



AGENDA

For the Council Meeting to be Held
At the Pearkes Recreation Centre Field House,
3100 Tillicum Road

WEDNESDAY, MARCH 16, 2016, 7:00 p.m.

A. PUBLIC INPUT

B. RESOLUTIONS FOR ADOPTION

1. **ENVIRONMENTAL AND DEVELOPMENT PERMIT AREA (EDPA) REVIEW – COUNCIL DIRECTION ON PROCESS AND NEXT STEPS**

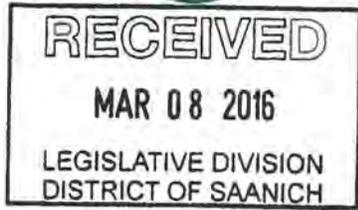
P. 2

Report of the Director of Planning dated March 8, 2016 recommending that Council endorse Option 2 as outlined in the report; not support the removal of single family zoned property en masse in advance of the conclusion of the review process (removal on a case-by-case basis would still be possible); and authorize the hiring of a consultant/consultant team as indicated in Option 2 of the report.

*** Adjournment***



The Corporation of the District of Saanich



Report

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: March 8, 2016
Subject: Environmental Development Permit Area (EDPA) Review
- Council Direction on Process & Next Steps
File: 2860-25

Mayor
Councillors
Administrator
Council
Administrator
Media
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PURPOSE

The purpose of this report is to: 1) Provide background on the EDPA and the review process to date; 2) Outline basic process options for moving forward; and 3) Obtain Council's direction on how it wishes to proceed forward with the EDPA review process.

BACKGROUND

Current EDPA – Goal and Objectives

In March 2012, Council adopted the Environmental Development Permit Area (EDPA) which includes Guidelines and an Atlas. The EDPA Guidelines were modelled on the success of the Streamside Development Permit Area (SDPA) Guidelines and Atlas which were adopted in 2006. Public input opportunities leading up to the adoption of the EDPA included Open Houses, newspaper announcements, presentations, an on-line feedback form, consultations, and a project webpage. Changes were made to the draft EDPA as a result of public input.

The goal of the EDPA is to protect the natural environment, its ecosystems, and biodiversity. The objectives of the bylaw are: to protect the areas of highest biodiversity; require mitigation during development; and require restoration during development.

The EDPA protects important environmental features such as Great Blue Heron colonies, wetlands, rare flowers, and the marine shoreline. The Provincial government specifically created the ability for municipalities to implement Development Permit Areas to safeguard the environment and provided various inventories to help pinpoint key areas worthy of enhanced protection. Development Permit Areas are the best tool for municipalities to protect ecosystems and other natural features because they are not limited solely to the protection of trees or protection of environmental features during development.

The EDPA helps to link natural areas across the landscape along with the Streamside Development Permit Area, Natural State Covenants, public lands, the Tree Bylaw, and the Urban Containment Boundary, etc. Most municipalities have EDPAs to protect riparian areas, sensitive ecosystems, and the marine backshore.

EDPA Post-Adoption Public Consultation Process

Since its adoption, staff have processed approximately on average eight EDPA applications annually and advised on hundreds of exemptions. As an example, in 2015 of the 563 single

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family Building Permit applications that were received by the Building Inspections Division, 94 were reviewed by Environmental Services staff because the properties were located within the EDPA, and of these, only 15 required an Environmental Development Permit. Many more exemptions are given outside of the Building Permit process – for example when a homeowner is looking to build a shed or studio or construct a deck.

In February 2015 as part of the standard housekeeping/review process for Saanich bylaws, a staff report to the Environmental and Natural Areas Advisory Committee (ENA) was prepared. This report recommended amendments to the EDPA Guidelines that would provide greater clarity for the reader and ensure staff were meeting Council’s intent/objectives. Options for making amendments to the mapping were also identified, largely as a result of the unanticipated interpretation of the exemptions clause in the existing bylaw. The ENA provided feedback and also recommended that public process, such as an Open House, would be worthwhile. With the growing amount of misinformation/misunderstanding about the EDPA and its implementation, staff agreed that an Open House would be useful to provide residents with an opportunity to ask questions, offer suggestions, and gain clarity.

On May 25, 2015, Council made the following motion: “That Saanich proceed with two open houses as well as a Town Hall meeting, at an appropriate venue, that will allow for education and questions and answers in relation to the Environmental Development Permit Area Bylaw”.

