



August 3, 2026

District of North Saanich Mayor and Council
1620 Mills Rd
North Saanich, BC V8L 5S9

RE: Proposed Housing Supply Directives and Enhanced Reporting Requirements

District of North Saanich Mayor and Council,

The Dean Park Estates Community Association supports Mayor and Council's actions in response to the Minister of Housing and Municipal Affairs' proposed housing supply directives, sent in a letter dated June 16, 2026, relating to the District of North Saanich and in particular Dean Park Estates.

The Housing Minister's directives have not taken into account infrastructure capacity, long-term fiscal responsibility, and environmental and agricultural impact. Additionally, the directives are not in alignment with the Capital Regional District Regional Growth Strategy, which clearly outlines the importance of rural regions and the benefits shared by rural and urban residents alike. Local municipal governments have an understanding of unique local impacts and needs of their individual regions and the people living there. This local knowledge should be respected, allowing municipal governments to govern accordingly in the best interests of their local regions, in collaboration with local residents.

The District of North Saanich's new Official Community Plan (OCP), adopted in 2025, addresses the provincial government's previous directives for changes that would better support increased housing supply. The Association believes the District should be provided the opportunity to implement the current OCP and that the provincial government has overstepped its authority by issuing further directives at this time. The municipal government does not build houses, developers do. If developers choose to develop in other regions where infrastructure exists and land is cheaper, the District of North Saanich should not be penalized and bullied into making further changes when changes to planning processes were already made in accordance with earlier provincial government directives.

The Association is in complete agreement that Dean Park Estates should not form part of Area 3 nor should the Urban Containment Boundary be expanded to include any part of the District of North Saanich. Dean Park Estates is seeing a growing number of young families move to the area. Many are using their properties to build vegetable gardens and establish food stability, as well as creating play areas where children gather to run, climb, explore and grow in a natural and healthy environment. Reducing the minimum lot sizes would allow for haphazard placement of large multi-unit housing developments in an area that does not

have the infrastructure or services to support such growth; such as water supply, fire services, sidewalks, sewage, accessible and regular public transportation, schools, and medical services (Saanich Peninsula Hospital is at capacity and has been operating an emergency department at reduced hours for the past few years). In addition, the Minister of Housing and Municipal Affairs has either failed to understand the implications or realize the existence of the restrictive covenants legally registered on the title of every property within Dean Park Estates that govern the use of the properties.

The Dean Park Estates Community Association will work with the District of North Saanich Mayor and Council as needed to oppose the provincial government's latest housing directives and overreaching actions as they relate to Dean Park Estates, the District of North Saanich and restricting the work of our local municipal government.

Respectfully,

The Executive of Dean Park Estates Community Association

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