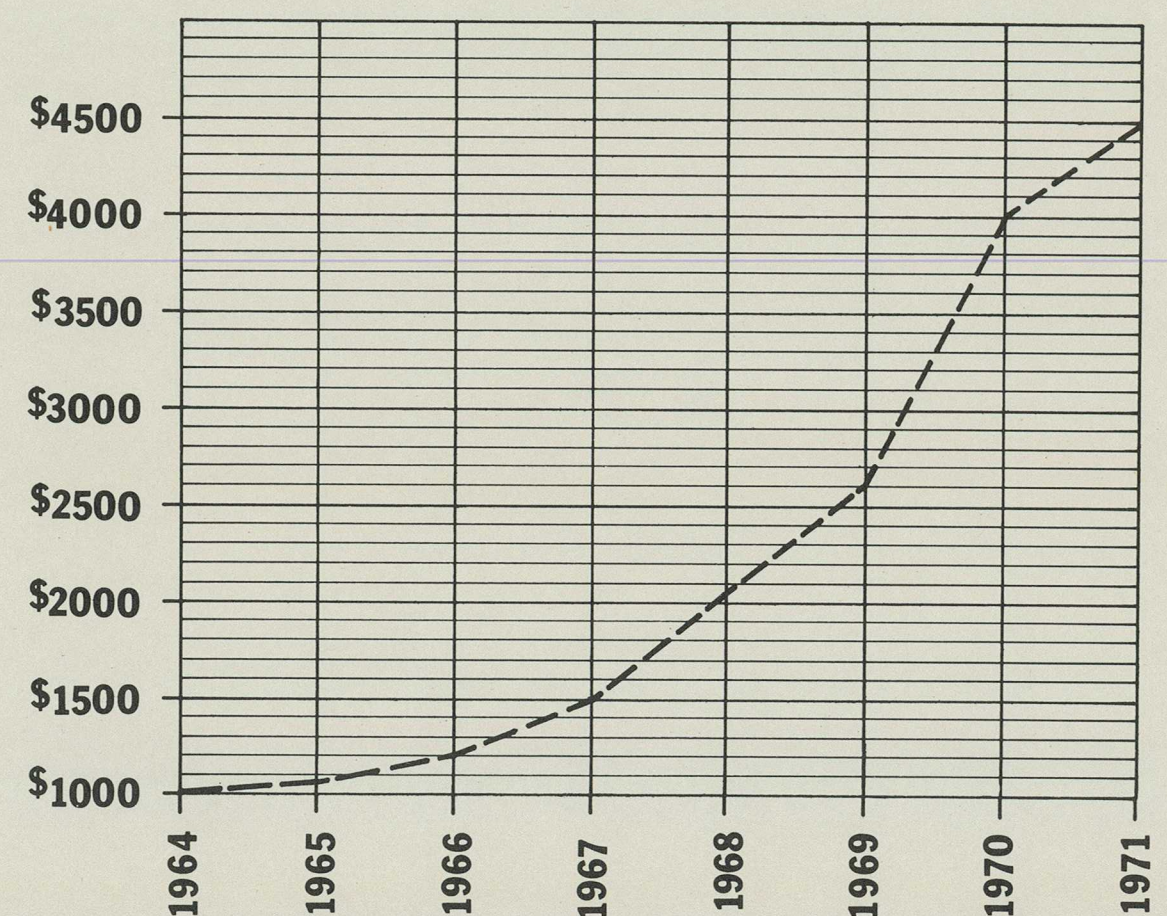
ESTIMATED ACQUISITION COSTS FOR LAND TO BE PURCHASED FROM PROVINCIAL GREEN BELT PROTECTION FUND.

<u>ACREAGE</u>	<u>ESTIMATED COST PER ACRE</u>	<u>ESTIMATED ACQUISITION COSTS</u>
372.1	\$ 1,000	\$ 372,100
411.7	2,000	823,400
506.2	3,000	1,518,600
244.9	4,000	979,600
116.8	5,000	584,000
73.1	6,000	438,600
140.1	7,000	980,700
1864.9 ac.		\$ 5,697,000
Est. acquisition cost of farm houses		\$ 495,000
	TOTAL	\$ 6,192,000

Table 9

UNDEVELOPED RURAL LAND VALUES ARE INCREASING RAPIDLY.