The public check-in process was conducted from June 2015 to February 2016, and included: an invitation and feedback form sent to every owner of property within the EDPA; two Open Houses attended by over 550 people; individual consultations with over 250 land owners; displays with factsheets at each recreation centre and the Saanich Municipal Hall; presentations to Saanich Community Association Network and the Victoria Real Estate Board; virtual open house and web-based information; feedback form (over 300 forms have been received); and two Town Halls with a combined total of over 100 speakers (see Figure 1).

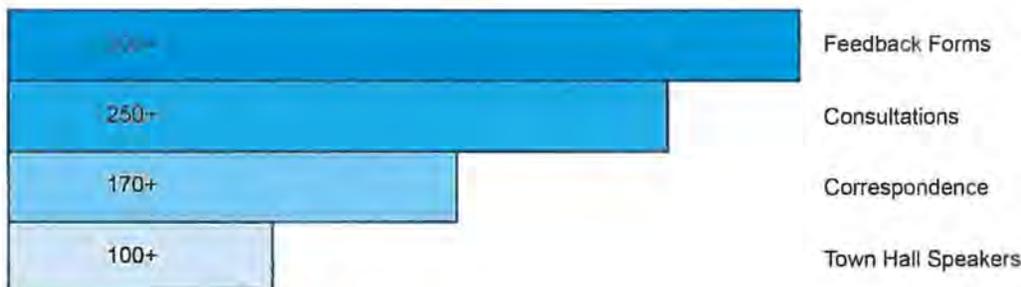


Figure 1: Overall Feedback Collected

Despite the high level of participation, the majority of residents who own property within the EDPA did not provide feedback. Based on a cursory review of the feedback, less than 25% of property owners gave feedback. Preliminary analysis of the feedback received shows a higher level of general support for the goals/objectives of the EDPA than non-support among both property owners and others. It is expected that a more detailed analysis will continue to indicate that protecting the natural environment using the EDPA is supported, but that some degree of improvement to the Bylaw is required.



Figure 2: Feedback Response from EDPA Property Owners

Interim Process Report & Council Direction

Normally, at the end of a public consultation process, staff would prepare a detailed Council report outlining: the findings of the surveys and other public input; key issues raised during the review process and potential solutions; and a range of policy options for moving forward. This report would also typically be reviewed by the relevant Committee(s) of Council for their comment and recommendation prior to proceeding to Council for review and consideration. Public input would also form part of the meeting at which Council deliberated on the matter.

In regard to this review process, Planning staff have been requested to provide an interim report to Council. Given that staff are in the process of analyzing the results of the public feedback which just closed on February 26, 2016, and the economic study and discussions with the BC Assessment Authority will not be completed until next month, staff can only provide Council with:

- Preliminary themes observed from the public feedback; and
- Basic process options and next steps for Council to provide direction to staff on.

Once the feedback analysis and economic study are complete, staff will provide an information update to Council.

Preliminary Public Feedback

Based on a preliminary review of surveys, correspondence, consultations, and input at Town Halls, some of the key themes or areas of interest/concern are as outlined below.

