



AGENDA
RESILIENT SAANICH TECHNICAL COMMITTEE
Saanich Municipal Hall, Council Chambers
Tuesday January 25, 2022 6:30-8:30 pm

In light of the COVID-19 pandemic and to ensure social distancing, this meeting is closed to the public and can be viewed/heard via MS Teams. To listen to this meeting by telephone call **1-833-214-3122** and use code **481 952 719#** during the time noted above. NOTE: MS Teams callers are identified by their phone number which can be viewed on screen by all attendees of the meeting.

1.	Territorial Acknowledgement	Clr. R. Mersereau	
2.	Call to Order & Agenda <ul style="list-style-type: none"> • Introduction of New Clerk for RSTC • Approval of Agenda 	Chair, T. Stevens	
3.	Adoption of Minutes <ul style="list-style-type: none"> • November 23, 2021 meeting • December 11, 2021 workshop • December 16, 2021 workshop *sent to Committee as late correspondence* 		
4.	Receipt of Correspondence		
5.	Selection of next Technical Committee Chair	Clr. R. Mersereau	10 min.
6.	Formation of Subcommittee for Environmental Policy Framework	Chair, T. Stevens	5 min.
7.	Update on First Nations Initiatives (Cultural Safety Training, W'SANEC Leadership Council)	Clr. R. Mersereau Chair, T. Stevens	15 min.
8.	Update on Contracts: Goals & Objectives <ul style="list-style-type: none"> • Milestones 2 & 3 RFP 	Adriane Pollard	10 min.
9.	Discussion of Saanich GIS Mapping	Adriane Pollard Nicole Barrette	15 min.
10.	Discussion of Saanich Naturescaping Program	Carolyn Richman	30 min.
11.	Report of Biodiversity Working Group	Kevin Brown	5 min.
12.	Report of Mapping/Stewardship Working Group	Brian Wilkes	5 min.

MINUTES
RESILIENT SAANICH TECHNICAL COMMITTEE
To be Held in Council Chambers
Saanich Municipal Hall, 770 Vernon Avenue
Tuesday, November 23, 2021, 7 p.m.

Present: Councillor Rebecca Mersereau (Council Liaison), Kevin Brown, Tim Ennis, Purnima Govindarajulu, Chris Lowe, Stewart Guy, Kear Porttris, Tory Stevens (Chair), Brian Wilkes, Bev Windjack

Staff: Eva Riccius, Senior Manager, Parks; Thomas Munson, Senior Environmental Planner, Adriane Pollard, Manager of Environmental Services; Carolyn Richman, Environmental Education Officer; and Lynn Merry, Senior Committee Clerk

Guests: Alex Nelson, Nella Nelson, Sebastian Silva, First Nations Elders and Kim Walker, consultant

Regrets: Jeremy Gye

1. **CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

2. **TERRITORIAL ACKNOWLEDGEMENT & DIVERSITY, EQUITY AND INCLUSION STATEMENT**

Councillor Mersereau read the Territorial Acknowledgement and the Diversity, Equity and Inclusion Statement.

3. **APPROVAL OF AGENDA**

MOVED by S. Guy and Seconded by B. Windjack: "That the Agenda for the November 23, 2021 Resilient Saanich Technical Committee be approved, as amended."

The agenda was amended to include an update on the Biodiversity work.

CARRIED

4. **ADOPTION OF MINUTES**

MOVED by C. Lowe and Seconded by B. Windjack: "That the minutes of the October 26, 2021 Resilient Saanich Technical Committee be adopted."

CARRIED

5. **RECEIPT OF CORRESPONDENCE**

The correspondence was received for information.

6. CULTURAL SAFETY INTRODUCTION WITH FIRST NATIONS ELDERS

Roundtable introductions took place in preparation for the upcoming learning session.

Committee members brought forward ideas for items to be considered at the learning session including:

- It would be helpful to learn how to not be “colonial”.
- Where are the special harvesting lands and how do First Nations feel when non-First Nations people are on that land?
- Can First Nations provide knowledge on how to stop the loss of biodiversity?
- What did the lands look like prior to colonization and are there types of stewardship opportunities that First Nations can recommend.
- How can First Nations support the committee?
- What does “reconciliation” mean to First Nations people and to settlers?

