



Resilient Saanich:

Draft Environmental Policy Framework Gap Analysis

Introduction

The vision for Resilient Saanich is from the Sustainable Saanich Official Community Plan: “Saanich is a model steward working diligently to improve and balance the natural and built environments. Saanich restores and protects air, land, and water quality, the biodiversity of existing natural areas and eco-systems, the network of natural areas and open spaces, and urban forests.”

The Resilient Saanich Environmental Policy Framework includes biodiversity, climate change, and stewardship as the building blocks of environmental conservation and sustainability in Saanich. Existing, enhanced, and new bylaws, policies, procedures, and programs will be nested under Resilient Saanich.

As part of Milestone One, taking stock of the existing policy framework and identifying gaps is an important first step in the process. The Terms of Reference action item deliverable is to: “Draft a Resilient Saanich framework skeleton of existing policies, etc. Conduct a gap analysis. Identify options for filling gaps using the Green Bylaws Toolkit and other references”.

This document is a draft for discussion at the Resilient Saanich Technical Committee (RSTC) table.

Without knowing the Resilient Saanich goals and objectives, the gap analysis can only identify the opportunities as opposed to what should be done. Figure 1 shows how this approach fits into the Milestone approach (see the Resilient Saanich Terms of Reference) to developing an overall Environmental Policy Framework. Once feedback from the committee is received and project goals and objectives are established, this document will be revised as a second draft.

Figure 1: Flow diagram of the steps to complete the Environmental Policy Framework





What natural assests are in Saanich and what risks do they face?

Nature has intrinsic value that we have a role in stewarding. Natural assets are local resources, species, and ecosystems that provide benefits ranging from clean water, clean air, food production, cultural identity, to mental and physical health. Natural assets include parks, forests, streams, the ocean, wetlands, mature trees, and much more. Saanich’s Environmentally Significant Areas (ESA) Atlas displays many of these features, but there are many more that are not identified in formal inventories including indigenous traditional ecological knowledge and smaller ecosystems. Table 1 looks at the fundamental elements of Saanich’s natural assets and the threats they face in providing benefits. Additional threats may be identified through the course of the Resilient Saanich initiative.

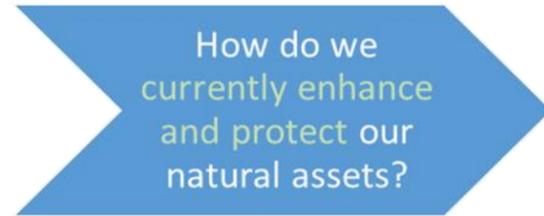
TABLE 1: Benefits of Natural Assets and the Threats They Face

Natural Assets	Benefits	Threats
Soil	<p>Soil provides us with a medium to grow food. Soil allows forests to grow and provide shade and improve air quality. Soil filters water and cleans it before reaching aquifers, streams, and our taps.</p> <p>Soil can also act as both a source of carbon emissions, releasing greenhouse gases (GHG) into the atmosphere, or as a sink, sequestering carbon and keeping it from contributing to global climate change.</p> <p>Various types and depths of soil also play a fundamental role in determining ecosystems and allowing other natural assets to exist.</p>	<p>Covering of parent materials with imported materials</p> <p>Removal of parent material</p> <p>Contamination from pollutants</p> <p>Loss from erosion</p> <p>Loss of soil biota from heat and drought</p> <p>Change in soil chemistry from invasive species</p> <p>Reduction of organics due to clearing for fire safety or tidying up</p> <p>Increase in soil decomposition rates and GHG emissions (previously sequestered by the soil) from climate change (more intensive agriculture, logging, deforestation, development of natural lands, etc.)</p>
Air	<p>The quality of air is paramount in maintaining life on earth. Clean air keeps us healthy. Extreme temperatures coupled with poor air quality can be hard on people, wildlife and habitat.</p>	<p>Poor local air quality from increased forest fires locally, regionally and provincially– due to climate changes including hotter, drier summers and increased wind and storm events causing more deadwood and increased fire threat</p> <p>Increasing temperatures</p> <p>Heat islands and microclimates</p> <p>Reduction in air cleaning ecosystem services from trees/vegetation due to increased development, logging and deforestation</p>
Watersheds and Fresh Water Ecosystems	<p>Freshwater ecosystems—from streams to wetlands—play a major role in providing us with water for drinking and irrigation. We are fortunate to have fish populations in Saanich despite the seasonal variations in precipitation and urbanization.</p> <p>Wetlands and riparian areas (vegetation next to streams and wetlands) are considered the most biodiverse ecosystems. They also slow down and filter water, providing clean water in our watersheds.</p>	<p>Not meeting Water Quality for Aquatic Life parameters</p> <p>Reduced environmental flows to support aquatic life</p> <p>Damage from flash flooding, increasing erosion, sediment loads, and contaminants in water courses due to volume of storm water runoff</p> <p>Vegetation stress from increasing average temperatures and drier summers</p> <p>Reduction in fish populations from more frequent and intense heat waves causing warmer temperatures in streams and decreasing water quality</p> <p>Contamination of groundwater</p> <p>Reduced groundwater recharge</p> <p>Loss of in-stream function</p> <p>Loss of riparian areas</p> <p>Loss of wetlands</p>