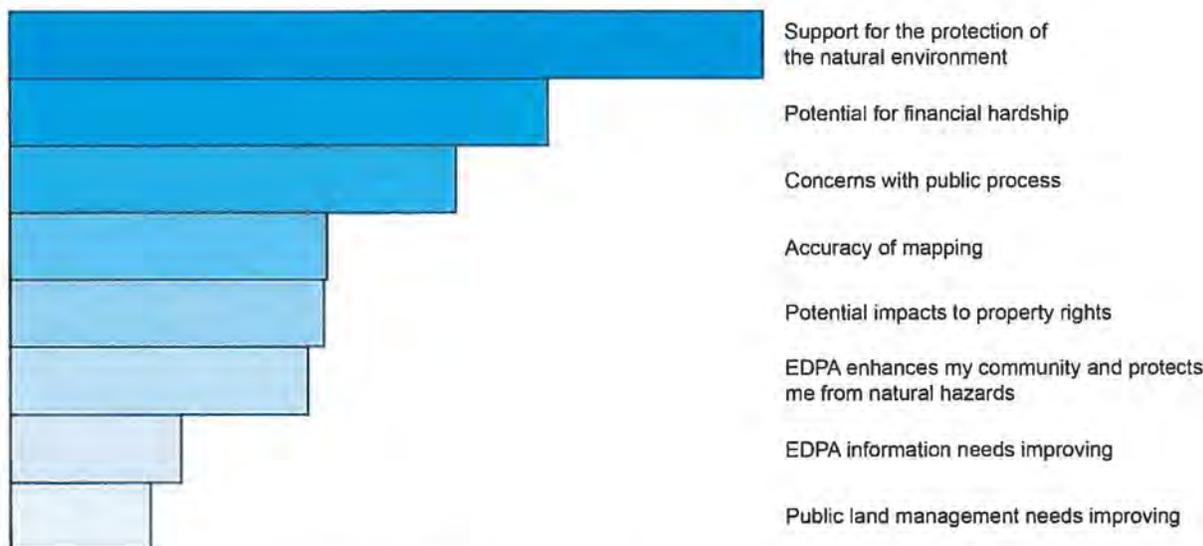


Figure 3: Preliminary Public Feedback Themes

At this point, from a cursory review of the feedback it would be fair to say, while protection of the environment is valued, significant concerns exist around potential financial impacts for property

owners within the EDPA. Improvements to the process, including accuracy of mapping are key to resolving this matter. Perceived and any actual "loss" of property rights are issues that must also be addressed. As with any goal, protection of the environment requires ongoing education to ensure the public understands any new initiative and most importantly supports any resulting regulations.

OPTIONS

Three basic process options exist for moving forward with the EDPA review. The options are laid out below for Council so it can provide clear direction to staff on how its wishes to proceed forward on this matter. The options do not address detailed solutions/amendments related to the EDPA Bylaw itself. Such matters would be addressed during the next phase of the review process if so directed by Council.

The three basic process options are:

1. Repeal the Entire EDPA Bylaw;
2. Revise the Existing EDPA Bylaw; or
3. Maintain the Existing EDPA Bylaw.

Option 1 - Repeal the Entire EDPA Bylaw

If Council chooses this option, regulation and protection of the natural environment would revert back to the level in place prior to the adoption of the current EDPA Bylaw in March 2012.

Impacted areas that would have reduced protection include:

- Marine backshore;
- Sensitive ecosystems;
- Bald Eagle and Great Blue Heron nest buffers;
- Rare and endangered plants, animals, and ecosystems; and
- Non-fish bearing wetlands and streams.

Impact

The idea of repealing the entire EDPA Bylaw was previously considered and ultimately rejected by Council at its November 28, 2015 meeting. Repealing the bylaw would remove protection and restoration opportunities of/for ecosystems from damage during clearing, filling, blasting, and building activities on single family lots. During subdivision and rezoning, a lack of clarity would return in terms of what aspect of the environment, and to what level, Council wished staff to focus their attention on in terms of conservation measures.

Next Steps

If Council chooses Option 1:

- Staff would prepare an amendment bylaw that would see the existing EDPA Bylaw repealed, and the regulatory framework related to the protection of the environment returned to its pre March 2012 state. Amendments would be required to a number of Council bylaws as existing policies from the General Development Permit Guidelines, Tree Bylaw, etc. were consolidated in the EDPA Bylaw when it was created;
- The amendment bylaw would be prepared and presented to Council for review and consideration;
- Public input could be provided at the Council meeting(s); and

- The amendment bylaw could be brought forward to Council prior to the summer.

Option 2 – Revise the Existing EDPA Bylaw

If Council chooses this option, the existing EDPA Bylaw would be amended, to a yet to be determined extent. A range of potential amendments would be explored and presented back to Council for consideration. Some of the potential ideas/solutions raised during this current check-in process are:

- Provide greater clarity on a range of issues in the EDPA Bylaw – for example, if/when restoration is required;
- Increase the list of exemptions for single family zoned lots;
- Include all Saanich properties in the EDPA so to make it a “level playing field”;
- Remove single family zoned lots until “ground truthing” of the existing mapping is complete;
- Have a review panel of experts that could provide advice/feedback to Council on individual applications under the EDPA Bylaw, perhaps akin to the Advisory Design Panel;
- Provide incentives;
- Place greater emphasis on voluntary stewardship and education; and
- Develop a biodiversity fund to support a range of community based initiatives.

Again, this is not an exhaustive list, simply a sampling of ideas that have been raised during the current review process to date.

Impact

Post adoption review of the effectiveness of any bylaw is both appropriate and beneficial. Minor amendments to the existing EDPA Bylaw have been undertaken since its adoption, and additional amendments in the future were fully anticipated and are considered standard practice. Staff fully support revising the EDPA Bylaw and are confident that consensus solutions can be found.