7. DISCUSSION OF RESILIENT SAANICH PRINCIPLES, GOALS AND OBJECTIVES

K. Walker, consultant, presented to the committee and made the following comments:

- The Vision, Principles, Goals and Objectives (VPGO) will be revised to add clarity and provide substance.
- The thematic areas will be included.
- First Nations feedback will be considered.
- The deadline for the revisions is January 7, 2022.
- The illustration could be done by Saanich’s graphic designer.
- There is a need to streamline the principles; there are 2-3 additional principles that have been added.
- There will be principles that will be stand alone.
- Test scenarios will be run.
- The documents will be sent out as soon as possible to ensure that the committee can review prior to the workshop.

Councillor Mersereau stated:

- A presentation will take place with the WLC and they may possibly be attending a future meeting.

8. DISCUSSION OF RFQ’S FOR STATE OF BIODIVERSITY REPORT AND BIODIVERSITY CONSERVATION STRATEGY

The Manager of Environmental Services stated:

- Purchasing has everything needed to move forward with the Request for Quotation (RFQ).
- If there are organizations that are recommended by the committee, they can be notified that the bid opportunity is available.
- The RFQ will be sent to the committee to forward to their contacts.

9. **REPORT OF BIODIVERSITY WORKING GROUP**

The Manager of Environmental Services and the Senior Manager, Parks made the following comments:

- The document has been reviewed and there are some suggestions recommended.
- Content has been copied into the Glossary.
- The document should be provided to the consultant, when hired.
- Who the audience is should be considered.

10. **REPORT OF MAPPING/STEWARDSHIP WORKING GROUP**

B. Wilkes made the following comments:

- The next step is to have a meeting with staff to review the map layers.
- Stewardship opportunities are being reviewed.

11. **ADJOURNMENT**

MOVED by K. Brown and Seconded by B. Windjack: "That the meeting of the Resilient Saanich Technical Committee be adjourned."

CARRIED

The meeting adjourned at 8:53 p.m.

NEXT MEETING

December 16, 2021 at 6:30 p.m.

Workshop – December 11, 2021, 9 a.m. to Noon

Tory Stevens, Chair

I hereby certify these Minutes are accurate.

Committee Secretary

MINUTES
RESILIENT SAANICH TECHNICAL COMMITTEE WORKSHOP
Held in Council Chambers
Saanich Municipal Hall, 770 Vernon Avenue
Saturday, December 11, 2021

Present: Councillor Rebecca Mersereau (Council Liaison), Kevin Brown, Tim Ennis, Purnima Govindarajulu, Chris Lowe, Stewart Guy, Jeremy Gye, Kear Porttris, Tory Stevens (Chair), Brian Wilkes, Bev Windjack

Staff: Lynn Merry, Senior Committee Clerk

Guests: Kim Walker, consultant

1. CALL TO ORDER

The workshop was called to order at 9:02 a.m.

2. WELCOME AND WORKSHOP ORIENTATION

P. Govindarajulu read the Territorial Acknowledgement and the Diversity, Equity and Inclusion Statement.

The committee made the following comments:

- The initial goal of the committee was to develop the goals and objectives.
- Time was spent developing the vision and principles as well.
- The Environmental Policy Framework is an umbrella framework intended to unify policies and programs.
- Policies and programs are at the implementation level (thematic).

The consultant made the following comments;

- Stakeholder feedback was reviewed to identify gaps and whether or not the information can be understood.
- There may be ideas from the committee that were missed in the draft revisions.

The consultant commented that the objectives of this workshop are to:

- Bring the committee up to speed on the review and revisions process.
- Establish a common understanding of the vision, principles, goals and objectives.
- Discuss the revisions in depth.
- Provide feedback to the consultant.

3. OVERVIEW OF REVIEW AND ANALYSIS

Vision

The committee made the following comments:

- The summary of stakeholder feedback was useful.
- The stakeholder feedback should be reviewed by the committee for comments related to thematic plans.

- The vision could be replaced with an introduction, policy context, statement of purpose and a brief description of what Resilient Saanich means.
- The date 2030 is not far off; it may be more appropriate to consider short, medium and long term visions and goals.
- The document should be written in a clear, concise manner that gets the point across.
- It will be important to consider who the audience is.
- The committee concurred that the consultant not do any further work on the Vision.

T. Stevens will re-send the letter that went to Council at the August meeting.

Committee members filled out a poll in preparation for the workshop with the following results: "Is the Vision essential to the Environmental Policy Framework?"