*Per acre values shown are medians based on figures obtained from the Capital Regional District for 1964 to 1968 and from municipal assessment data for 1969 to 1971.



REGIONAL SIGNIFICANCE OF GREENBELT PLAN:

MAP 2 PLACES THE GREENBELT INTO ITS REGIONAL CONTEXT AND INDICATES AREAS OF LAND OUTSIDE SAANICH MUNICIPALITY WHICH WE FEEL SHOULD BE CONSIDERED FOR ACQUISITION AS PART OF THE GREENBELT SYSTEM. MAP 2 ALSO INDICATES THE COMPATIBILITY OF THE SAANICH GREENBELT PROPOSAL WITH THE REGIONAL DISTRICT'S GOALS AND OBJECTIVES AS OUTLINED IN THE REGIONAL PARKS STUDY OF 1969.

THE SAANICH PLANNING DEPARTMENT IS CURRENTLY PREPARING A LARGE SCALE RELIEF MODEL OF THE REGION WHICH CAN BE USED AS A FURTHER AID IN PRESENTING THE GREENBELT PLAN TO THE PROVINCE AND MAY BE PLACED ON PUBLIC DISPLAY.

THE GEOGRAPHY OF THE SAANICH PENINSULA DIRECTS AND CHANNELS EXPANSION OF THE URBAN AREA INTO BASICALLY TWO DIRECTIONS - SOUTHWEST INTO THE LANGFORD/COLWOOD/METCHOSIN AREA AND NORTH INTO SAANICH MUNICIPALITY. THIS LARGELY DICTATES THE MOST EFFECTIVE AREAS FOR GREENBELT PRESERVATION AND THE FACT THAT THE MAJOR COMPONENTS OF THE GREENBELT SYSTEM LIE WITHIN SAANICH MUNICIPALITY IS A REFLECTION OF URBAN DEVELOPMENT AND THE PHYSICAL GEOGRAPHY OF THE AREA.

THE BULK OF THE POPULATION OF METRO VICTORIA WILL LIVE IN CLOSE PROXIMITY TO THE GREENBELT - MOST NOT MORE THAN FIVE OR SIX MILES AWAY. A SIGNIFICANT NUMBER WILL DERIVE THE GREATER BENEFIT OF VIRTUALLY LIVING ADJACENT TO THE GREENBELT WHICH, WHEN COMPLETED, WILL HAVE A TOTAL PERIPHERY EXCEEDING 56 MILES.

