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Planning



Keep approved plans current and monitor for effectiveness

01 Strategy

STRATEGIES & PLANS

- › [Regional Growth Strategy](#)
- › [Regional Food & Agricultural Strategy](#)
- › [Climate Action Strategy](#)

CORPORATE PLAN GOALS

- 6a Sustainable & resilient land use, planning and preparedness (from Climate Action Community Need)
- 8a Managed growth
- 8b Protect & enhance local agriculture to support long-term food systems security

02 Contacts

Patrick Klassen, Senior Manager, Regional Planning & Transportation

@ [email](#) T. 250.360.3160

03 Operating Context

ACHIEVEMENTS IN 2026

1. The CRD Board approved the initiation of an update to the Regional Growth Strategy (RGS).
2. Studies to support the decision on an RGS update included an update to regional population projections, an industrial land study, and the Growth and Mobility Study GIS resource.
3. The CRD Board accepted three Regional Context Statements. One was rejected for misalignment with the RGS and work with the local government to address this misalignment is planned for the second half of 2026.
4. The Foodlands Access Service retained a farm operator for the Bear Hill Farm pilot project and started site development. Farmer recruitment will occur in Fall/Winter 2026.
5. Completed the 2025 Regional Growth Strategy Indicators Report.
6. The CRD Board approved the update to the Official Community Plan and Zoning Bylaw for Shirley-Jordan River (JDF).
7. Completed the Capital Region Population, Employment and Dwelling Projections analysis.
8. Ongoing meetings of the Development and Planning Advisory Committee (DPAC).

FACTORS THAT WILL AFFECT OUR OPERATIONS IN 2027 AND BEYOND

- Regional Planning supports regional growth management by:
 - Exploring new matters of regional interest and assessing the feasibility of developing new services.
 - Providing demographic, planning, development and growth management analysis across the region.
 - Providing specialized data, information and modelling analysis quickly.
 - Coordinating numerous interests from internal and external interest holders.
- On July 8, 2026, the CRD Board supported the initiation of an update to the RGS starting in 2027. Updating the RGS is a significant project that will be the primary focus of the Regional Planning division in 2027 and 2028.
- In recent years the province has made significant changes to the land use planning and zoning frameworks for local governments. Understanding these changes, monitoring impacts, and supporting local governments in fulfilling new growth targets will continue to be a significant consideration in 2027.
- CRD staff, in partnership with the Development and Planning Advisory Committee (DPAC), will undertake work planning to develop the scope and schedule for work on the Regional Growth Strategy (RGS) and to identify opportunities and approaches to engage local government staff and councils over the course of the two-year update.
- The Foodlands Access Service will receive staffing of 0.5 FTE in 2027. This will support the farmland pilot project at Bear Hill and allow for the development of other planned programs to support agriculture in the region.
- Regional Planning staff will work closely with Regional Transportation Service staff on the development of the Regional Transportation Plan to integrate land use and planning considerations, ensuring alignment with the update to the Regional Growth Strategy.

OPERATIONAL STATISTICS

- ▶ In 2025, **four Regional Context Statements** were reviewed by staff and three were approved by the CRD Board.
- ▶ As of July 2026, **one Regional Context Statement** was reviewed by staff and approved by the CRD Board.
- ▶ 47 **referrals** were reviewed by staff in 2026 (as of July 2026).

04 Services

The services listed below rely on the support of several corporate and support divisions to operate effectively on a daily basis. More information about these services is available in the Corporate Services and Government Relations Community Need Summaries.

SERVICE BUDGET REFERENCES¹

- › 1.330 Regional Growth Strategy
- › 1.324 Regional Planning
- › 1.326 Regional Foodland Access

1. REGIONAL GROWTH STRATEGY

Description

Service is responsible for developing, monitoring, updating and coordinating implementation of the RGS, in accordance with provincial requirements. The RGS is a policy document, developed by municipalities, the Juan de Fuca Electoral Area and the CRD in partnership, for identifying shared social, economic and environmental objectives.

What you can expect from us

- ▶ Every five years, research, analyze and provide advice on updates to the RGS.
- ▶ Monitor RGS indicators and report on progress annually towards achieving regional objectives.
- ▶ Coordinate ongoing RGS implementation by chairing an inter-municipal advisory committee and providing advice to the CRD Board and departments on RGS policies and issues.
- ▶ Evaluate applicable documents for consistency with the RGS (e.g. municipal regional context statements).
- ▶ As an outcome of the five-year review, or as periodically initiated by a municipal request, draft policy, engage stakeholders, prepare documents and seek bylaw amendments to update the RGS.