The current review process has highlighted a range of potential ideas and possible revisions to the Bylaw. Some of these ideas/revisions potentially have more impact than others when considering the overarching goal of the EDPA namely, protecting the environment.

The potential amendments and their impact (positive, neutral, negative) can only be determined with further review and analysis. While making decisions based on gut, assumption, or belief may expedite the review process, it can and often does cause additional unforeseen problems and hardships.

Given the public discussion over the EDPA, a thoughtful review of the ideas and options needs to be undertaken, on a timeline that acknowledges the desire to move forward on this matter as quickly as possible. Meeting these two objectives will require additional resources to be allocated to the review process. Additional details are provided in the following two sections of this report.

Additional Decisions Required at this Time

If Option 2 is of interest to Council, staff require direction on two additional matters.

(1) Interim Action - A number of single family property owners have raised concerns about financial and/or “use of property” hardships which they believe are related to the EDPA. Given the time necessary to complete the next part of the review process under Option 2, suggestions

have been made by members of the public that Council could choose to exempt all or some of the single family lots from the EDPA in advance of the review process being concluded. Staff anticipate with the additional resources outlined below (see Next Steps Section), the revisions to the Bylaw could be achieved by the Fall.

Removing single family properties en masse from the EDPA in advance of the completion of the review process would be done without any supporting information to make the decision on. The work of the economic consultant and the discussions with the BC Assessment Authority are not anticipated to be completed until next month. Further public discussion on the findings of this work is anticipated.

If Council wishes to proceed down the route of exempting all or some single family lots immediately, one of two approaches could be considered:

- Exempt all single family zoned properties now. Notwithstanding this exemption, if a single family zoned property owner wished to rezone or subdivide their lot the EDPA guidelines would still apply; or
- Council could adjudicate single family zoned property owners' requests for partial or complete removal from the EDPA on a case by case basis. This approach is currently available to all property owners under the existing EDPA Bylaw. There is currently no application fee required for such applications. Council could direct staff to handle applications on a priority basis to improve timelines. Who would pay for the report (Saanich or Landowner) could be determined by Council. A staff report would continue to be part of this process.

Excluding all of the single family (RS) zoned properties en masse would see a reduction of the total area covered by the EDPA by approximately 27%. This significant reduction of almost one-third of the EDPA area would be seen mostly in the marine backshore and Garry Oak ecosystems. There is also a risk that properties will be legally cleared of natural features before development applications are received, making the EDPA ineffectual.

(2) Consulting Resources - As previously noted, potential amendments to the EDPA Bylaw and their impact (positive, neutral, negative) can only be determined with further review and analysis. Given the public discussion over the EDPA, a thoughtful review of the ideas and options needs to be undertaken, on a timeline that acknowledges the desire to move forward on this matter as quickly as possible. Meeting these two objectives will require additional resources to be allocated to the review process.

At this time, neither the Planning Department, nor the Corporation has the capacity to take on this additional work based on an accelerated timeline, without impacting other Strategic Initiatives of Council or ongoing service to the public. As such, if Council wishes to proceed forward with Option 2, a consultant/consulting team would need to be hired and additional funding allocated to complete this work. While staff would participate in the ongoing discussions/review, the consultant would be expected to manage the process and provide findings/solutions to Council. A companion report would be prepared by staff and presented to the ENA for comment prior to Council review and consideration of proposed amendments.

If Council wishes to proceed down this route, Terms of Reference would be drafted by staff and presented to Council for review, consideration and approval. Public input on the draft Terms of Reference could be provided at the Council meeting where the matter is deliberated. All consultant submissions would be presented to Council and the selection of the

consultant/consultant team would be made by Council. The cost for the work would be part of each consultant's submission package and would be part of Council's decision making criteria.

Next Steps

If Council chooses Option 2:

- Staff would prepare draft Terms of Reference for the hiring of a consultant/consultant team. It is anticipated that the draft Terms of Reference would be presented to Council in April, 2016;
- These draft Terms of Reference would be presented to Council for review, consideration, and approval;
- Public input on the draft Terms of Reference could be provided at the Council meeting where the matter is deliberated;
- All consultant submissions would be presented to Council and the selection of the consultant/consultant team would be made by Council. The cost for the work would be part of each consultant's submission package and would be part of Council's decision making criteria; and
- Staff would bring forward to Council a report outlining housekeeping amendments to the EDPA Guidelines and Atlas to bring relief to landowners - for example those who wish to build homes on small marine front lots.