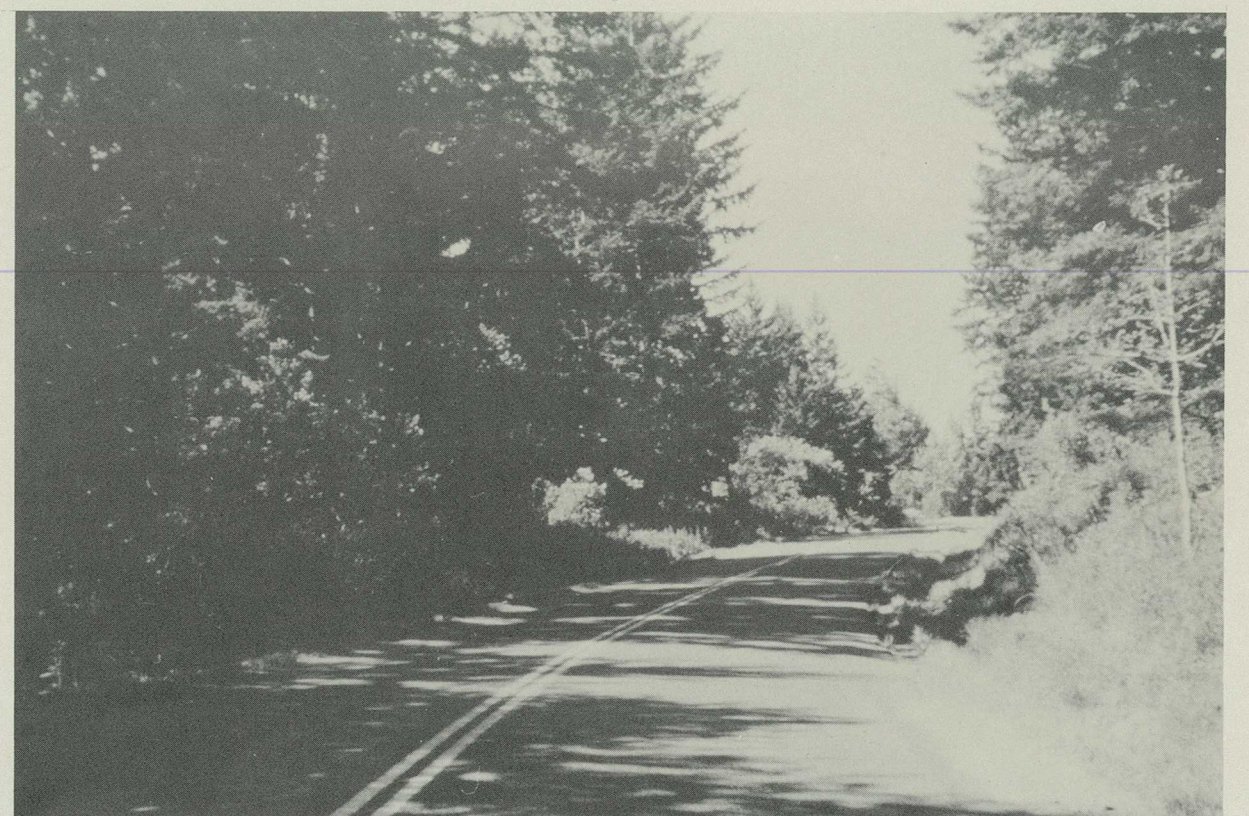


Waterfront at Mt. Douglas Park - the environment of the Saanich Peninsula is unique in Canada.

THE ENVIRONMENT OF THE SAANICH PENINSULA IS UNIQUE IN CANADA. FACTORS OF CLIMATE AND GEOLOGY HAVE COMBINED TO PRODUCE A HIGHLY DESIRABLE PLACE IN WHICH TO LIVE AND VISIT. IF THE CHARACTER OF THE REGION MAKES IT UNIQUE AND DESIRABLE WE ARE CONCERNED THAT CONTINUED LOSS OF GREEN, OPEN SPACE COULD TURN GREATER VICTORIA INTO JUST ONE MORE NORTH AMERICAN CITY. IF THIS HAPPENS THE ECONOMIC CONSEQUENCES, ALONE WOULD BE DISASTROUS. IT IS OUR CONTENTION THAT ONLY BY THE PROTECTION OF SUBSTANTIAL AMOUNTS OF LAND WITHIN A GREENBELT SYSTEM CAN THIS CHARACTER BE PRESERVED FROM COMPLETE CHANGE. IT IS THEREFORE A WISE INVESTMENT WHICH IN OUR VIEW MUST BE MADE WITHOUT DELAY.





An abandoned road at Elk Lake furnishes a base for a quality trail system.





Prospect Lake Road - a scenic drive the greenbelt plan will preserve.