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Natural Assets	Benefits	Threats
		Decline in quality due to increase in conditions favouring invasive species Increase in impervious surfaces from development Increase in use of water resources for irrigation Loss of floodplain capacity Ecological regime shifts from climate change
Terrestrial Ecosystems	<p>Saanich is historically known for its ‘heritage landscape’—the Garry Oak Ecosystem—as a place tended by the First Nations and admired by early settlers. Currently, it remains important to First Nations and all Saanich residents.</p> <p>Coniferous ecosystems dominated by Western Cedar, Douglas-fir and Grand Fir also cover a significant portion of Saanich.</p> <p>All ecosystems in Saanich are considered provincially rare due to their small range and the impacts of development.</p>	Loss or extinction of rare ecosystems and species from development Stress due to increased temperatures and drought Slow adaptation to climate change Decline in quality due to invasive species Increased fire risk from climate change
Marine Environment	<p>The nearshore and backshore marine environments are important places to recreate and contemplate. Food and nutrients are generated for the ocean which, in turn, provides us with the same. First Nations focused much of their time on the marine environment for food, trade, transportation, and villages.</p>	Sedimentation and salinization from rising sea levels Backshore habitat loss from rising sea levels Impacts of increasing temperature due to climate change Loss of forage fish habitat from shoreline hardening Decline in biodiversity Increase in contamination from sewage inflow and infiltration Ocean Acidification
Urban Forest	<p>The urban forest is part of many ecosystem types in Saanich. The urban forest also includes non-native trees. Canopy cover provides us with shading and cooling, protection from storms, and contributes to storm water management. In urban and suburban areas, the urban forest provides welcome respite from concrete and the built environment.</p>	Loss from development Stress due to increased temperatures and drought due to climate change Slow adaptation to climate change Decline in quality due to invasive species, pests, and disease Increased fire risk due to climate change Reduction of habitat due to planting of non-native trees Reduction in canopy due to perceived fire risk of trees Increase in storm damage
Habitat	<p>All of the natural assets listed above provide habitat—for ourselves and the rest of the plant and animals found in Saanich. The chorus of frogs, insects, or birds are valued by many residents. Seeing a salmon, a nesting bird, or a blooming plant are valued. Saanich is fortunate to have a great variety of species, some of which are rare in BC and/or Canada and beyond.</p> <p>Humans also need habitat, whether it is natural or manufactured.</p>	Slow adaptation to climate change Decline in quality due to invasive species Contamination from pesticides Clearing to reduce fire risk Impact from reduction in pollinators Reduced habitat for cavity nesters to reduce fire risk from dead trees Loss from clearing due to lack of knowledge Reduced habitat by planting of non-native and invasive species Loss or extinction of rare species from development, logging, and agriculture Loss of indigenous valued habitat Loss of human access or connection with the land



Council can adopt bylaws and policies. A bylaw establishes regulations that must be complied with, whereas a policy sets direction to achieve an objective, or guide decision-making. Policies are motions that are adopted by Council and may be in the form of a statement, guidance, principles, a strategy, a framework, or a plan. Staff may not take action that is contrary to policies, however Council may choose to vary or avoid policies in specific instances. Policies are a typical tool for directing staff on how to administer bylaws, manage assets, evaluate proposals, and set expectations. Staff may develop procedures, programs, and partnerships in order to follow Council's direction and demonstrate stewardship.

The Sustainable Saanich Official Community Plan (OCP) is a bylaw, however it contains both policies and regulations (Development Permit Areas). Since it is a bylaw, staff and Council may not take action (including adoption of a bylaw) that is contrary to the OCP. Consequently, the OCP is often amended to allow development applications to proceed.

In order to implement bylaws, policies, and plans, staff develop procedures, programs, and partnerships to be consistent, clear, and community-minded. This is how visions are translated into action on the ground.

TABLE 2: Overview of Current Saanich bylaws, policies, strategies, and plans that contain provisions for environmental protection

(Note that many Council policies are decades old and may not have been reviewed or considered recently and may be redundant, out dated, etc.)

Bylaws	Council Policies (and date last amended)	Strategies, Plans, etc. endorsed by Council	Procedures	Programs & Partnerships
Official Community Plan (Appendix A to Bylaw No. 8940, 2008): <ul style="list-style-type: none"> • Streamside Development Permit Area (Schedule N) • Floodplain Development Permit Area (Schedule N) • Portage Road Development Permit Area (Schedule N) • Saanich General and Other Form & Character Development Permit Areas (Schedule N) 	Official Community Plan, 2008, No. 8940: <ul style="list-style-type: none"> • Local Area Plan Policies • Action Plan Policies • Environmental Integrity policies (OCP, Section 4.0) • Urban Containment Boundary (OCP, Map 4) 	Active Transportation Plan (2018)	Best Management Practices Compendium (ongoing)	Bowker Creek Initiative
		Bowker Creek Management Plan (2003)		
		Bowker Creek Blueprint (2011)	Environmental Protocol (2003)	Bring It Home 4 Climate program
		Climate Plan (2020)	Greener Garbage Program	Building Benchmark BC
		Colquitz River: An Appraisal and Plan (Saanich, 1967)	Park Acquisition Guide (Saanich, 2019) Confidential	CleanBC Better Homes BC energy retrofit rebate top-ups
		Durrell Creek Watershed Management Plan (1999)	Pesticide Bylaw Enforcement Administrative Policy (2010)	Capital Region Invasive Species Partnership (CRISP)
Asset Management (2019)	E-Mobility Strategy (in progress)	Public Works Operating Procedure: Pollution Control (Spills)	Community Events & Workshops	
Bicycle Parking Guidelines (1996)	Integrated Pest Management Procedure	Storm drain/open ditch policy (1998)	Community Gardens	
Animals Bylaw, 2004, No. 8556	Boulevard Tree Policy (1994)	Integrated Stormwater Management Plans (in progress)	Tree and Vegetation Retention, Relocation and Replacement Guidelines (Saanich, 1993)	Community Stewardship Groups such as Friends of Parks, and Watershed groups
Boulevard Bylaw, 2018, No. 9487	Bylaw Enforcement Policy (2018)	Invasive Species Management Strategy (2013)	Watercourse Maintenance BMPs	Cool It Climate Leadership Training



