

## **Submission of the Association for Protection of Rural Metchosin (APRM) to CRD hearing on BL 4017, Regional Growth Strategy, on 19 October 2016**

The APRM has considered the report and is discouraged by its generality and lack of concrete targets to allow monitoring of the strategy. Our presentation addresses two issues that are fundamental to the future of the rural areas of the region.

### **Number of dwelling units to be permitted outside the Urban Containment Boundary**

The APRM supports the recommendation of a maximum of 5% of new dwelling units to be outside the UCB, a reduction from the 10% in the current plan. However there are inconsistencies on this issue in the report which need to be addressed.

Table 1 of the RGS anticipates 50,700 more units in the region by 2138, 5% of this total amounts to 2,535 units. This is a reasonable total bearing in mind the need to maintain environmental quality, reduction of car commuting etc. However this target would appear to be already compromised by the Draft OCPs prepared by the CRD staff for the East Sooke and Otter Point/ Shirley/Jordan River regions of the CRD.

The APRM has been advised that these Draft OCPs would permit about 1500 new parcels, and that a secondary suite would be permissible on each new lot, providing a possible total of 3000 new dwelling units by 2038, all outside the UCB.

If these draft OCPs are confirmed by the CRD it means that all the allocation for new growth could be absorbed in these areas, leaving nothing for areas in other municipalities outside the UCB. Such a situation is clearly ridiculous, and could lead to a “gold rush” type situation where developers in rural areas across the region press to get ahead of any cutoff of numbers imposed by CRD.

A much better method would be to determine the number of units that could be permitted under present zoning outside the UCB in each municipality or distinct region, and permit development to that number. If the CRD is to limit growth

outside the UCB it will then be necessary to establish a monitoring system to reveal the extent of construction outside the UCB.

It is strongly recommended that the Draft OCPs for East Sooke and the other regions in the Juan de Fuca area not be approved until the RGS is approved and then adjusted to be consistent with the intent of the RGS.

## **Transportation**

It is astonishing to see that the RGS gives such little mention to the transportation problems faced in the CRD. As most of our greenhouse gas emissions in the region arise from transport, it is clear that the region needs a more effective transport system.

For all of us in the CRD it is beyond belief that collective action has not been taken to reduce the waste of energy and time that is reflected in the Colwood Crawl, not even considering the secondary impacts of emissions etc, yet the problem gets scant mention in the strategy.

We believe that it is up to the people of the region to determine the best way forward and implement it, even if senior governments hang back. The CRD and municipalities must address this issue soon. As a start there must be introduction of commuter rail service between Langford and Victoria, together with provision of a bus feeder system and park and ride facilities.

Ken Farquharson, Vice President APRM