

Housing on Agricultural and Rural Lands - Survey Analysis

The following summary provides various analyses of the public input survey using a simple bar graph comparison that is provided in addition to the What We Heard Report. Five options were provided ranging from a least restrictive to most restrictive choices for allowing up to 3 dwelling units as follows:

- Least restrictive: 1,000 m² lot size minimum (approximately 99% of applicable properties)
- 0.4 ha lot size minimum (approximately 79% of applicable properties)
- Varying size dependent up sewer vs septic and rural vs agricultural (approximately 53% of applicable properties)
- 2 ha lot size minimum (approximately 34% of applicable properties)
- Most restrictive: no increase in number of dwellings

In total there were 428 respondents to the survey, however as they could select more than one option they supported, there were 559 options selected.

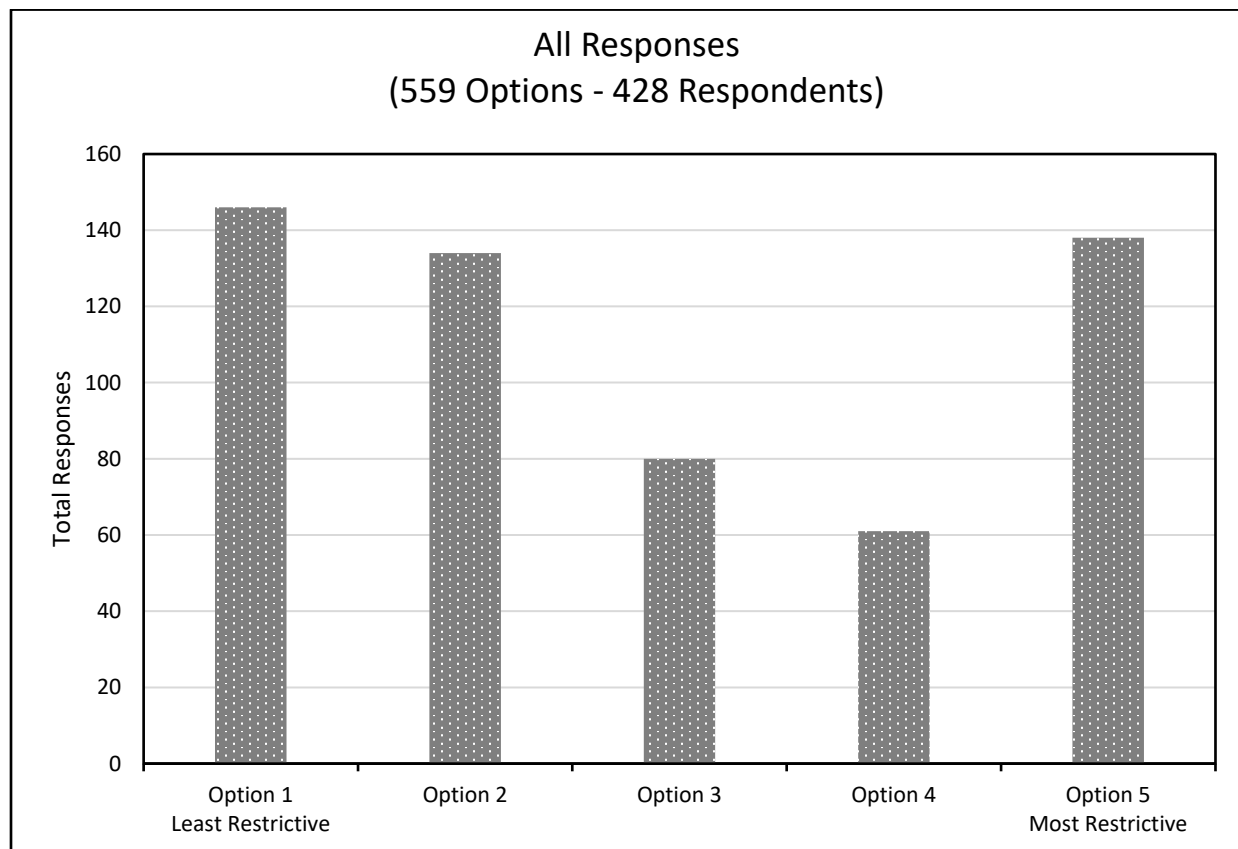


Figure T1: Distribution of All Responses

Multiple Responses Analysis

By allowing respondents to select more than one option the results could be skewed with any single selection being over-represented compared to the number of respondents. It also means that the number of responses are not additive so options on either end of the spectrum cannot be combined together. The following graphs compare results from the responses as received, compared to results adjusted to reflect a single option response as reflected in the chart titles.

For this analysis responses were adjusted so that each respondent reflected one option. The method for this was:

- Where no option was selected, the response was excluded (7)
- Where more than one option was selected, the response reflecting the least restrictive option was selected (104)
- The majority of responses with multiple options selected included the least restrictive option (73%)
- While most multiple responses selected two side-by-side options, many included responses from across the range of options provided.