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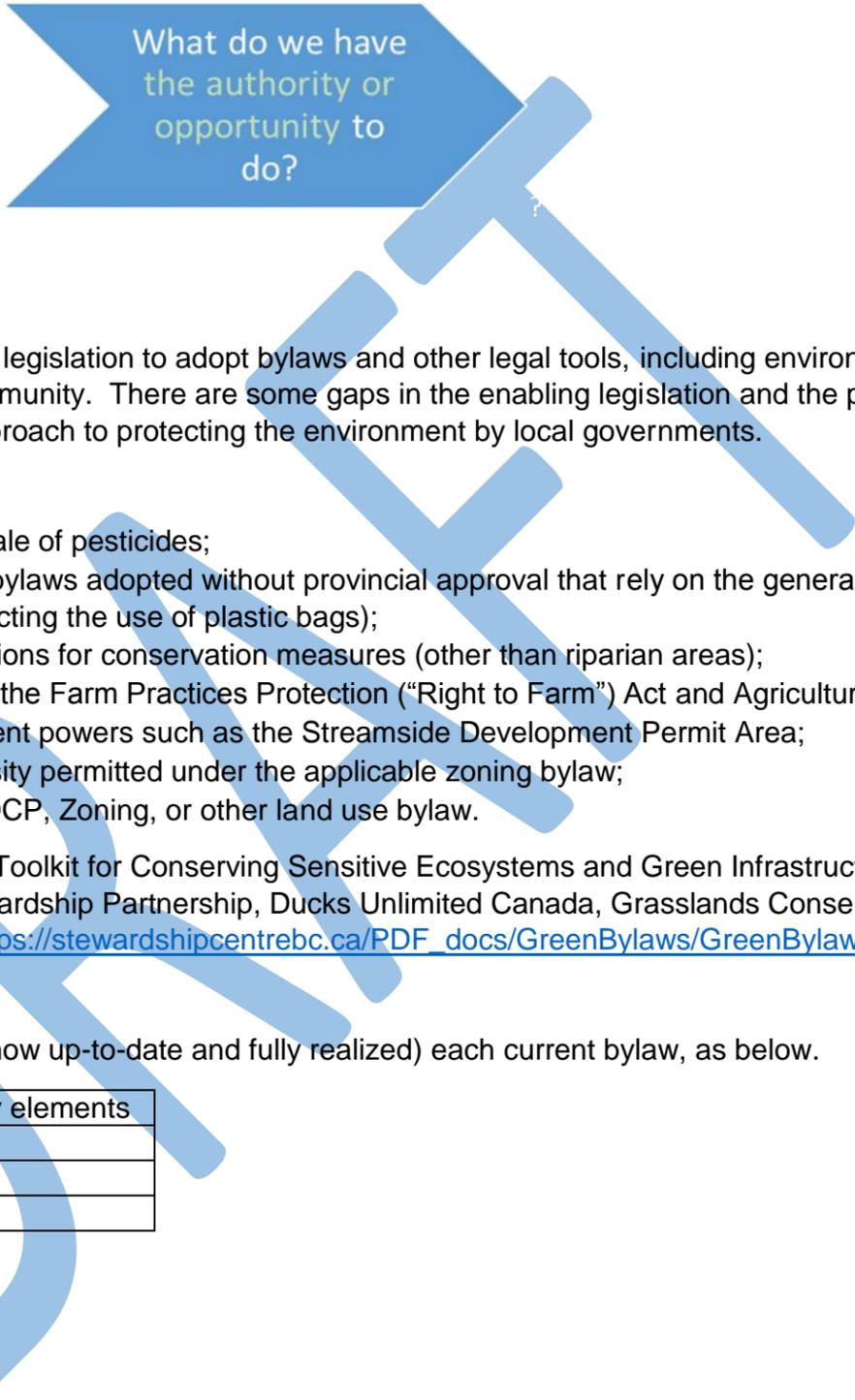
Bylaws	Council Policies (and date last amended)	Strategies, Plans, etc. endorsed by Council	Procedures	Programs & Partnerships
Building Bylaw, 2019, No. 9529 (includes BC Energy Step Code)	Committee on Urban Growth (1981)	Parks, Recreation & Culture Master Plan (2013)		CRD Climate Inter-Municipal Working Group District 2030
Deposit of Fill Bylaw, 2012, No. 9204	Community Gardens (2003)	Recommended Environmental Policy Guidelines and Suggested Actions for the Municipality of Saanich (1991, Healthy Saanich 2000 Environment Subcommittee)		ESA Inventory & Mapping
Electric Vehicle Off-Street Parking Bylaw, 2019, No. 9529	Declaration of the Right to a Healthy Environment (2015)			Gorge-Colquitz Special Management Area (Steering Committee and Collaboration)
Fees Bylaw, 2010, No. 9062	Energy Conservation Policy (1985)			ESA Inventory & Mapping
Noxious Weeds Bylaw, 2000, No. 8080	Environmental and Social Review Policy (2002)		Saanich Corporate Strategic Energy Management Plan	Gorge Waterway Initiative Haliburton Community Organic Farm Horticulture Centre of the Pacific
Oil Burning Equipment & Flammable Liquid and Combustible Liquid Fuel Tank Bylaw, 2014, No. 9265	Environmental Impact Assessment on Municipal Properties (1996)		Saanich Green/Blue Spaces: A Framework for Action (2000)	Interpretative signs
Parks Management and Control Bylaw, 1997, No. 7753	Geothermal Heat Exchangers in Saanich Freshwater Ecosystems Policy (2008)		Urban Forest Strategy (2010)	Invasive Species Control & Disposal (public and private lands)
Pesticide Bylaw, 2010, No. 9054	Green Building Policy (2005)			Knotweed Treatment Program (public and private lands)
Soil Removal Bylaw, 1986, No. 5576	Green Building Policy: Private Sector (2007)			Love Food Hate Waste campaign
Streets and Traffic Bylaw, 2002, No. 6786	Integrated Pest Management Policy (2003)			Native Plant Salvage Program
Subdivision Bylaw, 1995, No. 7452	Landscaping and Screening Guidelines-Development Permit Areas (1987)			Natural Area Restoration Program
Streets and Traffic Bylaw, 2002, No. 6786	Local Food Procurement Policy (2012)		Natural Intelligence Program	
Tree Protection Bylaw, 2014, No. 9272	Naturescape Principles (2001)		Nature preschools and schools	
Watercourse and Drainage Bylaw, 1996, No. 7501	Panhandle Lots (1978)		Naturescape Program	
Zoning Bylaw, 2003, No. 8200, including: EV Infrastructure Requirements for New Development (p. 7-3 to 7-6)	Park Development or Improvements Policy (1990)		One Planet Saanich	
	Parks—Installation of Major Facilities or Services (1983)		Park Ambassador Program	
	Purchasing Products and Materials Containing a Recycled Content (1989)		Partnership Tree Planting Program	
	Restrictive Covenants (1994)		Pollinator Canada Initiative	
	Street Lights (1978)		Pulling Together Program (invasive species removals in parks)	