If Council directs staff to exempt all single family zoned property now, an amendment bylaw would be prepared and brought forward for Council's review and consideration in late April, 2016.

Option 3 – Maintain the Existing EDPA Bylaw

If Council chooses this option, the existing EDPA Bylaw would be maintained and periodic housekeeping amendments to associated policy and mapping would take place as usual. Such amendments would be expected on an annual basis.

Impact

The existing EDPA Bylaw is technically sound and similar to bylaws in the Capital Region and British Columbia. The vast majority of residents wishing to do something with their property have been exempted under Provision 14 of the EDPA Bylaw. On average, eight permits per year have been applied for and issued for work within the EDPA.

As with any regulation, improvements can and should be made to remain current, relevant, and most importantly effective in achieving the goal of the bylaw. The preliminary review of public feedback during this check-in process indicates the majority of residents would be receptive to some level of amendment to the EDPA Bylaw. Staff have already identified amendments to the bylaw that could be brought forward.

The issues and potential changes raised during this review process are more substantive than would typically be considered as part of the annual housekeeping amendment process. However, staff would review the public input received over the past six months in order to bring further housekeeping amendments to Council in the future following opportunities for public involvement.

As with option 3, property owners the opportunity to approach Council to have their properties removed from the EDPA still exists.

Next Steps

If Council chooses Option 3:

- Staff would bring forward the housekeeping amendment bylaw that was put on hold when this current review process began in the middle of 2015. That bylaw identifies several housekeeping amendments that could be made to increase flexibility and clarity for land owners. The amendments would address consistent mapping standards, reducing setbacks for small marine lots, provide clarity on building on existing foundations, and increasing exemptions;
- As is standard practice, the housekeeping amendment bylaw would be brought forward for review and comment by the Environment and Natural Areas Committee of Council prior to proceeding to Council for deliberation; and
- Public input could be provided at the Council meeting at which the housekeeping amendment bylaw was deliberated on.
- Further amendments would be brought forward in the future based on the public feedback.

SUMMARY

The goal of the EDPA is to protect the natural environment, its ecosystems, and biodiversity. The objectives of the bylaw are: to protect the areas of highest biodiversity; require mitigation during development; and require restoration during development. The EDPA protects important environmental features such as Great Blue Heron colonies, wetlands, rare flowers, and the marine shoreline.

As the result of concerns being raised by some residents about the EDPA, on May 25, 2015, Council made the following motion: "That Saanich proceed with two open houses as well as a Town Hall meeting, at an appropriate venue, that will allow for education and questions and answers in relation to the Environmental Development Permit Area Bylaw".

Normally, at the end of a public consultation process, staff would prepare a detailed Council report outlining: the findings of the surveys and other public input; key issues raised during the review process and potential solutions; and a range of policy options for moving forward. In regard to this review process, Planning staff have been requested to provide an interim report to Council. Given that staff are in the process of analyzing the results of the public feedback which just closed on February 26, 2016, and the economic study and discussions with the BC Assessment Authority will not be completed until next month, staff can only provide Council with:

- Preliminary themes observed from the public feedback; and
- Basic process options and next steps for Council to provide direction to staff on.

At this point, from a cursory review of the feedback it would be fair to say, while protection of the environment is highly valued, significant concerns exist around potential financial impacts for property owners within the EDPA. Improvements to the process, including accuracy of mapping are key to resolving this matter. Perceived and any actual "loss" of property rights are issues that must also be addressed. As with any goal, protection of the environment requires ongoing education to ensure the public understands any new initiative and most importantly supports any resulting regulations.

Three basic process options exist for moving forward with the EDPA review. The options have been laid out in this report for Council so it can provide clear direction to staff on how it wishes to proceed forward on this matter. The options do not address detailed solutions/amendments related to the EDPA Bylaw itself. Such matters would be addressed during the next phase of the review process, if so directed by Council. The three basic process options are:

1. Repeal the Entire EDPA Bylaw;
2. Revise the Existing EDPA Bylaw; or
3. Maintain the Existing EDPA Bylaw.

Post adoption review of the effectiveness of any bylaw is both appropriate and beneficial. Minor amendments to the existing EDPA Bylaw have been undertaken since its adoption, and additional amendments in the future were fully anticipated and are considered standard practice. Staff fully support revising the EDPA Bylaw and are confident that consensus solutions can be found.