The results were: Yes (3), No (3), Not sure (2)

The consultant made the following comments:

- Dates should be moved to the "goals" or "objectives" as they are measurable.
- The dates may not meld with the Climate Action goals.
- There may be First Nations groups that are not included.
- All Saanich policies tend to have "visions"; the message may be diluted when there are so many.
- The intent of the Vision is to inspire and direct.
- It is important to have a purpose and context statement.

The committee made the following comments:

- Staff could provide historical context for the document.

Principles

The committee made the following comments:

- There may be a need to explain items further to make them understandable and clearer.
- P10 and P6 are not clear.
- Policy filters are useful but do not cover the intangibles
- First Nations input will be reviewed when it becomes available.
- The principles were refined based on the feedback from stakeholders and common themes.
- The principles are a guiding policy to filter or to assess how well a particular strategy, bylaw or programs fits under the Environmental Policy Framework.

The consultant made the following comments:

- The principles were refined based on feedback from stakeholders.
- Stakeholder feedback was positive.

The committee reviewed each principle and the feedback received for each principle. It was the consensus of the committee that each member would take on one principle and provide additional descriptions and suggestions. The following comments were made:

Revision A List

P1 (P. Govindarajulu)

- Drop the word "intrinsic". Consider replacing it with "essential".
- Change to "recognize that nature has value"
- Clarify what "value" means

- A value statement may help.
- The right of nature to exist outside of human values.

P8 (T. Ennis)

- There were two different takes on what it meant from the focus groups on what it meant.
- Revisions kiA could be the descriptor
- Ecological “functions, structure and composition”. The list of structure.

P9 (T. Stevens)

- The phrase “all that we do” is vague and all encompassing.
- Could be part of the descriptor
- Adaptation left out.
- No matter what Saanich does – use the principles as a baseline for decisions.

P2 (K. Porttris)

- Strong support for including Indigenous voices
- The focus seems to be on traditional land uses – how to manage the land.
- Relationship with the land – sense of place.
- Need to go beyond respect – collaboratively – have Indigenous re-write in a way that is appropriate.
- It is important that we keep learning and listening. Need to be clear what respect means to indigenous communities.
- How is Saanich going to implement this from a practitioner's point of view?
- Do not want it to become restrictive or political.
- Indigenous people want to be heard.

NEXT MEETING

An additional meeting will be held on December 16, 2021 to finalize the workshop.

Tory Stevens, Chair

I hereby certify these Minutes are accurate.

Committee Secretary

MINUTES
RESILIENT SAANICH TECHNICAL COMMITTEE WORKSHOP

Held in Council Chambers
Saanich Municipal Hall, 770 Vernon Avenue
Thursday, December 16, 2021

Present: Councillor Rebecca Mersereau (Council Liaison), Kevin Brown, Tim Ennis, Purnima Govindarajulu, Chris Lowe, Stewart Guy, Jeremy Gye, Kear Porttris, Tory Stevens (Chair), Brian Wilkes, Bev Windjack

Staff: Eva Riccius, Senior Manager, Parks and Lynn Merry, Senior Committee Clerk

Guests: Kim Walker, consultant/facilitator

1. CALL TO ORDER

The workshop was called to order at 6:01 p.m.

Continuation of the December 11, 2021 Workshop

Councillor Mersereau read the Territorial Acknowledgement and the Diversity, Equity and Inclusion Statement.

2. APPROVAL OF AGENDA

MOVED by B. Wilkes and Seconded by C. Lowe: "That the agenda of the December 16, 2021 Resilient Saanich Technical Committee be approved, as amended."

CARRIED

The agenda was amended to allow continuation of the agenda from the December 11, 2021 RSTC meeting. The items listed on the proposed agenda for December 16, 2021 will be considered at the January 25, 2022 meeting.

CONTINUATION OF THE DECEMBER 11, 2021 WORKSHOP

3. PRINCIPLES

P3 & P6

- Vague statement but is important to consider that what we do now does not hinder what we do in the future.
- Unless we have a good understanding of where we are now, it will be hard to move forward and learn from our mistakes.
- Future generations includes all life; where habitat and landscapes change over time.
- It is important to consider a "do no harm" approach or taking positive effects to reduce impacts on future generations; it will also be important to consider foundational knowledge of the ecological state.
- New residents to Saanich, including those not yet born, may mean shifting baselines, new norms, lost memories as conditions change.
- Change "community resilience" to "resilience".