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Bylaws	Council Policies (and date last amended)	Strategies, Plans, etc. endorsed by Council	Procedures	Programs & Partnerships
Some examples of Bylaws with the potential to impact the environment but without environmental provisions:	Subdivision—Provision of Public Access to Bodies of Water (1979)			Salmon in the City (Colquitz River)
Blasting Bylaw, 1992, No. 6821	Subdivision Applications (Panhandle Lots) - Reduced Frontage (1999)			Statement of Cooperation and Commitment for the Recovery of Garry Oak Ecosystems and Associated Species at Risk (2008)
Driveway Access Bylaw, 2011, No. 9136	Subdivisions—Parkland Provision (1986)			Salmon in the City (Colquitz River)
	Surface Stormwater Management-Development Guidelines (2001)			Stream/Riparian Restoration
	Toxic Real Estate Development (1990)			Swan Lake Christmas Hill Nature Sanctuary
	Use of Chlorofluorocarbons and Halons (1989)			

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Part A: Legal Tools

Local Governments are enabled, and sometimes mandated, through provincial legislation to adopt bylaws and other legal tools, including environmental protection tools. Some bylaws and policies are created through the general powers of Council to serve and safeguard the community. There are some gaps in the enabling legislation and the provisions to protect the environment are scattered through many provisions. This contributes to a lack of understanding and cohesive approach to protecting the environment by local governments.

Examples of areas outside of local government jurisdiction are the ability to:

- Adopt bylaws where no enabling legislation exists, such as regulating the sale of pesticides;
- Adopt bylaws that exceed the statutory authority of a municipality, such as bylaws adopted without provincial approval that rely on the general authority in relation to the environment which is a “sphere of concurrent jurisdiction” under the Community Charter (for example, restricting the use of plastic bags);
- Adopt bylaws in conflict with legislated limitations, such as giving tax reductions for conservation measures (other than riparian areas);
- Adopt bylaws that are in conflict with senior government legislation such as the Farm Practices Protection (“Right to Farm”) Act and Agricultural Land Commission Act;
- Apply fines, stop-work-orders, and tickets to bylaws without such enforcement powers such as the Streamside Development Permit Area;
- Enforce a Tree Bylaw to the extent that prevents a development to the density permitted under the applicable zoning bylaw;
- Compensate a landowner for damage or loss of property value due to the OCP, Zoning, or other land use bylaw.