The current review process has highlighted a range of potential ideas and possible revisions to the Bylaw. Some of these ideas/revisions potentially have more impact than others when considering the overarching goal of the EDPA namely, protecting the environment.

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Given the public discussion over the EDPA, a thoughtful review of the ideas and options needs to be undertaken, on a timeline that acknowledges the desire to move forward on this matter as quickly as possible. Meeting these two objectives will require additional resources to be allocated to the review process. Additional details are provided in Option 2 of this report.

Before specific amendments are identified, or en masse removal of properties from the EDPA are considered, staff recommend waiting for the analysis of results of the feedback process and the economic impact assessment. If Council wishes to expedite the review/solution process staff also recommend that a consultant be hired as outlined in Option 2.

RECOMMENDATION

That Council:

1. Support Option 2.
2. Not support the removal of single family zoned property en masse in advance of the conclusion of the review process (removal on a case-by-case basis would still be possible).
3. Support the hiring of a consultant/consultant team as outlined in Option 2.

Report prepared by:



Adriane Pollard, Manager Environmental Services

Report reviewed by:



Sharon Hvozdzanski, Director of Planning

AP/SJH/jsp
G:\ENV\Development Permit Areas\EDPA\Amendment Reports to Council\2016 RTCs\REPORT_EDPA Review_Mar 2016.docx

cc: Paul Thorkelsson, CAO

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation of the Director of Planning.


Paul Thorkelsson, CAO

ClerkSec - EDPA - meeting March 16 2016

From: "Ken Lundeen" [redacted]
To: <clerksec@saanich.ca>
Date: 3/9/2016 6:30 PM
Subject: EDPA - meeting March 16 2016

March 7, 2016

To Mayor and Council

I am writing this letter to indicate my strong support for the Voluntary Stewardship Program recommended by the SCRES – a program that would apply to all Saanich residents.

We have lived on this property ([redacted] Blenkinsop Rd) since [redacted] and have enjoyed the environment it has provided for our family, but with 70% of it now affected by the EDPA much of this enjoyment has been removed. Since Saanich wants to preserve this land as park, I suggest that they should be responsible for the upkeep and cost to do so. I have met with the manager of Environmental Services who would have me believe that the addition of this restriction may in fact increase the value of my property – certainly not the point of view held by professionals I have spoken to outside this Saanich office. As yet I have had no satisfactory response to a question as simple as, what have I to gain from this restriction? Clearly I would be foolish to support something when I have considerable to lose and nothing to gain.

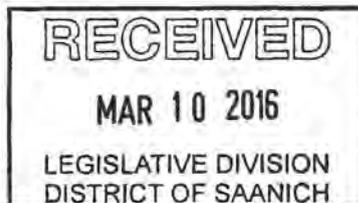
Having been present at both town hall meetings, I would suggest that enough has been said and that instead of more studies, a decision needs to be made – a decision to eliminate the burden that this poorly implemented, punitive, and restrictive policy places on a few Saanich residents. If Saanich plans to follow their current direction then compensation should be made to the affected landowners for the loss of use and devaluation of their land. Perhaps Saanich should be paying the property taxes since they now control the land. It is difficult for me to understand how our council (who should be working to protect our rights) has adopted this, "do as I say not as I do", policy. The more that I learn about the EDPA, the more offended I become. How is this fair to the affected property owners?

I would suggest that Saanich should have to prove (with evidence) why a property should be included in the EDPA, rather than the homeowner proving why their property should be exempt. The burden of proof and the costs involved should rest with Saanich.

This plan must be fair to property owners affected by the EDPA.

Yours truly

Ken Lundeen



POST TO: Gen POSTED
COPY TO: SA
INFORMATION
REPLY TO WRITER
COPY RESPONSE TO LEGISLATIVE DIVISION
REPORT
FOR: [redacted]
ACKNOWLEDGED: [signature]

RECEIVED Page 1 of 2
MAR 10 2016
LEGISLATIVE DIVISION
DISTRICT OF SAANICH

Council - EDPA Voluntary Solutions

From: Art [redacted]
To: "council@saanich.ca" <council@saanich.ca>
Date: 3/9/2016 2:43 PM
Subject: EDPA Voluntary Solutions
CC: Colin Plant <colinplant@shaw.ca>

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INFORMATION	<input checked="" type="checkbox"/>	
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COPY RESPONSE TO LEGISLATIVE DIVISION		
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ACKNOWLEDGED:	bl. m	

Hello Mayor and Council:

I would like to offer some ideas that might be considered to avoid bylaw conflicts in Saanich. Hopefully, Council will recommend voluntary compliance regarding the EDPA bylaw. It will save money for Saanich and ensure cooperation from affected residents. Art Bickerton

Positives:

Request assistance from volunteer Ambassadors to aid in the stewardship of eco-sensitive properties. This should eliminate the need for ongoing legal advice, biologists and the hiring of additional Bylaw enforcement officers.