Staffing Complement

Regional Planning & Transportation Division: **1.0 FTE + Senior Manager and Administrative Support**

¹ Service budget(s) listed may fund other services.

2. REGIONAL PLANNING

Description

Service is responsible for data collection, research and analysis related to regional, sub-regional and local population change, employment, land use and transportation in support of the development and implementation of regional district services and municipal services, as needed. The service also provides support and expertise to regional municipalities where needed.

What you can expect from us

- ▶ Collect and disseminate primary source data through building permits (monthly), Statistics Canada datasets, and BC Assessments data sets.
- ▶ Compile, disseminate and support partners with the interpretation and application of statistical and spatial data, and conduct special studies, as needed.
- ▶ Analyze and report on transportation, land use and housing data to support regional service delivery (e.g. regional transportation and urban growth models, climate action reporting).

Staffing Complement

Regional Planning & Transportation Division: **1.5 FTE + Senior Manager and Administrative Support**

3. REGIONAL FOODLANDS ACCESS

Description

Service is responsible for delivering programs that will support agriculture across the region. One of the first initiatives under the new service will seek to support new and expanding farmers by facilitating affordable access to productive farmland.

What you can expect from us

- ▶ Launch a five-year agriculture pilot project that will host farmers to start or expand their farming operations (on an ALR portion of Bear Hill Regional Park).
- ▶ Develop a business case for an agricultural grant program to support farmers who participate in the B.C. Land Matching Program, pairing private landowners with aspiring farmers for long-term land leases.
- ▶ Review and evaluate the need to update the Regional Food and Agricultural Strategy.

Staffing Complement

Regional Planning & Transportation Division: **0 FTE (support from Regional Planning)² + Senior Manager and Administrative Support**

² Excludes 0.5 FTE five-year term position from IBC 8b-1.1

05 Initiatives

Below are the initiatives listed in the [Capital Regional District 2023-2026 Corporate Plan](#) and the related initiative business cases (IBCs). For an overview of the financial impacts, including cost of staffing, please refer to the Provisional Budget report.

Initiative	Implementation year(s)
8a Goal: Managed growth	
8a-1 Explore changes to growth management approaches and identify implementation actions appropriate for local, regional and provincial implementation	2025-ongoing
8a-2 Assess the need for an update to the Regional Growth Strategy and accompanying monitoring program	2025
▶ IBC 8a-2.1 Regional Growth Strategy Studies	2025-2026
▶ NEW IBC 8a-2.2 Regional Growth Strategy Update	2027-2029
8b Goal: Protect & enhance local agriculture to support long-term food systems security	
8b-1 Consider establishment of a new Foodlands Access Service	2023-2026
▶ IBC 8b-1.1 Foodlands Access - Service Creation & Activation	2024-ongoing
▶ NEW IBC 8b-1.1 Foodlands Access - Service Creation & Activation (Revised)	2027-ongoing
8b-2 Activate agricultural activities on priority parcels, as appropriate	2025-ongoing
8b-3 Building from the Regional Food and Agricultural Strategy, support partners to take action to bring land into agricultural production through research, development of policy positions and advocacy	2025-ongoing

06 Performance



Most performance measures relate to the performance of the region as a whole, rather than the CRD as an organization. This reflects that the indicators are drawn from the RGS Indicator Report and measure outcomes that require concerted action from multiple local government and agency partners.

GOAL 8A: MANAGED GROWTH

Targets & Benchmarks

- **RGS consistency** monitors the percentage of Regional Context Statements accepted and CRD bylaws and services that are deemed consistent with the RGS. The target for RGS consistency is 100%.
- **Net new dwellings built outside the Urban Containment Policy Area (UCPA)** measures the annual share of net new dwellings built in rural areas. The RGS includes a target to limit net new dwellings built outside the UCPA at 5% annually.
- **Net new dwellings in areas where more than 42% walk/bike/bus to work** measures the proportion of new growth located where it can be efficiently serviced by transit and active transportation. The desired trend is to increase the amount of growth in areas conducive to walking, cycling and taking transit.