LEGEND


MAP 1 EXISTING GREENBELT COMPONENTS

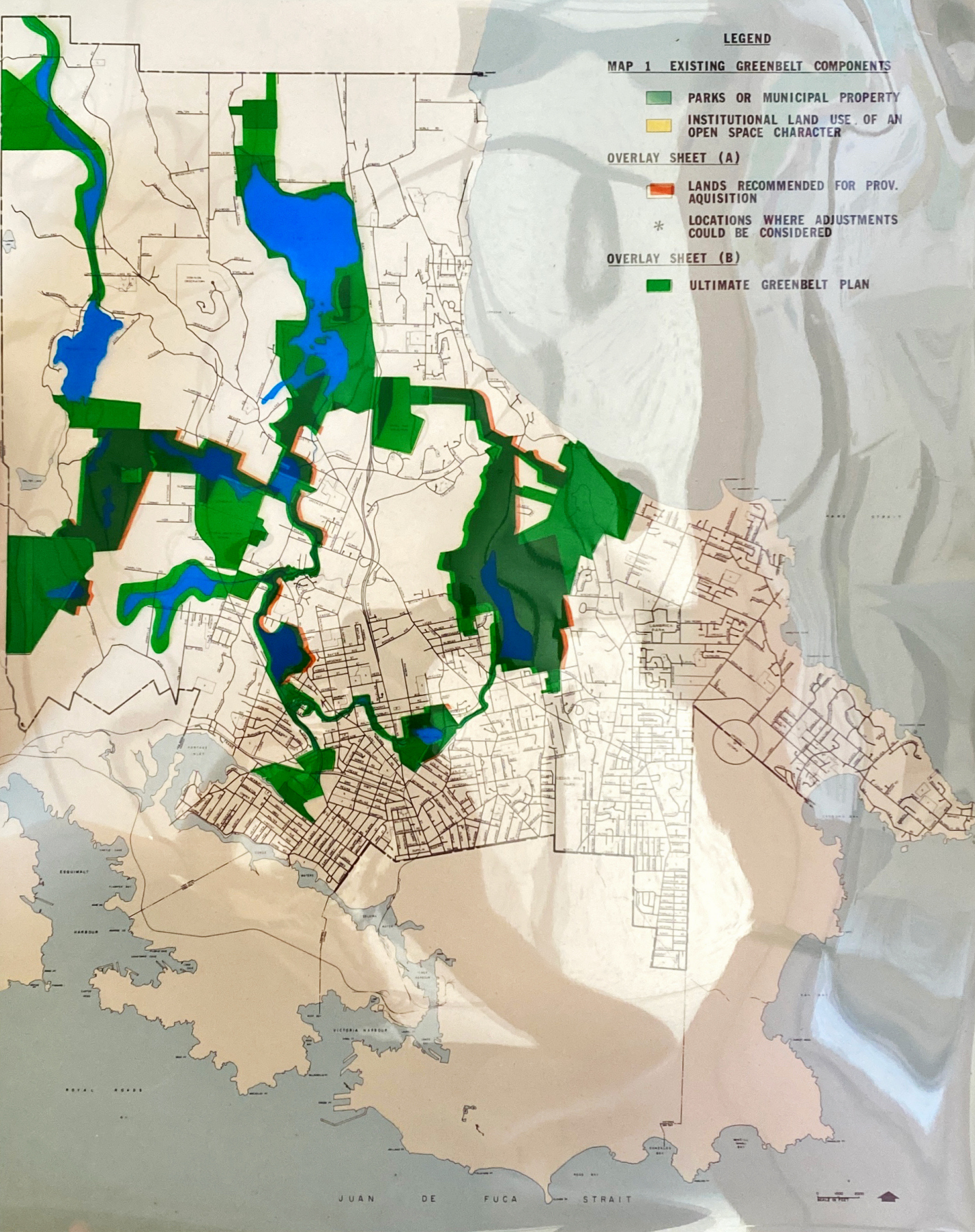
-  PARKS OR MUNICIPAL PROPERTY
-  INSTITUTIONAL LAND USE OF AN OPEN SPACE CHARACTER

OVERLAY SHEET (A)

-  LANDS RECOMMENDED FOR PROV. ACQUISITION
-  LOCATIONS WHERE ADJUSTMENTS COULD BE CONSIDERED



OVERLAY SHEET (B)