Ambassadors will photograph, log and document eco-sensitive areas and offer support in return for a pledge of stewardship from property owners.

Saanich is to provide qualified research biologists to monitor properties where necessary, to observe and review bylaw conflicts.

A committee of stewards can assist and make recommendations toward conflict resolutions.

Saanich will supply financial incentives where age, finances or physical disability is a concern.

Promote planting by supporting Garden Center discounts for residents with interests in endangered species and native foliage.

Free seminars to students, disabled and retirees who are interested in backyard food production, allotment gardens, water conservation and natural preservation. Saanich website: "Empowered To Grow"

Royal Oak and Prospect Lake Golf Courses might partner with Saanich permitting a portion of their properties for Native and rare species regeneration. (With cooperation, suspend property taxes for large properties with discounts and rebates for others.)

Liabilities to consider:

Prepare for Devil's Mountain Fault and mega-thrust Cascadian subduction creating permanent damage to Saanich's landscape.

Wharves and stairways must be permitted to provide safe, swift access and equipment placement for water rescues and Emergency Responders. (Wharves may be used in an emergency to prevent floundering boats from washing ashore during wind and "king tide" events.)

Isolated and overgrown Saanich Parks may attract Tent City campers, crime, garbage, soil contamination, vermin, fires, clean up costs and personal injury claims.

Wildlife encroachment (local food/crop destruction) and insect habitats (Lyme disease) will continue.

Oscillating climate changes and weather patterns like (el nino la nina) are creating drier soils, higher evaporation, drying underground water tables, insect infestations and expediting crop failures.

Watering restrictions and annual water rate increases are counter-productive toward natural eco-sensitive sustainability.

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POST TO	General	POSTED	2016
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INFORMATION	<input checked="" type="checkbox"/>		
REPLY TO WRITER	<input type="checkbox"/>		
REPORT	<input type="checkbox"/>		
FOR			
ACKNOWLEDGED	BIM		

Council - Reason why we need The Environmental Development Permit Area bylaw

From: Veins of Life Gmail [redacted]
To: Colin Plant Council Saanich [redacted], Dean Murdock Saanich...
Date: 3/5/2016 3:48 PM
Subject: Reason why we need The Environmental Development Permit Area bylaw

Dear Saanich Mayor and Council

We the Roe Family and the Greater Victoria Community gave you a gift, tens of thousands of volunteer man hours, monies raised to fix your storm drains spewing sewage into your watershed, hundreds of tons of old docks, shopping carts, car bodies, garden refuse, batteries and garbage etc. removed from your watershed.

We worked in Gorge Waterway, Portage Inlet, Colquitz Creek, Saanich Juan De Fuca Shoreline and beaches, Saanich Inlet. Stream Restoration, Shoreline Restoration, Stream and Shoreline Assessment and Documentation. The list could go on for hours. Millions of dollars raised and spent in your community.

When I retired in 2000, I thought personally of all the municipalities in the CRD, Saanich would be the keepers, stewards and defenders of the natural environment.

Well I am here to tell you failed miserably.

Since coming back to help the community, get those derelict boats out of the Gorge, I thought I would tour our watershed to see and observe. Not good, major shoreline modifications and illegal docks producing like rabbits.

So this complaint goes back to 1998 when I appeared before council asking you to enforce a standalone bylaw implemented in 1986, which basically said no Docks in Saanich without due process, that due process, was apply to the Province for tenure, DFO reviewed the sciences, and public process after application to Saanich for a Zoning change. At that time only three owners had tenure for docks. 26 built haphazardly but illegal. We removed 9 derelict docks in 1997, with owners blessing.

Again this issue came before council MONDAY, SEPTEMBER 10, 2001 AT 7:30 PM

A new change to zoning 2003 no docks.

So today I wish to file another complaint, I count over 60 docks today, using your map system and the CRD atlas overlays from 1998 to 2015. The province has not issued tenure, your council minutes show no applications for zoning change. No standard construction design. Helter Skelter

This a Victoria Harbour Migratory Bird Sanctuary, the herring is in decline because of these practices, the intertidal mud flats and shoreline are essential to our Salmon recovery.