- In terms of climate change, what lies ahead will be unprecedented.
- P6 is vague; revise it to read “historical ecological conditions”.
- It may be appropriate to include small descriptors of the goals.
- Err on the side of simplicity in the writing.
- Some prefer keeping the principles separate and are not comfortable stating a time line.

The consultant made the following comments:

- The final draft will include the revised principles based on feedback from the committee.
- The committee will have the opportunity to endorse the final draft revisions.

P4 & 5

- Science can be slow and may not always be the answer.
- It is important to have evidence-based decision-making from legitimate sources.
- There is a difference between science-based and evidence-based.
- Evidence-based is critical; it is about placemaking and how you feel about a space.
- Multi-knowledge streams should inform this principle.
- Footnotes could be included to explain what is evidence-based.
- Change “decision-making” to “environmental management”.
- Language is needed that explains the principles in a more fulsome manner.
- When you have a knowledge gap, you should attempt to fill it; precautionary principle is often misunderstood.
- Need to use the knowledge we have; doing nothing is not the answer.
- Evidence-based includes science/data, policy and practice.

The consultant made the following comments:

- Decision-making should be defensible, rigorous and based on sound knowledge.

P7

- There may be other factors in determining strong leadership.
- Saanich should take an active approach.
- It will be important to do something well before something new is initiated.
- Leadership means taking initiative and bold action.
- Use “demonstrate strong leadership with courage, initiative and commitment”.
- “Strong leadership” is preferable over “active leadership”.
- It may be appropriate to combine P7 and P10.

P10

- It is important to ensure that cultural and diverse voices were heard; everyone benefits from diversity and inclusion.
- Change to “work to encourage partnerships”.
- Change “collaborate” to “partnerships”; it will be important to nurture partnerships that support a full range of private, public and not-for-profit stakeholders as environmental stewards.
- Some like collaborate, some recommend cooperate; some like both partnership and collaboration.
- Collaborating means rolling up your sleeves; partner is more like a funder.
- Partnerships should be sought to build capacity.
- Environmental degradation is impacting marginalized residents; it will be important to ensure they are adequately consulted.
- Change “support” to “promote”.
- Diverse interests goes beyond culture and gender, climate justice, environmental justice.

P11

- Add “socio economic status”.
- A glossary of terms or footnotes may be needed.
- Change to “Design and manage municipal governance tools, services and land uses that are safe, equitable and inclusive”, or, “welcoming of everyone”.
- This new principle addresses our original intention in P10 regarding “diverse interests”.
- It is appropriate to look at how the municipality is currently operating and what values tend to be predominant; what would need to be done in order to see values representative of the way the municipality does business.

P12

- Citizen-led initiatives are encouraged.
- The term to use is “citizen science” instead of research.
- There may be a way to do this in a way to build community capacity.
- P12 reads more like an objective.

4, **GOALS AND OBJECTIVES**

The consultant made the following comments:

- There is not much time left; committee members can submit written feedback.
- A question has been raised regarding what the whole EPF document would look like; the goals and objectives are closely linked to this question as well as additional work required on the themes.
- The draft revisions of goals and objectives incorporated goal-related statements from the revised RSTC Terms of Reference.
- Other municipalities’ frameworks are much more in depth.
- The preliminary poll for the workshop showed a general preference to nest objectives under goals.
- Stakeholders feedback includes:
 - o Didn’t see private land incorporated into the goals and objectives.
 - o How will other priorities be addressed?
 - o Get landowners excited about positive action.
 - o Objectives read like a goal.
 - o Separate goals for private versus public land as they will be managed differently.

The committee made the following comments:

- Don’t lose “protect and restore” under G1.
- The goals and objectives should speak to the Environmental Policy Framework (EPF).
- Themes pick up the specific environmental goals and objectives.
- The Biodiversity Strategy is a theme; the Climate Plan is also a theme.
- The “3 pillars” are the principles – biodiversity, climate action and stewardship.
- The goal of the EPF is to answer the question - what is the problem for which the EPF is a solution and needs to be strategic.
- Do we need objectives?

5. **NEXT STEPS**

The consultant made the following comments:

- The deadline is Jan 7th for the draft and summary document.
- The package will include explanatory notes.

- The RSTC will receive the final report and will have the opportunity either endorse the report or not.
- The preliminary list of thematic plans needs more work.