The following summary of enabling legislation is taken from the Green Bylaws Toolkit for Conserving Sensitive Ecosystems and Green Infrastructure (Prepared by Environmental Law Clinic, University of Victoria Faculty of Law, and Deborah Curran & Company for the Wetland Stewardship Partnership, Ducks Unlimited Canada, Grasslands Conservation Council of British Columbia, Environmental Canada, and the Province of British Columbia, 2016) which can be found at https://stewardshipcentrebc.ca/PDF_docs/GreenBylaws/GreenBylawsToolkit_2016.pdf. Additional legal tools are listed with an analysis and how Saanich is utilizing each tool.

The final column uses colour coding to give an indication on the status of (i.e. how up-to-date and fully realized) each current bylaw, as below.

	The current bylaw is absent, significantly out-of-date, or missing key elements
	The current bylaw has room for improvement or at least a review
	The current bylaw is complete and up-to-date
	Provided for information.



TABLE 3 Related Saanich Bylaws Overview & Status

(NOTE: The following table is for general information purposes and the content has been paraphrased. Refer to the legislation and bylaws directly for full information.)

Enabling Legislation Tool	Saanich Bylaw	Is there a gap or room for improvement?
Community Charter		
Regulate municipal services and public places s 8(3) (a) (b)	Parks Management and Control Bylaw	The bylaw could be reviewed for environmental enhancement and protection objectives.
Protection of the natural environment (requires provincial approval if only using this clause) S 8(3) (j)	Plastic Bag Bylaw (not yet adopted)	This provides potential authority to address gaps identified through the RS process but requires provincial approval.
Regulate, prohibit and impose requirements in relation to trees ss. 8(3)(c), 15, 50)	Tree Protection Bylaw	The bylaw could be reviewed for environmental enhancement and protection objectives.
Community Charter		
Regulate, prohibit and impose requirements in relation to explosives ss. 8(3)(d)	Blasting Bylaw	
Regulate, prohibit and impose requirements in relation to polluting or obstructing, or impeding the flow of, a stream, creek, waterway, watercourse , waterworks, ditch, drain or sewer, whether or not it is located on private property ss. 8(3)(j), 9(3)(a) & 15; and Spheres of Concurrent Jurisdiction-Environment and Wildlife Regulation s. 2(1)(a)	Watercourse Bylaw	
Regulate, prohibit and impose requirements in relation to the sale of wild flowers ss. 8(3)(j), 8(3)(k), 9(3)(a) & 15; and Spheres of Concurrent Jurisdiction-Environment and Wildlife Regulation s. 2(1)(a) (b)(iii)	--	The sale of noxious weeds and invasive species is not part of the Noxious Weeds Bylaw.
Regulate, prohibit and impose requirements in relation to the application of pesticides for the purpose of maintaining outdoor trees, shrubs, flowers, other ornamental plants and turf on residential areas or on land vested in the municipality ss. 8(3)(j), 8(3)(k), 9(3)(a) & 15; and Spheres of Concurrent Jurisdiction-Environment and Wildlife Regulation s. 2(1)(b)(ii)	Pesticide Bylaw (2010, amended in 2020)	The bylaw could be reviewed for environmental enhancement and protection objectives.



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Enabling Legislation Tool	Saanich Bylaw	Is there a gap or room for improvement?
Regulate, prohibit and impose requirements in relation to the control and eradication of alien invasive species ss. 8(3)(j), 8(3)(k), 9(3)(a) & 15; and Spheres of Concurrent Jurisdiction-Environment and Wildlife Regulation s. 2(1)(a) (b)(iii)	Noxious Weeds Bylaw	
Require the conservation of energy or water; and the reduction of greenhouse gas emissions In relation with building permits ss. 8(3)(l) & 53	Building Bylaw (BC Energy Step Code)	
Prohibit soil removal without a permit ss. 8(3)(m), 9(1)(e) & 15	Soil Removal Bylaw	The bylaw could be reviewed for environmental enhancement and protection objectives.
Prohibit the deposit of soil or other material, making reference to quality of the soil or material or to contamination, without a permit ss. 8(3)(m), 9(1)(e) & 15	Deposit of Fill Bylaw	The bylaw could be reviewed for environmental enhancement and protection objectives.
Require persons to do things with their property, to do things at their expense and to provide security for fulfilling a requirement ss. 8(8)(c), 17 & 19	Streamside Development Permit Area Subdivision Bylaw Tree Protection Bylaw Deposit of Fill Bylaw Soil Removal Bylaw Boulevard Bylaw	Various bylaws could be reviewed for environmental enhancement and protection objectives.
Community Charter		
Expropriate a water license or a streambed ss. 31(2), 34(1)	Watercourse Bylaw Streamside Development Permit Area	The bylaw could be reviewed for environmental enhancement and protection objectives.
Require manufacturers and processors to dispose of the waste from their plants in the manner directed by bylaw s 59	--	This subject matter is comprehensively covered by the Environmental Management Act and Regulations. It is unlikely for a local government to find this clause useful.
Regulate: <ul style="list-style-type: none"> the emission of smoke, dust, gas, sparks, ash, soot, cinders, fumes or other effluvia that is liable to foul or contaminate the atmosphere drains, cesspools, septic tanks and outhouses trees, weeds or other growths that council considers should be removed, cut down or trimmed 64 (c) (h) (i) and (3) (h) [spheres of authority — nuisances disturbances and other objectionable situations]	Nuisance Bylaw (No. 7622), 1996 Fire Prevention Bylaw (No. 8807), 2006	The bylaw could be reviewed for environmental enhancement and protection objectives.