No plan just greed.

As we have in the past have offerred, the sciences, help build and maintain shared community docks, restore our natural systems, clean-up someone's else mess still stands.

In closing a statement from my friend R.I.P.

Councillor Bob Gillespie stated: MONDAY, SEPTEMBER 10, 2001 AT 7:30 P.M

The Inter municipal Committee was formed because the four core municipalities could not agree on policies pertaining to the waterway.

Staff from each municipality were involved and they were looking for some common ground; Saanich could not do what had to be done on its own.

If nothing is done there is the concern that the waterway would go back to what it was in the 1950's which was essentially a huge septic tank.

He is a member of the Veins of Life Watershed Society and over the last few years there has been great headway in the clean up of the waterway.

As Portage Inlet is a bird sanctuary it will have to be handled differently.

He will support the recommendation but at some time there will have to be a consensus of all four municipalities.

Your Truly

John R Roe

Special Projects Manager

Gorge Waterway - Victoria Harbour Watershed

Veins of Life Conservation Authority

www.salishsea.ca

Current

1) <http://www.saanich.ca/living/environment/pdf/protectenviro.pdf>

http://www.saanich.ca/business/apps/pdf/appl10_streamsidedp.pdf

2)

<http://www.saanich.ca/living/environment/pdf/streamside/StreamsideDPASeptember2011Web.pdf>

3) <http://www.saanich.ca/living/natural/planning/edpa.html>

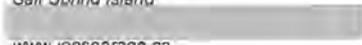
4) <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>

5) <http://www2.gov.bc.ca/gov/content/industry/natural-resource-use/land-use/crown-land/crown-land-uses/residential-uses/private-moorage>

6) <http://www.salishsea.ca/resources/Riparianrights/riparianrightsinBC.pdf>

7) [Portage Inlet 1998](#)

8) [Portage Inlet 2015](#)

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[John R Roe](#)
[Joe's Garage](#)
[Salt Spring Island](#)

www.joesgarage.ca
Skype joes-garage-ssi

1220-20

ClerkSec - EDPA Concerns

From: "P & K Moses" <[redacted]>
To: <mayor@saanich.ca>, <susan.brice@saanich.ca>, <judy.brownoff@saanich.ca>...
Date: 3/4/2016 2:51 PM
Subject: EDPA Concerns
CC: <planni9ng@saanich.ca>, <clerksec@saanich.ca>

Dear Mayor Atwell and Councillors,

We strongly object to the implementation of the EDPA in its present "one size fits all" manner.

We have a small urban lot on Portage Inlet – all or practically all of which is encompassed by the EDPA. This has considerably lowered our property value and our options for maintaining it even though the area was built up in the 1940's and has not been native vegetation since that date.

Since we purchased the property over 12 years ago, we have endeavored to remove invasive species and have carefully chosen plants which require little water. We avoid anything harmful to the Inlet since we greatly appreciate its beauty and many species of wildlife. Saanich itself maintains lovely gardens along the Gorge Waterway – yet we are told that we cannot do the same. It has also dug up the lawn to replace its sewer pipes. Is this not a double standard?

We do hope that, when you discuss the by-law later this month, you will give it a major reconsideration and come up with a more equitable solution.

When we attended the recent town hall meeting at Pearkes Rec Centre, a couple of points arose:

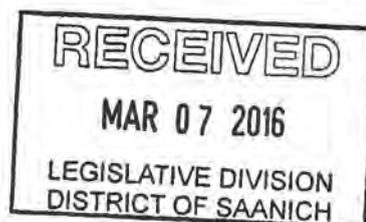
1. On our seat was notice from a group supporting the present by-law. This notice implied that all those were either developers or dupes of the developers. This sort of implication is an insult to us and most of the people with valid reasons against the EDPA.
2. A number of people speaking in favour, had large lots in rural Saanich. Most seemed to welcome the EDPA as a way to prevent development in their area. For example, one person who spoke welcomed the EDPA covering about 60% of her large property. This still left a large area outside which probably was ample for buildings, gardens, etc. We think that rural areas should be protected, but not by imposing unreasonable restraints on small urban lots.

We look forward to an equitable resolution to the EDPA controversy.

Catharine & Anthony Moses

[redacted] Murray Drive,

Saanich



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