NEXT MEETING

The next week will be held on Tuesday, January 25, 2022.

Tory Stevens, Chair

I hereby certify these Minutes are accurate.

Committee Secretary

1420-30
ENA

ACCESSIBLE URBAN FORESTS AND URBAN GREEN EQUITY

Memo of the Environment and Natural Areas Advisory Committee dated November 22, 2021. To recommend that Council direct staff, consultants and the Resilient Saanich Technical Committee to implement an intersectionality lens in the update of the Urban Forest Strategy, the development of the Biodiversity Strategy and the Environmental Policy Framework.

MOVED by Councillor Mersereau and Seconded by Councillor Harper: “That Council direct staff, consultants and the Resilient Saanich Technical Committee to implement an intersectional equity lens in the update of the Urban Forest Strategy, the development of the Biodiversity Strategy and the Environmental Policy Framework.”

Council discussion ensued with the following comments:

- Intersectionality has a broader concept than equity in that it recognizes that everybody has overlapping identities of many kinds.
- It has been integrated into the Urban Forest Strategy work and will be considered by the consultants undertaking that work and the Biodiversity Strategy and Environmental Policy Framework.
- It will be important to consider indigenous plants and species that were of particular cultural importance to local First Nations.
- This is a necessary step forward in all aspects of municipal business.
- It may have been helpful to have received a report from staff on initiatives Saanich has already undertaken and the financial implications.
- The motion is specific to the three new projects that are currently being worked on.

In response to questions from Council, the Director of Parks, Recreation and Community Services stated:

- The original Urban Forest Strategy did look at neighbourhood equity.
- A diversity, equity and inclusion lens is being applied to the Parks, Recreation and Community Services Master Plan.
- The consultant hired for the Environmental Policy Framework will have experience working with Indigenous organizations and communities.
- The diversity, equity and inclusion lens is considered for all planning frameworks.

The Motion was then Put and CARRIED

Nancy Chaggar

From: [REDACTED]
Sent: Friday, January 14, 2022 11:44 AM
To: biodiversity
Cc: Rebecca Mersereau; [REDACTED] Adriane Pollard
Subject: (External Email) Briefing Note on Marine Shorelines DPAs
Attachments: ShorelineDPANote.pdf

This email sent from outside the District of Saanich. Use caution if message is unexpected or sender is not known to you.

To Resilient Saanich Committee Members

I felt it important to follow my previous note about the importance of a marine shoreline DPA with further information on the rationale and structure of marine shoreline DPAs. I've put together a short briefing note which you will find attached. In it I have provided references to marine shore DPAs in other jurisdictions and more general information from the Stewardship Centre of BC. Note that the Stewardship Centre will be releasing an update to their Green Bylaw Toolkit document in early February, which provides some background on marine shoreline DPAs and is hosting a Green Bylaw toolkit EDPA webinar at noon February 12th which may be of interest to the group

[\(https://stewardshipcentrebc.ca/green-bylaws-toolkit-2022-webinars/\)](https://stewardshipcentrebc.ca/green-bylaws-toolkit-2022-webinars/)

Best regards

Brian Emmett

Briefing Note re Marine Shoreline Development Permit Areas

To: The Resilient Saanich Technical Committee

From: Brian Emmett, M.Sc., R.P. Bio (ret)

1. Rationale/Justification.

Marine shorelines have a unique suite of physical and biological attributes and are subject to development impacts which can differ from upland areas. Management of marine shorelines requires recognition of these attributes and associated impacts. In other words, specific management objectives, regulation and guidance are required for these areas. Rationale for marine shoreline DPAs from other jurisdictions include reducing:

- cumulative impacts to marine riparian habitat,
- interruption of physical shoreline processes (e.g., longshore sediment drift),
- degradation of fish and wildlife habitat (e.g., forage fish spawning),
- acceleration of erosion and slope instability.

It is important to recognize that DPAs alone do not provide a comprehensive shoreline management program as a DPA is focused on development activity (e.g. buildings, shore protection structures, docks, shore access). An active stewardship program is also an important component of shoreline management. DPAs are vital in conserving existing natural assets and preventing degradation resulting from development activities; stewardship promotes conservation and enhancement of natural assets resulting from human activities generally.