Measuring Progress

Ref	Performance Measure(s)	Type	2025 Actual*	2026 Forecast	2027 Target	Desired trend
1	RGS Consistency	Quantity	75%	100%	100%	→
2	≤ 5% net new dwelling units built outside the Urban Containment Policy Area	Quantity	2.1%	≤ 5%	≤ 5%	→
3	Number of new dwellings in areas where more than 42% walk/bike/bus to work	Quantity	10%	n/a	n/a	↗

¹ Total number of Regional Context Statements accepted and CRD bylaws and services deemed consistent with the RGS; data from CRD Regional Planning

² 2025 Regional Growth Strategy Indicator Report and data from CRD Regional Planning

³ 2025 Regional Growth Strategy Indicator Report and data from CRD Regional Planning

*Dates represent reporting year

Discussion

1. The RGS consistency target helps demonstrate how the CRD is upholding the RGS. This performance measure includes Regional Context Statements and determinations of bylaw and service consistency made by the CRD Board. This performance measure should be considered alongside the operational statistic of regional context statements reviewed by staff. The operational statistic provides information about the volume of context statements considered by the CRD Board and the performance measure evaluates the degree of alignment with the RGS.

2. An update to the RGS will consider additional progress measures and indicators to be tracked to provide insight on progress as a region. Updating targets for specific measures will also be considered.
3. In 2025, four Regional Context Statements were reviewed with one rejected by the Board as it was deemed to not align with the RGS. The misalignment was in the proposed OCP land uses which were not aligned with the Rural/Rural Residential RGS designation by designating areas for multi-family residential outside of the Urban Containment Boundary. Subsequently, the Minister of Housing and Municipal Affairs ordered a housing advisor review of policies and procedures in the municipality. The advisor report supported the CRD position that the OCP was not aligned with the RGS.
4. In 2026, one Regional Context Statement was reviewed and accepted by the CRD Board.
5. The RGS objective for managed growth is to keep urban settlement compact and protect the integrity of rural communities. In the past 10 years, the average percentage of growth outside the UCPA has been 3.8%.
6. The most recent RGS Indicators Report (2024 data) identified that the region located 10% of new growth in areas conducive to walking, cycling and taking transit. Locating new growth in these areas is desirable as infrastructure and services are already in place to support high levels of active travel and transit. As the region develops, the desired trend can be achieved by locating new growth in areas that have high rates of walking, biking and transit use, or extending infrastructure to encourage and enable more people to walk, bike or take transit.

GOAL 8B: PROTECT & ENHANCE LOCAL AGRICULTURE TO SUPPORT LONG-TERM FOOD SYSTEMS SECURITY

Targets & Benchmarks

- **Average age of farmers** is an indicator of the health of the farming industry. A lower average age of farmers is desirable.
- **Gross farm receipts** are an indicator of productivity in the agricultural sector. A higher value of farm receipts shows strong performance in the sector.

Measuring Progress

Ref	Performance Measure(s)	Type	2022 Actual	2026 Target	Desired trend
1	Average age of farmer	Quantity	57.5	≤ 56	↘
2	Gross farm receipts	Quantity	\$49,294,191	\$55,000,000	↗

¹ Statistics Canada, Census of Agriculture 2016, 2021. The next data release is expected with the 2026 Census.

² Statistics Canada, Census of Agriculture 2016, 2021. The next data release is expected with the 2026 Census.

Discussion

1. A higher-than-average age of farmers is a warning sign for the future of food production in the region. Progress toward this target remains static. The average age of farmers in the region remains higher than the Canadian average.
2. The value of farm receipts increased between the previous two Census of Agriculture completed in 2016 and 2021. While this means the region is trending in the right direction, the region is considerably less productive than other regions in BC such as the Fraser Valley and the Okanagan.
3. Staff rely on data from the Census of Agriculture, which is produced every five years. Reporting will be on a 5-year basis for these measures with the release of the 2026 data expected in 2027. The CRD is not resourced to collect data related to agriculture and food systems.
4. Upcoming updates to the Regional Growth Strategy and potentially the Regional Food and Agriculture Strategy will consider updating the measures to better track progress in the food sector.

07 Business Model

PARTICIPANTS

[Regional Growth Strategy](#): All municipalities and Juan de Fuca Electoral Area

[Regional Planning Service](#): All municipalities and all Electoral Areas

FUNDING SOURCES

Requisitions and grants

GOVERNANCE

[Planning and Protective Services Committee](#)