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Enabling Legislation Tool	Saanich Bylaw	Is there a gap or room for improvement?
Regulate design and implementation of drainage ; maintain flows s. 69	Subdivision Bylaw (Schedule H—Engineering Requirements)	The bylaw could be reviewed for environmental enhancement and protection objectives.
Designate watercourses as part of the municipal drainage infrastructure s. 69	Watercourse Bylaw	The bylaw could be reviewed for environmental enhancement and protection objectives.
Riparian Tax Exemption— Compensates land owners for covenanting their riparian areas s. 225	Not required. If a land owner applies for the exemption, it will be considered by Council	Saanich could increase awareness of this opportunity, however upfront costs may result in a low return for property owners. Additionally, each property requires an agreement and a specific bylaw.
Revitalization tax exemption S 226(1)	--	Could encourage centrally located, higher density, renewable energy buildings. Note that a comprehensive bylaw and program would be required to utilize this seldom-used clause.
Local Government Act—Official Community Plan provisions		
Must include statements and map designations for the area covered by the plan respecting restrictions on the use of land that is environmentally sensitive to development s 473 (1) (d)	Streamside Development Permit Area	The Streamside Development Permit Area Atlas requires continual updating.
Local Government Act—Official Community Plan provisions		
Must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets s 473 (3)		OCP has not yet been updated to reflect the new GHG/RE energy targets adopted by Council in the Climate Plan
May include policies of the local government relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity s 474	Sustainable Saanich Official Community Plan (2008)	The bylaw could be reviewed for environmental enhancement and protection objectives.
Specify circumstances or designate areas where development approval information may be required, such as impacts to natural areas in the case of a rezoning or development permit application ss. 484-487	Streamside Development Permit Area	The bylaw could be reviewed for environmental enhancement and protection objectives.



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Enabling Legislation Tool	Saanich Bylaw	Is there a gap or room for improvement?
<p>Designate a development permit area for the protection of the natural environment, its ecosystems and biological diversity establishment of objectives in the case of subdivision, construction, or alteration of land.</p> <p>A development permit may: specify areas of land that must remain free of development; require specified natural features or areas to be preserved, protected, restored or enhanced; require natural water courses to be dedicated; require protection measures, including that vegetation or trees be planted.</p> <p>ss. 488-491</p>	Development Permit Areas	
<p>Designate a development permit area for the establishment of objectives to promote energy conservation; establish objectives to promote water conservation; establish objectives to promote the reduction of greenhouse gas emission in the case of subdivision and construction.</p> <p>ss. 488-491</p>		
<p>Adopt a Zoning Bylaw to regulate land use; density, siting, and dimensions of buildings and structures; and minimize lot sizes.</p> <p>s. 479</p>	Zoning Bylaw	The bylaw could be reviewed for environmental enhancement and protection objectives.
Local Government Act—Zoning provisions		
<p>A zoning bylaw may establish different density rules for a zone relating to the conservation or provision of amenities</p> <p>s. 482</p>	Zoning Bylaw, for example Garden Suites	The bylaw could be reviewed for environmental enhancement and protection objectives.
<p>Accept a Regional Growth Strategy and prepare a context statement</p> <p>Part 13</p>	Official Community Plan including the Urban Containment Boundary	
<p>Issue a development variance permit that varies provisions in the Zoning Bylaw, Subdivision Bylaw, and other land use regulations (for example, varying a setback to preserve an environmental feature)</p> <p>s 498</p>		Discretionary approval by Council may create an opportunity to secure additional environmental protections via covenant
<p>Regulate or prohibit the cutting down of trees in areas designated areas subject to flooding, erosion, or landslip.</p> <p>s 500</p>	Tree Protection Bylaw (Steep Slopes)	The bylaw could be reviewed for environmental enhancement and protection objectives.



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Enabling Legislation Tool	Saanich Bylaw	Is there a gap or room for improvement?
Require a security as a condition in a permit respecting landscaping or damage to the natural environment s 502	Streamside Development Permit Area Subdivision Bylaw Tree Protection Bylaw Deposit of Fill Bylaw Soil Removal Bylaw Boulevard Bylaw	Various bylaws could be reviewed for environmental enhancement and protection objectives.
Require that, within a subdivision, a drainage collection system be provided, located and constructed in accordance with the standards established in the bylaw. s. 506	Subdivision Servicing Bylaw Schedule H—Engineering Specifications	The bylaw could be reviewed for environmental enhancement and protection objectives.
An owner of land being subdivided must, at the owner's option: (a) provide, without compensation, park land of an amount and in a location acceptable to the local government, or (b) pay to the municipality or regional district an amount that equals the market value of the land that may be required for park land purposes under this section as determined under subsection (6) of this section. s. 510	Subdivision Bylaw Not required.	
Require that an owner of land who carries out construction of a paved area or roof area manage and provide for the ongoing disposal of surface runoff and storm water in accordance with the requirements of the bylaw and may differ by zone. s 523	Subdivision Bylaw—Schedule H Building Bylaw	The bylaw could be reviewed for environmental enhancement and protection objectives.
Local Government Act—Zoning provisions		
Establish the maximum percentage of the area of land that can be covered by impermeable material by bylaw and may differ by zone. s 523	n/a	
Designate floodplains , create setbacks from watercourses in a floodplain, and make different provisions s 524	Floodplain Development Permit Area Deposit of Fill Bylaw	
Require, set standards for and regulate the provision of screening or landscaping for preserving, protecting, restoring and enhancing the natural environment and may differ by zone s. 527 (and s 15 of the Community Charter)	--	