Number of Options Selected	Number of Occurrences
0	7
1	317
2	76
3	22
4	6
5	0

Table 1: Number of Multiple Responses

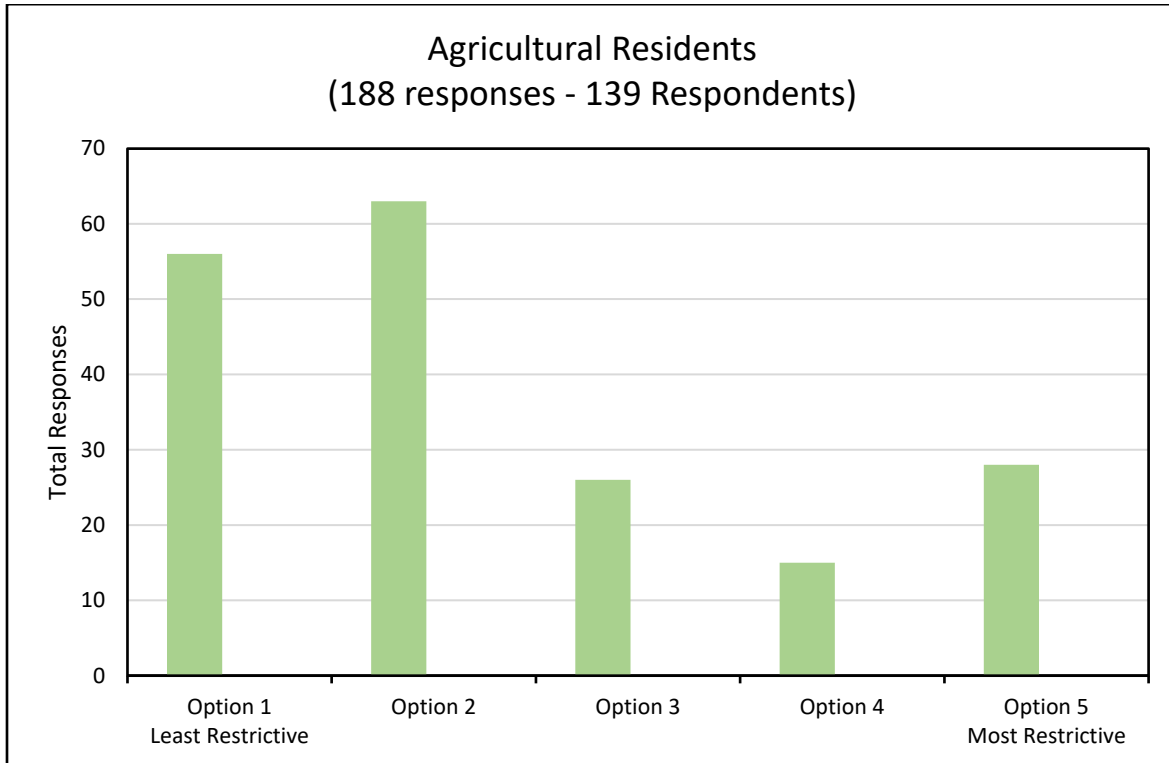


Figure A1: Distribution of Responses from Agricultural Residents

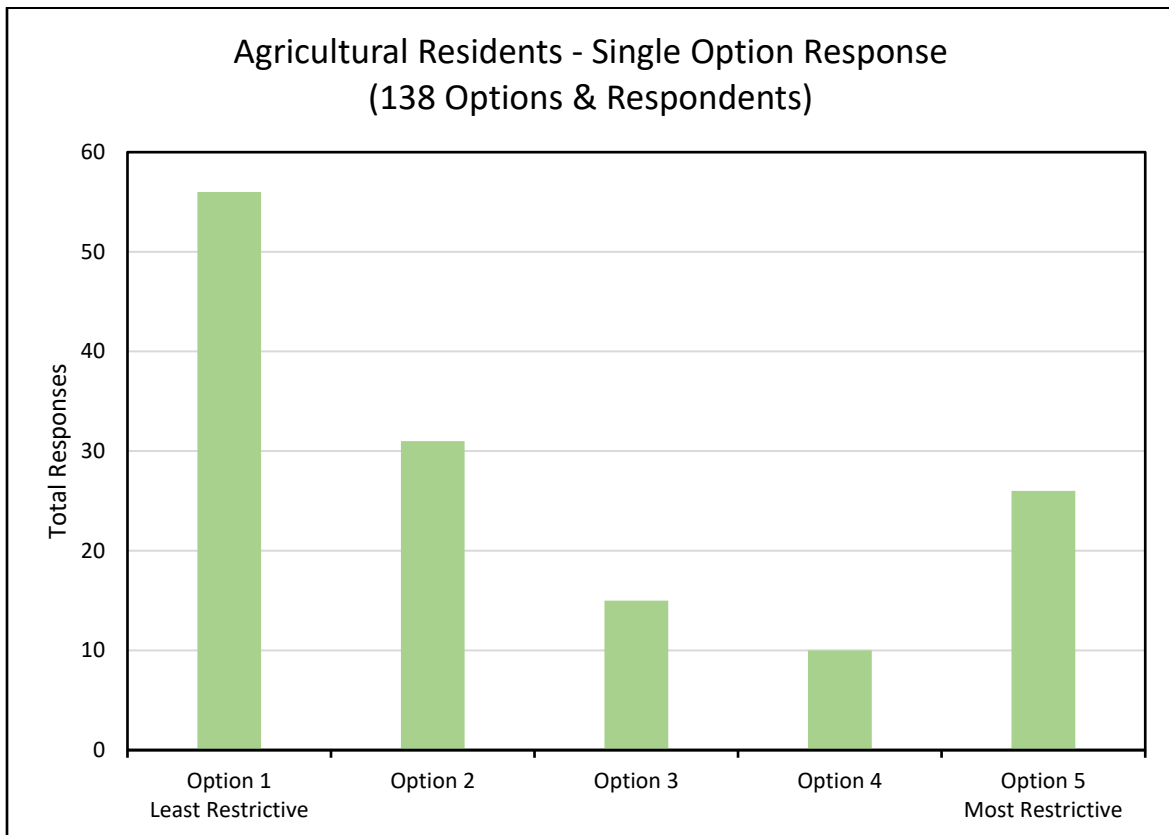


Figure A2: Distribution of Single Responses from Agricultural Residents