-  ULTIMATE GREENBELT PLAN





LEGEND


MAP 1 EXISTING GREENBELT COMPONENTS

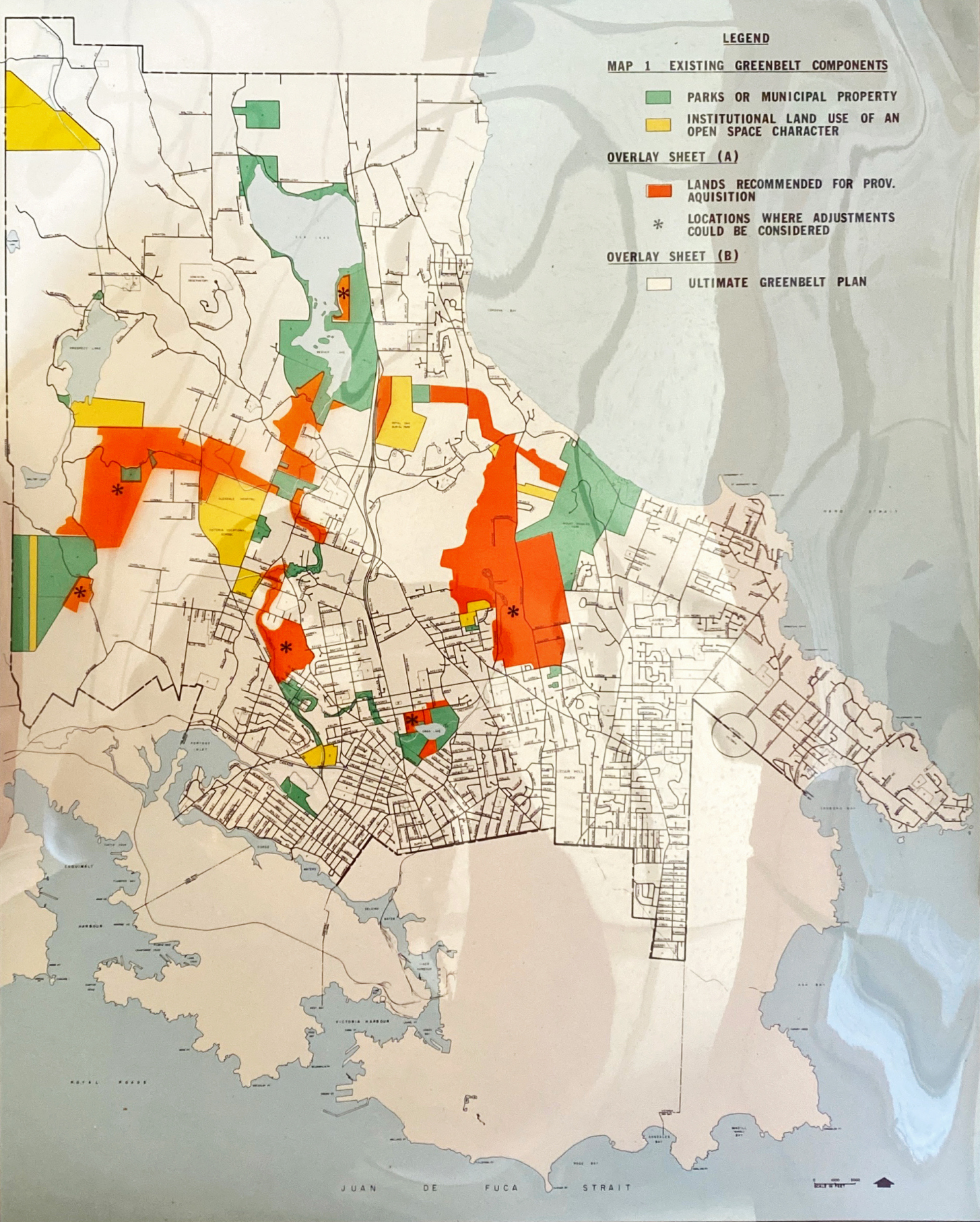
-  PARKS OR MUNICIPAL PROPERTY
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-  LANDS RECOMMENDED FOR PROV. ACQUISITION
-  LOCATIONS WHERE ADJUSTMENTS COULD BE CONSIDERED

OVERLAY SHEET (B)