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Enabling Legislation Tool	Saanich Bylaw	Is there a gap or room for improvement?
<p>Impose development cost charges on approval of a subdivision, or a building permit for drainage, providing and improving parkland to service, directly or indirectly, the development for which the charge is being imposed. ss. 559-565</p>	<p>Development Cost Charges Bylaw (2020)</p>	
Land Title Act		
<p>In considering an application for subdivision approval in respect of land, the approving officer may refuse to approve the subdivision plan if the approving officer considers the plan is against the public interest; or after due consideration of all available environmental impact and planning studies, the anticipated development of the subdivision would adversely affect the natural environment to an unacceptable level ss 83, 86</p>	<p>Not Required. The Approving Officer may consider municipal policies as part of the approval process</p>	
<p>A covenant in favour of a municipality may be registered against the title to the land subject to the covenant and is enforceable against the covenantor and the successors in title of the covenantor</p> <p>A covenant may be of a negative or positive nature and may include that land (and any related natural, cultural, scientific, environmental, wildlife or plant life value) be protected, preserved, conserved, maintained, enhanced, restored or kept in its natural or existing state in accordance with the covenant s. 219</p>	<p>Signing Authority Bylaw</p>	
Riparian Areas Protection Act		
<p>Riparian Area Protection Regulation</p> <p>A local government must have in force zoning or land use bylaws that prohibits riparian development from proceeding unless compliant</p>	<p>Streamside Development Permit Area</p>	<p>The SDPA Guidelines need to be updated to new provincial standards</p>
Weed Control Act		
<p>Council of a municipality may establish one or more weed control committees</p>	<p>--</p>	<p>This is an alternative to a Noxious Weed or Invasive Species Bylaw and creates a Weed Control Committee.</p>

Enabling Legislation Tool	Saanich Bylaw	Is there a gap or room for improvement?
	Liquid Waste Management Core Area and Western Communities Service Establishment Bylaw No. 1, 1995 ("Bylaw No. 2312") and Supplementary Letters Patent (1978)	
Core Liquid Waste Management Plan (CRD)	Saanich has municipal obligations under this bylaw.	

Part B: Stewardship

As well as the defined legal tools outlined in the above table, the other side of the same coin is stewardship of natural assets across the landscape and in the built environment.

According to the Stewardship Centre of BC: "Stewardship is about taking responsibility to promote, monitor, conserve and restore ecosystems for current and future generations of all species". Stewardship can take many forms and all of these approaches can be taken by individuals, groups, organizations, and/or governments.

The pyramid represents both:

- the latitude that local governments have: legislative limitations as to which incentives and resources can be applied; and
- where the emphasis should be according to Community Based Social Marketing, which is a made-in-Canada approach to effecting change.

Table 4 summarizes current stewardship approaches in Saanich. This table will continue to be filled in as we learn more, especially about non-governmental approaches. Some approaches are listed twice (governmental and non-governmental) due to the special partnership approach.

As with bylaws, policies, plans, and procedures described above, gaps and improvements in stewardship approaches will be analyzed after the Resilient Saanich goals and objectives are established.