2. Marine Shoreline DPAs are common in our region

Jurisdictions with marine shoreline specific DPAs include:

- Oak Bay
- City of Nanaimo
- Nanaimo Regional District
- Saltspring Island
- Cowichan
- North Cowichan
- Lantzville
- Campbell River
- Colwood

These local governments provide excellent examples that the District of Saanich can build on to develop a comprehensive marine shoreline DPA. Appendix A of the Green Shores Bylaw Review (cited below) provides a specific summary of the above DPAs.

3. Marine Shoreline DPAs require Specific Objectives

Marine shoreline areas are not generally “lumped” into a general upland EDPA addressing environmentally sensitive areas as specific objectives and management initiatives are required for shore areas. They are addressed either by a specific DPA or a specific section within a more general DPA. Examples of specific objectives include (taken from the Oak Bay shoreline DPA):

- To preserve aquatic and shore habitat to support species biodiversity and ecological function
- To protect the integrity of shoreline physical processes
- To conserve the foreshore as a public resource
- To protect development from flooding associated with sea level rise

Bullet 1 applies generally to most EDPAs, but bullets 2-4 are specific to shoreline areas. A more general form of bullet 4 above could be:

- To facilitate the development of shoreline properties in a manner adaptable to sea level rise and climate change

4. Marine shoreline DPAs usually include all shore areas within a jurisdiction.

A common approach to defining a shoreline DPA is to designate a zone upland and seaward of the natural boundary or Higher High water mark as a DPA (zones vary in width from 10 to 30m - see pg. 18 of the Green Shores Policy and Regulatory Tools document). Specific guidelines can be applied to different shore types (e.g., rock versus sediment shores)

5. The Role of Mapping

In contrast to some terrestrial DPAs, mapping is not used to define environmentally sensitive areas (ESAs) but rather to identify various shore types (e.g., bedrock cliff, beach, sediment bank, coastal bluff) to which specific guidance could be applied. See Island Trust (<https://islandstrust.bc.ca/document/keats-island-shoreline-mapping/>) for an example. In addition, more detailed physical and biological mapping (e.g. the harbour shoreline inventory currently being conducted by CRD, https://www.crd.bc.ca/docs/default-source/initiatives-pdf/veheap-pdf/harboursecologicalinventorypilot2019-finalreport.pdf?sfvrsn=18ab57cc_2) can be used by permit applicants to document existing features at the application site.

6. Marine Shoreline DPAs require Specific Guidelines¹

Specific guidelines are required to achieve stated objectives. Examples drawn from the above DPAs include:

- Specific horizontal and vertical elevation setbacks for placement of permanent structures (e.g., 15m from the natural boundary AND 2.0 m above the existing natural boundary)
- Only allow shoreline modifications that are demonstrated to be necessary
- Discourage/restrict use of hard shore protection structures (rip rap and seawalls)
- Encourage use of soft shore protection that conserves or enhances shoreline ecological function
- Provide guidance for retention and planting of riparian vegetation within the DPA
- Guidance on shore access design and reduction of impervious surface area
- Further examples are provided in pgs. 21-36 of the Green Shores Policy and Regulatory Tools document

The District of Saanich does have some guidance for shoreline management within specific DPA areas (e.g., Portage Road and Cadboro Bay), but comprehensive guidance for the District is lacking.

¹ The Green Shores for Homes credits provide sample language for many of these guidelines (http://stewardshipcentrebc.ca/PDF_docs/greenshores/Resources/GSHCreditsandRatingsGuide.pdf)

7. Resources

Green Shores 2016. Policy and Regulatory Tools for Local Governments. A survey of shoreline management in bylaws, plans and policies

http://stewardshipcentrebc.ca/PDF_docs/greenshores/reports/GSPolicyandRegulatoryToolsLocalGovtsReport2016.pdf

Green Shores 2021 . Green Shores Bylaw Toolkit. Updated version to be posted to the Green Shores website in early February 2022. Section 9 addresses DPAs, 9.5 addresses shoreline DPAs

North Cowichan DPA 2 and 3

<https://www.northcowichan.ca/assets/Departments/Planning~and~Land~Use/docs/Development-Permit-Guidelines.pdf>

Regional District of Nanaimo

https://www.rdn.bc.ca/dms/documents/planning/electoral-area-h---deep-bay,-bowser-&-qualicum-bay/schedule-a/section_8_development_permit_areas.pdf pgs. 75-76 a good example of justification and objectives