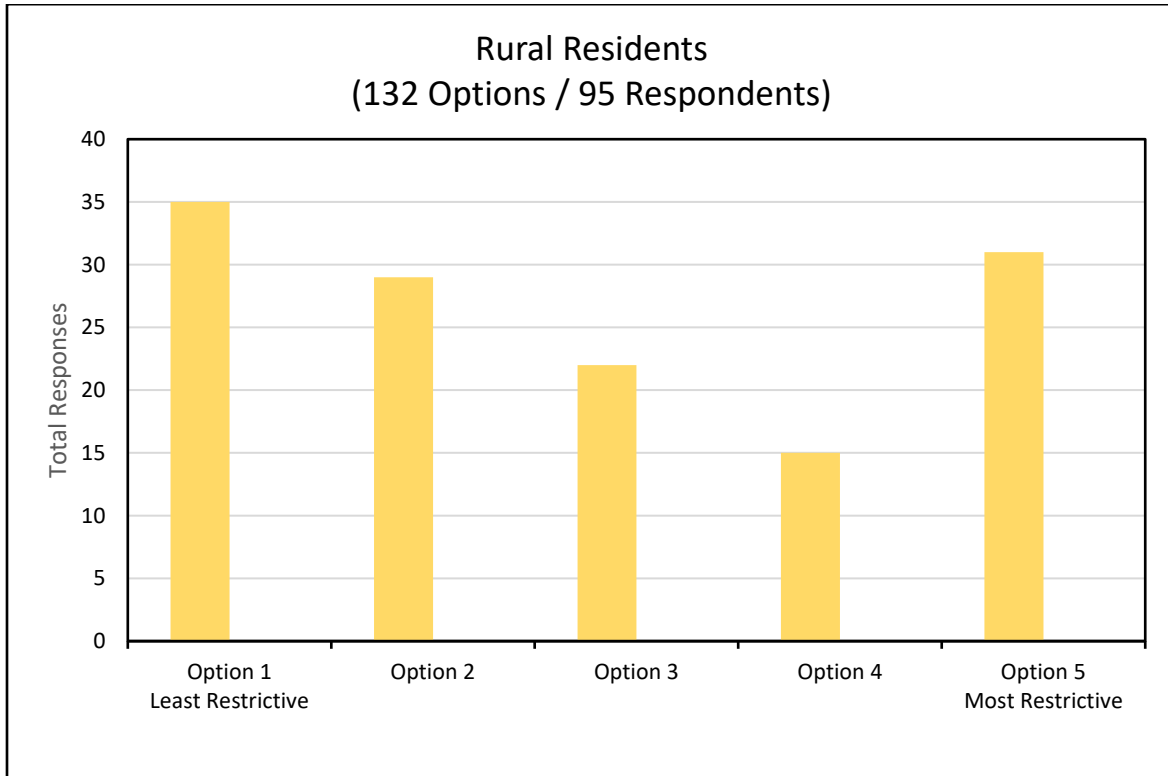


Figure R1: Distribution of Responses from Rural Residents

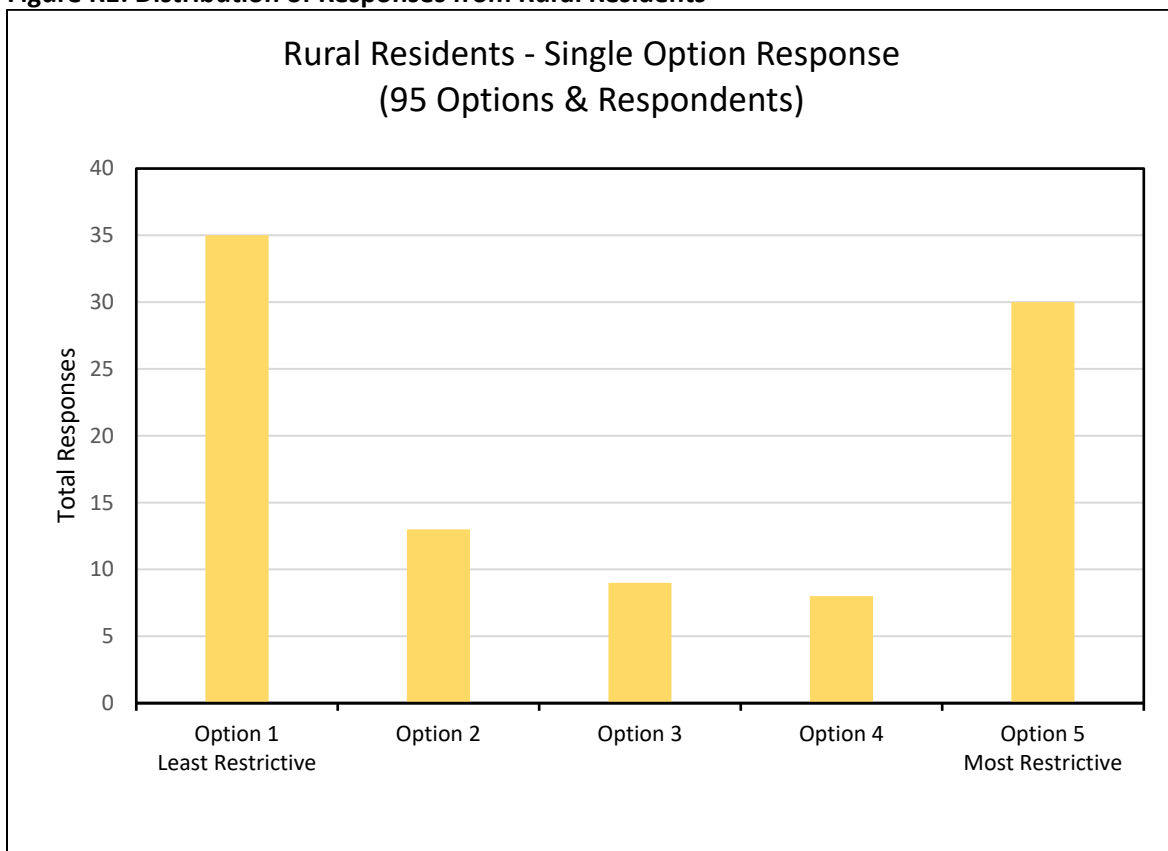


Figure R2: Distribution of Single Responses from Rural Residents

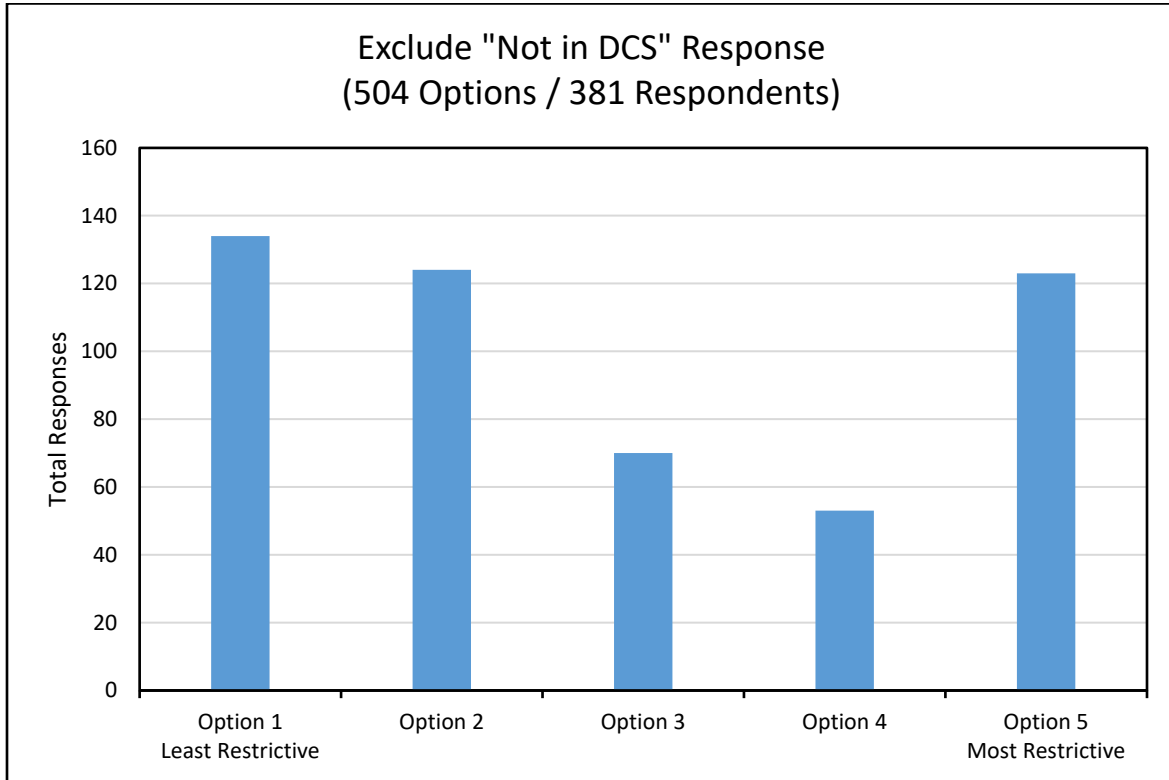


Figure CS1: Distribution of Responses from Central Saanich Residents

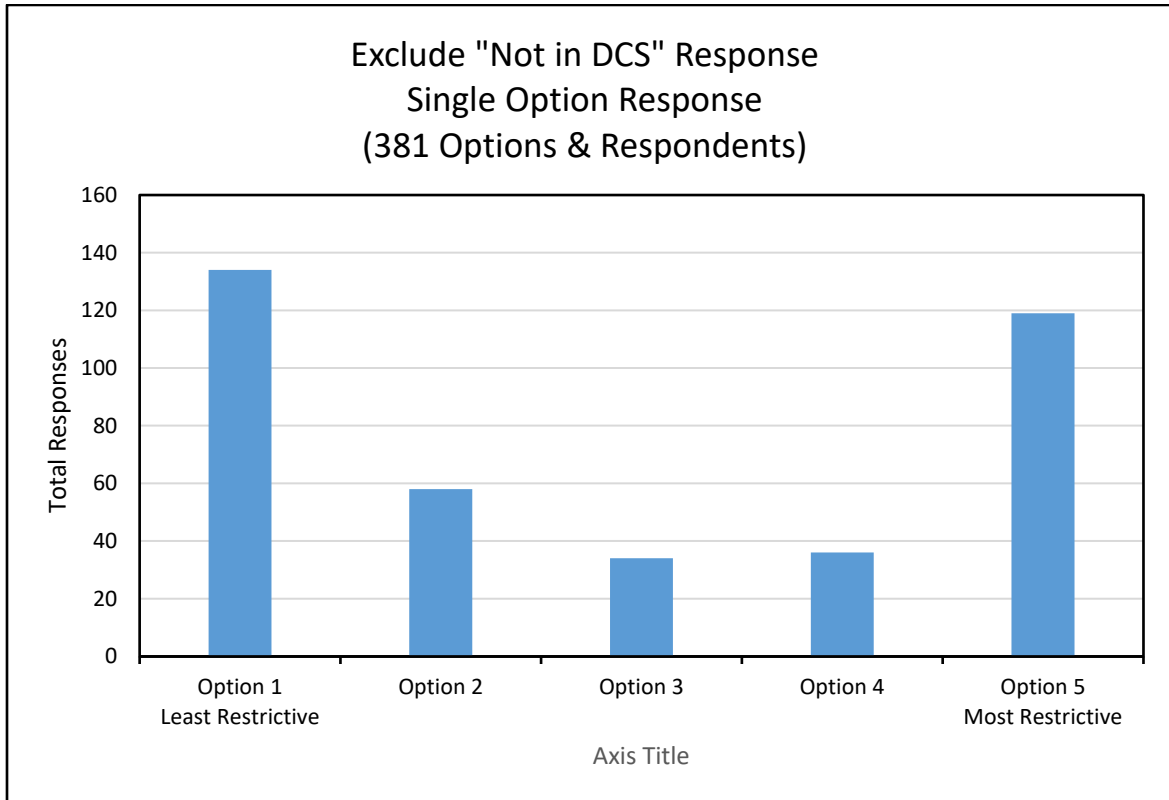


Figure CS2: Distribution of Single Responses from Central Saanich Residents

Total Responses

To compare all responses when adjusted for a single option response, the following graphs can be compared to Figure T1. As noted above, where multiple responses were provided the data was adjusted to reflect a single option response based on the least restrictive option selected. This approach would shift results away from more restrictive options and toward the least restrictive option overall while avoiding overly inflating any single option and is reflected in Figure T2 below. To compare, the data was adjusted so that the number of multiple responses were moved to the next 'more restrictive' option, which is reflected in Figure T3 below.