-  ULTIMATE GREENBELT PLAN



LEGEND

MAP 1 EXISTING GREENBELT COMPONENTS

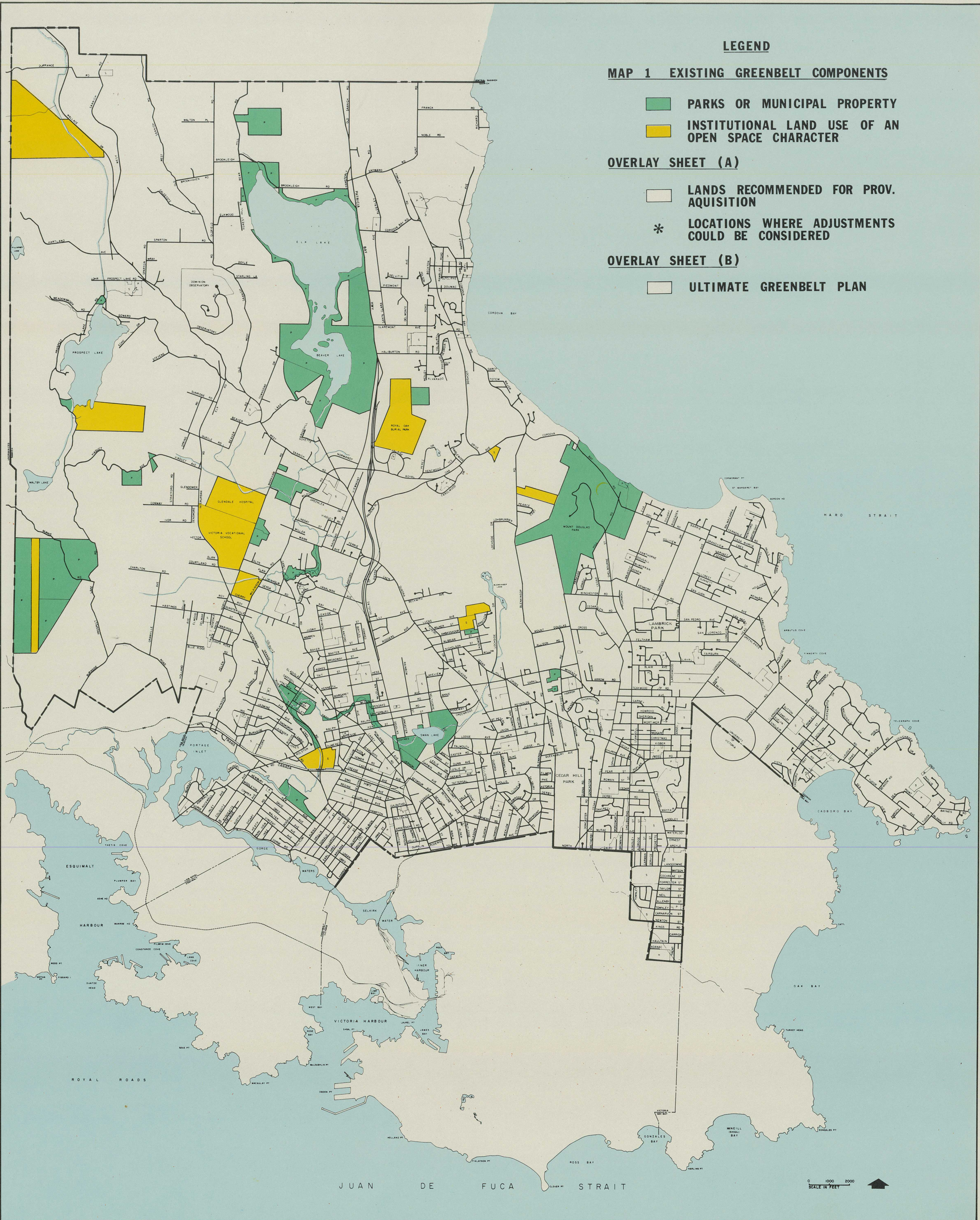
- PARKS OR MUNICIPAL PROPERTY
- INSTITUTIONAL LAND USE OF AN OPEN SPACE CHARACTER