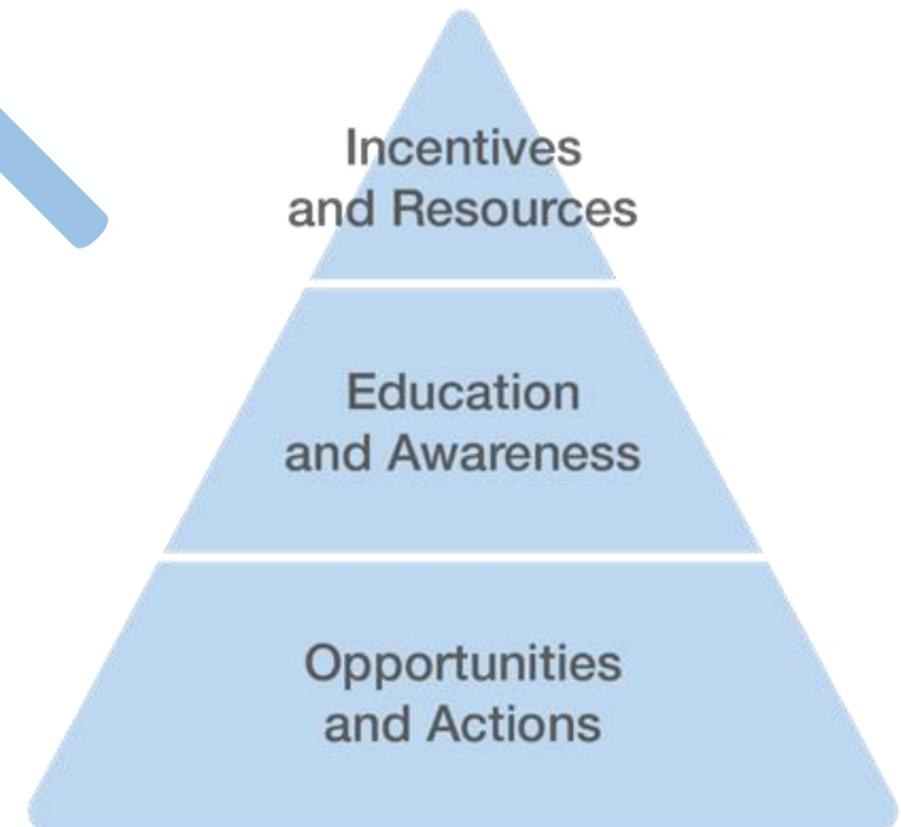




TABLE 4 Stewardship Approaches

Stewardship Approaches	Current District of Saanich Approaches	Non-Governmental Approaches
Acquisition	Purchase of parkland and major floodplains	Purchase of land through conservation organizations
Advocating and lobbying	Request for senior governments to take action or enable municipalities	Letters, campaigns, social media
Communicating methods and practical techniques	Invasive Species Alert Sheets Pesticide Alternative Fact Sheets Tree planting information, events Pulling Together program and natural area restoration projects Public Workshops Capital Region Invasive Species Partnership	Mentoring Community Events CR-FAIR
Educating, inspiring, and creating awareness	Naturescape Program Natural Intelligence Program Our Backyard Park Ambassadors Working with schools Working with many non-profit groups on restoration/education	School initiatives NGO initiatives Swan Lake Christmas Hill Nature Sanctuary Haliburton Farm Horticulture Centre of the Pacific
Forming partnerships	Gorge Waterway Initiative Bowker Creek Initiative Garry Oak Ecosystems Recovery Team Many park partnerships	Colquitz Coalition Friends of Parks groups
Implementing plans and strategies	Invasive Species Management Strategy Urban Forest Strategy Climate Plan Bowker Creek Blueprint	
Legally protecting land for conservation	Natural Park designation Streamside Development Permit Area	Natural State or Conservation Covenants
Policies, protocols, operations	Environmental Protocol Spill Response	
Providing incentives for restoration and conservation	Riparian Tax Incentive Knotweed Treatment Program Significant Tree Program	



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Stewardship Approaches	Current District of Saanich Approaches	Non-Governmental Approaches
Providing resources (land, money, assistance, etc.)	Invasive species disposal Significant Tree Program Partnership Tree Program Community Garden Program Swan Lake Christmas Hill Nature Sanctuary Haliburton Farm Horticulture Centre of the Pacific	Fundraising
Restoration, enhancement, and maintenance of natural areas	Stream/Riparian Restoration Pulling Together Natural Areas Restoration Removal of derelict boats	Stream/Riparian restoration Volunteerism NGOs such as Peninsula Streams Removal of derelict boats
Recognition	ENAC Annual Environmental Awards Saanich Volunteer Recognition events Our Backyard Volunteer Profiles	
Sharing research, inventory, and mapping	Saanich ESA Atlas Hosting annual Garry Oak conference	Victoria Natural History Society Habitat Acquisition Trust UVic, Royal Roads

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Summary and Next Steps

Using a similar colour-coding as previous tables, Table 5 is an overview of the gap analysis for each natural asset. From this, the difference between approaches on private land versus public land can be seen; as well as the lack of attention to soil, the marine environment, and terrestrial ecosystems and habitat.

	Significantly out-of-date or missing key elements.
	Room for improvement or at least a review
	Complete and up-to-date.
	Unknown or lack of data

TABLE 5: Gap Analysis Overview of Enhancement and Protection of Natural Assets

Natural Assets	Bylaws & Policies	Strategies, Plans, Procedures	Municipal Initiatives & Stewardship	Community Initiatives & Stewardship	Comment
Soil					There is a lack of recognition or action to protect and enhance soil.
Air					While municipal jurisdiction is minor, planning for climate change has helped to address air quality issues.
Watersheds and Fresh Water Ecosystems					Much is being done across the board to effectively improve watersheds, however a review would be worthwhile.
Terrestrial Ecosystems					There is minimal protection on private land for terrestrial ecosystems. Enhancement occurs on parkland but is not measured on private land.
Marine Environment					There is very little being done to protect and enhance the backshore, intertidal, and foreshore habitats.
Urban Forest					There is a strong bylaw and programs to protect and enhance the urban forest, however a review would be worthwhile.
Habitat					There is almost no protection on private land for species at risk. Enhancement of habitat occurs on parkland but is not measured on private land.

The next steps will be to revisit this draft gap analysis after the Resilient Saanich goals and objectives have been set. This will provide deeper analysis and information for the Environmental Policy Framework.