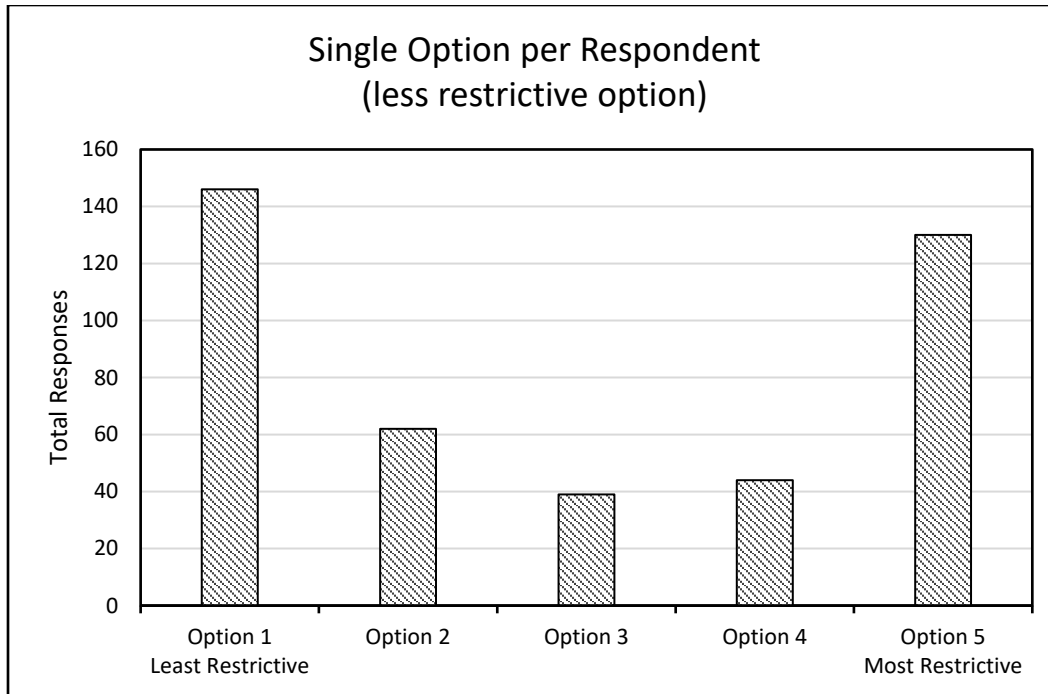


Figure T2: Distribution of All Single Responses (reflecting less restrictive option)

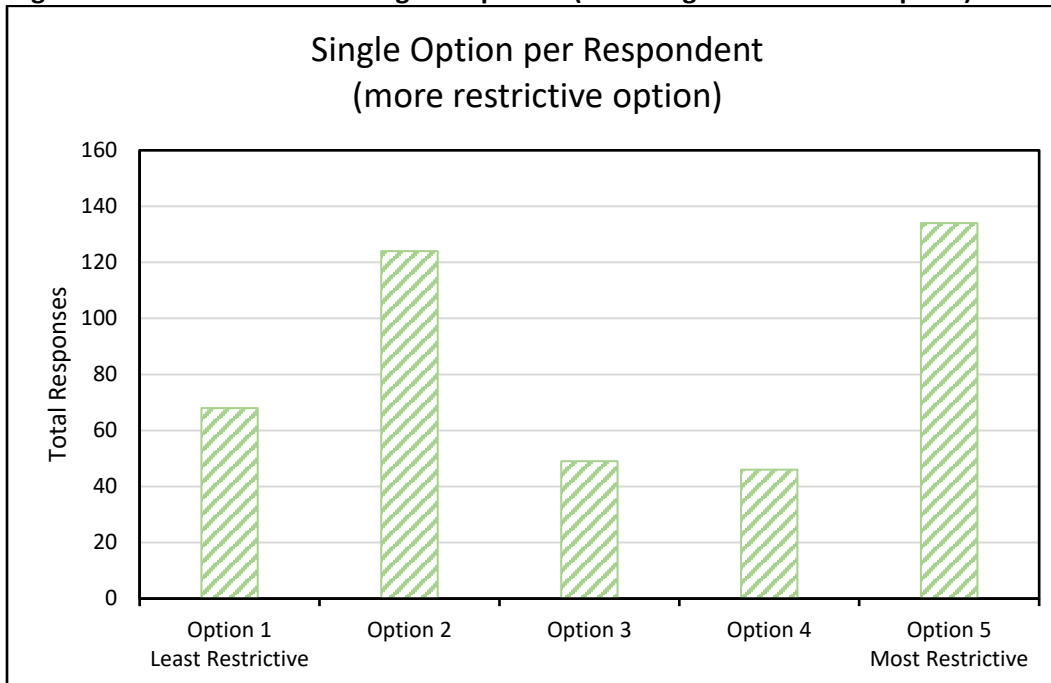


Figure T3: Distribution of All Single Responses (reflecting more restrictive option)

Summary

As all figures show, the responses are quite polarized with the least and most restrictive options having the highest response rates. Overall, the less restrictive Options 1 or 2 were slightly above the most restrictive Option 5.

To help understand the individual reasons one may prefer these opposing options, the comments received from those preferring the least restrictive (Option 1) or most restrictive (Option 5) are included below.