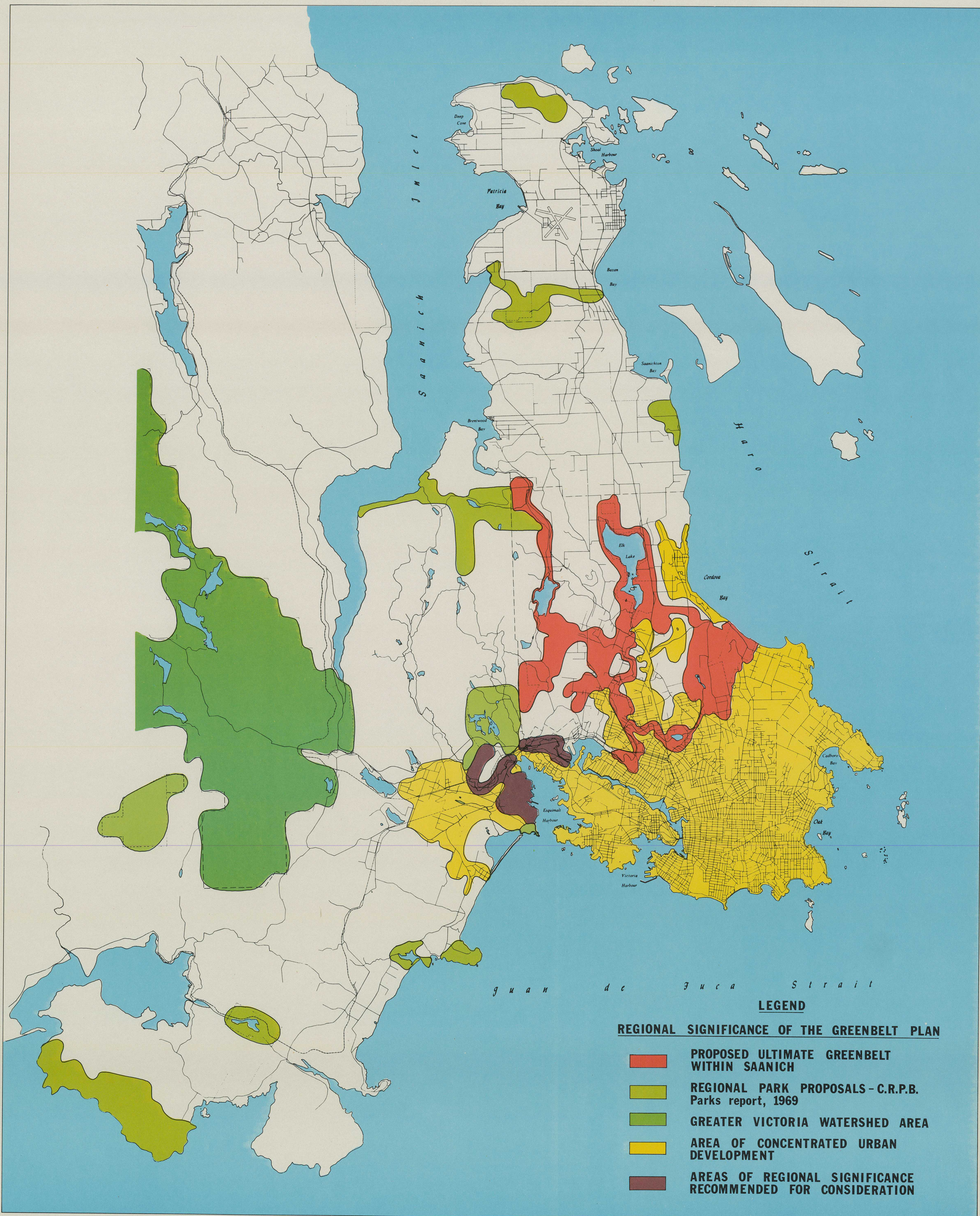
OVERLAY SHEET (A)

- LANDS RECOMMENDED FOR PROV. ACQUISITION
- * LOCATIONS WHERE ADJUSTMENTS COULD BE CONSIDERED

OVERLAY SHEET (B)

- ULTIMATE GREENBELT PLAN





LEGEND

REGIONAL SIGNIFICANCE OF THE GREENBELT PLAN

- PROPOSED ULTIMATE GREENBELT WITHIN SAANICH
- REGIONAL PARK PROPOSALS - C.R.P.B. Parks report, 1969
- GREATER VICTORIA WATERSHED AREA
- AREA OF CONCENTRATED URBAN DEVELOPMENT
- AREAS OF REGIONAL SIGNIFICANCE RECOMMENDED FOR CONSIDERATION