Comments from those selecting Option 1:

- I think we should densify where land is already developed and leave undeveloped areas undeveloped. Farms with 3 dwellings may help the farmers run their operations. If we are mostly septic in the area already then we won't be putting that pressure on the sewer infrastructure.... but if we have to upgrade infrastructure for water lines to dwellings, then we should consider getting sewer lines installed too for eventual transition.
- The need for housing is critical and should take priority.
- Whatever will bring down house prices I support.
- More housing is desperately needed. I don't think the carriage house needs to be so small, more flexibility should be fine
- Many families I have spoken to would like to let their children live on the property as it is so hard for young adults to buy a home. This would allow families to stay together but live independently. I am absolutely in support of this.
- I feel the additional housing would work well to keep costs down for farms and to support local housing needs.
- Larger properties will need to be allowed to build out to assist with housing demands and/or for housing of family members
- Need more housing
- Homes for people that matters (our peninsula families)
- Homes for our families
- We need this to keep families together
- Need to allow this on our community, will bring more economic spending to local business, families supporting each other, kids not moving to cheaper provinces, so many benefits!
- More homes
- My first preference is Option 1 - it is the largest opportunity to create additional housing - we need to prioritize the ability of our existing infrastructure to support more families or there will be more pressure to subdivide / develop land in our muni and beyond. Being able to add two additional homes for folks with very small alterations to our existing lots is ideal. Adding a cottage to a lot and allowing an existing home to offer a suite in the same footprint it already sits is much less impact than paving our existing farmlands and creating more sprawl. Also - for the bigger farms, we need to support local ownership - and with costs as they are the only way to support this is multi-generation owners.
- We need to have more housing options for people and people in these zones have larger pieces of land than most
- Options 1 & 2 seem to provide the easiest options due to the lack of sewer requirements. Ideally, option #3 would also work if the municipality were willing to extend current sewer connectivity to rural/ estate properties
- These options would be great for young families!
- Needed growth

- Please don't just react to Boomers who have housing. Increase housing and be flexible about size.
- We need housing. Farmers need workers. Workers will be more likely to stay in the industry on the peninsula if they live where they work.
Given the extreme price of housing farmers with families can provide a secondary suite AND a separate cottage would be ideal.
Even it is just rural property there is plenty of space for both even on 1 acre properties
- We need more housing! Every municipality has a responsibility to increase the amount of housing to meet the needs of our growing population. I would also encourage council to look at allowing more 4-6 story apartment buildings with rentals.
- We need more housing but. Need to make sure it is to an acceptable standard
- We need more housing and many RE2 areas could easily accommodate more homes
- More options for housing as there is a need.
- Housing is in critical short supply. There are many opportunities to provide smaller independent units within the current sq footage and sewer capabilities that do not require multi-thousand sq ft dwellings. I believe up to 5 smaller 1bedroom sized units could fit into my existing permitted sq footage where septic system can support. Leave the onus on the owner to upgrade septic if they don't have current capacity don't make a rule that limits growth.
- There is a housing shortage and worker shortage, especially for farmers and low level jobs. This initiative is moving us forward and creating space for growth. There is really no negative impacts that I can think of... however, we do need to consider how people move around (there are no sidewalks and areas for parking). Consider a requirement for sidewalks to be added when owners are adding more residents to their properties! I live on Keating Cross rd and am terrified to walk my dog most days, as people speed and swerve off the road, as there is no curb to stop them.
- There is a housing crisis; the housing crisis is causing prices to go too high for renting and buying homes. No homes means no workers.
- This allows more rentals to hit the market without compromising the look of the neighborhood
- Many buyers need to have greater rental income to help cover their mortgage. Having greater density for smaller properties, will be the end of rural CS. Our neighbour already has a basement suite, a cottage and a rented trailer on their 2 acre property and the number of vehicles they have is stupid as they don't have adequate parking. We'd report to by-laws, but why make people homeless!
- Need to provide access to housing and rural properties should absorb that at an equal or higher rate than agricultural - this is why I don't like option 3. Agricultural properties need to provide housing to farm families or farm workers or provide alternate income streams to support farm income.
- More housing needed. Allows for options outside of high density buildings.
- I am a student who has lived in central Saanich their whole life. Even with a professional salary, I won't be able to afford to live here. Allowing more housing will really help with affordability.
- More housing = better social equity
- Increase housing in our neighborhood

Comments from those selecting Option 5:

- Extra housing means extra wells, extra septic fields...have to very careful for quality of water and lowering water level for already existing houses with wells. Also, protect land...looking into future may need more land for growing food for locals. Also, extra houses built...what will be the cost to build ? Will these new abodes actually be able to be rented out as " affordable "

housing ? Or, will it still be rented, etc at high pricing ? Government should be building affordable housing AND cooperative housing not putting the onus on private individuals.

- Detireation of ALR land.
- It will ruin the municipality my family moved to to get out of Victoria 40 years ago
- Thin end of the wedge on developing variable land. Increase density on serviced lots instead.
- we are in ecological crisis, we do NOT need more urban sprawl. more apartment buildings can be used to replace preexisting single family houses.
- I was born on a farm in Saanichton 63 years ago . An alderman that had a specialty farm underhandedly made changes to farmers' ALR land (unbekownst to my Father) and taxes. Where once apple orchards, fruit trees, loganberries and a multitude of other food provisions were grown / harvested and haying, there are subdivisions! The 70's & 80's ripped the heart (country farmland) out of Saanichton, Keating area and Brentwood Bay in the namesake of what was called "development". It is heartbreaking and ugly! Unfortunately with this mayor & council more destruction of beautiful farmland has continued!
- Its farm land, not housing land. You cant turn it back into farm land once there is a house on it.
- The first 4 scenarios do not adequately preserve and protect the agricultural land in Saanich. It seems the ALR is forever having to protect itself from development. It is the responsibility of those in leadership positions, and those who vote for for those leaders to ensure that this land remains as farmland to serve and support the community. I am in favour of infill and higher density housing in areas. Already zoned for housing however, not at all in favour of infill or increase density on the ever dwindling agricultural lands in our community. Thank you for the opportunity to provide my input.
- Housing goals can be reached without further diluting the ALR. It was established for a reason.
- You need to supply a farm with housing to support the workers, which may house 20 people of different families - import temp workers. Fixed rental and guidelines. You must control the house monster size and farm soli type. In CS we have lots of acres of sod, that could be well used to allow subdivision into proper multi level coop housing.
- Ag land is for food, not buildings.
- We need to keep ALR for agriculture! This is a terrible survey that is very biased. I am extremely disappointed in Central Saanich for publishing such a biased survey. I will be bringing this issue up at the next council meeting.
- Once farmland is give up no return to grow food
ALR being in place for over 50 years let's not turn the clock back
- If the goal is to increase the availability of affordable housing, I have reservations about allowing for an increase in housing units on ALR and rural properties as a viable solution. One major concern is that, given the current high cost of construction, it would be exceedingly challenging to offer affordable rental rates for newly built suites on these properties. Furthermore, there is an impending shift in vacation rental legislation in the province of BC, scheduled for May 1, 2024. Under these new regulations, secondary suites and garden suites will be among the legal avenues for operating vacation rentals. Allowing for the construction of multiple dwellings on these properties could substantially drive up their prices, effectively limiting their accessibility to only extremely affluent individuals. This, in turn, would hinder the ability of those who intend to use ALR properties for agricultural purposes from acquiring them. Similarly, rural housing options would become increasingly unattainable due to exorbitant purchase prices. Considering the environmental impact of such a policy shift for both ALR and rural properties is crucial. In a time when the province of BC, along with many other regions globally, faces recurring challenges like wildfires and floods, municipalities must be particularly vigilant about the short and long-term environmental consequences. Recognizing that humans are only one aspect of a much larger environmental ecosystem, municipalities should serve as models of

environmental respect and stewardship within the community, especially in the context of ALR and rural properties.

- They don't make farmland anymore. All you have to do is look at the lower mainland and the urban sprawl situation. Fertile soil is being built on daily. We should not rely on imported crops when we can grow it ourselves.
- would like to keep it rural, it is already too busy !
- With the growing need for food production we need to preserve all agricultural land for food, not rental housing. Allowing additional homes on agricultural land will inflate land prices making farmland even more unattainable for future farmers.
- Farm land needs to remain farming land, with a principal focus on agricultural production. By diminishing the likelihood that agricultural land is purchased for the sole purpose of farm use, we increase the likelihood that we reduce farming potential and become more reliant on sources of food and other agricultural products from different areas. The housing crisis will not be fixed by simply adding homes to farm land. The disadvantages outweigh all possible positive outcomes.
- Keep central saanich rural. An increase in housing means an increase in population which comes with noise, air, and light pollution.
- Increase in housing in rural areas leads to more services needed, more congestion and forces property values and taxes up.
- We need all the land we can get to feed people and be self sustaining. Furthermore Our current infrastructure cannot withstand more housing.
- I moved to Central Saanich for a reason. To live in the country with normal traffic.
- I do not want to see more housing and less farmland. I moved here for the rural beauty! There is enough traffic out here already.
- We do not need any more densification or additional housing. Our community is rural and this is a slippery slope to subdividing ALR properties. Please do not densify any more or approve any more condos. The community will lose its rural and agricultural feel if we densify any further. I vote NO to adding additional dwellings on ALR
- Protect agricultural lands
- The Peninsula is a very unique land. There needs to be agricultural land to support the current and growing population. More housing requires more infrastructure further reducing agricultural land.
- I want to protect the agricultural land and the natural beauty of the island.
- To protect much needed agricultural land for the purpose of agriculture.
- why would we add more to already very expensive ag land this is ridiculous
- Agricultural land should be considered sacred and never diminished or removed from ALR. We're going to need every arable square inch in the days ahead. Being proactive about increasing farming operations on ALR land to ensure food security for the municipality is much more important than adding housing, especially during an escalating climate emergency! Extra housing on rural properties is a slippery slope and could negatively affect bordering agricultural lands when considering the space needed for a new house, septic field, water connections, driveways/parking, etc.